

Committee(s):	Date(s):
Streets & Walkways Sub-Committee	10 March 2014
Subject: Globe View Walkway Consultation Report	Public
Report of: Director of Built Environment	For Decision

Summary

Dashboard

Timeline	Working towards Detailed Options Appraisal – Gateway 4
Total Estimated Cost	£750K - £1.5m (TfL, Section 106 and CIL)
Spend to Date	£64,415 – comprising of: £30,636 (staff costs) and £33,779 (consultant fees)
Overall project risk	Medium

This report provides an update on the public consultation on the Globe View Walkway project. Copies of the full public consultation responses are available in the Members' Reading Room.

This project relates to a section of the Riverside Walk under the residential building at Globe View. This section of walkway has been gated shut since its construction in 2003, due to problems of rough sleeping and fire lighting that resulted from the poor layout, environmental quality and disconnected nature of this section of walkway.

Following Initial discussions with Ward Members, resident representatives and the City of London Police, a Gateway 3 (outline options appraisal) report on this project was considered by Committees in October 2012. This set out three options:

- 1) Keeping the east-west section of the walkway under the building, creating an exit by opening up an existing window at the eastern end and creating a small section of external walkway to replace the north south section of walkway that currently runs through the building.
- 2) Enhancing the existing walkway on its current alignment through the building
- 3) Re-directing the walkway around the building on a new external walkway structure over the Thames.

Members agreed that Option.1 set out above be taken forward and consulted upon with local residents. Plans are attached in Appendix A.

The public consultation was carried out between August and October 2013. A total of 39 responses were received. There is a 50/50 split between respondents that support the proposed re-configured layout with a section of external walkway and respondents that would prefer to see the existing configuration maintained without a section of external walkway.

The main issues raised by residents in relation to the external walkway are noise disturbance from people using the walkway and gathering, particularly customers from the adjacent restaurant/bar. Further advice has been taken from the City of London Police. The Police advice is that the walkway should not be opened on its existing alignment, as it would be very likely that there would be a repeat of previous anti-social behaviour, and would present a

danger to those using the walkway, particularly at night and particularly vulnerable users. They are supportive of the creation of the small section of external walkway, as the best way to reduce the risk to residents and users.

Given the mixed response to the consultation, it is recommended that further consultation and communication with residents is undertaken, with input from the City of London Police before the Gateway 4 report is brought forwards. This will include the consideration of modifications to the existing internal walkway that could help to design out crime, including CCTV.

An additional £8,500 of Transport for London LIP funds were been made available for spend on this scheme in financial year 2013/14. Furthermore, it is proposed that an additional £20,000 is approved to cover the costs of further communication and consultation that are required to take the project forward to Gateway 4, to be funded from the funds available from the Watermark Place Section 106.

Recommendation

It is recommended that:

- (i) The results of the public consultation are received and actions noted;
- (ii) A budget increase of £28,500 is approved, funded from Transport for London LIP funds for 2013/14 (£8,500) and the Watermark Place Section106 obligation (£20,000).

Main Report

Background

1. Globe View is a residential block of flats with a restaurant/bar on part of the ground/1st floor accessed via Stew Lane. The Riverside Walkway in this area currently follows a long diversion route along High Timber Street (away from the River) which is confusing and frustrating for many users.
2. The section of Riverside Walkway under Globe View has been closed to the public for more than a decade. After a few months of being opened in 2003, problems of rough sleeping and anti-social behaviour occurred, including fire-lighting which was of particular concern to residents. These problems were due to the isolated and disconnected nature of this covered walkway and its layout and narrow openings.
3. The main objective of this project is the opening of the Riverside Walkway at Globe View. The project is a high priority of the Riverside Walk Enhancement Strategy and was approved at Gateway 3 in October 2012 where Members considered 3 options:
 - 1) Keeping the east-west section of the walkway under the building, creating an exit by opening up existing window at the eastern end and creating a small section of external walkway to replace the north south section of walkway that currently runs through the building.
 - 2) Enhancing the existing walkway on its current alignment through the building.
 - 3) Re-directing the walkway around the building on a new walkway structure over the Thames.
4. Option 1 was approved to be taken forward at Gateway 3 because it could provide a workable solution that would solve a lot of the problems that the current internal walkway has through the provision of a more direct an open route. Option 2 was not recommended to be taken forward because it would not sufficiently overcome the

