

GLOBAL GENERATION  
HOOP GARDEN, KING'S CROSS CENTRAL  
CAMDEN

DESIGN & ACCESS STATEMENT

APPLICATION FOR TEMPORARY PLANNING PERMISSION, MARCH 2010

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## 1.0 INTRODUCTION

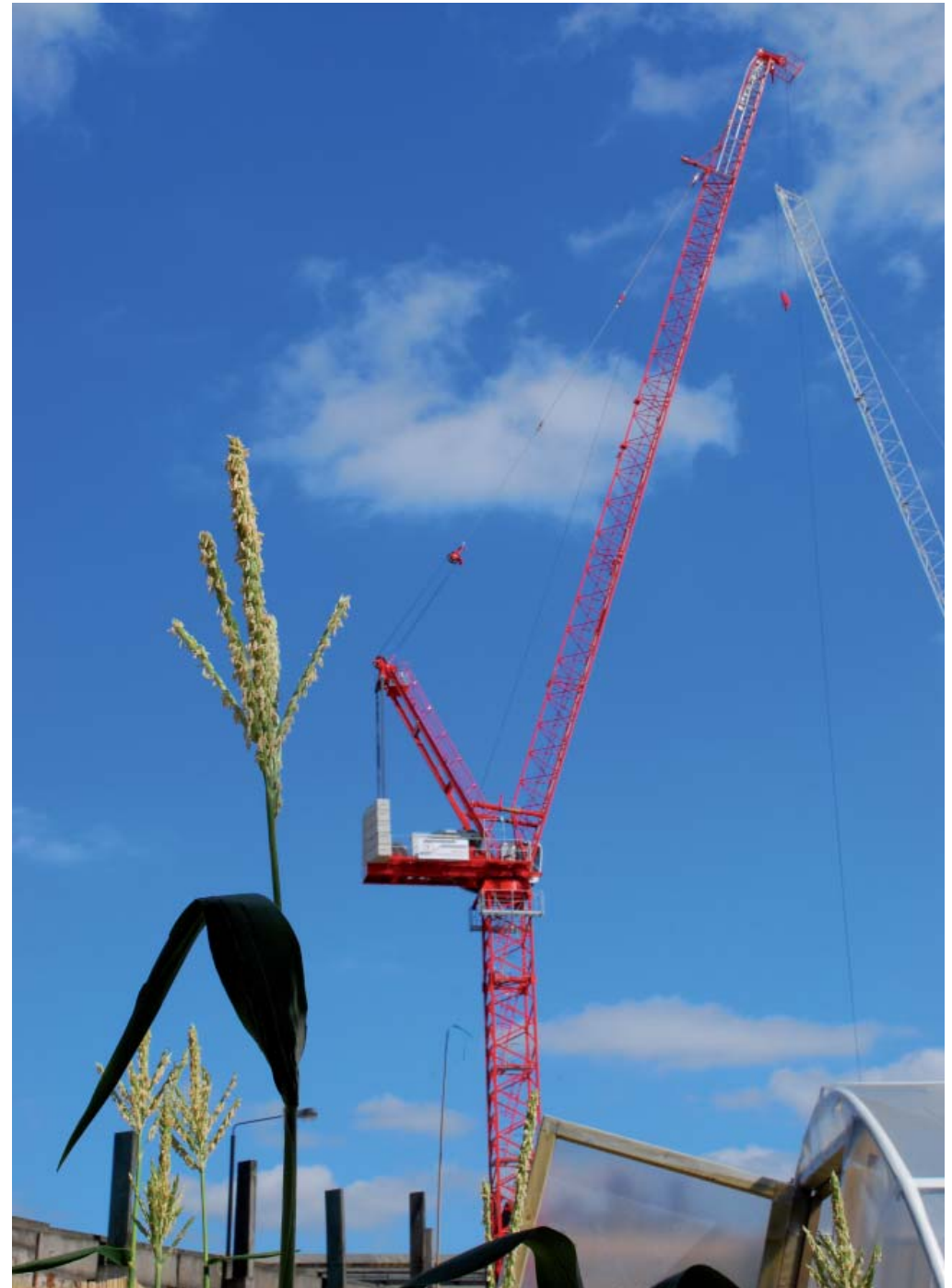
THIS DOCUMENT HAS BEEN PREPARED BY UNTITLED PRACTICE LLP, ACTING AS AGENTS FOR THE APPLICANT GLOBAL GENERATION, WHO WISH TO ACHIEVE A TEMPORARY PLANNING PERMISSION FOR CHANGE OF USE AND ERECTION OF TEMPORARY STRUCTURES AT THE FORMER CONSTRUCTION TRAINING CENTRE SITE AT THE JUNCTION OF YORK WAY AND WHARF ROAD, LONDON N1, FORMING PART OF THE KING'S CROSS CENTRAL DEVELOPMENT SITE.

GLOBAL GENERATION ARE A REGISTERED CHARITY DEDICATED TO GIVING YOUNG PEOPLE OPPORTUNITIES TO PLAY A PART IN CREATING A SUSTAINABLE FUTURE. THEIR PROJECTS FOCUS ON THE INTERDEPENDANT THEMES OF 'I, WE & THE PLANET', INCREASING AWARENESS OF SELF, COMMUNITY AND THE NATURAL ENVIRONMENT, AND INSTILLING YOUNG PEOPLE WITH THE CONFIDENCE TO GENERATE CHANGE IN THE BUSINESS AND LOCAL COMMUNITY.

WORKING IN PARTNERSHIP WITH ARGENT (KING'S CROSS) LIMITED, GUARDIAN NEWS AND MEDIA, AND MAIN SITE CONTRACTORS FOR THE KING'S CROSS CENTRAL DEVELOPMENT, AND PARTIALLY FUNDED BY THE BIG LOTTERY, GLOBAL GENERATION PROPOSE TO DEVELOP A PORTABLE ALLOTMENT GARDEN ON THE WHARF ROAD SITE, KNOWN AS THE 'HOOP GARDEN', FOR EDUCATIONAL PURPOSES.

THE PROJECT HAS BEEN DEVELOPED IN FULL CONSULTATION AND AGREEMENT WITH ARGENT (KING'S CROSS) LIMITED, REPRESENTING THE SITE OWNER KING'S CROSS CENTRAL GENERAL PARTNER LIMITED.

