

# Project Coversheet

## [1] Ownership

**Unique Project Identifier:** 11004

**Report Date:** 12<sup>th</sup> October 2021 (S&W-Sub), 20<sup>th</sup> October (Projects Sub)

**Core Project Name:** 2-6 Cannon Street Public Realm Improvements | Phases 2 and 3

**Programme Affiliation** (if applicable): N/A

**Project Manager:** Emmanuel Ojugo

**Next Gateway to be passed:** Gateway 6

## [2] Project Brief

### Project Mission statement:

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.

The enhancements are to be entirely funded by the Developer through a Section 106 Agreement and utilised within the boundary as defined by the agreement.

### Definition of need:

2-6 Cannon Street is an office development that is practically complete on Cannon Street and Distaff Lane. The development involved the demolition of the former Scandinavian House building constructed between 1958-59 with office (B1) and retail uses (A3); and construction of a new office building (Class B1) comprising 7 storeys plus basement and associated hard and soft landscaping, roof top plant, accessible terrace, access and servicing, ancillary cycle parking and other associated works.

The S106 agreement required that the developer enter into said agreement with the City, prior to commencing construction works. The new development offers a significant opportunity to address the impacts of the scheme by providing:

- Improved sustainable planting design to provide a more inviting environment and improved greening in an area that currently has a limited planting palette.
- 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.
- Improved lighting provision to illuminate vertical surfaces, improve legibility and a sense of safety, in keeping with aims in the City Lighting Strategy 2018.
- Better pedestrian experience by improving permeability, delivering high quality enhancements that improves wellbeing and legibility that ties in with the On-Site Garden adjacent to the new development.

The developer recognises the importance of the spaces between buildings, so much so that as part of their planning obligations they created a new garden space north of Distaff Lane in an area that is typically a route for service vehicles.

The area is very close to the pedestrian traffic served by the Millennium Bridge, with a reported 5 million visitors annually.

**Key measures of success:**

- 1) Creation of new garden space that improves green coverage and improves the pedestrian experience.
- 2) Improved lighting and high-quality materials is expected to increase public perception of safety when using the new passageway.
- 3) The developer's aspirations and requirements will be met, by ensuring the surrounding highways work is completed to a high standard.

**[3] Highlights****Finance:**

**Total anticipated cost to deliver [£]: £1,175,957**

**Total potential project liability (cost) [£]: N/A**

**Total anticipated on-going commitment post-delivery [£]:** Maintenance – £84,700 (to be fully funded by the developer as part of the Section 106 agreement, included in the delivery cost above)

**Programme Affiliation [£]: N/A**

<b>[A] Budget Approved to Date*</b>	<b>[B] New Financial Requests</b>	<b>[C] New Budget Total (Post approval)</b>
£1,175,957	N/A	£1,175,957
<b>[D] Previous Total Estimated Cost of Project</b>	<b>[E] New Total Estimated Cost of Project</b>	<b>[F] Variance in Total Estimated Cost of Project (since last report)</b>
£1,133,048 - £1,287,998	£1,175,957	- £112,041
<b>[G] Spend to Date</b>	<b>[H] Anticipated future budget requests</b>	
£654,637.	N/A	

**Headline Financial changes:****Since 'Project Proposal' (G5, Phase 1) report:**

▲ The total estimated cost of the project at last Gateway (February 2020) was £1,175,957.

The project will be delivered in phases. Phase 1 is practically complete and we are now in a position to implement phases 2 and 3.

**Since 'Options Appraisal and Design' (G1-2) report:**

Gateway 5 was approved in February 2020.

A Progress Report is now submitted for Committee approval, in compliance with the guidance to report slippage in the project work programme.

**Since 'Authority to start Work' (G5) report:**

Please see above.

**Project Status:**

**Overall RAG rating: Amber**

**Previous RAG rating: Green**

**[4] Member Decisions and Delegated Authority**

N/A. Decisions are as per the approval of the previous Gateway 5 Phase 2-3 report. The recommended approvals are in keeping with current advice to report programme slippage.

**[5] Narrative and change****Date and type of last report:**

Gateway 5 (Phase 2) report

Delegated report of the Director of the Built Environment – 21<sup>st</sup> February 2020

**Key headline updates and change since last report.***Change in programme*

The worldwide pandemic had an effect on the project programme. This is not a unique occurrence and as such the programme has been extended to complete the project in accordance with the Section 106 Agreement.

The results of surveys are favourable to the design going ahead for phases 2 and 3 in July 2020 now that the developer's programme has been updated.

**Headline Scope/Design changes, reasons why, impact of change:****Since 'Project Proposal' (G2) report:**

N/A

**Since 'Options Appraisal and Design' (G3-4 report):**

N/A

**Since 'Authority to Start Work' (G5) report:**

The design has remained consistent and aside from adjustments to the design of the central planters due to ground conditions, the scope remains unchanged.

**Timetable and Milestones:**

**Expected timeframe for the project delivery:** Under construction – June 2022

**Milestones:** <Top 3 delivery and planning milestones (upcoming) >

- 1) Install low maintenance free-standing planters designed to retain water and slowly discharge into the new integrated draining system (Phase 2).
- 2) Finalise Construction Package to resurface footway, rebuild planters and reinstate planting adjacent St Nicholas Cole Abbey Church, Queen Victoria Street (Phase 3).
- 3) Submit Method Statement/Seek Faculty Approval to commence works (Phase 3).

**Are we on track for this stage of the project against the plan/major milestones? Y\***

**Are we on track for completing the project against the expected timeframe for project delivery? Y\***

\*The Covid-19 pandemic, is an accepted impact and this is reflected in the revised programme timeline.

**Risks and Issues****Top 3 risks:** <things that have not come to pass>

<i>Delays to the Developer's programme</i>	<i>Likely to impact the City's ability to access sections of public highway</i>
<i>Delays to the City's Programme</i>	<i>Likely reputational impact if Public Realm works are delayed due to City programme slippage</i>
<i>Integrity of adjacent buildings is compromised</i>	<i>A change in surface materials such as mastic asphalt to York stone or granite, can on occasion lead to water ingress into basements, due in part to poor building upkeep and the spaces jointing leaves for water to leave the paving surface.</i>

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

N/A