safety/antisocial behaviour concerns associated with the internal walkway. Option 3 was also not recommended to be taken forward because it was not supported by residents and had received a mixed response from officers and local businesses. Appendix A includes a plan of the area and the proposals. Appendix B includes photographs of the existing walkway.

5. The neighbouring section of Riverside Walkway under Sir John Lyon House to the west of Globe View was completed in 2009 and the completion of the walkway to the east is planned through the implementation of a planning permission for a hotel at Queensbridge House. The development agreement between the City and the developer also includes the provision of Riverside Walkway under the neighbouring residential building at Queens Quay. Work on this development is expected to commence in spring 2014.

Public Consultation Exercise

6. A public consultation exercise was carried out between August and October 2013 on the Globe View walkway proposals.
7. The consultation involved several meetings with residents and local occupiers and a detailed leaflet explaining the proposals was sent to all occupiers. The consultation leaflet included the enhancement of the east-west section of the internal walkway and two sub-options for the section of external walkway to provide the north-south connection to Stew Lane: one with a narrower platform and one with a wider platform. A total of 39 responses to the leaflet were received and these are summarised in Table 1 below. The vast majority of these responses are from residents of Globe View and Queens Quay.

Table 1: Summary of consultation responses

Preference	Number of respondents choosing Preference
Option 1 (smaller section of external walkway)	9
Option 2 (larger section of external walkway)	7
Both options (1 or 2)	2
Re-Open existing internal walkway	18
Do Nothing	2
No response	1

8. There is a 50/50 divide between those respondents that support the section of external walkway and those that would prefer to see the internal walkway re-opened without a section of external walkway. In addition, 2 respondents have suggested doing nothing, i.e not re-opening the walkway at all.
9. One of the main comments received from residents is concern about noise disturbance to the flats above from people using the proposed external walkway, particularly customers from the adjacent restaurant/bar. Other issues raised include concerns about anti-social behaviour and rough sleepers, the stability and visual impact of the proposed structure, flood risk, and the cost of the external walkway.
10. At a meeting with residents in October 2013 (minutes are attached at Appendix C), the results of the consultation were discussed and several suggestions for the way forward were aired. These included:
 - Making the external walkway narrower to reduce space for people to dwell;

- A covered or partially covered external walkway to reduce the impact of noise disturbance;
- A staged approach to the implementation of the scheme, involving a trial of the re-opening of the internal walkway following enhancements to lighting and the removal of ledges, with the external walkway only implemented if the trial is unsuccessful.

11. It was also made clear at this meeting that the walkway at Globe View would not be opened until the adjacent section of walkway at Queensbridge House/Queens Quay was also completed. This is so that the past problems of the walkway being disconnected and isolated are not repeated.

City of London Police Advice

12. Following the meeting with residents in October, further advice was sought from the City of London Police on the proposals. A site visit was carried out with their Architectural Liaison Officer and the walkway proposals were discussed.

13. The Police advice is that the walkway should not be opened on its existing alignment, as it would be very likely that there would be a repeat of previous anti-social behaviour and this would present a danger to those using the walkway, particularly at night and particularly vulnerable users. A key concern of the Police is the 'blind corner' at the eastern end of the existing walkway. There are similarities in this respect with other sections of internal walkway, such as at London Bridge, which is known to suffer from crime and anti-social behaviour problems.

