

Committee(s):	Date(s):	Item no.
Streets and Walkways Sub-Committee	21 May 2012	
Projects Sub-Committee	23 May 2012	
<b>Subject:</b> Riverside Walk: Millennium Bridge Area Enhancements	<b>Public</b>	
<b>Report of:</b> Director of the Built Environment	<b>For Decision</b>	
<b>Ward:</b> Queenhithe and Castle Baynard		
<p style="text-align: center;"><b><u>Summary</u></b></p> <p>This report is a Gateway 3/4 Options appraisal that follows the streamlined process as agreed with the Town Clerks Department. Should approval be granted for this Gateway report, it is proposed to seek Chief Officer approval for detailed design and the Town Clerk's Authority to Start Work.</p> <p>The report seeks approval for an environmental enhancement scheme in the Millennium Bridge Area. This project is part of the Riverside Walk Enhancement Strategy and combines two key remaining schemes from the strategy;</p> <ul style="list-style-type: none"> <li>• for the improvement of the Millennium bridge area and;</li> <li>• for planting enhancements on the Riverside.</li> </ul> <p>To date, 12 projects from the enhancement strategy have been completed and this project is one of the 3 remaining high priority projects.</p> <p>The proposals include the Millennium Bridge approach that links the Millennium Bridge with Queen Victoria Street and a 200 metre long section of Riverside walkway that spans the frontage of the City of London School; including the area under the bridge and the Millennium Bridge House frontage.</p> <p>The scheme involves the renewal of the Millennium Bridge Approach to create a more useable and pleasant gateway for the benefit of the millions of visitors that use this area each year. The removal of the HSBC gates is also recommended, as they have become obstacles to movement and no longer sit comfortably in the space. Members should be aware that options to ascertain the market value of the HSBC gates and their possible relocation are being investigated and will be reported as part of the City Arts Initiative process in a subsequent report.</p> <p>On the Riverside, it is proposed to create a linear green promenade that will form a green frame around the City of</p>		

London school and provide much needed amenity space for the public to rest and enjoy views of the Thames. The recommended option includes measures to contribute to climate change mitigation through sustainably managing rainwater run-off, as well as supporting local wildlife through bio-diverse planting dependant on site conditions.

The proposals have been developed in consultation with the City of London School and will improve the area to meet the needs of its many users. The scheme will also add significant greenery, in line with the core aims of the enhancement strategy.

### **Recommendations**

It is recommended that Members:

(i) Approve the progression of Option 1 to authority to start works stage at a cost of £45,000 (staff costs and fees) to be funded from 20 Fenchurch Street Section 106 contribution.

(ii) Approve the environmental enhancements and sustainable urban drainage system (Option 1) at an estimated total cost of £1,469,805 funded through the 20 Fenchurch Street, Watermark Place and Riverbank House Section 106 contributions (£1,305,305), the London Marathon Charitable Trust (£34,500) and the On-Street Parking Reserve (£130,000); subject to the confirmation of savings on the completed Angel Lane project, approval of the authority to start work and any other statutory consents.

### Gateway 3/4: Options Appraisal

Committee(s):	Date(s):	Item no.
Streets and Walkways Sub-Committee	21 <sup>st</sup> May 2012	
Projects Sub-Committee	23 <sup>rd</sup> May 2012	
<b>Subject:</b> Riverside Walk - Millennium Bridge Area Enhancements		<b>Public</b>
<b>Report of:</b> The Director of the Built Environment		<b>For Decision</b>

