



London Borough of Hammersmith & Fulham

# Cabinet

21 MAY 2012

**DEPUTY LEADER  
(+ENVIRONMENT  
AND ASSET  
MANAGEMENT)**

*Councillor Nicholas  
Botterill*

**HAMMERSMITH BROADWAY ENVIRONMENT  
IMPROVEMENTS**

This report summarises the S106 funded proposal to refurbish the footway of the Hammersmith Broadway in October 2012.

**Ward:  
Hammersmith  
Broadway**

The purpose of these works is to significantly enhance and improve the overall quality of the local environment and hence make the borough's busiest Town Centre a more desirable location to work and live in . Accessibility will also be improved as a result. These works have been anticipated for some time and funding has been earmarked specifically for the improvements through various S106 agreements. The works will be designed to give maximum value for money and reduce longer term maintenance costs to the council. There will be a full consultation on the details of the improvements with residents, businesses and footway user groups.

**CONTRIBUTORS**

EDTTS  
ADLDS  
EDFCG

**Recommendation:**

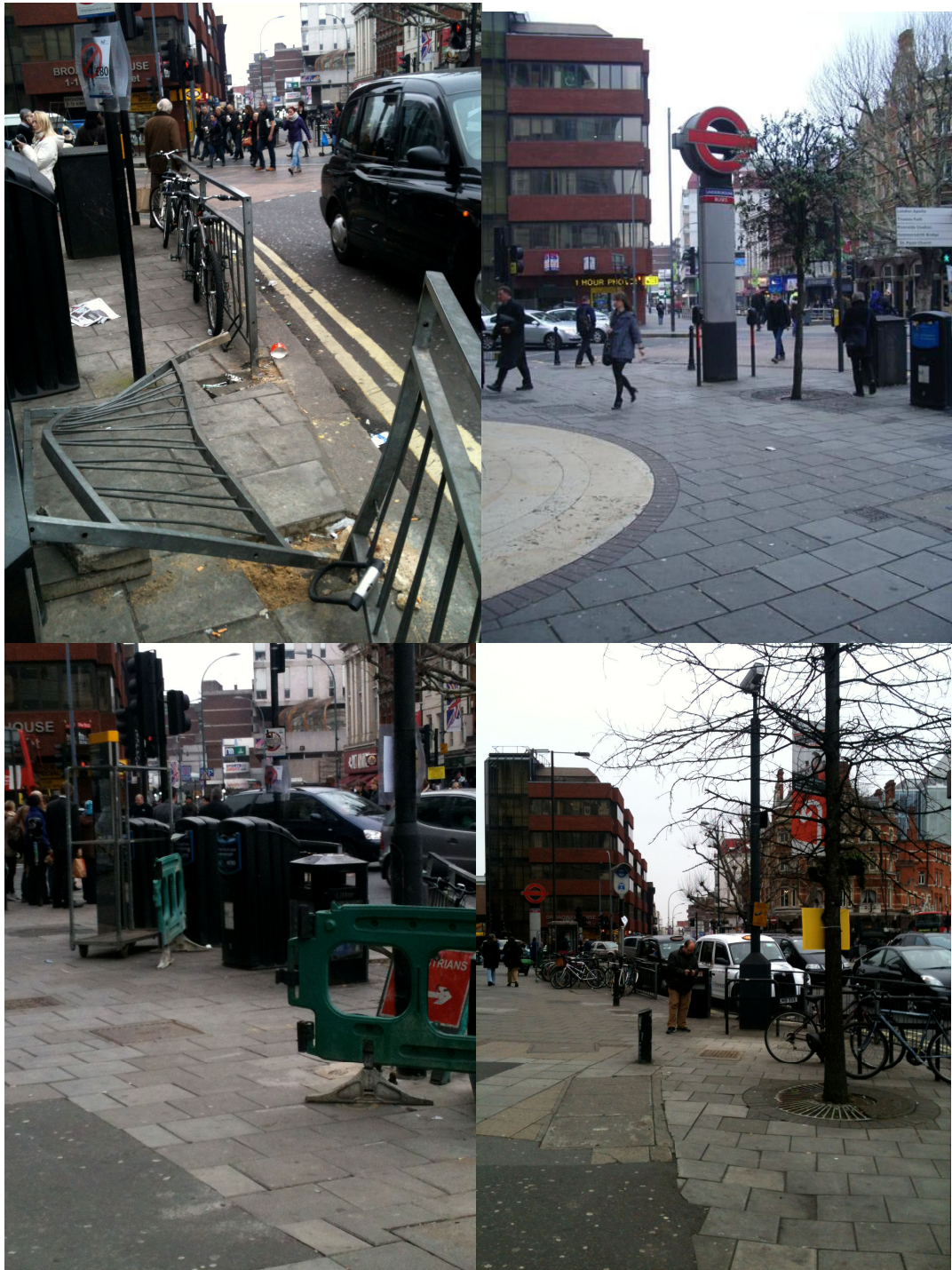
**That approval be given to complete the Hammersmith Broadway footway Improvements at a total cost of £434,977 as set out in para. 6 of this report.**

**HAS A EIA BEEN  
COMPLETED?  
N/A**

**HAS THE REPORT  
CONTENT BEEN  
RISK ASSESSED?  
YES**

## 1. BACKGROUND

- 1.1 The section of footway being proposed for improvements is one of the busiest pedestrian thoroughfares in the borough. The proposals will effect the southern section of footway of the Hammersmith Broadway including the traffic island in the middle of the Broadway (Appendix 1).



