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| <p>Committees:</p> <p>Streets & Walkway Committee [for information]</p> <p>Operational Property and Projects Sub Committee [for information]</p> | <p>Dates:</p> <p>5th July 2022</p> <p>20th July 2022</p> |
| <p>Subject:</p> <p>West Smithfield Area Public Realm and Transportation project.</p> <p>Unique Project Identifier:</p> <p>PV Project ID: 11956</p> | <p>Complex</p> <p>Progress Report (last report Gateway 3 Issue Report)</p> |
| <p>Report of:</p> <p>Director of the Built Environment</p> <p>Report Author:</p> <p>Stefania Pizzato</p> | <p>For Information</p> |
| <p>PUBLIC</p> | |

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| <p>1. Status update</p> | <p>Project Description: To provide new public spaces and improved environment in West Smithfield in line with the planned implementation of Culture Mile, the City Transport Strategy, the opening of Crossrail stations in Farringdon and Farringdon East and the anticipated major increased number of visitors in the area due to relocated visitor attractions. This project incorporates the development of the Smithfield Healthy Streets Plan.</p> <p>RAG Status: Amber (last report: amber)</p> <p>Risk Status: Low (last report: low)</p> <p>Total Estimated Cost of Project (excluding risk): £12m</p> <p>Spend to Date: £ 1,015,048.00</p> <p>Costed Risk Provision Utilised: 0</p> <p>Funding Source: OSPR</p> |
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2. Key points to note

Next Gateway: Gateway 4 - Detailed Options Appraisal (Complex)

Progress to date

1. A Gateway 3 Issue report was approved in December 2021. It provided an update on the progress made to date, outlined the programme change, requested additional budget to salvage existing paving materials, and set out the project's next steps.
2. Public realm design: The project has been phased to align with key dependency projects as follow (see Phasing Plan in Appendix 2):
 - **Stage 3.1:** Overarching strategies and approaches to develop elements of the Concept Design and to test feasibility
 - **Stage 3.2:** Completed Developed Designs for Area 1 (area around the future Museum of London site)
 - **Stage 3.3:** Completed Developed Designs for Area 2 (area around the future Meat Market site)
3. Stage 3.1 is now mostly complete and includes the following pieces of work (see further details on the works progressed to date in Section 4 of the report):
 - Circular economy, Climate Action and materials approach
To support the City of London's Climate Action Strategy, the team has worked on environmentally sustainable measures such as circular economy, climate action and material review. This work includes: the salvage of some existing granite setts and stones to be reused in the implementation of the final public realm design; the completion of a piece of research on sustainable development for the public realm of cultural districts (Appendix 3) and the finalisation of a material review strategy (Appendix 4)
 - Historic and Heritage
The development of a Statement of Significance (Appendix 5) for the public realm has been completed. This document identifies historical features and materials in the public realm and provides a methodology for their reuse.
 - Transportation work
The transportation work of this project is an important workstream that will enable the delivery of the Healthy Street approach for the area, as highlighted in the City Transportation Strategy. This work has progressed since December 2021, with the development of feasibility studies to understand the impact of a potential street

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closure of part of West Smithfield. This work was paused in April 2022 and will recommence under Stage 3.2. once the Museum programme has progressed and the implications for traffic and pedestrian movement are better understood through the evaluation and design stage of the Section 278 agreement which will determine the functional change required to the highway to facilitate the development and meet the needs of stakeholders. The work will look at servicing and access, public spaces and traffic reassignment to deliver a world class public realm around the new Museum

- Lighting Feasibility work

Further lighting design work and feasibility studies were developed and discussed at a lighting workshop in January 2022. The outcome will inform next design stage 3.2.

- Stakeholder Engagement:

The team has continued to engage with local stakeholders and neighbouring communities. This work includes liaison on transport proposals for the area, a collaboration with East Bank on diversity and inclusion through temporary or meanwhile activation work and the legacy work from the Artist in Residence codesign process. A summary of the Artist in Residence process can be seen in Appendix 6, while the broader list of stakeholder engagement for this stage of the project can be found in Appendix 7.

4. The project programme (See Appendix 8) has remained unchanged since the latest Issue report was submitted in December 2021, and continues to align with key project dependencies:

- **The Museum of London development** in West Smithfield is planning to resubmit its application in Summer 2022. The New Museum of London intends to host opening events in late 2025, with the General Market and West Poultry Avenue open to the public in mid-2026.

It is anticipated that Stage 3.2 of the public realm project design for Area 1 will commence when the broad scope of the Museum of London S106 agreement (and within this document the outline scope of its associated S278 agreement) is understood.