THIS DESIGN & ACCESS STATEMENT SHOULD BE READ ALONGSIDE THE PLANNING APPLICATION DRAWINGS, A LIST OF WHICH IS ATTACHED AT APPENDIX 10.4.



## 2.0 PRECEDENT

THE PROPOSALS FOR THE 'HOOP GARDEN' WILL BUILD UPON THE SUCCESSFUL OUTCOMES OF GLOBAL GENERATION'S RECENT (ONGOING) PROJECT FOR THE 'SKIP GARDEN', ALSO AT KING'S CROSS CENTRAL. LOCATED NEXT TO THE GERMAN GYMNASIUM, THIS PROJECT HAS ESTABLISHED A TEMPORARY PORTABLE ALLOTMENT GARDEN IN 6 SKIPS, GENERATING ABUNDANT HARVESTS SINCE THE PROTOTYPE WAS SET UP IN JUNE 2009.

ARGENT SUPPORTED THE PROJECT WITH 3 KEY ASPIRATIONS:

- TO ACHIEVE A MEANINGFUL COMMUNITY PROJECT TO SUPPORT YOUNG PEOPLE AND ENCOURAGE GREENING OF THE CITY
- TO START PLACEMAKING AT KING'S CROSS CENTRAL
- TO PILOT A PROJECT FOR FUTURE PROJECTS AND DEVELOP PARTNERSHIPS WITH LOCAL ORGANISATIONS

THE SKIP GARDEN IS HELPING TO CREATE A BIODIVERSE AND SOCIAL ECOLOGY IN KING'S CROSS. IT IS SUPPORTING YOUNG PEOPLE TO PLAY A PIVOTAL ROLE IN TRANSFORMING THIS PART OF THE CITY AND THE WAY WE LIVE AND WORK IN IT, BY TRAINING THEM TO BECOME SOCIAL INNOVATORS, INSPIRING OTHERS TO CREATE A NEW AND SUSTAINABLE FUTURE. THE PROJECT IS BUILDING A NEW AND DYNAMIC SENSE OF COMMUNITY IN THE KING'S CROSS AREA THAT IS ALREADY RIPPLING OUT TO SURROUNDING AREAS.

THE HOOP GARDEN IS THE NEXT STAGE IN THE GROWTH OF THIS EXPANDING COMMUNITY FOCUSED ENTERPRISE.



VIEWS OF THE KING'S CROSS SKIP GARDEN

### 3.0 SITE

THE PROPOSED HOOP GARDEN SITE IS AT THE JUNCTION OF YORK WAY AND WHARF ROAD, WHERE THE FORMER KING'S CROSS CENTRAL CONSTRUCTION TRAINING CENTRE (CTC) WAS LOCATED. THIS 2-STOREY BUILDING WAS DEMOLISHED FOLLOWING COMPLETION OF THE NEW CONSTRUCTION SKILLS CENTRE FURTHER NORTH ON YORK WAY, LEAVING A TEMPORARILY VACANT BROWNFIELD SITE, DUE TO BE REDEVELOPED AS PART OF THE WIDER KING'S CROSS CENTRAL MASTERPLAN.

THE SITE IS BOUNDED ALONG IT'S EAST ELEVATION BY A LARGE HOARDING, OBSCURING ANY STREET LEVEL VIEWS FROM YORK WAY. THIS HOARDING CARRIES KING'S CROSS CENTRAL SITE ADVERTISEMENTS WHERE IT WRAPS AROUND THE SITE'S SOUTHERN END. AN AD-HOC WIRE MESH FENCE FOLLOWS THE CONTINUATION OF THE SITE PERIMETER ALONG IT'S WEST ELEVATION, WHERE IT FOLLOWS AN ACCESS ROAD USED BY CONTRACTORS, WORKING ON THE UNIVERSITY OF THE ARTS LONDON BUILDING, AND METROLINE, WHO CURRENTLY OPERATE A BUS DEPOT TO THE NORTH OF THE PROPOSED SITE.

THERE IS A SINGLE GATE (PEDESTRIAN) ACCESS AT THE SOUTH-WEST HEAD OF THE SITE ON WHARF ROAD, AND A DOUBLE GATE (VEHICULAR) ACCESS AT THE NORTH-WEST OF THE SITE BEYOND THE CONTRACTORS' SECURITY BARRIER. BOTH GATES ARE WITHIN THE WIRE MESH FENCE.

WITHIN THE SITE, THE FORMER CTC BUILDING'S CONCRETE GROUND-SLAB WITH APPROACH STAIRS, RAMP AND OTHER VARIOUS PLATFORMS, REMAIN. THE GROUND-SLAB HAS BEEN CUT THROUGH LENGTHWAYS NORTH-SOUTH WITH 8 RUBBLE-FILLED TRENCHES. THE REST OF THE SITE'S GROUND PLANE IS ALSO MADE UP OF RUBBLE-FILLED SOIL.

THERE ARE 3 WATER TAPS, BUT NO ELECTRICITY SOURCE. 2 STEEL CONTAINERS HAVE BEEN LEFT ON SITE, ARRANGED END-TO-END ALONG THE NORTH-WEST BOUNDARY, AT THE NARROW END OF THE SITE. THERE IS ALSO A MATERIALS STORAGE LEAN-TO BEHIND THE YORK WAY HOARDING.