#### Overview

<b>Context</b>	<p>The <b>Riverside Walk Enhancement Strategy</b> (approved 2005, revised 2008) aims to improve the Thames Path and adjacent spaces as well as enhance connections with the rest of the City. To date, 12 projects have been completed including major schemes at Grants Quay and Angel Lane. The Millennium Bridge Area project was made a Phase One (High priority) project when the strategy was revised in 2008. The project boundary (See Appendix A for area plan) covers two main areas:</p> <ul style="list-style-type: none"> <li>• The southern end of Peter's Hill, between Queen Victoria Street and the Riverside Walk known as the <b>Millennium Bridge Approach</b>.</li> <li>• A length of approximately 200 metres of Riverside Walkway (<b>Paul's Walk</b>) which runs from the City of London School to the west and Millennium Bridge House to the east.</li> </ul> <p><b>Existing situation</b></p> <p>The <b>Millennium Bridge Approach</b> is a heavily used pedestrian route which connects visitors to major attractions, including St Paul's Cathedral and the Tate Modern. This space includes four steel sculptures known as the HSBC Gates, designed by the artist Sir Anthony Caro, that were installed as part of the Millennium Bridge works. This area has suffered a noticeable decline in the local environment since the Millennium Bridge originally opened, which is due to the unexpected volume of users. This is evidenced by sections of broken and uneven paving. In addition, the HSBC gates suffer from graffiti, being used for urination and other forms of anti-social behaviour. The current impression is not welcoming or comfortable and is not regarded as a fitting gateway to the City.</p> <p><b>Paul's Walk</b> is mainly paved in York stone with some areas of concrete paving that is broken in places with a few older timber benches. The space under the Millennium Bridge is under-utilised and drab. There is a stone clad planter opposite Millennium Bridge House that is in a state of disrepair and has steps on the southern side. These steps are a popular seating area, but they also attract anti-social behaviour, with evidence of street drinking, due to their hidden nature. This is particularly undesirable due to the proximity of the nearby City of London school and residential dwellings.</p> <p><b>Open Spaces context</b></p> <p>A recent survey carried out by the Open Spaces Department revealed that the City's communities are generally satisfied with the City's public gardens and spaces, but want more 'green' areas and trees, an increase in benches, more natural planting to help biodiversity, more play space and activities for young people and better links</p>
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between spaces. These findings are part of the evidence reporting contained with the Open Spaces Strategy endorsed by Members.

In order to implement schemes in line with the Open Spaces Strategy Members will need to consider the long term maintenance implications of the City's increasing open space asset beyond scope of the Section 106 contributions. The Department of Open Spaces will seek efficiencies from the current Open Spaces Local Risk Budget for this project and will report the long term maintenance solutions for the City's open spaces to Committee in due course.

<b>Brief description of project</b>	Images of the project area are included in Appendix D.
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There are three distinct functions within the public realm in this area:

- The Millennium Bridge approach works best as a processional route;
- The space beneath the Bridge takes on the characteristics of an amphitheatre and;
- Paul's Walk adjacent to the Thames has the potential of a riverside promenade.

It is proposed to renew the **Millennium Bridge Approach** to create a more useable gateway for the benefit of millions of visitors who pass through this area. Sections of the existing York stone paving will be cut and re-laid in a more aesthetic and robust arrangement. Some areas of new York Stone will be required due to the poor condition of much of the existing paving.

There is also an option to remove the HSBC gates. The Culture, Heritage and Libraries Committee acknowledged that the gates did not work well in their current location and concluded that a separate submission outlining their market value and investigating potential disposal options, including, relocation and resale, be considered further by the City Arts Initiative Advisory Panel and Committee.

The area **beneath the Millennium Bridge** will be enhanced to create a useable seating area with associated lighting.

The design concept for **Paul's Walk** has been developed to create a green border in front of the school and Millennium Bridge House with spaces between the planting areas to accommodate building entrances and exits, together with seating on the edges.

<b>Success Criteria</b>	<ul style="list-style-type: none"> <li>• An improved gateway and connection to the City,</li> <li>• Increased green coverage and places to rest,</li> <li>• improvement of the condition and function of the City's assets</li> <li>• Enhanced lighting and a safer and more pleasant walking route</li> </ul>
<b>Notable Exclusions</b>	This project does not include works to refurbish the faulty Inclinators on the Millennium Bridge Approach down to Paul's Walk which is being implemented by the City Surveyors Department. The Inclinators will remain in situ and will not be affected by this project.

