

Committees: Streets and Walkways Sub-Committee - for Decision Projects and Procurement Sub-Committee – for Information	Dates: 22 July 2025 4 September 2025
Subject: Fenchurch Street Area Healthy Streets Plan Unique Project Identifier: 12422	Gateway 3/4: Options Appraisal (Regular)
Report of: Executive Director Environment Report Author: Stephen Oliver, Policy and Projects, City Operations	For Information
PUBLIC	

1 Status update	Background The Fenchurch Street Area Healthy Streets Plan (HSP) will provide a framework for improvements to the streets and public realm in the area. The proposals will reflect the aspirations of stakeholders, including the Eastern City and Aldgate Connect Business Improvements Districts (BIDs), and the opportunities arising from development. Developing the plan has included testing the feasibility of any proposals which includes traffic management changes. The first phase of work to prepare a draft set of proposals for consultation is complete and the subject of this report. Subject to approval, the draft plan will form the basis for public consultation starting in September 2025. The responses from the consultation and the traffic and pedestrian modelling work will enable a final plan to be prepared for Committee approval. The final Plan will include a series of proposed projects and a programme for implementation. After this, funding bids will be submitted for projects, which once initiated will be subject to additional consultation and approvals. The purpose of this report is to: • Seek Member approval to consult on the draft Fenchurch Street Area Healthy Streets Plan in appendix 4. RAG Status: Green at last report to Committee Risk Status: Low at last report to Committee Total Estimated Cost of Project (excluding risk): £240,000 Change in Total Estimated Cost of Project (excluding risk): Increase/Decrease of £0 since last report to Committee Spend to Date: £87,216. Costed Risk Provision Utilised: £0 Slippage: <i>Any delays/issues impacting cost/quality/scope/time</i>
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2 Next steps and requested decisions	Next Gateway: <i>Gateway 5: Authority to Start Work</i> Next Steps: • Public and stakeholder consultation on the draft Plan in September 2025. • Analysis of feedback to further inform the proposals and the prioritisation of projects. • Final Plan including a delivery plan presented to Committee in December 2025. • Establish a Fenchurch Street area programme board to coordinate project delivery. Requested Decisions: 1. That additional budget of £70,000 is approved to reach the next Gateway funded from S106 deposits as set out in Appendix 3. 2. Note the total estimated cost of the project at £170,000 (excluding risk). 3. Approve the draft Fenchurch Street Area Healthy Streets Plan (Appendix 4) for public and stakeholder consultation in September 2025.
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Resource requirements to reach next Gateway

For recommended option 1:

Item	Reason	Funds/ Source of Funding	Cost (£)
P & T staff costs	Project Management, stakeholder engagement and area analysis.	S106	£40,000
P & T fees	Consultation portal and publicity materials and consultancy services	S106	£30,000
Total			£70,000

Project management time consists of on average 2 and a half days a week of officer time to prepare and implement public consultation on the opportunities and proposals and drafting of the G5 report on the consultation findings.

