

Borough, Bankside and Walworth Community Council

Monday 22 April 2013
7.00 pm

Walworth Academy, Shorncliffe Rd, London SE1 5UJ

Supplemental Agenda No.1

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Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk
Webpage: www.southwark.gov.uk

Date: 19 April 2013

Item No. 6.	Classification: Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Deputation Requests	
Ward(s) or groups affected:		All wards	
From:		Proper Constitutional Officer	

RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council consider a deputation request from representatives of the Kennington and Walworth Neighbourhood Action Group relating to Transport for London's plans for an extension to the Northern Line and the implications of these proposals both for residents in Walworth who live close to the proposed shafts and for all who use Kennington Park and Kennington tube station.

BACKGROUND INFORMATION

3. When considering whether to hear the deputation request, the community council can decide:
 - To receive the deputation at this meeting or a future meeting; or
 - That the deputation not be received; or
 - To refer the deputation to the most appropriate committee/sub-committee.
4. The deputation shall consist of no more than six persons, including the spokesperson.
5. Only one member of the deputation shall be allowed to address the meeting, her or his speech being limited to five minutes.
6. Councillors may ask questions of the deputation, which shall be answered by their spokesperson or any member of the deputation nominated by her or him for up to five minutes at the conclusion of the spokesperson's questions, the deputation will be shown to the public area where they may listen to the remainder of the open section of the meeting.

KEY ISSUES FOR CONSIDERATION

7. Deputation requests have been submitted by representatives of those mentioned above. A deputation can be submitted by a person of any age who lives, works or studies in Southwark. Deputations must relate to matters which the council has powers or duties or which affects Southwark.
8. If more than one deputation is to be heard in respect of one subject there shall be no debate until each deputation has been presented. The monitoring officer shall, in writing, formally communicate the decision of the meeting to the person who submitted the request for the deputation to be received.

Kennington and Walworth Neighbourhood Action Group

9. The deputation would like to discuss Transport for London's plans for an extension to the Northern Line and the implications of these proposals both for residents in Walworth who live close to the proposed shafts and for all who use Kennington Park and Kennington tube station.

Procedure for deputations

11. At the meeting, the spokesperson for the deputation will be invited to speak up to five minutes on the subject matter. The community council will debate the deputation and at the conclusion of the deputation the chair will seek the consent of councillors to debate the subject. Councillors may move motions and amendments without prior notice if the subject does not relate to a report on the agenda. The meeting can decide to note the deputation or provide support if requested to do so. The community council shall not take any formal decision(s) on the subject raised unless a report is on the agenda
12. Any relevant resource or community impact issues will be contained in the comments of the strategic director.

Community impact statement

13. The Southwark Constitution allows for deputations to be made by groups of people resident or working in the borough.

REASONS FOR URGENCY

14. The deputation requests were received in line with the constitutional deadline for the receipt of deputation requests and is therefore eligible for consideration by the community council as to whether or not to hear the deputation at this meeting.
15. The deadline for the receipt of deputation requests was 16 April 2013, after the community council despatch on 12 April 2013. It has therefore not been possible to send out this report five clear days in advance of the meeting because of the need to ensure that all deputation requests received by the deadline were included in this report.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

16. Comments to follow.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Written correspondence received from representatives of the Rosenthorpe Action Group and Bellenden Residents' Group	160 Tooley Street, London SE1P 5LX	Beverley Olamijulo 020 7525 7234

AUDIT TRAIL

Lead Officer	Alexa Coates, Principal Constitutional Officer	
Report Author	Gerald Gohler, Constitutional Officer	
Version	Final	
Dated	17 April 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to the Constitutional Team		17 April 2013

**Issues raised at the Borough, Bankside and Walworth Community Council
meeting held on 9 February 2013**

Issue	Action
<p>Community Infrastructure Levy</p> <p>If there is to be the GLA CIL and Southwark Council CIL will they be the total charges related to a planning application?</p> <p>At present the S106 can be made up from a number of areas such as education, transport etc. and there are special levy's such as the TfL levy for road improvements round the Elephant & Castle that make up the charges on each site. Therefore the planning applications will only have the two charges with no breakdown or special charges?</p>	<p>If there is Mayoral CIL and Southwark CIL, the amounts will be reported in any planning report. There is no breakdown within CIL. S106 will remain for site specific mitigation and may include specific charges and will be broken down.</p>
<p>The Council are undertaking works to the East Walworth Green Links Programme and although the outline proposals have been advertised other areas such as Bagshot Street have had detailed pamphlets setting out the proposed works - why were no detailed proposals provided to residents in the area of Sedan Way SE17?</p> <p>The main issue is whether the mature beach trees and current grassed areas are to be preserved along Sedan Way from East Street to Surrey Square.</p>	<p>The Sedan Way area did not receive consultation leaflets at this stage, because this element of the scheme is not being progressed at the present time due to issues around the Aylesbury redevelopment of the adjacent site which will affect the Green Link proposals.</p> <p>The Green Links proposals will not affect the trees.</p> <p>The following consultation took place in respect to Site 7:</p> <ul style="list-style-type: none"> • Council consultation with Aylesbury Residents and Stakeholders during the development of the AAAP. • Public Exhibition, 12th July 2012 - L&Q scheme exhibited for public review and comment. This exhibition was widely advertised via the distribution of around 4000 flyers inviting people to the exhibition as well as council press release and advertising on the councils social media tools. • Project Website (http://www.harvardgardens.co.uk/default.asp) - Details of the website were advertised by flyer distribution and at the 12th July 2013 exhibition. • Statutory consultation in respect of detailed Planning Application

	<p>To enable the development of Site 7 there are 6 ash trees that will be need to be removed from the East side of Sedan Way. It is intended to retain the 3 London plane trees. There are no beech trees to officers' knowledge. The consented development will provide 44 new trees as part of the development. The realignment of Sedan Way will require the removal of part of the grassed area to the east of Sedan Way.</p>
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Item No. 16.	Classification: Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Liverpool Grove Community Street & Lytham Street experimental Closure	
Ward(s) or groups affected:		East Walworth	
From:		Head of Public Realm	

RECOMMENDATION

1. That the community council note or comment on:
 - Liverpool Grove (SE17) community street project, shown in Appendix A
 - Lytham Street (SE17) experimental closure, shown in Appendix A
 - Representations received during public consultation, as summarised in Appendix B
 - The recommendation to be made to cabinet member for decision, as per para 19.

BACKGROUND INFORMATION

2. Any representation received as part of public and statutory consultation will be presented to the cabinet member of Environment, Transport and Recycling for a decision on whether to proceed or drop a scheme
3. In accordance with Part 3H of the Southwark Constitution, community councils are to be consulted on the detail of strategic parking/ traffic/safety schemes. In practice this is carried out following public consultation.
4. The community council is now being given the opportunity to make final representations to the cabinet member as part of the public consultation process.
5. This scheme was identified as one which would help to deliver Southwark's aim of increasing walking and cycling levels in the borough, and funded by Transport for London as part of the Local Implementation programme for 2012 – 2013.
6. The Liverpool Grove scheme aims to improve road safety conditions by extending existing raised table outside entrance to the park on Liverpool Grove (Faraday Gardens) and widen footway adjacent the entrance to St Peters CE Primary School. This is part of a Community Streets project inspired by Sustrans' "DIY Street". The vision plan for this scheme was developed on principles established during workshop with local residents.
7. The Lytham Street scheme aims to trial the impact of a road closure on Lytham Street, between Liverpool Grove and Merrow Street.

KEY ISSUES FOR CONSIDERATION

8. Lytham Street is very narrow (3.9 metre carriageway width) and is currently open to two way traffic, with safety concerns at the northern junction with Liverpool Grove, near the entrance to St Peter's school. The road can only accommodate one-way traffic at a given time hence the priority system currently operating on this stretch of road.
9. The eastern footway has an average width of 1.2 metres, while the western footway averages 0.7m width with street lighting columns further narrowing the effective footway width to almost zero. Pedestrians therefore end up walking on the road.
10. The idea to experimentally close Lytham Street came from Liverpool Grove steering group, parents of pupils of St Peters C.E Primary School and local parishioners. Their response to the initial consultation to "Make My Street" event in the summer 2012 demonstrated a desire to trial closure of Lytham St. Safety issues, poor sightlines and the speed of rat-running traffic were raised as some of the reasons for the closure.
11. See Appendix C for Liverpool Grove Community Street report.
12. Permanent closure of Lytham Street will only be considered subject to consultation and where the impacts of displaced traffic are considered acceptable, from a network management perspective.
13. Generally there is support for the experimental closure of Lytham Street (63% in favour).
14. Majority of respondents to the Lytham St consultation live in the SE17 area. Appendix B gives a break down of response based on roads.
15. There is majority support for the Liverpool Grove proposal (80% in favour), mainly:
 - Footway build out and planting outside St. Peters C.E Primary School to accommodate the spill over of school pupils and parents during pick-up and drop-off of school pupils.
 - Extension of raised table including planting outside of Faraday Garden entrance.
16. Statutory consultation was carried out concurrently with public consultation due to time constraints.
17. No formal objection as was received during the statutory consultation process.

Recommendations to the Cabinet Member for Environment, Transport and Recycling

18. On the basis of the results of the public consultation the cabinet member is recommended to :
 - Note representations received during public consultation process, including that from the community council.

- Approve experimental closure of Lytham Grove for a maximum of 12 months and subsequent monitoring of the impact on the surrounding streets.
- Approve the implementation of Liverpool Grove community street project i.e. extend the raised table outside the entrance to the park on Liverpool Grove and widen the footway, adjacent to the school entrance.

Policy implications

19. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly:
- Policy 1.1 – pursue overall traffic reduction
 - Policy 2.3 – promote and encourage sustainable travel choices in the borough
 - Policy 4.2 – create places that people can enjoy
 - Policy 5.1 - Improve safety on our roads and to help make all modes of transport safer.

Community impact statement

20. The implementation of any transport project creates a range of community impacts. All transport schemes aim to improve the safety and security of vulnerable groups and support economic development by improving the overall transport system and access to it. This project aims particularly to address road safety issues for children and other vulnerable users around a busy school entrance.

Resource implications

21. This report is for the purposes of consultation only and there is no resource implications associated with it.
22. It is, however, noted that this project is funded by Transport for London.

Consultation

23. Ward members were consulted prior to commencement of public consultation.
24. Informal public consultation was carried out in February 2013.
25. Consultation documents for the Lytham Street experimental closure scheme were delivered to 1030 residents in the SE17 area. See Appendix D consultation area.
26. Consultation documents for the Liverpool Grove scheme were delivered to 224 residents, mainly on Liverpool Grove, due to the localised impact of the scheme. See Appendix D for consultation area.
27. This report provides an opportunity for final comment to be made by the community council prior to a non-key decision scheduled to be taken by the Cabinet Member for Environment, Transport and Recycling in May 2013.

REASON FOR URGENCY

28. These TfL-funded schemes are for the financial year 2012/2013, and in order for the funding not to be lost, they have to be completed by the end of June. In order to ensure the completion of the projects, official comments by the community council have to be made at this meeting.

