

Committee(s):	Date(s):
Street & Walkways Committee	7 April 2014
Subject: Riverside Walk Enhancement Strategy – Pre-consultation report	Public
Report of: The Director of the Built Environment	For Decision
<u>Summary</u>	
<p>This report sets out details of the planned public consultation exercise to aid the development of the Riverside Walk Enhancement Strategy. The original Strategy was adopted in 2005 and to date 16 projects have been implemented. The review and update of this strategy was agreed by the Streets and Walkways Sub Committee in November 2012. Much of the review work and text has been completed ‘in-house’ by officers with consultants employed to produce photomontage views and plans.</p> <p>The Draft Riverside Walk Enhancement Strategy analyses the public realm in the area within the context of improvements that have been implemented to date. It identifies current issues/pressures and sets out a framework for addressing these issues, together with the latest policies and best practice guidance. Copies of the draft strategy are available in the Member’s Reading Room.</p> <p>The revised strategy takes account of projects and developments in the area, in particular The Thames Tunnel, and establishes a revised set of objectives to ensure that the Riverside Walk is accessible, well connected, provides comfortable spaces for people to enjoy and has an appropriate level of vibrancy and interest to encourage people to use the walkway.</p> <p>The City has already adopted several Area Enhancement Strategies as mechanisms for prioritising the delivery of public realm improvements in areas of the City. The plan at Appendix A shows the individual areas. An important element in developing these area enhancement strategies has been extensive public consultation.</p> <p>As part of the initial development of the revised Area Enhancement Strategy key external and internal stakeholders have been consulted. The feedback gained from these initial consultations has been invaluable in establishing the issues and the priorities for improving the area.</p> <p>Members are asked to agree that the draft Riverside Walk Enhancement Strategy be made available for public consultation over spring/summer 2014. Subject to the outcome of this process, the area enhancement strategy would be presented for adoption in autumn 2014.</p>	
Recommendations	
<ul style="list-style-type: none"> • Members agree that public consultation on the Riverside Walk Enhancement Strategy takes place over spring/summer 2014. • Authority is delegated to the Director of the Built Environment to finalise the details of the relevant consultation material in liaison with the Chairman and Deputy Chairman of the Streets and Walkways Sub-Committee 	

Main Report

Background

1. The Riverside Walk Enhancement Strategy was adopted in 2005, following a public consultation exercise. A total of 16 projects have been implemented to date, with more in the pipeline (see Appendix C). Various update reports have been approved by committees over the years which include re-prioritising projects to include new projects such as the Millennium Bridge Area Enhancements. The improvements carried out so far have transformed the Riverside Walk into a more comfortable, accessible and pleasant space with more people using it both as a walking route and a place to rest and enjoy the Thames views. Since 2005, there have also been numerous developments on the Riverside Walk which have resulted in more local workers and residents and an enhanced and more vibrant townscape.
2. A report was approved by Streets and Walkways Sub-Committee in November 2012 that proposed to review the adopted Riverside Walk Enhancement Strategy. Since this time, much of the review work has been completed 'in-house' by officers, with landscape architects employed to produce photomontage views and colour plans funded from the TfL LIP grant 2013/14 as part of the Streets as Places Programme.
3. This report outlines the proposed public consultation on the draft Riverside Walk Enhancement Strategy. The coverage of the City by Area Enhancement Strategies is shown on the plan attached at Appendix A.
4. The strategy deals primarily with the enhancement of public realm under the City's stewardship, both Highway and City Walkway. However, due to the predominance of private land on the Riverside, the Strategy also sets out proposals to enhance these private areas, to create a consistently high quality environment.
5. The draft of the revised Strategy is available in the Members reading room.

