

Committee(s)	Dated:
Planning & Transportation	11 September 2018
Subject: City Fund Highway Declaration – 42/44 Bishopsgate, EC2	Public
Report of: City Surveyor (CS.366/18)	For Decision
Report author: Roger Adams	

Summary

Approval is sought to declare a volume of City Fund airspace above an area of highway at Great St Helens, EC2 to be surplus to highway requirements to allow its disposal in conjunction with the development scheme at 22 Bishopsgate, EC2.

The scheme was approved by your Committee on the 28 November 2016 (16/00849/FULEIA) subject to conditions including a requirement for the developer to clad the exposed flank wall at 42-44 Great St Helens. The cladding will project permanently into highway airspace.

On 3 October 2017 your Committee declared parcels of City Fund land around the permitted development scheme as surplus to highway requirements to enable their disposal upon terms since approved by Corporate Asset Sub Committee, Finance Committee and the Court of Common Council.

To permit installation and retention of the cladding an additional area of highway land totalling 43ft² (3.97m²) needs to be declared surplus to highway requirements. This will enable the grant of suitable interest in the airspace.

In this instance the works will not impede the highway nor involve stopping-up. The airspace volume will be limited to relevant datum levels in order to preserve the highway stratum and prevent any vertical enlargement.

Power of Disposal - The proposed transaction involves the disposal of an interest in City Fund highway land that is understood to have been acquired for highway purposes. Disposal is authorised by the *City of London (Various Powers) Act 1958, Section 9*, which allows the City Corporation to dispose of its land within or outside of the City in such manner and for such consideration and on such terms and conditions as it thinks fit.

The terms for the highway disposal are being considered separately by the Corporate Asset Sub Committee.

Recommendation

Members are asked to:

- Resolve to declare a volume of City Fund airspace above the highway at Great St Helen's EC2 measuring 43ft² (3.97m²) and between datum levels to be determined by the City Surveyor to be surplus to highway requirements which will preserve the highway stratum and the continuing highway functions therein to enable its disposal upon terms to be approved by the Corporate Asset Sub Committee.

Appendices

- Appendix 1 – Highway Plan; Great St Helen's / 42-44 Bishopsgate EC2.
- Appendix 2 – Image; Flank Wall 42-44 Bishopsgate EC2.

Background Papers:

- Planning Consent; 16/00849/FULEIA.
- Report of City Surveyor; City Fund Highway Declaration – 22 Bishopsgate, EC2 (CS.393/17) 3 October 2017.

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Key

Cladding - City Fund land
3.97 sq.m (43 sq.ft)
cladding between
AOD levels 19.58m - 40.31 m

40-42 Bishopsgate
London EC2

40-42 Bishopsgate
South Face Airspace Lease

City Surveyor
P. G. Wilkinson BSc, MSc, MRICS
CITY SURVEYOR'S DEPARTMENT
Corporate Property Group
Plans & Records Section

Project name:	1:100 @ A3	Drawn by:	SJC
Date:	07/18	Proj code:	UPRN
Drawing No.:	4-C-39952-09		

Appendix 2 –Image; Flank Wall 42-44 Bishopsgate, EC2

