

Committees:	Dates:	
Streets and Walkways Sub-Committee Projects Sub	03 July 2018 18 July 2018	
Subject: 2-6 Cannon Street Public Realm Improvements - Phase1	Gateway 5 Authority to Start Work Regular	Public
Report of: Director of the Built Environment Report Author: Emmanuel Ojugo		For Decision

Summary

Dashboard

- **Project Status:** Green
- **Timeline:**
Issue report – October 2017
Authority to start works (Gateway 5) July 2018
Implementation programmed for August 2018
- **Total Estimated Cost:** £1,287,998
- **Total Estimated Cost at the last gateway:** £1,133,048 - £1,287,998
- **Spend to Date:** £90,126 (as of 15 May 2018)
- **Total Estimated Delivery costs of Phase 1:** £296,000
- **Overall Project Risk:** Low

Purpose of this Report

This report seeks Member approval for authority to commence work on the first phase of this scheme, specifically works to Distaff Lane, with a separate report on subsequent phases to follow.

Background

City of London officers have worked closely with the developer of 2-6 Cannon Street to develop proposals for public realm enhancements within close proximity of the new development. These proposals include enhancements to public highway around the new development including enhanced planted amenity spaces to improve green coverage in the area. (Please see Appendix A and B for a site location plan and project phase plan). Proposals include:

- Creation of a new planted area in the highway adjacent to the new 2-6 Cannon Street Development. This amenity area is known as the On-Site Garden.
- A railing/gate mechanism is to be installed when the On-Site Garden has been completed.
- Resurfacing of Distaff Lane footways and carriageway area.
- Creation of an enhanced garden space between Old Change House and Nicholas Cole Abbey Church. This is known as the Off-Site Garden.
- Re-landscaping a small parcel of land to the south of Nicholas Cole Abbey on Queen Victoria Street.

- Other project proposals include improved lighting, seating, wayfinding and the installation of a public drinking fountain subject to site conditions.

The On-Site Garden amenity adjacent to the new development is currently being landscaped by the developer of 2-6 Cannon Street as a condition of their planning permission. As part of this undertaking a bronze statue of Icarus III by Michael Ayrton, belonging to the City of London, was installed in the On-Site Garden on 4 May 2018. This parcel of land will remain public highway when the works are completed.

The project is currently progressing towards Authority to Start Work (Gateway 5) and is to be wholly funded from the 2-6 Cannon Street development, Section 106 contribution, which is limited in geography and scope to the development.

Progress to Date

In March 2018, the Developer notified the City of changes to their works programme, and to accommodate these changes, the works in the areas surrounding the new building need to be completed earlier to meet the revised target date for practical completion in August 2018. An internal fit out schedule will follow practical completion.

Proposed Way Forward

It is proposed that the project be delivered in phases to accommodate the Developer's revised programme as follows:

Phase 1: Resurfacing of Distaff Lane footways and carriageway area, including the installation of a railing/gate mechanism to the On-Site Garden amenity accessible from Distaff Lane.

Phase 2: Creation of an enhanced garden space between Old Change House and Nicholas Cole Abbey Church (the Off-Site Garden). The design will also include new seating, wayfinding, improved lighting and a new drinking fountain (subject to site conditions).

Phase 3: Re-landscaping a small parcel of land to the south of Nicholas Cole Abbey on Queen Victoria Street. Enhancements will include a new planting scheme, retention of existing trees and the refurbishment of existing planters in the space.

Approval is sought to begin the necessary works to Distaff Lane (which for the avoidance of doubt is Phase 1) to tie in with the August milestone. Proposals for subsequent phases will be subject to a separate Gateway 5 report. See Appendix A and B for a plan of the area and proposed work phases.

Members are requested to note that as part of the delivery of Phase 1 works, part of the amenities to be introduced will include: a gate structure to the entrance of the garden at Distaff Lane. This will ensure that the amenity of this area can be safeguarded as agreed with the Open Spaces Department. The On-Site Garden is currently public highway, and in order to restrict access it is recommended that the City utilise the Highways Act 1980 (Section 115B) to support this action. The Comptroller and City Solicitor Department's advice is that this restriction on the public highway is agreed by Members. A specific recommendation has been prepared.