<p><b>Link to Strategic Aims</b></p>	<p>This project has links to the following <b>strategic aim</b>:</p> <ul style="list-style-type: none"> <li>• To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes</li> </ul> <p>This project will provide much needed amenity space and added asset value to the public realm for the benefit of local occupiers and the millions of visitors who use the area.</p> <p>The 'Thames and the Riverside' has been identified through the City's <b>Core Strategy</b> as a 'Key City Place' where the following policies apply:</p> <p>STRATEGIC OBJECTIVE 2 To ensure that the challenges facing the five Key City Places are met, complementing the core business function of the City, contributing to its unique character and distinguishing it from other global financial districts.</p> <p>The Vision: Thames and the Riverside</p> <p>The Thames and its riverside will provide well designed and managed public spaces, ranging from lively and vibrant areas, to areas of relative tranquillity for relaxation and contemplation. Residential, educational, recreational and employment activity will be enhanced by high quality sustainable streetscapes which will address the challenges of climate change. The river will continue to be used for the transport of people and materials, including through the safeguarded Walbrook Wharf. The riverside will be easily accessible from other parts of the City and from the south side of the Thames.</p>
<p><b>Within which category does the project fit</b></p>	<ul style="list-style-type: none"> <li>• Substantially reimbursable</li> <li>• Asset enhancement/improvement (capital)</li> </ul>
<p><b>Resources Expended To Date</b></p>	<p>£47,000 has been spent to date on the evaluation, design and consultation processes for this project (staff costs and fees). This included surveys, design fees, and staff costs for consultation and engagement with the school, and engineering advice and estimating.</p> <p>The evaluation was funded from the On-Street Parking Reserve (£20,000 inclusive of the Playbuilder element on Peter's Hill - £5,000) as part of the Millennium Bridge Area project and the Watermark Place and Riverbank House Section 106s (£27,000) as part of the Riverside Planters and</p>

	Planting project. The £47,000 expended to date represents approximately 3% of the total project cost to evaluate the project options.
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**Options Appraisal Recommendation**

<p><b>List of options described</b></p>	<p><b><u>Option 1 (recommended)</u></b></p> <ul style="list-style-type: none"> <li>• Reconfigure paving on the Millennium Bridge Approach to create a simple elegant route that is fitting for this important pedestrian gateway.</li> <li>• Ascertain the market value of the HSBC gates and explore potential for their relocation as recommended by the City Arts Initiative.</li> <li>• Create a green promenade space on Pauls walk, which also incorporates improved lighting and seating areas. Enhance lighting.</li> <li>• Incorporate a sustainable urban drainage system (SUDs) on Paul's Walk. (See Appendix C)</li> <li>• Create a seating area under the bridge together with associated lighting</li> </ul> <p><b><u>Option 2</u></b></p> <p>As Option 1, but with a conventional drainage system instead of SUDs</p> <p><b><u>Option 3</u></b></p> <p>As Option 1, but with the HSBC Gates retained</p>
<p><b>Option recommended to progress to Authority to Start Work stage</b></p>	<p>Option 1. This option accords with the City's Core Strategy which advocates a sustainable approach to design. The benefits of this option are demonstrable and address issues particular to this area of the City, which lies within a flood risk area.</p>
<p><b>Resource requirements to reach Authority to Start Work and source of funding</b></p>	<p>£45,000. Comprising £25,000 fees for design works, surveys and engineering assessment and £20,000 staff costs for project management and consultation. To be funded from the 20 Fenchurch Street Section 106. See Appendix B Table 1.</p>
<p><b>Plans for consultation prior to Authority to Start Work</b></p>	<p>It is proposed to continue to consult with local occupiers and other relevant parties on the plans prior to authority to start work stage. This will include:</p> <ul style="list-style-type: none"> <li>• The City of London School, the Salvation Army, Millennium Bridge House</li> <li>• The Environment Agency</li> </ul>

