


<p style="text-align: center;"><b>London Borough of Hammersmith &amp; Fulham</b></p> <p style="text-align: center;"><b>CABINET</b></p> <p style="text-align: center;"><b>5 DECEMBER 2016</b></p>	
<p><b>SEAGRAVE ROAD, RICKETT STREET AND LILLIE ROAD – SECTION 278 HIGHWAY WORKS</b></p>	
<p><b>Report of the Cabinet Member for Environment, Transport and Residents Services - Councillor Wesley Harcourt</b></p>	
<p><b>Open Report</b></p>	
<p><b>Classification - For Decision</b> <b>Key Decision: YES</b></p>	
<p><b>Wards Affected:</b> Fulham Broadway and North End</p>	
<p><b>Accountable Director:</b> Mahmood Siddiqi - Director for Transport and Highways</p>	
<p><b>Report Author:</b> Michael Masella – Project Engineer</p>	<p><b>Contact Details:</b> 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 Seagrave Road, Rickett Street and Lillie Road and approval to spend the estimated cost of the works.
- 1.2. In 2013, planning permission was granted for a residential led development on the former car and lorry park to Earl's Court on the eastern side of Seagrave Road (reference 2013/01213/VAR). The Heads of Terms set out in the S106/S278 agreement included highway improvements in Seagrave Road, Rickett Street and Lillie Road.
- 1.3. The Section 278 highway works will be implemented in three phases:
  - Phase 1 - Rickett Street and part of Seagrave Road between Rickett Street and Hildyard Road.
  - Phases 2 - Seagrave Road between Hildyard Road and Halford Road.
  - Phase 3 - Seagrave Road between Rickett Street and Lillie Road, including part of Lillie Road between Seagrave Road junction and the borough boundary with RBKC.

## **2. RECOMMENDATIONS**

- 2.1. That approval be given to the implementation and cost of the section 278 highway works for Seagrave Road, Rickett Street and Lillie Road.

## **3. REASONS FOR DECISION**

- 3.1. The total value of the Section 278 highway works has been estimated at £1,637,000.

## **4. PROPOSAL AND ISSUES**

- 4.1. The section 278 works represent a significant improvement to the street environment, which include:
- Footway and carriageway resurfacing for Seagrave Road, Rickett Street and part of Lillie Road near West Brompton Station.
  - A new energy saving street lighting scheme.
  - Introduction of sustainable urban drainage to slow down rainfall entering the sewers in Rickett Street and Seagrave Road
  - Extending the width of footway on the eastern side of Seagrave Road between Rickett Street and the Ambulance Station.
  - Planting new trees
  - Replacing two mini roundabouts with two new raised tables at the junction of Merrington Street and Hildyard Road, and a new raised table at the junction of Halford Road.
  - There will be a small reduction in the number of on street parking spaces on the eastern side of Seagrave Road due footway widening, SUDS features, new tree pits and new entrance/exits into the new development.

## **5. CONSULTATION**

- 5.1. In respect of the highway works, an outline designed has been carried out by the developer which will be consulted upon by the Council with statutory bodies, local residents, AOD and other stakeholders including the Fulham Ambulance Station and the London Oratory School. Results of this consultation will be reported back in due course.

## **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. Any changes to on street parking places will be carried out in accordance with the Road Traffic Regulation Act 1984 and The Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996. The combined Section 106 (Town and Country Planning Act 1990)/Section 278 (Highways

Act 1980) agreement will enable the Council to carry out the works on behalf of the developer. This section should include the legal power relevant to the proposal must be set out together with any future possible legal implications.

- 7.2. Implications verified/completed by: (Lindsey Le Masurier, Senior Solicitor, 020 7361 2118)

## **8. FINANCIAL IMPLICATIONS**

- 8.1. The section 278 agreement between the Council and the developer, Capco, has not yet been signed. No construction works will be committed on this project until the section 278 agreement has been signed between both parties.

- 8.2. The legal agreement with Capco will ensure that all costs are paid for by the developer as per section 278 of the Highways Act 1980.

- 8.3. The estimated cost of the section 278 highway works is £1,637,000, which includes a 10% contingency sum.

- 8.4. The section 278 works will be implemented in three phases:

- **Part A** - estimated highway works cost = £510,000 plus 10% contingency amount. In addition 50% of the Seagrave Road pavement works = £94,500 plus 10% contingency amount.
- **Part B** - estimated highway works cost = £510,000 plus 10% contingency amount. In addition 50% of the Seagrave Road pavement works = £94,500 plus 10% contingency amount.
- **Part C** - estimated highway works cost = £279,000 plus 10% contingency amount.
- Total = £1,488,000 + plus 10% contingency amount = £1,637,000

- 8.5. 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. A public consultation will be carried for local residents and businesses because the existing highway is being significantly changed, particularly on the eastern side of Seagrave Road, where the footway is being widened. Their comments and views on the proposals will be reported back before implementation.

9.2. Implications verified/completed by:Antonia Hollingsworth, Principal Business Investment Officer - Tel: 020 8753 1698

**10. BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
	Seagrave Road / Lillie Square - Section 278 Agreement published	Michael Masella ext:3082	Transport and Highways