This will not involve interference with any existing access, as the area was previously at a higher level and not accessible from Distaff Lane. There is power to place structures on the highway to enhance amenity under S.115B Highways Act 1980, and there is power to change levels of the highway under S.77 Highways Act 1980.

The costs associated with delivering Phase 1 are summarised in Table 1 of this report.

Subsequent Work Phases

Phase 2 will include works to re-landscape the existing square between Old Change House and Nicholas Cole Abbey Church. Phase 3 will include the landscaping of a small parcel of land to the south of Nicholas Cole Abbey Church, on Queen Victoria Street. These elements will be subject to a subsequent Gateway 5 report. (See Appendix A and B for a plan of the area and proposed work phases).

Recommendations

It is recommended that Members of Streets & Walkways and Projects Sub-Committees:

- Agree that authorisation of Phases 2 and 3 be delegated to Chief Officer, provided costs are not exceeded.
- Authorise the delivery of public realm enhancement works in phases to meet the Developer's revised programme.

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

- Authorise expenditure of £296,000 to implement works to Distaff Lane (Phase 1) to meet the Developer's revised work programme, to be fully funded from the 2-6 Cannon Street Section S106 agreement contribution of £1,287,998 (inclusive of interest accrued to date).
- Agree the public realm enhancements including the proposed gate structure at Distaff lane, to be closed at night time.

Main Report

1. Design summary	<p>This project is to be delivered in phases and are as follows. (See plan in Appendix B):</p> <p><u>Phase 1</u></p> <ul style="list-style-type: none">• Resurfacing of Distaff Lane to include a new raised area of carriageway in granite setts with York Stone footway to provide continuity between the On-Site Garden and the proposed garden space to the south adjacent to St Nicholas Cole Abbey Church. See Appendix C (General Arrangement Plan) showing the extent of the raised carriageway area.• Tactile paving will be introduced in this area of raised carriageway as a standard part of the construction design. The majority of Distaff Lane will be reinstated in standard carriageway material. Note: Resurfacing of the Distaff Lane carriageway is dependent on the City gaining access to the site in light of possible further delays to the Developer's programme.• Installation of railing/gate structure at the entrance of the new On-Site Garden (currently under construction) to safeguard the garden amenity and reduce the risk of potential anti-social behaviour in what is a partially secluded space. <p><u>Phase 2</u></p> <ul style="list-style-type: none">• New York stone paving, high quality planting and planting beds, new seating, refurbished steps to St Nicholas Cole Abbey Church (Distaff Lane location) and improved lighting to the City
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	<p>Walkway area off Distaff Lane adjoining St Nicolas Cole Abbey and Old Change House.</p> <p><u>Phase 3</u></p> <ul style="list-style-type: none"> • New York stone paving to the length of Distaff Lane and adjoining land fronting Bracken House. • Improvement of the small parcel of land between Queen Victoria Street and St Nicolas Cole Abbey to include: refurbishment of planters/planting and paving. 														
2. Delivery team	<ul style="list-style-type: none"> • The Developer is currently implementing the On-Site Garden adjacent to the new development in accordance with the conditions of their planning permission. They have also worked with the Open Spaces Department to agree the planting schedule. See Appendix D for images. • The works to Phase 1 (Distaff Lane) will be carried out by the City's Term Contractor and any nominated sub-contractor or utilities provider as necessary. If approved this work will also include installation of the railing/gate structure at the entrance to the mouth of the on-site garden adjacent to the new 2-6 Cannon Street development. • Subsequent implementation phases (Phases 2 and 3) will be delivered by the City of London's Term Contractor and any nominated sub-contractor or utilities provider as necessary, under the supervision of the Department of the Built Environment and Department of Open Spaces. 														
3. Programme and key dates	<table border="1"> <thead> <tr> <th>Activity</th><th>Date</th></tr> </thead> <tbody> <tr> <td>Finalise Design of Phase 1 works for Distaff Lane.</td><td>May – June 2018</td></tr> <tr> <td>Procurement of materials for Distaff Lane</td><td>July – Aug 2018</td></tr> <tr> <td>Practical Completion of 2-6 Cannon Street (redevelopment).</td><td>Mid - Aug 2018</td></tr> <tr> <td>Implementation of Distaff Lane Works.</td><td>Aug – Oct 2018</td></tr> <tr> <td>Finalise Design for Phases 2 and 3 Works.</td><td>Oct 2018</td></tr> <tr> <td>Delivery of Phases 2 and 3</td><td>Feb - June 2019</td></tr> </tbody> </table> <p>Notes: These dates are subject to changes in the Developer's programme.</p>	Activity	Date	Finalise Design of Phase 1 works for Distaff Lane.	May – June 2018	Procurement of materials for Distaff Lane	July – Aug 2018	Practical Completion of 2-6 Cannon Street (redevelopment).	Mid - Aug 2018	Implementation of Distaff Lane Works.	Aug – Oct 2018	Finalise Design for Phases 2 and 3 Works.	Oct 2018	Delivery of Phases 2 and 3	Feb - June 2019
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4. Outstanding risks	<ul style="list-style-type: none"> • <u>Potential for adverse amenity impacts</u> Due to the partially secluded and heavily planted nature of the On-Site Garden, it is considered that introducing 24/7 access from Distaff Lane would create potential for damage and misuse during the night. 														

