

Planning Obligations
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

11 July 2016

Dear Sir

PLANNING PERMISSION 2010/4721/P - SECTION 106 AGREEMENT

DEVELOPMENT TO PROVIDE A BIOMEDICAL RESEARCH CENTRE INCLUDING LABORATORY AND RESEARCH SPACE, LECTURING AND TEACHING SPACE, EXHIBITION SPACE AND A COMMUNITY FACILITY; LANDSCAPED PUBLIC OPEN SPACES; A NEW PEDESTRIAN ROUTE BETWEEN MIDLAND ROAD AND OSSULSTON STREET.

S106 – CLAUSE 4.10 – COMMUNITY ENGAGEMENT PLAN – AMENDMENT 1

We refer to the above planning permission and the associated S106 Agreement and in respect to the latter write in respect to Clause 4.10 which relates to the Community Engagement Plan. That Plan was submitted in draft form to the Council on the 21st June 2013, was reviewed in April 2014 and subsequently formally submitted on the 22nd September 2014 and approved on the 21st July 2015.

As set out below, ongoing engagement with the local community has established that the original Plan, which is consistent with the S106, does not meet the Community's access preferences for the public areas in the building. Accordingly a revised plan containing an amendment to Part 3 (Community Access) has been prepared. This Amendment (No.1) is submitted pursuant to Clause 4.10.2 of the S106 agreement which allows for the submission and approval of changes to the Plan as originally proposed and approved.

This Amendment relates to the provisions of the approved Plan that relates to Community Access and reflects more detailed discussions regarding the areas and spaces to which the community would wish greater access. The proposed amendment will, in many ways, exceed the requirements of the original S106 agreement and provides the local community with greater and better opportunities to engage with the Crick and its work.

To deliver this enhanced programme requires the Crick to use all its public spaces, ie the Exhibition Space (now known as the Manby Gallery) and the Teaching Lab (now the Discovery Lab), as well as the Auditorium. This honours the intent of the S106 requirements.

Background

Schedule 5 of the Crick's S106 Agreement with LB Camden sets out a range of community engagement requirements, including community access (Part 3, clauses 1-8). The Community Engagement Plan (approved by LB Camden in July 2015) and the Crick's own Public Engagement Strategy take account of these requirements. The Public Engagement strategy states:

"Public Engagement" covers an array of activities, from events and talks, through commissioned projects and appearances at festivals, to dialogues and debates which seek to involve the public in the future direction of our work.

Our commitments under the S106 agreement will influence the nature, scale and frequency of our PE programming."

In developing its public programme, the Crick consulted a range of key stakeholders. These included the Crick's community-based Construction Working Group, ward councillors, Camden's Education team, officers in Camden's Arts and Tourism, Third Sector teams, and local residents. They told us that they wanted the Crick to use all its publicly-accessible spaces for its public programme, including the Teaching Laboratory (now known as the Discovery Lab), and the Exhibition Space (now called the Manby Gallery), not just the Auditorium.

What became clear was that the manner in which those key stakeholders sought access to these spaces varied from that originally perceived when the requirement was agreed to. In response to the comment received, the Crick has developed a revised public access programme that exceeds what was envisaged in the S106 agreement and provides the local community with greater and better opportunities to engage with the Crick and its work.

This enhanced programme has an impact on the community access requirements set out in the S106 albeit that the S106 required the submission of a Plan consistent with the originally intended provisions for community access. However, the agreement also allows for subsequent revisions thereafter.

Access requirements

The S106 Agreement states that *"the local community will be able to access the facilities and activities of the Development"* as follows:

"The use of the Auditorium for public lectures, classes and presentations for no less than 25 days per year and no less than 50 evenings per year (of which the Auditorium shall be

available for 7 days per year and 14 evenings per year as a facility bookable by community organisations free of charge)."

This requirement equates to the Crick providing publicly-accessible activities in the auditorium 18 full days per year and 36 evenings per year (25-7=18 days; 50-14=36 evenings).

In addition, the Crick is required to:

"Have exhibitions open to the public at large for at least 5 days per month, averaged out over a year."