Equality Impact Appraisal

6. An equality Impact Assessment has been carried out for the draft Riverside Walk Enhancement Strategy and is considered to have positive impacts upon the users of the area. Of particular note disabled people, older people, children and young people are the equality target groups expected to benefit the most from the proposals identified within the strategy.
7. The positive impacts are anticipated through improved accessibility and inclusivity of spaces and improved pedestrian movement. The strategy will improve lighting levels and introduce play spaces and resting spaces which are comfortable and attractive and provide accessible seating.

Current Position

8. Through the Core Strategy and the emerging Local Plan, the City Corporation plans for future growth in order to ensure that the City can continue to function successfully and provide a sustainable environment for residents, workers and visitors. The Riverside Walk Enhancement Strategy will provide an important framework for the future development and improvement of the public realm, based on clear evidence of need and requirements for sustainable growth.

9. The public consultation is proposed at this stage of the Strategy development to ensure a responsive approach and enable proposals to be focused and prioritised. The consultation will be targeted at different stakeholder groups including pedestrians, key local occupiers, residents and developers to ensure that a full picture is achieved and will be undertaken in accordance with the requirements of the City's Statement of Community Involvement.
10. It is proposed that the draft Riverside Walk Enhancement Strategy will be the subject of consultation exercises for an eight-ten week period during spring/summer 2014. Following the end of the consultation period, the Riverside Walk Enhancement Strategy will be amended as appropriate and brought back to members for formal adoption, which is anticipated for autumn 2014.

The Riverside Walk Enhancement Strategy

11. Since the original Strategy was adopted in 2005, 16 projects have been implemented allowing the Riverside Walk to become more attractive with increasing numbers of local workers, residents and visitors making use of the riverside, not only as a walking route but as a quiet place to relax. A variety of people use the walkway including visitors, families and weekend users.
12. There are also several projects that have been approved but not implemented yet, including:

- **Staircase from London Bridge to the Riverside Walk**

A new staircase to connect London Bridge to the Riverside Walk is a core project of the Strategy. This staircase will replace the existing enclosed staircase within the bridge structure which has a very poor environment and associated problems of anti-social behaviour and crime. It is to be constructed on the east side of the Bridge and cantilevered over the river where it will be clearly visible to pedestrians. The work will commence in August 2014.

- **Enhancements to the Millennium Bridge Area**

The high volumes of people using this area mean that it has become one of the most important gateways to the City and the local environment needs to reflect the best image of the City for these millions of visitors. A scheme is currently developed to create an improved gateway space at the Millennium Bridge approach and an enhanced green space on the Riverside Walk at Paul's Walk. The scheme will start on site in July 2014.

- **Globe View Walkway**

The walkway under Globe View was gated shut in 2003 due to problems of rough sleeping and fire lighting. These problems were a result of the poor layout and disconnected nature of the walkway.

Options have been developed that include improving the internal walkway design and/or adding a new section of external walkway in this location and further consultation with residents will be undertaken in 2014. Works are expected to be completed to coincide with the opening of the walkway under the hotel development at Queenhithe in 2016-2017.

- **Fishmongers' Hall Wharf ramp**

The current 'step-free' diversion route takes users on a long diversion away from the Riverside Walk via Swan Lane and Lower Thames Street and only re-joins further east at Dark House Walk. This diversion route is long and unpleasant and Lower Thames Street is very heavily trafficked, noisy and polluted.

The option of making this stepped section of the Riverside Walk accessible for all users is being explored. The preferred solution would be to replace the steps with a gentle ramp, paved in York stone to match surrounding paving. The target date for implementation is 2015.

13. The implementation of the strategy has made the riverside greener, more comfortable, more popular and better connected to the rest of the City. However, the strategy is now over nine years old. There are still issues and pressures for change that need to be addressed as well as opportunities for further enhancements to be realised. New developments in particular provide opportunities for creating new public spaces, together with widened and direct sections of Riverside Walk and should be encouraged to add entrances and active frontages on the Riverside and not turn their backs on the River. The riverside walk is protected from river flooding by the Thames barrier and local flood defence walls however parts of the Riverside Walk are also at risk from surface water flooding and proposals for mitigation measures and also Climate Change adaptation form part of the new Strategy.

