

Committees:	Dates:
Open Spaces & City Gardens	10 December 2018
Subject: Brewers' Hall Garden Redevelopment	Public
Report of: Director of Open Spaces	For Decision

Summary

The City Corporation has been approached by the Worshipful Company of Brewers regarding the re-development of the City's garden adjoining its Hall, situated at London Wall. The Brewers have commissioned a landscape architect to work with the City on a re-design of the garden which would facilitate access to a new entrance on the north side of the Hall.

Outline proposals have been submitted for your consideration and approval in principle of the re-design.

Recommendations

Members are asked to:

- Confirm, in principle, that they would be willing to allow the redevelopment of Brewer's Hall Garden to facilitate access to a new entrance opening onto the Garden from the Hall.
- Subject to such confirmation, authorise officers to negotiate with the Worshipful Company of Brewers to develop the terms and licence arrangements under which the re-design and installation of the garden could take place and report back to Members on the outcome of those negotiations.

Main Report

Background

1. Brewers' Hall Garden is immediately north of The Brewers' Hall, facing onto the south side of London Wall. The freehold of the land on which the garden sits is currently vested in the City Corporation's City Fund estate, having been acquired in a series of land transactions between 1954 and 1958. The parcels were acquired as part of one of the 'Redevelopment Units' following extensive damage to the area during the War.
2. The parcel of land on which the garden sits is effectively the remnant of an unrealised Planning scheme for that area. In the 1960s it was laid out with a series of raised planters containing small trees, shrubs and seasonal bedding for the enjoyment of the public. Although the garden is managed and

maintained by your Committee, the land was acquired and continues to be held for planning purposes, having never been appropriated to open space purposes, and it has not been declared as Highway.

3. There are several constraints on the site, including a UK Power Network sub-station and vent structures. The garden also contains a sculpture called 'The Gardener' (Karin Jonzen; 1971), which was relocated from the corner of Moorgate and London Wall when that junction was realigned.
4. The current Brewers' Hall is a four-storey 1960's building, but the Company's association with that site dates back to the beginning of the fifteenth century. The freehold of the land on which the Hall sits is vested in The Worshipful Company of Brewers ("the Brewers"), having been transferred (in parts) from the City Corporation at the same time as the transactions set out in paragraph 1 above.

Current Position

5. The Brewers are seeking to carry out extensive works to the existing Hall, including the addition of two additional floors and opening a new commercial tenants' entrance onto the Garden in addition to the Company's existing entrance on Aldermanbury Square. The landscape architecture firm SpaceHub has been commissioned by the Brewers to develop a proposed redesign of the garden incorporating the new access to the Hall.
6. The current 1960s layout of the garden is not particularly welcoming, with limited opportunities for sitting and it is generally in need of refurbishment and replanting. The condition contrasts negatively with the garden spaces of the recent London Wall Place redevelopment.
7. Any improvement proposals for the site must contend with the shady nature of the north facing garden, its proximity to London Wall and constraints such as the underground UKPN sub-station and air vent structures which have resulted in the existing planting being confined to raised planters.

Proposals

8. Officers have met with the Brewers' development team to investigate design options. Outline designs have been produced and illustrative proposals are attached at Appendix 1. A reference copy of the design development and proposals have been made available in the Member's Reading Room.
9. The Brewers' proposals are to cut back the existing raised bed adjacent to their Hall and remove a tree to facilitate a new east-west path against their building which would give level access to the proposed tenants' entrance on the north side of the Hall. Due to a difference in levels between the proposed entrance and the garden, this new path would be ramped from the west and there would be stepped access at the east end of the path.
10. The proposals also include:
 - recladding of the remaining raised beds and vent structures;
 - repaving of the garden;
 - additional seating, both free standing and integrated with the planters;

- replanting of the beds, including a replacement tree;
 - lighting of the space;
 - an irrigation system.
11. Care has been taken to ensure that the space will continue to be perceived as public garden provided by the City, through considerations such as the orientation of the access path to the new door and the choice of materials to be in keeping with the City's Public Realm Manual.
 12. The costs associated with the redevelopment are to be met by the Brewers and discussions are yet to be finalised on the best way of ensuring that any additional maintenance liability arising out of the scheme is met by the developer.
 13. Although some design work has been done, the detailed plans may need to be altered by subsequent site surveys and design and maintenance considerations.
 14. Maintenance responsibilities will be considered as part of the discussions on the future arrangements for the site.
 15. The final proposals and the terms of an agreement will be brought to your Committee for approval.

