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| Committees: Streets and Walkways Sub - For Information Projects and Procurement Sub - For information | Dates: 09 July 2024 15 July 2024 |
| Subject: Dauntsey House, Frederick's Place - Public Realm Improvements (S278) Unique Project Identifier:12411 | Gateway 1/2 Light Progress Report |
| Report of: Bob Roberts, Interim Executive Director for Environment Report Author: Emmanuel Ojugo | For Information |
| <h1 style="margin: 0;">PUBLIC</h1> | |

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| 1. Status update | <p>Project Description: Public realm improvements related to the redevelopment of Dauntsey House, 4A & 4B Frederick's Place, are captured in Schedule 9 of the Section 106 Agreement and read as follows:</p> <p style="text-align: center;"><u>Schedule 9: Indicative Description of the Section 278 Works</u></p> <p>The Section 278 Works may include but will not be limited to:</p> <ol style="list-style-type: none"> 1. Works to Ironmonger Lane in accordance with the approved Cheapside & Guildhall Area Strategy, including new paving and a raised section of carriageway or a raised table, to cater for new and existing pedestrian movement between Frederick's Place, St Olave's Court and Prudent Passage; 2. New lighting around the development; 3. Any works necessary to accommodate pedestrian movement immediately south of the Development around the private loading area; 4. Works to accommodate waiting and loading restrictions; and 5. Any other works that the City Corporation considers necessary to make the Development acceptable in planning terms. <p><u>Current Position</u></p> <p>The Dauntsey House development is nearing completion. The developer has recently confirmed that hoarding/scaffolding currently erected around the site, particularly in a section of Ironmonger Lane is expected to be removed by the end of July 2024. The City will soon</p> |
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be able to access the site to progress design and evaluation further. This will inform the content of the Section 278 Agreement currently being drafted in accordance with the approved Section 106 Agreement and the resources required to implement works.

RAG Status: Green

Risk Status: Low

Total Estimated Cost of Project (excluding risk): The previous report (Gateway 1/2) suggested the project could be delivered within the budget range of £350K - £600K. The resources required to implement the project will be confirmed at the next reporting stage.

Spend to Date: £5,938

| Table 1: Spend to date - 16800500: Dauntsey House S278 | | | |
|---|----------------------------|------------------------|--------------------|
| Description | Approved Budget (£) | Expenditure (£) | Balance (£) |
| Env Servs Staff Costs | 8,000 | 3,253 | 4,747 |
| P&T Staff Costs | 12,000 | 2,685 | 9,315 |
| P&T Fees | 5,000 | - | 5,000 |
| TOTAL | 25,000 | 5,938 | 19,062 |

Costed Risk Provision Utilised: N/A

2. Key points to note

Next Gateway: Gateway 3/4/5

Key Points:

On 19 March 2024, Members of the Streets and Walkways sub-Committee approved the initiation of a traffic experiment to reopen Old Jewry to all traffic in a southbound direction, at all times.

The same report noted that, while there was not a need to directly link improvements to Ironmonger Lane with the Old Jewry experiment, there was the potential to improve accessibility and increase pedestrian priority on Ironmonger Lane.

In accordance with the March report, it is proposed to widen the scope of this project to accommodate the whole of Ironmonger Lane (see Appendix 2), subject to a bid for On-Street Parking Reserve (OSPR) or alternative.

The redevelopment of Dauntsey House includes the opening of a pedestrian through-route linking Fredericks Place and Ironmonger Lane and will likely change pedestrian flows in the area. This project looks to accommodate that change.

The development also provides a colonnade on Ironmonger Lane for people walking within the curtilage of the building, adjacent to what will be a new retail offer.

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| | <p>Ironmonger Lane has characteristically narrow pavements and does not meet minimum requirements for accessibility. Initial proposals would concentrate on improving accessibility for walking and wheeling along the whole length of Ironmonger Lane by raising the carriageway to footway level where possible.</p> <p>It is worth noting the indicative description of Section 278 Works, summarised in paragraph 1: <i>Status Update</i>, stated that improvement works would be in accordance with the Cheapside & Guildhall Area Strategy (2015). The Strategy summarises the following opportunities for Ironmonger Lane:</p> <ul style="list-style-type: none"> • Raise carriageway to footway level to improve walking route; • Introduce traffic management, subject to studies to restrict vehicle access while allowing access to essential servicing; • Promote the use of the additional space for the retails to provide al-fresco dining. <p>The Section 106 Agreement suggests raising a section of Ironmonger Lane. Whilst the Strategy aspiration is to raise the Ironmonger Lane carriageway to footway level in its entirety, initial proposals concentrated on raising the carriageway adjacent to the Dauntsey House footprint between 4a and 4b Fredericks Place. (see plan in Appendix 2).</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • To note this progress report. |
| <p>3. Reporting period</p> | <p>This is a progress report, updating Members about necessary changes to the design evaluation methodology to accommodate looking at the whole length of Ironmonger Lane following the March 2024 report.</p> <p>The next report is likely to be a Gateway 3-5 anticipated in November 2024.</p> |
| <p>4. Progress to date</p> | <p>4.1. Following, the March report to Committee, it was necessary to re-evaluate the proposals for Ironmonger Lane which were being considered as part of the S278 proposals.</p> <p>4.2. In early June 2024, City Officers met with the developer of Dauntsey House at 4a and 4b Fredericks Place, to ascertain their programme. They expect to dismantle the hoarding and scaffolding by the end of July 2024.</p> <p>4.3. Officers are now evaluating the needs of the street beyond the existing Dauntsey House footprint and considering how these are to be incorporated into a wider scope for Ironmonger Lane. Options will be developed as part of this process and reported to Members in November 2024 with a view to extending the scope of the project subject to a funding bid for additional resources to accommodate the wider ambition.</p> |

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| 5. Next steps | <p>5.1. Following the removal of hoarding/scaffolding on Ironmonger Lane the project needs to fully evaluate the resources required to carry out the proposed improvement works, both within the red line boundary of the Dauntsey House development (S106); and a further proposal to extend beyond the Section 278 Works boundary to improve accessibility for people walking and wheeling.</p> <p>5.2. This may include looking at restricting traffic on Ironmonger Lane for part of the day to accommodate people walking, wheeling and cycling along here in the busier parts of the day.</p> <p>5.3. Healthy Street Design Checks, City of London Streets Accessibility Tool and a test of relevance for equalities will be undertaken.</p> <p>5.4. Complete the Section 278 Agreement as stated in the approved Section 106 Agreement for Dauntsey House.</p> <p>5.5. Prepare a funding bid for improvements to incorporate the full length of Ironmonger Lane subject to statutory approvals; to be taken forward as part of an expanded scope for the existing project to deliver the Section 278 for Dauntsey House. We expect to be able to bid for funding in autumn of this year.</p> <p>5.6. Submit a further report in November 2024 seeking approval of designs and/or implementation with an anticipated construction period starting in February 2024.</p> |

Appendices

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| Appendix 1 | Project Coversheet |
| Appendix 2 | Site Location Plan |
| Appendix 3 | Images |

Contact

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