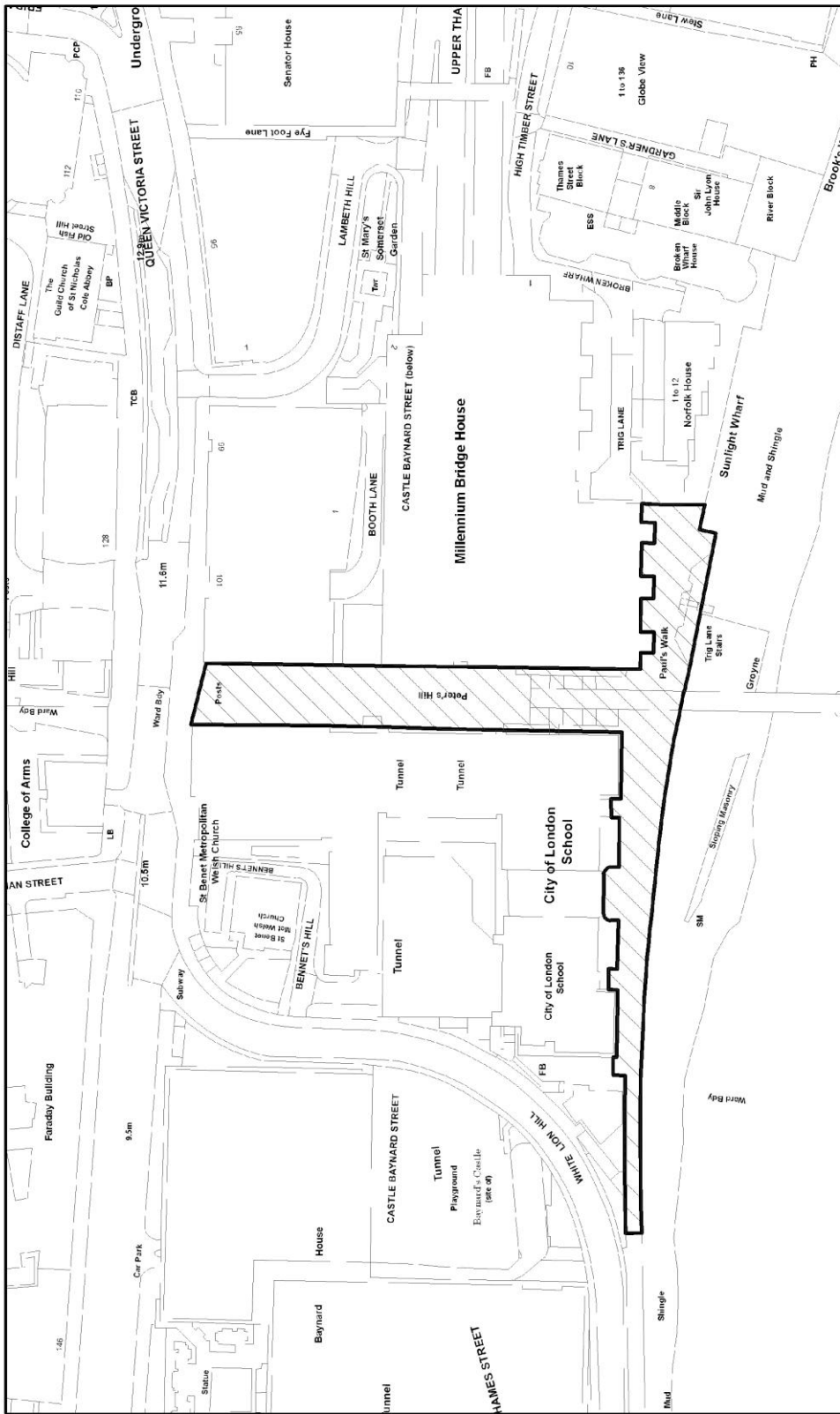


Site Location Plan



Riverside Walk | Environmental Enhancement

 Riverside Walk: Millennium Bridge Area

Appendix B Riverside Walk: Millennium Bridge Area – Estimated Costs

Table 1: Post Evaluation Design Costs

Post Evaluation Design Costs	£
Fees	25,000
Staff Costs Open Spaces	2,000
Staff Costs DBE Planning	14,000
Staff Costs DBE Highways	4,000
TOTAL	45,000

