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Committees: Streets and Walkways Sub Projects Sub - <i>for information</i>	Dates: 12 October 2021 20 October 2021
Subject: 2-6 Cannon Street Public Realm Improvements Phases 2 and 3 Update Report Core project name: 2-6 Cannon Street Public Realm Improvements Unique Project Identifier: 11004	Gateway 5 Regular / Progress Report
Report of: Juliemma McLoughlin, Executive Director, Environment Department Choose an item. Report Author: Emmanuel Ojugo	For Decision
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: To deliver public realm enhancements that includes planting, erection of trees, provision of seating and a water bottle refill point; related to the redevelopment of 2-6 Cannon Street.</p> <p>The enhancements are entirely funded by the Developer through a Section 106 Agreement and utilised within the boundary as defined by the agreement. A Gateway 5 report delegated to the Director of the Built Environment, was approved in February 2020. The project is to be delivered in three Phases and these are as follows:</p> <p><u>Phase 1: Distaff Lane – Completed January 2019</u></p> <p>This included resurfacing Distaff Lane footways around the perimeter of the new development and footway reinstatement works on Cannon Street. Other works include raising a section of carriageway on Distaff Lane to footway level adjacent to the recently completed On-site Garden to the south. A gate/railing to the On-site Garden was also installed as part of this phase.</p> <p><u>Phase 2: Off-site Garden - Under construction</u></p> <p>This phase included re-landscaping of the garden space between Old Change House and Nicholas Cole Abbey Church. The design includes new planters and planting, tree planting and seating. A water bottle refill point is to be installed at the northern section of the garden space, subject to site conditions.</p>
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	<p>Phase 3: Re-landscaping land parcel on Queen Victoria Street – Construction plan being finalised</p> <p>These works include a small parcel of land to the south of Nicholas Cole Abbey on Queen Victoria Street and involve resurfacing the footway in York Stone and refurbishing / replacing the damaged planters with a new planting scheme.</p> <p>Slippage: Reporting delays to the project programme is in keeping with current guidance. The project works were expected to be completed by April 2021. However, due to some unforeseen occurrences, namely the effects of the global pandemic, there has been slippage in the programme that has required additional officer resource to address. See <i>Section 4: Progress to date</i> for a more detailed summary.</p> <p>RAG Status: Amber</p> <p>Risk Status: Low</p> <p>Total Estimated Cost of Project (excluding risk): £1,175,957</p> <p>Spend to Date: £654,637.</p> <p>Costed Risk Provision Utilised: N/A, project was initiated prior to the introduction of the CRP in April 2019.</p>
<p>2. Key points to note</p>	<p>Next Gateway: 6 Choose an item.</p> <p>Key Points: The project scope remains unchanged but due to some factors external to the project the programme has slipped, and it is necessary to accommodate some basic design changes to fulfil the main project objectives. It is therefore proposed to adjust the budget accordingly to ensure the project is completed in line with the City's Section 106 Obligations.</p> <p>Requested Decisions</p> <p><u>It is recommended that:</u></p> <ol style="list-style-type: none"> 1. That the remaining project budget of £420,170 is revised as set out in the finance tables in Appendix 3; including any interest accrued to complete the project in accordance with the Section 106 Agreement (<i>Streets and Walkways Sub, Projects Sub</i>). 2. Approval of the budget adjustment summarised in table 3 Appendix 3. (<i>Streets and Walkways Sub, Projects Sub</i>).
<p>3. Reporting period</p>	<p>This report covers the period from the project phase 2-3, authority to start work in February 2020 through to August 2021.</p>

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<p>4. Progress to date</p>	<p><u>Current Position</u> Phase 1 in Distaff Lane were completed in January 2019. Phase 2 works are currently under construction. Phase 3 works are currently being programmed with the construction plan to be signed off shortly. Unforeseen occurrences have resulted in programme slippage, and this is summarised below:</p> <p><u>Covid-19</u> It was reported in February 2020, that works were expected to commence in July 2020, unfortunately due to the effects of the global pandemic in March 2020, the start date was delayed until November 2020 to allow additional time for site remobilisation and for some materials to arrive.</p> <p><u>Necessary Redesign of the Central Area south of Distaff Lane</u> Following the resumption of works in the new year (2021), site investigations to install the central planters (Phase 2) uncovered a construction anomaly that would affect the design of the central area. When excavation was quite advanced, it was discovered that some trees being replaced, due to poor growth, had been planted in concrete caverns specifically created during the construction of Old Change House and its extended basement area. See images in Appendix 4.</p> <p>This meant the proposed in-ground planting was not possible in the central area. To ensure the project would still deliver increased green coverage in this area, officers had to redesign the central section with new low maintenance, free-standing planters that would complement the planting to the perimeter and the garden.</p> <p><u>Legal Matters</u> There was a known land interest in the area occupied by the steps to the St Nicholas Cole Abbey Church and a simple legal addendum was required to declare the steps would remain in situ and the east/west aspect retained. A simple exchange and ratification of the agreement expected to occur in December 2020 was finally concluded in July 2021.</p>
<p>5. Next steps</p>	<ol style="list-style-type: none"> 1. Install low maintenance free-standing planters designed to retain water and slowly discharge into the new integrated draining system. (Phase 2). 2. Install Water Bottle Refill Point (Phase 2). 3. Finalise Construction Package to rebuild planters, reinstate planting in collaboration with the City Gardens Team and repave the small section of footway in Yorkstone. (Phase 3). 4. Submit Method Statement and Seek Faculty Approval to commence works. (Phase 3).

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Appendices

Appendix 1	Project Coversheet
Appendix 2	Site Plan, Project Phase Plan, General Arrangement Plan Snapshot
Appendix 3	Finance Tables
Appendix 4	Site Photos

Contact

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