

Committee(s):	Date(s):
Planning and Transportation Committee	10 th June 2014
Subject: Rescission and Variation of City Walkway – 33 King William Street and Bridge Across Upper Thames Street to Seal House	
Report of: The Director of the Built Environment	Public For Decision
Ward (if appropriate): Bridge	
<p><u>Executive Summary</u> This report recommends the rescission of the City Walkway CW18, known as King William Street City Walkway, which was declared on the 24th October 1985 and the variation of City Walkway CW35, known as Upper Thames Street Seal House to King William Street City Walkway, which was declared on the 27th March 1986. City Walkway CW35 is to be varied to discontinue the section of footbridge over Upper Thames Street, which connects Seal House to the King William Street City Walkway but retain the staircase from Upper Thames Street through Seal House. The removal of the footbridge and walkway is required to enable the approved redevelopment at 33 King William Street to take place, which also provides a new stairway and lift granting access to King William Street from Upper Thames Street which is intended to be declared as City Walkway once completed.</p> <p>The costs associated with the rescission and variation of the existing walkways will be recovered from the Owner, as agreed in the section 106 agreement dated 17th January 2013 (S106 Agreement).</p> <p>Recommendation</p> <p>I RECOMMEND THAT your Committee resolves to rescind the resolution of the Court of Common Council dated 3rd October 1985 which declared as City Walkway CW18 and vary the resolution of the Court of Common Council dated 13th March 1986 which declared as City Walkway CW35, being more particularly shown hatched on the City Walkway Rescission Plan NO. CWRP-01-14 (Appendix B to this report) and City Walkway Variation Plan CWVP-01-14 (Appendix D to this report) in accordance with the resolutions set out in Appendix A and Appendix C to this report.</p>	

Main Report

Background

1. On the 3rd October 1985 the Court of Common Council resolved to declare as City Walkway all that way or place being the pedestrian way on the south side of 33 King William Street, the staircase between the said way and Upper Thames Street and the area connecting the base of the said staircase to Upper Thames Street. On the 13th March 1986 the Court of Common Council resolved to declare as City Walkway all that way or place being the footbridge across Upper Thames Street connecting King William Street House to Seal House and the staircase at Seal House
2. The stairs and footbridge provided a route across Upper Thames Street between Seal House and 33 King William Street.
3. On the 17th January 2013 planning permission was granted under application number 11/00933/FULMAJ for the demolition of the existing building at 33 King William Street and redevelopment to provide a new office building at basement, lower ground, ground and nine upper floors, and the discontinuance and removal of the City Walkway to the southern boundary of 33 King William Street on the north side of Upper Thames Street and the bridge over Upper Thames Street.

Current Position

4. As set out in the planning application report which was approved by your Committee on the 12th June 2012, it is proposed that the existing City Walkway staircase linking King William Street and Upper Thames Street would be replaced with a new staircase and lift for use by the public, which would provide a step free alternative in this location.
5. Following the practical completion of the new stairs and lift to the City's reasonable satisfaction, an application will be made to your Committee for a resolution to declare as new City Walkway. The provision, maintenance and availability of the new City Walkway is secured by conditions 12, 13 and 14 of the planning permission, as well as within the S106 Agreement.
6. In order for the development to be carried out, City Walkway CW18 will need to be rescinded and City Walkway CW35 will need to be varied.

Proposals

7. The proposed rescission and variation of the City Walkways is required to enable the development at 33 King William Street to be carried out. Once the replacement access from King William Street to Upper Thames Street has been

provided to the City's satisfaction, an application will be made to your Committee for a resolution to declare as new City Walkway.

8. There is provision within the S106 Agreement that a commuted sum will be paid by the Owner of 33 King William Street prior to practical completion of the new lift and staircase to cover the future lift maintenance. If the rescission and variation orders are granted, and after they have taken effect, the S106 Agreement provides that no works to the former areas of walkway can be carried out until; approval in principal in respect of the new staircase, lift and existing footbridge has been obtained by the owner from the City, and all approvals and consents for the walkway footbridge removal have been obtained from the owners of Seal House and TfL as the highway authority for Upper Thames Street.
9. It is further provided that, following structural demolition, if there is a period longer than 3 years between the discontinuance and redeclarations of walkway, the Owner covenants to provide a temporary public access from King William Street to Upper Thames Street in the location of the original staircase.
10. The occupation of the 33 King William Street development is not permitted until the replacement walkway has been declared.

Financial Implications

11. Under the terms of the S106 Agreement, the Owner is liable for all of the City's reasonable and proper costs in progressing the rescission, variation and declaration of new City Walkways.
12. The City will be responsible for the maintenance of the new City Walkway, however this will be a replacement walkway with no expected additional maintenance costs. The cost of maintaining the new lift will be provided by the public lift commuted sum paid by the Owner prior to the practical completion of the new city walkway, as set out in the S106 Agreement.

Background Papers:

*Resolution of the Court of Common Council dated 20th September 1973
Planning Permission Ref: 11/00933/FULLMAJ dated 17th January 2013 and
associated s106 agreement dated 17th January 2013*

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RESOLUTION OF THE PLANNING AND TRANSPORTATION COMMITTEE

(under powers delegated to them by the Court of Common Council on 19th July 2001)

DATED **day of** **2014**

WHEREAS the Mayor and Commonalty and Citizens of the City of London acting by the Planning and Transportation Committee pursuant to the delegation to that Committee specified above (hereinafter called "the City") are authorised by Section 6 of the City of London (Various Powers) Act 1967 (hereinafter called "the Act") **BY RESOLUTION TO DECLARE** any way or place in the City of London appearing to the City:

- (i) to be laid out or otherwise suitable for a City Walkway within the meaning of Section 5 of the Act,
- (ii) to which access is available directly from a street or another way or place which is a City Walkway, and
- (iii) which is laid out or rendered suitable for a City Walkway in accordance with one of the provisions specified in subsection (1) of the said Section 6.

TO BE A CITY WALKWAY as from such date as may be specified in such resolution

AND WHEREAS the City are further authorised by the said Section 6, by resolution, to vary or rescind any resolution declaring a City Walkway.

AND WHEREAS it appears to the City that the resolution made by them on the 3rd October 1985 (hereinafter called the "1985 Resolution") should be rescinded to exclude the area shown hatched on the drawing attached hereto and numbered CWRP-01-14 as "Existing city walkway to be rescinded."

NOW THEREFORE the City in pursuance of Section 6(5) of the Act by resolution **HEREBY VARIES the 1985 Resolution** to rescind the way or place described in the Schedule on and after the 16th day of July 2014

THE SCHEDULE

ALL THAT way or place more particularly shown hatched on the said drawing No.CWRP-01-14 as “Existing city walkway to be rescinded” being all that way or place being the pedestrian way on the south side of 33 King William Street, the staircase between the said way and Upper Thames Street and the area connecting the base of the said staircase to Upper Thames Street.

Dated the day of 2014

THE COMMON SEAL OF THE MAYOR
AND COMMONALTY AND CITIZENS
OF THE CITY OF LONDON
was hereunto affixed in the presence of:-

Authorised Officer
Guildhall, London, EC2P 2EJ