VIEW FROM YORK WAY LOOKING NORTH ACROSS WHARF ROAD JUNCTION TOWARDS SITE



VIEW FROM YORK WAY LOOKING SOUTH ALONG SITE HOARDING



MAIN ENTRANCE VIEW FROM WITHIN SITE LOOKING NORTH EAST ACROSS FORMER CTC BUILDING GROUND-SLAB PLATFORM WHERE HOOP GARDEN PLANTING WILL BE CONCENTRATED



VIEW FROM WHARF ROAD LOOKING NORTH EAST TOWARDS SITE ENTRANCE



VIEW FROM WITHIN SITE OF HOARDING TO EAST ELEVATION



THE SITE IS OVERLOOKED BY GUARDIAN NEWS & MEDIA, ONE OF THE PROJECT PARTNERS



VIEW FROM WITHIN SITE OF FENCING TO NORTH WEST ELEVATION

## 4.0 DESIGN

DESIGN PROPOSALS FOR THE SITE HAVE BEEN DEVELOPED BY PAUL RICHENS, GARDENS MANAGER FOR GLOBAL GENERATION, BASED ON FIVE KEY ASPIRATIONS:

- THE GARDEN HAS TO BE TEMPORARY AND, WHERE POSSIBLE, PORTABLE
- ALL BUILT STRUCTURES ARE TO BE ABLE TO BE DISMANTLED OR MOVED
- USE BOTH ORGANIC AND SUSTAINABLE PRACTICES
- USE LOCALLY SOURCED RECYCLED/FREE MATERIALS
- GARDEN TO BE AN ORGANIC FOOD PRODUCTION TRAINING SITE FOR LOCAL CHILDREN AND YOUNG PEOPLE

THE GARDEN IS PROPOSED TO BE BOTH A PRODUCTIVE AND EXPERIMENTAL GARDEN, WHERE GLOBAL GENERATION CAN GROW FOOD CROPS TO BE USED BY LOCAL RESTAURANTS/CANTEENS, AND WHERE THEY CAN TRIAL WAYS OF MAKING RICH ORGANIC SOIL FROM LOCALLY SOURCED WASTE STREAMS.

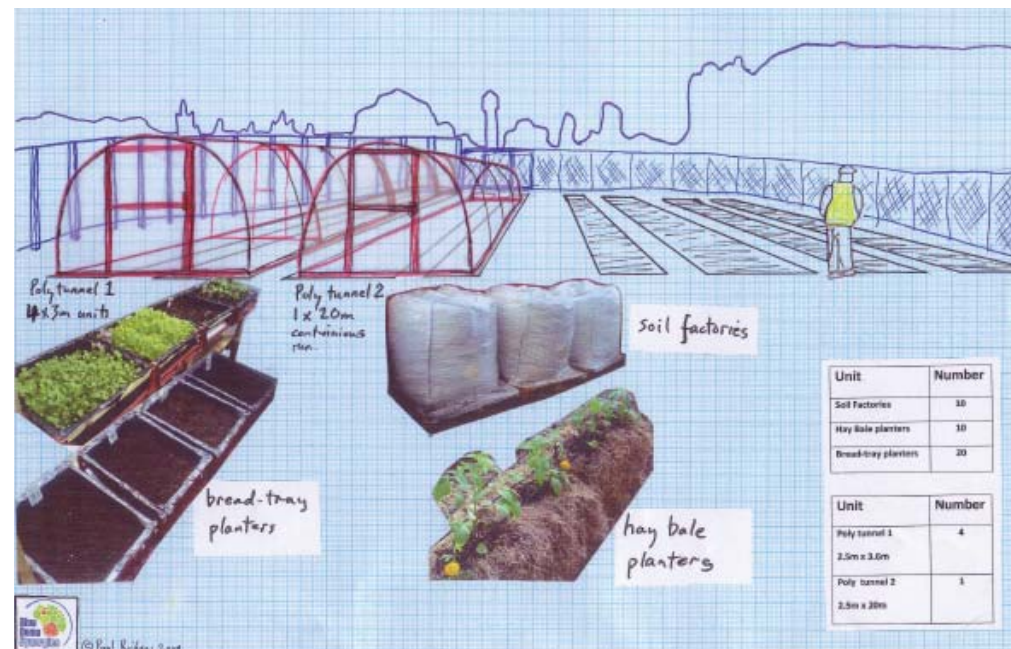
### PRODUCTIVE GARDEN

THE PRODUCTIVE SECTION OF THE GARDEN WILL BE ACHIEVED USING A ROW OF FOUR SEPARATE 3.6M LONG POLYTUNNELS BUILT ON WOODEN TRAYS (SEE SECTION 6.0). THESE WILL MOSTLY USE 'BREAD-TRAY' PLANTERS TO GROW A VARIETY OF SALAD LEAF AND OTHER HIGH VALUE CROPS SUCH AS CHILLIES, CAPSICUMS AND TOMATOES. THE POLYTUNNELS WILL BE MOVEABLE TO OTHER SITES AFTER TENURE.

