

[space]

make
SPACE
for
ART



How can 800 artists and 22,000 visitors enhance your development?

SPACE is the regeneration agent and catalyst you may not have heard of.

We are the biggest player in our sector and the most experienced, having been delivering for 50 years.

SPACE provides affordable workspace for artists.

At the same time we contribute to place making, add social value and provide opportunities and skills development for communities.

Our artists and programme participants are a valuable resource available to you. Our relationships with the GLA, London Boroughs and Arts Council England back up our offer, helping us bring inward investment.

We can bring our partnership approach and creative problem solving to enhance the potential of your development.

to discuss further please contact us

Eline van der Vlist

Chief Executive

eline@spacestudios.org.uk

Robert McKay Forbes, MRICS

Properties Director

robert@spacestudios.org.uk



Property wanted: new, affordable workspace in mixed-use schemes

London is running out of traditional light industrial buildings. As a result, there is likely to be a substantial loss of affordable creative workspace in London over the next five years. This is a loss of an important ingredient in the development eco-system.

Our ability to fill affordable workspace, so often a requirement in residential and mixed-use schemes, can provide more than just a solution to difficult-to-let commercial space.

We have our ears to the ground and know how to pick the winners, how to curate the right type of artists, how to bring a buzz to a development and to provide a social dividend through arts and educational programming.

We are also expert in re-purposing buildings to create a special sense of place and have worked with a variety of buildings including town halls, educational and industrial buildings.

We are keen to get involved from the earliest point in a project, devising creative solutions for mixed use developments alongside residential and office space, student accommodation and even a homeless hostel, including advising on bids for public sector land. We are happy to provide letters of support for bids and to offer advice on placemaking approaches.

Who are we?

- SPACE is an arts and educational charity with a remit to support artists and the wider creative sector in a changing urban environment.
- We provide low-cost creative workspace, which we develop and manage currently for 800 tenants in 20 locations.
- We are an effective regeneration agent, bringing buildings into active use with our tenants becoming valuable early contributors to the renewal and vitality of local economies.
- We deliver artist-led education projects that support young people living in the communities neighbouring our studio sites. Connecting local artists with schools and youth groups, we nurture creative activity in a lively environment.
- Founded in 1968, we have a 50-year track record of beneficial partnership with property owners, developers and local communities.
- Our London-wide professional development programme currently supports 400 small creative businesses with valued advice and networks to sustain and innovate in challenging times.
- Our workspace operations are self-financing and run on a not-for-profit basis. Arts Council England National Portfolio status for our programmes reflects their quality and impact.

Why SPACE is an ideal partner

SPACE can be the catalyst that brings developments to life, helping you meet planning requirements. We can contribute to place making and ensure active frontages for your scheme.

We understand what building owners and developers need, and have an expert team in place to help develop creative solutions at an early stage and to move your project from concept to reality.

As a cultural regeneration organisation, respected by local authorities and the Greater London Authority, we have an excellent track record of partnership development and management, with a wide variety of partners including local authorities, community groups, schools, higher education and developers.

SPACE is a 'good covenant', providing long-term certainty for your property. Our 20 buildings are expertly managed, running at 98% occupancy with low arrears. Our portfolio supports over 800 creative tenants occupying around 284,000 sq ft of affordable workspace.

Our workspaces are use class B1c, which is compatible with adjoining residential use.

What we are looking for

In order to sustain artistic production in London where we see great demand for studio space, we need to access long-term, low cost property. This can be in many different locations and in a wide variety of buildings, including mixed-use developments.

We are keen to enter into early discussions with regeneration teams, local authorities, owners and developers to explore the provision and design of workspaces.

Typical terms of our arrangements include:

- Leases as long as possible, enabling us to amortise upfront costs over a respectable period.
- Rent: we aim to provide our artists with affordable studios on an inclusive rent. This means sub-market rents, which can be subject to 5 yearly RPI linked increases.
- We expect to pay a service charge, but look for this to be capped, again at low levels, subject to RPI increases.
- References available.



Case study: Havil Street

Havil Street, Southwark SE5

Mixed use redevelopment of a listed town hall building
Includes 12 artists' studios + a studio bursary award
Developer: Alumno — Architects: Jestico + Whiles

In 2017, SPACE took a 25-year lease on 12 studios at Havil Street, SE5, in the former Southwark Town Hall. Southwark Council had accepted a proposal by Alumno, developer-operator of student housing, to regenerate the former Southwark Town Hall. Operating in an environment which makes securing planning permission for conventional student housing difficult, Alumno founder, David Campbell, understood he needed partners that would complement the student cohort. Campbell is sympathetic to the fact that artists both kick-start regeneration and are the first to suffer from it, and finds their need for well-proportioned, dry, secure space relatively easy to accommodate.

SPACE was involved in the early stages, becoming part of the 'strategy and narrative' of the building. This included a new home for Theatre Peckham, which sees New Peckham Varieties encouraging children and young people to take part in the performing arts. SPACE was represented alongside Alumno at pre-planning meetings with Southwark Council.

As well as occupying high-quality studios on the ground and lower-ground floors, SPACE holds regular open studio events, providing access to artists, many of whom are Goldsmiths arts students. In this sense, SPACE artists provide a living example of professional practice for those contemplating becoming an artist. Alumno and SPACE also offer a bursary, in the form of a rent-free studio, to an artist graduating from Goldsmiths each year.

