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Committees: Streets and Walkways Projects Sub	Dates: 14 September 2020 21 October 2020
Subject: St Bartholomew’s Hospital environmental enhancements Unique Project Identifier: 11057	Gateway 5: Regular Authority to start work
Report of: Director of the Built Environment Report Author: Emmanuel Ojugo	For Decision
<h1 style="margin: 0;">PUBLIC</h1>	

1. Status Update	<p>Project Description:</p> <p><u>Summary</u></p> <ol style="list-style-type: none"> 1. In June 2014, Members of the Planning and Transportation agreed the progression of the Department of Built Environment Projects Programme. This is an annual report that informs Members of upcoming projects. 2. The June 2014 report included the delivery of Section 106 (S106) public realm improvements related to the redevelopment of St Bartholomew Hospital, when the City obtained full access to the project area and were in full receipt of the associated funds. This is in light of existing development activity to deliver a residential/mixed use scheme adjacent to the project area in Bartholomew Close (Bart’s Close) and a new development phase for St Bartholomew Hospital on West Smithfield/Giltspur Street. 3. Much of the hoarding related to Bart’s Close has been removed, particularly from the Little Britain frontage. We are now in a position to sign off on the design and complete the construction drawings with a view to implementing public realm improvements in phases to dovetail with local development programmes adjacent to the project area. <p><u>Project Overview</u></p> <ol style="list-style-type: none"> 4. This project involves improvements to the public highway surrounding St Bartholomew’s Hospital. The project is funded by the S106 agreement, agreed with the Bart’s and the London NHS Trust (30th March 2005) and is related to the redevelopment of parts of the hospital. Much of which was largely completed by 2016 (see S106 plan in. Appendix 1.) <p>The improvements would be in keeping with the aims of the existing West Smithfield Area Strategy (approved in January 2014) and crucially align with the aspirations of the emerging Culture Mile quarter in the Smithfield area that will accommodate the relocation of the Museum of London headquarters. The public realm project will be delivered in</p>
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phases for reasons that are summarised below in the section on **Slippage**.

5. Proposals will include the following improvements in the area:

- Re-surfacing footways in York stone at Little Britain, West Smithfield and Giltspur Street, to enhance the area together with bollards where required to prevent vehicle over-run and maintain the Traffic & Environment Zone (TEZ), often referred to as the Ring of Steel in West Smithfield.
- Widening footways, dropped kerbs or raised pedestrian tables to improve access. This could also include the reinstatement of seating in Little Britain, West Smithfield and Giltspur Street.
- Tree planting where appropriate to add greenery and enhance the local environment.
- Visual elements that seek to improve local permeability that both identifies with and supports the emerging Culture Mile quarter within in the adjacent wider adjacent Smithfield district. This could include but are not necessarily restricted to, wayfinding and improved signage.

RAG Status: Green

Risk Status: Low

Total Estimated Cost of Project (excluding risk):

£565,396. A more detailed breakdown of this allocation can be seen in Appendix 3.

Change in Total Estimated Cost of Project (excluding risk): The

The delivery of the project was originally estimated at between £400K-£550K. This estimate range was based on the fact that the project area would be restricted for a number of years to facilitate the St Bartholomew Hospital redevelopment. The upper limit accords with the estimated predicted accumulation of costs over time reflected in the S106 provisions to ensure that some fifteen years post agreement, the project remains affordable by applying Baxter indexation and interest accrued on the original deposit.

Spend to Date: £33,234 (of £30,000 approved).

Costed Risk Provision Utilised: N/A.

Slippage

Due to the protracted delivery of the St Bartholomew Hospital development since 2005, public realm improvement works could not be initiated as much of the project area, was occupied for a number of years, by welfare, plant and materials. This was necessary to facilitate both the hospital development largely completed in 2016; and the mixed use/residential Bartholomew Close development known as Bart's Square that is currently in the final phase of completion.

