

Committees: Corporate Projects Board - for decision Projects Sub - for decision Streets & Walkways Committee - for decision	Dates: 11 November 2020 30 November 2020 01 December 2020
Subject: Moor Lane Environmental Enhancements, EC2Y 9SS Unique Project Identifier: 9441	Gateway 3 Issue Report: Regular
Report of: Director of the Built Environment Report Author: Katie Adnams	For Decision
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: Public realm enhancements on Moor Lane to provide greening and an improved pedestrian environment, with the creation of a linear pocket park and widened footways.</p> <p>A design for Moor Lane was previously approved by committees in 2011, however progress was subsequently paused due to the development of 21 Moorfields. It is proposed that work on the project recommences as the construction of the 21 Moorfields development is progressing. There is strong stakeholder support for improvements to Moor Lane and an expectation for the scheme to finally be completed.</p> <p>As a result of the development, the previously approved design for Moor Lane will need to be revisited to accommodate security and accessibility requirements for 21 Moorfields.</p> <p>RAG Status: Green (not assigned at last report to Committee in 2011)</p> <p>Risk Status: Medium (not assigned at last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk): £1.7-£2.2M</p> <p>Change in Total Estimated Cost of Project (excluding risk): It is likely that the project budget will increase since the last report to Committees in 2011. This is due to a revised scope to</p>
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	<p>incorporate the Section 278 works associated with the 21 Moorfields development, which will be funded by the developer.</p> <p>Spend to Date: £257,526</p> <p>Funding Source: Section 106 and Section 278</p> <p>Slippage:</p> <p>The project was paused in 2012 due to the 21 Moorfields development which would have impacted on the scheme. The design must now be reviewed in conjunction with the Section 278 highway works necessary to mitigate the impacts of the 21 Moorfields development which is progressing. It is now expected that the scheme will be implemented from Spring 2022 to late Autumn 2022.</p> <p>The scope is consequently proposed to be increased to accommodate the Section 278 works on Moor Lane. This will increase the overall cost of the scheme; however, the increase will be entirely funded by the developer through a Section 278 agreement.</p>
<p>2. Requested decisions</p>	<p>Next Gateway: Gateway 4/5 – Detailed Design and Authority to Start Work (Regular)</p> <p>Requested Decisions:</p> <p>Members are asked to approve the recommencement of this project and the inclusion of the Section 278 works for 21 Moorfields on Moor Lane as part of the project scope.</p> <p>In particular, Members are asked to:</p> <ol style="list-style-type: none"> 1. Approve a total budget of £230,382 to reach the next Gateway and proceed with the design review of Moor Lane, subject to the funds being received. This is to be funded by both the existing Moor Lane budget and the 21 Moorfields Section 278 as outlined below. 2. Approve a budget allocation of £128,566 from the existing approved implementation budget of £1,133,610 for the review and modification of the Moor Lane design to reach the next Gateway. 3. Approve the initiation of the Section 278 design, evaluation and the negotiation, drafting and completion of a Section 278 agreement in respect of 21 Moorfields relating to Moor Lane, at an estimated cost of £101,816 to reach the next Gateway and subject to the receipt of funds; 4. Note the total estimated cost of the project at £1.7M-£2.2M (excluding risk).

3. Budget

The total estimated cost to reach the next Gateway is **£230,382**. This will be funded by the Section 106 funds already allocated to the project, as well as Section 278 funding from the developer of 21 Moorfields.

The total available approved funding from the Milton Court Section 106 is **£1,133,610** for the project, including implementation. Of this, **£128,566** is now required for a review of the design and technical constraints. A further **£101,816** is required to reach the next Gateway; this will be funded through a Section 278 payment from the developer of 21 Moorfields.

The total estimated cost of the project at this stage is **£1.7-£2.2M**. This is an increase on the cost previously reported to committees in 2011. However, this is due to the increase in scope to accommodate the requirements of the 21 Moorfields development and the increase will be funded by the developer. With respect to the Section 278 funding, officers are working with the developer in an attempt to achieve efficiencies that may reduce certain cost items in the table below.

