



Decision Makers:	Cabinet Member for City Highways Cabinet Member for Planning and Public Realm
Date:	13/03/2018
Classification:	General Release
Title:	Strutton Ground Public Realm Scheme
Wards Affected:	St James Ward
Key Decision:	Yes
Financial Summary:	This report seeks approval for capital expenditure of £2,235,187 to implement the Public Realm improvement scheme at Strutton Ground. There is external funding of £1,395,842 associated with this project relating to S106, CIL and TfL contributions. The balance will be funded from within the council's approved capital programme.
Report of:	Kevin Goad – Director, City Highways

1. Executive Summary

- 1.1 Strutton Ground Public Realm Scheme proposes to improve the footway and carriageway along Strutton Ground, between the junctions with Victoria Street and Great Peter Street. The scheme aims to transform Strutton Ground into a pleasant area where people can navigate easily and safely. The public realm will be improved through the use of high quality natural materials. There will be safer pedestrian movements, with the introduction of a pedestrian crossing point, raised tables at junctions and modern street lighting. The footways will be less cluttered which will reduce pedestrian congestion. New secure gates will be implemented and there will be improved drainage.
- 1.2 Public consultation on these proposals was undertaken in September 2017 and a very positive response was received. Ward members have been briefed and are fully supportive of the scheme. As part of the scheme no changes to parking or loading restrictions are proposed.

1.3 This report seeks approval for the capital expenditure of £2,235,187 to proceed with implementation of the proposed scheme at Strutton Ground.

1.4 The key objectives for the proposed Strutton Ground public realm improvement scheme are as follows:

- Enhance the quality of the public realm along Strutton Ground with the use of high quality material like York Stone and Granite setts.
- Safer pedestrian movements, with the introduction of a pedestrian crossing point, raised tables at junctions and modern street lighting.
- Enhance permeability and level of service for pedestrians through improved footways, raised carriageway tables and raised carriageway at the northern section for Strutton Ground and an improved pedestrian crossing;
- Improve lighting throughout the scheme by raising the levels to the standard for Westminster;
- Reduced requirement for maintenance related to gates and footway / carriageway materials

1.5 As part of the scheme, a range of complementary measures will also be further developed during construction phase with an aim to be delivered during construction. These will provide benefits to the market traders and include:

- Installation of a tree near the junction of Victoria Street;
- Installation of power supply to allow the tree to be lit in a festive way;
- Provision of a standing water tap – with agreement from Thames Water a water tap will be installed on or near to Strutton Ground. The tap will be placed over an existing or new drainage connection. The location of the tap will be confirmed during the detailed design stage;
- Provision of power supply – initial survey work undertaken confirmed that the introduction of power supply for traders could be difficult as the services along Strutton Ground are very shallow. From initial analysis it would seem as though the electrical bollards could not be installed in a straight line. There are engineering complexities with providing electricity in this location which will be subject to further investigation and demand analysis.

2. Recommendations

2.1 That approval be given by the Cabinet Member for City Highways and the Cabinet Member for Planning and Public Realm to proceed to the implementation of the proposed scheme as outlined in the General Arrangement drawing in Appendix B.

2.2 That approval be given by the Cabinet Member for City Highways and the Cabinet Member for Planning and Public Realm

for capital expenditure of £2,235,187 to implement the scheme.

- 2.3 That authority be delegated to the Executive Director of City Management and Communities in consultation with the Cabinet Member for City Highways to approve minor modifications to the scheme should they become necessary.

3. Reasons for Decision

- 3.1 The proposed scheme will improve facilities for pedestrians, market traders, residents and businesses through the public realm improvements. The site is a hub of activity for tourists and locals and attracts high levels of pedestrian footfall during market operational hours. Safer pedestrian movements, with the introduction of a pedestrian crossing point, raised carriageway tables at junctions and modern street lighting will provide needed improvement to this area.
- 3.2 Public consultation was undertaken in September 2017 to seek views on this proposal.
- 3.3 The only outstanding concern is the provision of electricity and EV bollards. Initial survey work undertaken confirmed that the introduction of power supply for traders could be difficult as the services along Strutton Ground are very shallow. From our analysis it would seem as though the electrical bollards could not be installed in a straight line. There are engineering complexities with providing electricity in this location which will be subject to further investigation and demand analysis.

4. Background

- 4.1 Strutton Ground is a residential and commercial street which houses a street market Monday to Friday and is closed to vehicular general traffic during market hours. It is currently in a general state of disrepair with the market gates needing to be constantly repaired. The carriageway and footways are in a state of disrepair. Undertaking the proposed improvements will benefit residents, businesses and visitors to the area.
- 4.2 Re-profiling of the carriageway at the top end of Strutton Ground between Victoria Street and Old Pye Street took place in February 2013. This work was necessary due to the poor state of the cobbles and levels which was causing surface water ponding issues. The cobbles were taken up and re-laid to retain the traditional character of the street. The two untrapped gullies were also changed to trapped gullies in line with good management practice. The road markings were also reinstated. The cost of these works totalled £81,500.

