

<b>Committees:</b>		<b>Dates:</b>
Open Spaces and City Gardens Project Sub-Committee		10 October 2016 11 October 2016
<b>Subject:</b> St Mary-at-Hill Churchyard – EE104	<b>Gateway 5 Authority to Start Work</b>	<b>Public</b>
<b>Report of:</b> Director of the Built Environment		<b>For Decision</b>
<b>Report author:</b> Freya Herivel, Department of the Built Environment		

### Summary

#### Dashboard

**Project status:** Green

**Timeline:** Construction anticipated to commence in January 2017 and completion anticipated May 2017.

**Budget to reach Gateway 5:** £45,425

**Spend to reach Gateway 5:** £45,425

**Implementation cost:** £425,200

**Spend to date:** £45,425

**Overall project risk:** Green

#### Progress to date

St Mary-At-Hill church is a grade I listed building that was rebuilt by Sir Christopher Wren and Robert Hooke in 1670-74. The churchyard represents one of the few open spaces in the Fenchurch & Monument area. It is located within the Eastcheap conservation area within the setting of the grade I listed church and the grade II listed No. 6-7 St Mary-at-Hill. It has a fine sense of seclusion and historic character, but is at present in a state of disrepair with low quality paving, poor access and limited planting. In addition to these deficiencies, surveys have revealed below ground structures and inadequate drainage causing potential damage to the church and churchyard wall, considered to be a non-designated heritage asset.

The Fenchurch & Monument Area Enhancement Strategy approved by Members in 2013, identifies St Mary-At-Hill churchyard as a key opportunity to increase access to and enhance the quality of an important open space for the increasing numbers of workers, residents and visitors to the area.

The Eastcheap Conservation Area Character Summary and Management Strategy SPD adopted by Members in 2013 notes that the churchyard's intimate historic character would benefit from low-key enhancement works and increased activity.

The Gateway 4 (G4) report was approved on 4th November 2015 with the recommendation to approve the preferred design approach put forward by the project Working Party. The preferred design approach included:

- A drainage proposal comprising of a landscaped terrace with catchment area, replacing a section of churchyard wall
- An enhanced churchyard with step free access into the churchyard from the street
- The restoration of existing historic features
- New Yorkstone paving
- A new tree and several new planting beds
- Improved lighting

Since the approval of the Gateway 4 report for the churchyard, the detailed design has been developed in association with a church building restoration project led by the Diocese and Parish.

The opportunity exists to modify both projects to facilitate step-free access between the church and churchyard and this approach has been approved by the Working Party. The benefits of this improved design include creating a more accessible, flexible and inclusive space, to be enjoyed by a greater number of people.

However, revisions to the detailed design of the churchyard to accommodate this step-free access and its implementation, which requires significant additional excavation, results in an increase to the project budget with an overall project cost of £475,576 compared to £200-300,000 estimated at G4.

Trial pits were dug in January 2016 to establish the archaeological potential of the churchyard and concluded no significant archaeology exists. Trial pits were also dug to assess the depth of the basements to Peek House to ensure the correct paving construction depths and suitable drainage could be provided. These trials include the depth of excavation now recommended to achieve step free access into the church. An archaeological watching brief is programmed into the excavation phase to ensure proper assessment and minimise delay.

A Diocese Advisory Committee (DAC) application was submitted on 1<sup>st</sup> July 2016 and the recommendation for approval by the DAC was given on 5<sup>th</sup> August 2016. The Faculty application will be submitted in early October 2016, following Committee approval. A planning application was submitted to the City's Planning Division on July 19<sup>th</sup> with a decision on the detailed proposals to be received by September 19<sup>th</sup> 2016.

### **Proposed way forward**

The detailed design and cost estimates have now been finalised, and are included in section 5 of this report for consideration.

Should Members be minded to approve this report, the project consultant team will prepare the construction package ready for the implementation phase to commence in January 2017.

The successful close partnership working with the Diocese and Parish through the project has facilitated the delivery of a holistic design and efficient construction programme.

A maintenance and public access agreement between the Parish, Diocese and CoL has been prepared but must be signed by all parties prior to the implementation of the physical works. A separate easement between the Parish, Diocese and a third party owner must also be completed prior to the commencement of the works.

The works to the church threshold will be financed and delivered by the Parish and Diocese as part of a separate refurbishment project.

### **Recommendations**

It is recommended that Members:

- Approve the implementation budget of £425,200 to be funded from the 20 Fenchurch Section 106 Agreement, as set out in section 5 of this report;
- Approve the detailed design as set out in section 1 and Appendices 2, 3 and 4 of this report;
- Approve the authority to start works, subject to obtaining Faculty and Planning permissions and sign off of associated legal agreements.

