

Committees:	Dates:	Item no.
Streets and Walkways Committee Project Sub Committee	14 th February 2017 17 th February 2017	
Subject: 11-19 Monument Street (EE105)	Gateway 4/5 Detailed Options Appraisal & Authority to Start Work	Public
Report of: Director of the Built Environment		For Decision

Summary

Dashboard

Project status: Green

Timeline: Implementation March 2017 to January 2018

Current approved budget: £159,730

Spend to date: £113,934

Implementation cost: £964,358

Total estimated cost: £1,078,292

Overall project risk: Low

Progress to Date

This project is identified within the Fenchurch and Monument Area Strategy and provides an enhancement in the surrounding area of the Monument, which commemorates the Great Fire of London, one of the most famous events in London's history. The project area comprises Pudding Lane, Fish Street Hill, Monument Street and the Monument yard. The works area and scheme objectives proposed in the Gateway 3 (G3) report were approved by the Streets and Walkways Sub Committee.

The scope of the project at G3 comprised functional changes to accommodate the development at 11-19 Monument Street, as well as environmental enhancements in the project area, including the raising of the southern section of Fish Street Hill and relocation of parking, the re-surfacing of Pudding Lane, and the relocation or introduction of street furniture and trees.

In September 2016 a public consultation was carried out on the outline design. There were five formal consultation responses to the public consultation, four that provided supportive comments. Strong feedback was given with regards to accessibility improvements to Monument yard, including removing the changes in level to provide a unified surface throughout the whole area. The estimated cost for these works is £230,000 to be fully funded by the 11-19 Monument S106 Agreement and 20 Fenchurch S106 Agreement.

Further to the feedback from the consultation, two options are now presented to Members as follows:

Option 1: To approve the scope of the enhancement works as per the G3 without level changes to the Monument yard;

Option 2: To approve the scope of the enhancement works as per the G3 including level changes to the Monument yard.

A level surface would provide improved accessibility and pedestrian flow, complementing the other access improvements in the yard, which attracts a high number of visitors. These include the provision of seats with backrests and armrests and the proposed screen to be delivered by City Surveyor Department, displaying the view from the top of The Monument, at street level. Therefore Option 2 is recommended.

Since the G3 the scope of the S278 reparation works has been fully established and the scale of the reparations work has now increased. The scope includes removing the temporary concrete paving surrounding 11-19 Monument Street and repaving with York Stone at a total cost of £200,000 fully funded from the S278 Agreement.

It is now proposed that rather than have two processes, one for reparations and one for enhancements, these should be combined to make the implementation phase of the project more streamlined and efficient. The reparations budget has therefore been included within the project cost, increasing the overall project cost.

The levelling of the yard and the increased reparation works have now both been included into the overall implementation costs, which has now been revised to £964,358 (see details in Appendix 3/Table 2). The total estimated cost of the project at the last Gateway 3 was between £600,000 and £750,000 but did not include the scope of works now proposed.

The implementation of this project will be fully funded from the 11-19 Monument Street S278 and S106 Agreements, and 20 Fenchurch Street S106 Agreement as follows:

Funding Source	Amount
11-19 Monument S106 (LCE and transport)	£121,581
11-19 Monument S278 (including reparations)	£609,706
20 Fenchurch Street S106 (LCE)	£233,071
TOTAL IMPLEMENTATION COST	£964,358

Proposed Way Forward

If approval is received, the construction design will be finalised and works are due to commence in March 2017 and to be completed in early 2018. The works will be carried out in three phases, to minimise disruption to nearby businesses, pedestrian and vehicular traffic in the area as follows:

- Phase 1 - Pudding Lane resurfacing works (March 2017-June 2017)
- Phase 2 - Fish Street Hill resurfacing works including new information and interpretation. This phase can only commence once the Transport for London (TfL) hoarding at the top of Fish Street Hill has been removed in June 2017 (July 2017- October 2017)
- Phase 3 (Preferred Option 2) - Monument yard public realm improvements including the introduction of a new level surface, new seating, lighting, tree planting and historic interpretation (October 2017-January 2018).