5. Scheme Design Proposals

- 5.1 The proposals set out in this report also aim to capture other elements that will complement the main aims of the scheme. These are detailed in Appendix B in the General Arrangement drawing.
- 5.2 The proposals will ensure that the City Council's highway assets remain safe and support the City for All vision and are summarised below:
- New footway and carriageway materials. Materials used will be high quality York Stone for the footways and Granite Setts for the carriageway. We recommend using York Stone in the footways due to the durability of the material and because the footways are likely to be overrun by vehicles. The York Stone which has been costed in the bill of quantities is slightly thicker than the standard York Stone in order to reduce the impact of vehicle overruns.
 - New street lighting – the lighting columns proposed to be installed are the same style as the existing columns.
 - New market gates to replace the existing gates.
 - The project will aim to also include the provision of water for market traders and a power supply to allow a tree to be lit during the festive period
 - A tree will be provided on site near the junction with Victoria Street which will have festive lighting during the Christmas season.
 - Potential investigation to understand if the provision of 10 electricity bollards would be possible which would provide the traders with access to metered electricity.
 - If engineering complexities enable electrical bollards to be implemented these would also be utilised as Electric Vehicle charging points in the evening.

6. Programme and next steps

- 6.1 Subject to Cabinet Members' approval it is proposed to start implementation in late Spring 2018 lasting for approximately 6 months.
- 6.2 Whilst construction is taking place on Strutton Ground, 50% of the traders will be retained on Strutton Ground. A planning application has been submitted to relocate the other 50% of market traders to Christchurch Gardens. A decision is pending on this. If the use of Christchurch Gardens is not permitted 50% of the market will remain on Strutton Ground and the remaining stalls will be located in Old Pye Street.
- 6.3 The scheme is scheduled to be implemented while the New Scotland Yard scheme is under construction. Detailed investigation has taken place to ensure that works interactions are minimal and can be managed properly.
- 6.4 The scheme includes cost for the provision of electricity for use by some of the market trader. However, there are engineering complexities with providing electricity in this location due to the shallow nature of the services and the proximity of basements along

the street. This will need to be investigated further before a final decision is taken to supply electricity and will be considered in consultation with the market traders.

7. Financial Implications

- 7.1 The project cost total is £2, 235,187 which includes a risk allowance of £475,459. External funding for the project is made up as follows:

Source	Amount
New Scotland Yard development (S106)	£526,044
Great Peter Street and Victoria Street (S106)	£132,758
Grenadier House (S106)	£37,040
CIL contribution (approved at Cabinet CIL Committee 2 November 2017)	£500,000
TfL LIP contribution	£200,000
Total	£1,395,842

- 7.2 The Strutton Ground Public Realm Improvement scheme is an approved capital scheme in the current capital programme. The balance of £839, 345 will be funded from within this capital programme, subject to final approval at Cabinet on 19 February 2018.
- 7.3 No revenue implications are expected as a result of the potential relocation of market traders during construction. If there are any revenue impacts these will be contained within existing budgets.

8. Legal Implications

- 8.1 By virtue of section 41 of the Highways Act 1980 the City Council, acting in its capacity as a local highway authority, has a statutory duty to ensure the effective maintenance and management of the City Council's Highway Assets and that they remain safe and effective.
- 8.2 The City Council has a General Power of Competence under Part 1 of the Localism Act 2011 to improve the well-being of its area the former power being under section 2 of the Local Government Act 2000.

9. Consultation

- 9.1 Public Consultation was held in September 2017 with Ward Members, local stakeholders, the local amenity society and Section 6 consultees.

- 9.2 The results of the consultation were reviewed and, where justified, included in the list of scheme proposals contained in this report. Appendix C contains the consultation response summary and ward member feedback.
- 9.3 Changes to parking and loading restrictions are not proposed as part of this scheme so a Traffic Management Order (TMO) consultation will not be undertaken.

If you have any queries about this Report or wish to inspect any of the Background Papers, please contact:

Catherine Brice X1432

For completion by the Cabinet Member for City Highways

Declaration of Interest

I have <no interest to declare / to declare an interest> in respect of this report

Signed: _____ Date: _____

NAME: Councillor Danny Chalkley

State nature of interest if any

.....
(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)

For the reasons set out above, I agree the recommendation(s) in the report entitled Strutton Ground Public Realm Scheme.

