

City of London Corporation Committee Report

Committee(s): Planning and Transportation Committee	Dated: 06/05/2025
Subject: Discontinuance of the City Walkway	Public report: For Decision
This proposal: <ul style="list-style-type: none"> Provides statutory duties 	
Does this proposal require extra revenue and/or capital spending?	No.
If so, how much?	Not Applicable.
What is the source of Funding?	Developer funded.
Has this Funding Source been agreed with the Chamberlain's Department?	Not Applicable.
Report of:	Katie Stewart, Executive Director, Environment
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Summary

This report considers the rescission of the City Walkway footbridge over Wormwood Street.

The rescission of the City Walkway footbridge over Wormwood Street is to enable the redevelopment of 55 and 65 Old Broad Street that was approved by the Planning Application Sub-committee on 20th November 2023, subject to the completion of a Section 106 agreement.

The conditional Section 106 Agreement for 55 and 65 Old Broad Street has now been completed, as a result it is now considered appropriate for the City Corporation to discontinue that part of the City Walkway affected by the redevelopment.

This report recommends the rescission of that part of the City Walkway being the footbridge over Wormwood Street to enable the redevelopment of 55 and 65 Old Broad Street under approved planning application 23/00469/FULEIA.

Recommendation(s)

That your Committee:

- a) Subject to:
 - i. the implementation of planning permission (Registered No. 23/00469/FULEIA) for the redevelopment of 55 and 65 Old Broad Street, EC2M 1RX; and
 - ii. completion of the bridge removal agreement; and
 - iii. completion of an agreement between the owners of 55 and 65 Old Broad Street and 99 Bishopsgate;

resolve to rescind the resolution of the Court of Common Council dated 17th July 1986 so as to discontinue the City Walkway footbridge over Wormwood Street shown cross hatched yellow on the drawing entitled The City Walkway Footbridge and numbered 7146-A03-FPA-ZZZ-100L-DR-A-990014-P01 at Appendix 1 of this report (“the City Walkway Footbridge”) in accordance with the resolution set out in Appendix 2 to this report.

- b) Delegate to the City Operations Director (City Streets and Spaces) authority to insert an appropriate date for the resolution to come into force.
- c) Delegate to the City Operations Director (City Streets and Spaces) the authority to negotiate and agree the heads of terms and to enter into an agreement with all relevant parties for the removal and disposal of the City Walkway Footbridge.

Main Report

Background

1. On 17 July 1986 the Court of Common Council resolved to declare from 30 October 1986 a city walkway, being all that way or place being the walkway from the southern side of Wormwood Street to the staircase in Bishopsgate Churchyard, including the footbridge over Wormwood Street and the stretch of walkway adjacent to Broad Street House. This report refers to this city walkway as the Broad Street House city walkway.
2. The Broad Street House city walkway formed part of a more extensive highwalk route that ran between Liverpool Street Station and Leadenhall Street. In developing the City of London Unitary Development Plan 2002 the City Corporation determined that the City-wide pedestrian highwalk network idea should not be pursued further and made decisions as to which already constructed highwalks should be retained and which should not be replaced when the buildings through which they passed were redeveloped. The Liverpool Street Station to Leadenhall Street highwalk was one of two highwalks designated in the 2002 Unitary Development Plan (the “UDP”) as “to be deleted”. Paragraph 9.38 of the 2002 Unitary Development Plan noted that:

Where upper level walkway links through buildings exist which no longer form part of the network, applications for their change of use or redevelopment will

normally be considered favourably. Where appropriate, proposals should provide for adequate alternative emergency escape routes for buildings which use the walkway for that purpose.

3. On 18 March 2008 your Committee resolved to alter from 28 April 2008 the Broad Street House city walkway so as to exclude all that way or place being the high-level walkway around Broad Street House, including the staircase onto Bishopsgate Churchyard to allow for the extension of the office accommodation at Broad Street House by infilling part of the city walkway at podium level.
4. Ideally all of the city walkways forming the Liverpool Street Station to Leadenhall Street highwalk to be deleted under the UDP would have been discontinued at the time of your Committee's 18 March 2008 resolution, but the fire egress requirements of the various buildings through which the highwalk passed meant that that was not possible at that time, and so only the Broad Street House city walkway was altered so as to exclude its northern extent required for the extension of the office accommodation.
5. On 26 July 2018 your Committee delegated to the Assistant Director (City Public Realm) authority to restrict access to the City Walkway Footbridge, for a period of up to three months in order to allow a major artwork within the Sculpture in the City programme to be sited on the City Walkway Footbridge.
6. During this temporary closure, officers liaised with the landowners of 55 Old Broad Street, 99 Bishopsgate and 55 Bishopsgate to secure the fire egress requirements of each building so that those remaining sections of city walkway from the Broad Street House to Tower 42 could finally be removed from the network. Due to plans for redevelopment of some of these buildings a fire egress agreement was not completed, and the city walkway routes were retained following removal of the temporary art installation.
7. On the 20th November 2023 the Planning Application Sub-Committee approved an application for the partial demolition and redevelopment of 55 and 65 Old Broad Street. The proposal requires the removal of the City Walkway Footbridge.
8. The City Walkway Footbridge has provided part of the emergency escape route for the occupants of 55 and 65 Old Broad Street. Alternative escape facilities are being provided as part of the redevelopment removing the need for the occupants of 55 Old Broad Street to use the City Walkway Footbridge. The City Walkway Footbridge is not used by any other property for emergency escape and does not provide the public any through route or access so is not used by the public.