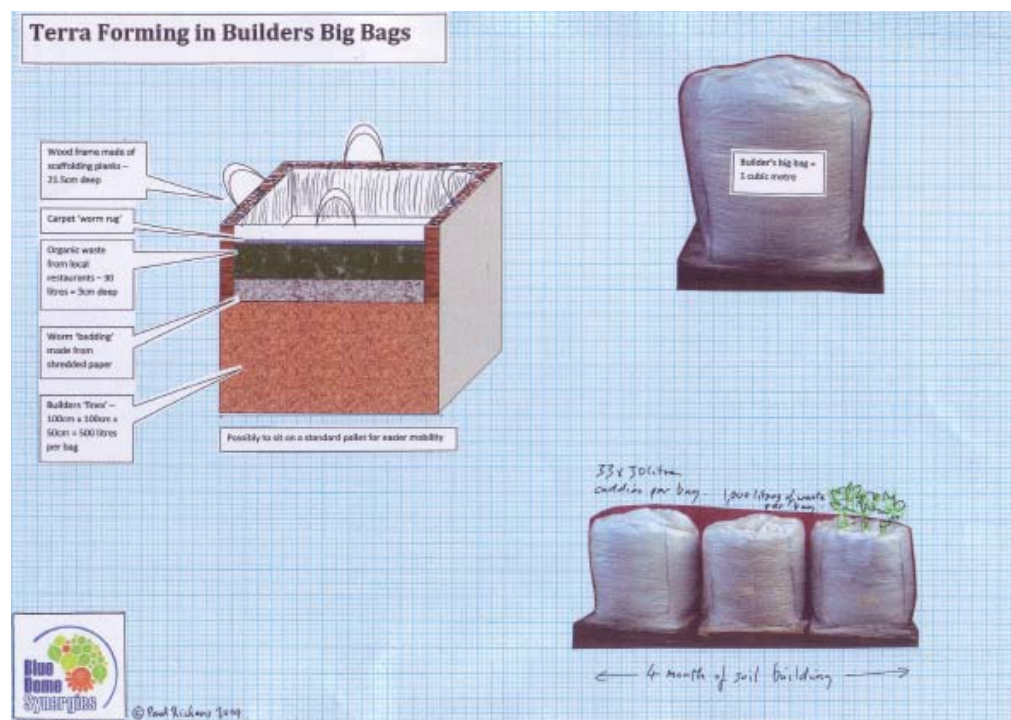
### EXPERIMENTAL GARDEN

THE EXPERIMENTAL SECTION WILL BE UNDER A FURTHER TEMPORARY POLYTUNNEL, BUILT USING MATERIALS GLEANED (WHERE POSSIBLE) FROM THE DEVELOPMENT SITE. THIS SINGLE 20M LONG TUNNEL (AGAIN, SEE SECTION 6.0), WILL HOUSE BOTH WORM FARM SOIL FACTORIES IN BUILDERS' 'BIG BAG' MATERIAL BAGS AND PRODUCTIVE STRAW BALES WHICH HAVE BEEN Dosed WITH WORM JUICE. THE WASTE USED WOULD BE SOURCED FROM LOCAL RESTAURANTS (IN TRIALS 30L OF USABLE ORGANIC WASTE WERE BEING PRODUCED PER DAY).

ADDITIONAL ANCILLARY STRUCTURES ON THE SITE WILL INCLUDE THE 2 EXISTING STEEL CONTAINERS WHICH ARE TO BE RE-USED AS LEARNING SPACES, OUTSIDE RAISED BED PLOTS, AND WATER BUTTS. AN ENVIROLOO IS ALSO PROPOSED.



CONCEPT SKETCH SHOWING PROPOSED USES OF THE POLYTUNNELS



CONCEPT SKETCH SHOWING PRINCIPLES OF THE SOIL FACTORIES IN THE POLYTUNNELS

## 5.0 USE

THE HOOP GARDEN IS TO BE USED FOR EDUCATIONAL PURPOSES, EXPANDING UPON THE PROGRAMME DEVELOPED AT THE SKIP GARDEN. AMONGST THE TYPE OF EVENTS ENVISAGED ARE:

- WORKSHOPS INVOLVING CHILDREN AND YOUNG PEOPLE (PRIMARILY BUT NOT EXCLUSIVELY) FROM THE SURROUNDING AREAS IN CAMDEN AND ISLINGTON. SESSIONS WILL FOCUS ON URBAN SUSTAINABILITY WITH A PARTICULAR EMPHASIS ON FOOD PRODUCTION, CITIZENSHIP AND SOCIAL ENTERPRISE. THEY WILL USUALLY INVOLVE UP TO 10 PARTICIPANTS, AND NO MORE THAN 50. THERE WILL BE A RATIO OF NO LESS THAN 1 ADULT PER 6 PARTICIPANTS. IN ADDITION, THE SITE WILL BE USED TO TRAIN VOLUNTEERS IN URBAN FOOD PRODUCTION, TO DEVELOP A RESOURCE BASE TO SUPPORT COMMUNITY FOOD GROWING SITES INITIATED BY GLOBAL GENERATION AND PARTNERING ORGANISATIONS IN LINE WITH CAMDEN'S FOOD STRATEGY (2009).
- REGULAR HARVESTING OF PRODUCE BY SMALL GROUPS OF YOUNG PEOPLE FOR SALE TO LOCAL RESTAURANTS AND COMMUNITY CAFES, EG. KONSTAM AND ONE KX CAFE, AS PART OF A YOUTH ENTERPRISE INITIATIVE. THEY WILL BE ACCOMPANIED AT ALL TIMES BY ONE OF GLOBAL GENERATION'S KEY STAFF.
- HOSTING VISITORS TO THE SITE AND HOLDING ON-SITE MEETINGS FOR EXTERNAL PARTIES INTERESTED IN THE WORK. THERE IS GROWING NATIONAL INTEREST IN GLOBAL GENERATION'S WORK AS AN INNOVATIVE EXAMPLE OF URBAN SUSTAINABILITY AND COMMUNITY COHESION. GLOBAL GENERATION'S LONG TERM PLAN IS TO DEVELOP WORK IN KING'S CROSS AS A SHOWCASE. ONE ASPECT OF SUPPORTING WIDER IMPACT TO OTHER GEOGRAPHICAL AREAS WILL OCCUR THROUGH RUNNING ONE DAY TRAINING EVENTS IN THE HOOP GARDEN, HOSTING TOURS. THE HOOP GARDEN WILL PROVIDE THE CENTRAL TRAINING LOCATION FOR GROUPS OF UP TO 30 PEOPLE PER EVENT.

A MANAGEMENT PROTOCOL (BASED ON THE SAME FOR THE CURRENT KING'S CROSS SKIP GARDEN) AND A METHOD STATEMENT ARE PROVIDED AT APPENDICES 10.1 AND 10.2 RESPECTIVELY, AND DEAL WITH THE MANAGEMENT AND OPERATIONAL ASPECTS OF THE PROPOSED DEVELOPMENT.



YOUNG PEOPLE AT WORK PLANTING AND HARVESTING CROPS IN THE SKIP GARDEN

## 6.0 SCALE

THE TEAR-DROP SHAPED EXISTING SITE COVERS AN AREA OF APPROXIMATELY 1,182SQM (1/8 HECTARE) WITH A PERIMETER OF ABOUT 154M. THE FORMER CTC BUILDING'S GROUND-SLAB COVERS AN AREA OF APPROXIMATELY 23x20M, WITH THE 8 CUT THROUGH TRENCHES AT ABOUT 0.9M WIDTH EACH (SEE DRG PL 002).

### POLYTUNNELS

AS DESCRIBED IN SECTION 4.0, 2 ROWS OF POLYTUNNELS ARE PROPOSED. POLYTUNNEL 1 ALONG THE EASTERN-MOST TRENCH, WILL ACTUALLY CONSIST OF 4 SEPARATE POLYTUNNELS OF 3.6M LENGTH EACH. POLYTUNNEL 2 ALONG THE ADJACENT PAIR OF TRENCHES, WILL BE FORMED OF A SINGLE 20M LONG STRUCTURE. THE POLYTUNNELS WILL BE APPROX 2.5M WIDE AND 2.5M HIGH (SEE DRG PL 003).