Riverside Walk Enhancement Strategy Objectives

14. The objectives of the Riverside Walk Enhancement Strategy align with, and further develop, the Core Strategy strategic objectives, in order to address the challenges that are specific for the Riverside Walk. The key objectives for are as follows:

- The creation of universally accessible connections between the riverside and the rest of the City. The Riverside Walk should be made fully accessible as well as providing a direct route along the riverside.
- The creation of new and the redesigning of existing green spaces for people to stop and enjoy the Thames, as well as to enhance the biodiversity of the City riverside and to mitigate flood risk.
- The improvement of the cohesion and vibrancy of the riverside by encouraging new developments to provide a spacious, accessible and better connected Riverside Walk with appropriate active frontages.

15. Key projects have been identified in the draft strategy, summarised as follows:

- **Access Improvements and connecting spaces**

The Riverside Walk is in-part a series of disparate spaces that could be better connected through the use of consistent materials, lighting and street furniture. The City of London is also committed to creating an environment suitable for everyone and every opportunity should be taken to improve accessibility. This should include improving the current provision of lighting and signage, treating footway surfaces in materials that are sympathetic to access and providing ramps to replace steps where possible.

- **Thames Tideway Tunnel**

The Thames Tideway Tunnel proposal has been designated as a Nationally Significant Infrastructure Project. It is a major new sewer that will tackle the problem

of overflows from the capital's Victorian sewers and will protect the River Thames from increasing pollution for at least the next 100 years. A new foreshore structure will be built where the existing Blackfriars Pier is located and to provide a significant new public space.

- **St Magnus House / St Magnus The Martyr Church**

The St Magnus House and St Magnus the Martyr Church area is private land. Little is made of the lawn between the Riverside Walk and the Church of St Magnus the Martyr, which is privately owned. Re-landscaping of the garden, as well as the creation of a ramp to improve the access to this area will significantly enhance the Riverside Walk, and produce a coherent public space.

- **Montague House And Dark House Walk**

The green space in front of Montague House is maintained as a public amenity by the City Corporation and therefore accessible for public use. The space is set back from the main walking route along the edge of the river. It is already a very well used seating area, which illustrates how a garden approach to spaces on the Riverside Walk is popular with the public. However, the enclosed nature of the space means that there is little relationship with the Thames and views of the river are cut off by the high planters that define the edges. The planters also disguise the access ramp at the western end of the space, which is the only way to avoid the steps that connect the two sections of Riverside Walk in front of Magnus House and Montague House. Opening up the garden along the southern edge, would allow views of the Thames from the seating area, whilst retaining the green character established by the existing garden.

- **Custom House**

The confined nature of this section of the walkway creates an unpleasant, often crowded environment for all users and there are only limited glimpses available of the impressive Grade I listed Custom House. Through discussions with current or future owners, the opportunity should be explored to bring the private forecourt entirely or in part (retaining some access for servicing) into public use, thus creating a continuous string of spaces for public use from Montague House to Sugar Quay that would have a considerable impact on the riverside.

- **Arts Strategy/Lighting Strategy**

The Riverside Walk Art Strategy was developed in 2010 to support the Riverside Walk Enhancement Strategy in improving and uplifting the public realm along the walkway and creating spaces for people to stop and enjoy the Thames.

Additionally, a lighting strategy for the Riverside Walk would be particularly helpful in ensuring that a consistent approach to lighting is achieved with the redevelopment of buildings on the riverside helping to co-ordinate the lighting of the public and privately owned areas.