REASON FOR LATENESS

29. The report was not circulated five clear working days before the meeting, as officers were waiting for additional consultation responses. The statutory consultation deadline was on 18 April 2013, and therefore fell after the publication of the original agenda pack.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment Public Realm Network Development 160 Tooley Street London SE1 2QH Online: http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011	Matthew Hill 020 7525 3541

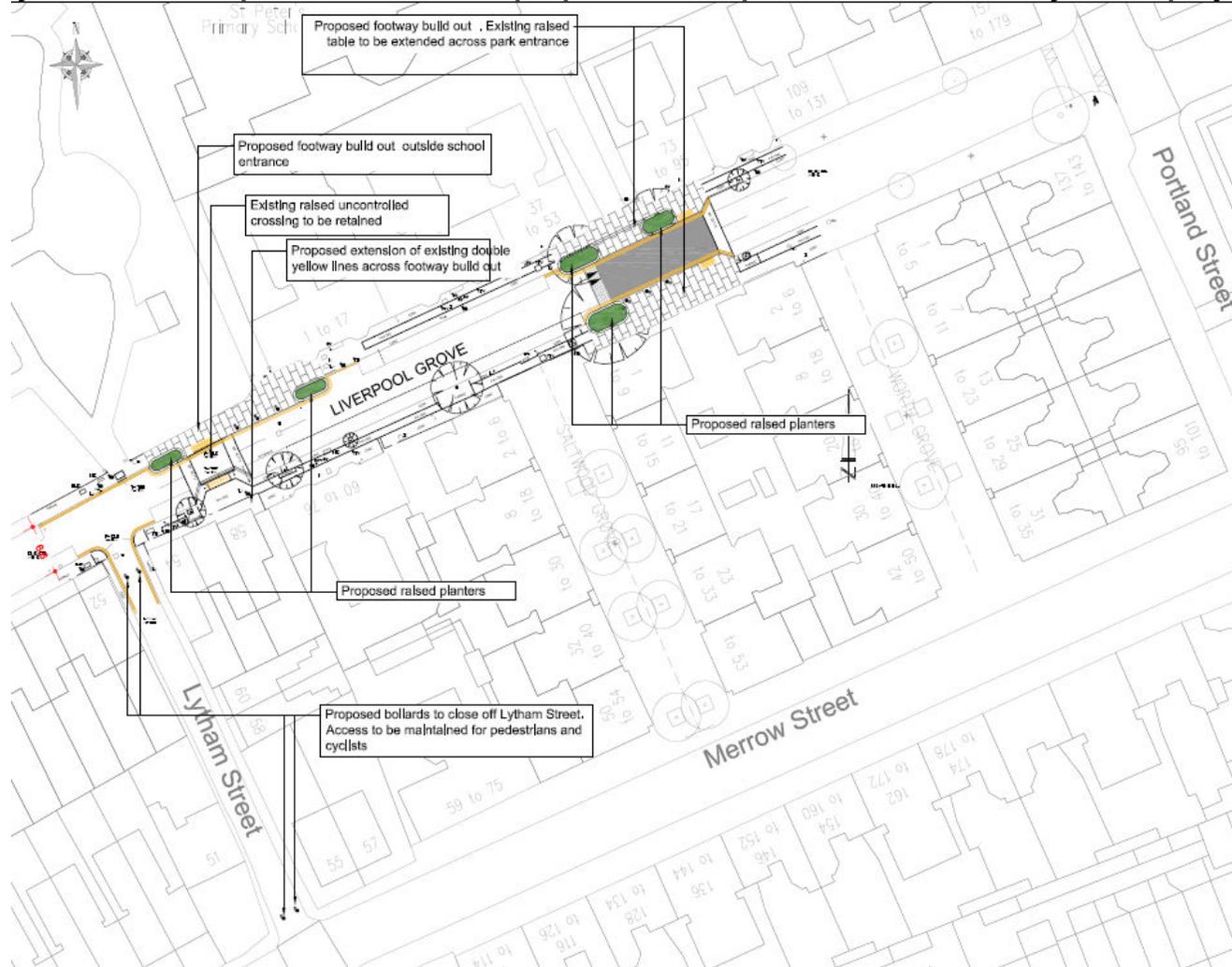
APPENDICES

No.	Title
Appendix A	Lytham Street experimental closure proposal & Liverpool Grove Community Street project
Appendix B	Summary of public consultation
Appendix C	Liverpool Grove community Street Report
Appendix D	Consultation area

AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	Matthew Hill, Public Realm Programme Manager	
Version	Final	
Dated	12 April 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	No	No
Strategic Director, Finance and Corporate Services	No	No
Cabinet Member	Yes	No
Date final report sent to Constitutional Team		15 April 2013

Lytham Street experimental closure proposal & Liverpool Grove community Street project



Summary of public consultation

Lytham St

A total of 148 responses, out of 1029 that went out, were received during the consultation period, mainly from residents, equating to a **14.4% response rate**.

Questionnaire Analysis:

Do you support experimental road closure of Lytham St

	Yes	No
Numbers	92	52
Percentage %	64%	36%

Where respondents live

	SE17 AREA	Outside SE17
Numbers	137	11
Percentage %	92.6%	0.7%

Lytham Street Consultation				
Street Name	Yes	No	No opinion	Total Responses per street
Arnside Street	2	1		3
Barforth Road	1			1
Beaconsfield			1	1
Burbage Close	1			1
Camberwell Green	1			1
Crampton Street	1			1
Dog Kennel Hill	1			1
Gilks Cres	1			1
Horsley Street	1		1	2
Linden Grove	1			1
Liverpool Grove	13	10		23
Lomdon Grove	1			1
Lytham Street	10	9		19
Maidstone Building Mews	1			1
Mason Street	1			1

Lytham Street Consultation				
Street Name	Yes	No	No opinion	Total Responses per street
Merrow Street	13	7		20
Phelp Street	13	4		17
Portland Street	6	2		8
Providence Square	1			1
Queens Row	5	3		8
Salehurst Road	1			1
Saltwood Grove	1	5		6
Sondes Street	2	4		6
Spurgeon Street	1			1
Sutherland Square	1			1
Villa Street	1	2		3
Walworth Road	1	1		2
Westmoreland Road	5	1		6
Worth Grove	4	2		6
No address given	1	2		3
	92	53	2	147

Liverpool Grove

A total of 44 responses, out of 224 that went out, were received during the consultation period, mainly from residents, equating to a **19.6% response rate**.

Questionnaire Analysis:

Question 5 – Do you generally support proposal

	Yes	No
Numbers	36	9
Percentage %	80%	20%

Question 6 – Do you support footway build out and planting outside St Peter's CE Primary School

	Yes	No
Numbers	38	6
Percentage %	86.4	13.6%

Question 7 – Do you support proposals to extend the raised table including planting outside of Friday Gardens entrance

	<i>Yes</i>	<i>No</i>
<i>Numbers)</i>	37	5
Percentage %	88%	12%



Liverpool Grove Community Street

12 October 2012

*Produced for
Jack Ricketts and Simon Phillips
Southwark Council*

*Prepared by
Jane McCarthy and Ludovic Pittie
Mouchel*

Liverpool Grove Community Street

Document Control Sheet

Project Title	Liverpool Grove Community Streets
Report Title	Project Report
Revision	0
Status	Final
Control Date	12-10-12

Record of Issue

Issue	Status	Author	Date	Check	Date	Authorised	Date
1	Final	Jane McCarthy	05-10-12	Ludovic Pittie	10-10-12	Kevin Stubbs	12.10.12

Distribution

Organisation	Contact	Copies
Southwark Council	Jack Ricketts Simon Phillips	1

This Report is presented to Southwark Council in respect of the Liverpool Grove Community Street project and may not be used or relied on by any other person or by the client in relation to any other matters not covered specifically by the scope of this Report.

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Liverpool Grove Community Street

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Appendices

Appendix A	Attendance Lists
Appendix B	Consultation event PowerPoint presentations Study day: Participants notes
Appendix C	ATCs Attitude survey documents
Appendix D	Vision Plan Concept Option plans Street audit plan Autocad concept design file Consultation photos

Liverpool Grove Community Street

1 Introduction

1.1 Background

Southwark Council has identified 'Community Streets' as a key strand to its Transport Plan Improvement Programme. Inspired by Sustrans' "DIY Streets" approach, Community Streets build on the concept of empowering local communities in the design and management of their street.

Following consultation and surveys that took place in November 2011, Liverpool Grove was selected from seven shortlisted local streets on the basis of:

- Local interest in and support for the project and high level of response to surveys 40%;
- Existing community facilities – church, school, green space, café, InSpire initiatives; and
- Physical conditions and character of the street are suited to successful intervention.

The responses to design measures favoured including street artwork, gateway features, street planters and on-road cycle storage.

Mouchel were commissioned by Southwark Council to deliver the Concept Design stage with an onus on consultation and community engagement; gathering a steering group together to progress the design decisions and promoting a local ownership of the project and its future.

The following preliminary objectives were identified:

- **Ownership:** working collaboratively with a local partnership group and the council to develop a concept that can be shared and owned by all.
- **Championing:** in line with the principles of the Salisbury Row Streets for People Project and the fundamental importance of skills and ownership building with the local community, the identification and development of a "Liverpool Grove Champion" was advocated early on in the process. This will support the development of the concept design, maintain communication with the local community on a regular basis and promote local ownership of the scheme.
- **Legacy Building:** allowing the community to make informed decisions that will shape and transform Liverpool Grove through knowledge sharing and skills building.
- **Adaptability & Activity:** Promoting inspiring public spaces, encouraging greater 'dwell-times' that support opportunities for social engagement and range of activities in the street.

Liverpool Grove Community Street

- **Modal Shift:** Influencing behavioural change through ‘active travel’ and ‘smarter choices’ advertising which has been shown to be a highly cost effective way of achieving modal shift.
- **Built environment:** respecting the rich local heritage of Liverpool Grove to ensure that the quality of the natural and built environment is reflected in its streetscape.
- **Movement:** recognising the diverse movement and social functions of the street and understanding that levels of walking are likely to be influenced by quality of provision for both these aspects while reducing conflicts.
- **Accessible & Inclusive:** cater for future needs & demographic, including health & well being, through accessible and user friendly environment.

1.2 The design process

The Liverpool Grove Community Street project was delivered through the following project plan.

Table 1: Project Plan

Key Activities	Description	Programme	Audience
Stage 1	Inception & Launch		
Inception	Agree programme and governance	March 2012	Southwark Council
Launch Event	“Meet my Street”, steering group creation and champion selection	April 2012	ALL
Steering Group Programming Meeting	Validate approach and set out responsibility for forthcoming the Events Programme	April 2012	Steering Group & Champion
Stage 2	Sharing, Understanding & Consensus Building		
Door to Door Survey	Ensure all members of the community are approached and listened to; gather information to support the audit.	April 2012	ALL
Street Audit (late afternoon)	Develop shared understanding of the local context and constraints	April 2012	Steering Group & Champion
Study Tour	Develop common grounds and shared understanding of what could be achieved through visit to DIY Streets and local projects	May 2012	Steering Group & Champion
Visioning Workshop	Set out principles and vote on priorities / first principles to establish consensus from the outset on what matters the most.	May 2012	Steering Group & Champion
Diamond Jubilee Fair - Community Vision Event	Consultation on the emerging vision combined with the Diamond Jubilee Big Lunch event	June 2012	ALL

Liverpool Grove Community Street

Stage 3	Concept Development		
Ideas Workshop	Develop ideas and intervention for achieving the agreed vision	June 2012	Steering Group & Champion
Make My Street action planning and future funding with Pauline Bonner	Firm up the emerging concept and identified volunteers to lead on the range of activities planned for the street closure event. Discuss future funding opportunity, including the feasibility study for the square.	July 2012	Steering Group & Champion
Make My Street	Temporary closures and interventions to allow all to get a feel for what their street could be and feel like based on emerging ideas. Test and validate preferred concept with the wider community	September 2012	ALL
Stage 4	Reporting & sign-off		
Reporting meeting	Report on consultation outcome and preferred design	September 2012	Southwark Council
Thank you meeting	Map out next steps and "handover" to Southwark Council	October 2012	Steering Group & Champion

The delivered project plan varies from the original plan discussed with Southwark Council at the start of the project in March 2012 with the following amendments:

- An early evening audit replaced the day and night street audits. The response received at the initial community meeting identified this as a more suitable timing for good group attendance.
- The study tour and the vision workshop took place on the same day.
- The anticipated "Summer Party" was combined with the Make My Street event due to timescales in getting the level of uptake required from various volunteers to make the event happen and lengthy permitting process for the street closure.
- The concept workshop with the steering group was replaced by a progress meeting with the community and future funding meeting with Pauline Bonner from Southwark Council's Community Team.

This report documents the process and the events that took place between March 2012 and October 2012. All attendance sheets are in [Appendix A](#).

Liverpool Grove Community Street

2 Stage 1 – Project Launch

2.1 Key stakeholder meetings

Meetings were held in April 2012 with the local primary school headteacher, Rev Andrew Moughtin-Mumby of St Peter's Church and Inspire. InSpire is a community organisation that runs the Crypt of St Peter's Church of England Church, which includes a community hall and café and runs programmes for kids, arts, and the broader community. The purpose of these introductory meetings was to:

- set out and introduce the project
- garner support for the project aims
- understand the context of the street
- and seek other community groups and leader contacts

2.2 Launch Event: 24 April 2012

The launch event was advertised on posters in the street and on the survey delivered to every household (see [Section 3.2](#) for Door to Door survey). An invitation was also sent to key stakeholders. The event took place at the Inspire Café main room and was attended by 9 residents from 6.30- 8.00pm.

Attendees were welcomed with drinks and sandwiches. The agenda for the event was:

1. Presentation
2. Introduction to Community Streets: where the ideas come from, why and how the street was selected for the project
 - Jack Ricketts LBOS introduced this project and Mouchel's involvement
 - Community Action: Community Champion and steering group, why, how, what.
 - Jeremy Leach, Southwark Living Streets, and Peter Wright, Salisbury Row Park Committee, shared their experience as Community Champions and various project highlights from Sutherland Square Home Zone and Salisbury Row Street for People, how keep a project going and ideas on accessing funding.

Break

2. Feedback activity
3. Project programme
4. Sign up to the steering group

The event's PowerPoint presentation is in [Appendix B](#).

Liverpool Grove Community Street

2.2.1 Group Feedback Exercise

What do you like about your street, or want to improve about the street?