Item	Reason	Funds/ Source of Funding	Cost (£)
P&T staff costs	Project management, stakeholder engagement, negotiating S278 agreement	21 Moorfields S.278 & Milton Court S.106	65,855
Highways staff costs	Design review, detail design, technical coordination	21 Moorfields S.278 & Milton Court S.106	79,075
Legal staff costs	Legal advice as required	Milton Court S.106	2,000
Open Spaces staff costs	Review of concept design and planting scheme	Milton Court S.106	10,000

Fees	Surveys, utilities, trial holes, consultation material, consultant fees for SUDS scheme design & review	21 Moorfields S.278 & Milton Court S.106	73,452
Total			230,382

Funds/Sources of Funding	Cost (£)
Section 106 - Milton Court development (existing approved allocation)	£128,566
Section 278 – 21 Moorfields development for Moor Lane	£101,816
Total	230,382

The above staff costs translate to:

- A City Public Realm project manager for an estimated 30% of their time over 11 months (up to 490 hours), to cover report writing, managing the drafting of the Section 278 agreement, project planning, stakeholder consultation and ensuring the overall design is progressed to agreed milestones and budget. Group Manager oversight is additionally required with respect to developer negotiations and stakeholder communications, which is expected to amount to 110 hours over the period.
- A project partner in City Transportation to review the traffic implications of the design as required, given the adjusted footway and carriageway widths in the scheme.
- A Highways project engineer, and manager oversight, to establish the technical constraints of the scheme and progress a revised detailed design, incorporating the developer's security requirements whilst maintaining as much of the previously approved scheme as possible. This equates to approximately 753 hours over 11 months.
- An Open Spaces officer for input into the design process as required and to advise on planting schemes, maintenance implications and the suitability of greening options until the next Gateway.
- It is not envisaged that much legal work is to be undertaken with respect to the Section 106, however a

	<p>provision has been included should legal advice be required as the design progresses. It should be noted that the Section 278 legal fees will be settled directly with the developer.</p> <p>For further detail on the expected costs by funding source, please refer to the finance tables in appendix 3.</p>
<p>4. Issue description</p>	<p><i>Background</i></p> <p>4.1 In July 2011 an evaluation report was approved by Members to implement environmental enhancements on Moor Lane. The scheme was a ‘high priority’ project emerging from the original Barbican Area Enhancement Strategy (2008) and was developed through extensive consultation with local residents and proposed the creation of a linear ‘pocket park’. However, the scheme was put on hold in light of the emerging 21 Moorfields development.</p> <p>4.2 The project was to be funded through the Section 106 agreement for the Milton Court development and was to include a ‘sustainable urban drainage system’ (SUDS).</p> <p>4.3 Prior to the project’s pause in 2012, the following progress had been made:</p> <ul style="list-style-type: none"> • Two estate-wide consultations had been undertaken, and response had been positive with residents strongly supportive of the creation of a linear pocket park that increased greenery and biodiversity in the area. Feedback from the consultation was incorporated into the design as it developed. • The proposals received support from English Heritage. • The park was designed to increase the public/residential amenity in the area, add green space, and support local wildlife through planting, trees and trellising. • Designs had progressed to include a Sustainable Urban Drainage System (SUDS) that would contribute to climate change mitigation through sustainably managing rainwater run-off. <p><i>Progress to date: Moor Lane temporary greening</i></p> <p>4.4 Whilst this permanent scheme was put on hold, a pop-up garden was installed with the local community in 2017.</p>

This formed part of the Low Emission Neighbourhood project intended to mitigate the effects of air pollution.

4.5 To build on the impact of the existing pop-up garden and increase the level of greening further, a temporary greening project was progressed: 'Meanwhile Moor Lane'. A Culture Mile initiative, the project was developed in close consultation with the community following requests by local residents for additional greening of Moor Lane in advance of the permanent public realm enhancements.

4.6 'Meanwhile Moor Lane' consists of a series of modular, movable planters with trellising and wayfinding signage elements. Installed in early October 2020, officers are currently monitoring the temporary project and intend to use the feedback to explore additional opportunities and benefits for the permanent Moor Lane design. An online survey is also available, allowing people to provide feedback to further inform the permanent scheme.

4.7 The stakeholder feedback collated throughout the co-design process has demonstrated a high level of local stakeholder support for a permanent greening scheme on Moor Lane.

Current position

4.8 As the 21 Moorfields development is now progressing, the City is in a position to recommence work on this project and proceed with a review of the design for Moor Lane. The original scheme for Moor Lane needs to be modified to accommodate the requirements of the development, and to mitigate the impact of the development on the local environment.

4.9 Section 106 funds allocated for the project are still in place and officers will ensure that the designs remain within the budget for this project.

4.10 A Section 278 agreement will be entered into with the developer to fund improvements to Moor Lane where it relates to mitigating any impacts on the local environment that result from the 21 Moorfields development.

4.11 Whilst this report concerns proposals for Moor Lane, it should be noted that additional works are required on Fore Street Avenue and Moorfields which relate to the security requirements of the 21 Moorfields development.