## Main Report

<b>1. Design summary</b>	<p>The main elements of the design include the following:</p> <ul style="list-style-type: none"> <li>• Creating a new enhanced and fully accessible churchyard. This involves lowering the whole of the churchyard by approximately 270mm with the creation of several accessible ramps. This will allow all users to gain access from both the street and from within the church.</li> <li>• Repaving of the churchyard with Yorkstone paving slabs</li> <li>• A new feature tree and planting beds</li> <li>• Removal of a 9m section of the existing 27m retaining wall within the churchyard to create a new planting bed, which is part of a Sustainable Urban Drainage System (SUDS), critical to resolve the existing drainage problem</li> <li>• Introduction of new seating areas with five 'Chico' timber seats, which have an inclusive design providing backs and arm rests for users</li> <li>• New lighting scheme providing low level atmospheric lighting to the churchyard as well as an additional new emergency lighting scheme.</li> </ul> <p>The provision of step-free access from the street to the churchyard is technically challenging given the depth of footway above existing basements, but is achievable. The proposed drainage solution is the option that provides best value for money and is essential to the success of the scheme.</p> <p>A plan of the design is shown in Appendix 3 and a photomontage of the proposed design is shown in Appendix 4 of this report.</p>
<b>2. Delivery team</b>	<p>The delivery team consist of the following:</p> <ul style="list-style-type: none"> <li>• Project Management – City Public Realm, Director of the Built Environment</li> <li>• Detailed Design – Growth Industry</li> <li>• Lighting Design – BDP</li> <li>• Drainage Design – Highways Division, Director of the Built Environment</li> <li>• Construction – JB Riney (under the City's term contract)</li> </ul>
<b>3. Programme and key dates</b>	<p>Authority to start work – September 2016</p> <p>Pre-implementation phase – October-December 2016</p> <p>Main construction works – January to May 2017</p>
<b>4. Outstanding risks</b>	<p><i>1. Damage to heritage assets during construction</i></p> <p>A detailed archaeological assessment has been carried out of the churchyard and it was found that the proposals are unlikely to impact the archaeology. In addition to this the construction phase will be closely monitored by a qualified archaeologist and a watching brief will be undertaken.</p>

	<p><i>2. Underground archaeology delays construction</i></p> <p>As mentioned above, a qualified archaeologist will oversee the construction phase and a watching brief will be undertaken to minimise any delay.</p> <p><i>3. Ownership of land/access leads to delays in delivering a maintenance agreement</i></p> <p>A draft maintenance agreement has been prepared and is to be finalised prior to the construction phase commencing.</p> <p><i>4. Planting season affects the ability to deliver the project within the preferred timescale</i></p> <p>The project programme indicates that the construction phase should finish at the end of March 2017, which is towards the end of the planting season. The planting will follow the completion of the hardworks on site. Should the construction programme become delayed, it is likely that the planting will have to be carried out at the beginning of the following planting season in October 2017. However a temporary wild flower seed mix could be sown in the planting beds to provide some seasonal interest until the final planting scheme is carried out in October 2017, should the works overrun.</p> <p><i>5. Damage to basements of Peek House</i></p> <p>Trial holes have already been dug to assess the depth of the basements below ground, which has been recorded and factored into the detailed design. In addition to this, prior to the construction phase commencing, a basement survey will be carried out in order to assess and record the existing condition of the Peek House basements.</p>
<b>5. Budget</b>	<p>The total estimated cost of the implementation is £425,200, which is excluding pre-G5 costs, and will be fully funded by the 20 Fenchurch Street Section 106 Agreement (See Appendix 1, Table 2).</p> <p>The implementation cost at G4 was estimated at £200-£300k and this cost has increased due to design amendments required to provide full access into the churchyard from within the church, in addition to providing level access from street level.</p> <p>The original design and cost estimate at the last Gateway did not account for level access into the churchyard from St Mary-at-Hill church. Since the last Gateway, the Working Party has requested level access up to, but not including the church threshold, as part of the design to provide full access, which has cost implications. However the benefits of this improved design include creating a more accessible, flexible and inclusive space, to be enjoyed by a greater number of people.</p> <p>The works to the church threshold will be financed and delivered by the Parish and Diocese as part of a separate refurbishment project.</p> <p>To date, additional staff costs have been incurred due to the increased engagement required with the Diocese and Parish, to align both projects and create step-free access from the street and the church. The revised total implementation cost of the project is set out in Appendix 1, Table 2.</p>

<b>6. Success criteria</b>	<ul style="list-style-type: none"> <li>• A more accessible environment for all users, provided through level access throughout and new seating</li> <li>• Increased footfall in the churchyard through an enhanced open space</li> <li>• Enhancement to the historic setting of the listed church</li> <li>• Improved air quality and sustainable drainage</li> </ul>
<b>7. Progress reporting</b>	Monthly updates to be provided via Project Vision and any project changes will be sought by exception via Issue Report to Spending and Projects Sub Committees

<b>Appendix 1</b>	Project finances
<b>Appendix 2</b>	Map of project area
<b>Appendix 3</b>	Plan of project design
<b>Appendix 4</b>	Visual of the upper churchyard area

