

Committees:	Dates:	
Streets and Walkways Sub-Committee Projects Sub Committee	16 May 2016 06 June 2016	
Subject: 60-70 St Mary Axe (EE114)	Gateway 3 Outline Options Appraisal	Public
Report of: Director of the Built Environment Report Author: Steve Presland	For Decision	
<u>Summary</u>		
<u>Dashboard</u>		
Project status: Low		
Timeline: Gateway 3		
Project estimated to cost: £800k - £2.5m		
Latest Approved Budget: £15,000		
Spend to date: £15,000		
Overall project risk: Green		
<u>Progress to date</u>		
<p>In February 2015 Members approved a Gateway 1 & 2 report to initiate a project to enhance the public realm in the area surrounding 60-70 St Mary Axe. The project relates to the redevelopment of 60-70 St Mary Axe, and the associated changes that will be required as set out in the accompanying Section 106 agreement.</p>		
<p>The project aims are:</p> <ul style="list-style-type: none"> • To deliver a new and improved public realm scheme in the vicinity of 60-70 St Mary Axe; • To ensure that the new scheme reflects the objectives of the emerging Eastern City Cluster area strategy; • To ensure that the required functions of the street are maintained and improved. • To improve accessibility for all throughout the area. 		
<p>Through extensive discussions with the developer of the site, an agreement has been reached on a proposed direction of the project and how it should be progressed. The developer has expressed a greater level of ambition for project outputs, therefore funding estimates are now greater than that which was included at Gateway 1&2. There is now a greater cost range proposed, however any additional costs will be funded by the developer.</p>		
<p>The agreement is based on a set of clear objectives as set out in the Schedule of Objectives (Appendix 1), which will steer the project and the Gateway 3 approval. This series of objectives will define the project scope which will form the basis of the design options that will be considered at Gateway 4.</p>		
<p>Although the full range of options have not yet been established, they are likely to</p>		

include;

- The creation of wider footways adjacent to the development on Bevis Marks and Houndsditch; this is made possible by the tapered building.
- Introduction of raised entry tables or other improvements in Goring Street, to improve pedestrian priority and accessibility and to slow vehicular movement. This will also be the location of the servicing entrance to the new development;
- Creating an enhanced public space on St Mary Axe, adjacent to the main entrance of the new development. This option would require a number of pay & display parking bays to be removed and / or relocated, and may involve adjustments to local traffic and cycle routes.

As noted above the final scheme may involve a combination of these options; however this will be explored further in the next Gateway report.

Proposed way forward and summary of recommended options

The objectives for the project scope have been agreed with the developer. Key surveys and information gathering are required to inform the design process, as such the proposed next steps are as follows:

- Approval to proceed to Gateway 4
- Carry out traffic assessment and other necessary surveys including: Radar (an x-ray map identifying the location of underground utilities) and Topographic surveys (a ground contours and features map identifying things such as; trees buildings, streets, utility poles and man holes etc).
- Commission landscape architects to prepare design options.
- Members will be presented with the options at Gateway 4 where they will have the opportunity to decide on a preferred option.

Once options have been drafted a wider public consultation will be arranged to ensure that stakeholders in the wider area are given an opportunity to consider and comment on the proposals.

Procurement approach

A number of appointments will be required in order to progress to the next Gateway; in order to establish parking requirements, traffic and pedestrian flow data, and to develop design options. These appointments will be tendered competitively through the City of London Procurement Service, to ensure best value is achieved.

Financial implications

Table 1 below shows the resources expended to date. Table 2 sets out the resources required to reach the next gateway, and a brief explanation of the tasks to be completed with that funding.

Table 1 – Spend to date

Description	Allocation	Spend	Balance Remaining
Fees	£5k	£5k	0
P&T staff cost	£10k	£10k	0
Total Approved for gateway 3	£15k	£15k	0

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Table 2 – Funding needed to get to Gateway 4

Item	Cost	Reason
Topographic and radar surveys	£15,000	To ensure that the levels and sub-surface infrastructure are fully recorded and taken into account in the design process
Traffic assessment	£10,000	To assess the implications of removing traffic from St Mary Axe on the wider road network
Staff costs (City Public Realm and City Transportation)	£35,000	To manage the project, commission and manage assessments, liaise with stakeholders, write reports
Staff costs (Highways engineer)	£20,000	To provide technical support on the project, including the production of option drawings
Landscape design	£20,000	To develop design options for the public realm, based on the design objectives as set out in Appendix 1 of this report
Total	£100,000	

Please note, that the £100k identified above to get us to Gateway 4, will be funded via a voluntary contribution from the developer.

Recommendations

It is recommend that Members:

- Approve the Scheme Objectives as detailed in Appendix 1;
- Authorise the progression of the project and the release of funds, as set out in Table 2 – subject to us receiving the funds.

Options Appraisal Matrix

See attached.