Appendix B Riverside Walk: Millennium Bridge Area – Estimated Costs

Table 2: Estimated Costs

Task	Option 1 Recommende d SUDS Plus remove HSBC gates	Option 2 Conventional Drainage, no SUDS, plus remove HSBC gates	Option 3 HSBC gates retained Plus SUDS
Works (site clearance, paving & planters, play equipment)	764,500	764,500	734,500
Lighting	70,000	70,000	70,000
Drainage/Irrigation system	167,000	47,000	167,000
Planting	112,000	112,000	112,000
SUBTOTAL (works)	1,113,500	993,500	1,083,500
Fees	60,000	50,000	55,000
Staff Costs Open Spaces	41,000	41,000	41,000
Staff Costs DBE	120,000	105,000	111,000
SUBTOTAL (Fees and staff)	221,000	196,000	207,000
SUBTOTAL	1,334,500	1,189,500	1,290,500
Open Spaces Maintenance (5 years)	60,305	60,305	60,305
DBE Maintenance (irrigation, drainage and cleansing, 5 years)	15,000	12,000	15,000
SUBTOTAL (maintenance)	75,305	72,305	75,305
SUBTOTAL	1,409,805	1,261,805	1,365,805
Retained Element for Risk Management (Area under the Millennium Bridge)	60,000	60,000	60,000
TOTAL	1,469,805	1,321,805	1,425,805

Appendix B Riverside Walk: Millennium Bridge Area – Estimated Costs

Table 3: Proposed Funding Sources breakdown (Inclusive of £45,000 for Authority to Start Work)

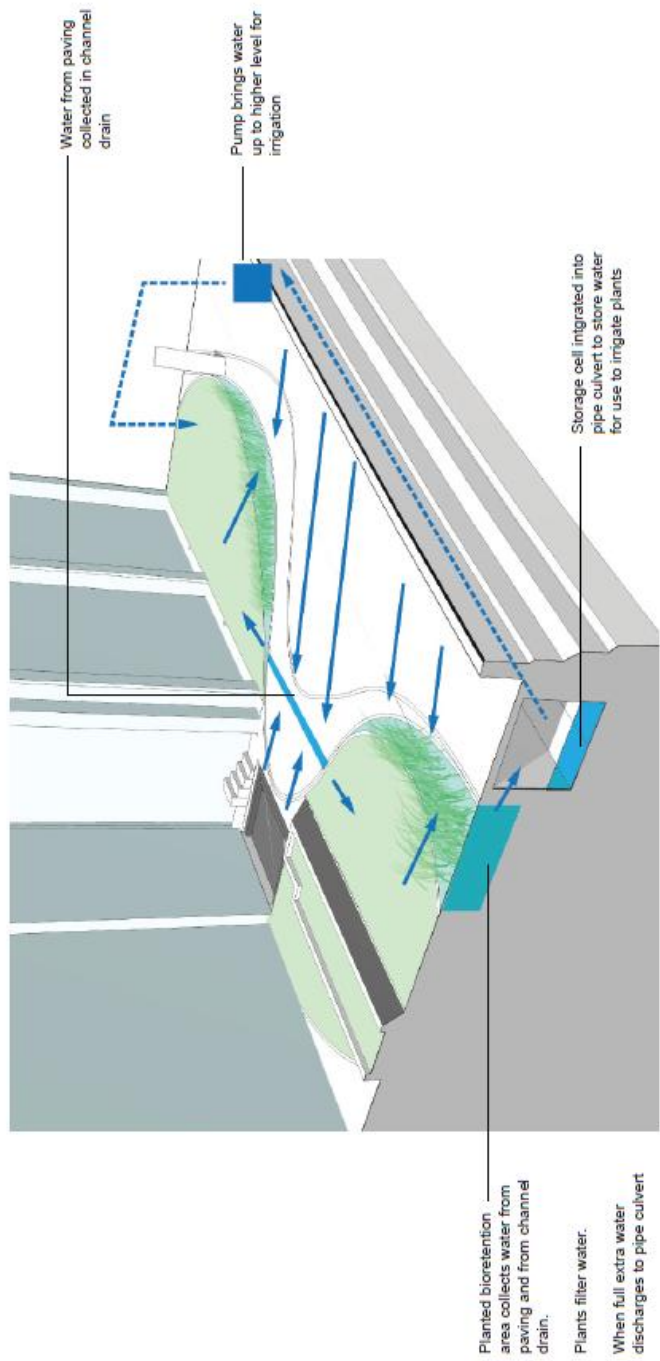
Funding Source	Available Funds (£'s)
20 Fenchurch Street S106 (Riverside Walk – Inclusive of Interest)	701,066
On Street Parking Reserve (Millennium Bridge Area)	130,000
Watermark Place S106 (Inclusive of Authority to Start Work and accrued Interest)	251,397
Estimated underspend from Angel Lane Scheme (Riverbank House & Watermark Place S106s)	397,842
London Marathon Charitable Trust	34,500
TOTAL	1,514,805