Corporate & Strategic Implications

The Corporate Plan

16. The proposals support the activities of the Open Spaces Department which contribute to the following Corporate Plan 2018-23 aims and outcomes:

Contribute to a flourishing society

- People are safe and feel safe.
- People enjoy good health and wellbeing.
- Communities are cohesive and have the facilities they need.

Shape outstanding environments

- We are digitally and physically well-connected and responsive.
- We have clean air, land and water and a thriving and sustainable natural environment.
- Our spaces are secure, resilient and well-maintained.

Implications

17. Property implications – Licence for the works to the garden and new access arrangements will be granted on commercial terms and the City Surveyor's Department will consider these in due course. A report on any agreed terms between the City and Brewers will be submitted to this Committee, and any others dependent on financial implications, for approval and will expand further on property implications. As part of this process the City will seek to offset any future maintenance liability for the revised scheme through an appropriate contribution from the Brewers.

18. Planning implications – The redevelopment of the garden will require a planning application to be submitted and the details of the landscaping scheme are likely to be subject to conditions as part of a planning permission.

Conclusion

19. Brewers' Hall Garden is unusual insofar as it is maintained and operated under the auspice of the Open Spaces & City Gardens Committee as a public garden but held under the Town and Country Planning Act 1990. The Brewers' proposals for an access path to their proposed building entrance and the refurbishment of the garden are generally acceptable in design terms, subject to detailed design approval.
20. The terms of an agreement with the Brewers are yet to be negotiated.
21. Members are asked to consider an in-principle approval of the proposals subject to a further report of the details as and when they are available.

