

Committees:	Dates:	
Streets and Walkways Sub-Committee Projects Sub	24/07/2017 18/07/2017	
Subject: Shoe Lane Quarter Phase 2 – Public Realm Enhancements (London Development s278)	Issue Report: Complex	Public
Report of: Director of the Built Environment Report Author: Kristian Turner	For Decision	
<u>Summary</u>		
<p>Dashboard</p> <ul style="list-style-type: none"> • Project Status: Green • Last Gateway approved: Gateway 4 • Project total estimated cost: Circa £8M • Current approved budget: £1.019m • Spend to date: £443,595 • Overall project risk: Green <p>Progress to date</p> <p>Planning permission for the development of the former Fleet Buildings and Plumtree Court site was granted in June 2011. This project relates to the Section 106/278 funded public realm, highway and security improvements in the area around the new development.</p> <p>The project involves a wide range of measures on the highway around the new development that enhances the public realm on Farringdon Street, Stonecutter Street, Shoe Lane and Plumtree Court. This will enable safe access to the new buildings for people and vehicles; enhancing provision for pedestrians by providing widened footways, trees and raised carriageways; and providing a secure line of building protection measures on the footway.</p> <p>The Gateway 4 report was taken to committee in February 2017 where approval was given to progress the detailed design of the public realm, highway and security improvements.</p> <p>The detailed design for the works is well underway. The scope of the security works around the development is significant and presents a considerable technical challenge. As a comparator the design of these features is in the order of two to three times the scale and complexity of the works undertaken around Cannon Street station in 2011.</p> <p>Summary of issue</p> <p>It is anticipated that the full detailed design of the works will be complete in the next 2-3 months with a Gateway 5 report to be submitted in September 2017.</p> <p><u>Issue 1</u></p> <p>The design of the security works entails a number of elements that are bespoke, such as shallow mounted security bollards, security rated lighting columns, granite blocks</p>		

and planters (which contain further security bollards).

Under the terms of the Section 106 / 278 Legal agreement (signed in 2013), the developer is responsible for completing the design of the security infrastructure up to RIBA Stage F. In practice the developer and City project teams work together collaboratively in progressing the detailed design and resolving the technical issues.

In detail, there are:

- 160 PAS 68 rated (City C3) security bollards;
- 10 unique security planters of various shapes and sizes (containing 118 PAS 68 rated bollards);
- 12 PAS 68 rated lighting columns;
- 11 PAS 68 rated granite blocks.

Officers have been advised by the supplier of the City C3 bollards that it is necessary to place an order by the end of July to ensure the bollards can be supplied in time for implementation of the scheme from early 2018. This is due to the unprecedented number of orders the supplier is receiving at the current time.

Issue 2

Part of the design of the public realm entails the creation of a set of steps and a retaining wall on Stonecutter Street (which falls very steeply to the east) to enable a flat level for a building fire exit. This is Phase 1 of the public realm construction works.

The developers building works are progressing quickly and the glass and façade works have commenced. On Stonecutter Street the developer has requested that the City expedite the design and works programme to begin enabling works for the construction of the steps and retaining wall in advance of the main works commencing (on Farringdon Street) in January 2018. The exact date the ten week construction programme will begin is still to be determined, subject to finalisation of the detailed design. Approval is required now to implement this phase of works when the design is finalised as this will be before the next Gateway 5 report (September 2017).

Proposed way forward

Issue 1

The design of the foundations for the City C3 bollards has been completed. It is now proposed that an initial order is placed with suppliers of the City C3 bollards to ensure the materials are delivered in time to meet the expected construction programme.

An initial estimate of ~£1M has been estimated for the total number of security bollards. To place the order a down payment of 20% is required (£200k). It is proposed that the Section 278 works budget is raised by £200k to allow for the order to be placed.

Issue 2

It is proposed that the detailed design of the steps and retaining wall on Stonecutter Street is completed and the construction works be undertaken to meet the needs of the developer.

An initial estimate of ~£80k has been estimated for the steps and retaining wall. It is proposed that the Section 278 works budget is raised by £80k to proceed with the implementation of these works in advance of the main public realm works.

All of the above works are funded by the developer through a Section 278 Legal Agreement.

Total Estimated Cost

The total estimated cost of the scheme remains unchanged at approximately £8m. Please see Appendix 1 for details of the spend to date against the current approved budget and Appendix 2 for the revised budget taking into account these increases.

Recommendations

It is recommended that Members:

1. Approve an increase in the Section 278 works budget of £280k to allow the placing of the order for security bollards and to commence enabling works for the steps and retaining wall on Stonecutter Street.

Appendices

Appendix 1	Expenditure incurred to date
Appendix 2	Revised budget

Contact

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