- **Markets Co-location Programme:** subject to the approval of Policy & Resources Committee and the Court of Common Council later this year, a three-market bill will be deposited to Parliament in November 2022. The bill will seek Parliamentary approval to move Billingsgate, New Spitalfields and Smithfield to a new co-located market in Dagenham Dock in the LB of

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| | <p>Barking & Dagenham. The bill will contain details of possible concept designs for the Grade II* listed East and West Market buildings and associated Grade II Rotunda. Public realm design around the East and West Market buildings and Rotunda (project Area 2) will commence at a later date, once the potential future functions of the meat market are better understood, although the overall masterplan design for the public realm in the wider Smithfield area will ensure that the space feels holistic when more detailed designs for this specific area are developed.</p> <p>5. The project scope and programme remains the same. Continuous stakeholder engagement is required in the next six months, before Stage 3.2 is expected to start. Further information is in Section 4.5 below and a comprehensive list of engagement required for the project at this stage is listed in Appendix 8. This includes inclusivity and diversity collaboration work with Foundation for Future London starting in June 2022 (further information section 4.6 below).</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--------------------|--|--|--------------------|----------------------------|------------------------|--------------------|-----------------------|--------|--------|--------|-------------------|----|----|---|-------------------------|--------|-------|--------|-----------------|---------|---------|--------|----------|---------|---------|---------|-----------------|--------|---|--------|--------------|------------------|------------------|----------------|----------------------------------|--|-----------------------|-------------------|------------------------|--------|--------------|--------|------|-----------|--------------|------------------|
| <p>3. Budget</p> | <p><i>Finance table</i></p> <table border="1" data-bbox="416 1167 1460 1599"> <thead> <tr> <th colspan="4">Table 1: Spend to Date - West Smithfield Area Public Realm & Transportation Project - 16800391</th> </tr> <tr> <th>Description</th> <th>Approved Budget (£)</th> <th>Expenditure (£)</th> <th>Balance (£)</th> </tr> </thead> <tbody> <tr> <td>Env Servs Staff Costs</td> <td>40,000</td> <td>11,388</td> <td>28,612</td> </tr> <tr> <td>Legal Staff Costs</td> <td>20</td> <td>20</td> <td>-</td> </tr> <tr> <td>Open Spaces Staff Costs</td> <td>18,600</td> <td>8,039</td> <td>10,561</td> </tr> <tr> <td>P&T Staff Costs</td> <td>418,797</td> <td>396,423</td> <td>22,374</td> </tr> <tr> <td>P&T Fees</td> <td>817,597</td> <td>599,178</td> <td>218,419</td> </tr> <tr> <td>Env Servs Works</td> <td>60,000</td> <td>-</td> <td>60,000</td> </tr> <tr> <td>TOTAL</td> <td>1,355,014</td> <td>1,015,048</td> <td>339,966</td> </tr> </tbody> </table> <table border="1" data-bbox="416 1675 976 1912"> <thead> <tr> <th colspan="2">Table 3: Funding Strategy</th> </tr> <tr> <th>Funding Source</th> <th>Amount (£)</th> </tr> </thead> <tbody> <tr> <td>TC Central Risk Budget</td> <td>90,000</td> </tr> <tr> <td>MCP Recharge</td> <td>80,000</td> </tr> <tr> <td>OSPR</td> <td>1,185,014</td> </tr> <tr> <td>TOTAL</td> <td>1,355,014</td> </tr> </tbody> </table> <p>Costed Risk Provision requested for this Gateway: N/A</p> | Table 1: Spend to Date - West Smithfield Area Public Realm & Transportation Project - 16800391 | | | | Description | Approved Budget (£) | Expenditure (£) | Balance (£) | Env Servs Staff Costs | 40,000 | 11,388 | 28,612 | Legal Staff Costs | 20 | 20 | - | Open Spaces Staff Costs | 18,600 | 8,039 | 10,561 | P&T Staff Costs | 418,797 | 396,423 | 22,374 | P&T Fees | 817,597 | 599,178 | 218,419 | Env Servs Works | 60,000 | - | 60,000 | TOTAL | 1,355,014 | 1,015,048 | 339,966 | Table 3: Funding Strategy | | Funding Source | Amount (£) | TC Central Risk Budget | 90,000 | MCP Recharge | 80,000 | OSPR | 1,185,014 | TOTAL | 1,355,014 |
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| P&T Staff Costs | 418,797 | 396,423 | 22,374 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P&T Fees | 817,597 | 599,178 | 218,419 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 4. Progress to date | <p>Since the last issue report approved in December 2021, works on Stage 3.1 have continued and are mostly complete, as follows:</p> <ol style="list-style-type: none">1. <u>Circular economy, Climate Action and materials approach:</u><ul style="list-style-type: none">- Research work to develop a materials strategy and associated carbon impact has been developed and will provide an evidence-based approach to inform final decision on materials (Appendix 4).- During excavation works in the project area related to the tunnel strengthening works, historical setts were found. To align with the Materials Review Strategy and support the circular economy and environmental objectives of the project, the project team has planned to salvage the granite stones and setts so they can be reused as part of the final public realm design. A space in Smithfield Car Park was secured, where the setts and stones can be stored until the works commence on site. The upfront cost approved by Members in December 2021, will be deducted from the cost of new materials required as part of the construction phase, and therefore does not increase the total cost of the project. These works will be completed in Autumn 2022 when the setts will be recovered during the Museum of London works on West Smithfield.- The research work 'Sustainable Cultural District: A public realm perspective' is finalised (Appendix 3). This report aims to understand best practice and innovative new ideas that are being undertaken by cultural districts around the world to develop sustainably and to embed climate resilience into cultural districts' practice. The research includes a particular focus on public realm projects and it will be used to inform the next design stage of the project.2. <u>Historic Work:</u><p>A Statement of Significance was completed for the public realm of Smithfield Area. It identifies key historical features and materials in the public realm and provides a methodology for their reuse. To the team's knowledge, this is the first time such a document was developed for the public realm (it is usually used for buildings) and it could set positive precedent for future projects with historical interest (Appendix 5) .</p>3. <u>Transportation work:</u><p>The Transportation element of the project has focussed on the proposed closure to motor vehicles of the section of West Smithfield between Snow Hill and West Poultry Avenue. Initial modelling work has taken place to assess the impact of this closure on the surrounding highway network. However, any further work to test feasibility of any proposed traffic management changes has been paused since April 2022. Further clarity is</p> |
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required in relation to the servicing of the new museum, and this is not expected until after the revised planning application is submitted and the Section 106 Agreement and the scope of the Section 278 is understood. This work will be continued under Stage 3.2.

