

<b>Committee:</b> Planning and Transportation Committee	<b>Date:</b> 8 May 2018
<b>Subject:</b> Declaration of city walkway at 33 King William Street (staircase and lift between Upper Thames Street and King William Street)	<b>Public</b>
<b>Report of:</b> Director of the Built Environment	<b>For decision</b>
<p style="text-align: center;"><b>Summary</b></p> <p>The new public staircase and lift at 33 King William Street between Upper Thames Street and King William Street have now been constructed and conform to the City Corporation's standards for new city walkways. It is therefore now considered appropriate for the City Corporation to declare the new public staircase and lift to be a city walkway.</p> <p><b>Recommendation</b></p> <p>I recommend that your Committee:—</p> <ol style="list-style-type: none"> <li>1. Declare to be a city walkway the new public staircase and lift at 33 King William Street between Upper Thames Street and King William Street on a date to be determined in the terms of the resolution set out at Appendix 1 to this report.</li> <li>2. Delegate authority to the Transport Planning and Development Manager to insert an appropriate date for the declaration to come into force, such a date to be within 30 days of your Committee resolving to make the declaration.</li> </ol>	

## **Main Report**

### **Background**

1. On 12 June 2012 your Committee resolved to grant planning permission 11/00933/FULMAJ and this was granted on 17 January 2013. This is planning permission for the:

*Demolition of the existing buildings and redevelopment to provide a new office building at basement, lower ground, ground and nine upper floors plus roof plant (29,603.6sq.m). Retail (Class A1, A2, A3 or A4) and/or offices (Class B1) uses at ground and lower ground floor levels (751.5sq.m GEA). 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.*

2. Conditions 12, 13 and 14 of this permission provide that:—

12 *Provision must be made within the development for Walkway Stairs and a Walkway Lift to be constructed in positions, at levels and to dimensions*

*all in accordance with specifications to be submitted to and approved in writing by the Local Planning Authority prior to any works thereby affected being begun.*

- 13 *Unless otherwise approved provision must be made within the development for the lighting and drainage of City Walkways together with a lockable service cupboard and cleansing facilities in accordance with specifications to be submitted to and approved in writing by the Local Planning Authority prior to any works thereby affected being begun.*
  - 14 *After the City Walkway(s) incorporated in the planning permission have been constructed, certified and declared by the City of London Corporation to be City Walkways in pursuance of Sections 5 and 6 of the City of London (Various Powers) Act 1967, any person may have access thereto on foot and may pass and re-pass thereon on foot as of right, but subject nevertheless to any restrictions which may legitimately from time be imposed in relation thereto.*
3. Planning permission 11/00933/FULMAJ was varied by permission 14/00860/FULMAJ on 24 June 2015 to amend various details.
  4. Conditions 14, 15 and 16 of this permission provide that:—
    - 14 *The development shall be carried out in accordance with the specifications for the Walkway Stairs and a Walkway Lift, as approved on 26th May 2015 (App No 14/01070/MDC).*
    - 15 *Provision must be made within the development for the lighting and drainage of City Walkways together with a lockable service cupboard and cleansing facilities in accordance with specifications approved on 2nd April 2015 (App No 14/01242/MDC).*
    - 16 *After the City Walkway(s) incorporated in the planning permission have been constructed, certified and declared by the City of London Corporation to be City Walkways in pursuance of Sections 5 and 6 of the City of London (Various Powers) Act 1967, any person may have access thereto on foot and may pass and re-pass thereon on foot as of right, but subject nevertheless to any restrictions which may legitimately from time be imposed in relation thereto.*

### **Current Position**

5. The permitted redevelopment has now been completed. It involved the removal of the city walkway at 33 King William Street (EC4R 9AS) from King William Street along the southern boundary of the site above Upper Thames Street and the city walkway bridge over Upper Thames Street to Seal House (1 Swan Lane, EC4R 3TN) and through that building to the south side of Upper Thames Street and their replacement with a new city walkway providing public access from King William Street to the northern side of Upper Thames Street via a new public staircase and lift.

6. The completed new public staircase and lift at 33 King William Street conform to the City Corporation's standards for new city walkways.

### **Proposal**

7. It is therefore now considered appropriate for the City Corporation to declare the new public staircase and lift to be a city walkway.
8. Appropriate wording for a resolution to effect this declaration, including a plan and an elevation of the city walkway to be declared, is appended to this report as Appendix 1.
9. Colour copies of the plans at A3 size are available in the Members' Reading Room and will be displayed in the Livery Hall prior to and during your Committee's meeting of 8 May 2018. The plans can also be e-mailed to any Member and to any other person who wishes to receive them so that they can be viewed more conveniently using the viewing tools in Adobe Acrobat or similar document viewing software.
10. Notice of the passing of the resolution declaring the city walkway describing the extent of the city 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 in the city walkway. The date for the coming into force of the declaration must not be earlier than the date of first publication of notice of the resolution.

### **Corporate and Strategic Implications**

11. Declaring the new public staircase and lift to be a city walkway, thereby enabling the new staircase and lift to be used as of right by the public, serves to assist in delivering the City Corporation's Corporate Plan 2015–2019 and the Department of the Built Environment Business Plan 2017–2020, particularly Department of the Built Environment top-line objective 6, viz "Creating an accessible city which is stimulating, safe and easy to move around in".

### **Financial Implications and Risks**

12. The City Corporation will be responsible for paving, repairing, draining, cleansing and lighting the city walkway and will be liable for any defects once it is declared in accordance with section 9(1) of the City of London (Various Powers) Act 1967. Apart from the new public lift, these costs are roughly commensurate with the costs involved in similarly maintaining the city walkway that was removed to facilitate the redevelopment of 33 King William Street and they can therefore be contained within the Department of the Built Environment's existing revenue budgets.
13. The section 106 agreement for the development required the developer to pay a Public Lift Commuted Sum of £97 789 prior to the Practical Completion of the new city walkway and this has been received. This will fund the City Surveyor's Department's maintenance of the new public lift.

## **Conclusion**

14. The new public staircase and lift at 33 King William Street have now been constructed and conform to the City Corporation's standards for new city walkways. It is therefore now considered appropriate for the City Corporation to declare the new public staircase and lift to be a city walkway.

## **Appendices**

Appendix 1: recommended resolution of the Planning and Transportation Committee

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