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| <b>Committee:</b>   | <b>Date:</b>                              |
| Planning and Transportation   | 17 March 2015                             |
| <b>Subject:</b><br>21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT<br><br>Demolition of existing building and structures to existing ground slab level and construction of a mixed use development above and around the new Crossrail station entrance to provide office (Class B1) space [64,683sqm GEA], retail (Class A1/A3/A4) space [1,156sqm GEA], a replacement City walkway, a new public square, cycle parking, serving, storage, plant, landscaping and associated works. [Total 65,839sqm GEA] | <b>Public</b>                             |
| <b>Ward:</b> Coleman Street   | <b>For Decision</b>                       |
| <b>Registered No:</b> 14/01179/FULEIA   | <b>Registered on:</b><br>28 November 2014 |
| <b>Conservation Area:</b> NO  | <b>Listed Building:</b> No                |

### Extract regarding City Walkway

#### City Walkway

80. Moorfields Highwalk is an eastern extension of the City Walkways in and around the Barbican, connecting the Barbican Highwalk to the escalator and stairs adjacent to Moorgate station. There is also a bridge connection northwards over New Union Street to a stair and lift at City Point and a bridge southwards over Fore Street Avenue to Moor House and St. Alphage Highwalk. A long ramp provides wheelchair access between Fore Street Avenue and Moorfields Highwalk.

81. The proposal is to build a new upper level walkway along the southern side of the new building between the bridge over Moor Lane and escalators, stair and a lift on the corner of Moorfields and Fore Street Avenue. This would be a direct route providing a clear line of sight from one end to the other. The lift would provide an accessible link to the Highwalk in lieu of the existing long ramp which does not meet the appropriate gradients.

82. On Moor Lane there would be a new set of stairs and a lift between the highwalk and street levels. This avoids the need for the short north/south walkway and replacement of the bridge over New Union

- Street. The stairs and lift on the southwest corner of City Point would become redundant. This proposed arrangement would be better than the current stairs and lift, which are a little hidden away at ground level.
83. The City Highwalk route to the Barbican and Barbican Centre would be enhanced via the proposed podium level of the development, with new lifts and escalator accesses. This would be high quality linkage with active retail frontages and a public square which would promote passive surveillance.
  84. The escalators and stair on the Moorfields/ Fore Street Avenue corner are part of the Crossrail proposal. These would need to be made longer as the Highwalk would be at 0.4m higher than the existing level in this area. Crossrail and the applicant have been discussing the mechanism for making this change and a separate report will be put before you on this.
  85. The northern end of the bridge over Fore Street Avenue would need to be raised to the new walkway level. A Grampian style condition is included requiring evidence that the structures can accommodate this change and that the owners of Moor House agree to allow the change.
  86. There is an existing lease between the Corporation and the owners of the land which covers maintenance of the existing escalators and a Section 106 Agreement was drawn up in 2001 covering the lifts and escalators in the approved scheme.
  87. The Crossrail proposals include moving the escalators and stair to the southeast corner of the site and at the City's request, enclosing them under a canopy with glazed sides. The applicants would use the Crossrail structural box for their longer escalators and stair but do not want to enclose them. They want the link to the Highwalk to be as open, visible marker to encourage the public to use the Highwalk and its facilities and to create a welcoming access to the Barbican. They consider there would be sufficient shelter provided by the overhang of the building above and proximity of Moor House.
  88. The City Surveyor's concerns were that escalators exposed to the weather may be prone to mechanical failure and are potentially slippery. He advised the applicants that he would not recommend your Committee to take responsibility for these escalators if they are not enclosed in view of possible maintenance and injury liabilities.
  89. The applicants state that the escalators they would install would meet the standards that are suitable for outdoor use. They have expressed a desire to be responsible for the whole walkway on the site, including the Highwalk, stairs, lifts and escalators and to maintain it to the City's standard. This has the advantage that there would be personnel on site at all times who could respond immediately if there were to be a mechanical failure to the lifts or escalators.
  90. The City Surveyor has advised that he would be prepared to recommend acceptance of this offer. This would need to be the subject of a legal agreement, which would need to be negotiated as part of the order to rescind the existing City Walkway.

Temporary Highwalk works

91. The existing Highwalk would be demolished and unavailable during the redevelopment and it would be unsafe to maintain access through the site whilst construction takes place. The applicants propose to install a temporary public stair on the eastern side of Moor Lane as part of the accommodation works and to provide route marking to help pedestrians move around the area. During the works the pedestrian routes between Moorgate Station and the Barbican are expected to be via Fore Street Avenue, Fore Street and Moor Lane, and Moorfields, Ropemaker Street and Silk Street. The nearest public lifts would be at the Moor Lane/Silk Street junction and The Postern. Depending upon timing, the lift proposed at the St Alphage may become available.