Current Position

9. The recent approval of planning permission for redevelopment of 55 Old Broad Street has given fresh impetus to concluding the deletion of the remaining sections of city walkway.
10. The Section 106 Agreement for 55 and 65 Old Broad Street has been completed securing the provision of high quality public realm and a new public route at

highway level. The redevelopment of 55 and 65 Old Broad Street will provide fire egress via other means. The City Walkway Footbridge has in recent years only been used for fire egress by the tenants of 55 Old Broad Street and will be redundant following completion of the new development. The 55 Old Broad Street redevelopment, and proposed development of 99 Bishopsgate (approved by Committee subject to the completion of a s106) requires the removal of the City Walkway Footbridge. Officers are working with the 55 and 65 Old Broad Street Developer to negotiate and secure a bridge removal agreement and the Owners of 55 and 65 Old Broad Street are working with 99 Bishopsgate to secure all relevant approvals and consents for the removal of the footbridge and making good that part of 99 Bishopsgate affected by the removal.

11. The Section 106 Agreement prevents demolition or any part of the building affecting the City Walkway Footbridge until the City Walkway status has been rescinded. The Developer of 55 Old Broad Street wishes to implement the planning permission.

Proposals

12. The proposed rescission of the City Walkway Footbridge is to be effective on the date of the resolution appended at Appendix 2 which will not be before implementation of the planning permission, completion of the bridge removal agreement and completion of the agreement between 55 Old Broad Street and 99 Bishopsgate.
13. It is considered appropriate for the City Corporation to discontinue the City Walkway Footbridge and appropriate wording for a resolution to effect the rescission of the City Walkway Footbridge, including plans, is appended to this report at Appendix 2.
14. The discontinuance of the City Walkway Footbridge will not take place until after the expiration of the 28-day notice period following the date of the resolution.

Corporate & Strategic Implications

Strategic implications

15. None.

Financial implications

16. As part of the proposed Section 106 Agreement the Developer of 55 Old Broad Street is bound to cover the City's costs reasonably and properly incurred in connection with the rescission of City Walkway Footbridge (to include costs for advertising and publication).

Resource implications

17. None.

Legal implications

18. Wording for the resolution is included at Appendix 2 for your Committee's approval. If the resolution is made, notice of the resolution describing the rescission must be published in one or more newspapers circulating within the City and displayed for at least 28 days in a prominent position on the City Walkway. The resolution will take effect from a date to be inserted by the City Operations Director (City Streets and Spaces) which shall not be before the planning permission is implemented and shall not be before the completion of the bridge removal agreement or the agreement with 99 Bishopsgate (as set out above).

Risk implications

19. The rescission of the City Walkway Footbridge is not considered to present any key risks that are not dealt with by conditions on the planning permission and obligations as part of the Section 106 Agreement and that would not be dealt with as obligations under the bridge removal agreement.

Equalities implications

20. None.

Climate implications

21. None.

Security implications

22. None.

Conclusion

23. Implementation of the 55 Old Broad Street redevelopment necessitates altering the City Walkways so as to exclude from the city walkway network the area needed for the redevelopment and provision of new public realm.

24. Your Committee is therefore recommended to:

- a. Make a resolution to vary the original city walkway resolution dated 17th July 1986 subject to the implementation of the planning permission (ref 23/00469/FULEIA); the completion of the bridge removal agreement; and completion of the agreement with 99 Bishopsgate.
- b. Delegate to the City Operations Director (City Streets and Gardens) authority to insert an appropriate date for the coming into force of the resolutions at (a).
- c. Delegate to the City Operations Director (City Streets and Spaces) authority to negotiate and agree the heads of terms for the bridge removal agreement and grant authority to enter into the bridge removal agreement.

Appendices

- Appendix 1 – The City Walkway Plan
- Appendix 2 – Resolution to vary the City Walkway declaration

Background Papers

Planning Application Sub-Committee, on 20th November 2023 for the decision of 55 and 65 Old Broad Street development.

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