

## APPENDIX 2

<b>Committee(s):</b>	<b>Date(s):</b>	<b>Item no.</b>
Streets & Walkways Sub-Committee	10 March 2014	
<b>Subject:</b> Globe View Walkway Consultation Report	<b>Public</b>	
<b>Report of:</b> Director of Built Environment	<b>For Decision</b>	

### 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**

<b>Preference</b>	<b>Number of respondents choosing Preference</b>
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
<b>Total</b>	<b>28,500</b>

\* 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**

Melanie Charalambous  
 Principal Project Officer (Environmental Enhancement)  
 020 7332 3155  
 Melanie.charalambous@cityoflondon.gov.uk