Recommendations

It is recommended that the following is approved by Streets and Walkways Sub Committee:

- **The design for Option 2 as shown in Appendix 1 of this report;**

It is recommended that the following is approved by Streets and Walkways Sub Committee and Project Sub Committee:

- **The implementation budget of £964,358 fully funded from the 11-19 Monument Street S278 and S106 Agreements and 20 Fenchurch Street S106 Agreement, including any interest and indexation accrued (see Section 5 and Appendix 3 of this report);**
- **The budgets should be adjusted to reflect the tables in Appendix 1;**
- **Budget adjustments, if required, between work, staff costs and fees to facilitate the completion of the project, providing the overall budget is not exceeded; and**
- **The advertisement and implementation of the necessary traffic order changes required, subject to the outcome of the statutory consultation requirements.**

Main Report

1. Design summary	<p>This project is part of the Fenchurch and Monument Area Strategy and provides an enhancement in the surrounding area of the Monument. The project area comprises of Pudding Lane, Fish Street Hill, Monument Street and the Monument yard. The bulk of the work is to make functional changes to accommodate the development at 11-19 Monument Street.</p> <p>Following Members approval for Gateway 3 in February 2016, the outline design for the project was developed and approved by the project Working Party. The scope of the works includes resurfacing works and traffic changes to facilitate the 11-19 Monument Street development and also assist with the increased pedestrian numbers associated with the growing Eastern City Cluster. It also includes improving the area through re-paving and a new seating area in the Monument yard, to help mitigate the impact of the 11-19 Monument development. The proposals will also provide an enhanced space for people to dwell when visiting The Monument.</p> <p>Further to the feedback from the consultation, two options are now presented to Members as follows:</p> <p><u>Option 1:</u> To approve the scope of the enhancement works as per the G3 without level changes to the Monument yard;</p> <p><u>Option 2:</u> To approve the scope of the enhancement works as per the G3 including level changes to the Monument yard.</p> <p>A level surface would provide improved accessibility and pedestrian flow, complementing the other access improvements in the yard, which attracts a high number of visitors. This would include the provision of seats with backrests and armrests and the proposed screen displaying the view from the top of The Monument, at street level. Therefore Option 2 is recommended.</p> <p>Should Option 2 be approved, it is proposed that the main implementation works are split into three phases, in order to minimise disruption for visitors, workers and local businesses and to work around the Transport for London (TfL) Bank underground upgrade works. The TfL works involve a large site compound currently found on Fish Street Hill outside Monument station and the compound is due to be removed in June 2017 (see detailed phasing plan in Appendix 2).</p> <p><u>Phase 1: Pudding Lane</u></p> <ul style="list-style-type: none">• Existing cobbles in the carriageway are being replaced with new granite setts using City of London three colour granite mix to improve the appearance of the lane;• Introduce new raised tables at the entrance into Pudding
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Lane from Eastcheap and at the junction of Monument Street. Both raised tables are to be constructed with granite setts and will facilitate pedestrian movement across the junctions;

- Existing loading bay on the eastern side of Pudding Lane to be moved to the opposite side of Pudding Lane, to avoid conflicts with new vehicular servicing access into the Monument Building; and
- Reparation works to replace the temporary concrete paving new York Stone.

Phase 2: Fish Street Hill

- Raising the lower section of Fish Street Hill carriageway and paving with granite setts and Yorkstone, including opposite the Monument station entrance to provide more space for the increased numbers of pedestrians in the area;
- Moving of existing bollards outside Monument Station to create an enhanced pedestrian area;
- Installation of a new plaque in the paving along Fish Street Hill indicating the old Roman route and the historic use of Fish Street Hill as the road down to the old fish market at Billingsgate;
- Moving of the existing wayfinding sign in Monument Street closer to Fish Street Hill; and
- Reparation works to replace the temporary concrete paving new York Stone.

