

Project Briefing

Project identifier			
[1a] Unique Project Identifier		[1b] Departmental Reference Number	N/A
[2] Core Project Name	1 Golden Lane		
[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	Andrea Moravicova

Description and purpose	
[7] Project Description	
<p>The project will deliver changes to the public highway in the vicinity of the development at 1 Golden Lane. The project is fully funded by the developer through Section 278 agreement. The scope of the project is defined in the associated Section 106 agreement and includes, but is not limited to:</p> <ul style="list-style-type: none"> • Walking improvements around the development • Provision of raised table at the Brackley and Viscount streets junction • Footway extension in conjunction with the raised table at the junction of Brackley and Viscount streets • Relaying of the footways adjacent to the development in Brackley Street, Golden Lane and Viscount Street in the City of London standard material palette. • Provision of dropped kerbs on Brackley and Viscount streets in line with servicing strategy • Changes to traffic management orders to improve loading opportunities along the building's frontages. • Public realm improvements to Cripplegate Street and Golden Lane • Other changes deemed necessary as part of the development. <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 and liaison with the required statutory undertakers and stakeholders to develop highways and public realm improvements options with the developer. 	
[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>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> <p>A planning permission to redevelop a grade II listed office building at 1 Golden Lane (22/00202/FULMAJ) was granted on 23 January 2023.</p>	

The Section 106 agreement requires the developer to enter into a Section 278 agreement to fund works to the public highway which are considered necessary to make development acceptable in planning terms.

A small section of the proposed site lies within the Barbican Conservation area.

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

- [1] People are safe and feel safe.
- [2] People enjoy good health and wellbeing
- [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) Improvements to walking conditions in the vicinity of the development.
- 2) Improvements of public realm in the vicinity of the development by ensuring that the material palette used aligns with the City Public Realm Supplementary Planning Document.
- 3) Accommodate servicing requirements of the development by making necessary adjustments to the highway.

[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.)

No

[14] What is the expected delivery cost of this project (range values)[£]?

Lower Range estimate: 650,000
Upper Range estimate: 1,500,000

The broad cost range reflects the options for the public realm improvements to Cripplegate Street and Golden Lane.

[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:

Commuted sums to maintain upgraded sections of the highway and greenery will be presented at future Gateways and will be covered for a period of 20 years as per Section 278 projects' standard.

[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)?**

Range estimate: TBC – Timelines will be agreed with the developer in line with practical completion of the development.

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?

Chamberlains: Finance	Officer Name: TBC
Chamberlains: Procurement	N/A
Communications	N/A
External	None