Table 2: Group Feedback

Like	Improve
Like	Improve
Park in centre of site	More greenery and park
Greenery visible in street	Remove rat run
Neighbours are very good	Join-up the two parts of the street
Street trees	Poor pavement condition (2 comments)
Architecture of street (2 comments)	Make a square at the barrier and in front of church – existing is old-fashioned planning
Church building, park and trees together	At barrier make pocket plaza with planting and seating at one continuous level
Summer: trees picturesque as is park	Prune church trees
Winter: the snow showed how the street could look in one material	Signage at Lytham St to stop left turn into dead end
Sense of space when entering the street form Walworth end	Barrier / gate is poor solution to problem – is access for emergency vehicle really needed
Historic feel – makes it feel ‘whole’	Green the street beyond the Church and make more of slalom route to slow traffic
Sound of children playing in the Groves, park and school yard	Be more conscious of the ‘oasis’ feeling and develop that
Lovely place – alive!	Remove railings around the church
Village feel	Dog fouling – shocking esp. for children / school population
Surprise at the environment when entering form other streets.	Lytham St – near miss and accidents needs to be safer - 2 accidents in 12 weeks
	Knowledge about recycling to reduce bags in street
	Landlord of flats Genesis needs to improve external conditions to streetscape and Groves.

2.2.2 General Comments

Echoing the presentation from Jeremy Leach, Southwark Living Streets, participants agreed the ideas for the street should be bold. Improving the environment can also impact behaviour as demonstrated in the Salisbury Row project. All agreed to be in steering group and bring others.

2.2.3 Event's Summary

The launch represented a great start for the project with nine people signing up to be in the steering group and an agreement for date of the street audit. The group exercise encouraged interaction between residents who were strangers to each other and helped develop relationships and revealed a real concern for the local environment and respect for the historic and quiet character of the street.

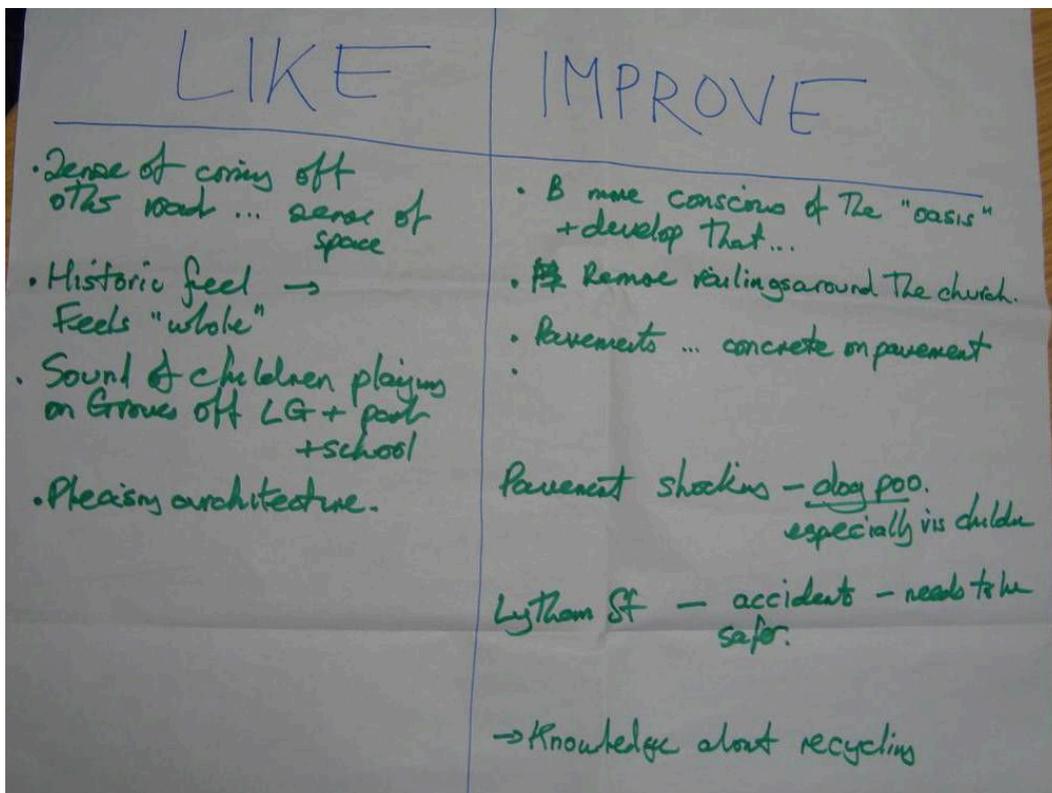
The inspiring presentations by the local community champions from neighbouring schemes showed the group how other community groups have achieved street improvements and secured funding and helped to define how Mouchel could assist the group to accomplish their aims and objectives.

Liverpool Grove Community Street

2.2.4 Pictures of the Event



Group discussions



Summary of the feedback

Liverpool Grove Community Street

3 Stage 2 – Sharing, Understanding & Building Consensus

3.1 Door to door survey – 16th April 2012

3.1.1 Approach

Sustrans also undertook a survey in December 2011. The Mouchel survey canvassed areas in addition to those covered by the original Sustrans survey in December 2011. The results sheets combine the two sets of survey results for the full survey picture.

The door to door survey was conducted between 4pm and 7.30pm. Out of the 124 homes surveyed, 33 surveys were returned which represents a 27% return rate.

The surveys were delivered to every household. Where contact could be made, the survey was completed on the door step and contact details were taken for the prize draw. The delivered survey could also be returned to a box in Inspire in the church crypt. The survey leaflet advertised the launch and street audit events and copies were left with all householders.

3.1.2 Summary

The highest scoring issues are set out below and suggested an initial direction for the project. It should also be noted there is low car and cycle ownership within Liverpool Grove.

- The street is not an outdoor space for people to socialise in
- We need to reduce the speed of traffic
- The street needs to be enhanced with trees/greenery/artwork
- People need to be encouraged to keep the fronts of their houses in good condition
- Pavements need to be improved
- Littering should be reduced
- The street needs to be more pedestrian friendly
- We need to improve the sense of community

Survey questions and full results are in [Appendix C](#) with the automatic traffic counts (ATCs) as issued to Mouchel. These show the peak vehicle flow and highest speed to be travelling in morning and evening rush hour periods including the school opening and closing times and travelling east bound on Liverpool Grove.

Liverpool Grove Community Street

3.2 Street Audit – 24th April 2012

3.2.1 Approach

The Street Audit event was advertised on posters in the street, on the survey delivered every household and discussed at the Launch event where it was agreed that the street audit would take place late afternoon on the 24th April, from 6.30pm to 8.30pm. There were 15 attendees at this event. The meeting point was outside St Peter's Church. The group walked the length of street, stopping at key locations and junctions to discuss the street. The notes of the street audit below follows the same structure. Attendance list is in [Appendix A](#).

3.2.2 Street Audit Notes



Street Audit Event participants

Outside Church Gates

- Why is this area not included? This very important part of the street. Church is landmark beyond the street.
- This is the shop front and gateway to the street, it should set the tone.
- For any further potential sponsors this could show what could be done.
- This area is a funnel for Liverpool Grove and wider residential areas so would benefit more people.
- Multiple comments on request for green square or better setting in front of church – parking is for shoppers not residents.
- A new design of level material in this space.
- Welcome to Liverpool Grove sign and appropriate setting for the architecture of the church - a local asset.
- New public space as gateway to the street, other measures will not work without it.

Liverpool Grove Community Street

- Lots of vehicle turning where pedestrians crossing road as no signage for dead end.
- Council vehicle use parking bays.
- Angle parking nearer Walworth Road would be better.
- Pavement uneven trip hazards.
- Commercial rubbish is left here.
- Drainage on footways is a problem.

At the barrier and to Lytham Street

- Cycle signage is ignored.
- Gate and engineered island with cycle route is over-elaborate and a barrier for pedestrians and especially people with children, prams and wheelchairs. Important to close road here but some more simple attractive way – bollards or planters.
- The island routes cyclists in front of the gate to the flats and results in a dangerous conflict.
- Lighting is poor dark corners opposite churchyard encourages antisocial behaviour e.g. regular urination and feels unsafe at night.
- Pavement contained – school children can't walk 2x2.
- When the churchyard is open, 50% of pedestrians use churchyard and 50% use the road.
- Flashing school sign redundant from pre-barrier days.
- Less demand for parking here.
- Tree pruning required and churchyard wall needs repair.
- Wide granite kerbs here enhance character.
- Discussion on extra litter bins, do they create more litter if not emptied often enough – no real litter problems so not really needed.
- Could the community take more ownership of churchyard?

At junction with Lytham Street

- Safety issues at Lytham St due to sightlines and speed of rat-run traffic, east-west in a.m. and west-east in p.m. rush hours.
- School children are at risk with narrow footways and crossing outside school.
- Accidents and near misses common with pedestrian and cyclists.
- Possible changes to Lytham St - could it be one-way? Some people didn't want this.
- No sign for dead end, so lots of left turns resulting in vehicles turning around outside the flats.
- Churchyard entrance crossover is inadequate.
- Churchyard gate should be more prominent maybe to alert those entering Liverpool Grove this is slower speed street with children.
- Park could become part of the street to change driver perceptions.
- 20mph not marked as part of zone and not respected.
- No school sign anywhere on Lytham.
- Raised table crossing too close to Lytham junction, not used at lot as unsafe sightlines with Lytham not effective as crossing. Should be outside school to create more space for entrance and egress of school population and parents gathering. It does slow drivers though.
- Lytham footways very narrow approx 1m and 0.5m.

Liverpool Grove Community Street



Group discussing Lytham Street junction

At School entrance

- Very poor street identity for school. No one realises that there actually is a school here.
- School pavement sign removed by street works - not replaced.
- Particularly poor paving and guard rail.
- 3 spaces of single yellow line no restriction signage and so parents park to collect children – unsafe and reduces pedestrian space.
- Patchwork pavement along street, tarmac, concrete and a few slabs mixed.

At park entrance

- Generous pavement width especially on the south side - could be utilised for planting or other public space or features.
- Main vehicle park entrance used daily to close all park gates, cross over not level should be continuous pavement.
- Entrance gate poorly maintained and unimaginative, does not add value to park or streetscape. Does not look like main entrance. Gates are expensive could take much of budget – could be left for further project.
- Entrance and greening / planters could continue into street and nearby crossing. Should be robust and suitable materials not timber to create legacy.
- Tree at crossing cut down by local person.
- The barbed wire to the southern side flats has a very poor appearance. To be discussed with Grainger Housing.
- School sign on southern side in poor condition and not effective.
- Calm traffic, grow herbs, the trees are very nice, but would need year round planting / greenery. Potential of expanding the park to key crossing points.
- A bit austere compared with church end of street.

Liverpool Grove Community Street



Group walking toward the Park Entrance and the Groves

At junction with Portland Street

- Wide junction – a node within the estate a good place to enhance as gateway to the street as well.
- Opportunity for public space and information about Octavia Hill possibly.
- Estate has no name what about Octavia Hill Estate.
- Talk to National Trust re funding or other investment.
- Tree roots lift pavement – planters around trees with seating could solve issue.
- Lighting on whole street poor and too high level not at pedestrian height – it does not enhance the conservation grade architecture and is too dark.
- As estate sold from church to private landlord, families don't pass down properties – the community feel is breaking down.

3.2.3 Summary

The street audit stopped at key locations and each junction to illicit comments and to generate discussion. A number of 'what if' questions were also posed to stimulate ideas. The street audit raised key issues around the church entrance in terms of presenting the Grade I listed building in an appropriate manner and allowing a better environment for pedestrians and cyclists around the closed gate area where levels are an issue. Accidents and near misses were highlighted at the Lytham Street junction and its paucity of pedestrian provision discussed at length. The school and park entrance were highlighted as in need of improvement.

Liverpool Grove Community Street

3.3 Study Tour - Saturday 19th May 2012 (am)

3.3.1 Approach

In order to establish a shared understanding and common ground with the steering group, a study tour took place across sites of similar Community Streets or streetscape improvement projects. The aim was to focus on aspirations and outcomes of the projects, community involvement, how momentum on projects is maintained, how the projects were delivered and what funding was secured. We also shared lessons from other community members on what did and did not work.

The Study Tour was attended by six members of the steering group and took place from 10am to 1pm on 19th May 2012. Attendance sheet is included in [Appendix A](#) and participants notes in [Appendix B](#). The agenda for the study tour was as following:

10 - 10.20am: Meet Jeremy Leach 10am sharp in Sutherland Square - central green area access from MacLeod Street opposite Liverpool Grove over Walworth Road. 10min travel to next site.

10.30 - 10.50am: Tour of Bonnington Square. 15min travel to next site.

11.05 - 11.20am: Viewing of Styles House garden and mini-allotment with Karen Ellingworth and community. TAS cafe for drink if time allows. 15min travel to next site.



Salisbury Row Visit

11.35 - 12.05am: Tour of selected streets around Salisbury Row Streets for People with Peter Wright. 5 min travel to next site.

12.10 - 12.30pm: Tour of Amelia Street project. 5 min travel to Liverpool Grove.

