

Committees:	Dates:	
Streets and Walkways Sub-Committee (For Information)	06/05/2014	
Projects Sub Committee (For Decision)	07/05/2014	
Subject: Globe View Walkway – Opening up and Enhancing the Riverside Walk	Issue Report	Public
Report of: Director of the Built Environment		For Information

Summary

- Dashboard:**

Project Status	Amber
Overall project risk	Medium
Timeline	Gateway 3 was approved in October 2012 Working towards Detailed Options Appraisal – Gateway 4 planned for autumn 2014.
Total Estimated Cost	£750K - £1.5m (TfL, Section 106 and CIL)
Spend to Date	£61,253* – comprising of: £27,474 (staff costs incl. pre-evaluation) £33,779 (consultant fees incl. Pre-evaluation)
Total approved budget incl. pre-evaluation	£61,000 (Fees: £37,000 / Staff Costs: £24,000)

* The overspend is due to officer time spent to date and will be met from the additional budget subject to approval.

- Progress to date:**

This project aims to complete the Thames Path in the City by opening up a section of the Riverside Walk under Globe View, a residential building between Sir John Lyon House and Queen's Quay. A Gateway 3 (outline options appraisal) report on this project was approved by Committees in October 2012 (plans and pictures are attached in Appendix A). A public consultation was carried out last autumn on the agreed option which included a section of external walkway. The outcome of the consultation is contained in the consultation report attached in appendix 2.

- Summary of Issue:**

There is a 50/50 divide between respondents who support the section of external walkway and those that would prefer to see the internal walkway re-opened without a section of external walkway. It is therefore proposed that further consultation and communication is undertaken, with input from the City of London Police, before the Gateway 4 report is brought forwards.

Discussions with the hotel developer of Queensbridge House, to the east of Globe View, have brought about the possibility of introducing monitored CCTV coverage which would be connected to the hotel's system. This would enable the covered walkway to be monitored to address and overcome the unsafe feeling currently prominent in the walkway. However the advice of the City of London Police is that CCTV monitoring

alone would not be sufficient and that physical alterations to the covered walkway should be included to provide the appropriate designing out crime features. Subject to detailed plans, they have indicated that this would potentially be enough to allow the internal walkway to be opened without an external element, on completion of the hotel development walkway.

- **Proposed Way Forward:**

It is proposed to appoint an architect to work on a design solution for the covered walkway liaising closely with the City of London Police. Formal consultation with residents will also be carried out in the summer. This work will help assess whether monitored CCTV coverage together with physical alteration to the existing internal walkway can achieve a design solution meeting the requirements of the Police whilst mitigating residents' concerns. Should the design fail to satisfactorily meet the City of London police criteria, the Gateway 4 report will recommend the option initially agreed at Gateway 3 (covered walkway with external section). However the design work for the covered walkway section would still be necessary to meet the Police requirements in any event.

The requested additional funds will also help to develop a scheme which could potentially be more cost-effective.

Recommendations

It is recommended that:

- (i) A budget increase of £48,500 (made up of £28,500 staff costs and £20,000 fees) funded from the Watermark Place Section 106 obligation and TfL LIP programme, be approved to cover additional fees, structural surveys, and consultation to progress the project to Gateway 4.

Main Report

1. Issue description

This project aims to complete the Thames Path in the City by opening up a section of the Riverside Walk under Globe View, a residential building between Sir John Lyon House and Queen's Quay. This section of walkway was gated shut since its construction in 2003 due to problems of rough sleeping and fire lighting. This was a result of the poor layout, environmental quality and disconnected nature of this section of walkway.

A Gateway 3 (outline options appraisal) report on this project was approved by Committees in October 2012 (plans and pictures are attached in appendix 1). A public consultation was carried out between August and October 2013 on the agreed option which included a section of external walkway.

The outcome of the consultation is contained in the consultation report attached in appendix 2. 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

	<p>and gathering, particularly customers from the adjacent restaurant/bar. Further advice has been taken from the City of London Police. In their opinion, the walkway should not be opened on its existing alignment, as there would be very likely a repeat of previous anti-social behaviour which would present a danger to those using the walkway, mostly at night and particularly vulnerable users.</p> <p>One of the main reasons for recommending the internal walkway with an external element to the east was the difficulty of introducing monitored CCTV in the covered area due to cost and monitoring limitations. In March, discussions with the Hotel Developer of Queensbridge House, to the east of Globe View, have brought about the possibility of introducing monitored CCTV coverage which would be connected to the hotel's system. This has been agreed in principle and will be subject to a legal agreement at the next gateway.</p> <p>It is proposed 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. Upon the City of London Police's advice, officers will investigate the introduction of monitored CCTV along with the development of designs to modify the existing internal layout of the walkway that could contribute to designing out crime. This will include various alterations such as lighting, wider openings and removal of potential hiding spots to enhance safety and create a comfortable feeling for users.</p>
2. Last approved limit	Budget: £61,000 approved budget (incl. pre-evaluation)
3. Options	Not Applicable
4. Recommendation	<p>In order to move forwards, further structural investigations and design work are required to assess whether a covered walkway proposal with CCTV coverage can be designed to fully mitigate risks of rough sleeping, anti-social behaviour and any potential feeling of insecurity, and satisfy the City of London Police criteria.</p> <p>It is recommended to approve £48,500 additional budget to cover the required design fees, surveys and consultation and take the project to Gateway 4.</p>

Appendices

Appendix 1	Location map and pictures
Appendix 2	Consultation report approved by Streets and Walkways (main report only)
Appendix 3	Letter to Queen's Quay and Globe View residents March 2014

Contact

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