14. The Police are supportive of the creation of the small section of external walkway to link the internal walkway with Stew Lane to the north, as approved by Members at Gateway 3. They consider that this is the best way to reduce the risk to residents and users. The Police are not supportive of a staged approach whereby the re-opening of the internal walkway would be trialled. This is because of the risk of anti-social behaviour and crime.

Next Steps

15. Given the mixed response to the consultation from residents and the advice received from the City of London Police in relation to security and anti-social behaviour, it is proposed that further communication and consultation is carried out before progressing to Gateway 4 (detailed options appraisal).

16. The possibility of re-opening the internal walkway will be further investigated with additional advice on designing out crime sought from the City of London Police, including the feasibility of CCTV. There is a possibility that a CCTV system could be linked to that of the adjacent Hotel development. However, the City of London Police will need to be satisfied that this will overcome their security concerns. Details of the management and monitoring of the system will also need to be agreed.

17. The following tasks will also be undertaken ahead of Gateway 4:

- Further communication and consultation with residents and occupiers;
- Further consultation will be carried out with the Environment Agency and the Port of London Authority;
- Investigation into the legal agreements and approvals required to carry out the works will be undertaken;
- Investigation of options for the City Walkway declaration, so that access rights may be withdrawn in limited circumstances;

- Investigation of funding sources to implement the works will be carried out.
18. It is proposed that no further design development of the external walkway is undertaken until the possibility of reopening the internal walkway with CCTV coverage has been fully investigated with the City of London Police.
19. The communication and consultation work will be carried out over spring and summer 2014, with the Gateway 4 report anticipated in autumn 2014.

Financial Implications

20. An additional £8,500 of Transport for London LIP funds were been made available for spend on this scheme in financial year 2013/14. Furthermore, it is proposed that an additional £20,000 is approved to cover the costs of the further communication and consultation that are required to take the project forward to Gateway 4, to be funded from the funds available from the Watermark Place Section 106 obligation. A breakdown of these costs is included in Table 2 below.

