



Streets and Walkways Sub (Planning and Transportation) Committee

Date: TUESDAY, 26 SEPTEMBER 2023
Time: 1.45 pm
Venue: COMMITTEE ROOM 2 - 2ND FLOOR WEST WING, GUILDHALL

18. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

- a) Moor Lane Environmental Enhancements

Report of the Interim Executive Director, Environment.

FOR INFORMATION (Pages 3 - 10)

- b) Report of Action Taken

Report of the Town Clerk.

FOR INFORMATION (Pages 11 - 14)

Items received too late for circulation in conjunction with the Agenda.

Ian Thomas CBE
Town Clerk and Chief Executive

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Committees: Streets and Walkways Sub - <i>for information</i>	Dates: 26 September 2023
Subject: Moor Lane Environmental Enhancements Unique Project Identifier: 9441	Gateway 5 Regular Progress Report
Report of: Interim Executive Director Environment Report Author: Gillian Howard	For Information
<h1 style="margin: 0;">PUBLIC</h1>	

1. Status update	<p>Project Description:</p> <p>Public realm enhancements in Moor Lane to provide greening and an improved walking environment, with the creation of a “linear park” and widened footways.</p> <p>A Gateway 3 Issue Report, approved in December 2020, gave authority to incorporate Section 278 works on the eastern side of Moor Lane, as part of the 21 Moorfields development, into the scope of the original project.</p> <p>Since that decision, officers have considered both elements of the project simultaneously to develop the design as whole. The implementation, however, will be phased to:</p> <ul style="list-style-type: none"> • align the delivery of works to the eastern footway (referred to as Area A in this report), funded through a Section 278 contribution, to the developer’s timeline; • finalise the design proposals for the western footway (referred to as Area B in this report) following the public consultation at the end of 2021. Construction of the
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	<p>western footway will commence once the design is finalised.</p> <p>The Gateway 4c-5 report for Area A was approved in July 2022. We are under a legal obligation to deliver these works, which will start in October.</p> <p>The Gateway 5 for Area B was approved in May 2023. This included a delegation for the Director City Operations, in consultation with the Chairman and Deputy Chairman of the Streets & Walkways Sub Committee, to decide on the final planting scheme.</p> <p>This report provides an update on recent activity and the next steps for Area B.</p> <p>RAG Status: Amber (amber at last report to Committee)</p> <p>Risk Status: High (medium at last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk): £2,968,680</p> <p>The total cost for Area A, funded through Section 278 agreement, is estimated at £1,508,680.</p> <p>The total budget for Area B, funded through Milton Court Environmental Improvement Works (Section 106) payment and Climate Action Strategy Cool Streets programme, is set at £1,560,000</p> <p>Spend to Date: TBC</p> <p>Costed Risk Provision Utilised: £0.</p>
<p>2. Key points to note</p>	<p>Next Gateway: Gateway 6</p> <p>Discussions on the design of Area B are ongoing with representatives of the residents of Willoughby House and the Heron, and the Barbican Association (referred to as ‘residents’ representatives’ in the remainder of this report).</p> <p>As the last report to the Committee (May 2023) highlighted, this is a location with significant constraints. The central portion of Moor Lane has sub-surface constraints relating to restricted depths and loading limits on the Underground structure and utilities at a shallow depth. These constraints mean that street trees are not viable in this section of the street. This applies across the entire width of Moor Lane not just under the current or proposed areas of paving.</p> <p>To provide additional greenery without impacting the Underground structure the design for Area B (western footway) proposed to widen the pavement by a minimum of 1.5 metres and install modular planters, modelled on the design of the existing Moor Lane community garden.</p>