Signed

Cabinet Member for City Highways

Date

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, Director of Law, Strategic Director Finance and Performance and, if there are resources implications, the Strategic Director of Resources (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.

For completion by the Cabinet Member for Planning and Public Realm

Declaration of Interest

I have <no interest to declare / to declare an interest> in respect of this report

Signed: _____ Date: _____

NAME: Councillor Daniel Astaire

State nature of interest if any

.....

(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)

For the reasons set out above, I agree the recommendation(s) in the report entitled Strutton Ground Public Realm Scheme.

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Signed

Cabinet Member for Planning and Public Realm

Date

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

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Appendix A

Other Implications

1. Resources Implications –

1.1 All costs associated with the design and implementation will be covered by WCC and is supplemented by Section106 contributions

2. Business Plan Implications –

2.1 There are no known Business Plan implications arising from this report.

3. Risk Management Implications –

3.1 Project risks are managed through the projects Risk Register.

4. Health and Wellbeing Impact Assessment including Health and Safety Implications –

4.1 Health and Safety issues will be identified and addressed in accordance with the Construction, Design and Management Regulations 2015.

4.2 The scheme will have a beneficial impact on health and well-being by improving accessibility and safety.

4.3 Disruption during works will be carefully managed to minimise negative impacts such as dust and noise.

5. Crime and Disorder Implications –

5.1 The measures in this report are not expected to have any implications under the Crime and Disorder Act 1998.

6. Impact on the Environment –

6.1 Existing materials that are taken up will be recycled wherever possible.

7. Equalities Implications –

7.1 The scheme will not negatively impact those with mobility difficulties.

8. Staffing Implications –

8.1 There are no staffing implications arising from this report.

9. Human Rights Implications –

9.1 There are no human rights implications arising from this report.

10. Energy Measure Implications –

10.1 As part of the Council's drive for energy efficiency in its street lighting provision, the design proposals will include for the implementation of a LED street lighting solution, where amendments to street lighting are required.

11. Communications Implications –

11.1 Businesses, Ward Councillors, Residents' Associations, Amenity Societies, and other key stakeholders will be consulted prior to works commencing and as much notice as possible of disruption will be given.

Appendix B- General Arrangement Drawing 70035159-02-GA-01-01

Appendix C- Section 6 Consultation Response Summary

Members' Responses

Councillor	Comments	Officer Response
Councillor Louise Hyams, St James's Ward Member	Your briefing note is extremely helpful and informative. The proposals all seem excellent and I am delighted that the long awaited upgrade of Strutton Ground and the market is coming to fruition. Unfortunately, I cannot make the open day on the 27th September but would welcome a site visit with you as Tim has suggested.	A site visit was arranged in September 2017.
Councillor Tim Mitchell, St James's Ward Member	This seems a sensible approach. Please can Louise and I meet you on-site at some stage in the next week or so.	A site visit was arranged in September 2017.
Councillor Cameron Thomson, St James's Ward Member	No response	
Councillor Danny Chalkey,	No Response	

Section 6 Stakeholder Responses

Stakeholder	Comments	Officer Response
C/O Atkins Telecom	No Response	
BT	No Response	
Vodafone	No Response	
Head of Borough Projects and Programmes, Transport for London	No Response	
Head of Traffic Infrastructure, Transport for London	No Response	
British Medical Association	No Response	
British Telecom National Noticing Centre	No Response	
Cab Shelter Fund	No Response	
Cable and Wireless	No Response	
Westminster Cycling Campaign	No Response	
Confederation of Passenger Transport UK	No Response	

EDF Energy plc	No Response	
Freight Transport Assoc. Ltd.	No Response	
Licensed Private Hire Car Association	No Response	
Living Streets	No Response	
London Ambulance	No Response	
London Cab Drivers Club	No Response	
London Chamber of Commerce	No Response	
London Cycling Campaign	No Response	
London TravelWatch	No Response	
Metropolitan Police Service	No Response	
National Grid	No Response	
RMT London Taxi Drivers' Branch	No Response	
Royal Mail	No Response	
Taxi & Private Hire	We have an interest from the black cab taxis point of view Will your scheme have any implications for black cabs, perhaps improvements Please let me know in due course.	The public realm scheme for Strutton Ground will not propose any changes that will impact the black cab / taxi community. The key objective of the scheme is a refresh of the carriageway and footway as the materials are quite worn.
Thames Water Utilities	No Response	
The British Motorcyclists' Federation	No Response	
The Licensed Taxi Drivers' Association (LTDA)	No Response	
The London Fire Brigade	No Response	
The Road Haulage Assoc. Ltd.	No Response	
Transport for All	No Response	
Unite the Union (Cab Section)	No Response	
Westminster Living Streets Group	No Response	
Westminster Property Association	No Response	
British Telecom PLC (London)	No Response	