Phase 3: Monument yard (Preferred Option 2)

- Raising the lowered section of the yard to create a level surface across Monument yard to improve pedestrian flow and accessibility around the Monument;
- New timber seats and granite stone benches providing views of the Monument;
- Two new trees to provide greenery;
- A new lighting scheme to enhance the area where seating and tree planting are located;
- A new plaque showing the exact location where the Great Fire of London began on Monument Street;
- Location of existing Robert Hooke plaque to be moved further forward towards The Monument; and
- A new visual display of the views from the top of The Monument, specifically the base and the electrical points to accommodate the visual display. The screen will be delivered by the City Surveyors Department as a separate project; and
- Reparation works to replace the temporary concrete paving new York Stone.

Traffic Management:

It is proposed that a number of permanent changes are implemented to the existing parking and loading arrangements

	<p>around 11-19 Monument Street, to help facilitate the new Monument Building and to assist in enhanced pedestrian flows in the area associated with increased visitors to the Eastern Cluster and Monument Station users. These works will be subject to the statutory consultation process to commence in early 2017.</p> <p>As part of the proposed changes the 4 pay-and-display parking bays on Fish Street Hill opposite Monument Underground station are proposed to be relocated in the local area if possible. The removal of the bays would be part of wider proposals for a timed closure on Fish Street Hill 7am-7pm Mondays to Fridays and 10am to 1pm on Saturdays.</p> <p>Access along Fish Street Hill would be maintained at all times for cyclists and TfL vehicles servicing the underground station.</p> <p>The changes would also include the relocation of the existing loading space on Pudding Lane to the opposite side of the road, due to conflict with the new servicing entrance into the new Monument Building.</p>
2. Delivery team	<ul style="list-style-type: none"> • Project Management – City Public Realm team • Detailed design – Highways Division • Construction – JB Riney (under the City's term contract)
3. Programme and key dates	<ul style="list-style-type: none"> • Implementation Phase 1 (Pudding Lane): March – June 2017 • Implementation Phase 2 (Fish Street Hill): July – October 2017 • Implementation Phase 3 (Monument yard): October – January 2018 • Gateway 7 report : May 2018
4. Outstanding risks	<ul style="list-style-type: none"> • Other public realm works in the area impact on the project programme <i>Manage by liaising closely with colleagues from the highways team, assessing site access requirements and sharing relevant programmes on a regular basis and obtaining road closures.</i> • Relevant Traffic and Parking Orders cannot be made <i>Mitigate by discussing any necessary Orders during the next stage of design.</i> • Monument Street hoardings not removed on time, delaying the Fish Street Hill works. <i>Mitigate by liaising closely with TfL.</i> • Delays cause by statutory utility works. <i>Mitigate by liaising closely with the highways team and engaging early with the utility companies</i> • Project must align with the new visitors centre on Monument yard currently proposed in a feasibility study report prepared by the Tower Bridge team. <i>Manage by</i>

