

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

Project Coversheet

[1] Ownership & Status

UPI: 11004

Core Project Name: 2-6 Cannon Street Public Realm Improvements | Phases 2 and 3

Programme Affiliation (if applicable): N/A

Project Manager: Emmanuel Ojugo

Definition of need: 2-6 Cannon Street is an office development that was practically completed on Cannon Street and Distaff Lane circa 2021. The development involved the demolition of the former Scandinavian House building constructed between 1958-59 with office (B1) and retail uses (A3); and construction of a new office building (Class B1) comprising 7 storeys plus basement and associated hard and soft landscaping, roof top plant, accessible terrace, access and servicing, ancillary cycle parking and other associated works.

The Section 106 agreement required that the developer enter into said agreement with the City, prior to commencing construction works. The new development offers a significant opportunity to address the impacts of the scheme by providing:

- Improved sustainable planting design to provide a more inviting environment and improved greening in an area that currently has a limited planting palette.
- Increased provision of opportunities for rest and contemplation with street furniture designed in line with the City’s access requirements that incorporates anti-skating measures.
- Improved lighting provision to illuminate vertical surfaces, improve legibility and a sense of safety, in keeping with aims in the City Lighting Strategy 2018.
- Better pedestrian experience by improving permeability, delivering high quality enhancements that improves wellbeing and legibility that ties in with the On-Site Garden adjacent to the new development.

The developer recognises the importance of the spaces between buildings, so much so that as part of their planning obligations they funded the creation of a new garden space north of Distaff Lane in an area that is typically a route for service vehicles.

The area is very close to pedestrian traffic served by the Millennium Bridge, with a reported 5 million visitors annually.

Key measures of success:

- 1) Creation of new garden space that improves green coverage and improves the pedestrian experience.
- 2) Improved lighting and high-quality materials is expected to increase public perception of safety when using the new passageway, between Distaff Lane and Queen Victoria Street.

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

<p>3) The developer’s aspirations and requirements will be met, by ensuring the surrounding highways work is completed to a high standard.</p>			
<p>Expected timeframe for the project delivery: up to March 2024 (to meet planting season)</p> <p>Key Milestones:</p> <table border="1"> <tr> <td>1) Agree Method Statement and Construction Package – August 2023</td> </tr> <tr> <td>2) Complete Planting design schedule – September 2023</td> </tr> <tr> <td>3) Initiate Works - January 2024</td> </tr> </table> <p>Are we on track for completing the project against the expected timeframe for project delivery? Y</p> <p>Has this project generated public or media impact and response which the City of London has needed to manage or is managing? N/A</p>	1) Agree Method Statement and Construction Package – August 2023	2) Complete Planting design schedule – September 2023	3) Initiate Works - January 2024
1) Agree Method Statement and Construction Package – August 2023			
2) Complete Planting design schedule – September 2023			
3) Initiate Works - January 2024			

<p>[2] Finance and Costed Risk</p>
<p>Headline Financial, Scope and Design Changes: The project scope remained unchanged. There was a single design approach to the completion of this project in keeping with the schedule specified within the Section 106 Agreement.</p> <p>Minor design changes were around the central planting area, where in-ground planters were simply replaced by free standing planters as surveys had not fully detected areas of void when excavated.</p>
<p>‘Project Briefing’ G1 report (as approved by Chief Officer 25/02/14):</p> <ul style="list-style-type: none"> • Total Estimated Cost (excluding risk): £1,000,000-£3,000,000 • Costed Risk Against the Project: N/A • Estimated Programme Dates: Q4 2015 – Timescales are subject to agreement with the developer <p><i>Scope/Design Change and Impact: N/A</i></p>
<p>‘Project Proposal’ G2 report (as approved by PSC xx/yy/zz):</p> <ul style="list-style-type: none"> • Total Estimated Cost (excluding risk): £1,000,000-£3,000,000 • Resources to reach next Gateway (excluding risk) • Spend to date: N/A • Costed Risk Against the Project: N/A • CRP Requested: N/A • CRP Drawn Down: N/A • Estimated Programme Dates: Q4 2015 – Timescales are subject to agreement with the developer <p><i>Scope/Design Change and Impact: N/A</i></p>
<p>‘Options Appraisal and Design’ G3-4 report (as approved by PSC xx/yy/zz):</p> <ul style="list-style-type: none"> • Total Estimated Cost (excluding risk): £1,133,048 - £1,288,048 • Resources to reach next Gateway (excluding risk) • Spend to date: £17,000 • Costed Risk Against the Project: N/A

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Implementation programmed for March 2017

Scope/Design Change and Impact: N/A

'Authority to start Work' G5 report (as approved by PSC xx/yy/zz):

- Total Estimated Cost (excluding risk): N/A
- Resources to reach next Gateway (excluding risk) £783,220
- Spend to date: £392,737
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Works to be completed by March 2024 to accommodate the City Gardens planting season.

Scope/Design Change and Impact: N/A

Total anticipated on-going commitment post-delivery [£]: S106 makes a provision for ongoing maintenance costs:

Schedule 3 of S106:

Paragraph 1.5 Prior to Occupation of the Development the Off-site Public Realm Maintenance Costs shall be paid to the City Corporation.

"Off-site Public Realm Maintenance Costs" means the sum of £84,150 Indexed. (Off site garden to the north of Distaff Lane.

Schedule 3 of S106:

Paragraph 12.9 - The Owner shall for a period of 19 years from the issue of the Final Certificate pay to the City Corporation the sum of £15,244.45 (Indexed) per annum towards the management and maintenance of the soft landscaping of the Open Space (and in addition the Owner shall pay to the City Corporation within 30 days' of written demand such additional costs reasonably incurred by the City Corporation in carrying out such maintenance as may arise from any vandalism or other anti-social behaviour in the Open Space).

Programme Affiliation [£]:N/A