Consultation Approach

16. As part of the development of the area enhancement strategy there have been discussions and workshops held with key internal stakeholders and Ward Members have also been briefed. The feedback gained from these sessions has been invaluable in establishing the direction of the strategy and the priorities within the area.
17. The principles underpinning the Area Enhancement Strategy have been established through the Core Strategy, but it is important to seek views on how these proposals will be implemented in detail. In going out to wider public consultation the intention is to take a responsive approach to the development of the Strategy, utilising the public consultation input and to draw together a fuller picture of the existing problems and

local vision for the area. This will enable detailed implementation proposals arising from the strategy to be focused on solving existing and often long standing problems, whilst planning for the future in a prioritised manner.

18. The consultation will be carried out to ensure that the views of all relevant stakeholders are gathered. Views will be sought using a variety of methods that will be adjusted to suit the target group. The following groups and methods of consultation will be utilised:
 - Local residents will be consulted via leaflets and an article in the City Resident magazine. Posters in the foyer of the residential blocks will also be considered, together with meetings as required;
 - Local businesses and occupiers will be consulted through emails, leaflets and meetings;
 - Visitors will be consulted through surveys and on-street publicity;
 - Key stakeholders such as TfL and the GLA will be consulted via email and meetings;
 - All consultees will also be directed to the City's website where the full strategy document will be available to view.
19. Although consultation on the draft Riverside Walk Enhancement Strategy will be undertaken in accordance with the requirements in the City Corporation's Statement of Community Involvement, the nature of the detailed projects for public realm improvements means that a wider consultation exercise is more appropriate. This should enable a thorough understanding of the issues to be established and will directly feed into the development of the area strategy proposals.
20. If Members are minded to approve this report, it is recommended that authority be delegated to the Director of the Built Environment to finalise the details of the relevant consultation material in liaison with the Chairman/Deputy Chairman of the Streets and Walkways Sub-Committee.

Financial Implications

21. The Strategy has been primarily developed 'in-house' by officers using local risk funding. Furthermore, £10,000 from TfL 2013/14 LIP allocation has been spent on producing photomontages, plans and maps that forms part of the finalised document.
22. It is estimated that the cost of the public consultation and printing of leaflets will be £20,000 (inclusive of printed material, fees and staff costs). These will be funded from the Department of the Built Environment Local risk.

Table 5: Breakdown of Consultation Costs

Task	Public Consultation (£'s)
Fees and printing	5,000
Staff costs	15,000
Total	£20,000

23. Funding for the implementation of the projects would be provided from future Section 106s and Section 278s agreements associated with local developments, Community Infrastructure Levy (CIL) payments and Transport for London. Any future allocation of resources will be subject to further approval of the prioritisation of the various proposals, value for money considerations, and the identification and availability of funding sources.

Policy Context

24. The Riverside Walk Enhancement Strategy document has many strategic implications and will meet strategic aims contained within the London Plan, the City's Corporate Plan, Local Development Framework Core Strategy, Community Strategy, Open Space Strategy, Climate Change Mitigation Strategy and the Department of the Built Environment Business Plan.
25. The Supplementary Planning Document for the Thames Policy Area which includes the Riverside Walk is being developed currently and is not part of the present report.
26. Of particular reference are the following:

- **The London Plan**

Objective 1: To accommodate London's growth within its boundaries without encroaching on open spaces

Objective 2: To make London a better city for people to live in

Objective 3: To make London a more prosperous city with strong and diverse economic growth

Objective 5: To improve London's accessibility

Objective 6: To make London a more attractive, well-designed and green city

- **CoL Corporate Plan**

'To support and promote the City as the world leader in international finance and business services'

'To provide modern, efficient and high quality local services and policing within the square mile for workers, residents and visitors whilst delivering sustainable outcomes'

In relation to sustainability, the Corporate Plan states that:

“...we will continue to implement and encourage sustainable practices both internally and throughout the Square Mile, providing our communities with a sustainable place to live and do business.”

