


<p style="text-align: center;">London Borough of Hammersmith & Fulham</p> <p style="text-align: center;">CABINET</p> <p style="text-align: center;">5 DECEMBER 2016</p>	
<p>RIVERSIDE STUDIOS AND QUEENS WHARF, QUEEN CAROLINE STREET & CRISP ROAD – SECTION 278 HIGHWAY WORKS</p>	
<p>Report of the Cabinet Member for Environment, Transport and Residents Services: Councillor Wesley Harcourt</p>	
<p>Open Report</p>	
<p>Classification - For Decision Key Decision: YES</p>	
<p>Wards Affected: Hammersmith Broadway</p>	
<p>Accountable Director: Mahmood Siddiqi - Director for Transport and Highways</p>	
<p>Report Author: Michael Masella – Project Engineer</p>	<p>Contact Details: Tel: 020 8753 3082 E-mail: michael.masella@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

- 1.1. This report seeks cabinet approval to implement the section 278 highway works for the Riverside Studios and Queens Wharf, Queen Caroline Street and Crisp Road Development, and approval to spend the estimated cost of the highway works.
- 1.2. A new section of the Thames Path will be constructed and adopted by the Council as part of a section 38 agreement (Highways Act 1980).
- 1.3. In 2014, planning permission was granted for a new development which comprises a mixture of commercial and residential use, including a new riverwalk along the river Thames side (reference 2013/03799/FUL). The Heads of Terms set out in the S106/S278 agreement included highway improvements on the three sides of the development i.e. Queen Caroline Street, Crisp Road and the pedestrian alleyway between Riverside Studios and Chancellor's Wharf.

2. RECOMMENDATIONS

- 2.1. That approval be given to the implementation and cost of the section 278 highway works for the Riverside Studios and Queens Wharf, Queen Caroline Street and Crisp Road Development.

3. REASONS FOR DECISION

- 3.1. The value of the section 278 highways works have been estimated at £183,500.

4. PROPOSAL AND ISSUES

- 4.1. The highway works consists of the following highway improvements:
- Footway repaving the three sides of the new development with artificial stone paving including new street furniture.
 - A new street lighting scheme on Crisp Road and the pedestrian alleyway between Riverside Studios and Chancellor's Wharf, including a small section of Queen Caroline Street near the Thames Path.
 - Two new crossovers for the drop-off area outside the Riverside Studios entrance.
 - Some minor traffic order and line marking amendments will be necessary to accommodate the new Riverside Studio entrance.
- 4.2. During the construction phase temporary additional signage will be erected around the new development to direct pedestrians to and from the existing Thames Path, whilst the new section of the Thames Path is being constructed.
- 4.3. The section 278 highway works will take approximately 8 weeks to complete.

5. CONSULTATION

- 5.1. A consultation has been conducted as part of the planning application process and permission has been granted for the development. Any amendments to Traffic Orders will follow the procedural requirements set out in The Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996.

6. EQUALITY IMPLICATIONS

- 6.1. The Council has had regard to its' public sector equality duty contained in section 149 of the Equality Act 2010. Hammersmith and Fulham Action on Disability (HFAD) will be consulted on the proposed highway works.

7. LEGAL IMPLICATIONS

- 7.1. The Council has already entered into a combined Section 106 (Town and Country Planning Act 1990)/Section 278 (Highways Act 1980) agreement.
- 7.2. Implications verified/completed by: (Lindsey Le Masurier, Senior Solicitor, 020 7361 2118)

8. FINANCIAL IMPLICATIONS

- 8.1. The Council has received funding of £183,500 from the developer so there are no financial implications. At present the costs are based on an estimate. The funding, however, is limited to the amount received. Any variation in costs in excess of the deposit cannot be assumed to be funded. Officers may need to manage the workload to ensure that expenditure is contained within the funding received.
- 8.2. Implications verified/completed by: (Gary Hannaway, Head of Finance, telephone: 0208 753 6071).

9. IMPLICATIONS FOR BUSINESS

- 9.1. The proposed highway improvements include footway and carriageway repaving, new street lighting will be carried out by the council's term contractor FM Conway Ltd. Local businesses will have been consulted via the planning process and they will be notified by letter when the works will commence on site.
- 9.2. Implications verified/completed by: Antonia Hollingsworth, Principal Business Investment Officer - Tel: 020 8753 1698

10. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
	Riverside Studios and Queens Wharf - Section 278 Agreement - published.	Michael Masella ext:3082	Transport and Highways