	<p>The existing community garden at the northern end of Moor Lane (the Clean Air Garden, also referred as the Pot Garden), which is on Barbican Estate land, was recommended to be retained with some modifications. Further discussions surrounding maintenance were still required.</p> <p>The final elements of the design relating to the greening were agreed to be delegated to the Director City Operations in consultation with the Chairman and Deputy Chairman of the Streets & Walkways Sub Committee once discussions with residents' representatives had concluded.</p> <p>Greening proposals are being developed in consultation with the City Garden's team and a consultant. These aim to introduce species of trees and lower-level planting that will support biodiversity, be climate resilient and provide year-round interest.</p> <p>No alterations to traffic movement in the street were proposed as part of these proposals, with the carriageway width kept to minimum of 6 metres. This is required to accommodate two-way traffic and access to off street premises, including the Willoughby House car park (particularly when the gate is closed between Moor Lane and Fore Street).</p> <p>Potential changes to traffic movement on Moor Lane are being considered as part of the development of the Healthy Neighbourhood Plan for the area. If an access restriction beyond the current timed closure is proposed, then this will be subject to the usual assessment and consultation before a decision is taken.</p> <p>The Gateway 5 approved at the May committee aimed to enable efficiency savings to be made by coordinating delivery of Area B improvements alongside the delivery of the Area A S278 scheme for the development at 21 Moorfields. The S278 works were anticipated to start in September at the time but will now start in October.</p>
<p>3. Reporting period</p>	<p><i>May 2023 to September 2023</i></p>
<p>4. Progress to date</p>	<p>Area A</p> <ol style="list-style-type: none"> 1. The Area A S278 scheme (the eastern side of the street) is due to start construction in early October 2023, subject to the developer releasing the required highway. Work is expected to complete in March 2024. 2. The City is in legal contract to deliver the approved design that was agreed in July 2022. Materials and infrastructure have been procured and utilities are programmed.

3. Area A is not covered by this progress report.

Area B

4. A meeting with the resident representatives took place in May to progress the discussion on planting outlined in the Gateway 5. Focus turned more towards bringing forward bigger changes in the Clean Air Garden which required further trial holes to be undertaken to establish what opportunity there might be and how this might impact the proposals for the public highway.
5. Following that meeting, the resident representatives requested to meet with the Town Clerk. This meeting took place in late July. Residents' representatives have also written to Officers and several Members, including the Chairman of Streets & Walkways and the Chairman of Policy & Resources.
6. Residents' representatives have expressed overall dissatisfaction with the proposed design. Their concerns go beyond the types of planting which had been previously understood to be the remaining outstanding issue given the constraints of the street.
7. The recommendation to retain the Clean Air Garden/Pot Garden with some modifications to its look and feel is also considered to not go far enough.
8. Residents' representatives have requested to pause and reset the project that would include a different design approach led by an external design team.
9. This request has not been agreed to. Instead, it was agreed that the communication and engagement of the project would be reset and the current design reviewed to ensure it is the best and most appropriate scheme.
10. The approach to the design review is currently being finalised but will include independent advice.
11. The design review will also consider the potential closure of Moor Lane to through traffic, with local access retained, and whether this would alter the design approach.
12. The design review will establish what, if any, options there are that might allow taller trees or greater planting in a way that is deliverable, sustainable, and maintainable in the longer term.
13. Trial holes within the Clean Air Garden were undertaken over the summer to inform Officers understanding of what might be possible within this area. They discovered that the old car park ramp is still in situ meaning that the depth available changes across the site with the slope of the old ramp. This will need to be factored into any future proposals.
14. With the design of the western footway under review, the ability to make efficiency savings by coordinating the

	<p>construction work with Area A is no longer possible. At best, work to the western footway will follow on from the work associated to the S278 development work, which is expected to be completed in March 2024.</p> <p>15. Note that any potential changes to traffic movements or improvements beyond the current scope of the project, if identified, are unfunded and would need to be delivered as part of the implementation of the wider Healthy Neighbourhood Plan.</p>
<p>5. Next steps</p>	<ol style="list-style-type: none"> 1. A site meeting with residents' representatives has been arranged for early October to discuss the Clean Air Garden/Pot Garden and understand exactly what the issues with the current garden are, and what the ambition for its future is. 2. The outcome from this meeting will enable Officers to establish improvements that might be possible and how they might interact with the proposed design for the public highway. 3. This will also inform the design review which is expected to be completed by early-November. 4. A meeting with residents' representatives will be arranged for mid-November to present and discuss the results of the design review. 5. Depending upon the outcome of this progress meeting a report will be prepared for Member consideration on a proposed way forward for the project. This is most likely to be in January 2024 committee cycle.