- **City of London Core Strategy Policies**

CS2 – *Utilities*

CS9 – *Thames and the Riverside*

CS10 – *Design*

CS12 – *Historic Environment*

CS13 – *Protected Views*

CS15 – *Sustainable Development and Climate Change*

CS16 – *Public Transport Streets and Walkways*

CS17 – *Waste*

CS18 – *Flood Risk*

CS19 – *Open Spaces and Recreation*

- **The City's Visitor Strategy 2013/17: Strategic Aim 3 (SA3)**

To deliver enhancements to the City's physical environment that are of mutual benefit to all of our communities so ensuring harmony, and to develop the City's welcome for visitor audience groups, be they tourists, business travellers, or workers and residents in pursuit of leisure

- **Other documents:**

- The Thames Estuary 2100 Plan – The Environment Agency's plan for flood protection up to 2100.
- Port of London Authority Strategy – The Port of London Authority's plan for a vibrant safe and sustainable river Thames
- River Action Plan – Transport for London's plan to improve river transport services.
- Safeguarded Wharves review – Mayor of London's review of the safeguarded Thames wharves including Walbrook Wharf
- City of London Riverside Appraisal of the Thames Policy Area in the City of London 2002
- City of London Tree Strategy
- City of London Protected Views Supplementary Planning Document 2012
- Tidal Thames Habitat Action Plan
- Community Strategy
- Department of the Built Environment Business Plan (2012-15)

Conclusion

27. In order to aid the development of the strategy and ensure that the proposals meet the needs of the City community, a public consultation exercise is planned to be undertaken this spring/summer before reporting back to Committees with the final Riverside Walk Enhancement Strategy for adoption in autumn 2014.
28. Members are asked to agree the draft Riverside Walk Enhancement Strategy for public consultation over spring/summer 2014.