	<ul style="list-style-type: none"> <li>• The Port of London Authority</li> <li>• Internally: the Planning Policy Team (for advice on SUDS), Development Division (for advice on adjacent developments), City Arts Initiative, the City Surveyor, the Highways service, the Access Team and the Open Spaces department</li> </ul>
<b>Level of approval for Detailed Design (if required)</b>	<ul style="list-style-type: none"> <li>• Chief Officer for Detailed Design Approval.</li> <li>• Town Clerk for Authority to Start Work as Streamlined Process</li> </ul>
<b>Procurement Strategy</b>	The procurement strategy will be confirmed at Detailed Design stage. It is proposed that the Director of the Built Environment confirm whether the Highways maintenance term contractor carries out the works or if the works are to be tendered.
<b>Tolerances</b>	It is proposed to create a seating area under the Millennium Bridge, towards the end of the project when costs are known. This element is a lower priority and will only be implemented upon completion of the other elements.

### Detailed Options Appraisal

<b>Option 1</b>	
<b>Description</b>	<p><b>Millennium Bridge Approach</b></p> <p>This space is a processional route to St Paul's Cathedral, which promotes movement through the space to other destinations. Therefore, no street furniture or obstacles are proposed here. A simple paving pattern will frame the route. This pattern will reuse areas of the existing York Stone that are in a suitable condition. These would be taken up and re-laid in a more robust and easier to maintain arrangement.</p> <p>It has been confirmed that <b>the HSBC Gates</b> are the property of the City of London. As part of the evaluation process officers have consulted with the artist Sir Anthony Caro to ask his thoughts on the problems of graffiti, urination and other problems. Sir Anthony is of the view that the sculptures do not work well in their present location and would have no objections to their removal/relocation, if this was part of a significant enhancement scheme for the wider area. Sir Anthony will be consulted again as part of the decommissioning options assessment.</p> <p>Initial consultations have been carried out with various City departments to find a suitable City location for the sculptures. However, no suitable sites have been found. This includes spaces inside and outside of the City, therefore the options for selling them through the various commercial art markets are the most likely options for disposal. It is understood, however that the market for these sculptures is quite limited. Next steps are to include:</p> <ul style="list-style-type: none"> <li>• Ascertain market value of the sculptures and explore resale potential</li> </ul>

## **Option 1**

- Further explore relocation of the sculptures to other sites within the City and Open Spaces within the City's remit, or other locations outside of the City's remit
- Explore return of sculptures to the original artist (Anthony Caro)
- Disposal as scrap metal

The design for this area can also work with the Gates retained. Therefore if the removal of the Gates is not viable they can be retained without requiring any design changes. However the problems associated with them will remain.

### **Area under the Millennium Bridge**

The central steps under the bridge are often used as an elevated seating point allowing great views across the Thames. However, this area is quite bleak and uninviting with great potential to become a more useable space.

It is proposed to introduce a formal seating arrangement on the steps beneath the bridge. They will be clad in timber and incorporate raised dividers as arm rests. This arrangement will help to prevent rough sleeping and skate boarding. The enhancements will also include additional lighting hung from the bridge structure and also linear led lighting under the seats. This will make the space feel safer at night and discourage anti-social behaviour. The design of the space beneath the Millennium Bridge will be developed to enable access to the bridge for maintenance purposes.

### **Paul's Walk**

It is proposed to create a green frame around the school and Millennium Bridge House with spaces between the planting to accommodate building entrances and exits. The existing planters adjacent to the school (within the school's demise) are to be replanted with mixed planting to better green the area close to the school frontage and deter people from using the area for loitering. New seating arrangements will mean that timber benches will be located away from the school entrance.

The existing stone clad planter opposite Millennium Bridge House is currently in a poor state of repair. It is proposed to demolish this planter and introduce more appropriate planting in this area together with seating that is accessible. Play and/or exercise equipment is also proposed in this area, utilising specific funding from the London Marathon Charitable Trust.

As part of the landscaping it is proposed to replace the existing concrete slabs with York Stone to match surrounding paving on the remainder of the Riverside Walk. It is also proposed to add uplighters to the planting areas and to install additional festoon lighting on the river wall to enhance the riverside promenade. The lighting would be the latest technology LED which generally requires less maintenance and uses less energy. Further site/structural investigations will be necessary to determine the final planting design in terms of depth and loading. This will be carried out as part of the design development prior to the Authority to Start Work stage.

