


<p style="text-align: center;">London Borough of Hammersmith & Fulham</p> <p style="text-align: center;">CABINET</p> <p style="text-align: center;">6 FEBRUARY 2017</p>	
<p style="text-align: center;">NOS.28 – 36 GLENTHORNE ROAD – SECTION 278 HIGHWAYS WORKS</p>	
<p style="text-align: center;">Report of the Cabinet for 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: Stephen Daway - Project Engineer</p>	<p>Contact Details: Tel: 020 8753 2954 E-mail: stephen.daway@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

- 1.1 This report seeks cabinet approval to implement the section 278 highway works at Nos.28-36 Glenthorne Road and the cost of the works.
- 1.2 In June 2010 planning permission was granted for the new development at 28-36 Glenthorne Road. The permission allows for the demolition of the existing building (hotel) and replacing with a four storey building plus mansard roof and basement storey for use as an 85 bedroom hotel (reference 2010/01526/FUL). The Heads of Terms set out in S106/S278 agreement included highway improvements on three sides of the development on Glenthorne Road, Southerton Road and Overstone Road.

2. RECOMMENDATIONS

- 2.1. To approve the implementation of the proposed section 278 highway works and cost of the works for Nos.28-36 Glenthorne Road.

3. REASONS FOR DECISION

- 3.1. The value of the Section 278 highway works has been estimated at £109,000. As this is over £100k a cabinet decision is required.

4. PROPOSAL AND ISSUES

- 4.1. The highway works consists of the following improvements as shown in the plan in Appendix A:
- Repaving works to:
 - The pedestrianised area to the west of the development in Southerton Road at the junction with Glenthorne Road, including removal of a redundant crossover
 - The northern footway of Glenthorne Road from Southerton Road to Overstone Road.
 - The western footway of Overstone Road outside the development
 - The eastern footway of Overstone Road opposite the development
 - Upgrading the raised entry treatment at the junction of Glenthorne Road and Overstone Road
 - Laying anti-skid treatment on the approach to the zebra crossing on Glenthorne Road
 - Modification of the pedestrian crossing point at the existing zebra crossing
 - Installing two new lamp columns to improve the lighting within the pedestrianised section of Southerton Road
 - Installing six new tree pit treatments

5. CONSULTATION

- 5.1. A consultation has been conducted as part of the planning application process and permission has been granted for 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 (AOD) 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 the sum of £109,000 from the developer Calabaza Developments which will be used to fund the works. There are therefore no financial implications.
- 8.2. Implications verified/completed by: Gary Hanaway, Head of Finance, 0208 753 6071.

9. IMPLICATIONS FOR BUSINESS

- 9.1 The new development is located within a residential area. The section 278 highway improvements will be co-ordinate with the outgoing development works at 28-36 Glenthorne Road and be undertaken with minimal impact on local businesses.

10. OTHER IMPLICATION PARAGRAPHS

- 10.1. The Council's works will improve safety for all road users, particularly for pedestrians and cyclists. Users will benefit with the improvements to the pedestrianised section of Southerton Road at the junction with Glenthorne Road, and the modification of the raised junction in Overstone Road.
- 10.2 The streetscape will be improved with replacement of the paving of the public footway, resurfacing of the carriageway in Glenthorne Road and the removal of redundant street clutter around the site.
- 10.3 The construction works are likely to commence in January 2017, and will cause some disruption in the proximity to the site. The Council will endeavour to minimise the overall impact to local businesses, schools and residents.

11. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
	Nos. 28-36 Glenthorne Road – Section 278 Agreement	Stephen Daway ext. 2954	Transport and Highways