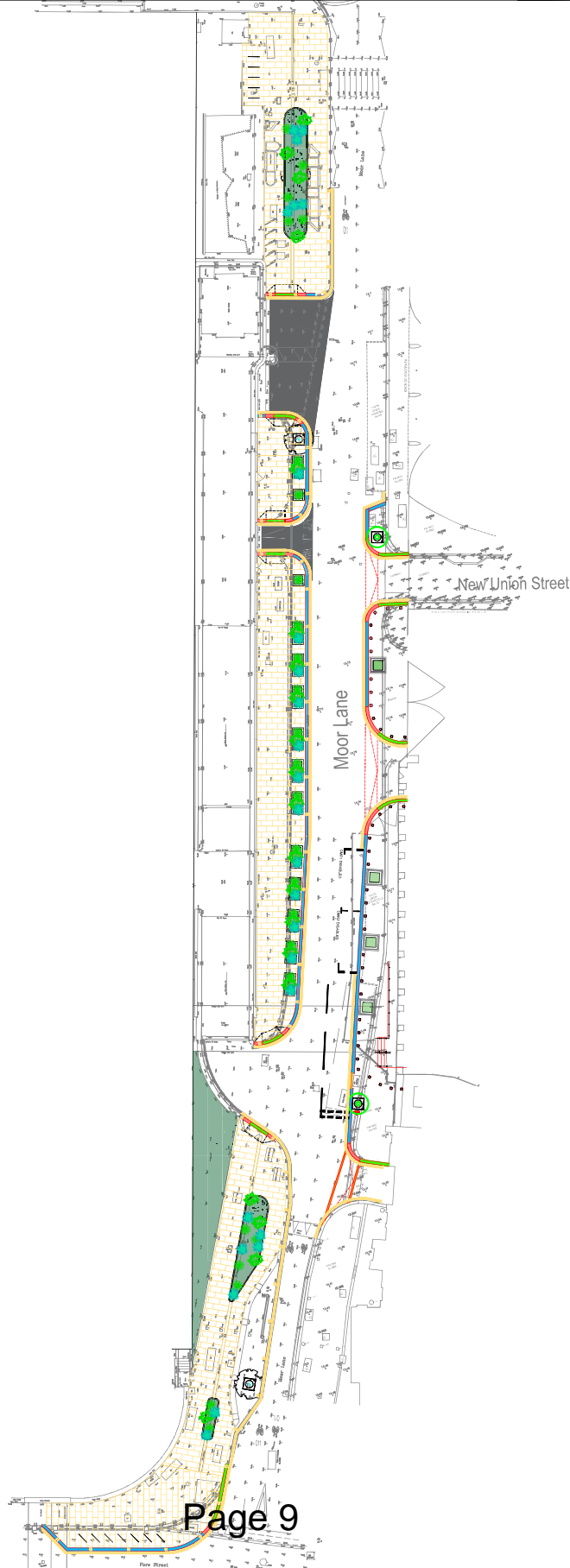
Appendices

<p>Appendix 1</p>	<p>Approved plans</p>
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Contact

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NOTES:

1. No information to be scaled from this drawing.
2. Works shall comply with the current City of London Specification for Highway works.
3. All road markings refer to the "Traffic Signs Regulations and General Directions 2016". Refer to drawing number 1200-16100237-RM
4. This drawing is to be read in conjunction with all relevant drawings
5. The Contractor will be held responsible for any damage caused to private highways and privately owned street furniture.

KEY:

- 300 x 200 fine picked silver grey granite kerb
- Proposed 60mm thick (600mm x varied) Solumbar Yorkstone paving
- Proposed 40mm mastic asphalt crossover
- Proposed C3 Ballards
- Proposed Planters
- Proposed Street Tree

Rev No.	Date	Description	By

TITLE

Moor Lane Section 106

TYPE

Moor Lane
General Arrangements

CUSTOMER

HIGHWAY DESIGN AND CONSTRUCTION
 DEPARTMENT OF THE BUILT ENVIRONMENT
 PO BOX 270
 LONDON
 EC3P 2EL
 TEL: 020 7606 3030

CITY OF LONDON

SCALE

SHEET 1 of 1

DATE: Nov 2022

DESIGNED BY: COK

CHECKED BY: BM

SCALE & DRAWING SIZE: 1:200@A1

REVISION: -

DRAWING NO: 100/16100237/GA1

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Committee(s) Policy & Resources Committee – for information Resource Allocation Sub Committee – for information Streets and Walkways Sub Committee – for information	26 September 2023
Subject: Report of Action Taken	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	See Background Report
Does this proposal require extra revenue and/or capital spending?	See Background Report
If so, how much?	See Background Report
What is the source of Funding?	See Background Report
Has this Funding Source been agreed with the Chamberlain’s Department?	See Background Report
Report of: Town Clerk	For Information
Report author: Zoe Lewis, Town Clerk’s Department	