Costed Risk requested for this Gateway: None

4 Overview of project	Project update: 4.1 Since the Gateway 2 Report was presented to Committee in March 2024, traffic and pedestrian data has been collected for streets in the project area. Consultants have been appointed to develop concept options for public realm changes on Eastcheap and Great Tower Street and America Square. Consultant studies have also been produced for changes to traffic management for the northern end of Mark Lane and to assess existing parking and loading use and the feasibility of relocating some of the spaces. The draft Healthy Streets Plan 4.2 The draft Plan sets out an integrated approach to improving the public realm and managing traffic to support delivery of the following Transport Strategy outcomes: • The Square Mile's streets are great places to walk, wheel and spend time • Street space is used more efficiently and effectively • The Square Mile is accessible to all • People using our streets and public spaces are safe and feel safe • Improved experience of riding cycles and scooters in the City • The Square Mile's air and streets are cleaner and quieter • Our street network is resilient to changing circumstances • The Square Mile benefits from better transport connections. 4.3 The proposals will support delivery of the City Corporation's Climate Action Strategy and the Destination City initiative. The proposals also support both of the Business Improvement Districts' (BIDS) Area Based Strategies and the objectives of the City Cluster and Aldgate, Tower and Portsoken key area of change and the Thames Policy area.
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	4.4 The proposals in the plan aim to improve the safety and comfort for people walking, wheeling and cycling within the area and surrounding neighbourhoods. Potential improvements include making some streets pedestrian priority with improved crossings and the carriageway raised to pavement height. Public realm improvements including widened pavements, tree planting, sustainable drainage (SuDs), places for people to rest and parking for cycles and dockless cycles and e-scooters. Proposals from this Plan are intended to integrate with new developments in the area and public realm changes secured as part of Section 106 and Section 278 agreements. Proposals to be explored include: • On Fenchurch Street, Eastcheap and Great Tower Street: Pavement widening, public realm improvements including places to sit and socialise, SuDs or in ground planting and trees where feasible and new or improved crossings. • For Crescent and America Square: Changes to traffic management and parking to increase pedestrian priority and create new public spaces. • Changes to traffic management on Fenchurch Place and Mark Lane to improve public safety in front of the station and to increase pedestrian space or create a larger public space adjoining All Hallows Staining Church Tower. • New public spaces on Vine Street and St Dunstan's Hill and Monument Street. • Raising junctions, crossings and sections of carriageway to pavement levels to improve pedestrian priority where feasible. • Relocating on street parking in the area to enable pavement widening and public realm improvements. • New architectural feature lighting under railway viaduct arches and laneway entrances. Public consultation 4.5 The consultation will present these opportunities for change and gather feedback
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	from people who live, work and visit the area, as well as businesses and other stakeholders. 4.6 It is proposed to use the same engagement platform we have used for other recent consultations. This allows the public can comment on the proposals that they are interested in and highlight issues and opportunities. The consultation will be promoted via a letter to all businesses and residents in the area along with online and on-street promotion publicising the consultation and a series of drop-in engagement sessions. Ward Members and the BID's will continue to be engaged as the detail develops. The BID's will also be notifying their members of the consultation. 4.7 Officers will also be offering guided walks around the area in partnership with the local BIDs in order to gather views on the proposals. 4.8 Engagement with TfL will also be undertaken on the proposed changes where required. After consultation 4.9 The feedback from the consultation will help to establish the likely support for the various interventions and identify further changes that people might like to see. The intention is to establish the framework to inform a delivery plan of proposed changes for the area which will be presented to Members for final approval. 4.10 The final Plan will propose a prioritised programme of projects. Further funding will be sought to initiate these projects from both external and internal funding streams, such as any new Section 106 Agreements, CIL, and On Street Parking Reserve or where practical to include projects in any new S278 schemes. In addition, working in partnership with the BID and local businesses all other opportunities for partner funding opportunities will be explored.
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5 Recommended option	5.1 It is recommended that the details of the draft Healthy Streets Plan in Appendix 4 is taken forward to public consultation to seek views of the local communities as the next step of the plan's development.
6 Risk	6.1 Risks identified and their mitigation are: - Public Consultation response does not support the Plan and/or proposed interventions requiring more time and further consultation to be undertaken. The consultation will articulate the benefits of the proposals and criticisms will be taken on board for the final plan. - The proposals do not meet the objectives and aspirations of the BID's. The BID's have been engaged with prior to public consultation and their aspirations and objectives have been included in the draft plan. - The proposals that are identified in the Healthy Streets Plan may not be affordable. This is highly likely. The project team will engage with the Planning Department to seek funding from developers where appropriate and the BID's. Further information available in the Risk Register (Appendix 2) and Options Appraisal.
7 Procurement approach	7.1 For the Consultation portal Commonplace are the Corporations contractor for public consultation exercises

Appendices

Appendix 1	Project Coversheet
Appendix 2	Risk Register
Appendix 3	Funding tables
Appendix 4	Draft Fenchurch Street Area Healthy Streets Plan

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