

# SECTION 106 OBLIGATION IMPLEMENTATION PROFORMA

AGREEMENT DETAILS	
Planning Application Number	992495
Development Site Address	62-68 York Way
LBI contact:	Jon Winder (S106 Officer)
Principal Terms of Agreement	Environmental / streetscape improvements in the vicinity of the site

IMPLEMENTATION DETAILS	
Project address	Lighterman House/Battlebridge Court, Wharfdale Road N1
Project title	Wharfdale Road Greenwall Project
Project co-ordinator	Sophie Talbot
Contact Details	King's Cross Community Projects 32 Battlebridge Court, Wharfdale Road, London N1 9UA 07931 348169 <a href="mailto:kccp@cookie.org.uk">kccp@cookie.org.uk</a> <a href="http://www.cookie.org.uk/kccp">www.cookie.org.uk/kccp</a>

## Description of project

Forming the northern end of the King's Cross gyratory system, Wharfdale Road London N1 is home to a narrow but high, bare and ugly wall space, ideally placed for a vertical green space combined with an exciting new art installation. The project will use participative consultation techniques to bring together local young people with the whole community to design both the art installation and green space. It will then commission the installation, infrastructure and planting and manage them through to completion. Finally, the project will ensure the future sustainability of the green space.

## What are the key community benefits arising from the project?

The project will create a new green space and public art installation and in doing so will bring together disparate elements of the community aiming to increase community cohesion and reduce fear of youth crime. New partnerships will be formed between community based organisations, raising the profile of each organisation and highlighting the importance of community involvement. A greater sense of community ownership and responsibility for our neighbourhood will be fostered. Finally, the project will aim to assist in healing the often fractured nature of our community in King's Cross and give us a greater sense of shared community identity.

## Which other organisations will be involved in the delivery of the scheme and how will the local community be involved?

### 1. Other organisations involved:

Copenhagen Youth Project will be our partner in running the consultation exercise. Youth Workers from CYP will work with us to train a group of 'Youth Consultants' who will run the consultation process and produce the feasibility study containing design options.

Global Generation will be our partner in constructing and installing the green wall. Their Youth Workers will manage a team of local young people to work on this project.

Camden Garden Centre have given essential advice during development and will be our partner in designing the final planting scheme.

Places for People have given permission to use the land at the base of the wall, subject to their approval of the final design.

Complete Offices, owner of Lighterman House, have given permission to use the wall, subject to their approval of the final design.

Copenhagen Play and Youth Partnership have been consulted about project development. Members of the partnership will work with Copenhagen Youth Project and Global Generation.

The British Trust for Conservation Volunteers have given essential advice during project development. We will work with them at various points, particularly with regard to health and safety issues during construction.

Groundwork Camden & Islington have given vital advice during project development and we aim to work closely with them, using their expertise of community involvement in creating green spaces.

Kingscrossenvironment.com have given us space to promote the project throughout the area and will continue to enable us to provide updates via the website.

Culpeper Community Garden will be providing publicity to their members and supporters about our work and we hope they will become a partner at construction phase.

Cally Community Health Project works particularly with local elderly and disabled people. We have made initial contact with them and hope to publicise our work through their local newsletter and we hope they will become a partner at design stage.

The Driver, a local public house is our initial donor of £5,000. We hope they will provide free vital technical advice via the world renowned Patrick Blanc, who is undertaking design work for them, when we reach final design phase.

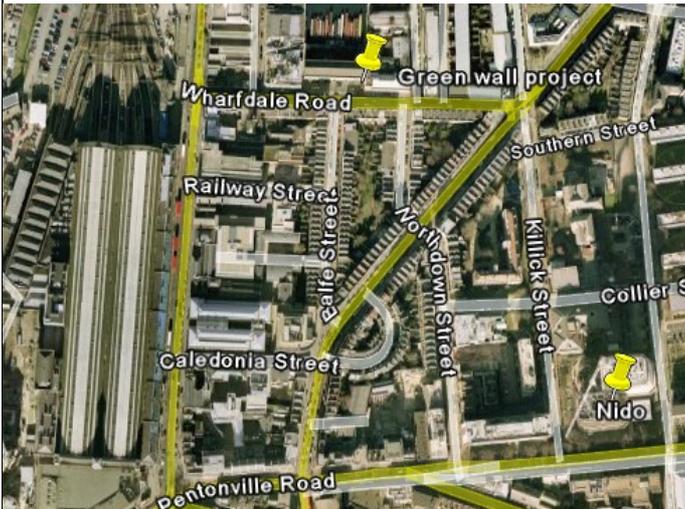
## 2. Community involvement

King's Cross Community Projects was set up specifically to manage the green wall project. We comprise trustees all of whom live on Wharfdale Road and so are a truly community based organisation. In addition, the project includes a highly participative consultation process to design the final green wall and art installation. This process will include consultation events at community venues such as Killick Street Health Centre, local schools, interviews with individual members of the community, door-to-door surveys using survey forms and an online consultation process. The entire consultation process will be widely publicised via local press, by use of posters placed at outlets such as local schools and nursery, Islington West Library, St Pancras Library, local supermarkets and local restaurants, bars and pubs.

