

<p><b>Committees:</b> Streets and Walkways Sub <i>Decision delegated to the Director of the Built Environment in consultation with the Chairman and Deputy Chairman of the Streets and Walkways Sub Committee</i></p> <p>Projects Sub (Policy and Resources) Committee</p>	<p><b>Dates:</b> March 2020</p> <p>16 March 2020</p>
<p><b>Subject:</b> Globe View Walkway – Opening up and enhancing the Riverside Walk</p> <p><b>Unique Project Identifier:</b> 10793</p>	<p><b>Gateway 4:</b> Detailed Options Appraisal Regular route</p>
<p><b>Report of:</b> Director of the Built Environment</p> <p><b>Report Author:</b> Leila Ben-Hassel</p>	<p><b>For Decision</b></p>
<p><b>PUBLIC</b></p>	

<p><b>1. Status update</b></p>	<p><b>Project Description:</b> This project aims to complete the Thames Path in the City by opening up and enhancing a currently closed section of walkway under Globe View, a residential building between Sir John Lyon House and the Queensbridge House Hotel.</p> <p>The project aims to improve the look and feel of the walkway to create an enticing and safe environment. This would be achieved through widening openings, introducing as much natural light as possible, minimising blind spots through alterations to buttresses, columns and ledges and lighting improvements.</p> <p><b>RAG Status:</b> Amber - unchanged since last gateway</p> <p><b>Risk Status:</b> medium - unchanged since last gateway</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> 450,000-650,000 (funded from TfL and S106 – not affected by Fundamental Review)</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b> £750K - £1.5m at Gateway 3</p> <p><b>Spend to Date:</b> £189,494 (inclusive of commitments)</p> <p><b>Costed Risk Provision Utilised:</b> None</p> <p><b>Slippage:</b></p>
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	<p>The structural investigations have been delayed as these are more extensive than originally anticipated and require formal review and approval by the building owners (which was received in February 2020). The completion of the new hotel at Queensbridge House (including the new walkway) is delayed by a few months until November 2020, with the Globe View works ideally being completed concurrently to ensure both sections are opened at the same time.</p>
<p><b>2. Next steps and requested decisions</b></p>	<p>Next Gateway: Gateway 5</p> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Complete structural investigations</li> <li>• Complete design and construction package</li> <li>• Draft legal agreements</li> </ul> <p><b>Requested Decisions:</b></p> <ol style="list-style-type: none"> <li>1. That a budget of £94,000 is approved to reach the next Gateway, funded from the TfL LIP allocation;</li> <li>2. Note the revised total estimated cost range of the project at £450,000 - £650,000 (excluding risk).</li> </ol>

**3. Resource requirements to reach next Gateway**

Item	Reason	Source of Funding	Cost (£)
<b>Fees:</b>			
Architect	Produce final construction drawings	TfL	£25,500
Lighting designer	Produce construction drawings and specifications	TfL	£3,500
Structural Engineer	Oversee additional investigation works, specification and production of construction drawings, cost estimation of building alteration works	TfL	£8,000
Client's Legal Fees	Freeholder/Client's legal team to review CoL licence agreement	TfL	£8,000
Client's Surveyor's fees	Freeholder/Client's Building Surveyor/engineer to review CoL construction drawings	TfL	£5,000
<b>Enabling Works:</b> Structural investigation works	Additional locations to be investigated to enable finalisation of construction drawings – incl. mobilisation costs	TfL	£8,000
<b>Staff Costs:</b> Highways staff costs P&T staff costs Legal staff costs		TfL	£5,000 £25,000* £6,000
<b>Total</b>			<b>£94,000</b>

*\*Inclusive of estimated staff costs from January 2020*

<p><b>4. Overview of project options</b></p>	<p>Options have been developed to create an inviting and safe atmosphere in the covered walkway through alterations to the building to maximise natural light in the daytime, a lighting scheme and a paving detail to connect the new hotel's walkway to Globe View.</p> <p>A design option (Option1) was approved by Streets and Walkways Sub Committee in December 2019 as part of the wider programme update report (see Appendix 3 for details).</p> <p>This option received the greatest support from the public consultation and focuses on maximising natural light through the widening of openings (as far as is structurally possible). Sloping and boxing ledges and designing out any potential anti-social behaviour and minimising opportunities for rough sleeping. There is an opportunity for bespoke lighting to create an atmosphere that is warm and welcoming as opposed to a utilitarian feel, together with the elimination of blind spots through layout changes.</p> <p>It was proposed to include artwork inspired by the Thames river landscape and re-pave the whole of the covered walkway (as the paving is in poor condition). However, due to funding constraints (S106 and TfL funds are limited), these elements are unlikely to be affordable within the budget. Final costs will be determined at the next gateway.</p>
<p><b>5. Risk</b></p>	<p>The main risk relates to the feasibility of the structural works and alterations to the fabric of the building which will constitute the main part of the works budget due to their technical nature. This risk will be mitigated as best as possible through investigative works.</p> <p>The implementation of any works in this location involves managing constrained access and will require close coordination with the hotel's main contractor. Costs related to construction will factor in the necessary manual handling of materials. This risk has been accepted and provision will be made in the implementation budget.</p> <p>Further information is available in the Risk Register (Appendix 4) and Options Appraisal below. Costed risk provision is not requested at this stage and will be assessed at Gateway 5 following completion of the construction design.</p>
<p><b>6. Procurement strategy</b></p>	<p>It is proposed that the main contractor is the City's Highway's term contractor, JB Riney's. This is because, key elements such as the lighting are already part of their term contract schedule. The use of the term contractor also enables effective coordination of site access and phasing of the works relating to</p>

	the delivery of the adjacent Section 278 works for the hotel development that they will also be undertaking at the same time.
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### **Appendices**