Appendices

Appendix 1	Scheme Objectives (Schedule of Objectives)
Appendix 2	Approved Gateway 1&2 project proposal report
Appendix 3	S106 plan of the project area

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Appendix 1

Schedule of Objectives and Next Steps

60-70 St Mary Axe – Issues, Objectives & Next Steps			
ID	Issue	Objective	Next steps
Environment			
E1	Meeting the levels and kerb lines that have been agreed.	EO1: To create a design that meets the needs of all stakeholders, and which can be appropriately maintained.	Liaise with key stakeholders who own buildings around the area to understand access requirements. Commission a site investigation to determine the underground services and utilities that will inform the design options, and to see how we can coordinate subservice infrastructure.
E2	Coordinating subservice infrastructure.		
E3	Telecommunications access to the building.		
E4	Avoiding service diversion where ever possible.		
E5	Negative perceptions of the area.	EO2: To create a design that makes the area attractive and improves perceptions of the area by using high quality, CoL standard materials in constructing the scheme.	Ensure that the final design creates a safer more attractive area – especially for pedestrians. Ensure that the final design is signed off by the CoL Highways Team, who know and work with the Col material palette standards.
Place making			
PM1	St Mary Axe to have a sense of place rather than simply a movement function.	PMO1: To provide defined ‘activity’ areas for the various users of the space, and ensure that the function, design and material palette of the public realm is coordinated	Commission a landscape architect to develop initial design options.
PM2	Attractiveness of retail unit.		
PM3	Enlivening of Bevis Marks and Houndsditch.		

PM4	Provision of trees and / or other greenery where appropriate.	to make the area attractive, useable and easy to navigate around, for all users and at all times of day.	
PM5	Provision for public art.		
Security			
S1	Accounting for the potential installation of bollards.	SO1: To ensure that users of the area feel safe and the public realm is designed to limit opportunities for anti-social behaviour, taking into account the evening and night-time use of the area	Review the Security Assessment and determine the main issues. Where possible seek alternative security solutions in keeping with the developing, Eastern Cluster Security Review Strategy.
S2	Reducing the risk of vehicles approaching at speed (along all vehicular routes and identifying ways to mitigate the issue).	SO2: To ensure that any necessary security measures and the implications thereof are identified and fully understood.	Liaise with COL internal colleagues to define a scope on anticipated security measures needed at the development site.
S3	Sufficient lighting of the public realm.	To ensure that the agreed building lighting and illumination levels are adhered to.	Ensure that the approach that has potentially been in the Planning Application is sufficient for the site requirements and ensure that the agreed design is implemented.
Transport			
T1	Servicing of existing premises on St Mary Axe.	TO1: To provide adequate space for all future vehicle uses of the space, including disabled parking, emergency vehicles, taxi pick up / drop off, loading and servicing activity.	Commission Transport Study to identify opportunities for servicing, pedestrian and cyclist facilities, and other street uses.
T2	Potential closure of St Mary Axe to traffic.		
T3	Access to on and off street loading bays needs to allow adequate traffic movement to be maintained.		
T4	Adequate provision of disabled parking.		
T5	Taxi Drop-Off/Pick-Up area where visitors can be dropped-off/picked up close to the front-door.		

T6	Efficient pedestrian movement, considering key desire routes throughout the area.	TO2: To ensure an adequate pedestrian and cyclist environment, including areas of pedestrian priority where appropriate.	
T7	Retained and enhanced pedestrian crossings.		
T8	Cycling routes in and around the site.		
T9	Adequate provision for cycle parking for users and visitors.		

Appendix 2 – Approved Gateway 1&2 project proposal report

Project Gateway 1 & 2 (EE114)	
Project: 60-70 St Mary Axe	Public
Report of: Director of the Built Environment	For Decision

Overview

<p>1. Spending Committee Streets & Walkways Sub-Committee</p>
<p>2. Project Board A Project Board is not recommended given the scale and nature of this project. However, it is proposed to establish a Working Party comprising representatives of the Developer, the City Corporation, and other relevant local stakeholders. Ward Members will be made aware of the details of the Working Party meetings.</p>
<p>3. Area Strategy Authorising Committee and date of Authorisation The project area sits within the Eastern City Cluster strategy area as approved by Members in December 2010.</p>
<p>4. Brief description of project The project will involve public realm enhancement to the area surrounding 60-70 St Mary Axe including improvements to carriageway and footways, fully funded under a Section 106/Section 278 agreement by the developer. A map of the proposed project area is shown in Appendix 1. The project is not considered to have an impact on the resilience of the highway network.</p> <p>The project objectives are:</p> <ul style="list-style-type: none"> • To deliver an enhanced public realm on in the vicinity of 60-70 St Mary Axe; • To reflect the objectives of the Eastern City Cluster strategy area; • To ensure that the required functions of the street are maintained, and; • To improve accessibility for all throughout the area. <p>The project scope will include:</p> <ul style="list-style-type: none"> • Construction of extended footway width over areas created by the Development set back • Soft and hard landscaping including tree planting irrigation, lighting, public seating and signage • Introduction of public cycle stands • New surface paving to footways and replacement kerbs on both sides of St Mary Axe and Goring Street between Bevis Marks and Houndsditch in high quality materials • Provision or replacement of street lighting and signage • Improvements to or relocation of existing controlled crossing points on Houndsditch and Bevis Marks and/or the construction of new raised tables

- Relocation of existing parking bays where appropriate
- Drainage and any necessary sub-surface works
- Any additional works necessary to ensure the Development properly integrates with the levels of the Highway

5. Do materials used comply with ‘material review’ approved use?

Yes the materials will comply.