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	<p>The Little Britain hospital frontage has now largely been completed and we are in a position to initiate Phase 1 works on Little Britain. However, the development of other connected hospital buildings on West Smithfield / Giltspur Street are currently under construction. The delivery of public realm improvements here will need to accord with the developers building programme, so West Smithfield/Giltspur Street will be delivered as a Phase 2.</p>
<p>2. Requested decisions</p>	<p>Next Gateway: <i>Gateway 6 – Project Closedown Report</i></p> <p>Next Steps:</p> <ul style="list-style-type: none"> Finalise the construction package for procurement of materials and implementation of Phase 1 works in Little Britain. Carry out standard visual assessment of surrounding basements with authorised building janitors to establish existing conditions prior to works starting. <p><u>Requested Decisions:</u></p> <ol style="list-style-type: none"> I. Agree authorisation to increase the current approved budget of £30,000 by £3,235 to complete the design evaluation and cover the overspend as per Appendix 3, Table 1. II. Agree authorisation to initiate the delivery of public realm works in the area in 2 phases, funded through St Barts and the London NHS Trust 106 agreement at a total cost of £532,161 (inclusive of indexation and interest accrued). III. Approve the revised total project budget increase from £400K-£550K to £565,396 and updated budget as per Appendix 3, Table 2.
<p>3. Budget</p>	<ol style="list-style-type: none"> 6. Total cost of the project is £565,396, to be totally funded by the St Barts and the London NHS Trust S106 agreement. 7. The project scope remains unchanged. The increase in budget is as a result of indexation and interest accrued, to ensure the project is affordable as there is a significant lapse in time between the S106 signature (March 2005), and the receipt of funding in July 2018. 8. Please see Appendix 3 which contains a breakdown on the project spend to date and budgets required to reach the next stage of reporting. <p>Costed Risk Provision requested for this Gateway: N/A</p> <ol style="list-style-type: none"> 9. A risk provision is not considered necessary as the main impactful risks associated with adverse site conditions were appraised as part of the evaluation process.
<p>4. Design summary</p>	<p>The project is to be delivered in phases and these are as follows. (See Appendix 1 for phases and Appendix 2 for images).</p> <p><u>Phase 1: Little Britain Footway Perimeter Improvements</u></p> <ol style="list-style-type: none"> 10. Phase 1 works include resurfacing the Little Britain footway in York Stone that abuts the St Bartholomew Hospital. As part of this phase of work the

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	<p>Traffic & Environment Zone (TEZ), commonly known as the Ring of Steel will also be reinstated and re-aligned, having previously been removed to accommodate access requirements to facilitate the development of the hospital.</p> <p>11. Motor vehicles are restricted in the raised section of Little Britain, north of Bartholomew Close and Butchers Hall as evidenced by existing fixed bollards. However, bicycle users will retain access to this section of Little Britain to tie in with the established quietways route for cycles in West Smithfield. The dedicated cycle lane has been removed from the design in preference of a shared space as agreed with the City’s Transportation division.</p> <p>12. Other improvements will include lighting, seating and greenery in the form of tree planting and planters subject to site conditions. The intention is to reinstate planting, that was removed to facilitate the redevelopment of the hospital. The badly scarred mastic asphalt footway and sections of temporary concrete footway will be resurfaced in York Stone to ensure continuity of materials in the area. Seating will also be reinstated as these were also removed from Little Britain, to facilitate the hospital development.</p> <p>13. Also, given the importance of the City’s new cultural quarter in the Smithfield area, wayfinding and signage will be introduced that will align with the City’s Look & Feel Strategy and Culture Mile branding as approved by the Court of Common Council on 18th October 2018.</p> <p><u>Phase 2: Giltspur Street Improvements</u></p> <p>14. Giltspur Street runs along the western flank of St Bartholomew Hospital, adjacent to an area of extensive activity in the form of the hospital works to the Pathology block, Crossrail and the emerging Culture Mile quarter at Smithfield.</p> <p>15. Proposals include widening the Giltspur Street footway to improve pedestrian access and resurfacing in York Stone setts, in keeping with the local palette of materials. Widening the footway will provide additional footway width and opportunities to plant trees or establish planters and seating subject to site conditions.</p> <p>16. The proximity of Giltspur Street to West Smithfield means that new wayfinding and signage will also be important here so proposals will also be in keeping with the City’s Look & Feel Strategy and Culture Mile branding. Supporting the unique local identity will ensure a coherent and consistent quality that integrates with the newly emerging cultural quarter.</p>
<p>5. Delivery team</p>	<p>17. The works are to be carried out 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. This arrangement will ensure consistency of approach and quality during the construction phase.</p>