It is proposed that these works be progressed and reported on through a separate reporting route due to the shorter programme and the required coordination with the Moorgate Crossrail works. The developer is aware of this approach and a report will be submitted in due course.

Proposed way forward

4.12 It is proposed that officers recommence work on the project, modifying the existing Moor Lane design and taking into account the development requirements of 21 Moorfields. It is recommended that both the existing greening scheme and the necessary changes to Moor Lane resulting from development are considered together as one project.

4.13 A technical review of the scheme will be undertaken, to review the underground constraints and to develop the SUDS design further.

4.14 Whilst the existing design requires amendments in light of the above points, the principles of the existing Moor Lane design will be adhered to. The original concept design will be kept where possible on the western footway, to avoid a complete redesign of the scheme. Consultation with residents on the temporary scheme and on the long term aspirations for Moor Lane has demonstrated strong support for increased greening measures and an improved pedestrian environment.

4.15 A Section 278 process for Moor Lane will be initiated with the developer to release funds for the design & evaluation phase and begin negotiating the Section 278 agreement.

Expected design modifications

4.16 The Moor Lane design approved in 2011 will be revisited in conjunction with the requirements of the 21 Moorfields development. Changes to the 2011 design will be necessary to accommodate the development and underground technical constraints, which include the following:

- Footway and carriageway widths and levels require modification to accommodate the 21 Moorfields security requirements on the eastern

footway and consider how these are integrated into the public realm design.

- Changes to the location of planters and trees are expected to be required due to underground constraints.
- The Sustainable Urban Drainage System (SUDS) design will be reviewed. As the existing SUDS design was developed in 2011, it is expected that a revised design is required.
- The planting will be reviewed to ensure it is suitable for the local conditions, increase biodiversity and improve air quality.

Reporting procedure

4.17 It should be noted that the evaluation report approved in 2011 predated the current Gateway reporting procedure. Upon approval of the 2011 report, officers were given authority to proceed with detail design and implement the scheme. However, due to a number of modifications required to the scheme as outlined above, officers consider the existing scheme to be equivalent to Gateway 3 stage. Consequently, it is proposed that the next report to Members is a Gateway 4/5, outlining the detail design and requesting authority to start work.

Proposed programme

4.18 **Overall project:** Works are expected to be implemented in 2022 in coordination with the 21 Moorfields development. The project is expected to complete in late 2022 or early 2023.

4.19 The works can be phased to accommodate the security requirements of the 21 Moorfields development, which must be completed prior to occupation. Works to the western footway and greening measures can be implemented following the development's practical completion.

Key dates:

- Design review & surveys: Dec 2020 - Mar 2021
- Consultation: Mar – May 2021
- Detail design: Jun – Sept 2021
- Gateway 4/5: Sept 2021
- Construction package: Oct 2021– Feb 2022
- Phased implementation (minimum 6 months): Spring 2022 – late 2022/Early 2023

	<ul style="list-style-type: none"> • 21 Moorfields practical completion: Summer 2022 • Gateway 6: Early 2023 <p>Other works dates to coordinate:</p> <p>4.20 The implementation and completion stages of the highways work are dependent on the 21 Moorfields development programme.</p> <p>4.21 The Section 278 works for Fore Street and Moorfields will be progressed separately as they require implementation earlier than Moor Lane.</p>
<p>5. Options</p>	<p><i>Recommended option: Recommence project</i></p> <p>5.1 This report recommends the recommencement of the project to review the 2011 approved design for Moor Lane and integrate the additional security and access requirements resulting from the development at 21 Moorfields.</p> <p>5.2 With respect to the 21 Moorfields Section 278 agreement, it is recommended that this process is initiated at the same time as the design review of the 2011 approved scheme. This would allow the design of Moor Lane to be reviewed holistically, ensuring a high-quality design and allowing the scheme to be implemented efficiently.</p> <p><i>Option: Continue to pause project</i></p> <p>5.3 It is not recommended that this project remains paused, as this would further delay the implementation of greening and public realm improvements on Moor Lane. The changes are supported by the community and are expected to improve pedestrian experience and well-being, environmental resilience and increase biodiversity.</p> <p>5.4 A Section 278 agreement will still be required in respect of 21 Moorfields, in accordance with the Section 106 agreement for the development. Without the Section 278 agreement in place, there will be no mechanism through which the highway changes on Moor Lane required to accommodate the 21 Moorfields development can be delivered.</p>

Appendices

Appendix 1	Project Coversheet
Appendix 2	Risk Register
Appendix 3	Finance tables
Appendix 4	Moor Lane location plan
Appendix 5	Moor Lane – 2011 approved design
Appendix 6	'Meanwhile Moor Lane' – project information

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