Table 2: Design and Consultation Costs to reach Gateway 4

Item	Estimated Cost (£'s)
Staff Costs*	28,500
Total	28,500

* inclusive of £8,800 staff costs already incurred

Appendices

Appendix A: Location Plan and Proposals that were consulted upon

Appendix B: Photographs of existing internal walkway

Appendix C: Minutes of post-consultation residents meeting

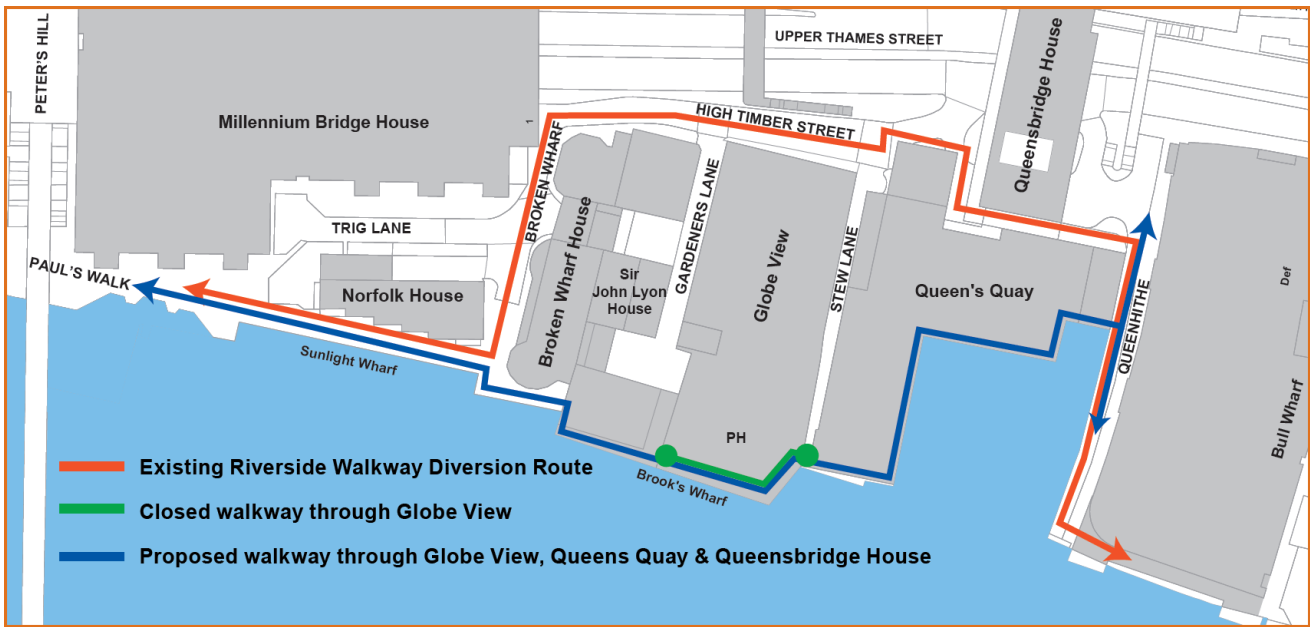
Background Papers

- Gateway 3 report October 2012

Author

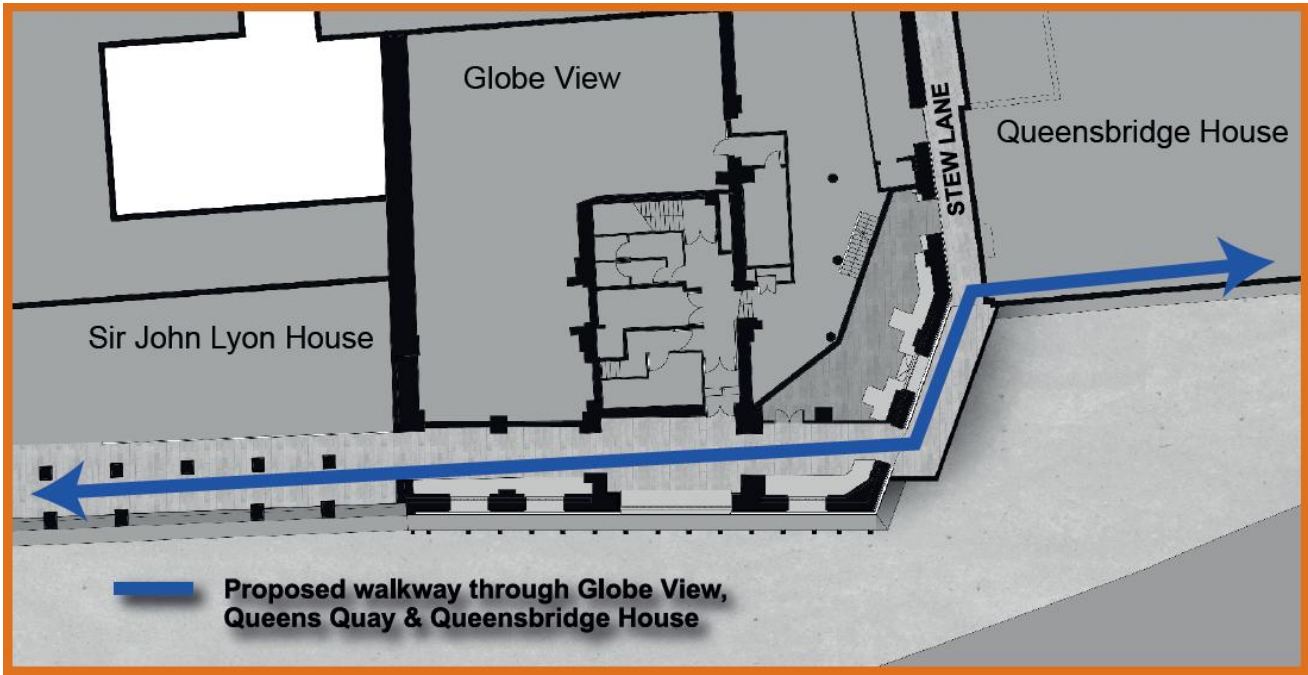
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Appendix A

