

Committee: Planning and Transportation Committee	Date: 20 November 2018
Subject: Discontinuance of the Broad Street House City Walkway, the 99 Bishopsgate City Walkway and the 55 Bishopsgate City Walkway	Public
Report of: The Director of the Built Environment	For Decision

Summary

Arrangements are being made to allow for safe fire egress from all buildings that currently rely on the Broad Street House city walkway (CW45), the 99 Bishopsgate city walkway (CW6) and the 55 Bishopsgate city walkway (CW7) to provide these egresses through reciprocal access agreements. As a result, it is now considered appropriate for the City Corporation to discontinue these three city walkways and thereby finally effect the completion of the deletion of the Liverpool Street Station to Leadenhall Street highwalk, most of which has already been demolished.

Recommendation

It is recommended that your Committee:—

1. Resolve to discontinue the Broad Street House city walkway (CW45), the 99 Bishopsgate city walkway (CW6) and the 55 Bishopsgate city walkway (CW7) on a date to be determined in the terms of the resolution set out at Appendix 1 to this report.
2. Delegate authority to the Transport Planning and Development Manager to insert an appropriate date for the resolution to come into force.

Main Report

Background

1. On 17 July 1986 the Court of Common Council resolved to declare from 30 October 1986 a city walkway, being all that way or place being the walkway from the southern side of Wormwood Street to the staircase in Bishopsgate Churchyard, including the footbridge over Wormwood Street and the stretch of walkway adjacent to Broad Street House. This report refers to this city walkway as the Broad Street House city walkway (CW45).
2. On 2 April 1998 the Court of Common Council resolved to declare from 1 May 1998 a city walkway, being all that way or place being the podium-level walkway from the city walkway of the Wormwood Street footbridge to the walkway at 55 Bishopsgate. This report refers to this city walkway as the 99 Bishopsgate city walkway (CW6).

3. Also on 2 April 1998 the Court of Common Council resolved to declare from 1 May 1998 a city walkway, being all that way or place being the walkway at podium level on 55 Bishopsgate between the city walkway at 99 Bishopsgate to the city walkway at podium level at the International Financial Centre. This report refers to this city walkway as the 55 Bishopsgate city walkway (CW7).
4. These three city walkways formed part of a more extensive highwalk route between the eastern side of Old Broad Street at Bishopsgate Churchyard, over these three city walkways, to the north-east of Tower 42 and over a city walkway bridge over Bishopsgate, and on to the northern side of Leadenhall Street. It was originally intended that this highwalk route between Liverpool Street Station and Leadenhall Street be part of a much more extensive City-wide network of pedestrian highwalks.
5. In developing the City of London Unitary Development Plan 2002 the City Corporation finally determined that the City-wide pedestrian highwalk network idea should not be pursued further and made decisions as to which already constructed highwalks should be retained and which should not be replaced when the buildings through which they passed were redeveloped. The Liverpool Street Station to Leadenhall Street highwalk was one of two highwalks designated in the 2002 Unitary Development Plan as “to be deleted”. Paragraph 9.38 of the 2002 Unitary Development Plan noted that:

Where upper level walkway links through buildings exist which no longer form part of the network, applications for their change of use or redevelopment will normally be considered favourably. Where appropriate, proposals should provide for adequate alternative emergency escape routes for buildings which use the walkway for that purpose.
6. On 18 March 2008 your Committee resolved to alter from 28 April 2008 the Broad Street House city walkway so as to exclude all that the way or place being the high-level walkway around Broad Street House, including the staircase onto Bishopsgate Churchyard. The city walkway was varied to allow for the extension of the office accommodation at Broad Street House by infilling part of the city walkway at podium level.
7. A plan of the three city walkways, as varied by your Committee’s resolution on 18 March 2008 to allow the extension of the office accommodation at Broad Street House, is appended to this report as Appendix 1.
8. Ideally all of the city walkways forming part of the highwalk to be deleted would have been discontinued at the time of your Committee’s 18 March 2008 resolution relating to Broad Street House, but the fire egress requirements of the various buildings through which the highwalk passed meant that that was not possible at that time, and so only the Broad Street House city walkway was altered so as to exclude its northern extent required for the extension of the office accommodation.
9. On 26 July 2018 your Committee delegated to the Assistant Director (City Public Realm) authority to restrict access to the city walkway bridge over Wormwood Street, (part of the remaining part of the Broad Street House city

walkway), for a period of up to three months in order to allow a major artwork within the Sculpture in the City programme to be sited on the city walkway bridge. The artwork is entitled Bridging Home (London) 2018 and is an installation by the Korean sculptor and installation artist Do Ho Suh that represents his childhood home, a traditional Korean house (hanok).