12.35 - 1pm: Sandwich lunch at Inspire café (provided).

Liverpool Grove Community Street

3.3.2 Summary

The attendees engaged with the local community champions at Styles House and Salisbury Row. As the trip progressed the group discussed the projects together and reported back that the trip had been very worthwhile and informative. The study tour was designed to allow the group time to interact and develop common ground and reference points away from the street and provided a springboard of ideas for the vision workshop. The following table summarises the feedback from the steering group following the study tour.

Table 3: Study Tour Feedback Summary

Location	Comments: like / don't like, what was appreciated, where were the shortfalls.
Sutherland Square	Pedestrians moving and walking everywhere in street comfortably, slowing of traffic with attractive design measure, group and community activity, maintenance by volunteering to upkeep the quality, good lighting, good safety.
Bonnington Square	Heaven and oasis, green walls, greening everywhere!, private feel, organically developed not imposed, a group initiative, LIFE!
Styles House	Community driven and made with limited funding.
Gambia Street	Durable, dynamic, inviting organic forms; soft planting and soft shaped mounds; scale and character could be seen at Liverpool Grove; unusual character
Salisbury Streets for People	Simple repeated design; shows what can be done with cheaper materials, shared surface street appreciated, very pedestrian and cycle friendly.
Amelia Street	Design was felt to be a little sterile and not as abundant as originally proposed. High quality materials look good, formal arrangement was liked by some; seating and cycle stands lacking; not evidence of proposed bin strategy. Felt the project had missed a few opportunities in its execution.
Common themes	Traffic calming, movement, greening, identity, pedestrian priority



Bonnington Square Visit

Liverpool Grove Community Street

3.4 Vision event - Saturday 19th May 2012 (pm)

3.4.1 Steering Group progress meeting

Following the study tour, the steering group reconvened around lunch to discuss project administrative matters prior to the vision workshop. This included:

- Draw the survey prize.
- Community Champion agreed.
- Sharing information – googlegroup set up for communication with all steering group members.
- Agree forward programme and key activities:
 - School assembly / activity (street history / Octavia Hill project)
 - Diamond Jubilee Fair – ‘wishing tree’ to canvas opinion on principles
 - Progress actions for ‘Make my Street’ event organisation

The event’s PowerPoint presentation is in [Appendix B](#).

3.4.2 Approach

The aim of the vision workshop was to develop a set of written principles for improvement to the street in the project and for the future. These should be specific to the street and not define the intervention, but instead define the outcome. The evidence accumulated to date, ranging from the street audit, surveys, traffic counts, study tour and comments from the launch, was used to define the principles.

The agenda for the vision workshop followed the following structure:

- Review of objectives and aims in the design of the sites visited in the study morning to inform the development of the principles
- Principles concept explained
- Comments made to date at launch and street audit and two attitude surveys were tabled
- Steering group condenses key points from survey
- Key points from survey data organised into themed areas:
 - greening
 - traffic
 - identity
 - pedestrian priority
 - liveability
 - character
- Develop principles



Setting out themes and priorities

Liverpool Grove Community Street

3.4.3 Summary

A rough draft of the principles was agreed with the steering group at the workshop. They were then refined by Mouchel and forwarded to the steering group (25th May 2012). The principles formed the basis of the consultation at the next wider public engagement event at the Jubilee Fair organised by St Peter's Church and held in neighbouring Faraday Gardens and the churchyard.

Table 4: Agreed Principles (v2 31.05.12)

Principles	Evidence and rationale
Green the street to create a sense of place and a focus for community activity.	<ul style="list-style-type: none"> • Reflect the park and churchyard in the streetscape • Street trees are beautiful • More greening of the street
Change driver perceptions and behaviour within the street, to focus on all street users.	<ul style="list-style-type: none"> • Street is a rat run for non-residents • Greening to slow traffic • Speed and traffic volume at peak hours • Accident or near miss hotspot at Lytham St and junction
Improve the liveability of the street.	<ul style="list-style-type: none"> • Lighting improvement – style height, light colour • More greening of the street • Dog fouling problem • Improve recycling refuse bins are a unsightly on street • Good footway width on south side of street – could this be a site for street features?
Enhance the current identity to make the street desirable again.	<ul style="list-style-type: none"> • Gateway features required to set the street • Make the street an inviting place to walk through • More greening of the street • Should this area of flats be named 'Octavia Hill estate'? • Public art in street is good idea
Review street movement and improve footways and access for pedestrians and cyclists.	<ul style="list-style-type: none"> • Narrow pavements outside the school • School entrance is poor • Crossing point near Lytham Street feels unsafe and is underused • Make the pavements safer and more attractive • Vehicle crossovers make the pavements uneven • Lytham Street pavements are too narrow
Revitalise a sense of community pride and social interaction.	<ul style="list-style-type: none"> • Lack of community space on the street • Reduced community pride • Limitations in communication with housing provider
Unify the street by developing the existing 'oasis' character and respecting the historic character.	<ul style="list-style-type: none"> • Existing 'village' quality and feel • Join the two parts of the street • Good character from church, park and street trees • The special and coherent historic architecture • The sense of space • Add to the 'oasis' feeling

Liverpool Grove Community Street

3.5 Diamond Jubilee Fair event: Saturday 2nd June 2012

3.5.1 Approach

The intention of this public exhibition was to engage with the wider community and capture their feedback through an interactive vote based on the vision principles established with the steering group to validate the aspirations with the broader community and prioritise the design interventions.

A Diamond Jubilee Fair was organised by St Peter's Church following the success of the previous years summer fete. Mouchel requested a stand at the fair to conduct the public exhibition on the 4th April when initial contact was made with key stakeholders.

The Diamond Jubilee Fair took place on Saturday 2nd June 2012 as a public event from 11am to 5pm (set-up from 9.30am) at the Faraday Gardens and St Peter's Churchyard off Liverpool Grove. Four members of the steering group came along to facilitate the Liverpool Grove Community Street stand: Tim Lane, Simon Brears, Paul Fleming and Jan Perssor.

3.5.2 Aims

The key aim of the event was for the public to vote for which principles should be delivered first. The secondary aims were:

- To make contact with the whole community and re-present the project;
- To feedback findings from the surveys, audits and steering group meetings to date;
- To present the vision principles to the wider community;
- To garner further comment;
- To encourage new participants to join the steering group; and
- To engage local children in the project and gather feedback on their concerns and interests.

3.5.3 Engagement Techniques

This was achieved through a layered series of active consultation techniques.

- A bright and colourful welcoming stand;
- A poster with a simple definition of the project remit;
- Two voting boards with the seven project principles illustrated with images mostly from the local area and with symbols to represent the principles;
- Each participant was shown the principles as the consultants and volunteers explained the project;
- Participants were asked to vote for their priorities within the seven principles on offer;

Liverpool Grove Community Street

- Participants were encouraged to leave further comments on the voting boards and on a site plan;
- Precedent images to illustrate the principles – the majority being local spaces which were recognised;
- The symbols representing the principles were available for participants to place where they felt appropriate on a plan the street;
- A 'wishing tree' – a dead tree was brought to life with ideas written on ribbons by all participants but particularly children; and
- Boards presenting the project timeline to date with survey and audit findings.

These varied techniques allowed five levels of interaction with the project depending on the engagement of the participants. The principle voting formed the primary means of engagement which 90% of participants engaged in. Signatures of attendance were collected but unfortunately on instances when there was a high volume of participants, not all of them left their details.

The project also sponsored a mobile farm visit from Surrey Docks Farms as a part of the fair's entertainments. The mobile farm was sited in a quiet area of the churchyard with other quiet activity stands. The farm staff were encouraged to direct visitors to the project stand. A poster was positioned on the farm vehicle explaining the sponsorship of the farm by the Southwark Council and the project. The general Jubilee fair volunteers were briefed to encourage visitors to go to the project stand and the mobile farm.



Liverpool Grove Community Street

Liverpool Grove Community Street!

Help us decide where the design should be focused.

Which of the principles is most important to you?

These are examples of the principles in action.

Use the stickers to **VOTE HERE:**

Green the street to create a sense of place and a focus for community life

- reflect the street's history
- street trees
- more greenery

REPLANT THE BLOSSOM TREES

Change driver perceptions and behaviour within the street, to focus on all street users

- street is a rat run for non-residents
- greening to slow traffic
- speed and traffic volume at peak hours
- accident or near miss hotspot at Lytham St and junction

MAKE ROAD BUMPS SMALLER OR REMOVE

Improve the liveability of the street

- lighting improvement - style height, light colour
- more greening of the street
- dog fouling problem
- recycling refuse bins are a unsightly on street
- good footway width on south side of street - could this be a site for street features?

MAKE ROAD BUMPS SMALLER OR REMOVE

No more dog poo! It's horrible to clean up their dog poo's

GET RID OF BUMPS IN ROADS AS CAUSE OF LONG TERM INJURY AND NEED FOR BRASS CURBINS WILL BE BANNED

NEED MORE CHILDREN'S PLAY AREAS

All roads in the park I agree!

GAS THANK YOU

PLEASE PLEASE

MOUCHEL *Southern*

Principles voting board 1

Enhance the current identity to make the street desirable again

- gateway features required to set the street apart from others
- create at least 10m wide place to walk through
- more greening of the street
- should this area of flats be named 'Octavia Hill estate'?
- Public art in street is good idea

MAKE SOUTHERN GROVE ONE WAY

Review street movement and improve footways and access for pedestrians and cyclists

- narrow pavements outside the school

TEACH CYCLIST TO READ STOP AT LIGHTS AND RESPECT OTHERS

PLEASE - MORE SAFETY FOR THE MANY MANY CYCLISTS

Revitalise a sense of community pride and social interaction

- community space on the street

Green the Street

No Cars

Cyclists only street

Unify the street by developing the existing 'oasis' character and respecting the historic character

- create 'village' quality and feel
- join the two parts of the street
- good character from church, park, street trees together
- the special and coherent historic architecture
- the sense of space
- add to the 'oasis' feeling

Old Style lighting like Sutherland Sq.

MOUCHEL *Southern*

Principles voting board 2

Liverpool Grove Community Street

3.5.5 Results

The fair was extremely popular. There were 53 attendees that came by the stand and registered, including children. The total number of attendees who voted came to 55 and the number of “wishing tree” ribbons approximately 50.

Many attendees focused on Lytham Street as a possible one-way or closed street. The breakdown of the votes is summarised in [Table 5](#) below.

Table 5: Summary Votes by Principle

Principles	Total votes (3 votes per person)
Green the street to create a sense of place and a focus for community activity.	38 (23%)
Change driver perceptions and behaviour within the street, to focus on all street users.	15 (9%)
Improve the liveability of the street.	24 (14.5%)
Enhance the current identity to make the street desirable again.	11 (6.5%)
Review street movement and improve footways and access for pedestrians and cyclists.	14 (8.5%)
Revitalise a sense of community pride and social interaction.	35 (21%)
Unify the street by developing the existing ‘oasis’ character and respecting the historic character.	29 (17.5%)

The day successfully communicated the project to the wider community, the steering group volunteers participated fully in communicating the principles and discussing the issues on the street with local people. Four principles emerged as priorities, below.

- Green the street to create a sense of place and a focus for community activity;
- Improve the liveability of the street;
- Revitalise a sense of community pride and social interaction; and
- Unify the street by developing the existing ‘oasis’ character and respecting the historic character.

These provided the background for developing the Vision Plan and the framework for developing the Design Concept in the subsequent Ideas Workshop.

Liverpool Grove Community Street

4 Stage 3 – Concept Development

4.1 Ideas workshop: Saturday 23rd June 2012

4.1.1 Approach

The ideas workshop event was set up via the googlegroup with the steering group and took place on the morning of the 23rd June between 10.00am and 12.30pm at Inspire (Yellow room). There were nine attendees at this event. Attendance list is in [Appendix A](#) and the event's PowerPoint presentation is in [Appendix B](#).