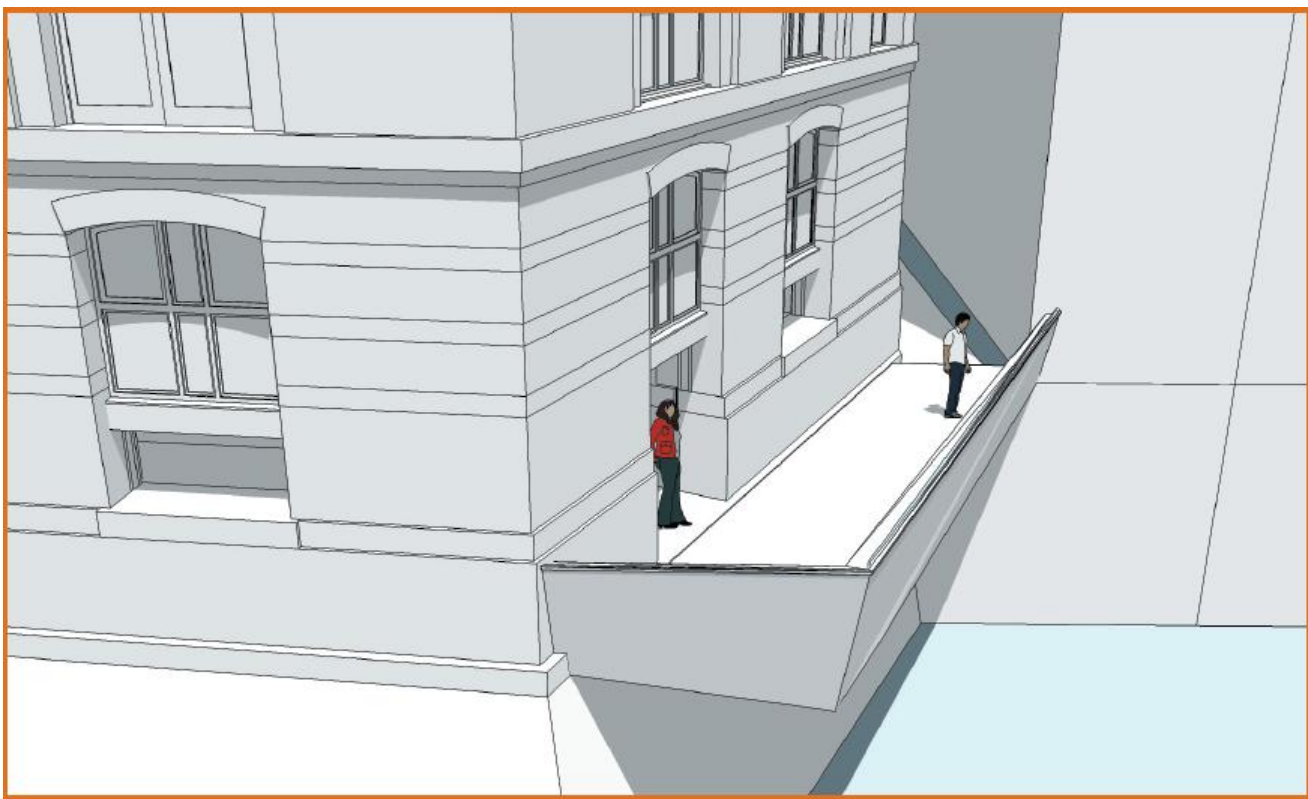


Location Plan

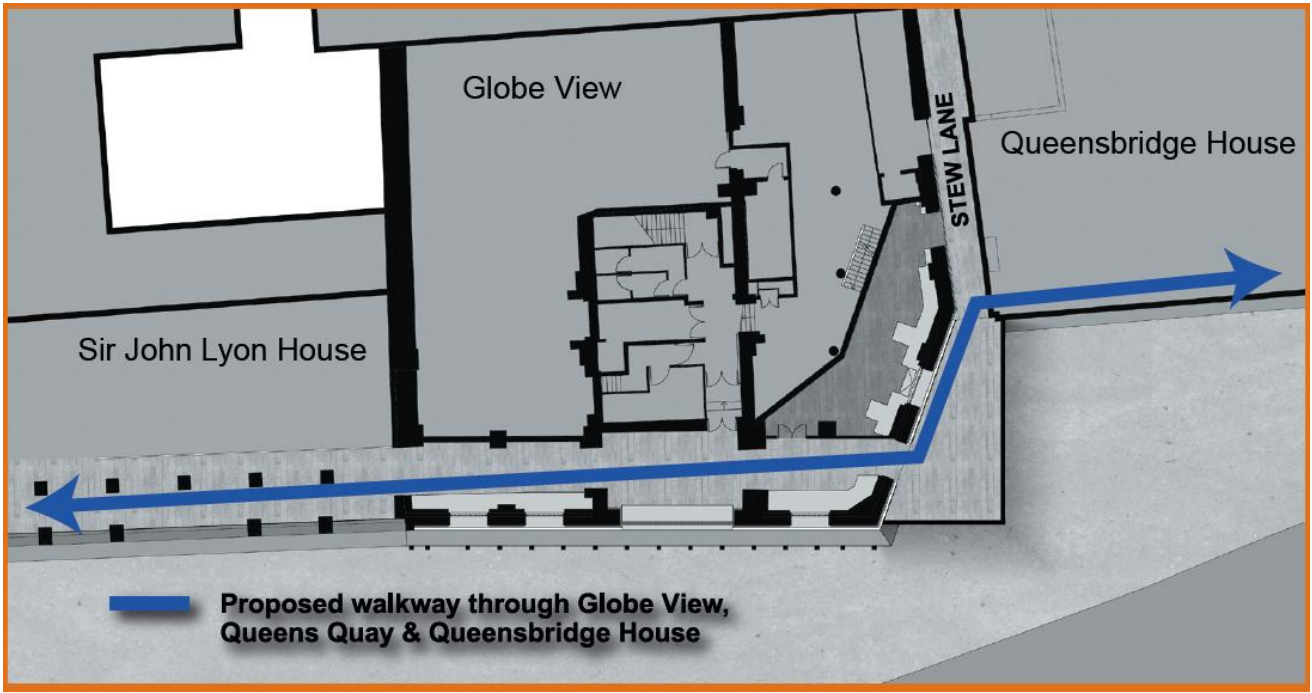
Plans that were consulted on



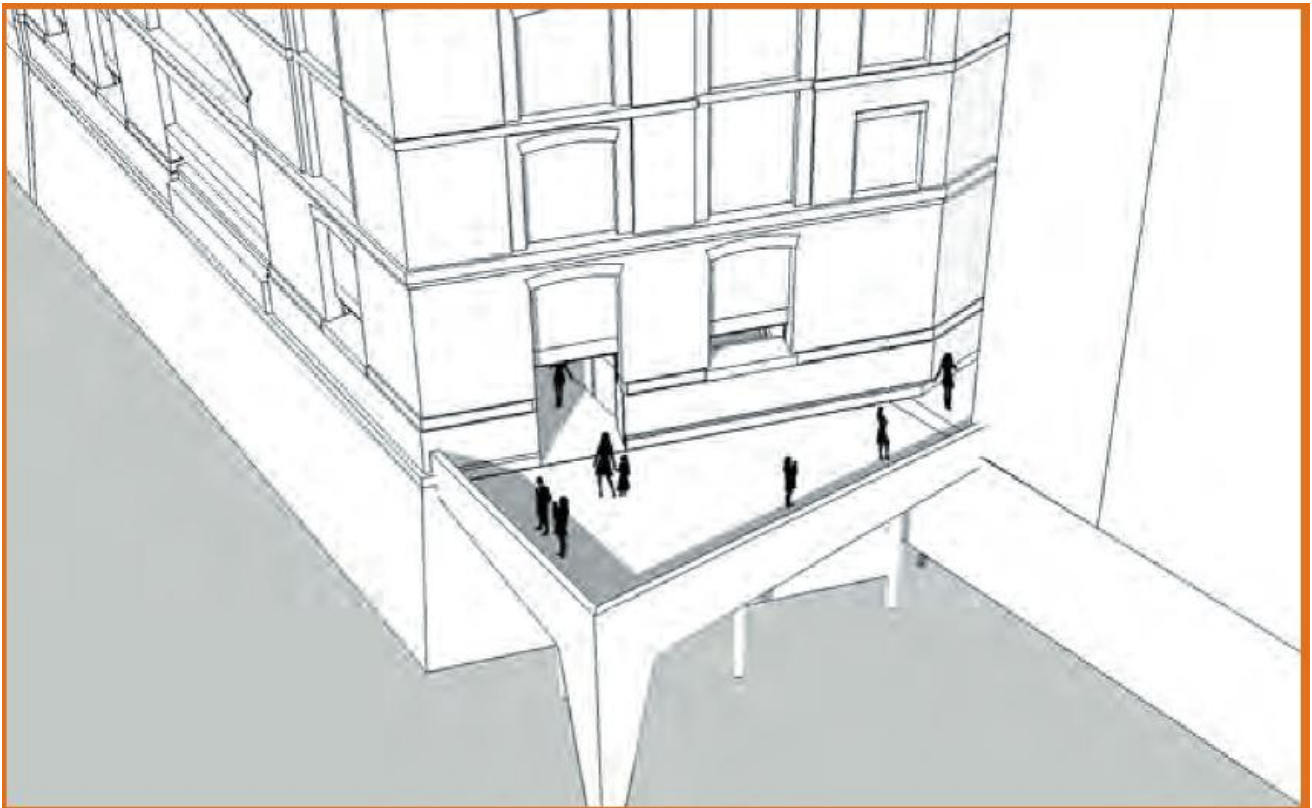
Option 1 (smaller section of external walkway)



Option 1 (smaller section of external walkway)



Option 2 (larger section of external walkway)



Option 2 (larger section of external walkway)

Photographs of Existing closed internal walkway



North-south section of covered walkway



North-south section of covered walkway, approaching 'blind corner'



East-west section of covered walkway



Entrance to East-west section of covered walkway at Sir John Lyon House

Appendix C: Minutes of post-consultation residents meeting
(Names have been removed)

**Globe View Walkway
Consultation meeting minutes**

**24 October 2013
18:00 – 19:00**



Minutes:

	<p><i>Chairman's Introduction</i></p> <p>The Chairman explained that there had been a pre-consultation meeting with residents in June. A full public consultation on the project then took place in August-September. The meeting this evening is a follow-up to this consultation.</p>