### CONTAINERS

THE EXISTING STEEL CONTAINERS ON SITE ARE EACH 6M LONG X 2.4M WIDE X 2.6M HIGH. CURRENTLY ARRANGED END-TO-END ALONG THE NORTH-WEST SIDE OF THE SITE, THESE WILL BE SLIGHTLY RE-ARRANGED TO FACILITATE THEIR USE AS LEARNING SPACES. THE NORTHERN-MOST CONTAINER WILL BE TURNED PARALLEL TO THE YORK WAY HOARDING FENCE AND MOVED SOUTH TO ALIGN WITH THE OTHER CONTAINER, LEAVING A TRIANGULAR-SHAPED SPACE BETWEEN THE TWO FACING ONTO THE CONCRETE DRIVEWAY PLATFORM AT THE END OF THE CTC GROUND-SLAB. THIS SPACE BETWEEN THE CONTAINERS WILL HAVE A TIMBER DECK AT GROUND LEVEL AND A FABRIC/PTFE LIGHTWEIGHT CANOPY OVERHEAD. APERTURES CUT INTO THE INTERNAL ELEVATION WALLS OF THE CONTAINERS WILL BE FITTED WITH GLAZED SLIDING DOORS TO ENABLE INTER-CONNECTED ACCESS WITH THE OUTDOOR SPACE BETWEEN, AND ADMIT DAYLIGHT TO THE CONTAINER INTERIORS AS LEARNING SPACES. PHOTO-VOLTAIC PANELS WILL BE FIXED TO THE CONTAINER ROOFS TO GENERATE ELECTRICITY FOR LIGHTING INSIDE THE SPACES.

### ENVIROLOO

A SELF-CONTAINED 'DE-WATERING' TEMPORARY TOILET IS ALSO PROPOSED FOR ALL GLOBAL GENERATION STAFF, VOLUNTEERS AND YOUNG PARTICIPANTS. THE KAZUBA KL2 IS AN EVAPORATING, DEHYDRATING TOILET WHICH DEALS WITH HUMAN WASTE BY REMOVING ITS WATER TO LEAVE A SAFE, NEUTRAL, ODOURLESS MATERIAL. IT IS APPROX 2.5M LONG X 1.7M WIDE X 2.4M HIGH, AND IS FITTED TO THE PART-BURIED ENVIROLOO 2040 UNIT, WHICH HAS A VENTILATION FLUE. THE UNIT WILL BE LOCATED TO THE IMMEDIATE NORTH EAST OF THE CONTAINERS.



VIEW OF EXISTING TRENCHES WITH PROTOTYPE POLYTUNNEL FRAMING



VIEW OF EXISTING STEEL CONTAINERS IN CURRENT SITE LOCATION

## 7.0 APPEARANCE

THE SITE COULD HAVE A VERY POSITIVE IMPACT ON VISITORS. LARGELY OBSCURED FROM VIEW ALONG YORK WAY, ENTRY TO THE SITE FROM THE SOUTH VIA WHARF ROAD WILL REVEAL AN UNEXPECTED EXPANSE OF GARDEN WITHIN THE ACTIVE CONSTRUCTION SITE.

THIS COULD BE A POWERFUL (ALBEIT TEMPORARY) IMAGE OF THE RURAL CITY OF THE FUTURE, COMMUNICATING THE HISTORIC EVOLUTION OF THE SITE THROUGH THE UNIVERSAL METAPHOR OF REBIRTH REPRESENTED BY THE GARDEN.

PLANTS WILL BE GROWN IN THE POLYTUNNELS AND IN PLANTING CONTAINERS WHICH SIT UPON THE GROUND-SLAB TRENCHES OF THE REMNANT CTC BUILDING, FORMING A CLEARLY DEFINED GARDEN SPACE WHICH WILL BENEFIT FROM THE PLATFORM'S EXISTING STEPPED AND RAMPED ACCESS, AS WELL AS THE LINEAR WALKWAYS BETWEEN TRENCHES.

FORMING A BACK-DROP TO THIS SCENE, THE RELOCATED STEEL CONTAINERS AT THE NORTH END OF THE SITE WILL FRAME AN INTERMEDIATE EXTERNAL SPACE WHICH CAN BE USED IN ASSOCIATION WITH THE INTERNAL SPACES, TO SUPPORT THE PROPOSED EDUCATIONAL ACTIVITIES. A WONDERFUL VIEW FROM THESE SPACES WILL BE PRESENTED ACROSS THE GARDEN TOWARDS THE SKYLINE OF LONDON, INCLUDING THE LANDMARKS OF ST PANCRAS AND THE BT TOWER, FIRMLY ROOTING THE SITE WITHIN THE CITY.

MATERIALS USED TO FORM THE HOOP GARDEN ARE TO BE 'FOUND', RECYCLED, DONATED, OR LIGHTWEIGHT. THE AESTHETIC IS OF THE 'READY-MADE' AS EXEMPLIFIED BY GLOBAL GENERATION'S PREVIOUS PROJECTS, PARTICULARLY THE KING'S CROSS SKIP GARDEN.



VIEW OF GG'S POLYTUNNELS AT MEDWAY COURT, SIMILAR TO THE HOOP GARDEN PROPOSALS



VIEW LOOKING SOUTH ACROSS THE PROPOSED HOOP GARDEN TOWARDS THE LONDON SKYLINE

8.0 LANDSCAPE

THE LANDSCAPE OF THIS BROWNFIELD SITE WILL REMAIN LARGELY UN-CHANGED AND ‘AS-FOUND’, DUE TO THE TEMPORARY NATURE OF THE HOOP GARDEN PROPOSALS.

A RANGE OF EDIBLE PLANTS WILL BE GROWN IN PORTABLE TRAYS AND PLANTERS, IN LINE WITH THE NEED FOR THE HORTICULTURE TO BE OF A ‘PORABLE’ NATURE AND ON LAND THAT IS POTENTIALLY CONTAMINATED (SEE CONTAMINATION STATEMENT AT APPENDIX 10.3). GLOBAL GEN-ERATION’S GARDEN MANAGER, PAUL RICHENS, IS ONE OF THE LEADING EXPONENTS OF PRODUCTIVE CONTAINER GARDENING IN THE UK. GLOBAL GENERATION HAS SUCCESSFULLY DEMONSTRATED THESE TECHNIQUES ON 8 GROWING SITES IN OTHER PARTS OF CAMDEN (SEE MAP BELOW).