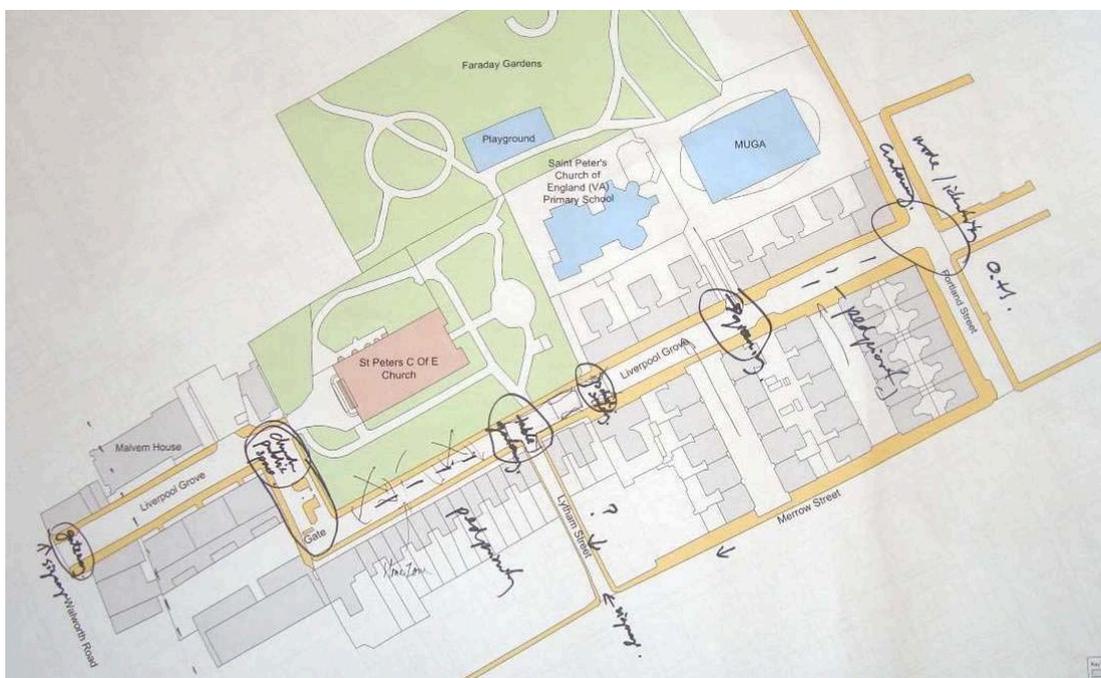
4.1.2 Aims

The aims of this workshop were threefold:

- To determine and agree the Vision Plan.
- To develop the project design concept based on the four priority principles established by the voting at the Diamond Jubilee fair.
- To share the 'make my street' ideas, agree way forward with steering group involvement and prioritise actions.

4.1.3 Vision Plan

The Vision Plan was developed on principles established during the vision workshop and the feedback from the Diamond Jubilee event.



Liverpool Grove Community Street

Comments provided on the vision drawing and potential future projects included:

- Closure of Lytham Street: it will have implications for traffic travelling from Walworth Road to Portland Street due to the nature of one-ways and lack of access in surrounding streets. These scenarios need to be investigated. Possible health and safety risk?
- Church railings: investigate how old they are. Are they original? Investigate the possibilities for removal.
- Involving the residents of the care home
- Focus furniture in the proposed church square rather than spread along the street to minimise any problems of antisocial / noisy behaviour.



Vision Plan using the principles icons

4.1.4 Project Design

The project design focused on the key priorities that emerged from the Diamond Jubilee event, namely:

- Green the street to create a sense of place and a focus for community activity;
- Improve the liveability of the street;
- Unify the street by developing the existing 'oasis' character and respecting the historic character; and
- Revitalise a sense of community pride and social interaction.

Liverpool Grove Community Street



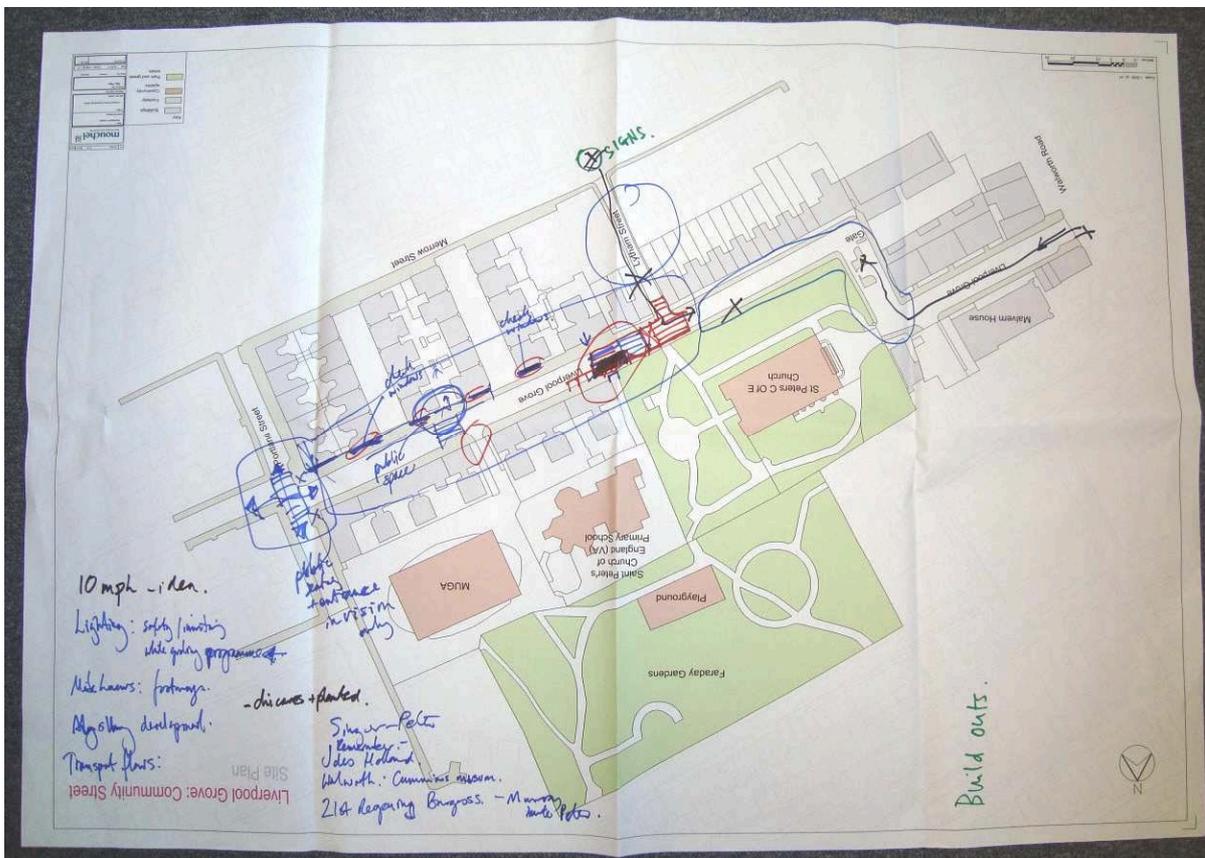
Steering group reviewing the results of the votes and comments

The discussion around the concept development included the following points:

- Closure of Lytham Street – will have implications for traffic travelling from Walworth Road to Portland Street due to the nature of one-ways and lack of access in surrounding streets – the scenarios need to be investigated. Possible health and safety risk?
- Portland Street junction is not necessarily a priority – this would be better coming after some improvements have already been implemented so that there is something for it to ‘flag up’ and draw attention to.
- Where there are narrower footways, pedestrians get forced into the road.
- Concerns about benches outside of people’s houses – as they create a noise nuisance at night.
- Focus furniture in the proposed church square rather than spread along the street – to avoid problems of antisocial / noisy behaviour. There may be other options that provide resting spots for those walking down the street but that don’t encourage gathering at night. The individual chairs in Amelia Street were not popular.

Liverpool Grove Community Street

- Money should be focused on hard works as planting and soft works are easier to get donated / donations for and volunteer implementation is easier to organise.
- Investigate white lighting upgrade as part of ongoing maintenance or as part of project.
- Investigate footway resurfacing as part of ongoing maintenance.
- 20mph needs reinforcing what about 10mph zone possibility down Lytham Street and Liverpool Grove – encourage signs to have character and identity – e.g. with children’s drawings, rather than just standard street signs.
- Signage: required down Lytham; no access to Walworth, should dispose of redundant school sign.
- Build outs / chicanes were a popular idea as they can integrate a number of the outputs we hope to achieve within the principles – e.g. greening, calming traffic and increasing public realm space and school space and bringing park into the street.
- Build outs should be high enough so that lorries don’t just drive straight over the top of them – as they sometimes do in Sutherland Square.



Workshop concept plan

Liverpool Grove Community Street

4.1.5 Results and Actions

During the workshop, it was agreed that Vision Plan required some refinements. There was consensus on an agreed direction for the concept design to be prepared for costing with Southwark Council public realm team and then refined for presentation at the next wider public consultation event 'Make my Street'.

Initial ideas for the "Make my Street" were discussed with actions taken on by members of the steering group, including:

- History and education ideas in the street – possibility of sticking images and information on the blank walls.
- Talk to National Trust – would they be willing to donate anything with regards to Octavia Hill's centenary?
- Old street songs and Octavia Hill dramatisation.
- Colour my Street.

Liverpool Grove Community Street

4.2 “Make my Street” event: Saturday 15th September 2012

4.2.1 Approach

The concept behind this event was to enable the local community to reclaim their street and experience it from a different perspective. The “Make my Street” event was advertised through posters on the street and key stakeholders were invited to attend including ward councillors. The event took place on the 15th September between 11.00am and 4.00pm in Liverpool Grove. The street closure was active from 9am to 6pm. A dozen members of the steering group, Mouchel and Southwark Council met at 9am to set out the various spaces within the street. The event saw over 100 attendees including Cllr Barrie Hargrove and Cllr Lorraine Lauder.

4.2.2 Aims

The aims of this event were:

- To consult on design options, Lytham Street options and future church square ideas.
- To bring the community together to interact and co-operate in shared activities.
- To stimulate further beneficial community and environmental activities.

The intended purpose for local residents was to:

- Feel an ownership of their street and experience it as a social space for the day.
- Discuss in an enjoyable and relaxed environment the future of the street.
- Meet neighbours and make connections across the community.
- Consider sustainable transport options.

4.2.3 Programme of Activities

In order to deliver the aims and objectives outlines above, a range of activities were programmed across the day from 11am to 3pm, including:

- Art and craft activities for all ages (competition prize draw)
- Cake baking (competition prize draw)
- Community choir performance
- Street piano
- Games on the Astroturf
- Talent competition workshops
- Octavia Hill stand
- Cycles to try and a “smoothie making” bike
- Design consultation

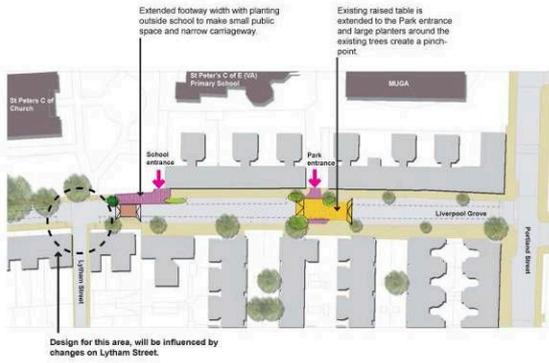


Liverpool Grove Community Street

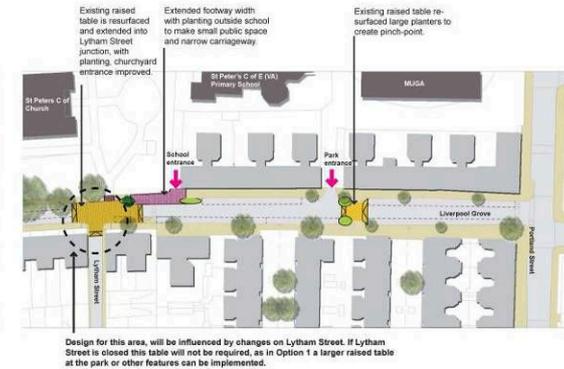
4.2.4 Concept Design Feedback

Liverpool Grove Community Street Concept Design

Option 1



Option 2



Further Options
If additional funds are available in this project would you prefer the existing lighting columns to be changed to a 'white light' or an art project to be embedded into the design?

