

<p>Committee(s): Policy and Resources Committee Barbican Residential Committee</p>	<p>Date(s): 19 September 2013 16 September 2013 (For Information)</p>
<p>Subject: Willoughby Highwalk</p>	
<p>Report of: Comptroller and City Solicitor</p>	<p>Public: For Decision</p>
<p>Ward (if appropriate): Bassishaw</p>	
<p style="text-align: center;"><u>Summary</u></p> <p>This report seeks approval, from the perspective of the City as owner of the Willoughby Highwalk City Walkway and supporting structure, to arrangements for the removal and reinstatement of the bridge link between Willoughby Highwalk and the Podium around St Alphage House, in connection with the redevelopment of St Alphage House.</p> <p>The bridge itself is a City Walkway/Highway structure under the remit of Planning and Transportation Committee. That Committee is also responsible for the rights of way over the Highwalk structure but it does not own the actual structure. The structure was appropriated for housing purposes following construction of the Barbican. However, it is not part of the residential premises within the remit of Barbican Residential Committee, nor within the social housing remit of Children and Community Services Committee. It therefore falls under the general oversight of the Policy and Resources Committee.</p> <p>It is recommended that approval be agreed to enable the arrangements for the reinstatement of the bridge link to be put in place, subject to such arrangements not adversely affecting the integrity of the structure.</p> <p>Recommendation</p> <p>I RECOMMEND THAT</p> <p>Members agree that the Bridge link over Fore Street between Willoughby Highwalk and the St. Alphage House Podium be reinstated following its removal for the purposes of the redevelopment of St. Alphage House, subject to</p> <p>(a) The Assistant Director (Engineering) being satisfied that the reinstatement will not harm the structural integrity of Willoughby Highwalk and the structure on which it sits; and</p>	

(b) Such structure being made good to the satisfaction of the Assistant Director (Engineering) in a timely manner, and it being appropriately protected and maintained to the satisfaction of the Assistant Director (Engineering) following removal of the existing bridge link and pending completion of its reinstatement.

Main Report

Background

1. In November 1971, October 1972, July 1980 and April 1993 the Court of Common Council resolved to declare as City Walkway a number of highwalk routes and bridges around St Alphage House including the bridge linking Willoughby Highwalk to the Podium around St. Alphage House
2. On the 27th June 2011 Planning and Transportation Committee resolved to grant permission for the London Wall Place scheme (Registered Plan No 10/00832/FULEIA) (which includes the demolition of the St. Alphage House Podium and the bridges attached to the Podium, and the re-provision of new high level city walkways to replace the existing ones). On 22nd March 2013 Planning and Transportation Committee resolved to rescind the City Walkway. Both decisions were subject to Section 106 covenants to secure suitable replacement high level routes. The covenants were described in the report to Planning and Transportation Committee of 22nd March 2013. The rescission was required because the redevelopment of the site involves demolition of the existing structures. The City Walkway which has now been rescinded is shown on the plan at Appendix A. The City Walkway to be re-provided as part of the development is shown on the plan at Appendix B. It can be seen that the reinstated bridge link between Willoughby Highwalk and the Podium is proposed to be in the same location as existing. The replacement bridge will be a more slender structure, and the final design is subject to planning conditions. Appendix C illustrates the proposed and existing bridge structures. It is anticipated that it will be about two years before the works to reinstate the bridge link are completed.
3. One of the covenants imposed, aimed at ensuring replacement of the City Walkway, including the bridges and their supporting structures, is that the consent of adjoining owners to the replacement structures should be obtained prior to removal of the existing.
4. The City is the owner of the Willoughby Highwalk and structure on which the Bridge sits, and therefore, to enable the covenant requiring owner's

consent to be met, the consent of the City to the replacement bridge, in particular its attachment to Willoughby Highwalk, is sought. The bridge itself is a City Walkway/Highway structure under the remit of Planning and Transportation Committee. While the city walkway rights of way enjoyed over the Highwalk structure also fall under the remit of Planning and Transportation Committee, the ownership of the structure itself does not. The structure was appropriated for housing purposes following construction of the Barbican, but is not part of the residential premises within the remit of Barbican Residential Committee, nor within the social housing remit of Children and Community Services Committee. It therefore falls under the general oversight of your Committee.

Current Position

5. The Developer has submitted details of the proposed replacement Willoughby Highwalk bridge link and the technical details are being reviewed by the Assistant Director (Engineering) to ensure that it is satisfactory both in terms of the City's role as City walkway authority for the replacement route, as highway authority for the area beneath the bridge, and as owner of the adjoining structure on Willoughby Highwalk.

Proposals

6. It is the expectation of all stakeholders that the reinstatement of the bridge link will be secured as part of the development and as part of the re-provision of City Walkway from Willoughby Highwalk to the Podium (and continuing over London Wall), and this is addressed by the S.106 covenants outlined in paragraph 2. Such an approach is also consistent with intentions of Court of Common Council in 1971, when the City walkway was declared, to provide a high level public route in this location. This approach has not altered since that time. Therefore it is recommended that agreement to the attachment of the new replacement bridge link be approved, subject to the Assistant Director (Engineering) being satisfied that this may be achieved without prejudicing the integrity of Willoughby Highwalk and the structure which supports it, and subject to all parts of the structure being made good to the satisfaction of the Assistant Director (Engineering) in a timely manner.

Financial Implications

7. Warranties are to be provided by the contractors involved in the design and construction of the bridge link.

Legal Implications

8. These are contained in the body of the report.

Conclusion

9. The recommendation facilitates the arrangements for replacement of the bridge link while securing the structural integrity of the City's structure, to which it will be attached.

Background Papers:

Resolution of the Court of Common Council dated 18th November 1971

Resolution of the Court of Common Council dated 5th October 1972

Resolution of the Court of Common Council dated 24th July 1980

Resolution of the Court of Common Council dated 1st April 1993

Report to Planning and Transportation Committee 22^{n^d} March 2013

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