

Project Coversheet

[1] Ownership

Unique Project Identifier: 11004

Report Date: November 2022

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 Section 106 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:

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| 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 – £84,150 (to be fully funded by the developer as part of the Section 106 agreement, included in the delivery cost above)**Programme Affiliation [£]: N/A****Headline Financial changes:****Since 'Project Proposal' (G5, Phase 1) report:**

▲ The total estimated cost of the project at last Gateway (July 2018) was between £1,133,048 and £1,287,998. This cost estimate has now been refined to a total of **£1,175,957**.

The project will be delivered in phases. Phases 1 is complete, however a downturn in staff resources has necessitated a reappraisal of roles and responsibilities to complete the remaining Phase 2 and submit statutory documentation schedule to implement Phases 3.

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

N/A.

A gateway 5 report is now submitted for Committee approval, because the design is at an advanced stage and has been agreed with the developer.

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

Please see above.

Project Status:**Overall RAG rating:** Amber**Previous RAG rating:** Amber (Low)**[4] Member Decisions and Delegated Authority**

N/A. Decisions are as per the approval of the previous Gateway 5 Phase 1 report. The recommended approvals for the next stage of the project are listed in the Gateway 5 Phase 2 report.

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

Gateway 5 (Phase 2&3) update report

Streets & Walkways Sub-committee *for decision* – 12th October 2021Projects Sub *for information* – 20 October 2021

Key headline updates and change since last report.

Change in programme

Due to a downturn in staff resources as a result of implementing the new target operating model, some milestone deadlines have been missed, therefore a reconfiguration of roles and responsibilities, together with the acquisition of external services previously carried out internally is necessary.

Headline Scope/Design changes, reasons why, impact of change:

Since 'Project Proposal' (G2) report:

The design has been developed to an advanced stage and is feasible to implement.

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

N/A

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

N/A

Timetable and Milestones:

Expected timeframe for the project delivery: March 2023

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

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| 1) Procurement of services following the downturn in Staff Resources – Sept 2022 |
| 2) Complete Planting design schedule – October 2022 |
| 3) Submit statutory documentation for Faculty Approval /notify local occupiers – November 2022 |

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

Risks and Issues

Top 3 risks:

<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