Table 4: Option 1 - Anticipated Phasing

	2012/13 (£)	2013/2014 (£)	Later Years (£)	Total (£)
Post Evaluation Design Fees / Staff Costs	45,000			45,000
Fees	30,000	30,000		60,000
Staff Costs	40,000	121,000		161,000
Works	200,000	913,500		1,113,500
Provision held back		60,000		60,000
Maintenance (revenue)		15,061	60,244	75,305
Totals:	315,000	1,139,561	60,244	1,514,805

Appendix C: Riverside Walk: Millennium Bridge Area - Drainage Plan

Sustainable Urban Drainage Plan



TYPICAL SECTION THROUGH BIO RETENTION PLANTING AREA



Appendix D: Riverside Walk: Millennium Bridge Area - Photos

Photos



Anthony Caro sculptures looking north



Anthony Caro sculptures looking south

Appendix D: Riverside Walk: Millennium Bridge Area - Photos



Space under the Millennium Bridge



Existing Planter adjacent to the Riverside Wall

Appendix D: Riverside Walk: Millennium Bridge Area - Photos



The area adjacent the City of London School

The City of London Open Space Strategy 2008

Executive Summary

1. Introduction

This section introduces the City of London by describing the place, explaining its uniqueness and outlining the type of open spaces that exist today. It then goes on to set out the need for and purpose of the Strategy, the importance of open space and the key issues that need to be addressed within the 'Square Mile'.

2. Policy Framework

This section establishes the relevant policy framework which provides the context for the Strategy and helps inform its content.

3. Assessment of Need

This section summarises the City's characteristics relating them to three distinct character areas (West, Central and East). It goes on to describe the 'supply' and 'demand' side of open space provision.

In terms of supply, the main findings are:

- There are 277 open spaces within the City;
- This totals approximately 32.18 hectares, of which 23.31 hectares is publicly accessible;
- Over half of the sites are less than 0.2 hectares in size;
- The existing ratio of publicly accessible open space to the weekday day - time population (workers, students, visitors and residents) is about 0.062 hectares per 1000 (0.094 in the West, 0.097 in the Central Area and 0.024 in the East);
- The best comparison is Westminster which has a ratio of 0.54ha per 1,000 weekday daytime population.
- There are approximately 2,820 trees across the City;
- There are a variety of public and commercial sports, health and fitness facilities and play areas in and around the City; and
- 10 of the open spaces are Sites of Importance for Nature Conservation.

In terms of demand, the main findings are:

- The existing weekday day - time population is approximately 370,000;
- The worker population (which accounts for about 92% of the day - time population) is mainly male (ratio of 59:41), relatively young and largely white;
- The resident population is more varied in its characteristics, being generally relatively affluent, but with Golden Lane and Portsoken Wards falling within areas that are amongst the 25% most deprived areas in England;
- The weekday day - time population is expected to grow by around 89,000 by 2026;

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- 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 between spaces.

This section then outlines an assessment of need, based on the above supply and demand factors. In summary:

- The existing level of publicly accessible open space is low in both absolute and relative terms;
- The quality of publicly accessible open space is generally high, but there are a number of challenges to maintaining these high standards;
- The whole of the City can be described as deficient in open space and there is the need for all types of open space throughout the City;
- There is a particular need for publicly accessible open space in the Eastern part of the City; and
- In the context of a growing week - day population it is considered that the most appropriate local standard is the maintenance of the existing City - wide ratio of publicly accessible open space per 1000 week day day - time population at 0.062 hectares.