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<p>6. Programme and key dates</p>	<p>18. Phase 1 works (Little Britain) are expected to commence in January 2021. Phase 2 works (Giltspur Street) are likely to commence in February 2021 subject to the St Bartholomew Hospital development programme, ensuring the City have full access to the public footway.</p> <table border="1" data-bbox="395 398 1489 808"> <thead> <tr> <th data-bbox="395 398 1233 432">Activity</th> <th data-bbox="1233 398 1489 432">Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 432 1233 472">Finalise the construction package (Little Britain) Phase 1</td> <td data-bbox="1233 432 1489 472">October 2020</td> </tr> <tr> <td data-bbox="395 472 1233 546">Procurement of materials following sign-off of the construction package Phase 1</td> <td data-bbox="1233 472 1489 546">October 2020</td> </tr> <tr> <td data-bbox="395 546 1233 586">Submit traffic management plan/permits Phase 1</td> <td data-bbox="1233 546 1489 586">October 2020</td> </tr> <tr> <td data-bbox="395 586 1233 627">Initiate site construction works</td> <td data-bbox="1233 586 1489 627">January 2021*</td> </tr> <tr> <td data-bbox="395 627 1233 701">Initiate construction programme for Phase 2 (Giltspur Street) to tie in with the hospital's building programme</td> <td data-bbox="1233 627 1489 701">February 2021</td> </tr> <tr> <td data-bbox="395 701 1233 741">Snagging period</td> <td data-bbox="1233 701 1489 741">May 2021</td> </tr> <tr> <td data-bbox="395 741 1233 808">Gateway 6 Outcome Report</td> <td data-bbox="1233 741 1489 808">September 2021</td> </tr> </tbody> </table> <p><i>*Subject to possible network disruptions and programme changes as a result of wider COVID-19 pandemic measures and associated restrictions.</i></p>	Activity	Date	Finalise the construction package (Little Britain) Phase 1	October 2020	Procurement of materials following sign-off of the construction package Phase 1	October 2020	Submit traffic management plan/permits Phase 1	October 2020	Initiate site construction works	January 2021*	Initiate construction programme for Phase 2 (Giltspur Street) to tie in with the hospital's building programme	February 2021	Snagging period	May 2021	Gateway 6 Outcome Report	September 2021
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<p>7. Risks</p>	<p>Key Risks</p> <p>A. <u>Access to West Smithfield/Giltspur Street is restricted due to development activity</u> Likely to impact the City's ability to access sections of West Smithfield to carry out works. Mitigation: Maintain regular contact with the Developer and local stakeholders to establish the timetable for hospital works on the Giltspur Street.</p> <p>B. <u>Complaints about noisy works</u> There will be a period of noisy works during the construction phase. Mitigation: Maintain a dialogue with local occupiers in what is an increased pedestrian population in Bartholomew Close. Work with the Environmental Health Team and local stakeholders to ensure there is an agreed consensus about when noisy works take place, their duration. Local occupiers are to be notified in good time prior to construction.</p> <p>C. <u>Adverse site conditions impact the design</u> Site conditions may affect the possibility of planting trees Mitigation: Carry out survey work and necessary site appraisals early on (when access is possible) to ensure the integrity of the design to maximise opportunities for planting.</p> <p>D. <u>Unforeseen effects of Global Pandemic</u> Possible network disruptions and programme changes as a result of wider COVID-19 pandemic measures and associated restrictions. Mitigation:</p>																

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	<p>Agree any revised programme of works with statutory authorities and communicate updates to stakeholders.</p> <p>NB: Further information is available in the Risk Register (Appendix 4).</p>
8. Success criteria	<p>19. Works are carried out in a timely manner in line with Environmental Guidelines to ensure minimal disruption to the local street network, local business and construction activity.</p> <p>20. Introducing greenery to the area that traditionally has low or no coverage to improve local air quality; contribute to local biodiversity net gains and accord with the City's emerging Climate Action Strategy.</p> <p>21. Increased provision of opportunities for rest and contemplation with street furniture designed in line with the City's access requirements that incorporates anti-skating measures.</p> <p>22. Provide a more inclusive, inviting environment that improves pedestrian access, particularly where footways are narrow.</p> <p>23. Better pedestrian experience by delivering high quality enhancements that improves wellbeing and legibility given its proximity to a busy transport hub and the emerging Culture Mile quarter at Smithfield.</p>
9. Progress reporting	<p>24. Monthly updates to be provided via Project Vision and any project changes will be sought by exception via Issue or Update report to Spending and Projects Sub Committees should there be a fundamental change to the project scope.</p> <p>25. Creation of a monthly e-bulletin to keep local stakeholders informed of project-related in the area.</p>

Appendices

Appendix 1	Site Location Plan/Works Phase Plan, S106/Indicative General Arrangement Plan
Appendix 2	Images
Appendix 3	Finance
Appendix 4	Project Coversheet
Appendix 5	Risk Register

Contact

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