	<i>liaising closely with the Tower Bridge team sharing relevant information and programmes and designs.</i>										
5. Budget	<p>The total estimated cost of the project at the last Gateway 3 was between £600,000 and £750,000. The implementation cost estimate has now been refined to include the preferred Option 2 for the levelling of the Monument yard and the increase in the scope of the reparation works and is now £964,358. This will be fully funded from the 11-19 Monument Street S278 and S106 Agreements and 20 Fenchurch Street S106 Agreement as follows:</p> <table border="1"> <thead> <tr> <th>Funding Source</th><th>Amount</th></tr> </thead> <tbody> <tr> <td>11-19 Monument S106 (LCE and transport)</td><td>£121,581</td></tr> <tr> <td>11-19 Monument S278 (including reparations)</td><td>£609,706</td></tr> <tr> <td>20 Fenchurch Street S106 (LCE)</td><td>£233,071</td></tr> <tr> <td>TOTAL IMPLEMENTATION COST</td><td>£964,358</td></tr> </tbody> </table> <p>A detailed breakdown of the project finances is contained in Appendix 3.</p>	Funding Source	Amount	11-19 Monument S106 (LCE and transport)	£121,581	11-19 Monument S278 (including reparations)	£609,706	20 Fenchurch Street S106 (LCE)	£233,071	TOTAL IMPLEMENTATION COST	£964,358
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TOTAL IMPLEMENTATION COST	£964,358										
6. Success criteria	<ul style="list-style-type: none"> • Enhanced pedestrian experience along Fish Street Hill, Pudding Lane and within Monument yard; • Better pedestrian environment outside Monument tube station; • A new, high quality accessible public space in Monument yard; • An overall increase in tree cover in the area; • An increase in the number seats, including accessible seating; • An improvement in the interpretation for the Great Fire of London and Fish Street Hill; and • Increase of numbers of visitors to the Monument and the surrounding area. 										
7. Progress reporting	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.										