MAP SHOWING GLOBAL GENERATION PROJECT SITES IN THE KING’S CROSS AREA



VIEW OF TYPICAL EDIBLE PLANTING AS DEMONSTRATED AT SKIP GARDEN



VIEW OF PROTOTYPE PORTABLE PLANTING TRAYS

## 9.0 ACCESS

THE SITE IS EASILY ACCESSIBLE BY VARIOUS FORMS OF PUBLIC TRANSPORT INCLUDING BOTH UNDERGROUND AND OVERGROUND TRAINS AT KING'S CROSS AND ST PANCRAS STATIONS, CONNECTING TO LOCAL, NATIONAL AND INTERNATIONAL DESTINATIONS. BUSES USING YORK WAY INCLUDE THE NOS.17, 91, 259 AND 390 CONNECTING NORTH LONDON DESTINATIONS LIKE ARCHWAY, EDMONTON GREEN, TOTTENHAM AND HOLLOWAY THROUGH KING'S CROSS AND EUSTON, TO LONDON BRIDGE, TRAFALGAR SQUARE AND NOTTING HILL GATE. A LARGE MAJORITY OF USERS AND VISITORS WILL ARRIVE ON FOOT VIA PUBLIC TRANSPORT.

PEDESTRIAN ACCESS TO THE SITE WILL BE FROM THE ENTRANCE GATE AT THE SOUTH END OF THE SITE, WHERE IT IS EASILY RECOGNISABLE. THIS GATE LEADS INTO AN EXISTING OPEN AIR 'RECEPTION' AREA, FROM WHERE STAIRS AND A RAMP PROVIDE ACCESS TO THE SITE FOR BOTH AMBULANT AND DISABLED USERS.

THE GARDEN ALSO BENEFITS FROM A VEHICULAR ENTRANCE GATE AT THE NORTH WEST WHICH LEADS INTO AN INCLINED LOADING AREA TO RECEIVE DELIVERIES AND ENABLE LOADING. THIS GATE IS LOCATED BEYOND THE MAIN CONSTRUCTION SITE CONTRACTOR'S SECURITY BARRIERS, THEREFORE ACCESS TO THIS GATE WILL BE CONTROLLED. THIS VEHICULAR ENTRY CAN ALSO BE USED FOR DISABLED PARKING ACCESS.



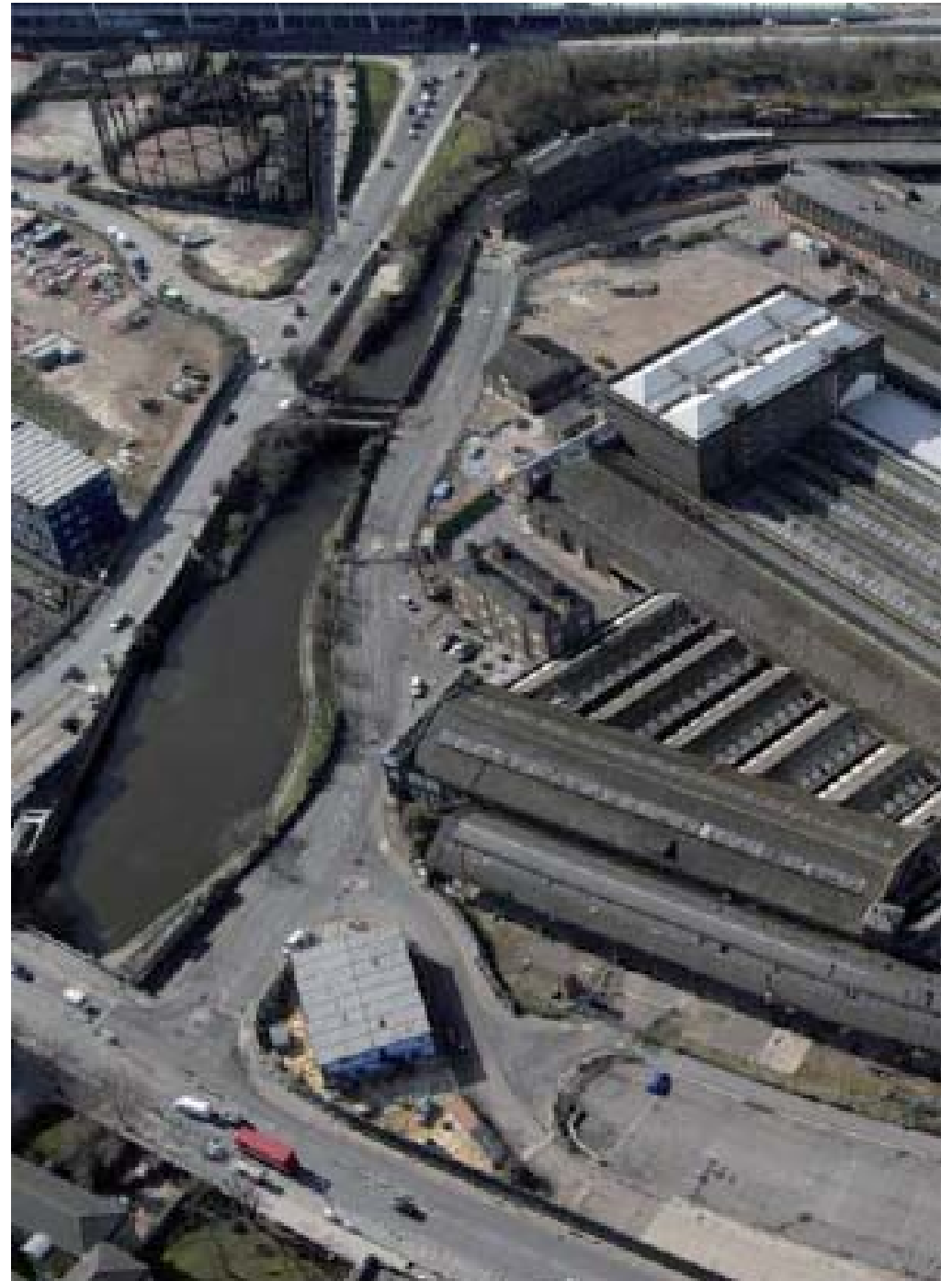
SINGLE PEDESTRIAN ENTRANCE GATE TO SITE FROM SOUTH



DOUBLE VEHICULAR ENTRANCE GATE TO SITE FROM NORTH WEST

## 10.0 APPENDICES

- 10.1 MANAGEMENT PROTOCOL
- 10.2 METHOD STATEMENT
- 10.3 CONTAMINATION STATEMENT
- 10.4 APPLICATION DRAWINGS LIST



AERIAL VIEW SHOWING HOOP GARDEN SITE PRIOR TO DEMOLITION OF FORMER CTC BUILDING

## King's Cross Central

Global Generation, in partnership with King's Cross Central, Guardian News and Media and main site contractors, will develop a portable allotment on the old CTC site. This document sets out general procedure for management of the site by Global Generation. This covers both building day activities and ongoing gardening work and should be followed for as long as the portable allotment is on site. This procedure sits alongside specifications set out in the licence and in the legal agreement between Global Generation and King's Cross Central.