- 1.2 In 2007, following the completion of streetscene improvements along King Street, the Hammersmith local business' resented the lack of

investment to the Broadway, the gateway to Hammersmith. This reaction came at the same time as construction of the Westfield Shopping centre resulting in a S106 agreement that set aside funding for improvements to the other competing town centres for a sum of £500K each. At this time the plans to construct the slip road at the northern junction of Fulham Palace Road and Talgarth Road became the priority and the Westfield S106 funding was withheld in the likelihood that additional funding would be required to complete the slip road works. The Hammersmith Broadway Improvements were therefore put on hold. When the necessary funding was made available for the slip road, the works commenced in August 2011. Therefore this paper seeks to obtain the support to undertake the works in accordance with the obligations as set out in the Westfield's S106.

- 1.3 In 2005, the Council began the first of three stages of the regeneration of the Hammersmith Town Centre paid for by TFL. This regeneration has since been completed apart from the Broadway, the gateway to the Hammersmith Town Centre from the Piccadilly Line station exit. A more robust streetscape design has been introduced to emphasise the sense of place and legibility across the town centre and to endure the increased footfall that the improvements have since precipitated.

## **2. TFL STUDY AND FINDINGS**

- 2.1 In May 2011 TFL funded a study by Urban Initiatives which looked at a number of town centres across London to advise on the opportunities for streetscape improvements that should be made. Hammersmith was included among these and a report was generated (see Appendix 2) which has provided additional impetus to back the initial design proposed for this area of the Broadway. The findings from the report recommend decluttering and to move all necessary street furniture to a more appropriate place to create a visually strong first impression. It highlights the need to compensate for the increases in pedestrians. It also recommends improvements to the tree lined walk east of the space. It suggests the tree planting be extended towards the station and to add seating.

## **3. HAMMERSMITH BUSINESS IMPROVEMENT DISTRICT**

- 3.1 The Hammersmith Business Improvement District has been extremely keen to see these works implemented since its inception in 2005. The draft designs provided as Appendix 2 have been seen and developed with input from the BID. When the initial design phase began these improvements were designed with the implementation of a wayfinding scheme in mind. This wayfinding scheme which is now completed was an idea that was first recommended by the BID to be rolled out alongside the Hammersmith Broadway improvements. These improvements form part of the wider plan to complete the revitalisation of the Hammersmith

Broadway in response to the increase in occupied office space within the core of the Broadway.

#### 4. RISK MANAGEMENT

4.1 The proposed development plan and its potential risks will form part of the departmental risks registry.

4.2 The London 2012 Olympic Games will have an impact on what construction works can occur on the borough's road network. However these work are intended to proceed after September.

4.3

<b>Risk</b>	<b>Mitigation measure(s)</b>
Cost increase/ budget reduction	All designs developed to be flexible to allow amendments to reflect the budget while honouring the integrity of the design.
Delay to schemes	Funding to be allocated has been earmarked since 2007 and will remain available until the works are completed.
Lack of Stakeholder support	Designs have been developed along side the stakeholders using the council's Streetsmart Guide which was developed with local resident input.

#### 5. EQUALITY IMPLICATIONS.

5.1 An EIA screening tool has been prepared in support of this report identifying no equality implications.

## 6. DETAIL OF RELEVANT S106 AGREEMENTS

<p>Bus Station, Island Site:</p> <p><i>[Reconstruction of the footway, crossovers, carriageways and associated works in Hammersmith and Butterwick Roads. The work involved in the construction of the improvements includes: landscaping including replacement trees as required and all other works indicated on the drawing']</i></p>	<p>£34,977</p>
<p>Westfield's S106 fund designated for Hammersmith Town Centre pedestrian improvements</p> <p><i>'Prior to the opening for trade of the shopping centre forming part of the White City Development a payment of £500,000 towards the cost of the Council carrying out improvements to pedestrian and cycling facilities and /or environmental improvements in Hammersmith town centre.'</i></p>	<p>£400,000</p>
<p><b>Total:</b></p>	<p><b>£434,977</b></p>

- 6.1 At present, the costs of the proposed works reflects the current price of materials, a 12% contingency is reflected in the costs to off set the potential fluctuation that may arise as the works are set to commence in the new financial year when contractor's period base line quotations will reflect annual inflation variations.

## 7. COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE AND CORPORATE GOVERNANCE.

- 7.1 The report asks for £434,977 to be set aside from the S106 funds mentioned in paragraph 6.
- 7.2 At present, the costs are based on an estimate. This is subject to change once the detail of the scheme has been costed. The funding however is limited to the amount made available from S106 funds. Any variation in costs in excess of this cannot be assumed to be funded unless this is approved in advance. Alternatively, officers may need to manage the workload to ensure that expenditure is contained within the approved provision.

**8. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)**

8.1 The proposal for the use of the monies is in accordance with the terms of the section 106 Agreements relating to the Westfield shopping centre

**9. COMMENTS OF ASSISTANT DIRECTOR FOR PERFORMANCE & PROCUREMENT**

9.1 Client officers should ensure that procurement of the improvement works described in this report is in accordance with EU procurement rules and the Council's contract standing orders.

**LOCAL GOVERNMENT ACT 2000**  
**LIST OF BACKGROUND PAPERS**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
1.	Map of Hammersmith Broadway Proposed Design August 2008	Annelise Johns X 3005	5 <sup>th</sup> Floor HTHE
2.	Valuing the Urban Realm – Test Case Studies (Urban Initiatives)	Annelise Johns X 3005	5 <sup>th</sup> Floor HTHE
3.	Section 106 agreement reference number 2003/01801/S106 (545)	Saeed Oluwadipe S106 Officer	5 <sup>th</sup> Floor HTHE
4.	Section 106 agreement reference number 2005/00168/S106 (296)	Saeed Oluwadipe S106 Officer	5 <sup>th</sup> Floor HTHE
<b>CONTACT OFFICER: Annelise Johns</b>		<b>EXT. 3005</b>	