The engagement with key stakeholders established that they did not see a scenario whereby the local community would wish access to the auditorium facility on such a regular basis.

Indicative programme of publicly-accessible events/activities in the Crick to meet S106 requirements

The following sets out the Crick's public programme and how it meets/exceeds the S106 commitments outlined above.

a) Public activities in the Auditorium

S106 requirement: Publicly accessible activities on 18 full days per year (1.5 days per calendar month) and 36 evenings per year (3 evenings per calendar month).

How the Crick will meet this: Through a programme of activities detailed in the table below. It should be noted that we cannot say at this point whether some of those events will be daytime or evening events as this will be determined on a case-by-case basis, taking into consideration the requirements of each individual event.

Large-scale events in the Auditorium will not always be the most appropriate way of engaging our priority audiences. We will therefore programme some events in the Auditorium but our strategic priority of engaging and inspiring local people, families and the interested general public will be best achieved through a suite of public-facing activities that takes place across all of our public spaces.

Therefore, the Crick will use all of the Auditorium, Gallery and Discovery Lab for its public programming. This honours the spirit of the S106 requirements, whilst enabling the institute to develop a programme of tailored activity that is best suited to the needs and interests of its priority audiences.

Our proposed programme of activities in **all** our publicly-accessible spaces is set out below.

Space	Activity	Frequency
Auditorium	Scientific seminars	Average of 1 per month, 12 months per year = 12 daytime events (likely to increase considerably once the Crick's seminar programme is fully established)
Auditorium	Crick scientific symposia	Average of 3 daytime events per year
Auditorium	Large scale public events including lectures and panel discussions eg BBC World Service event; lectures providing insights into Crick research, how science is done (eg microscopy, big data etc), high profile lectures from Crick/external speakers	3 daytime/evening events per year
Auditorium	Collaborative events with partners and neighbours eg. Wellcome Trust, British Library, UAL/CSM	2 evening events per year
Gallery	Crick Chats (discussion-based events on biomedical research for the general public)	5 evening events per year
Gallery	Exhibitions in the Gallery open to the public on a drop in basis 3-4 days a week and one late night per week. Exhibitions will include: <ul style="list-style-type: none"> - small scale 'spotlights on research' co-produced with our scientists - larger scale exhibitions on broad themes relating to the Crick (eg The Story of the Crick); temporary exhibitions co-produced with the community - temporary exhibitions co-created by the community 	135-180 days per year Approx 45 evenings per year

All ground floor publicly-accessible space, including the Discovery Lab	'Lates' style events with talks, hands on activities and food and drink	2-3 evening events per year
	TOTAL:	<p>At least 68 discrete events (day/evening) + 135-180 days + 45 evening openings per year.</p> <p>This exceeds the S106 requirement of publicly-accessible activities in the Auditorium of 18 days per year and 36 evenings per year</p>

b) Exhibitions

S106 requirement: Exhibitions open to the public for at least 5 days per month (60 days per year).

How the Crick will meet this: The Gallery will be open to the public on a drop in basis 3-4 days a week, c45 weeks per year (plus one late night opening per week), a total of approx 135-180 days per year (and c45 evenings per year). Exhibition details are set out above.

This **exceeds** the S106 requirement.

c) Community use of the Auditorium

S106 requirement: Available to the community for 7 days and 14 evenings per year.

How we will meet this: We will make the Auditorium available to third parties for their own events eg our partners and neighbours, community groups etc. on a 'first come first served' booking basis.

Frequency: Dependent on demand from the community.

The above details have been incorporated into a new Part 3 – Community Access section which replaces the section within the approved plan.

For your assistance, we attach a copy of the approved plan and the revised document incorporating the proposed new Part 3.

We trust that you will find the enclosed to be in order and look forward to confirmation that the amendments proposed are acceptable.

Should you have any queries or require clarification on any element then please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'P. Willmott', with a large, stylized initial 'P'.

PAUL WILLMOTT
SENIOR DIRECTOR - PLANNING