### Access

- There will be three sets of keys, one held at Regeneration House by Argent and one held by Paul Richens and one held by Jane Riddiford and one by Robert Burton
- The keys held at Regeneration House can be used by inducted Argent staff and by Paul Richens and , Richens, Robert Burton and Jane Riddiford are to be kept and used by Paul Richens, Robert Burton and Jane Riddiford only.
- Loss of keys must be reported to Rhys Pritchard immediately. The person who loses the keys will be responsible for the cost of their replacement.
- Paul Richens, Robert Burton and Jane Riddiford are the only people allowed to access the compound and to allow visitors onto the site.
- Paul Richens, Robert Burton and Jane Riddiford may enter the site via either gate. Once visitors are in, the door must be locked from the inside.
- Access to the compound is allowed from 8am-6pm seven days a week
- There should be a maximum of ten volunteers on site to every responsible adult. A responsible adult means a member of Global Generation staff (project manager, community gardener, etc). Argent staff (Rhys Pritchard and German Gymnasium representatives) should be kept informed of the timetable of activity
- There should be a maximum of ten volunteers on site to every one responsible adult. A responsible adult means a member of Global Generation staff (project manager, community gardener etc)
- All visitors to the site should sign a visitors book to be stored in the security hut.
- Children under 16 are allowed onto the old CTC site if all of the above rules are followed. No one apart from Global Generation Key Holders should enter the construction site. **Extra care must be undertaken to ensure that under no circumstances children under the age of 16 enter the construction site.**

### Use of Regeneration House

- For large events Global Generation will arrange for porta loo to be on site
- During periods when there is no porta loo on site there are toilets available for use in Regeneration House.

- Children under 12 must be accompanied by an adult. There are limits to the Regeneration House Capacity capacity so any other use of facilities must be discussed with Rhys Pritchard
- Water will be provided on site
- This must be used appropriately, with efforts undertaken to minimise wastage. Water usage should be reviewed regularly with the General Manager.

### Use of PPE

- When building work is taking place on the skips, all present, including any children, must wear full PPE (boots, hat, vest, gloves and glasses). Building work refers to any work to amend structure of skips or hoardings or any painting work to both.

19.02.10

## GLOBAL GENERATION

### METHOD STATEMENT

#### 1. Introduction

“HOOP GARDEN” Portable Allotment Project – Old CTC site York Way

Ongoing use of the old CTC site

#### Contents

1. Introduction
2. Key Contact Details
3. Global Generation Health and Safety Policy
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5. General Site Safety Statement
6. Description of tools and equipment to be used
7. PPE
8. First Aid Arrangements
10. Access to toilets
11. Description of footfall
12. Access to Site

Appendix A – Global Generation’s Public Liability Insurance

Appendix B – Global Generation’s Child Protection Policy

This document is accompanied by Global Generation’s Risk Assessment.

#### 2. Key Contact Details

**Project Manager:** Renata Keller

Telephone: 0207 284 1054

mobile: 07958505736

**Horticultural Manager and Project Foreman:** Paul Richens, Bobb [Burton](#)

Mobile: 0781279846

**Site Manager:** Paul Richens

**First Aid:** Provided by BAM and Atlantic Contracts, they have offered the services of the security guard who man’s the gate

Global Generation, The Attic, Block C, Imperial Works, Perren Street,  
London NW5 3ED

#### 3. Global Generation Health & Safety Policy

\* It is the intention of Global Generation to comply with all Health and Safety legislation and to act positively where we can to prevent injury, ill health or any danger or loss arising from our activities and operations.

\* This policy is based on H.S.E. requirements and the firm conviction that as well as reducing individual suffering and loss, a resolute determination to ensure that all activities and operations are carried out safely, will contribute directly to the efficiency and success of Global Generation’s projects.

\* We consider the promotion of the safety and health of our employees at work and of those who may be affected by our activities and operations to be of essential importance. We recognise that the effective prevention of accidents depends as much on a committed attitude of mind to safety as on design, operation and maintenance of our workplace and equipment. To this end, we will seek to encourage employee participation in the establishment and observance of safe working practices.

\* Employees on their part will be expected to recognise that there is a clear duty on them to exercise self-discipline and accept responsibility to do everything they can to prevent injury to themselves or others. Introduction to Global Generation’s Health and Safety policy is part of our staff and volunteer induction process.

\* Full Risk Assessments are carried out in advance of any project, and any potential risks or hazards are addressed in advance of the commencement of a project with beneficiaries.

## 10.2 METHOD STATEMENT

\* A designated and fully trained First Aider is present on all camps

\* The ultimate responsibility for health and safety within Global Generation including record maintenance lies with Jane Riddiford

\* First Aid equipment is supplied and is readily available to employees. Every effort is made to ensure that the first-aid box is always kept updated and any out-of-date equipment is replaced accordingly. Complete records of accidents are kept, having been logged at the time of treatment.

\* We are fully prepared in the event of a fire at Global Generation's HQ, Training areas and Campsite. All fire fighting equipment is in good working order and escape routes are accessible and clear at all times. Employees of Global Generation are fully briefed on the basic actions necessary in the event of a fire and are made aware of the evacuation procedures.

### 4. Description of Events

**Type A:** Mini workshops with local young people, focussing on food production and urban sustainability. In most cases these are likely to last no more than 2 hours. They will usually involve up to 10 participants and no more than 50. There will be a ratio of no less than 1 adult per 6 participants.