<b>Appendix 1</b>	Options Appraisal Matrix
<b>Appendix 2</b>	Project Cover Sheet
<b>Appendix 3</b>	Plan and visuals of design
<b>Appendix 4</b>	Risk Register

### **Contact**

<b>Report Author</b>	Leila Ben-Hassel
<b>Email Address</b>	<a href="mailto:Leila.ben-hassel@cityoflondon.gov.uk">Leila.ben-hassel@cityoflondon.gov.uk</a>
<b>Telephone Number</b>	020 7332 1569

## Options Appraisal Matrix

<b>Option Summary</b>	<b>Option 1</b>	
<b>1. Brief description of option</b>	The agreed design option (approved December 2019) focuses on maximising natural light through the widening of openings (as far as is structurally possible), sloping and boxing ledges which would design out any potential anti-social behaviour and minimising opportunities for rough sleeping. A comprehensive lighting scheme would create an atmosphere that is warm and welcoming as opposed to a utilitarian feel. Together with the elimination of blind spots through layout changes, the improved walkway will feel safe whether it be day or night-time.	
<b>2. Scope and exclusions</b>	<ul style="list-style-type: none"> <li>• The scope of the project is defined by the project boundary on the map included in Appendix 3 and includes paving improvements, building alterations, new lighting and wayfinding.</li> <li>• Highway Works identified in the scope of the S278 agreement for the Queensbridge House Hotel are excluded from this project (e.g. paving connecting the new hotel walkway and Globe View Walkway and related drainage works on Stew Lane – See plan in appendix 3)</li> <li>• Any repairs identified in the condition survey of the building in the covered walkway are excluded</li> </ul>	
<b>Project Planning</b>		
<b>3. Programme and key dates</b>	<p>Construction anticipated to be approximately 3 months – completion date expected November 2020.</p> <p>Key dates:</p> <ul style="list-style-type: none"> <li>• March 2020 – May 2020: Design finalised</li> <li>• April 2020 – Update to residents and occupiers</li> <li>• June 2020 – Gateway 5 authority to start work (Delegated to the Director of the Built Environment)</li> <li>• June – July 2020: finalisation of legal agreements and mobilisation</li> <li>• July 2020 – October 2020: construction</li> <li>• November 2020: walkway declared City Walkway</li> <li>• December - March 2021: monitoring and surveys</li> <li>• April 2021 – Gateway 6</li> </ul>	

<b>Option Summary</b>	<b>Option 1</b>	
<b>4. Risk implications</b>	<p><b>Overall project option risk: Medium</b></p> <ul style="list-style-type: none"> <li>• Extent of structural works (impact on scope / cost)</li> <li>• Constrained site and restricted site access to riverside Globe View Walkway (impact on cost/programme)</li> <li>• Funding is limited (impact on scope and benefits)</li> <li>• Delay to legal agreements (impact on programme)</li> <li>• Delay to Queensbridge House Hotel construction programme (impact on programme)</li> </ul> <p>See details in attached Risk Register. Costed risk provision is not requested at this stage and will be assessed at Gateway 5 following completion of the construction design.</p>	
<b>5. Stakeholders and consultees</b>	<ul style="list-style-type: none"> <li>• Leaseholders of Globe View</li> <li>• Neighbours / local businesses including Samuel Pepys Pub</li> <li>• Queensbridge House Hotel</li> <li>• Ward members</li> <li>• City of London Police</li> </ul>	
<b>Resource Implications</b>		
<b>6. Total estimated cost</b>	£450K-£650K	
<b>7. Funding strategy</b>	<p>This project is funded from the following sources:</p> <ul style="list-style-type: none"> <li>• S106 obligations from redevelopments</li> <li>• TfL (LIP)</li> </ul>	

<b>Option Summary</b>	<b>Option 1</b>	
<b>8. Ongoing revenue implications</b>	<p>The opened up walkway is planned to be declared as City Walkway and maintained by the City in the same manner as the remainder of the Thames Path.</p> <p>This will have an impact on Highways maintenance budgets. However, the Highways team has been involved in the design development to ensure that maintenance costs are in line with other sections of the walkway.</p>	
<b>9. Affordability</b>	<p>The estimated cost of the project is £450K- £650K and the estimate will be finalised ahead of the next gateway.</p> <p>The S106 contribution for the project is capped at £248,849 and it is proposed to utilise TfL LIP funds to provide the full budget.</p>	
<b>10. Legal implications</b>	<p>An agreement to undertake the works is required from the freeholder management company. Initial meetings with the freeholder company's representatives have been positive. The company's legal department will be reviewing the City's proposed legal agreement and the City will cover all the related costs. The Walkway is proposed to be declared as City Walkway following the completion of the works.</p>	
<b>11. Traffic implications</b>	None	
<b>12. Sustainability and energy implications</b>	<p>The main sustainability improvement lies in the introduction of LED technology in the new lighting scheme, in line with the City's Lighting Strategy. This will minimise impacts on maintenance requirements.</p>	
<b>13. Equality Impact Assessment</b>	<p>Overall the impact of the project on all protected groups is positive. The completion of the accessible Thames Path will contribute to supporting walking away from pollution as well as wellbeing. Currently the site's western entrance is narrow for wheelchair or pushchair users. Although it isn't structurally possible to fully widen the entrance, slimming down the middle column will facilitate accessible movement.</p>	

<i>Option Summary</i>	<i>Option 1</i>	
<b>14. Recommendation</b>	Recommended	