

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <p>Committees: Open Spaces and City Gardens <i>[for information]</i> Streets and Walkways Sub <i>[for information]</i> Projects Sub <i>[for information]</i></p> | <p>Dates: 29 April 2022 Click here to enter a date.</p> |
| <p>Subject: City Cluster Vision - Well-being & Climate Change resilience: Jubilee Gardens Improvements</p> <p>Unique Project Identifier: <i>PV Project ID – (TBC at next Gateway)</i></p> | <p>Gateway 4 Regular Progress Report</p> |
| <p>Report of: Director of Environment</p> <p>Report Author: Emmanuel Ojugo, City Operations</p> | <p>For Information</p> |
| <p>PUBLIC</p> | |

| | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Status update</p> | <p>Context:</p> <p>The implementation of the City Cluster Vision is divided between three programmes:</p> <ol style="list-style-type: none"> 1) pedestrian priority and traffic reduction, 2) well-being and climate change resilience and, 3) activation and engagement. <p>In April 2021, Members approved a Gateway 4 report to progress the projects within the City Cluster Programme 2 – Well-being and Climate Change Resilience. Please see Appendix 2 for further detail on the structure of the programme and projects involved.</p> <p>Project Description:</p> <p>Jubilee Gardens is one of the high priority projects in this programme as it is one of the few green spaces in the area. The project involves the relandscaping of the Gardens to create a more useable, pleasant, greener and more resilient space. It is being developed in close collaboration with local stakeholders and the City gardens team.</p> <ul style="list-style-type: none"> ○ Please see Appendix 3 for a location plan and visuals of the project. |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Project objectives:</p> <ul style="list-style-type: none"> ○ Increase the amount of greenery to help mitigate the impacts of climate change, noise and air pollution and soften the urban environment. ○ Deliver more accessible and attractive spaces to rest and spend time in. ○ Improve thermal comfort in the area ○ The creation of 'green corridors' along busy pedestrian routes. ○ Deliver sustainable urban drainage systems (Suds) in line with the Climate Action Strategy. <p>RAG Status: Green (as last report to committee)</p> <p>Risk Status: Low (as last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk): £500K-£600K</p> <p>Spend to Date: £148,972.57 as part of the overall City Cluster Climate change and Well-being programme of works, which involves the design development and evaluation of various projects.</p> <p>Costed Risk Provision Utilised: None</p> |
| <p>2. Key points to note</p> | <p>Next Gateway: Gateway 5 - Authority to Start Work (Light) - Delegated</p> <p>Key Points: The project scope remains unchanged, and the design has progress to an advanced stage. We are now able to develop the design further towards construction package and agree the programme of works.</p> |
| <p>3. Reporting period</p> | <p>This report covers the period between April 2021 and April 2022.</p> |
| <p>4. Progress to date</p> | <p>Site and structural conditions in Jubilee Gardens have been established through surveys and liaison with the operators of the adjacent sub-station UK Power Networks (UKPN). This is essential due to its proximity to underground structures.</p> <p>The City is the freeholder of the site, but the land was leased to the London Electricity Board (now UKPN) who then underlet the top 2 metres back to the City. It is the City's intention to ensure all works are within these top 2 metres to avoid trespassing on any UKPN leasehold interest. Where works may interact with the adjacent UKPN asset it is standard practice to obtain their written consent as part of the submission of the construction package/ risk assessment method statement (RAMS).</p> |

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

Therefore, a legal agreement will be necessary to permit the City to carry out works adjacent to the substation. The parameters of a legal agreement are currently being developed and will be required ahead of the commencement of any improvement works to Jubilee Gardens.

Officers also continue to engage with other local stakeholders to agree the build methodology and programme for implementation, to minimise disruption in the area whilst works are underway. Discussions with UKPN have proved positive and welcome improvements to the area.

Architects and landscape architects have been appointed (Studio Weave and Tom Massey landscape) and the design has been advanced to RIBA stage 3/4 (detailed design) and visuals and plans are included in Appendix 3.

The proposals being developed seek to replace the existing design and layout of the garden that has poor permeability and can be perceived as uninviting. This is typified by a bulky stone clad perimeter wall over a meter in height, inset with railings and stone clad piers that further increase the height of the enclosure.

The large brick clad planters in the interior house planting that is shallow, sparse and functional and appears to concede to adjacent UK Power Networks assets lacking a distinctiveness that enhances the setting of the garden.

The proposed design includes:

- Re-landscaping and replacing the existing dated design layout to create a new greener, more attractive space.
- Improve access points, paths, reduced boundary wall bulk/height with inset railings.
- Upgraded seating designed to complement the new improved accessible pathways throughout the garden and provide opportunities to rest.
- A sustainable approach with climate resilience measures that include a sustainable drainage system (SuDs), a green wall to the north of the site that will replace the free-standing planters that currently require greater maintenance than a largely autonomous SuDs system.

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

| | |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> • Re-use of materials where possible including the existing garden soil. To this end a soil specialist has been appointed to advise on the optimal PH balance of soil required to improve planting conditions. This approach will inform the planting schedule for Jubilee Gardens and ensure selected planting will thrive here as well as in the wider City environment. |
| 5. Next steps | <ul style="list-style-type: none"> ○ Finalise agreement with UKPN services to carry out improvements adjacent to infrastructure. ○ Finalise construction package produced in collaboration with external consultants. ○ Undertake targeted stakeholder liaison to inform local users on upcoming works. ○ Develop construction programme with new City's Highways Term contractor. ○ Gateway 5 (delegated) summer 2022 ○ Construction – start on site autumn 2022 utilising City's Highways Term contractor. |

Appendices

| | |
|-------------------|----------------------------------------------------------------------------------------------------|
| Appendix 1 | Project Coversheet |
| Appendix 2 | City Cluster Programme overview, City Cluster - Well Being and Climate Change resilience Programme |
| Appendix 3 | Site Plan, Existing, Proposed |

Contact

| | |
|-------------------------|--------------------------------------------------------------------------------------------|
| Report Author | Emmanuel Ojugo |
| Email Address | emmanuel.ojugo@cityoflondon.gov.uk |
| Telephone Number | 0207 332 1158/07597 425 829 |