Appendices

- Appendix 1 – Brewers' Hall Garden Illustrative Proposal

Patrick Hegarty

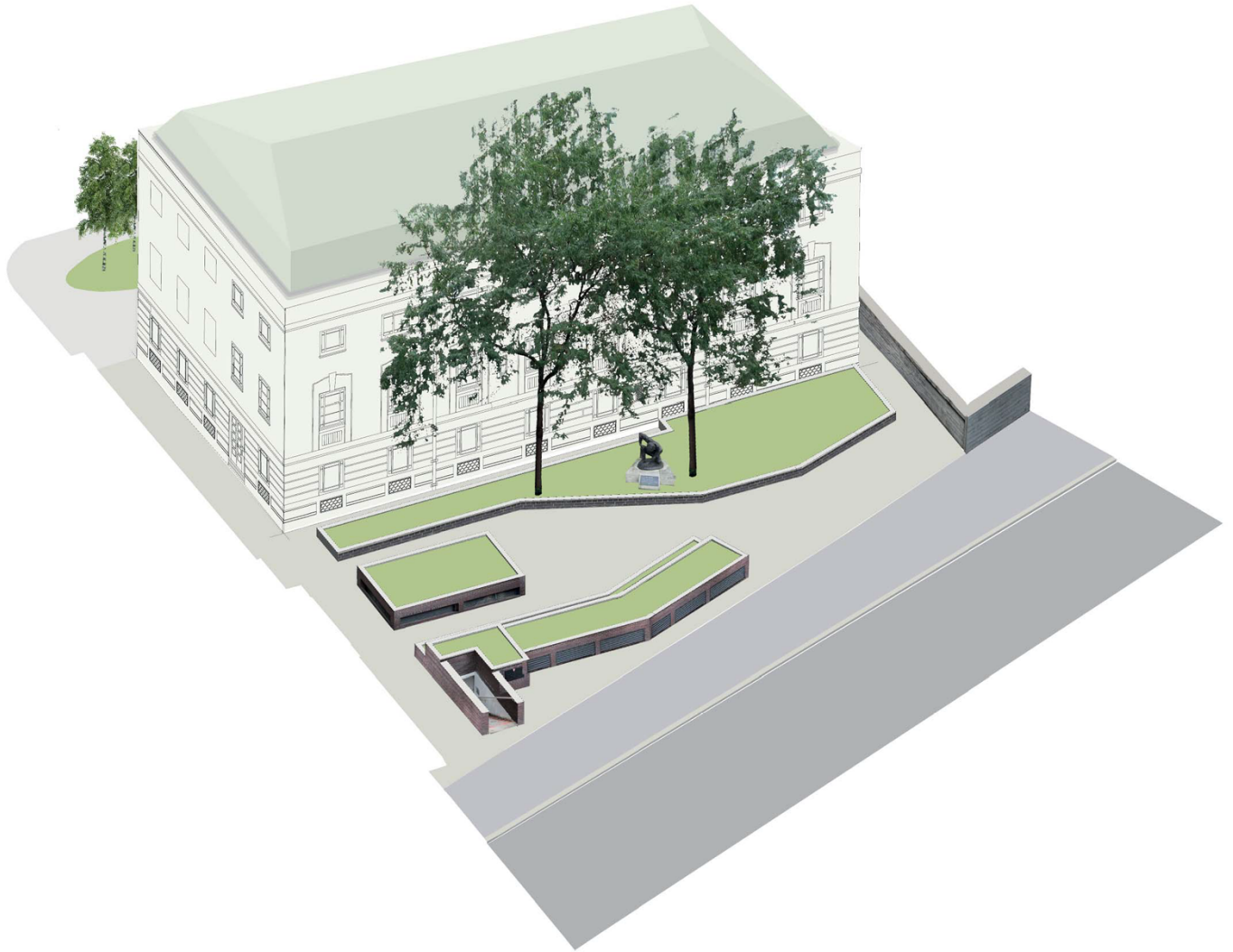
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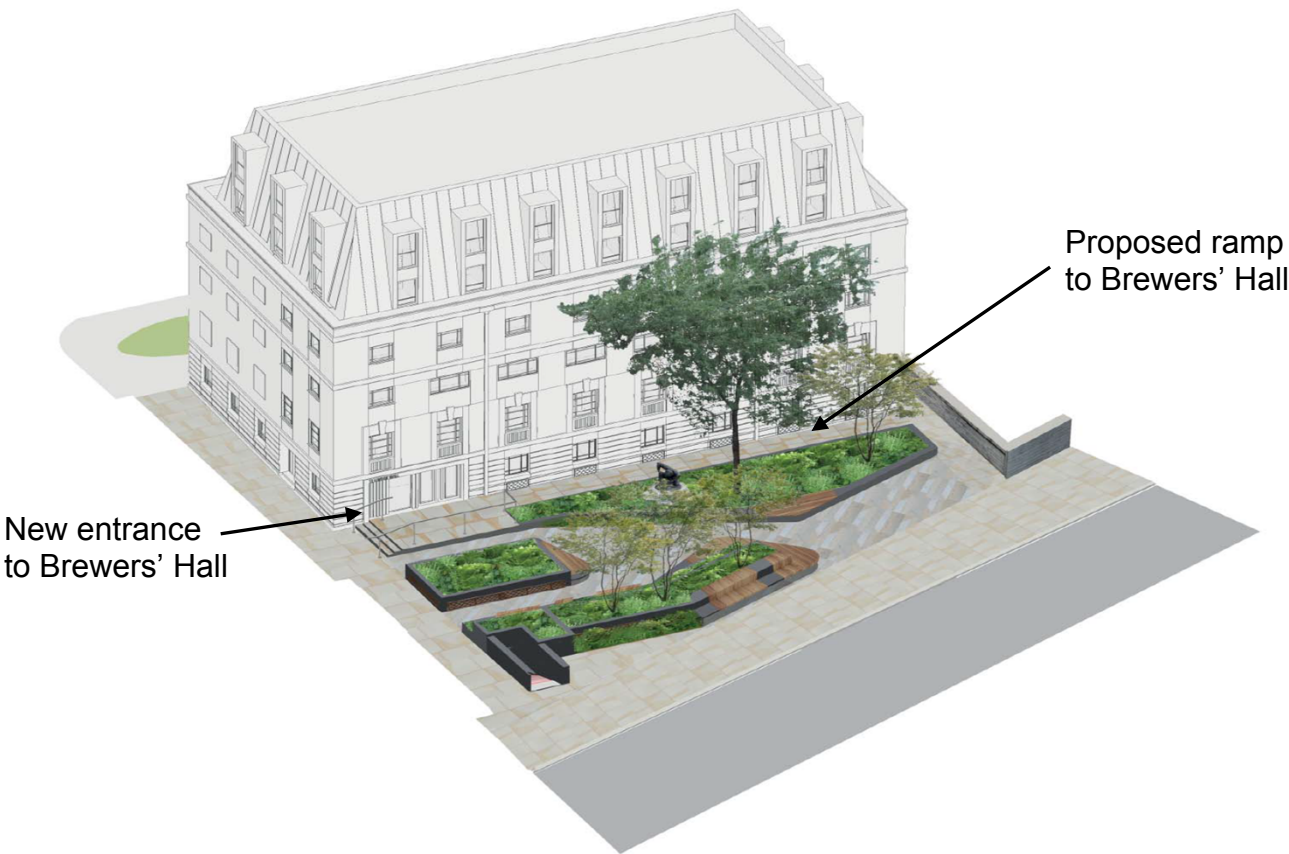
E: patrick.hegarty@cityoflondon.gov.uk

