

Project Coversheet

[1] Ownership & Status

UPI: 12032

Core Project Name: Creed Court S.278

Programme Affiliation (if applicable): N/A

Project Manager: Andrea Moravicova

Definition of need:

A planning permission to redevelop an office building at Creed Court (14/00300/FULMAJ) to a hotel with ground floor retail, was granted on 6 October 2017, with S.73 application (17/01207/FULMAJ), proposing predominantly internal reconfiguration / amendments to the scheme, approved in September 2018.

The change of use of the Creed Court necessitates changes to the highways adjacent to the development to deliver a well-functioning street environment that improves pedestrian permeability and accommodates projected increase in pedestrian traffic and servicing needs of the hotel.

The proposed site lies within the St Paul's Conservation area and the setting of grade II listed 1-3 Ludgate Square.

Key measures of success:

- 1) Improve the pedestrian environment by ensuring that the public realm in the vicinity of the development aligns with the CPR Supplementary Planning document.
- 2) Accommodate the servicing requirements of the new development by making necessary adjustments to the highway.

Expected timeframe for the project delivery: construction to start in Autumn 2021 and to complete in March 2022

Key Milestones:

- Finalise S278 Agreement – January 2021
- Draft construction package – January – March 2021
- Gateway 5 report – Spring 2021
- Issue Construction package – April 2021
- Pre-construction planning – May - July 2021
- Project construction starts – Autumn 2021

Are we on track for completing the project against the expected timeframe for project delivery? Six months slippage attributed to revised developer's plan due to Covid-19 pandemic and associated restrictions.

Has this project generated public or media impact and response which the City of London has needed to manage or is managing? No, neither is expected to raise any public or media attention. The project team engages local stakeholders.

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report (as approved by Chief Officer):

- Total Estimated Cost (excluding risk): £300,000 – £800,000
- Costed Risk Against the Project: N/A
- Estimated Programme Dates: May – November 2021

'Project Proposal' G2 report (as approved by PSC 12/12/2018):

- Total Estimated Cost (excluding risk): £300,000 - £800,000
- Resources to reach next Gateway (excluding risk): £50,000
- Spend to date: £40,105
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: May – November 2021

Total anticipated on-going commitment post-delivery [£]: None