10. Access along and the use of the city walkway bridge was temporarily suspended under the delegated authority given by your Committee on 11 September 2018 and the artwork was installed. The temporary prohibition on access and use is anticipated to last until 10 December 2018, which is the maximum period (of three months) permitted by the City of London (Various Powers) Act 1967 (cf. section 11A(3)), unless the city walkways are discontinued prior to this date (*see below*), in which case the temporary prohibition on access and use would cease at the same time that the city walkways are discontinued.

Current Position

11. The installation of the Bridging Home (London) 2018 artwork on the Wormwood Street city walkway bridge and the desire to retain this artwork in place as part of the Sculpture in the City programme beyond December this year has given fresh impetus to concluding the deletion of the redundant highwalk, most of which has now been demolished. The Broad Street House city walkway, the 99 Bishopsgate city walkway and the 55 Bishopsgate city walkway are the only three remaining sections of the highwalk that is to be deleted.
12. I am pleased to advise that agreement in principle has now been reached with the landowners of 26 Wormwood Street, Broad Street House, 99 Bishopsgate and 55 Bishopsgate to allow for the fire egresses required by their buildings that are currently provided by the three remaining city walkways to be provided instead by mutual agreement among the landowners. The owners of 26 Wormwood Street have advised that they can and are willing to rely on fire egress directly onto Wormwood Street, and the other three landowners are willing to provide access through their properties to allow for safe fire egress for their neighbors.
13. As a result, the three city walkways can be discontinued once final agreement has been reached between the relevant parties, and it is therefore recommended that your Committee resolves to discontinue these three city walkways and delegates authority to the Transport Planning and Development Manager to insert the date for your resolution to come into effect.

Proposal

14. As arrangements are being agreed to allow for safe fire egress from all buildings that currently rely on the city walkways to provide this, it is now considered appropriate for the City Corporation to discontinue the three city walkways referred to in this report as the Broad Street House city walkway, the 99 Bishopsgate city walkway and the 55 Bishopsgate city walkway.

15. Appropriate wording for a resolution to effect discontinuances of these three city walkways, including plans, is appended to this report as Appendix 2.
16. Colour copies of the plans at A3 size are available in the Members' Reading Room and will be displayed in the Livery Hall immediately prior to and during your Committee's meeting on 20 November 2018. The plans can also be e-mailed to any Member and to any other person who wishes to receive them so that they can be viewed more conveniently.

Corporate and Strategic Implications

17. Discontinuing the three city walkways, and thereby finally effecting the completion of the deletion of the Liverpool Street Station to Leadenhall Street highwalk, most of which has already been demolished, would serve to deliver on the City Corporation's adopted planning policy.

Financial Implications and Risks

18. There are costs involved with the discontinuances of the city walkways, including officer time and publication costs, and with negotiating and concluding agreement with the landowners, but these costs will be relatively minor and can be contained within the Director of the Built Environment's local risk budget.

Conclusion

19. Arrangements are being made to allow for safe fire egress from all buildings that currently rely on the Broad Street House, 99 Bishopsgate and 55 Bishopsgate city walkways to provide these egresses through reciprocal access agreements. As a result, it is now considered appropriate for the City Corporation to discontinue the three city walkways referred to in this report as the Broad Street House city walkway (CW45), the 99 Bishopsgate city walkway (CW6) and the 55 Bishopsgate city walkway (CW7).

Appendices

Appendix 1: plan of the Broad Street House city walkway, the 99 Bishopsgate city walkway and the 55 Bishopsgate city walkway

Appendix 2: recommended resolution of the Planning and Transportation Committee

Craig W. J. S. Stansfield

Transport Planning and Development Manager

Department of the Built Environment

telephone: + 44 7802 378 810

e-mail: Craig.Stansfield@CityOfLondon.Gov.UK