### **Drainage**

The City's Preliminary Flood Risk Assessment and Climate Change Adaptation Strategy identify this as an area at risk of flooding due to its proximity to the Thames. On Paul's Walk it is proposed to introduce elements of sustainable urban drainage (SUDs) to utilise



<b>Option 1</b>	
<p>excess surface water to mitigate flood risk. Existing gullies will collect surface water and then re-route it into specially designed planters. The viability of introducing a SUDs system will be determined by further site investigations.</p>	
<p><b>Benefits and strategy for achievement</b></p>	<p>The main benefits of this option are as follows:</p> <ul style="list-style-type: none"> <li>• Enhancement of the City's Riverside Walk (Thames Path) in accordance with the City's Strategic aims, Core Strategy and Riverside Walk Enhancement Strategy,</li> <li>• The creation of an enhanced 'gateway' to the City for the benefit of the millions of visitors who use this area each year,</li> <li>• An increase in the coverage of green infrastructure and encouragement of biodiversity,</li> <li>• The addition of more comfortable and accessible seating on the Riverside to provide pleasant places for people to rest,</li> <li>• The introduction of a sustainable approach to drainage and surface water management,</li> <li>• The enhancement of the lighting in the area to improve the environment, safety and discourage anti-social behaviour</li> <li>• The addition of play/exercise equipment to encourage play and well-being.</li> <li>• The encouragement of sustainable modes of transport (walking, as highlighted in the Mayor of London's Transport Strategy 2011)</li> </ul>
<p><b>Scope and exclusions</b></p>	<p>A plan of the project area is included in Appendix A.</p>
<p><b>Constraints and assumptions</b></p>	<ul style="list-style-type: none"> <li>• A small section of publically accessible planting falls within the private demise of the School and an agreement will be required with the school to carry out the works and maintain a potential increase in planting coverage attributable to the School. This matter has been discussed with the School who are supportive of the need to alter the scope of their current maintenance agreement with Open Spaces. The detailed nature and scope of the agreement will be reported at the Gateway 5 stage. These proposals are in line with the Riverside Walk Enhancement Strategy which advocates a coherent approach to improve local amenities.</li> <li>• The City of London School's planters are adjacent to the Riverside Walkway and their improvement furthers the City's Riverside Walk area based Strategy in line with the purposes of the 20 Fenchurch Street S106. These proposals will improve the local environment by improving local biodiversity and</li> </ul>

<b>Option 1</b>	
	<p>increasing overall green coverage.</p> <ul style="list-style-type: none"> <li>• The existing stone planter opposite Millennium Bridge House also forms part of the flood defence and has access steps to the foreshore. A suitable replacement defence wall and steps will be required. The Environment Agency have been consulted and further agreement with them will be required as part of the statutory consent process.</li> <li>• Further site investigations are needed to determine the depth and loading for the planting areas.</li> <li>• The London Marathon Charitable Trust funding for play related enhancements (remaining £34,500), must be expended by December 2012.</li> <li>• The existing plaques on the Millennium Bridge Approach upper will be retained and liaison with the Lottery commission is required.</li> </ul>
<b>Streetworks Impact</b>	<p>Due to the pedestrianised nature of the area, the impact of the street works will primarily affect pedestrian access to the Riverside Walkway and the Millennium Bridge approach. Officers will look to ensure that routes remain open to the public by phasing the works accordingly. Access to buildings will be maintained at all times</p>
<b>Programme</b>	<p>Further detailed design work will be undertaken before the Authority to start works stage. This will involve further site condition investigations to establish the depth of the planting and loading. It is anticipated that Authority to start works will be sought in autumn 2012 when these investigations are concluded.</p> <p>If approved, the works will be phased to enable the location of play equipment to be established on site by the end of the year. The main works will then commence in the new year to accord with the City Surveyor's advice to allow further time to incorporate site condition findings into the final design.</p>