	<p><i>Overview of the project</i></p> <p>VC presented an overview of the project and a summary of the consultation responses received:</p> <ul style="list-style-type: none">• Globe View walkway is a part of the Thames Path National Trail.• The redevelopment of Globe View made provision for the construction of an internal riverside walkway through the development. However, a decision was made to close the walkway due to the current layout attracting antisocial behaviour and rough sleepers, pending the completion of the rest of Riverside Walkway.• It is the City's long standing policy objective to complete the Riverside Walkway including the section under Queensbridge House/ Queens Quay that is proposed through the hotel redevelopment.• The Hotel developers are progressing the Queensbridge House development and hope to start late 2013, subject to finalising funding arrangements and all consents. Realistically this is likely to be the first quarter of 2014.• The existing walkway at Globe View has narrow entrances and ledges and is not direct. Advice from City of London police is that reopening current walkway creates a less safe environment and so options to improve alignment were looked at.• Proposal is to realign the existing walkway and provide an additional section of external walkway over the river connecting to Stew Lane.• Two options consulted on for the size of the external walkway. The larger walkway has benefits for visitors but we also need to consider residential amenity• Proposal also includes removing ledges, enhanced lighting, larger window openings where possible and artwork. <p><i>Consultation responses</i></p> <ul style="list-style-type: none">• Around 40 responses have been received• There is an approximate 50/50 split between those that prefer the section of external walkway and those that prefer to re-open the existing walkway (see summary below)