4. Vision, Strategy and Delivery

This section sets out a vision for open space provision in the City and establishes a longterm strategy. It then sets out how the Strategy will be delivered and monitored, including a five year Action Plan (Appendix 3).

The vision for open space in the City is as follows:

“The creation of a network of high quality and inspiring open spaces which helps ensure an attractive, healthy, sustainable and socially cohesive place for all the City’s communities and visitors.”

The Strategy comprises the following 10 Strategic Objectives:

1. To maintain and increase public access to existing open spaces and enhance the quality of these spaces, in terms of both design and management.
2. Increase the amount of high quality publicly accessible open space in order to maintain the existing City - wide ratio of 0.062ha per 1000 week day day - time population and focus efforts on creating additional publicly accessible open space in the Eastern Area of the City.
3. Ensure that all open spaces are designed and managed to be safe and accessible to all and, where appropriate, provide opportunities for different activities at different times of the day and year.

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4. Provide additional play facilities (including equipped play areas) in existing and new spaces in accordance with the City Corporation’s Play Strategy (2007 - 2010).
5. Maximise the provision of additional open spaces and trees to ensure that existing and new spaces make a positive contribution to the biodiversity value of the City.
6. Ensure that enhanced and additional open spaces accord with high standards of sustainable design, construction and management and take account of the potential changes to the City climate.
7. Maximise the provision of private and communal residential amenity space (balconies and roof terraces) and communal amenity space for office workers (including gardens and ‘sky gardens’) in appropriate locations.
8. Effectively manage the temporary loss of any open space during construction projects and ensure that high quality open space of equivalent or greater size is established as soon as possible following the necessary works.
9. Improve physical access to and use of open spaces in neighbouring Boroughs.
10. Increase public awareness and understanding of the different types of open space in and around the City and encourage the City’s communities to make the most of open spaces and to help improve them.

The delivery of this strategy is to be achieved by:

- Enhancing existing open spaces – developing a delivery strategy setting out priorities for different parts of the City;
- Enhancing the street scene – continuing to use the Streetscene Programme to deliver enhanced and additional open spaces (informed by area - based Public Realm Enhancement Strategies);
- Securing public access to private spaces through Access Agreements;
- Developing Planning Policy and using the development management process to secure additional open space as part of new developments;
- Continuing to work in partnership with others; and
- Increasing volunteering;
- Production of a Marketing/Promotion Strategy;
- Production of a Tree Strategy.

Key Issues for the Strategy

The Audit of open spaces and the key messages from local stakeholders highlight a number of recurring core issues that must be addressed in this Strategy, and in all future open space creation and improvement schemes, in order to ensure long - term sustainable open spaces. These include:

- Maximising opportunities to address deficiencies of open space where possible, consistent with other City Corporation objectives;
- Ensuring that all existing and new open spaces are varied, of high quality, and relevant to the needs of the local area including, where appropriate, access to play for all;
- Considering the implications of increased demand for open space through new developments and increases in the day time population in the City;
- Ensuring that any inappropriate use of sites is ‘designed out’;
- Considering the long term maintenance costs of new open space, and identifying sources of funding at the design and negotiation stages;
- Ensuring that, where appropriate, all new schemes incorporate automatic irrigation and that where possible, simple irrigation systems are ‘retro - fitted’ into existing open spaces areas;
- Ensuring the careful choice of more drought - resistant plants to maximise water efficiency, but balancing this with the requirement for native species in order to encourage diversity of wildlife;
- Ensuring that when planting street trees in new schemes, both species and size are appropriate to the location, and that species choice and size is in accordance with the City Tree Strategy (also in development), particularly with regards to deficiencies of certain species or a lack of succession in certain areas of the City;
- Developing and agreeing formal maintenance agreements for churchyards maintained by the City Gardens team; and
- Improving the planned maintenance and refurbishment of hard landscape features within City Corporation maintained open spaces, including liaising with the City Corporation’s Access Officer to satisfactorily address accessibility issues.