	<p>Mitigation: This is mitigated by the proposed gate structure and night time closure arrangements.</p> <ul style="list-style-type: none"> <u>Delays to the Developer's programme</u> Likely to impact the City's ability to access sections of public highway. Mitigation: maintain regular contact with the Developer, local stakeholders and disseminate updates as required. 																						
5. Budget	<p>Table 1 – Phase 1 Estimate</p> <table border="1"> <thead> <tr> <th>Items</th><th>Costs (£)</th></tr> </thead> <tbody> <tr> <td>Staff Costs P&T</td><td>24,250</td></tr> <tr> <td>Staff Costs Env Servs</td><td>18,750</td></tr> <tr> <td>Staff Costs Open Spaces</td><td>8,000</td></tr> <tr> <td>Staff Costs - Sub-total</td><td>51,000</td></tr> <tr> <td>Fees (inclusive of permits and road closures, structural design, landscape design, C2s,C3s, etc..requests for utilities, site surveys, relocation of traffic signals and re-instatement of bus stop removed to facilitate development)</td><td>40,000</td></tr> <tr> <td>Fees Sub-total</td><td>40,000</td></tr> <tr> <td>Utilities Works</td><td>30,000</td></tr> <tr> <td>Highway Works</td><td>175,000</td></tr> <tr> <td>Works Sub-total</td><td>205,000</td></tr> <tr> <td>Total</td><td>296,000*</td></tr> </tbody> </table> <p>*These costs are related to the proposed Phase 1 works. Costs for other project phases will be the subject of a subsequent Gateway 5 Committee report. Any underspends from Phase 1 works will be carried forward to implement subsequent phases.</p>	Items	Costs (£)	Staff Costs P&T	24,250	Staff Costs Env Servs	18,750	Staff Costs Open Spaces	8,000	Staff Costs - Sub-total	51,000	Fees (inclusive of permits and road closures, structural design, landscape design, C2s,C3s, etc..requests for utilities, site surveys, relocation of traffic signals and re-instatement of bus stop removed to facilitate development)	40,000	Fees Sub-total	40,000	Utilities Works	30,000	Highway Works	175,000	Works Sub-total	205,000	Total	296,000*
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6. Success criteria	<ul style="list-style-type: none"> Phase 1 works are carried out in a timely manner to tie in with the Developer's programme for practical completion in August 2018. Improved planting design to provide a more inviting environment and improved greening in an area that currently has a limited planting palette. Increased provision of opportunities for formal seating with the furniture provided in line with City's access requirements and incorporating anti-skating measures. Improved lighting provision to illuminate vertical surfaces, improve legibility and heighten the sense of security, in keeping with aims in the City Lighting Strategy 2018. Better pedestrian experience by delivering high quality enhancements that improve legibility and tie in with the On-Site Garden adjacent to the new development. 																						
7. Progress reporting	<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>																						