6. Success Criteria

- An enhanced public realm, whilst maintaining the movement function of the street;
- Greater quality and consistency of surface materials in the local area with the introduction / extension / retention of appropriate paving treatments;
- A clear design link with previous improvements within the Bank area;
- Greater accessibility for all people and particularly those with mobility impairment,
- Access into the developers refurbished building, and;
- An increased sense of health and wellbeing for people using the area.-

7. Key options to be considered

Improvement of footways and carriageway in the lower part of St Mary Axe between Camomile Street and Houndsditch, possibly incorporating street trees and landscaping, new street furniture and lighting and prioritising pedestrian access to/from the buildings in this section of the Street.

If necessary to deliver the project, approval is requested to enter into a Section 278 agreement to formalise the funding of the project.

8. Links to other existing strategies, programmes and/or projects

This project would deliver on the priorities of the Eastern City Cluster Enhancement Strategy.

9. Within which category does this project fit?

Fully reimbursable.

10. What is the priority of the project

Advisable.

Financial Implications

11. Likely capital/supplementary revenue cost range

£650k-£700k of which construction costs are estimated between £575k-£625k

12. Potential source (s) of funding

All funding for the project will be provided from the 60-70 St Mary Axe Section 106 agreement or will be provided voluntarily by the developer and formalised via a Section 278 agreement.

This will include:

- Transport Improvement Works £268,066

- Evaluation and Design Payment £50,000
- Pipes and Utilities Survey £30,000
- Evaluation and Design Payment Excess (amount to be determined by the City Corporation)
- Public Realm Works Costs (amount to be determined by the City Corporation)
- Public Realm Works Costs Excess (amount to be determined by the City Corporation)
- Total costs of any removal or diversion of statutory undertakers' and utility services (amount to be determined by these parties)
- Any interest accrued from these sums

13. On-going revenue requirements and departmental local risk budget (s) affected

It is anticipated that the project would be largely revenue neutral as the area is already cleansed and maintained by the City, however any potential increases will be carefully assessed, steps taken to minimise these increases where possible and funding sought within the project to cover these additional costs, particularly in relation to Highways, Open Spaces and Cleansing. There may be revenue implications if increased soft landscaping is proposed however this will be identified as the design develops and reported at the next Gateway. The S106 agreement for 60-70 St Mary Axe allows for the funding of the maintenance of the public realm works for a limit of five years. The need for additional maintenance funding and/or the scope of the soft landscaping works will be assessed in light of the developing design in consultation with the Working Group.

14. Indicative Procurement Approach

It is anticipated that all works will be undertaken by the City's term contractor, J.B. Riney. The use of J.B. Riney will be confirmed in future Gateway reports.

15. Major risks

Overall Project - Low Risk

Risk breakdown:

1. Full cost of works unknown

As the design options are identified the likely cost of the scheme will be established. The scope of the project will be tailored to ensure delivery within the available Section 106/278 funding.

2. Project exceeds budget

Monitor costs closely and phase expenditure based on essential and optional elements of the scheme to ensure the budget is not exceeded.

3. Project not delivered to programme

The developer requires the environmental enhancement works to be completed in coordination with their building refurbishment therefore strict adherence to programme will be required to ensure compliance with this date.

This area includes a scheduled ancient monument (London Wall and bastion) which

is known to survive just below the road surface in Goring Street. Any works may require scheduled monument consent and should be discussed and confirmed with the English Heritage Inspector of Ancient Monuments at the earliest stage.

16. Anticipated stakeholders and consultees

Anticipated external stakeholders:

- Developer of 60-70 St Mary Axe
- Owners/occupiers of adjacent buildings on St Mary Axe
- Ward Members
- English Heritage

Anticipated internal consultees:

- City Transportation
- Highways
- City Surveyors
- Open Spaces
- Access team
- Finance
- Cleansing

17. Sustainability Implications

It is anticipated that all materials will be sustainably sourced where possible and be suitably durable for construction purposes. This will be confirmed as design options are refined.

18. Resources requirements to reach next Gateway

Staff allocation - £15k, which would allow the City to progress the project to Options Appraisal at Gateway 3, conduct consultation work including liaison with local stakeholders and to prepare necessary reports back to Members. This represents 150 hours for options appraisal and evaluation, including the input of the Assistant Director.

All costs to reach the next Gateway will be funded from the 60-70 St Mary Axe Section 106 agreement or will be provided voluntarily by the developer and formalised via a Section 278 agreement.

19. Light, Regular or Complex approval track

Regular.

Appendix 3

