

# Project Briefing

Project identifier			
[1a] Unique Project Identifier	TBC	[1b] Departmental Reference Number	N/A
[2] Core Project Name	Dauntsey House, Frederick's Place - Public Realm Improvements (S278)		
[3] Programme Affiliation <i>(if applicable)</i>	N/A		

Ownership	
[4] Chief Officer has signed off on this document	TBC
[5] Senior Responsible Officer	Bruce McVean, Assistant Director Policy & Projects
[6] Project Manager	Emmanuel Ojugo

Description and purpose
<b>[7] Project Description</b>
<p>The project seeks to deliver changes to areas of public highway in the vicinity of the development at Dauntsey House, 4A &amp; 4B Frederick's Place. The project is to be fully funded by the developer through a Section 278 agreement.</p> <p>The scope of the project is referred to in the associated Section 106 agreement and includes but is not limited to the following inclusive of relandscaping, greening, tree planting, resurfacing and wayfinding:</p> <ul style="list-style-type: none"> <li>• Works to Ironmonger Lane, including new paving and raised section of carriageway or raised table to cater for new and existing pedestrian movement between Frederick's Place, St Olave's Court and Prudent Passage,</li> <li>• Other improvements may include new lighting works to accommodate waiting and loading restrictions, any works necessary to accommodate pedestrian movement immediately south of the Development around the private loading area; an increase in greenery subject to site conditions, seating and historical interpretation.</li> </ul> <p>A sum of £25,000 has been identified to cover the City's reasonable costs to undertake evaluation and design of the S278 works.</p> <p>Other Considerations</p>

It should be noted that proposals must consider planned improvements to Old Jewry as part of the ongoing Healthy Streets programme and other areas of highway activity in the wider Guildhall/Bank area.

**[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)?**

The redevelopment of Dauntsey House is one of a number of redevelopments and activities in the Bank area that will facilitate public realm and highway improvements. Whilst Bank junction is the most prominent project, Members will be aware that prior to the Dauntsey House development currently under construction, Frederick's Place saw the refurbishment of Listed Buildings within this 18th Century Georgian enclave. The Dauntsey House development will create a new pedestrian link between Ironmonger Lane to the north of the site and Frederick's Place to the south.

Old Jewry is partially restricted to motor vehicles particularly at its junction with Cheapside and this has supported an increase in retail activity and footfall. There is therefore a need to ensure the integrity of the street network to accommodate an increase in pedestrian footfall and other sustainable forms of transport, whilst accommodating the servicing/maintenance needs of local occupiers and businesses. 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; it is therefore necessary for the City to work closely with local stakeholders to ensure the needs of the area are met due to expected increases in visitors to the local catchment and wider Guildhall/Bank 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?**

Providing an enhanced environment for all users.

**[11] Note all which apply:**

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

<b>Project Benchmarking:</b>	
<b>[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?</b>	
1) Improvements to walking and cycling conditions to streets and spaces in the vicinity of the development.	
2) Integration of new pedestrian routes with the surrounding public highway	
3) Improved greening, and opportunities to increase local biodiversity in keeping with City's policies to respond to Climate Change.	
<b>[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.)</b>	
No	
<b>[14] What is the expected delivery cost of this project (range values)[£]?</b>	
Lower Range estimate: £350,000 Upper Range estimate: £600,000	
The broad cost range reflects the options for the redesign of the area described in paragraph 7: <b>Project Description</b> .	
<b>[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:</b>	
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.	
<b>[16] What are the expected sources of funding for this project?</b>	
The project will be fully funded by the developer through Section 106/278 agreement.	
<b>[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?</b>	
Lower Range estimate: to be confirmed with developer's programme Upper Range estimate: to be confirmed with developer's programme	

<b>Project Impact:</b>	
<b>[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?</b>	
No	
<b>[19] Who has been actively consulted to develop this project to this stage? &lt;(Add additional internal or external stakeholders where required) &gt;</b>	
Chamberlains: Finance	Officer Name: TBC

Chamberlains: Procurement	N/A
Communications	Officer Name: TBC
External	N/A
<p><b>[20] Is this project being delivered internally on behalf of another department? 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?</b></p>	
Client	Department: N/A
Supplier	Department: N/A
Supplier	Department: N/A
Project Design Manager	Department: N/A
Design/Delivery handover to Supplier	Gateway stage: N/A <Before Project Proposal>, <Post Project Proposal>, <Post Options Appraisal>, <Post Detailed design>, <Post Authority to start work>