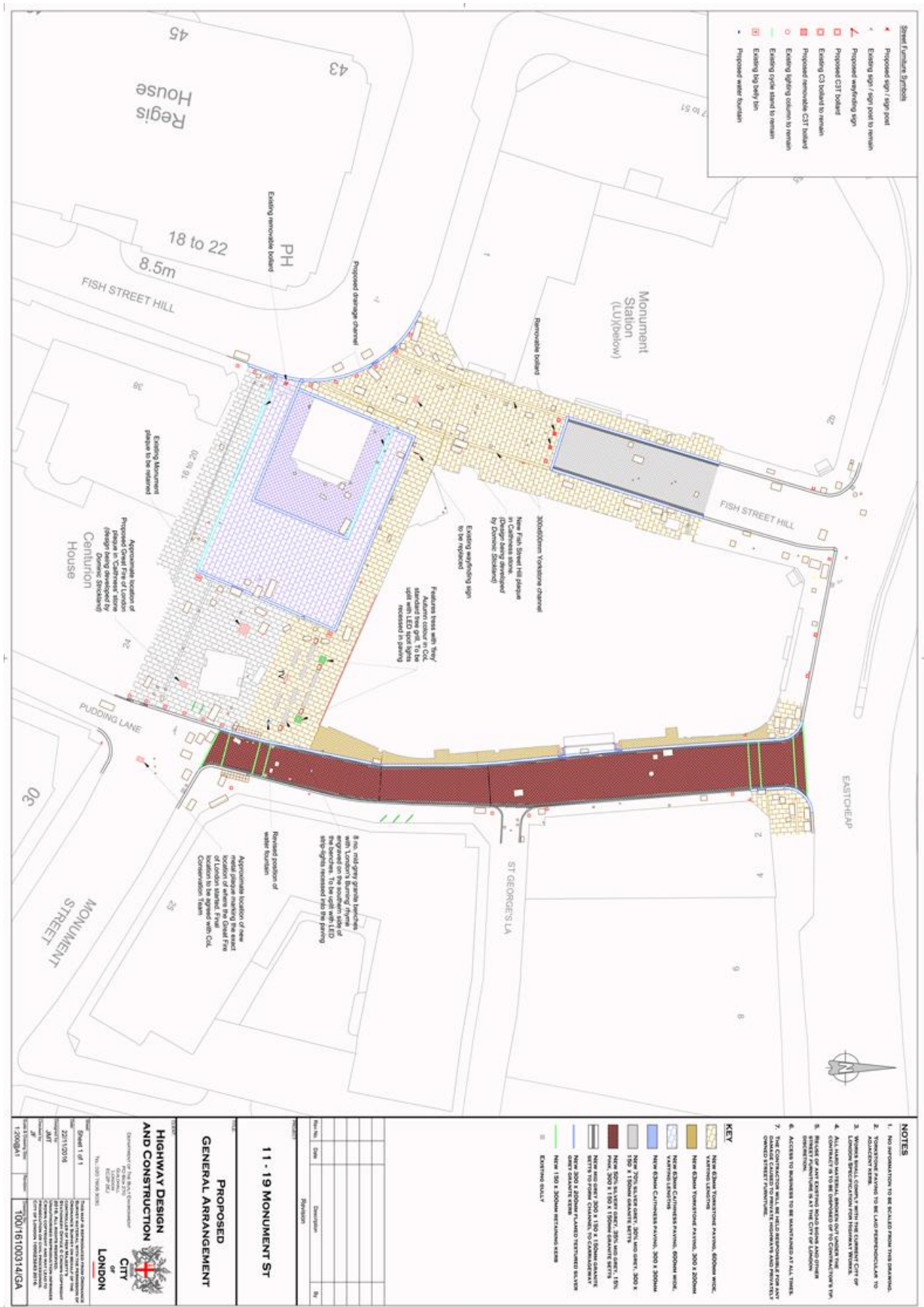
Appendices

Appendix 1	Proposed design
Appendix 2	Plan showing the three phases of delivery
Appendix 3	Finance tables

Contact

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Appendix 1 – Proposed preferred design Option 2



Appendix 2 – Plan showing the three phases of delivery



Appendix 3 – Finance Tables

Table 1 (Spend to Date):

Item	Budget	Expended	Remaining
11-19 Monument Street S106 (16800314)			
P&T Staff Costs	£38,201	£43,359	-£5,158
Highways Staff Costs	£17,626	£13,555	£4,071
Open Spaces Staff Costs	£500	0.00	£500
Fees	£3,403	£3,403	£0
S106 Totals	£59,730	£60,317	*-£587
11-19 Monument Street S278 (16800342)			
P&T Staff Costs	£45,000	£20,726	£24,274
Highways Staff Costs	£36,937	£22,549	£14,388
Fees	£18,063	£10,343	£7,721
S278 Totals	£100,000	£53,617	£46,383
Spend to Date Totals	£159,730	£113,934	**£46,383
<p>* Additional requirement of £587 funded from 11-19 monument Street S106</p> <p>** Through the evaluation process it became apparent that the underground vaults in Monument yard would not have to be removed and as such, fewer staff resources were utilised than initially anticipated.</p>			

Table 2 (Implementation Cost Estimate):

Item	S106	S278	Total
P&T Fees	£2,750	£5,500	£8,250
P&T Staff Costs	£58,117	£9,000	£67,117
Env Servs Staff Costs	£40,398	£114,260	£154,658
Open Spaces Staff Costs	£4,445	£0	£4,445
Works	£177,496	£380,946	£558,442
Utilities	£37,500	£100,000	£137,500
Maintenance (open spaces)	£10,446	£0	£10,446
Commuted sums	£23,500	£0	£23,500
Totals	£354,652	£609,706	£964,358

Table 3 (Total Project Cost):

Total Evaluation cost	£113,934
Total Implementation cost	£964,358
TOTAL PROJECT COST	£1,078,292

Table 4 (Total funding sources):

Source	Stage	Amount
11-19 Monument S106 (LCE)	Evaluation	£59,730
11-19 Monument S106 (LCE)	Evaluation	£587
11-19 Monument S278	Evaluation	£53,617
<i>Subtotal for Evaluation</i>		<i>£113,934</i>
11-19 Monument S106 (LCE)	Implementation	£79,680
11-19 Monument S106 (Transport)	Implementation	£41,901
20 Fenchurch Street S106 (LCE)	Implementation	£233,071
11-19 Monument S278 (including reparations)	Implementation	£609,706
<i>Subtotal for Implementation</i>		<i>£964,358</i>
Total Project Cost		£1,078,292