

## Petition Response – St Johns Road to Sidmouth Avenue & Crawford Close Neighbourhoods

Isleworth & Brentford Area Forum  
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### Briefing Note

#### 1. Recommendations

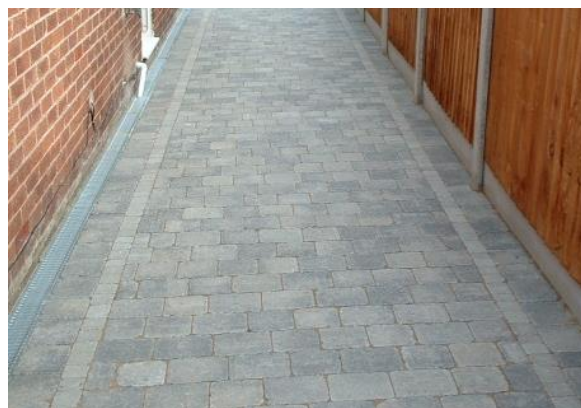
That members:

- a) Note the petition submitted by residents of Crawford Close & Sidmouth Avenue.
- b) Note the available s106 funding, required to implement the proposed works, will be allocated via a Single Member Decision (SMD) due to be taken in June 2016.
- c) Note that following the SMD, officers will work with ward councillors to prioritise amongst the proposed public realm and transport improvement projects included on the community wish-list for the Isleworth Station area.
- d) Those projects which are prioritised will then progress to further feasibility.

#### 2. Background

2.1 Residents of Sidmouth Avenue and Crawford Close first approached the Council in early 2015 to discuss improvements to the alleyway, which connects their roads with the Metro Estate and serves as a short-cut to Isleworth Station and shops in St Johns Road. Initial feasibility work has been completed. The alleyway is currently in private ownership and is included in the deeds of adjoining properties. Other households in the road have access rights over the land, however, as it provides access to the rear of properties on the southern side of Sidmouth Avenue. Like many interwar developments in the borough no management arrangements were put in place for the up-keep of semi-public areas such as the alleyways. As identified in the resident's petition the alleyways are now in a poor state of repair.

2.2 Residents seek improvements that will create a surface suitable for use by vehicles and pedestrians, such as that shown in the image below. They also seek lighting to be provided, and for the alleyways to be added to the Council's highway network. Adoption of the alleyway into the highway network will mean that that Council will be responsible for all future maintenance. Since January 2013 highway maintenance has been carried out by Hounslow Highways, following the signing of a 25 year PFI agreement. The cost of any additions to the highway network, and the on-going maintenance for the remainder of the contract must be met by the Council.



- 2.3 There are 80 households on Sidmouth Avenue and a further 12 on Crawford Close. Residents of these properties are most likely to use the short-cut and would benefit from any improvements. Other local residents in the immediate area may also use the alleyway as a short cut but usage (and therefore the wider benefits) are hard to quantify. It is unlikely that residents of properties that are on the northern side of London Road, or which front onto it, would use the short cut. The petition proposes using contributions from nearby developments (known as section 106) to fund the improvements and associated maintenance costs.
- 2.4 This project has been included on a community wish-list of projects that could be funded by S106 contributions. The wish-list is currently subject to review by officers and will be published as an appendix to a Cabinet Member, Single Member Decision. This is currently due to be taken in June 2016. While there are available S106 funds, which could be allocated to this scheme it should be noted that there are competing projects for the use of these s106 funds which need to be considered. These include; bringing the Isleworth Station building back into use, making platforms fully accessible and improving the look of the rail bridges across St Johns Road/London Road and using them to create “gateways” to the area. All of these schemes are included on the community wish-list and there are not sufficient funds to realise them all. The below table sets out what S106 funding is currently available from local developments, which totals approximately £130,000.

<b>Development site, Scheme no &amp; Agreement no,</b>	<b>Clause</b>	<b>Funds available</b>
565 London Road 455 , L71,	6 – improvements to public realm	£29,100
565 London Road 455, L71	7 – transport contribution	£61,500
632-652 London Road 465, L70	8 – public realm and transport contribution	£40,000

- 2.5 While further development in the locality may bring extra funding it is very unlikely that all of the projects currently on the community wish-list in the vicinity of Isleworth Station will be realised solely through the use of s106 funds in the near future. The various suggested projects will need to be prioritised and the scope for them set out. For example in order to create attractive “gateways” to Isleworth using one of the rail bridges, as per the image to the right, initial estimates put the work at £200,000. Less ambitious plans for the rail bridges, such as repainting and measures to prevent birds roosting will obviously be much less. Creating accessible platforms and bringing the Victorian station building back into use will also cost six figure sums but further feasibility work is required to understand exactly how much these schemes will cost. In order to get more detailed costings for each



of the competing schemes the Council is dependent on the co-operation of third parties, such as Network Rail granting access to the station building for surveys to be carried out. Once costs are established then it will be possible to prioritise the projects and allocate the S106 funding accordingly.

- 2.6 The petition has six specific requests. The first of which is that the Council seeks quotes from Hounslow Highways to build and maintain a lit path for the remainder of the contract. Officers have already sought quotes for the lighting element from Hounslow Highways and can allocate resources to also get estimates for the pathway and agree a suitable specification with Hounslow Highways for it. The second and third requests are to do with S106 funding for the project. Officers will work with third parties to establish more detailed costings for all of the schemes, which may be approved by the Single member Decision referenced above. If this project is chosen to be implemented then an officer within the traffic and transport team will be allocated to lead the implementation and will consult with residents on the scope/implementation as requested by the petitioners.

**BRIEFING NOTE ENDS**