<b>Option 1</b>			
<b>Risk implications</b>			
<b>Risk</b>	<b>Risk Category</b>	<b>Risk Value</b>	<b>Mitigating Action</b>
Weight restrictions /underground conditions limit planting proposals	Cost/Scope	High	Ensure weight restrictions and underground conditions are checked and develop fallback design options.
Weight restrictions/Access for vehicles delivering materials to site	Time/Cost/Scope	High	A Weight Tolerance Assessment to be undertaken as part of the development these proposals. An Access and Delivery Plan to be developed as part of the Construction Package.
SUDs scheme is not feasible	Scope	High	Carry out necessary surveys and trial holes and ensure expert input in design team prior to Authority to start works stage.
Development of the River Park (private scheme) may impact upon works timing and scope	Time/Scope	Medium	Should application prove successful develop a dialogue with developer and the Environmental Agency to agree solution for the removal of the planter and the design around the River Defences.
Existing Flood Defence - restricts alterations to existing planter	Scope	Medium	Liaise closely with the Environmental Agency to develop design
Noise Restrictions for Working close to School and Local Businesses	Time	Medium	Establish and agree working times for noisy works to ensure disturbance is minimised.
Water supply for irrigation is not feasible	Cost/Scope	Medium	Discuss the planting plans with Open Spaces and design the necessary water supply requirements as part of the overall design
No suitable offers/location found for HSBC Gates	Scope	Medium	Investigate fall-back options for the sculptures and revise scope of scheme on Millennium Bridge Approach and report to Committee.
<b>Legal implications</b>	<p>The School already pay the Open spaces Department to maintain the planters in front of their building. An agreement is required with the School to undertake the works and amend the maintenance agreement. This would include funding the first 5 years of establishment costs of the planting from the Section 106.</p> <p>Consent from the Environment Agency under the Flood and Water management Act 2010 will be required to carry out works to the flood defence.</p>		

<b>Option 1</b>	
<b>HR implications</b>	N/A
<b>Anticipated stakeholders and Consultees</b>	Consultations are on-going with the City of London School, The Salvation Army, Millennium Bridge House, the Environment Agency and Port of London Authority.
<b>Results of consultation carried out to date</b>	<p>As part of the development of the project, officers have consulted with the City of London School, Sir Anthony Caro (the artist who designed the HSBC gates), HSBC and St Paul's Cathedral.</p> <p>Officers met with the City of London School Second Master and his team on three separate occasions, which provided an insight into the needs of the school. The proposals were presented to the School's senior staff on 25<sup>th</sup> November 2011. At this meeting the school expressed support for the scheme. The City of London School Board of Governors met on 27<sup>th</sup> February 2012 and the proposals to improve the Millennium Bridge Area were well received as they represented a marked improvement on the appearance of the existing area.</p> <p>St Paul's Cathedral have been consulted and expressed support for the scheme.</p>
<b><u>Financial Implications</u></b>	
<b>Estimated capital cost (£)</b>	<b>£1,469,805 (See Appendix B Table 2)</b>
<b>Source of capital funding</b>	
<p>The project is estimated at a total of £1,514,805 (inclusive of £45,000 to reach authority to start work) funded through the 20 Fenchurch Street, Watermark Place and Riverbank House Section 106 contributions (£1,350,305), the London Marathon Charitable Trust (£34,500) and the On-Street Parking Reserve (£130,000). See Appendix B Tables 1 and 2 for detailed breakdown.</p> <p>The proposed S106 funding is dependent on the confirmation of firm savings from the Angel Lane Project. A provision of £1,014,370 has been made available from the Watermark Place (£632,995) and Riverbank House (£381,375) Section 106 contributions for delivering the Angel Lane scheme. Current estimates suggest that there will be an underspend of some <b>£428,537</b> (inclusive of the Contingency of <b>£155,060</b>) on this scheme which can then be released for further enhancement works.</p> <p>Cost estimates will be refined and funding sources are to be confirmed in detail at the authority to start work stage following the completion of Angel Lane. The 20 Fenchurch Street S106 contribution will fund the works and maintenance costs of the small sections of private planting on the City of London School land adjacent to the Riverside. This accords with the Riverside Walk Enhancement Strategy which advocates a coherent</p>	