Please comment on the options for Lytham Street

a. closed to vehicles: pedestrians + cycles only
b. one-way traffic south to Merrow Street
c. one-way traffic north to Liverpool Grove



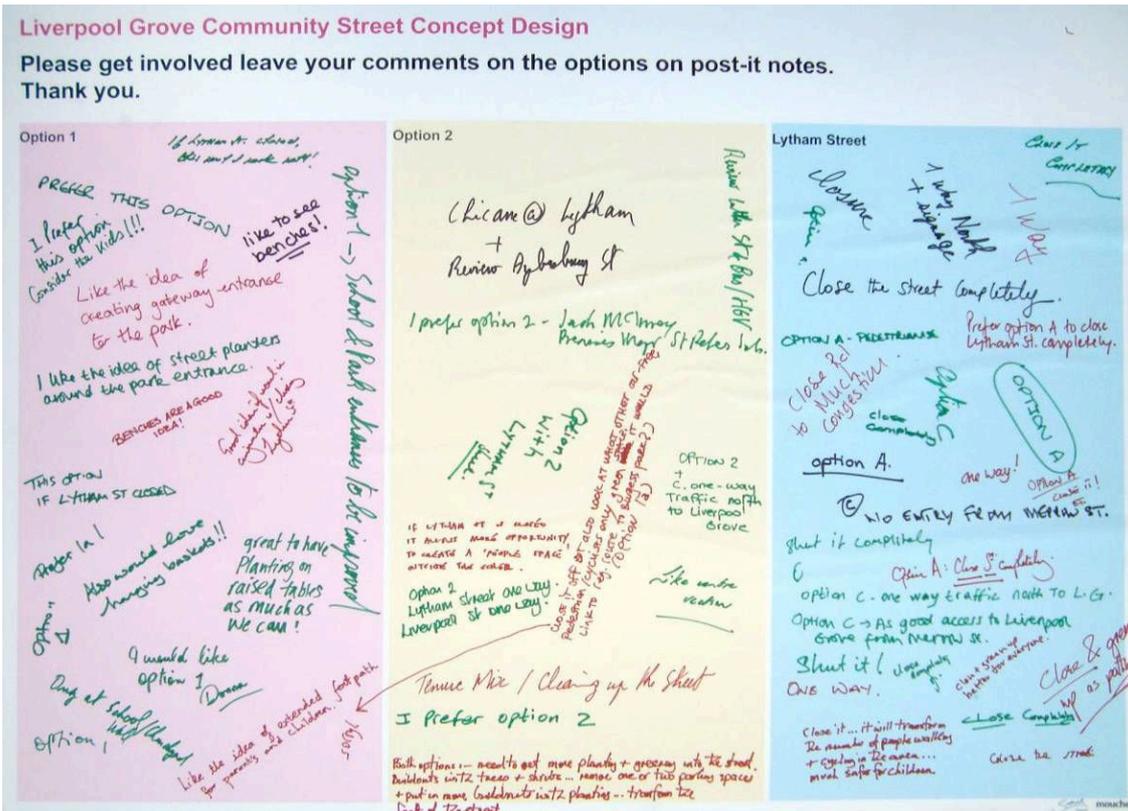
Table 6: Concept Design Feedback

Option 1	Option 2
17 in favour of Option 1	9 in favour for Option 2
If Lytham closed this would work well!	Chicane at Lytham and review Aylesbury Road
Prefer this option.	Review Lytham St and Bus / HGV
I prefer this option consider the kids!!!	I prefer Option 2 – Premises manager St Peters School
Like idea of gateway entrance to park.	Option 2 with Lytham St shut
Like street planters around the park entrance.	If Lytham is shut it allows more opportunity to create 'people space' outside the school.
Benches are good idea.	Option 2 Lytham Street one-way, Liverpool Grove one-way
This option if Lytham street closed.	I prefer Option 2
Option 1 with school and park entrances improved.	Like centre section
Great to have planting and raised tables.	Option 2 and c. one-way traffic north to Liverpool Grove
Also would like hanging baskets.	
I would like Option 1.	
Prefer 1 with a. Lytham Street Closed).	
Good idea if worked in conjunction with Lytham closure	
Like the idea of extended footpath for	

Liverpool Grove Community Street

parent and children	
Option 1a Close it off but also look at what the other car-free pedestrian / cyclist only green space it would link to (e.g. route to Burgess Park?)	

The general comments were that for both options, there is a need to get more planting and greenery into the street, buildouts with trees and shrubs, remove one or two parking spaces and put in more buildouts with planting, transform the feel of the street.



Consultation feedback board

4.2.5 Lytham Street

Out of the three options presented for Lytham Street, there were 20 votes for street to be closed, 5 for it to be converted to northbound one-way and 3 for one-way southbound.

4.2.6 Church Square ideas

As part of the event, a plan was displayed with the opportunity to provide feedback on the church square and assist the steering group and Walworth Society to progress this project. The comments received include:

- Remove the railings and wall and open the whole space up – have the churchyard spill into the street.

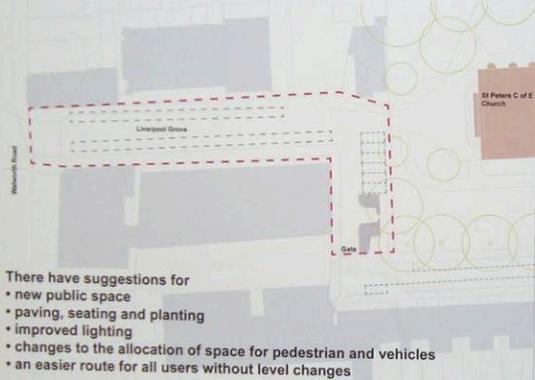
Liverpool Grove Community Street

- Suggest the best improvement would be to alter the raised paving by the gate, to suit pedestrian desire lines and cycle route. Best achieved without big kerbs, but with bollards / planters?
- A green boulevard / avenue form Walworth Road to St Peters... our only Grade 1 listed building! Let's make it the focal point of our area.
- Get rid of the parking bays outside the church pedestrianise it all!!
- Redesign and green up with flower beds, linking to the church yard.
- Get rid of raised paving and green up street with build outs.
- No motorised vehicles, access and planting, levelling of road / pavement towards Monkey Garden (churchyard north)

Liverpool Grove Community Street: Area outside the Church

The long-term vision plan for Liverpool Grove includes a re-design of the area outside the Church. Local residents have suggested this space should be addressed next. Let us know what you think.

Get involved! please leave comments here. Do you like what is suggested or have you got new ideas.



There have suggestions for

- new public space
- paving, seating and planting
- improved lighting
- changes to the allocation of space for pedestrian and vehicles
- an easier route for all users without level changes

Remove the railings + wall + open the whole space up - have the church yard spill into the street!

no motorised vehicles access + planting, evening out of road/pavement towards monkey garden

Redesign & green up with flower beds, linking to church yard.

Get rid of raised paving green up street with build outs

Get rid of the parking bays outside the church pedestrianise it all!

Suggest the best improvement would be to alter the raised paving by the gate, to suit pedestrian desire lines + cycle route. Best achieved without big kerbs, but with bollards / planters?

A green boulevard / avenue from Wal Rd to St Peter's... our only Grade 1 listed building! Let's make it the focal point of the area.



Make my street event consultation concept options 15th September 2012
DR:CC CH:JM AP:LP

moichel

4.2.7 Summary

Option 1 with closure of Lytham Street came out as the preferred options based on the result in outlined in the table above. Most of the additional comments focused around the need for street greening.

The event was considered a success by those volunteers running activities. Attendance was high at around 100. The variety of activities drew local people into the event and the road closure really showed how the street could be a social space and local residents can determine the use of their own environment. As the activities wound down and the barriers were taken away local people brought their own tables and chairs into the street and wanted to reclaim the street for longer so the barriers were put back until the TMO ended at 6pm. Relationships between the school, the choir and

Liverpool Grove Community Street

the garden trust were forged with view to long term commitments (see action in [Section 5](#)). The Astroturf and street piano were given to the community for further use and are stored in Inspire. Facilitated by volunteers and Mouchel, consultation on the street designs gave a clear direction to the steering group for the final design workshop.



Liverpool Grove Community Street

5 Stage 4 – Reporting

5.1 Final concept design consultation & handover: Tuesday 2nd October 2012

5.1.1 Aims

This final meeting was attended by 11 members of the steering group at St Peter's Primary School from 6.30pm to 8pm with invitations sent via googlegroups. The aims of this meeting were to:

- Consult on final design options and review the feedback from street consultation on 15th September.
- Agree design options to take forward to the next design stage.
- Review and agree the Vision Plan for the street.
- Review future actions and funding streams for further street projects.
- To handover project to Southwark Council with steering group.
- Outline next steps for the project progress through to implementation.

5.1.2 Results

It was agreed with the majority of the steering group that Southwark Council should undertake further investigation of Option 1, with a 12-month experimental closure of Lytham Street. The investigation and any design development will take place in conjunction with discussions with Southwark's network management team regarding the implications of the road closure and its impacts on the broader network. This will be followed by a door-to-door consultation in the affected streets, with a view to implement the scheme in the early part of 2013. The following actions were also identified:

- Southwark's Cleaner Greener Safer funding to be sought for the Church Square feasibility study.
- Arts Trust funding to be sought for Youth Arts Project.
- Southwark's Cleaner Greener Safer funding to be sought for upgrade the existing lighting to 'white lighting' through Southwark Lighting team, estimated at approximately £17,000.
- Piano and Astroturf to be kept at Inspire for further community use.
- Potential annual street event.

Recommendations for further actions:

- Pedestrian and cycle counts weekday and Saturday peak hour prior and post implementation.
- Post implementation attitude survey.

Liverpool Grove Community Street

5.1.3 Funding streams

The following funding streams were identified and provided to the steering group to assist taking the boarder vision aspirations forward and promote a lasting legacy to this initial engagement phase of the project.

- Southwark's Cleaner Greener Safer - funding suitable for small community projects, including the Church Square feasibility or the lighting upgrade as outlined in 5.1.2
- Veolia Environmental Trust 5 programmes, including Public Amenity and Biodiversity project. This is one of many waste operators' Landfill Community Fund (voluntary scheme). Veolia's site on Old Kent Road provides geographical eligibility for potential improvements on Liverpool Grove: <http://www.veoliatrust.org/apply/geographic/>
- Aylesbury Area Project Funding
- <http://www.riverofflowers.org> - help with urban meadows
- <http://www.stickyworld.com> - online plan comment/consultation tool £65 per month for small organisations
- <http://spacehive.com/Home/AboutUs> - Spacehive allows you to pitch for support and crowd funding for community projects (funding is by donation often small) Spacehive contact celebrity backers, may be someone connected with historic buildings in this case.
- Devolved funding for street maintenance - see below in actions
- Your Heritage – small community projects
<http://www.hlf.org.uk/HowToApply/programmes/Pages/yourheritage.aspx>
- Young Roots – for projects led by young people
<http://www.hlf.org.uk/HowToApply/programmes/Pages/youngroots.aspx>
- Church and Community Fund, including neighbourhood renewal and engagement <http://www.ccfund.org.uk/apply/information>
- Mustard Seed Grants Programme <http://www.cuf.org.uk/mustard-seed-grant-programme-2012>
- Esmée Fairbairn Foundation - grants programme includes environment, biodiversity, food, education and Arts. Project needs to address a significant gaps in provision <http://esmeefairbairn.org.uk/>
- Tudor Trust - supports small, focused community groups <http://tudortrust.org.uk/>
- Henry Smith Charity - large grant making trust supporting a range of community outreach projects (strong social welfare focus serving the marginalised) - need strong social welfare focus <http://www.henrysmithcharity.org.uk/>

Liverpool Grove Community Street

5.2 Actions and Next Steps

5.2.1 Actions for the Steering Group

- **Engagement with Grainger regarding community planting in the Groves** off Liverpool Grove. Early discussions about possible funding and implementation have been initiated with Harriet Mansell.

Harriet Mansell, Refurbishment Project Leader, Grainger plc
 Tel: +44 207 795 4726; Email: hmansell@graingerplc.co.uk
 www.graingerplc.co.uk; Twitter @graingerplc

- **Re-paving** - Community councils have £200k devolved funding from the highways budget for maintenance (not redesign). There is a certain degree of campaigning to the local councillors required since they choose where the funding is allocated. This would be well suited to complement the current design proposals. The Borough, Bankside and Walworth community council has five meetings a year, with next round pencilled in as 6th Feb 2013. Alexa Coates holds the agenda. See Southwark website for Community Council Capital Highways investment. You need to apply a couple of weeks in advance to get it on the agenda. To have any chance of funding, the councillors must be committed beforehand. Southwark will recommend this but in the past the recommendations have always been overlooked in favour of other streets.

Note from Southwark Council: Please bear in mind that the remit of this funding is to renew the carriageway and footways only. The programme does not seek to 'improve' the highways. Careful consideration need to be given about how this funding would be used with any canvassing when seeking support from ward / community council councillors. The intent would be to complement the current proposals and provide additional benefits.

- **Re-asserting the area as Octavia Hill estate** - Peter Wells Thorpe and Lynda Tilbury are informed on this. Southwark Council, Grainger and NT probably need to be involved.
- **Church Square design** – feasibility funding to be sought through CGS in partnership with Walworth Society, contact Jeremy Leach on googlegroup.
- **Gardening and Choir after school clubs** - to be initiated following contacts made at 'make my street 'day with the Walworth Garden Trust and the Karuso choir.
- **Continue contact with Pauline Bonner** - Southwark's Community Engagement Officer for training event and funding assistance.
- **Further development of Liverpool Grove**, building on the Vision Plan, design principles and funding streams.

Liverpool Grove Community Street

5.2.2 *Next steps with Southwark Council*

- Simon Phillips Principal Transport Planner and project funder has been invited to googlegroup.