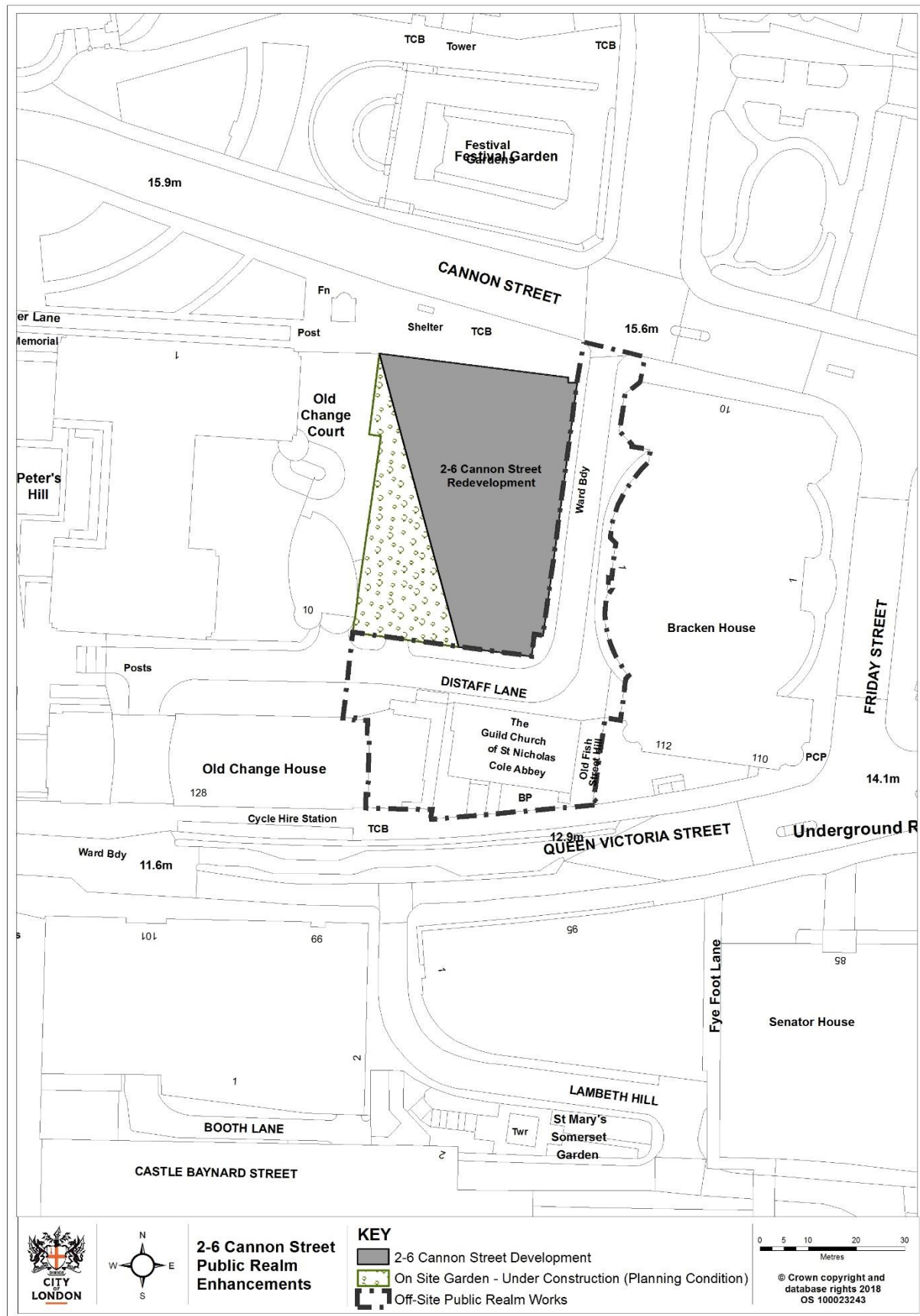
Appendices

Appendix A	Site Location Plan
Appendix B	Project Phase Plan
Appendix C	General Arrangement Plan
Appendix D	Images