A consultation feedback event will be held to check out our initial findings and design proposals, again this will be publicised widely. This will enable us to achieve the maximum possible sense of ownership of the project by our whole community. Following the event a feasibility report will be produced detailing the final design for the green wall and art installation.

Once the project is completed, a launch event will be held for the entire local community.

## How does the project relate to the development from which the contribution came?



\*\*\*\*\* THIS NEEDS RE-WRITING AS WE WILL BE RECEIVING FUNDS VIA 62-68 YORK WAY, NOT NIDO. I'LL GET ADVICE ON WHAT TO INCLUDE HERE\*\*\*\*\* The project is sited some 300 metres from the Nido building on the north end of the King's cross gyratory system (see map). Nido comprises small student accommodation units for about 1,000 students with underground car parking. The influx of 1,000 students continues to impact the existing local community in terms of increased population travelling to and from study centres and leisure venues – particularly bars and clubs in and around the gyratory system (for

example, Ruby, Scala, Big Chill House, Central Station, Lincoln Lounge, Cross Kings/Jester Bar, Egg/Destination VR5 and The Islington Bar). This increases noise and disturbance for existing residents and places additional strain on already congested local pedestrian, public and private transport routes.

Residents have successfully worked together to implement a tree planting programme throughout King's Cross in recent years and were extremely concerned when Nido developers cut down a number of very mature trees without authorisation. These trees have now been replaced, although it was not possible to replace them with trees of the same maturity.

The green wall project presents an opportunity to provide the local community with a range of benefits to mitigate the inconvenience caused during construction and the continuing impact of a vastly increased local student population.

## Who will be the main beneficiaries of the project?

The project will benefit the entire community. We will focus on inter-generational working with our youth teams running the consultation process and building the green wall. Of particular note, our ward has higher than average populations of various minorities who will benefit including:

12% black

7% Asian

5% Chinese and other

3% Mixed

10% Muslim

19% people with long-term illnesses

7% permanently sick or disabled

We have a large LGBT community both resident and passing though Wharfdale Road.

Wharfdale Road and surrounding area is home to a large number of carers.

Copenhagen Primary School, Winton Primary School, The Gower School and nearby nursery will all be invited to join in the consultation process and help design the wall.

All of the residents and those passing through the north end of the King's Cross gyratory will derive benefit from the new green space.

### **What will be the main outputs/outcomes of the project?**

1. A new green space on an existing unused site.
2. The green space will assist particulate emission filtering on the main residential section of the King's Cross gyratory system (Wharfdale Road) which has an immediate population of 1052 people and is used by approximately 1300 vehicles every day, 400 of which are heavy goods vehicles. Particulate emission filtering has been shown to have a beneficial impact on a range of respiratory illnesses.
3. A new piece of public art in the form of a corton steel planter at the base of the wall designed in conjunction with Copenhagen Youth Project.
4. New rainwater recycling system for two large buildings on Wharfdale Road used to irrigate the green space and resulting in a substantial decrease of rainwater run-off.
5. Improvement to the streetscape of Wharfdale Road.
6. A year long community focus on the project which will bring together a wide range of existing community organisations particularly youth and play organisations, the elderly, disabled, community arts groups, environmental and ecological groups.
7. A focus for inter-generational work aiming to break down barriers between local youth and the rest of our community, particularly elders.
8. A bespoke training course in communication, consultancy and community development skills for local youth resulting in a team of local young people gaining new skills and practical experience in using them.
9. A feasibility report produced by the new team of local young people which will inform the final design of both the art installation and green space.
10. A public launch event, again providing a positive focus for the local community.
11. Participative evaluation techniques will result in production of a final report documenting the experience throughout and providing useful insights for future projects.

### **What are the key milestones for the delivery of the project (including a start and end date?)**

Meet with key partners	Mid July 2008
Finalise key elements and roles documentation, sign off final partnership agreements including evaluation logs and KCCP's fundraising targets	Mid August 2008
Website updates	Start mid August 2008 then ongoing
Finalise consultancy events programme with stakeholders	End September 2009

Deliver consultancy training course to CYP Youth Team	End September 2008
Consultation process launch	Early October 2008
Consultation feedback event	Mid January 2009
Feasibility report produced	Mid February 2009
Final permissions agreed; commission required works	Early March 2009
Construction and installation phase begins	Mid March 2009
Construction and installation project management process	March – June 2009
Key partners sign off on completed construction and agree launch event details	Early June 2009
Launch event	Mid June 2009
Evaluation event with key partners and Youth Consultancy Team	End June 2009
Evaluation report produced	End July 2009

### **How will the project be monitored and evaluated?**

We will take a three pronged approach to monitoring the project.

