

<b>Committees:</b>  Streets and Walkways Committee <i>[for decision]</i> Projects and Procurement Sub <i>[for information]</i>	<b>Dates:</b>  09 July 2024 15 July 2024
<b>Subject:</b> Smithfield Area Public Realm and Transportation  <b>Unique Project Identifier:</b>  PV Project ID: 11956	<b>Complex Issue Report (last report Gateway 3 Issue Report)</b>
<b>Report of:</b> City Operations Director  <b>Report Author:</b> Clarisse Tavin	<b>For Decision</b>
<h1>PUBLIC</h1>	

<b>1. Status update</b>	<p><b>Project Description:</b> The project aims to provide a coordinated approach for the delivery of new public spaces and improved environment in the Smithfield area. This is to be delivered in line with the City Transport Strategy, the Climate Action Strategy, and the anticipated major increase in the number of visitors to the area following the opening of the new Museum of London (MoL) and future transformation of the Meat Market.</p> <p><b>RAG Status:</b> Green (last report: green)</p> <p><b>Risk Status:</b> Low (last report: low)</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> £12m</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b> N/A</p> <p><b>Spend to Date:</b> £ 1,088,050</p> <p><b>Costed Risk Provision Utilised:</b> 0</p> <p><b>Funding Source:</b> OSPR</p> <p><b>Slippage:</b> None</p>
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<p><b>2. Requested decisions</b></p>	<p><b>Next Gateway:</b> Gateway 4 - Detailed Options Appraisal (Complex)</p> <p><b>Progress to date</b></p> <ul style="list-style-type: none"> <li>• The Smithfield Area Public Realm and Transportation Project will deliver enhancements in the Smithfield area and is currently at RIBA Stage 3. The Stage 3.1 related to overarching strategies was completed, and engagement has continued. This includes a temporary play project for families developed with the MoL Team, to be delivered in the area for the London Festival of Architecture in Summer 2024.</li> <li>• The lighting element of the project was progressed to detailed design stage, to align with the phased opening of the General Market and Poultry Market as part of the Museum’s opening timeline.</li> <li>• The MoL S278 project has also progressed since Gateway 1/2 was approved in January 2022, and the scope of work has been defined. The development of the Public Realm project and the S278 project will be coordinated to maximise the efficiency of each project.</li> <li>• Taking a programmatic approach with integrated project management of both the S278 project for the museum and the wider public realm projects is the best way forward. It is however necessary to report separately on these projects as the scope of the Public Realm project extends beyond the MoL boundary and beyond the lifecycle of the S278 project.</li> <li>• The next stage of work has been identified and is split between the S278 requirements for the MoL and the wider public realm project. The MoL S278 project is the subject of a separate report submitted to Streets and Walkways Sub Committee in July 2024, to align with this report.</li> </ul> <p><b>1. Project Update</b></p> <p><b>Smithfield Area Public Realm and Transportation Project :</b></p> <p>1.1 The project is phased to align with key dependencies with the museum development and associated s278 improvements as follow (see Phasing Plan in Appendix 3):</p> <ul style="list-style-type: none"> <li>- <b>Stage 3.1:</b> Overarching strategies and approaches to develop elements of the Concept Design and to test feasibility – <i>complete</i>.</li> <li>- <b>Stage 3.2a:</b> Developed Designs for Area 1 - around the future Museum of London – General Market site</li> </ul>
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- **Stage 3.2b:** Developed Designs for Area 1 -around the future Museum of London– Poultry Market site.
- **Stage 3.3:** Developed Designs for Area 2 (around the Meat Market site)

1.2 A Gateway 3 Issue report was approved in July 2022 and provided an update on the progress made to date. It agreed for this project to restart and run in parallel with the requirements for the MoL through their S278 project.

1.3 The report anticipated that Stage 3.2 of the public realm project design would commence when the broad scope of the MoL S106 agreement (and within this document the outline scope of its associated S278 agreement) is understood; with a new report be submitted to Committees. We are now at this stage. A Gateway 3 report for the S278 works is also on the agenda for the July 2024 Streets & Walkways Sub Committee and provides further details on this project.

**Museum of London Programme:**

1.4 The General Market building is anticipated to open to the public in 2026. As part of that phase of opening, West Poultry Avenue will be closed to traffic permanently and become the main entrance to the Museum.

1.5 The Poultry Market building is planned to open to the public in 2028. As stated above, the Public Realm and S278 projects will have to dovetail with these timescales, accommodating the use of highway for the completion of the building works where needed post 2026, and delivering the public realm and S278 works on the public highway to facilitate visitors of the Museum between the two distinct openings of 2026 and 2028 and then beyond. See indicative Phasing Plan in Appendix 3.

1.6 Timings for the Annexe needs to be confirmed, but City Surveyor Team is working with the Environment Team on the Marketing & Disposal plan for this asset.

**Markets Co-location programme:**

1.7 The project team has continued to liaise with the Market Colocation team as key stakeholders to finalise Stage 3.1 and initiate 3.2. Further engagement will restart when the broad scope of the future Meat Market is understood.

