

<b>Committee(s):</b> Planning and Transportation Committee	<b>Date:</b> 25 <sup>th</sup> October 2016
<b>Subject:</b> Variation of City Walkway – London Bridge Staircase, Fish Wharf at the Rear of Adelaide House	<b>Public</b>
<b>Report of:</b> Director of The Built Environment	<b>For Decision</b>
<b>Report author:</b> Lucy Cannell, Department of the Built Environment	

### Summary

This report considers the variation of a City Walkway known as Fish Wharf, being the riverside walkway at ground level between the western edge of the footbridge extending approximately 55m eastwards with a maximum width of 3m to its end adjacent to Grant's Quay Wharf. This variation is required due to the construction of a new staircase and landings leading from London Bridge directly on to the River Walk, and a new area of footbridge, which improves the existing access between the River Walk and London Bridge. These works were initially approved in March/April 2009, and Property Sub-Committee acting as trustee of Bridge House Estates agreed to the new staircase being declared as City Walkway on 7 April 2009. Planning permission was granted on the 24<sup>th</sup> April to replace the staircase, landings and footway positioned between London Bridge and Adelaide House with the proposed City Walkway bridge and stairs.

The only costs to the City are the legal costs associated with advertising and processing the rescission of the City Walkway, which should not exceed £5000 and can be met from the Director of The Built Environment's local risk budget.

### Recommendation

Members are asked to:

- resolve to vary the resolution of the Court of Common Council, dated 6<sup>th</sup> November 2001 in the area shown on the City Walkway Variation Plan No. CWVP-01-16 (Appendix B) in accordance with the resolution set out in Appendix A.

### Main Report

#### Background

1. In November 2001 the Court of Common Council resolved to declare as City Walkway all that way or place known as Fish Wharf, being the riverside walkway at ground level between the western end of the footbridge, extending approximately 55m eastwards with a maximum width of 3m to its end adjacent to

Grants Quay Wharf. The City Walkway was formally declared on the 31st December 2001.

2. The walkway linked to London Bridge via a public staircase within the abutment of London Bridge. The staircase was set back from the river frontage, adjacent to Adelaide House.
3. As part of the Riverside Walk Enhancement Strategy, approved by the Court of Common Council in June 2001, replacing this staircase at London Bridge was identified as a high priority. This was due to the poor environment of the existing staircase, which due to its semi covered and convoluted route had developed into an unpleasant space, which was subject to antisocial behaviour and abuse. The original staircase was vested in Bridge House Estates (“BHE”) and is likely to have been built by BHE under their statutory powers to provide stairs contiguous to London Bridge (S.20 London Bridge Act 1967). In April 2009 Property Sub Committee, exercising its authority to determine property management matters as trustee of BHE, approved in principle the removal of the existing staircase (and associated stopping up application) and agreed the declaration of the new staircase as City Walkway, with the structure to remain vested in BHE.
4. A Planning Application was approved on 24th April 2014 for the installation of a new external staircase to connect the eastern side of London Bridge street level with the Riverside Walk, and for a related replacement footbridge at Riverside Walk level. As part of this proposal, the existing staircase within the London Bridge abutment would be removed and the openings at bridge and walkway levels sealed.

### **Current Position**

5. A stopping up order under s247 of the Town and Country Planning Act, and known as The Stopping Up of Highways (City of London) (No.1) Order 2015, was made on the 3<sup>rd</sup> February 2015. This order removed the highway rights over the existing public staircase, and although it referred to the new external staircase and related replacement footbridge being provided at Riverside Walk level, the new areas of City Walkway still require a separate declaration under the City of London Various Powers Act.
6. Varying the Order relating to the existing walkway to include the new stairs was considered to be the easiest and most cost effective way to include the new staircase and section of bridge in the city’s Riverside Walkway. This approach reduces the number of resolutions required and allows for the existing walkway numbering to remain sequential.
7. The new staircase and bridge have now been constructed, and accepted by the Engineering team in the District Surveyor’s Division as safe and constructed to an appropriate standard to be accepted as part of the City Walkway. Accordingly, it is proposed to declare the new staircase and new bridge link as City Walkway.

## **Proposals**

8. The new staircase and footbridge on the Riverside Walkway are now completed. I therefore recommend that Members resolve to vary the resolution of 6<sup>th</sup> November 2001 in the form contained in Appendix A, to vary the existing walkway to include the new stairs and section of Riverside Walkway, as shown more particularly on the plan numbered CWVP-01-16 and attached as Appendix B.

## **Financial Implications**

9. The costs associated with City Walkway variations are normally met from the Department of the Built Environment's local risk budget. They would not be expected to exceed £5000 in this case.

## **Legal Implications**

10. Wording for the resolution is included in Appendix A of this report for Members' approval. If the resolution is approved, notice thereof, describing the variation of the walkway must be published in one or more newspapers circulating within the City and displayed for a period of not less than 28 days in a prominent position on the walkway. The resolution will take effect from such date as may be specified in the resolution, not being earlier than 28 days after the date of the first publication of notice of the resolution.

## **Appendices**

- Appendix A – Legal wording for the proposed resolution.
- Appendix B – Plan no CW-VP-01-16, to be attached to the resolution.

## **Background Papers**

*Resolution to Declare City Walkway 31<sup>st</sup> December 2001*

*Planning Approval 13/00944/FULLR3*

*Stopping Up Order – The Stopping Up Of Highways (City of London) (No.1) Order 2015*

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