1. Sophie Talbot, our organisation development consultant will take the lead on administration, fundraising, partnership management, consultation and evaluation.
2. John Ashwell, our design and project manager will take the lead on commissioning and managing all construction works including the corton steel planter.
3. Mike Jackson, our horticulturalist will take the lead on the final planting scheme with particular emphasis on long term management and sustainability.

All three will be in regular contact, providing detailed updates and early warnings of any potential problems or delays. These updates will form the basis of our ongoing online reports which will appear on our own website, and as slightly shorter versions on the kingscrossenvironment.com website.

An innovative evaluation process will be used from the outset. Each project participant, including all the young people working with Copenhagen Youth Project and Global Generation, will be required to keep a regular project log in the form of their choice (voice recordings, email reports, text messages, diaries etc). To complete a log entry, the participant will answer four questions, something akin to:

1. What did I do on the project this week?
2. What annoyed me or didn't work well?
3. What did I get the most out of, or worked well for me?
4. How could the activity I did today have been done better?

The logs will be combined into a feedback report and presented at our final evaluation event. Participants will then have the opportunity to add to or amend the feedback report and provide additional information about their experiences of how the project worked. This will form the basis of our final evaluation report which will document the process and give valuable insights for future projects.

**What plans are there to sustain the project in the longer term?**

Long term sustainability is central to this project. All materials used will be evaluated for sustainability and Mike Jackson, our horticulturalist, will ensure the planting scheme is selected for ease of future management.

King's Cross Community Projects (KCCP) will be responsible for future maintenance and will work in partnership with Complete Offices and Places for People to achieve this. KCCP will create a fund as part of the Trust which will be ring-fenced specifically for ongoing maintenance. The planting scheme is unlikely to require substantial maintenance on any more than a bi-annual basis, and this only once the green wall has matured.

Additional proposals for future sustainability will be requested during the consultation phase and any workable proposals will be carefully considered.

<b>Sources of income</b>	<b>YEAR</b>	<b>YEAR</b>
The Driver £5000		
Other corporate fundraising £9550		
Environmental organisations £5500		
Other trusts/charities £3650		
Other public sector £2000		

**Where other funding sources are indicated above, have these been secured? If not, what is the risk of not securing these funds to the viability of the project?**

£5000 from The Driver is pledged, the remaining £20,700 comprises our fundraising and income generation targets. Should the overall target not be reached, the project will need to be scaled down and may therefore lose some of the more innovative participatory elements.

**Other Risks** (provide details of what potentially problematic areas would need to be addressed successfully for this project to succeed (e.g. staff recruitment, securing premises, attracting participants)

As a great deal of effort has been made during project development, no major risks are foreseen that have not already been addressed in this application.

**SECTION 106 IMPLEMENTATION**

**Detailed Budget**

EXPENDITURE: (give details)	Year One		Year 2			TOTAL
	Q2: Jul-Sept 2008	Q3: Oct-Dec 2008	Q4: Jan-Mar 2009	Q1: Apr-Jun 2009	Q2: Jul-Sept 2009	
Copenhagen Youth Project Team costs	10000	10000				20000
Global Generation costs	1500	1500	1500	1500	1500	7500
Consultancy/community development training course	1000	500				1500
Consultation process		500	800			1300
Construction & installation works			25000	56000		81000
Launch event				500		500
Evaluation process & report	50	50	50	50	200	400
						0
						0
<b>Total Gross Expenditure</b>	<b>12550</b>	<b>12550</b>	<b>27350</b>	<b>58050</b>	<b>1700</b>	<b>112200</b>
<b>INCOME:</b>						
<b>S106</b>			25000	50000		75000
<b>Other sources of funding (itemised)</b>						
The Driver	5000					5000
Other corporate fundraising	1550	10000	5500	2000		19050
Environmental organisation fundraising	1500	3000	1000	2000		7500
Other trusts/charities		1050	1000	1600		3650
Other public sector			1000	1000		2000
<b>Total Income</b>	<b>8050</b>	<b>14050</b>	<b>33500</b>	<b>56600</b>	<b>0</b>	<b>112200</b>
<b>NET EXPENDITURE</b>	<b>12550</b>	<b>12550</b>	<b>27350</b>	<b>58050</b>	<b>1700</b>	<b>0</b>
<b>SURPLUS / SHORTFALL (accum)</b>	<b>-4500</b>	<b>-3000</b>	<b>3150</b>	<b>1700</b>	<b>0</b>	<b>0</b>

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_ Project Coordinator