

Project Briefing

Project identifier			
[1a] Unique Project Identifier	<i>To be provided by corporate PMO</i>	[1b] Departmental Reference Number	N/A
[2] Core Project Name	S278 Highways and City Walkway Improvement works associated with Seal House development		
[3] Programme Affiliation (if applicable)	N/A		

Ownership	
[4] Chief Officer has signed off on this document	Ian Hughes
[5] Senior Responsible Officer	Bruce McVean, Assistant Director Policy & Projects
[6] Project Manager	Leila Ben-Hassel

Description and purpose
<p>[7] Project Description</p> <p>The project will deliver improvements to the public highway and City Walkway in the vicinity of the development at 1 Swan Lane, London EC4R 3TN.</p> <p>The project is fully funded by the developer through Section 278 and S106 agreements.</p> <p>The full scope of the works is yet to be finalised with the owner, developer and City's internal consultees.</p> <p>An indicative Scope of the Public Realm Works is outlined in Schedule 12 of the Section 106 Agreement connected to the development as follows: "The Public Realm Works may include but shall not be limited to:</p> <ul style="list-style-type: none"> • Hard and soft landscaping; • Lighting; • Reconfiguration of existing bollards and gate; and • Any associated structural work required to ensure the integrity of the City Walkway." <p>It should be noted that the development's Public Realm Strategy is a pre-commencement planning condition currently awaiting approval by CoL Planning to discharge. Once discharged, it will further inform the scope of the highways and public realm improvement works.</p> <p>The next steps to reach Gateway 3-4 include:</p> <ul style="list-style-type: none"> • Negotiations and entering into Section 278 agreement. • Preparatory survey work • liaison with developer, landowners, stakeholders and relevant City Officers • Design development of highways and public realm improvements options with the developer.
<p>[8] Definition of Need: What is the problem we are trying to solve or opportunity we are trying to realise (i.e. the reasons why we should make a change)?</p> <p>Under the Section 106 Agreement the developer is obligated to fund the required works on the public highway to mitigate the impacts as a result of the new development</p>

Planning permission 18/01178/FUIMAJ was granted in March 2019. The scheme is for the demolition of the existing building and construction of an 11-storey building (incl. basement) for mixed uses (Class B1 Office use, retail use Class A1/A3 and restaurant use Class A3), public realm improvement works together with ancillary parking, servicing, plant equipment and all necessary enabling works.

The Section 106 agreement requires the developer to enter into a Section 278 agreement to fund;

- design and implementation of improvement works to the public highway;
- design of improvement works to the City Walkway – construction delivery to be confirmed.

The highways and public realm works are considered necessary to integrate the development in the existing City Highways and to accommodate the anticipated increase of traffic and footfall generated by the new mixed-use development in that location. The design development of these works will be informed by the developer's Public Realm Strategy once discharged by planning as well as City Policies, incl. City Transport Strategy (2019), Riverside Area Strategy (2015) and Climate Action Strategy (2020).

[9] What is the link to the City of London Corporate plan outcomes?

[1] People are safe and feel safe.

[9] Our spaces are secure, resilient and well-maintained.

[10] Our physical spaces have clean air, land and water and support a thriving and sustainable natural environment.

[11] Our spaces are digitally and physically well-connected and responsive.

[12] Our spaces inspire excellence, enterprise, creativity, and collaboration

[10] What is the link to the departmental business plan objectives?

2023/34 business plan

- Deliver key Strategies: Climate Action, City Plan, Transport, Air Quality, Volunteering
- Provide Thriving, Biodiverse, relevant spaces
- Improve public security, safety and environmental resilience

[11] Note all which apply:

Officer: Project developed from Officer initiation	N	Member: Project developed from Member initiation	N	Corporate: Project developed as a large scale Corporate initiative	N
Mandatory: Compliance with legislation, policy and audit	Y	Sustainability: Essential for business continuity	N	Improvement: New opportunity/ idea that leads to improvement	Y

Project Benchmarking:

[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?

1) An enhanced and resilient public realm with increased greenery that is welcoming to all users.

2) The increased footfall and activities level connected to the new development are accommodated well into the City's Highway and City Walkway.

3) Road safety enhanced through minimisation of conflict between vehicles, pedestrians and cyclists
[13] Will this project have any measurable legacy benefits/outcome that we will need to track after the end of the 'delivery' phase? If so, what are they and how will you track them? (E.g. cost savings, quality etc.)
If climate adaptation measures were to be included in the project scope (e.g. SUDs, greening), some monitoring post delivery could be considered. This will be established at the next stage once the S278 scope is fully developed and agreed.
[14] What is the expected delivery cost of this project (range values)[£]?
Lower Range estimate: £350,000 Upper Range estimate: £1,000,000
The broad cost range reflects the fact that the scope of the highways and public realm works is yet to be fully developed and agreed by relevant parties.
[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:
Committed sums to maintain upgraded sections of the highway and greenery will be presented at future Gateways if necessary, and will be covered for a period of 20 years as per Section 278 Agreement standard requirements.
[16] What are the expected sources of funding for this project?
The project will be fully funded by the developer through Section 278 agreement.
[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?
These are to be agreed with the developer to tie in with their development programme.

Project Impact:	
[18] Will this project generate public or media impact and response which the City of London will need to manage? Will this be a high-profile activity with public and media momentum?	
No	
[19] Who has been actively consulted to develop this project to this stage?	
<(Add additional internal or external stakeholders where required) >	
Chamberlains: Finance	Officer Name:
Chamberlains: Procurement	N/A
Communications	N/A
External	N/A
[20] Is this project being delivered internally on behalf of another department? NO	
If not ignore this question. If so: Please note the Client supplier departments. Who will be the Officer responsible for the designing of the project? If the supplier department will take over the day-to-day responsibility for the project, when will this occur in its design and delivery?	
Client	Department:
Supplier	Department:
Supplier	Department:
Project Design Manager	Department:
Design/Delivery handover to Supplier	Gateway stage: <Before Project Proposal>, <Post Project Proposal>, <Post Options Appraisal>, <Post Detailed design>, <Post Authority to start work>