Appendix 1 – **Brewers' Hall Garden Illustrative Proposal**

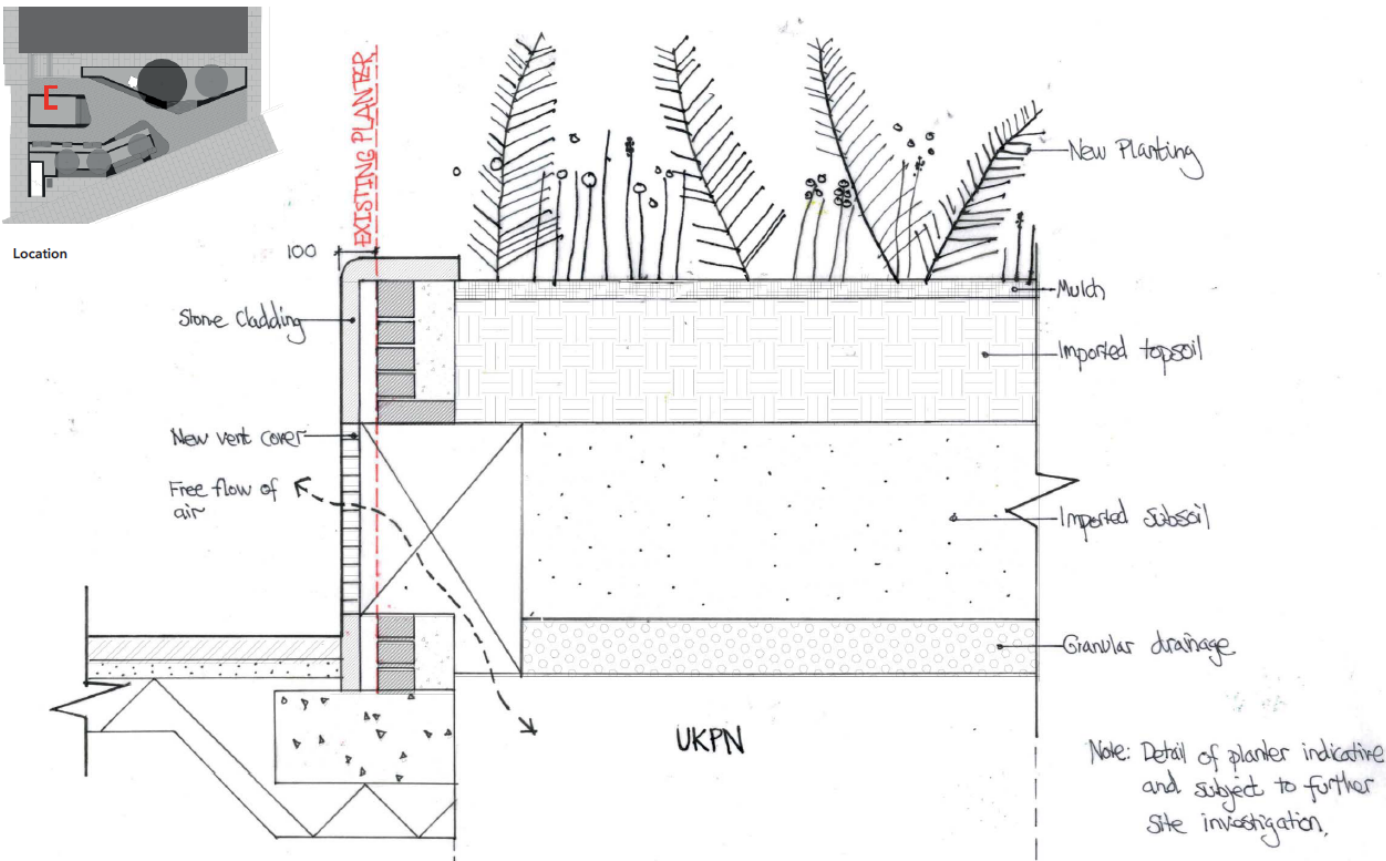
Existing garden

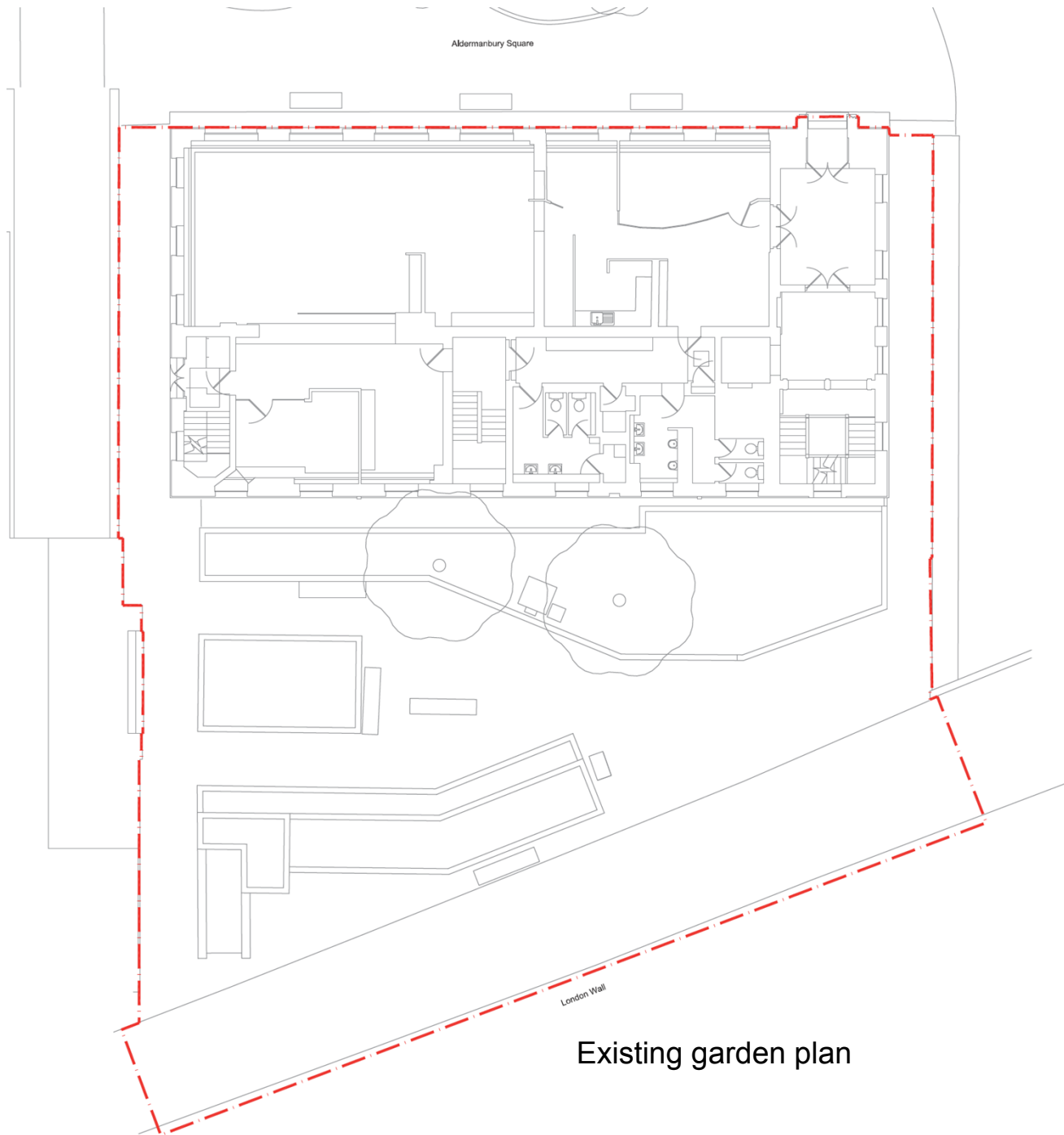


Proposed garden



Section through re-clad planter





Aldermanbury Square

London Wall

Existing garden plan

Legend



Planning application boundary