1.8 What is understood is that there will be an operational meat market until 2028, and so works around the Museum building need to accommodate the market operation during this time frame. There is likely to be wider scope for

change in terms of public realm after the meat market is vacated. However, the construction work and S278 for any future development of this site will also need to be considered.

**2. Next steps**

2.1 Taking the above in consideration, it is now proposed to continue the Smithfield Area Public Realm project (Stage 3.2) with the design team.

2.2 This is to be done in coordination with the Museum of London S278 project to maximise the efficiency of each project, and ensure the programmes align with the Museum development and phased openings.

**Requested Decisions:**

1. That budget of £335k is approved for the Smithfield Area Public Realm project to cover the next stage of the project, funded from the £12m OSPR funding, approved in principle for the project, subject to the relevant approvals;
2. Note the revised project budget of £1,695,014 (excluding risk), from the £12m estimated budget which is unchanged;
3. Approve £35k in Costed Risk Provision;
4. Note the revised programmatic approach to coordinate projects in Smithfield area, and the changes to the delivery plan; and
5. Note the updates since the last Committee Report.

**3. Budget**

Funding requested to reach the next Gateway.

*Table 1: funding table to reach next gateway*

Item	Reason	Cost (£)
Consultant Costs (fees)	Pedestrian modelling, stakeholder engagement and consultation, public realm design work, COLSAT assessment (Long Lane/Aldersgate - West Smithfield entrance)	£140,000*
P&T Staff Costs	Project management	£75,000
P&T Highways	Design engineering costs	£50,000

Surveys (Fees)	Ground surveys and load testing for potential public realm installations	£50,000*
Legal fees	Legal agreements as part of the public realm design	£20,000
<b>Total</b>		<b>£335,000</b>

\*Shared costs with Museum of London s278 project

- 1) Staff time for 1.5 days per week for 6 months (combined with the S278 report to make around 3 days per week for 6 months)
- 2) Staff time for a highways engineer to carry out detailed design work.
- 3) Fees for consultancy services – to be used on pedestrian modelling, stakeholder engagement and City of London Streets accessibility Tool (COLSAT) assessment.
- 4) Fees for civil engineering surveys such as trial holes and load tests for lighting as well as ground surveys for any public realm installations and utility searches.
- 5) Fees for legal agreements that are to be signed for any changes to the highway or footway that are required.

**Costed Risk Provision requested for this Gateway: £35k**

See detailed Funding tables in Appendix 2.

**4. Issue (update) description**

- 4.1 The phasing of the public realm works needs to be aligned with the programme of change for the area:
- the Museum of London’s staggered opening of 2026 (General Market and West Poultry Avenue) and 2028 (Poultry Market),
  - the building work and opening of the Annex building on West Smithfield (timing to be confirmed),
  - the continued operation of the Meat Market till 2028, and
  - the future redevelopment of the Meat Market building.
- 4.2 To carry out the public realm design on the area around the MoL site and key routes to the Museum, further funding will be required to develop the detailed design of those proposals.
- 4.3 It is also suggested that further design work on Long Lane, linking the new Elizabeth line entrance to the MoL is also developed further to facilitate a more accessible and comfortable journey for people walking and wheeling from the station towards the MoL entrance.
- 4.4 In addition, linking with the Museum of London S278 project, the wider public realm project will also benefit from some of this work, and can be extended to ensure efficiencies are made such as the wider pedestrian modelling, which will show

	<p>which routes people are most likely to take to the venue. Jointly funding this will bring efficiencies for both projects.</p> <p>4.5 The changes in approach to programme described above mean that whilst the overall strategy for the area will be kept, the delivery of the strategy will need to be completed in phases which will be consecutive in nature. This means from a governance perspective some of the work will be completed before other areas are fully designed, but the concept and the vision for the area as a whole remains the same. It is unlikely that the full public realm vision for the area will be completed before mid 2030.</p> <p>4.6 The intention is to share the workload between the Museum of London S278 project which mitigate the impact of the development, with the wider aspirations for greater public realm change for this first phase of work, ensuring the two projects align.</p>
	<p style="text-align: center;"><b>Next steps (to be developed)</b></p> <p>The key next steps for the project in the next 12 months are:</p> <ol style="list-style-type: none"> <li>1. Progress Public Realm design for the area around the General Market, to be developed to Stage 4.</li> <li>2. Stakeholder engagement and public consultation where needed, including creative engagement with the MoL team, any and changes to bays and parking in the area, or any junction changes (if required) .</li> <li>3. COLSAT, Healthy Streets Design Checks and EqIA assessments to be carried out on Long Lane down to the General Market entrance at West Poultry Avenue.</li> <li>4. Pedestrian modelling of Smithfield Area to be done – this is shared with the S278 as there is a need for more granular work on the areas around the Museum for the S278.</li> <li>5. To put together a design for the area around the general market and for the area on Long Lane covered by the COLSAT assessment.</li> </ol>

## Appendices

<b>Appendix 1</b>	Project Coversheet
<b>Appendix 2</b>	Finance tables
<b>Appendix 3</b>	Location and Phasing Plan
<b>Appendix 4</b>	Project programme
<b>Appendix 5</b>	Risk Register

## Contact

v. April 2019

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