

<b>Committee(s):</b>	<b>Date(s):</b>	
Streets and Walkways Sub Committee	18 June 2012	
Projects Sub Committee	20 June 2012	
<b>Subject:</b> New Ludgate (30 Old Bailey) S.278 agreement		<b>Public</b>
<b>Report of:</b> Director of the Built Environment		<b>For Decision</b>
<b>Ward (if appropriate):</b> Farringdon Within		

### **Summary**

The purpose of this report is to seek permission to sign an agreement under section 278 of the Highways Act 1980 (S.278) with Land Securities, the developer of the site incorporating 30 Old Bailey and 60 Ludgate Hill (referred to as New Ludgate). This report also provides two options for the footway material to be used on Limeburner Lane.

A S.278 agreement is required to cover the necessary highway changes to facilitate the development and must be signed off before construction is permitted to start. Land Securities has been granted planning permission to redevelop the site, has demolished the buildings previously situated there and wishes to commence construction imminently.

Two options are presented for this project. In both options the footways in the Old Bailey, Ludgate Hill and Limeburner Lane will require resurfacing. In line with corporate policy it is proposed that Old Bailey (conservation area) and Ludgate Hill (key route through City including Lord Mayor's Show route) be resurfaced in York stone. In the case of Limeburner Lane corporate policy would ordinarily dictate resurfacing in asphalt. In this case however, the developer is strongly seeking the use of York stone. Given the developer's preference officers have agreed to present this option to Members but only if the developer provides a commuted sum to meet likely maintenance costs over the next 25 years. This the developer has agreed and therefore the use of York stone in Limeburner Lane is the recommended option. However a second option for mastic asphalt is also provided should members be minded to remain strictly within policy.

The materials options for Limeburner Lane are therefore York stone (Option 1) and asphalt (Option 2).

The recommended option (option 1) is strongly preferred by the developer because it is consistent with the retail usage of the new development and they have confirmed they are happy to provide the £147,100 maintenance cost as part of a commuted sum.

In addition to the choice of material for Limeburner Lane, the proposed highway works will:

- Fill in the lower level parts of the footway to achieve a single level footway between the carriageway and the approved building.
- Maintain the integrity of the traffic and environment zone by adding physical measures, such as bollards or seats on the wider footway

(Limeburner Lane).

- Remove the existing highway retaining wall on Limeburner Lane where it will become redundant when the building is constructed.
- Integrate the future proofing statutory undertakers' ducts (and communal telecommunications chambers) with the development and connect to those being installed on the adjacent site.
- Include any necessary changes to parking and loading to reflect the needs of the development and changes to the area.
- Change Limeburner Lane to be a two-way street where feasible. If not, then consider the viability of contraflow cycling.
- Increase the on-street cycle parking.
- Improve the public realm through the possible introduction of trees and other enhancements.

Evaluation and design of the required changes to the highway adjacent to the building has commenced with funds provided to the City through an initial evaluation and design payment of £140,000 from the developer. These funds will be used to continue the design through to Gateway 5.

A S.278 agreement has been drafted and proposes that:

- The subsurface works will be undertaken by the developer with the City's term contractor undertaking the surface level works.
- All costs will be covered by the developer, who will provide the City with the funds in advance of the works taking place.

### **Recommendations**

It is recommended that Members:

- Approve Option 1 as the preferred option, estimated at £737,600
- Delegate authority to execute an agreement under section 278 of the Highways Act 1980 to the Director of the Department of the Built Environment and the Comptroller & City Solicitor.
- Approve any necessary advertising of proposed changes to traffic management orders, a statutory consultation requirement.

### **Contact:**

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