Preference	Number of respondents choosing Preference
Option 1 (smaller section of external walkway)	9
Option 2 (larger section of external walkway)	7
Both options (1or2)	2
Re-Open existing walkway	18
Do Nothing	2
No response	1

Key Issues and Residents Comments

- There was a suggestion that the external walkway could be even narrower than shown to encourage through movement and discourage dwell.

VC – policy for walkways is a minimum of 3m wide. We need to bear in mind access requirements for wheelchairs but will take this point on board.

- There were several comments about noise disturbance in relation to the proposed external walkway, particularly in relation to the pub. There was also concern about noise from rollerbladers.

- Concerns were expressed about existing problems of noise, rough sleepers and drug dealing

- There was a question about a possible a bridge over Queenhithe?

VC – Queenhithe dock is a scheduled ancient monument and this has been looked at in the past and rejected by English Heritage. We will nonetheless consult English Heritage to clarify the position.

- Concern was expressed about the risk of terrorism

VC- We are working closely with the City of London Police on this and other schemes in the City. The whole City is a crowded place and considered to be a risk.

- There was a suggestion that the external section of walkway could be covered by a roof to limit noise disturbance and a discussion about the possibilities for a roof and its form: the roof could cover part of the external walkway (eg half the width) and could be designed to prevent climbing.

VC – We have looked at this option and will continue to consider it. However, it will be difficult to achieve an appropriate design that is not climbable.

- There was a question about how the external structure would be built: piles visible at low tide, flood protection and PLA approval.

VC – PLA have been consulted and did not raise objections. Flood defence walls would be necessary and very likely that piles would also be necessary for both sizes of walkway options.

- There was a discussion about rough sleepers: a covered walkway may encourage rough sleepers but a narrow walkway may discourage them. Bumpy paving may also discourage them. Removing the right angles would also help.

VC- we could consider rough granite setts in some parts of the covered walkway. Layout could also be looked at.

- There was a query about whether a sprinkler system or CCTV could be installed.

VC- This will be considered in developing the detailed design for the walkway

- There was a discussion about approvals required from the Globe View Freehold Company to build the external walkway.

- There was a query about whether the owners of flats had been consulted.

VC- We have only consulted occupiers and this is the standard consultation approach at this stage of a project.

- There was a query about what the status of the walkway would be.

VC- It would be City Walkway whereby the City has rights over the surface but no land rights. City cannot prevent smoking on City Walkway but cycling and rollerblading are illegal but currently difficult to enforce against.

- There was a suggestion that the internal walkway could be enhanced (lighting, removal of ledges & hiding places etc) and then opened up. It could then be monitored for a period to see if any problems occurred. If problems did occur, the external walkway could be brought forwards.

VC- Yes we could consider a staged process and this option can be put to City of London Committee Members following police advice. However, we would not want to open the Globe View walkway until the neighbouring section under the hotel is complete.

Next steps

- VC reiterated that the walkway at Globe View would not be opened until the walkway at Queens Quay is completed. This could be as long as 2 -3 years depending on the developer's programme.

- The City of London Police would be further consulted on the phased option raised by residents.

- The results of the consultation will be reported to City of London Committees, including the options discussed.

- Following this, further design work and consultation would be required before then going back to City of London Committees for a final decision. Residents will be kept informed.