**Type B:** Regular Harvesting of produce by small groups of young people (less than 10) They will be accompanied at all times by one of the Global Generation Key Holders (Paul Richens, Bobb Burton or Jane Riddiford)

**Type C:** Showing visitors to the site and holding on site meetings for external parties interested in the work, At least one Global Generation Key holder will be present. Groups of up to 30 people.

**Type D:** Special Works as requested by Kings Cross Central led by GG staff involving GG volunteers, one adult per six participants e.g installation of hoarding illustrations

**Type E:** General Maintenance and Gardening, GG staff particularly Paul Richens and Bobb Burton, not accompanied by Young People

### 5. General Site Safety Statement

A. Global Generation's Construction Manager (Chris Gorman) has undergone the Construction Skills – Operatives – Health and Safety Training run by Construction Skills, and First Aid run by St John's Ambulance. He has received certification. ??

B. Appropriate PPE to be worn by all personnel when undertaking building and construction work. This will be hard hats, safety boots, high visibility jackets, glasses and gloves.

C. All site works engaging the community are to be carried out by GG trained personal who are fully experienced in supporting children and young people and unskilled adults. There will be a ratio of no more than six young people per trained adult.

F. Care to be taken to ensure that all materials are safely stacked in a way unlikely to collapse or cause injury to other personnel. All toxic substance to be in a COSH box. Use of Tools will be supervised at all times and tools will be locked away when not in use.

G. All access and operations on site will be full accord with the management protocol set out by Kings Cross Central and signed by Global Generation

### 6. Description of Tools and Equipment to Be Used

- \* 110 Volt hand drills
- \* Hand saws
- \* Hammers
- \* Gardening tools (hand trowels, shovels, plastic trugs)

### 7. PPE

- \* Safety boots or shoes
- \* Gloves
- \* High visibility jackets
- \* Hard hats
- \* Glasses
- \* Ear protection

### 8. First Aid Arrangements

There will be one fully qualified first aider on site for all events or where tools are being used. Printed details of the nearest hospital and medical support will be on site.

### 10. Access to Toilets

There will be a porta loo on site for all Global Generation staff, volunteers and young participants.

## 10.2 METHOD STATEMENT

### **11. Description of Footfall**

No more than 50 people on site each day, and in most cases groups of 10.  
With a supervision rate of 1 adult to 6 young people.

### **12. Access to the site**

In accordance with the Management Protocol set out by King's Cross Central any one of the identified key holders Paul Richens, Bobb Burton and Jane Riddiford will need to be present for entry onto the production site, .

### **13. Notification of Kings Cross Central Staff**

All visitors including young people to the Wharf Road site will be signed in to the visitors book which should could be kept in the security hut or in Regeneration House.

### 10.3 CONTAMINATION STATEMENT

CONTAINER GROWING WILL BE DEVELOPED ACCORDING TO STANDARD COUNCIL PRACTICE. GLOBAL GENERATION'S CONSULTANT PAUL RICHENS HAS SET OUT THE GUIDELINES GLOBAL GENERATION FOLLOW.

GLOBAL GENERATION APPROACH TO GROWING VEGETABLE, HERBS & FRUIT CROPS OVER OR NEAR CONTAMINATED SOILS.

ALL NATIONAL AND LOCAL GOVERNMENT GUIDANCE DOCUMENTS ON WORKING OVER OR NEAR SITES WITH CONTAMINATED SOILS TALK ABOUT BREAKING THE LINKAGE BETWEEN SOURCE-PATHWAY-RECEPTOR TO MITIGATE THE POTENTIAL RISK TO HUMAN HEALTH.

USUALLY THIS MEANS THE USE OF GEOTEXTILE MEMBRANE LAID OVER THE ORIGINAL (POLLUTED) SOILS WHICH IS THEN COVERED BY VARYING DEPTHS OF IMPORTED SOILS, CALCULATED USING THE FORMULA  $X = M(C_g - 1) / (C_g - C_c)$ .

THIS APPROACH IS BASED ON THE CONCENTRATION BEING A PROPORTION OF THE CONTAMINATED LAND EXPOSURE ASSESSMENT MODEL (CLEA) SOIL GUIDANCE VALUES (SGV'S) FOR "RESIDENTIAL USE WITHOUT PLANT UPTAKE"; UNFORTUNATELY THIS DOES NOT APPLY TO GROWING CROPS AS SOME CROP ROOTS HAVE BEEN SHOWN TO DELVE 2 TO 3 METRES IN DEPTH.

TO CIRCUMVENT THIS PROBLEM GLOBAL GENERATION WILL ONLY USE CONTAINERS ABOVE THE SOIL SURFACE TO GROW VEGETABLES WHENEVER THERE IS A SUSPICION OF SOIL CONTAMINATION TO BREAK THE LINKAGE BETWEEN SOURCE-PATHWAY-RECEPTOR. THIS APPROACH BOTH ALLOWS FOR A CHOICE OF THE SOURCE OF THE SOIL AND ITS FURTHER MANAGEMENT WITHOUT USE OF PROTECTIVE CLOTHING (GLOVES ETC).

PROVISION MUST BE MADE FOR SAFE ACCESS TO THE CONTAINERS TO WORK THEM, IF THERE IS LIKELY TO BE TRAFFIC OVER THE CONTAMINATED SOILS OR SURFACES, AS THERE IS A POTENTIAL RISK OF INHALATION OF DUST PARTICLES.

PAUL RICHENS  
06/05/2009

#### 10.4 APPLICATION DRAWINGS LIST

THE FOLLOWING DRAWINGS HAVE BEEN SUBMITTED SEPARATELY WITH THE PLANNING APPLICATION, AND ARE TO BE READ ALONGSIDE THE DESIGN & ACCESS STATEMENT:

PL 001	LOCATION PLAN	1.1250@A3
PL 002	SITE PLAN (EXISTING)	1.100@A2
PL 003	GROUND PLAN (PROPOSED)	1.100@A2
PL 004	ROOF PLAN (PROPOSED)	1.100@A2
PL 005	CONTAINER ELEVATIONS (PROPOSED)	1.100@A2
PL 006	POLYTUNNEL ELEVATIONS (PROPOSED)	1.100@A2
PL 007	SITE SECTION (PROPOSED)	1.500@A2