Summary

This report advises Members of action taken by the Town Clerk, in consultation with the Chairman and Deputy Chairman, in accordance with Standing Order Nos. 41(a) and 41(b) since the last meeting.

Recommendation:

That Members note the action taken since the last meeting of the Sub-Committee.

Main Report

Urgent Decision: Bank Junction Improvements Project: All Change at Bank-Traffic and Timing Review – Gateway 5 Issue Report

BACKGROUND:

The “All Change at Bank” project, approved in December 2021, is intended to improve the safety, air quality and pedestrian experience of the area around Bank Junction, whilst reflecting the historic and iconic surroundings with the appropriate sense of place. It involves the significant reduction of traffic movements through the Junction.

In April 2022, the Court of Common Council requested that the Planning & Transportation Committee bring forward a review of the traffic and timing mix of the restrictions being put into place at Bank. This was to provide for a full assessment of

traffic options at the Junction, from retaining cycle and bus use only, to permitting taxi, powered two wheelers or full vehicular access.

Much work was undertaken thereafter and a number of challenges in progressing this review were noted, together with significant risks regarding the agreed methodology, in order to reach the point whereby a change to the traffic or timing of the restrictions could be achieved. The Court of Common Council, in July 2023, took the view that it would be prudent to pause further work on the traffic modelling exercise (a key constituent part of the overall review), to allow for a focus on identifying and evidencing the need for change and how this can be best addressed.

In order to consider the challenging and complex issues that must be addressed, to provide the robust and well-evidenced case for change sought by the Court, additional funding is now required to cover the expanded scope, as the current fee allocation was utilised in the first round of data collection and commissions. Most of this work will need to be undertaken by third parties and cannot proceed until the funding has been approved and purchase orders raised. The additional sums required amount to some £650,000, which can be met from the On Street Parking Reserve.

REASON FOR URGENCY:

A commitment having been made to the Court to present a progress report in December 2023, the approval of funding release was required in advance of the September committee cycle, in order to allow for the requisite activity to be undertaken within the timeframe committed to. In addition, if the authorisation to enter the S278 Agreement were not given until the 26 September Streets and Walkways Sub Committee meeting, this would delay the installation of the taxi rank on Poultry and the efficiency of coinciding with the All Change at Bank construction work in this area would be lost.

ACTION TAKEN:

1. The Town Clerk, in consultation with the Chairs and Deputy Chairs of the **Policy and Resources Committee** and **Resource Allocation Sub Committee**, agreed to allocate £650,000 from the On Street Parking Reserve (including £150,000 costed Risk Provision for Risk R21) as recommended by Corporate Priorities Board in July 2023, to fund the continuation of the traffic and timing mix review at Bank.
2. The Town Clerk, in consultation with the Chair and Deputy Chair of the **Streets and Walkways Sub Committee**,
 - a) Agreed the £650,000 additional budget for the use of the Traffic and Timing Review at Bank.
 - b) Noted the total revised project budget of 6,676,432 (excluding risk) increased by £500,000.

- c) Approved an additional Costed Risk Provision of £150,000 (to be drawn down via delegation to Chief Officer) specifically for the use of the Traffic and Timing Review.
- d) Noted that this would take the remaining available Costed Risk Provision for the entire project to £816,498.
- e) Approved the amended risk register in appendix 2 of the accompanying background report (inclusion of the £150k in R21).
- f) Agreed that the City can enter into a S278 Agreement relating to the delivery of a taxi rank on Poultry outside the Ned hotel (paragraph 7 in the accompanying background report).

Copies of background papers concerning these decisions are available from the Town Clerk on request.

Zoe Lewis

Town Clerk's Department

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