Appendices

Appendix A: CoL Area Enhancement Strategies Map

Appendix B: Riverside Walk Enhancement Strategy Plan

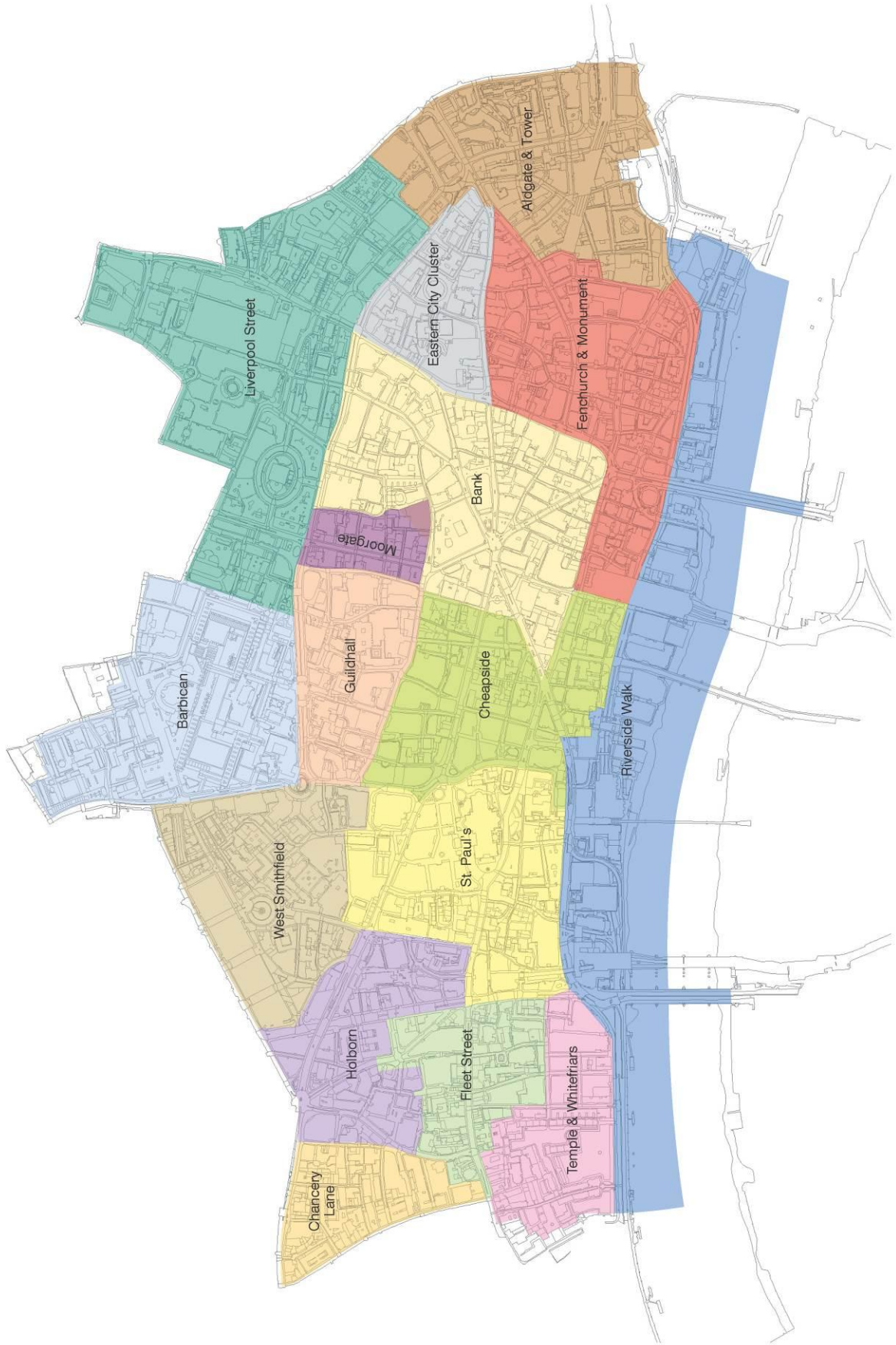
Background Reports

- Riverside Walk Enhancement Strategy – report on progress and proposed review – November 2012

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Appendix A: CoL Area Enhancement Strategies Map