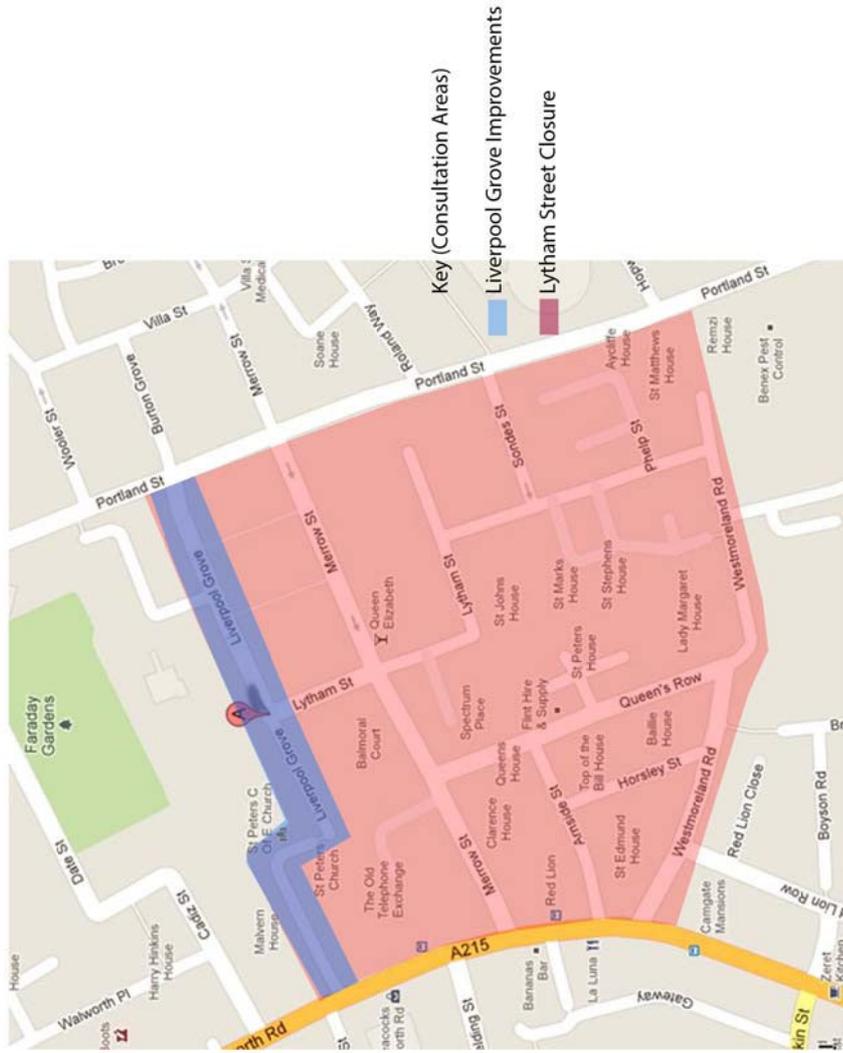
Southwark Council Programme Outline

- Southwark Council's public realm team (PR) to work on the feasibility of Lytham street closure.
- PR use traffic counts on local streets to assess impact on surrounding streets.
- Councillor Hargrove and wards councillors to be consulted on findings and designs prior to making them public.
- PR to bring findings to a steering group meeting shortly – steering group to decide venue.
- To proceed with further work, a door-to-door consultation will be required in all affected streets.
- If positive outcome from consultation, ward councillors and Cllr Barrie Hargrove (Member for Environment, Transport and Recycling) will be consulted.
- If no opposition, implementation to start before March 2013 – detailed designs to be developed by PR engineers. This work will be led by Clement Aygei-Frempong.

Detail Design

- Planting to be discussed further with Clement at detail design stage – either all community or, as recommended, an initial low budget planting to be augmented by community.
- Signage - 'no way through' signs are already in position at Walworth Road end of street. A review of the signage will be completed at detailed design stage. The illuminated school sign is to be removed or relocated pending decision regarding the experimental closure of Lytham Street.

Consultation Area



Item No. 17.	Classification: Open	Date: 22 April 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		To release section 106 monies to deliver £887,506 of regeneration projects from 07-AP-2267 Bankside Hilton, Great Suffolk Street 11/AP/1341, St Ives House 11/AP/0671, Great Guildford Business Square and 10/AP/3316 Land at Ewer Street.	
Ward(s) or groups affected:		Cathedrals	
From:		Chief Executive	

RECOMMENDATION

1. To comment on the proposed release of funds totalling £887,506 from 07-AP-2267 (a/n 359) Bankside Hilton also known as land bounded by Prices Street, Bear Lanes and Great Suffolk Street 11/AP/1341 (a/n 584) St Ives House also known as the Crane Building, 11/AP/0671 (a/n 612) Great Guildford Business Square and 10/AP/3316 Land at Ewer Street (a/n 594) be released for:
 - Employment during construction (Project 1)
 - Employment and training (Project 2)
 - Ewer Street / Great Guildford Street / Lavington Street public realm and transport improvements (Project 3)
 - Great Suffolk Street regeneration project (Project 4)
 - Marlborough Playground open space improvements (Project 5)

BACKGROUND INFORMATION

2. The city blocks between Southwark Street and Union Street is being comprehensively redeveloped, with a number of key sites which are either on site being constructed, or have secured permissions for re-development which will dramatically transform the character and appearance of the area.
3. Planning obligations are legal agreements between the local planning authority, the developer and other interested parties which are used to address the impacts caused by development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning contributions pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). These S.106 contributions can cover a range of facilities and services.
4. Section 106 funds are released to projects and programmes as new developments come forward for implementation which triggers the payment of

sums to the council. The council has recently prepared reports for approval by members to release sums associated with the Bankside Mix development (also known as St Christopher's House), and from a number of S.106 agreements to deliver a programme of environmental and social projects along Great Suffolk Street. This report seeks to deal specifically with a cluster of developments and associated projects in the city block which extend from Southwark Street to Union Street. This report seeks to draw down funding from section 106 agreements associated with the following sites:

Agreement site	Bankside Hilton	Crane Building	Great Guildford Business Square	Ewer Street SE1
Project Address	Land bounded by Prices Street, Bear Lanes and Great Suffolk Street	St Ives House, Lavington Street	30 Great Guildford Street	Land at Ewer Street
Planning application no	07-AP-2267	11-AP-1341	11-AP-0671	10-AP-3316
Section 106 planning obligation reference	359	584	612	594
Summary of the development	Erection of an eight storey hotel with basement conference facilities	Extension of the existing five storey plus part basement office building to provide two additional floors of office space (Use Class B1), the infilling of the existing lightwell, basement extension, recladding of elevations, provision of roof terrace at first floor level facing Ewer Street, and a further	Extension of existing building with additional two storeys of B1 use office accommodation.	Erection of an eight storey building (maximum height of 26.6m to lift over-run), plus basement, comprising 150 self-contained single occupancy studio units for student accommodation together with bicycle storage,

		roof terrace at sixth floor facing Lavington		access road and landscaped areas.
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5. The sites have signed section 106 agreements which include a number of payments in line with the adopted Section 106 Supplementary Planning Document (SPD). The sites for which the payments are required to mitigate the impact of development are described in Appendix 1.

KEY ISSUES FOR CONSIDERATION

Projects to mitigate the impact of the developments

6. Section 106 payments are secured as part of the planning permissions for the above sites in order to mitigate the impact of large new developments on the Bankside opportunity area, and provide the infrastructure and services to support large new developments. A number of projects have been identified which can deliver new infrastructure and services in the environs of two neighbouring sites in the Bankside regeneration area (the terms of the legal agreements are attached in Appendix 1).

Project 1 Construction workplace co-ordinator[s] - Building London Creating Futures

7. High levels of unemployment, low incomes and deprivation persist in the borough because of certain barriers to employment that people experience, most notably the lack of skills that are required in the jobs market. Reducing deprivation is an essential part of developing socially sustainable communities, especially in growing and intensifying communities. Sourcing local labour, and reducing the need to travel is a fundamental part of creating of sustainable communities. When development takes place, the council seeks to put in place measures to overcome barriers to employment through initiatives such as the provision of training and job brokerage.
8. The three sites listed in this report are all required to make payments to the council to deliver initiatives to ensure a targeted number of local residents are employed in the construction of each development. The three projects are currently under construction, and this report seeks to approve the expenditure of the secured section 106 sums to employ locally unemployed residents in each of the live projects.
9. Budget £158,607 from:

Project	Bankside Hilton	Crane Building	Great Guildford Business Square	Ewer Street SE1	Total
Address	Land bounded by Prices Street, Bear Lanes and Great Suffolk Street	St Ives House, Lavington Street	30 Great Guildford Street	Land at Ewer Street	
Construction workplace coordinator[s]	£84,675	£22,317	£37,769	In kind	£144,761
Construction Management fee		£1,720	£3,062	£8,064	£12,846

10. The Council has established the Building London Creating Futures (BLCF) programme to deliver employment initiatives in the construction industry, BLCF is a partnership with a variety of private, public and voluntary organisations committed to identifying construction recruitment needs. The project aims to find long term employment for local people in London, placing long term unemployed people in the local area into jobs in the construction industry. This report seeks to commit £145,761 from the three legal agreements to fund workplace coordinators (WPCs) to work with each project contractors to provide outreach support to place locally unemployed residents into jobs at the site. In addition to funding the work of a workplace co-ordinator, the funds will also be used to provide training and support for employed residents, to ensure they are “job ready,” and that they have access to ongoing support once placed within the construction site.
11. The legal agreements for the Crane Building, Great Guildford Business Square, and Ewer Street SE1 all include a prescribed management fee to be paid to the council for the management and monitoring of the employment programme. The total sum from these developments is £12,846, and this sum will be expended on the commissioning process for appointing, coordinating, and monitoring the workplace coordinator projects.
12. The proposed approach will contribute to the strategic objectives of the Southwark Employment Strategy by improving access to employment for Southwark residents by removing barriers to employment. Workplace Co-ordinators provide pre- and post-employment support and can provide assistance with travel, childcare and ‘soft skills’ as well as industry-specific training. The approach proposed will also closely link to the priorities identified in the Mayor’s

Economic Development Strategy and the London Skills and Employment Board Strategy.

13. Community project bank: The Building London Creating Futures programme is a revenue programme, and therefore falls outside the scope of the Community Project Bank prioritisation process.
14. This project will be commissioned by the corporate strategy team.

Project 2 Training and Employment

15. The council requires a contribution of the equivalent cost of providing a workplace co-ordinator to assist in the placement of unemployed jobseekers from the local area into jobs within the final developments. Two of the developments under construction will provide valuable local employment opportunities in two large commercial projects. The Crane Building is likely to be occupied by a single business, whilst the Great Guildford Business Square will host a variety of small and medium sized enterprises (SME's).
16. A total of £107,743 funded through these agreements will support residents to overcome barriers to employment and support their transition to employment in accordance with Southwark's Employment Strategy. Examples of support provided to project beneficiaries include careers information advice and guidance, workplace skills development, childcare support, access to specialist support services and support with cvs, application forms and interviews.
17. Budget £107,743 from:

Project	Bankside Hilton	Crane Building	Great Guildford Business Square	Ewer Street SE1	Total
Address	Land bounded by Prices Street, Bear Lanes and Great Suffolk Street	St Ives House, Lavington Street	30 Great Guildford Street	Land at Ewer Street	
Training and Employment	£51,844	£20,713	£35,186	No payment – student housing scheme with no end jobs in the development	£107,743

18. Projects to be funded will be contracted by the Economic Development Team in accordance with council Contract Standing Orders. It is recommended that the targeted employment is delivered through the Southwark Works programme. Southwark Works is the council's brand for a variety of employment and training programmes, deploying a team of specialist employment advisers, who work closely with JobcentrePlus, mainstream agencies and a range of other employment and training related partners and employers. The advisers are located with a variety of service providers, each trying to tackle specific barriers to the labour market and help those furthest from the labour market throughout the borough.
19. Based within services such as community mental health teams, leaving care teams, GPs and welfare rights advisers, the employment advisers provide key guidance and support to help local people overcome these barriers and move towards the employment market. Southwark Works also has dedicated employer liaison officers (ELOs), who engage with employers and match vacancies to individual clients' needs. The programme also offers work experience across a range of public and private sector organisations.
20. In addition to the range of s106-funded projects successfully managed by the Council, Southwark Works has a strong track record in delivering section 106 projects and employment benefits for the council, including the successful Foot in the Door retail employment project supported by the More London Section 106 agreement. There is scope to match-fund the delivery of this programme with European Social Fund (ESF) funding to further maximise the impact and benefits to local people.
21. Community project bank: The employment training is a revenue project, and therefore falls outside the scope of the Community Project Bank prioritisation process which addresses small scale capital schemes. It is however directly associated with the economic development tariff set out in the adopted SPD and will contribute to delivery of the councils employment and skills strategy.
22. This project will be commissioned by the corporate strategy team.