<b>Option 1</b>	
<p>approach to improving local amenities.</p> <p>In previous Riverside Update reports Transport for London (TfL) grants were cited as a possible source of funding for this project and these funds have been investigated. However, there are specific Section 106 funds available for the Riverside Walk that cannot be spent on any other area and therefore these are considered to be a more appropriate funding source for this project.</p>	
<b>Anticipated phasing of capital expenditure</b>	Please see Appendix B Table 4 for anticipated phasing of capital expenditure.
<b>Estimated capital value/return (£)</b>	N/A
<b>Fund/budget to be credited with capital return</b>	N/A
<b>Estimated revenue implications (£)</b>	<p>It is anticipated that there will be some initial revenue benefits through the enhancement of the City's assets in the public realm.</p> <p>The scheme includes the addition of more planting areas in line with the approved Riverside strategy. The first 5 years establishment costs for this planting (estimated at £12,061 per year) will be covered by the Section 106 funding, after which on-going maintenance costs would be borne by the Department of Open Spaces and the City of London School.</p> <p>It is proposed that the drainage and cleansing maintenance (estimated at £3,000 per year) will be funded from Section 106s for five years after which the on-going maintenance costs would be contained within the Department of the Built Environment.</p>
<b>Source of revenue funding</b>	<p>Section 106 funds will cover the establishment of the planting for 5 years.</p> <p>The Open Spaces Department will identify efficiencies within the City's Open Spaces local risk budget, to resource the longer term open space maintenance costs of this project and the City's open space assets. Officers are also considering more effective long term maintenance solutions for the City's open spaces, which will be the subject of a report to the appropriate Committees in due course.</p>
<b>Fund/budget to be credited with income/savings</b>	N/A

<b>Option 1</b>	
<b>Anticipated life</b>	N/A
<b>Investment Appraisal</b>	N/A
<b>Benchmarks or comparative data</b>	The City has implemented numerous similar enhancement schemes over the last 8 years, including completed schemes nearby at Paul's Walk, Angel Lane and Grant's Quay.
<b>Proposed procurement approach</b>	At the Authority to Start Work Stage, the Director of the Built Environment will confirm whether the Highways maintenance term contractor carries out the works or if the works are to be tendered.
<b>Affordability</b>	The project is to be primarily funded (91%) from existing Section 106 receipts and the London Marathon Charitable Trust which have been specifically allocated to the enhancement of the Riverside Walk and play in the area. Approximately 9% of the project costs are to be funded from the City's On-Street Parking Reserve which has been allocated to the project.
<b><u>Recommendation</u></b>	It is recommended that Members:: (i) Approve the progression of Option 1 to authority to start works stage at a cost of £45,000 (staff costs and fees) to be funded from 20 Fenchurch Street Section 106 contribution. (ii) Approve the environmental enhancements and sustainable urban drainage system (Option 1) at an estimated total cost of £1,469,805 funded through the 20 Fenchurch Street, Watermark Place and Riverbank House Section 106 contributions (£1,305,305), the London Marathon Charitable Trust (£34,500) and the On-Street Parking Reserve (£130,000); subject to the confirmation of savings on the completed Angel Lane project, approval of the authority to start work and any other statutory consents.
<b>Reasons</b>	The Millennium Bridge Area is a major gateway to the City. The area currently does not respond to the needs of the public and is not a fitting environment for such an important location. These proposals address the needs of the public and local occupiers to improve the function and appearance of the area whilst also establishing a mechanism for mitigating the potential for flooding.  The continued improvement to the Riverside Walk aims to fulfil the City's duty to maintain and enhance the Thames Path National Trail and is in line with the City's Strategic Aims and Core Strategy
<b>Next Steps</b>	Development of the detailed design and further consultation with local occupiers.