Appendix B: Plan of Riverside Walk Projects

RIVERSIDE WALK DEVELOPMENTS & PROJECTS

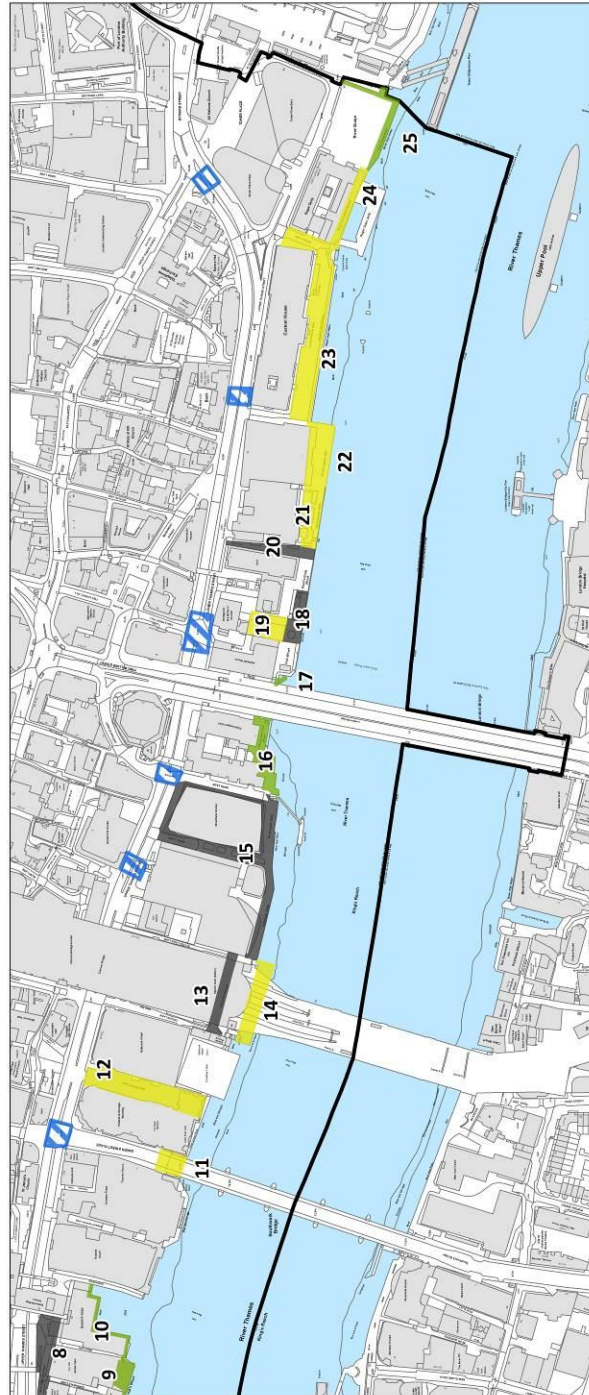
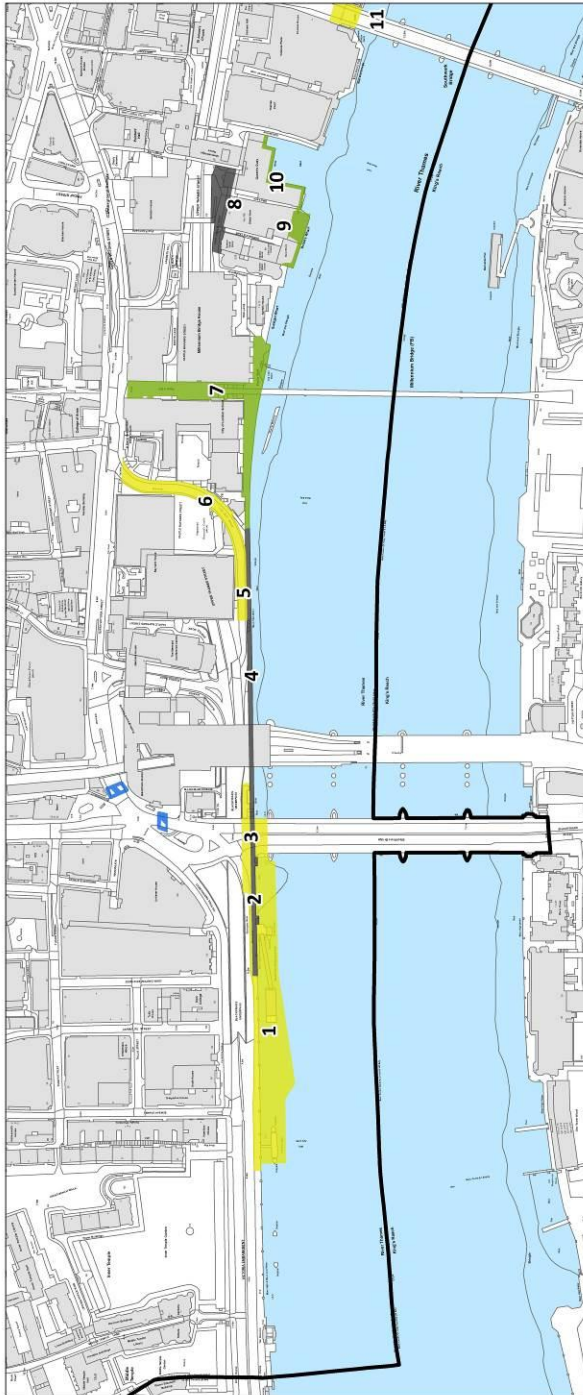
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KEY

- Completed Riverside projects
- Current Riverside projects
- Future Riverside projects
- Improved pedestrian crossing