4. Lighting Feasibility work

A lighting workshop was organised by the project team with the area's stakeholders in January '22, to review feasibility findings around different lighting approaches for the public realm in the whole project area. Some issues and suggestions were raised which will be incorporated in the next design stage 3.2.

5. Stakeholders Engagement: The team has continued to do essential engagement with local stakeholders, focussing on key aspects of the project as part of Stage 3.1. This includes engagement related to the transport proposals with internal and external stakeholders, such as the Museum of London and Transport for London and engagement with Culture Mile partners and key dependency projects. A list of stakeholders engagements required for this stage of the project is presented in Appendix 7.

6. Work on diversity and inclusion through temporary or meanwhile activation work.

A design competition has been launched as part of the London Festival of Architecture in June 2022. This project has been developed in collaboration with Culture Mile and Foundation for Future London. The winning team will deliver a temporary installation(s) in the Smithfield area and East London to develop deeper understanding on how people feel when they are in the area's streets and public spaces, and how to make public spaces more inclusive and encourage diversity. The process will include a series of engagement events that supports commitment to equity, inclusion and diversity including outreach with new audiences (arts and non-arts) and participants.

7. Artist in Residence – Following the involvement of an Artist in residence within the design process of the project, the lead designer consultant has provided a summary of the approach with recommendations on how its outcomes can inform the next design stage of the project (Appendix 6). The approach developed by the Artist in Residence was included in the 'Creatives for London' report and supports the Culture and Commerce Taskforce objectives.

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| 2. Next steps | <p style="text-align: center;">Next steps</p> <p>8. The key next steps for the project in the next 12 months are:</p> <ul style="list-style-type: none"> - <u>Public realm design</u>: Stage 3.2 will commence when the broad scope of the Museum of London S106 agreement (and within this document the outline scope of its associated S278 agreement) is understood. This is likely to be in late 2022. - <u>Circular economy/salvage materials</u>: historical granite setts will be recovered during construction works in West Smithfield scheduled for Autumn 2022. - <u>Stakeholders Engagement</u>: essential engagement with stakeholders will continue in Summer and Autumn 2022 to ensure programmes are aligned with key dependency projects and that the project team is supporting the scoping of S106 and associated S278. The team will also continue to engage with the work on diversity and inclusion with London Festival of Architecture and Foundation for Future London, to be completed in Summer 2023. See Appendix 7 for a comprehensive list of stakeholders engagements required for this stage of the project. <p>9. Progress on works as described above are due to be reported to Members in the next issue report planned to be submitted by end of 2022, when design stage 3.2 is also forecasted to be initiated.</p> <p>10. Stage 3.3 works will not commence until there is more certainty around the future of the Meat Market site.</p> |
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Appendices

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| Appendix 1 | Project Coversheet |
| Appendix 2 | Location and Phasing Plan |
| Appendix 3 | <p>Sustainable Development in Cultural District: A public realm perspective – available here:</p> <p>Appendix 3 Sustainable Development in Cultural District.pdf</p> |
| Appendix 4 | <p>Materials Review Strategy – available here:</p> <p>Appendix 4 Materials Strategy.pdf</p> |
| Appendix 5 | <p>Statement of Significance – available here:</p> <p>Appendix 5 Smithfield Statement of Significance.pdf</p> |
| Appendix 6 | <p>Artist in Residence Summary – available here:</p> <p>Appendix 6 AiR Summary.pdf</p> |

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| Appendix 7 | Stakeholders Engagement Plan Stage 3.1 |
| Appendix 8 | Smithfield Area PR Programme |
| Appendix 9 | Risk Register |

Contact

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