

Committees: Corporate Projects Board (<i>for decision</i>) Streets & Walkways sub-committee (<i>for decision</i>)	Date: 12 November 2025 9 December 2025
Subject: Moorgate Crossrail Station Links – 41 Moorfields Section 278 highway works Unique Project Identifier: PV Project ID –12186	Gateway 3 Regular Issue Report
Report of: Executive Director Environment Report Author: George Wright; City Transportation	For Decision
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description:</p> <p>1.1 The Moorgate Crossrail Station Links (MCSL) programme aims to improve the public realm across the wider Moorgate area, with a particular focus on improvements for people walking, wheeling and cycling. The project complements and builds on the works completed around the new station entrance as part of the Crossrail Phase 1 project. The programme area of MCSL centres on:</p> <ul style="list-style-type: none"> • Improvements to Moorgate between the London Wall and Ropemaker Street junctions. • Public realm enhancements on the northern section of Moorfields and the Finsbury Circus Western Arm. <p>It is planned to be delivered in six distinct, but complementary, phases shown in Appendix 2.</p> <p><u>1.2 Phase 1: Finsbury Circus Western Arm:</u></p> <p>Work to create a high quality, pedestrianised space was completed in March 2025. Key features include extensive soft landscaping and new seating. The project is jointly funded from MCSL and the Cool Streets and Greening Programme.</p> <p><u>1.3 Phase 2: Highway works around the new development at 101 Moorgate:</u></p> <p>Work commenced in November 2024 and was completed in October 2025. Key features include the widening of the pavement on Moorgate in front of the new development to approximately five metres, the re-opening of Keats Place and</p>
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the introduction of a new signalised pedestrian crossing on Moorgate between the development and Finsbury Circus. The project is jointly funded from MCSL and the developer of 101 Moorgate

1.4 Phase 3: London Wall/Moorgate relandscaping project:

Environmental improvements to the oval area including new soft landscaping and seating were completed in June 2025. The project is jointly funded from MCSL and the Cool Streets and Greening Programme.

1.5 Phase 4: Ropemaker Street/Moorgate/South Place/Finsbury Pavement junction: Improvements at this busy junction, including wider pavements, improved crossing facilities and measures designed to make the junction safer for people cycling through it. New trees, seating and cycle parking will also be introduced. Construction commenced in September 2025 with completion programmed for July 2026.

1.6 Phase 5: Moorgate corridor: A concept design for Moorgate between the Ropemaker Street and London Wall junctions has been prepared. This proposes wider pavements on the west side of Moorgate (to complement the works at 101 Moorgate), improved north-south cycle lanes and changes to the northern arm of the junction at London Wall to make it safer for people walking, wheeling and cycling. It is envisaged that this work will commence after the completion of phase 4.

1.7 Phase 6: Moorfields north: Two concept design options have been prepared for Moorfields north (Appendix 4). Both propose wider pavements and tree planting where space permits. Option 1 provides more pavement width gain as it proposes one-way southbound working for motor vehicles, with a contraflow northbound cycle lane. Option 2 retains two-way working for all vehicles. The proposals have been costed and additional funding either from CIL or OSPR will be required to complete this phase of work. There will however be a Section 278 financial contribution from the new development at 41 Moorfields.

This report relates to phase 6 of MCSL and specifically a recommendation to incorporate the Section 278 highway works for 41 Moorfields into the MCSL programme.

The preferred option for the remainder of Moorfields north will be the subject of a future report.

An indicative plan for the Section 278 works is shown in Appendix 3 and is estimated to cost between £550,000-£650,000.

	<p><u>Funding availability</u></p> <p>A total of £2,935,117 MSCL funding has been approved to support the delivery of phases 1-4. This leaves a balance of £379,675 support the delivery of phases 5 and 6.</p> <p>This report seeks specific approval to allocate an additional £75,000 of Section 278 funding to the MCSL programme to progress the design and evaluation of the Section 278 works adjacent to 41 Moorfields (part of phase 6).</p> <p>RAG Status: Green (Green at last Committee)</p> <p>Risk Status: Low (Low at last report to Committee).</p> <p>Total Estimated Cost of Project (excluding risk): Cost range £3m (phases 1-4) up to £6.3m (all phases)</p> <p>Change in Total Estimated Cost of Project (excluding risk): 0</p> <p>Spend to Date: £2,008,407</p> <p>Costed Risk Provision Utilised: N/A</p> <p>Funding sources: TfL, Crossrail, Section 106 and Section 278</p> <p>Slippage: None.</p>												
2. Requested decisions	<p>Next Gateway: Gateway 5</p> <p>Requested Decisions:</p> <ol style="list-style-type: none">1. Approve the release of the £75,000 Section 278 design and evaluation payment from the Section 106 for 41 Moorfields into this programme2. Approve a revised total estimated project cost of £3,010,117 for MSCL programme.3. Approve the signing of a Section 278 agreement with the developer of 41 Moorfields.4. Approve the incorporation of 41 Moorfields Section 278 works into the MCSL programme scope,												
3. Budget	<p>41 Moorfields design development and evaluation is expected to be undertaken over the next 12 months, in tandem with the design for the remainder of Moorfields north. The following budget is recommended for approval.</p> <table><tr><th>Item</th><th>Reason</th><th>Funding source</th><th>Cost</th></tr><tr><td>Staff time (Transport)</td><td>Project management and developer liaison</td><td>s278</td><td>£30,000</td></tr><tr><td>Staff time (Highways)</td><td>Design development</td><td>s278</td><td>£30,000</td></tr></table>	Item	Reason	Funding source	Cost	Staff time (Transport)	Project management and developer liaison	s278	£30,000	Staff time (Highways)	Design development	s278	£30,000
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	Fees	Surveys/utility enquiries/consultation	s278	£15,000
	Total			£75,000
<p>Staff costs represent approximately 600 hours of staff time during the design and evaluation phase.</p> <p>Costed Risk Provision requested for this Gateway: No Costed Risk Provision is requested.</p>				
4. Issue description	<p>The key issue to consider in this report is the recommendation to incorporate the 41 Moorfields Section 278 works into the Moorgate Crossrail Station Links programme and approve the commencement of the Section 278 evaluation and design work for 41 Moorfields. A payment of £75,000 has been received from the developer as part of their S106 obligation.</p>			
5. Options	<p>1. The 41 Moorfields Section 278 works could be progressed as a stand-alone project but its incorporation into the MCSL programme ensures a more coordinated design approach for the whole of the street. If funding is not available to complete the whole of Moorfields, then the S278 element will proceed with the timeline required for the development which currently has a scheduled completion date in 2029.</p>			

Appendices

Appendix 1	Cover sheet
Appendix 2	MCSL programme area
Appendix 3	Area showing the area for the 41 Moorfields Section 278 works
Appendix 4	Concept design options for Moorfields north

Contact

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