

# Project Coversheet

## [1] Ownership & Status

**UPI:** 10718

**Core Project Name:** Middlesex Street Area - Redesign of new public space in Artizan Street post ramp demolition (phase B)

**Programme Affiliation** (if applicable): Part of Middlesex Street Area programme

**Project Manager:** Leila Ben-Hassel

**Definition of need:** Re-landscaping and associated works following removal of car park ramps on Artizan St.

### Key measures of success:

- New improved public space in the vicinity of the new Artizan Street Library and Community Centre, providing a flexible outdoor space to support the library and centre's activities;
- Better and more visible access to Petticoat Tower;
- Safer and more pleasant evening environment in the area;
- Improved wayfinding to Petticoat Tower, the new Library and Community Centre, the Post Office, local transport hubs and Petticoat Lane Market.

### Expected timeframe for the project delivery:

June 2017 – February 2018 (original) / December 2022 (proposed)

### Key Milestones:

#### Are we on track for completing the project against the expected timeframe for project delivery? N

The majority of the works were completed by spring 2018 with minor programme slippage incurred due to drainage issues and delays in the manufacturing of bespoke elements.

The outstanding associated works were put on hold as the lack of clarity about the use of the 1<sup>st</sup> floor car park was impacting the design scope of the canopy and the drainage issues on the podium (City Housing land) were impeding the installation of the gym equipment.

The Housing Division who are client of the project have undertaken various investigations over the past few years about options for the space of the first floor car park and this has helped establish clearer parameters of the design development for outstanding elements (incl. the canopy). Staff capacity issues have meant that the project was not be able to resumed sooner.

#### Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

As the project is in a residential estate, from the outset it has generated a lot of resident and Member interest. This was managed by engagement of residents and members in the design development and regular communications through the Housing Division capital works newsletter.

## [2] Finance and Costed Risk

### Headline Financial, Scope and Design Changes:

#### **'Project Briefing' G1 report – NA**

#### **'Project Proposal' G2 report (as approved by PSC September 2012):**

- Total Estimated Cost (excluding risk): £200-400K (at the time only removal of ramps excl. re-landscaping)
- Resources to reach next Gateway (excluding risk): £17,939
- Spend to date: 0
- Costed Risk Against the Project: NA
- CRP Requested: NA
- CRP Drawn Down: NA
- Estimated Programme Dates: Implementation 2012/2013 (removal of car park ramps only)

#### *Scope/Design Change and Impact:*

*Removal Car-Park ramps to improve visibility of the new estate library and community centre and enhanced access to Petticoat Tower*

#### **'Options Appraisal and Design' G3 report Phase A Removal of Car Park Ramps (as approved by PSC 16/05/2013):**

- Total Estimated Cost (excluding risk): £130k-425K
- Resources to reach next Gateway: £30,000
- Spend to date: £15,505 (evaluation)
- Costed Risk Against the Project: NA
- CRP Requested: NA
- CRP Drawn Down: NA
- Estimated Programme Dates: Gateway 4 in Autumn 2014 for re-landscaping design / Start works on removal of ramps

#### *Scope/Design Change and Impact:*

*Recommendation of option to include removal of redundant car park ramps as well as resident-led re-landscaping of Artizan St.*

#### **'Authority to start Work' G5 report – Phase A Removal of Car Park Ramps (as approved by PSC under delegated August 2014):**

- Total Estimated Cost (excluding risk): £661,943
- Resources to reach next Gateway (excluding risk): £110,876
- Spend to date: £47,939
- Costed Risk Against the Project: NA
- CRP Requested: NA
- CRP Drawn Down: NA
- Estimated Programme Dates: Demolition of ramps and temporary reinstatement completed by October 2014. Start design

development on new landscaping upon completion of ramps removal as residents indicated they felt it would be easier to visualise the space and contribute to the design process only once the redundant car parks are removed.

*Scope/Design Change and Impact:*  
*Unchanged*

**'Options Appraisal and Design' G4 report – Phase B Re-Landscaping Approved May 2016**

- Total Estimated Cost (excluding risk): £994,755
- Resources to reach next Gateway: £43,000
- Spend to date: £47,755 (evaluation Phase B Re-landscaping – excl. phase A spend)
- Costed Risk Against the Project: NA
- CRP Requested: NA
- CRP Drawn Down: NA
- Estimated Programme Dates: Finalisation of design by June 2016; Gateway 5 June 2016; Start on site in August 2016; complete works on site in January 2017.

*Scope/Design Change and Impact:*

Taking resident's feedback into account, in addition to the re-landscaping of Artizan St, the following project elements were added into the scope:

- A new canopy to the Petticoat Tower entrance and associated metal work (public art and library signage)
- Outdoor gym equipment was identified as a need through consultation.

**'Authority to start Work' G5 report - Phase B Re-Landscaping**

Total Estimated Cost (excluding risk): £993,278

- Resources to reach next Gateway (excluding risk):
- Spend to date: £85,878
- Costed Risk Against the Project: NA
- CRP Requested: NA
- CRP Drawn Down: NA
- Estimated Programme Dates: Start on site June 2017; Finalise canopy design (subject to clarity on future of 1<sup>st</sup> Floor Car Park)

*Scope/Design Change and Impact:*  
*Unchanged*

**Total anticipated on-going commitment post-delivery [£]:**

A 20-year maintenance cost of the planting was included in the capital costs of the project. The use of new type of substrate and the type of planting were chosen to minimise maintenance requirements.