<b>Option 2</b>	
<b>Description</b>	<b><u>Option 2</u></b> As Option 1, but with a conventional drainage system instead of SUDs.
<b>Benefits and strategy for achievement</b>	As Option 1, but with a conventional drainage system instead of SUDs and so the introduction of a more sustainable approach to drainage and surface water management will not be realised with this option.
<b>Scope and exclusions</b>	See Option 1 Note: This option does not include the sustainable urban drainage system (SUDS) and retains the existing drainage arrangement.
<b>Constraints and assumptions</b>	As option 1. There will be a reduced requirement for structural investigations with this option.
<b>Programme</b>	As Option 1
<b>Risk Implications</b>	As Option 1 except Risk relating to effectiveness of SUDs no longer applies.
<b>Legal implications</b>	As option 1
<b>HR implications</b>	N/A
<b>Anticipated stakeholders and consultees</b>	As Option 1
<b>Results of consultation carried out to date</b>	As Option 1
<b><u>Financial Implications</u></b>	
<b>Estimated capital cost (£)</b>	<b>£1,321,805 (See Appendix B Table 1)</b>
<b>Source of capital funding</b>	Similar to Option 1, See Appendix B Table 3
<b>Anticipated phasing of capital expenditure</b>	Project phasing will be similar to Option 1 projection. Please see Appendix B Table 4.

<b>Option 2</b>	
<b>Estimated capital value/return (£)</b>	N/A
<b>Fund/budget to be credited with capital return</b>	N/A
<b>Estimated revenue implications (£)</b>	Maintenance is £3,000 less than option 1 – which relates to less maintenance required for drainage.
<b>Source of revenue funding</b>	As Option 1
<b>Fund/budget to be credited with income/savings</b>	N/A
<b>Anticipated life</b>	N/A
<b>Investment Appraisal</b>	N/A
<b>Benchmarks or comparative data</b>	As Option 1
<b>Proposed procurement approach</b>	As Option 1
<b>Affordability</b>	As Option 1
<b><u>Recommendation</u></b>	Not Recommended
<b>Reasons</b>	As Option 1, except there would not be any added benefits of the Suds system.
<b>Next Steps</b>	As Option 1

<b>Option 3</b>	
<b>Description</b>	<b><u>Option 3</u></b> As Option 1, but with the HSBC Gates retained.
<b>Benefits and strategy for achievement</b>	See Option 1 This option would retain the HSBC Gates in situ and so the gateway to the City will not be enhanced in the same manner



<b>Option 3</b>	
	and barriers to movement would remain.
<b>Scope and exclusions</b>	As Option 1 Note This option would retain the HSBC Gates in situ.
<b>Constraints and assumptions</b>	As Option 1
<b>Risk implications</b>	As Option 1 The risk associated with the HSBC gates removal would no longer apply.
<b>Legal implications</b>	As Option 1
<b>HR implications</b>	N/A
<b>Anticipated stakeholders and consultees</b>	As Option 1
<b>Results of consultation carried out to date</b>	As Option 1
<b><u>Financial Implications</u></b>	
<b>Estimated capital cost (£)</b>	<b>£1,425,805 (See Appendix B Table 2)</b>
<b>Source of capital funding</b>	Similar to Option 1. Please see Appendix B Table 3.
<b>Anticipated phasing of capital expenditure</b>	Project phasing will be similar to Option 1 projection. Please see Appendix B Table 4.
<b>Estimated capital value/return (£)</b>	N/A
<b>Fund/budget to be credited with capital return</b>	N/A
<b>Estimated revenue implications (£)</b>	As Option 1

<b>Option 3</b>	
<b>Source of revenue funding</b>	See Option 1
<b>Fund/budget to be credited with income/savings</b>	N/A
<b>Anticipated life</b>	N/A
<b>Investment Appraisal</b>	N/A
<b>Benchmarks or comparative data</b>	As Option 1
<b>Proposed procurement approach</b>	As Option 1
<b>Affordability</b>	As Option 1
<b><u>Recommendation</u></b>	Not Recommended
<b>Reasons</b>	As Option 1 except the HSBC gates would be retained and the Millennium Bridge Approach would not be able to be opened up as an enhanced gateway to the same standard as proposed with Option 1 and 2.
<b>Next Steps</b>	As Option 1