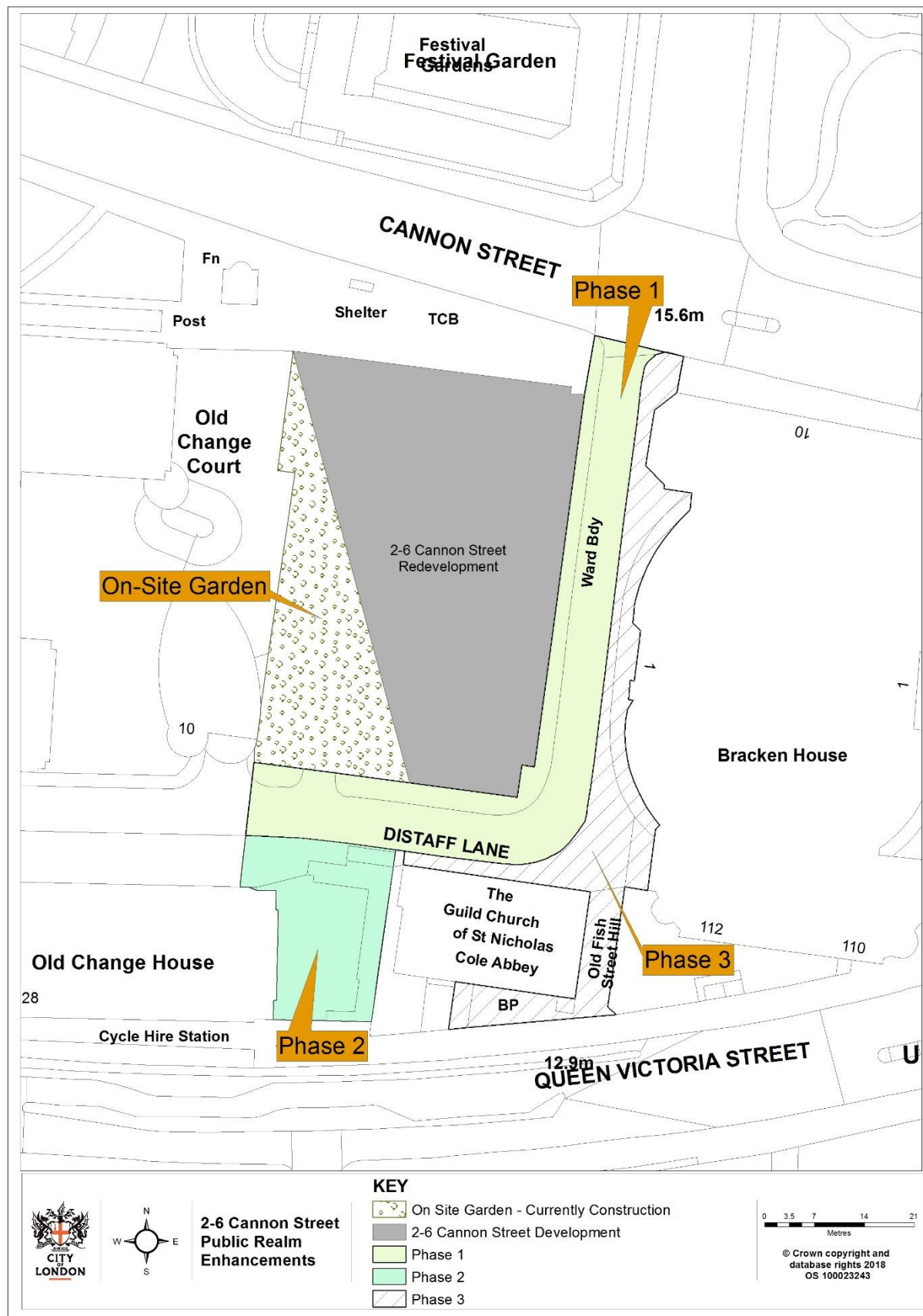
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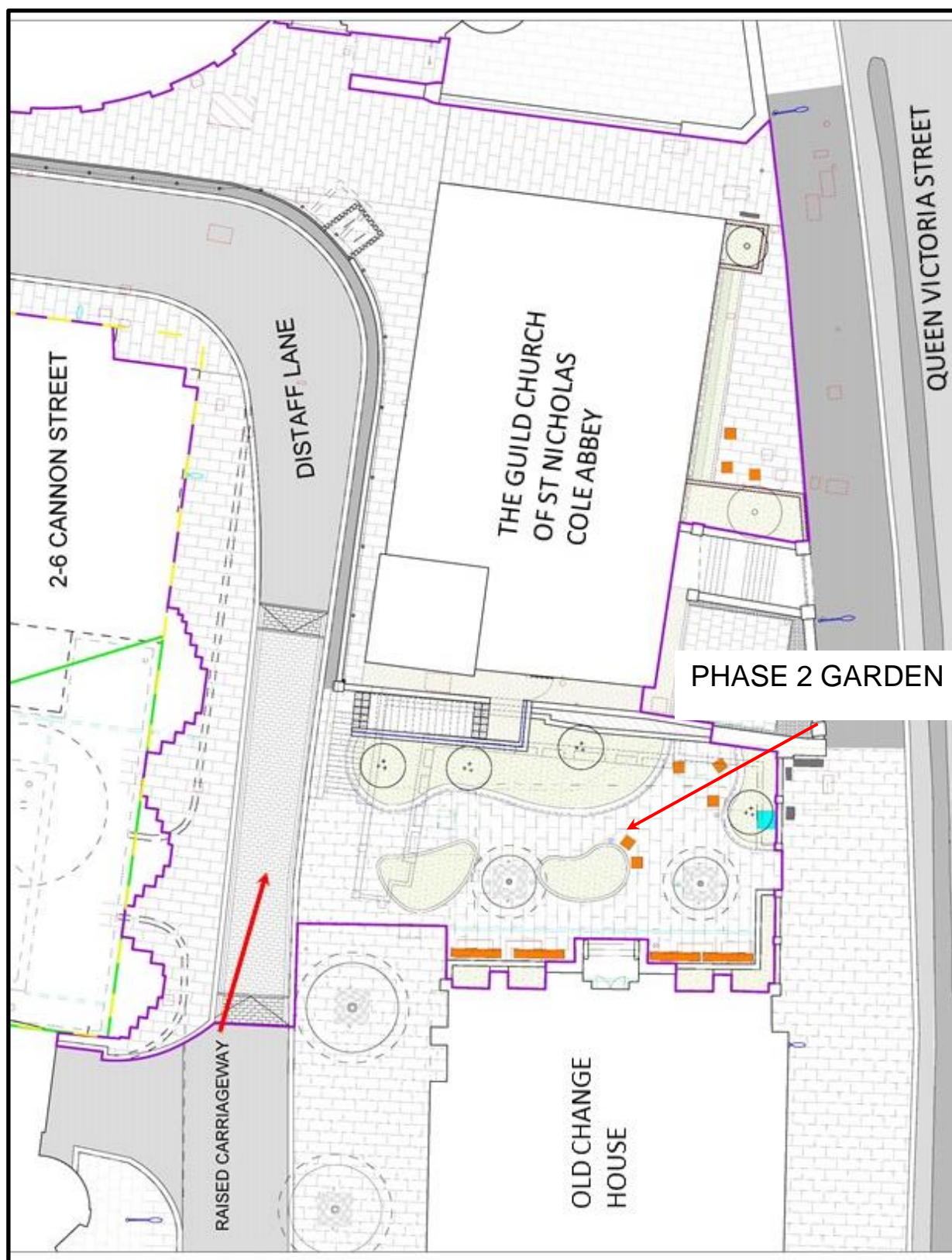
Appendix A: Site Location Plan



Appendix B: Project Phase Plan



Appendix C: General Arrangement Plan Snapshot



Appendix D: Images



Distaff Lane (August 2009) | Looking South from Cannon Street



Distaff Lane (Sept 2017) | 2-6 Cannon Street redevelopment (right), Bracken House (left)



On-site Garden - Before



On-site Garden – After (artistic impression), currently under construction



Existing Garden | adjacent to Nicholas Cole Abbey Church



Photomontage | Garden adjacent to Nicholas Cole Abbey Church (artistic impression)