### **Contact**

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Project finances

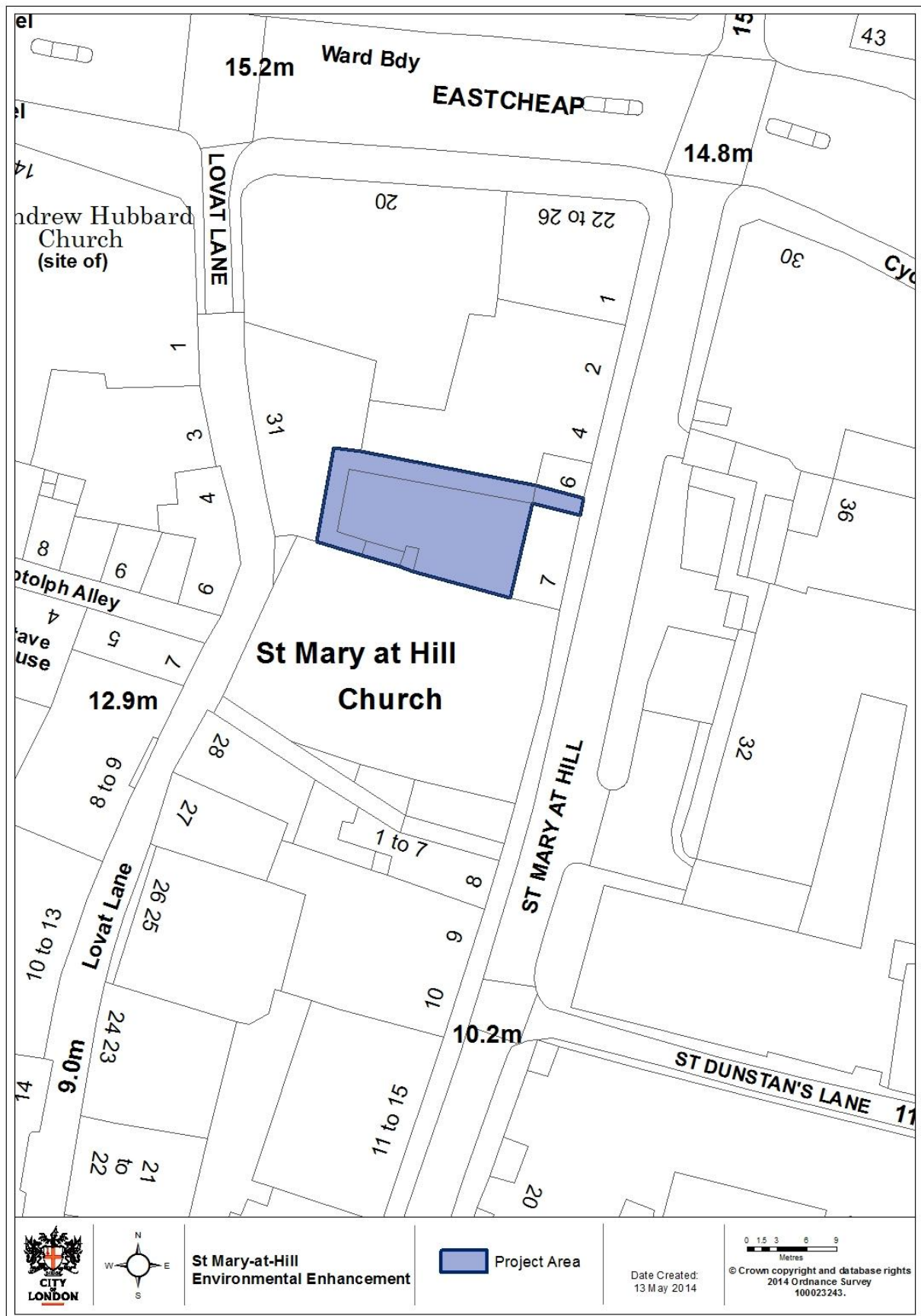
<b>Table 1 - Expenditure to date</b>			
<b>Description</b>	<b>Approved Budget (£)</b>	<b>Expenditure (£)</b>	<b>Balance (£)</b>
Pre G5 staff costs and fees	13,957	13,957	0
Env Servs Staff Costs	3,000	3,000	0
Open Spaces Staff Costs	325	322	3
City Public Realm Staff Costs	7,540	7,540	0
Fees	19,689	19,689	0
Works	914	914	0
<b>TOTAL</b>	<b>45,425</b>	<b>45,422</b>	<b>3</b>

<b>Table 2 - Implementation budget required over and above current expenditure (post G5)</b>	
<b>Description</b>	<b>Cost (£)</b>
P&T Fees	30,000
P&T Staff Costs	40,000
Env Servs Staff Costs	40,000
Open Spaces Staff Costs	5,200
Lighting Works	20,000
Works	290,000
<b>IMPLEMENTATION TOTAL</b>	<b>425,200</b>

<b>Table 3 - Funding Sources</b>	
<b>Funding Source</b>	<b>Amount (£)</b>
S106 20 Fenchurch Street 'St Mary-at-Hill Garden Payment'	54,575
S106 20 Fenchurch Street LCIEW	370,625
<b>TOTAL</b>	<b>425,200</b>

<b>Table 4 – Project cost breakdown</b>	
<b>Funding Source</b>	<b>Amount (£)</b>
Evaluation costs	45,422
Implementation costs	425,200
<b>PROJECT COST TOTAL</b>	<b>470,622</b>

Map of project area



Plan of project design





Photo of the upper churchyard area