- 1 Thames Tunnel - Blackfriars Foreshore
- 2 Blackfriars ramp and hoarding
- 3 Blackfriars bridges retail space
- 4 Paul's Walk west
- 5 Paul's Walk east
- 6 White Lion Hill
- 7 Millennium Bridge area
- 8 High Timber Street planting and paving
- 9 Globe view Walkway
- 10 Riverside Walk completion
- 11 Southward bridge area
- 12 Bell Wharf Lane
- 13 Steelyard Passage
- 14 Cannon Street Under Bridge link
- 15 Angel Lane
- 16 Fishmongers' Hall Wharf
- 17 London Bridge staircase
- 18 St Magnus Garden
- 19 Grant's Quay
- 20 Dark House Walk passage
- 21 Montague House
- 22 Old Billingsgate Walk
- 23 Custom House
- 24 Sugar Quay Walk
- 25 Three Quays Walk

CITY OF LONDON
 DEPARTMENT OF THE BUILT ENVIRONMENT
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Appendix C: Completed Riverside projects to date (west to east)

Project	Description
Blackfriars ramp extension and associated enhancements	The existing narrow ramp was extended and widened with feature lighting and curved mirrors installed on the soffit above the walkway to create an enhanced environment Completed March 2009
Blackfriars ramp hoarding	A new hoarding has been installed to enclose the spaces under the bridges. Completed April 2010
Blackfriars ramp hoarding extension	The hoarding was extended to cover an adjacent caged area and lighting was installed. Completed autumn 2011 The space behind the hoarding is now used regularly for art installations funded by art galleries and consultants at no cost to the City.
Paul's Walk West re-landscaping	Removal of the steps and replacement of the planters by new robust granite together with the enhancement of seating and lighting. Completed in May 2013
Pauls Walk East re-landscaping	Old timber planters and benches have been replaced with new more robust granite ones, together with enhanced planting, an irrigation system and lighting. Completed March 2010
High Timber Street enhancement	Paving and access improvements to this section of the Riverside Walk where the walkway diverts away from the River. Completed April 2007
High Timber Street tree planting	The planting of six trees and associated footway widening. Completed March 2012
Steelyard Passage enhancement Phase 1	Installation of lighting and paving enhancements. Completed April 2007
Steelyard Passage enhancement Phase 2	Installation of paved raised tables as enhanced gateways to the archway, further lighting improvements, a bin enclosure and a sound installation. Completed November 2012
Angel Lane: New public space and re-paving around Riverbank House	A linear public space has been created from redundant carriageway, incorporating significant planting and seating. The space also includes a vehicle drop-off point at the northern end. York stone paving has also been laid around Riverbank House. Angel Lane: Completed April 2011 Riverbank House paving: Completed July 2011
Grants Quay ramp and landscaping	A ramp was installed to replace steps and significant landscaping and seating introduced to provide an enhanced public space on both the upper and lower terraces. Completed May 2009 A sculptural stone bench (funded by the stone supplier) was installed at Grants Quay as part of an architectural student competition. Completed December 2009
Dark House Walk, re-planting (Open Spaces project)	The existing planters at Dark House Wharf were re-planted by the Open Spaces Department as part of a five year replacement planters scheme funded through the on street parking reserve. Completed March 2008

Old Billingsgate bollards	Installation of granite blocks to prevent illegal vehicle access to Riverside Walk associated with the unauthorised use of the office building at Old Billingsgate Market as an events space. Completed June 2007
Sugar Quay Ramp alterations	The existing steep ramp was adjusted to make it more shallow and create a more accessible connection Completed March 2009
Connecting Spaces Year 1	A series of paving, lighting and street furniture improvements with a particular focus on Dark House Walk Passage where sports equipment has also been installed. Completed March 2012
Connecting Spaces Year 2	A series of signage, paving, lighting and street furniture improvements with a particular focus on the area around Southbank Bridge and Cannon Street Bridge (Walbrook Wharf, Cousin Lane, All Hallow Lane Steps) Completed March 2013