Project 3 Ewer Street / Great Guildford Street / Lavington Street regeneration project

23. This report seeks to commit £346,844 to the delivery of a high quality public realm and site specific transport project along Ewer Street, Great Guildford Street and Lavington Street in line with the terms of the section 106 agreements of the adjacent Crane Building, Great Guildford Street Business Square and Ewer Street SE1 projects. The project would include measures to refurbish the two dilapidated railway viaducts at Ewer Street and Great Guildford Street which are both in a poor state of repair, and act as a barrier to movement north south through Bankside, and between the newly constructed developments and the wider area. The project will also provide hard and soft landscaping including tree planting, cycle stands, cross-overs, lighting, and signage, and would be designed in line with the principals of the Bankside Urban Forest to promote high quality public realm and open space in the area.

24. The purpose of the project is to provide high quality public realm to manage and mitigate the impact of additional students, office workers, and associated servicing requirements to the area. The section 106 sums for the project will be pooled from the public realm, site specific transport and strategic transport allocations to deliver a landscaping scheme along Ewer Street, Great Guildford and Lavington Streets.
25. The project will seek to build on the successful establishment of the Great Suffolk Street project which has been set up in a similar way, using pooled section 106 monies from developments along the street, which are then matched with funding from other sources, including the Greater London Authority and Better Bankside to deliver high quality streetscape improvements along the street.
26. Community project bank: This specific project is not listed on the community project bank however the legal agreement is specific to improvements in the immediate area as site specific mitigation. Specific site projects and projects being detailed in legal agreements supersede the community project prioritisation as the legal requirements must be fulfilled. The project does however link to the Great Suffolk Street project (first priority in Public Realm - funding secured from GLA); Great Guildford Street tunnel project (forth priority in Public Realm - funding secured from previous S106 release); and Lavington Street (fifth priority in Economic Development).
27. Budget £346,844 from:

Project	Crane Building	Great Guildford Business Square	Ewer Street SE1	Total
Address	St Ives House, Lavington Street	30 Great Guildford Street	Land at Ewer Street	
Great Guildford Street / Ewer Street / Lavington Street regeneration project	£56,775	£80,100	£209,969	£346,844

28. This project will be commissioned by the Frameworks and Implementation team acting as lead partner on behalf of a partnership board comprising Better Bankside, Design for London, and Bankside Residents Forum.

Project 4: Great Suffolk Street project

29. A partnership project has been set up with key partners Greater London Authority, Better Bankside, and the Bankside Resident's Forum to promote the regeneration of Great Suffolk Street and deliver a programme of projects which deliver high quality improvements associated with the construction of a number of projects along the street. The partnership jointly appointed a design team to develop a strategy and programme of projects along the street in January 2011. After a number of design meetings with local residents, business and stakeholders, a successful consultation exercise was carried out in August 2011, which included a popular event in the street.
30. The key concept of the project is to drive investment southwards from the successful riverside to connect with the Elephant and Castle regeneration area. After holding a number of discussions and interviews with businesses and residents along the street we have drafted a strategy and vision for making improvements to the street to benefit all, which has the following key objectives:
- to safeguard and celebrate the success of existing businesses;
 - to shift the balance of the street to slow traffic and foster a more pedestrian friendly environment ;
 - to introduce green space, landscaping and planting where physically possible;
 - to work with and refine the distinctive character and history of the street.
31. The detailed plan for the Great Suffolk Street shows four projects along the street: Prices Street, The White Hart, The Parade, and Grotto Podium. This report seeks to commit funds from the Hilton development to the projects adjacent to the site, namely Prices Street. It is recommended that sums from the site specific transport and open space elements of the S106 agreement are pooled to deliver a new high quality tree-lined open space along Prices Street, with associated site specific transport facilities, including new pedestrian and cycle infrastructure, including cycle stands, cross-overs, lighting, and signage.

Project	Bankside Hilton	Total
Address	Land bounded by Prices Street, Bear Lanes and Great Suffolk Street	
Great Suffolk Street regeneration project	£175,010	£175,010

32. Consultation: The local community and key landowners and statutory undertakers in the area have been consulted about the proposal to stop-up and landscape Prices Street and there has been strong support for the proposal. The design

team for the project includes highway specialists who have reported that the project is technically feasible without adversely affecting the capacity of the local highway network, or impeding access for the servicing of adjacent properties.

33. The developer and agents for Hilton support the proposals to landscape Prices Street, which compliment their own plans for a landscaped outdoor seating area at the junction of Prices Street and Great Suffolk Street.
34. Community project bank: The project is not listed on the community project bank however the legal agreement is specific to improvements in the immediate area as a site specific mitigation. Specific site projects and projects being detailed in legal agreements supersedes the community project prioritisation as the legal requirements must be fulfilled.

Project 5: Marlborough Playground project

35. This report seeks to commit £100,302 to the deliver of a sports development project at Marlborough Playground, a key open space with sports facilities in close proximity to the Crane Building and Ewer Street SE1 development sites. Bankside Open Spaces Trust (BOST) is developing a sports development project for the site in collaboration with local members of the Borough and Bankside community council and the Bankside Residents Forum which will provide an Olympic legacy for Bankside. A successful community event was held throughout the summer 2012 at which substantial community support was pledged to the delivery of new sporting facilities on the concrete playing area. The “pop up Olympics” event include a running track, beach volleyball court, boxing gym, and cycling facilities.
36. Following on from the successful demonstration event in 2012, BOST is working closely with community partners to develop a costed masterplan for the final layout for the large open space, with a menu of phased improvement projects to be delivered over time. This sum would be used to support the delivery of permanent works to Marlborough Playground to deliver a lasting sporting legacy in Bankside, which would be directly accessible to residents and staff of the new developments.
37. Community Project Bank: This project does not sit on the community project bank principally as Sport and Recreation is not a theme included in the community project prioritisation. There are still choices that could be made and consideration could be given to sport and recreation facilities in open spaces for this purpose. However the Marlborough Playground is a popular site in the heart of Bankside which is one of the only sports facilities in the area which has received no investment during the last decade of regeneration. It will benefit a multitude of users from across Borough and Bankside and as such it is for that purpose that the recommendation is being made.
38. Budget £100,302 from Crane Building and Ewer Street SE1 Opens space and Sports Development contribution.

Project	Crane Building	Ewer Street SE1	Total
Address	St Ives House Lavington Street	Land at Ewer Street	
Marlborough Playground project	£45,471	£54,831	£100,302

39. This project will be commissioned by the Frameworks and Implementation team in partnership with the Parks department who would act as lead partner.

Community Project Bank concurrent

40. At its meeting on the 22 July 2009, the then Executive approved a list of community project bank projects for prioritisation. These priorities should be carefully considered in the case of releasing S106. The issue of addressing the prioritisation has been detailed under each individual project for the sake of simplicity.

Resource implications

41. The resource implications are outlined above and summarised in the finance concurrent below. To deliver this programme council costs will be recharged on a project by project basis - the Economic development and strategic partnerships unit requires a programme management contribution of 5% to deliver the above projects. Public Realm will be consulted in the technical design of the street works.

Community impact statement

42. All projects will be designed to be fully accessible to all, without prejudice or discrimination.

Sustainable development implications

43. As part of the Bankside Urban Forest project, as many existing materials as possible will be re-cycled and re-used within the design.

Consultation

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

S106 Manager

44. All the contributions totalling £319,420 from the development of the Crane Building (St Ives House) 11/AP/1341 a/n 584 have been paid. This included £22,317 for WPC, £1,720 management fee, £20,713 employment in the development, £45,471 for open space, sport and play, £56,775 for public realm / site specific transport. The proposed allocation to local employment and training

initiatives, the Marlborough playground and the local regeneration project will provide some mitigation from the development in the local area.

45. All the contributions totalling £571,686 from the development of the Great Guildford Street Business centre (30 Great Guildford Street) 11/AP/0671 a/n 601 have been paid. This included £37,769 for WPC, £3,062 management fee, £35,186 employment in the development, £45,471 for open space, sport and play, £40,050 for public realm, £40,050 for site specific transport. The proposed allocation to local employment and training initiatives and the local regeneration project will provide some mitigation from the development in the local area.
46. Half the contributions (all that are currently due) totalling £537,455 from the development on Ewer Street 10/AP/3316, a/n 594 have been paid. This included £8,064 for WPC management fee, £54,831 for sport and play, £112,500 for Ewer Street works, £75,000 for Ewer Street transport improvements and £22,469 for BOST. The proposed allocation to local employment and training initiatives and the local regeneration project (including Ewer St works) will provide some mitigation from the development in the local area.
47. All the contributions totalling £490,649 from the development of the Bankside Hilton (Land at Prices Street, Bears Lane) 07/AP/2269 a/n 359 have been paid. This included £84,675 for WPC and £51,844 employment in the development, £65,010 for open space, £100,000 for transport and £110,000 for public realm. The proposed allocation to local employment and training initiatives and the local regeneration project will provide some mitigation from the development in the local area.
48. All the proposed allocations are in accordance with the legal agreements as noted below.

Project	Crane Building	Great Guildford Business Square	Ewer Street SE1	Bankside Hilton	Total
S106 account number	584	612	594	359	
Planning application no	11-AP-1341	11-AP-0671	10-AP-3316	07-AP-2267	
Address	St Ives House Lavington Street,	30 Great Guildford Street	Land at Ewer Street	Land bounded by Prices Street, Bear Lanes and Great Suffolk Street	

Project	Crane Building	Great Guildford Business Square	Ewer Street SE1	Bankside Hilton	Total
Construction workplace co-ordinator[s]	£22,317	£37,769	In kind	£84,675	£144,761
Construction Management fee	£1,720	£3,062	£8,064		£12,846
Training and Employment	£20,713	£35,186		£51,844	£107,743
Marlborough Playground project	£45,471		£54,831		£100,302
Great Guildford Street / Ewer Street / Lavington Street regeneration project	£56,775	£80,100	£209,969		£346,844
Great Suffolk Street regeneration project				£175,010	£175,010
Total	£146,996	£156,117	£272,864	£311,529	£887,506

Director of Legal Services

49. The recommendation seeks to allocate funds totalling £887,506 from developments at Bankside Hilton 07-AP-2267 (a/n 359) also known as land bounded by Prices Street, Bear Lanes and Great Suffolk Street 11/AP/1341 (a/n 584) St Ives House also known as the Crane Building, 11/AP/0671 (a/n 612) Great Guildford Business Square and 10/AP/3316 Land at Ewer Street.
50. The Section 106 agreements' monies must be expended in accordance with:-
- (a) the terms of the specific Section 106 Agreements; and
 - (b) Regulation 122(a) of the Community Infrastructure Levy Regulations 2010 which provides that they must be:-
 - (i) necessary to make the developments on the respective sites acceptable in planning terms by mitigating adverse impacts;
 - (ii) directly related to the respective developments; and

(iii) fairly and reasonably related in scale and kind to the respective developments;

51. Each Section 106 agreement has been reviewed and it is considered that the proposed expenditure accords with the terms of the respective s.106s, the relevant legal and policy considerations detailed above and is otherwise reasonable in all other respects.
52. This report sets out a programme of Section 106 expenditure in excess of £100,000. The report is brought to Members in accordance with Part 3H, paragraph 1 of the Constitution under the heading 'Consultative/ Non decision making' which requires that Members comment on proposed expenditure of funds over £100,000 from s.106 agreements. The decision to approve the expenditure is reserved to Planning Committee in accordance with Part 3F, paragraph 2 under the heading 'Matters reserved for Decision'.
53. It is considered that release of funds complies with the obligations as set out in the respective s.106 agreements and Members are advised that the recommendation to authorise the release of the funds accords with the provisions of the respective s.106 agreements.

Strategic Director of Finance and Corporate Services

54. This report is requesting the Planning Committee to authorise the release of £887,506 of S106 funds secured via several legal agreements as detailed in paragraph 1, towards several projects, as detailed in the report.
55. It is noted that all related funds from these agreements have been received by the council and the proposed projects are in line with the legal agreements.
56. It is also noted that all costs relating to these projects, including the cost of Council resources in managing these programmes will be funded and contained within the S106 funds being requested for release in this report. Any other staffing and other costs connected with this recommendation to be contained within existing budgets.

REASONS FOR URGENCY

57. The next meeting of the community council is not until June 2013 which could delay the implementation of local projects.

REASONS FOR LATENESS

58. The report was not circulated five clear working days before the meeting, as additional internal consultation was required.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
S106 Legal Agreements	Planning, 160 Tooley Street, London, SE1	Zayd Al-Jawad 020 7525 7309
Project Brief	Regeneration Division, 160 Tooley Street, London, SE1	Dan Taylor 020 7525 5450

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Alistair Huggett, Framework and Implementation Team Manager	
Report Author	Dan Taylor, Principal Project Officer, Framework and Implementation Team	
Version	Final	
Dated	12 April 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Strategy	Yes	Yes
S106 Manager	Yes	Yes
Date final report sent to Constitutional Team	12 April 2013	

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NOTE: Original held by Constitutional Team (Community Councils) all amendments/queries to Alexa Coates Tel: 020 7525 7385

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Councillor Poddy Clark	1		
Councillor Neil Coyle	1		
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Councillor Dan Garfield	1	Dated: 19 April 2013	
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