Alumno fitted out the studios to an agreed specification and the completed units were let to SPACE on a 25-year lease. Undergraduates at Chelsea College of Art and Design were involved in the design of the building's communal areas. Initial rent was around £5 per sq ft, rent reviews are five yearly linked to RPI, but at the 15th this reverts to 55% maximum of open market value. All the workspaces are let.

Alumno have developed some of our very best work alongside SPACE. SPACE has become integral in our approach and is a very important partner. SPACE brings much added value in delivery of our schemes and fully appreciates the drive for long-term place making solutions. SPACE provides expert advice and strong support throughout the whole development process, they clearly appreciate the needs and challenges artists and creative practitioners face.

They have brought a whole new dynamic to our approach and an understanding of what can be possible in making complex and challenging multi-use buildings function, not only for our student residents but also blending into the fabric of a working and thriving artistic community.

They are leaders in their field and we look forward to many more future collaborations and opportunities to work together.

David Campbell, Managing Director, Alumno



Case study: Timber Wharf

Timber Wharf, Hackney, E2

Mixed use development providing employment space compatible with residential
12 new-build studios + 8 refurbished railway arches
Developer: One Housing Group
Architects: Jestico + Whiles

Timber Wharf is a residential-led, mixed use and mixed tenure development on a challenging brownfield site at the corner of Kingsland Road and the Regents Canal, Hackney. The development provides 87 affordable dwellings within four new buildings, including seven family houses, commercial space, a canal-side restaurant and a charity daycare centre.

SPACE has a good working relationship with One Housing Group (OHG) and when OHG carried out the scheme, SPACE took on employment space for use as 12 studio spaces in shell and core condition and fitted them out. Two years later, eight railway arches opposite were added, accommodating a further 55 tenants, fitted out by OHG to a specification agreed with SPACE. This provides an entire creative street at the rear of the residential development. All the workspaces are let.

The studios are located on the ground and first floors, with residential space above. SPACE raised fit-out social investment from The Shoreditch Trust. SPACE leased the studios for 25 years. Commencing rent was £8 per sq ft. Rent reviews OMV limited to 130%. Service charge was capped.



Arlington House, Camden, NW1

Homeless hostel plus employment space
Refurbished by: One Housing Group
Architects: Levitt Bernstein

Arlington House was established in 1905 to provide lodgings for up to 1,000 men seeking work in the capital; George Orwell famously worked on *Down and Out in Paris and London* while living there. Managed for a time by Camden Council, the stately Victorian block was taken over by One Housing and underwent a £50m redevelopment completed in 2010. It provides two-year tenancies on studio flats for people on a low income with an affiliation to Camden, and half-board accommodation for 95 people at various stages on the 'journey from homelessness back to independent living'.

SPACE successfully bid to form part of the social economy of the building, taking responsibility for a suite of artists' studios, one of which is used for group creative activities under the banner of the Creative Space. Weekday workshops, led by artist-tutors employed by SPACE, are open to everyone passing through the Camden Pathway, which addresses homeless need in the borough. A programme co-ordinator is provided by One Housing, and running costs of £24,000 are split equally between the two organisations.

Workshops encompass visual art, music, performance, fabric printing and creative writing and have led to the publication of a fanzine called *EMMA*, the formation of a band, the Arlingtones, and a presence at Notting Hill Carnival. Visits, enabling free access for homeless people, have been made to galleries and museums such as Tate, Whitechapel, the V&A and the Royal Academy. Two open studio events are organised every year, with one forming part of Creativity and Wellbeing Week. Once a year, the programme culminates in an exhibition of artwork produced during the workshops.

The primary objective of the Creative Space programme is to facilitate social connection, enticing residents to interact with others in the building. Beyond this, the workshops aim to unleash latent talent and interest in the arts, increasing confidence, skills and wellbeing. Arlington staff are encouraged to attend workshops to better understand the impact of creative activity upon residents. Internal evaluation shows steady increases in participants' wellbeing, and residents leaving Arlington are reputedly reluctant to give up their involvement in the Creative Space.

SPACE has been a key and highly valued partner in helping us deliver our life transforming work here at Arlington over the past eight years. We work to tackle homelessness in London and provide accommodation, support and a wide range of training opportunities for our residents. The quality and variety of the arts programme Creative Space stands out as a real highlight and is always very popular amongst residents.

David Leeves, Director of Operations, Social Mobility, One Housing



Case study: The White Building

The White Building, Hackney Wick, E9

Conversion of canal-side print works to provide a new arts venue with 6 studios, a large event space and a pizzeria/microbrewery. Developer: Olympic Park Legacy Company (replaced by London Legacy Development Corporation) — Architect: David Kohn Architects

The Olympic Park Legacy Company (OPLC), commissioned SPACE to take on the lease and transform a former print works on the canal side in Hackney Wick, next to the Olympic Park into a creative hub and centre for art and technology.

OPLC invested in a design competition for emerging architects, won by David Kohn Architects, funded the design and fit-out and underwrote the rent and some programme costs for five years. A pizzeria and microbrewery start-up tenant were brought in by SPACE to create a buzz by the canal side and provide cross-subsidy to help fund the creative programme.

SPACE has delivered a renowned art and technology programme centred on residencies and a learning programme. As part of *People Power*, pupils from Bow school learnt how to make boats from tin cans fuelled with sunflower oil pressed from seeds they had grown, while students at an academy in Hackney and a primary school in Tower Hamlets experimented with solar power. During the summer holidays of 2013 to 2016, 500 young people in transition from primary to secondary school attended summer schools at The White Building, using the Olympic Park as a classroom.

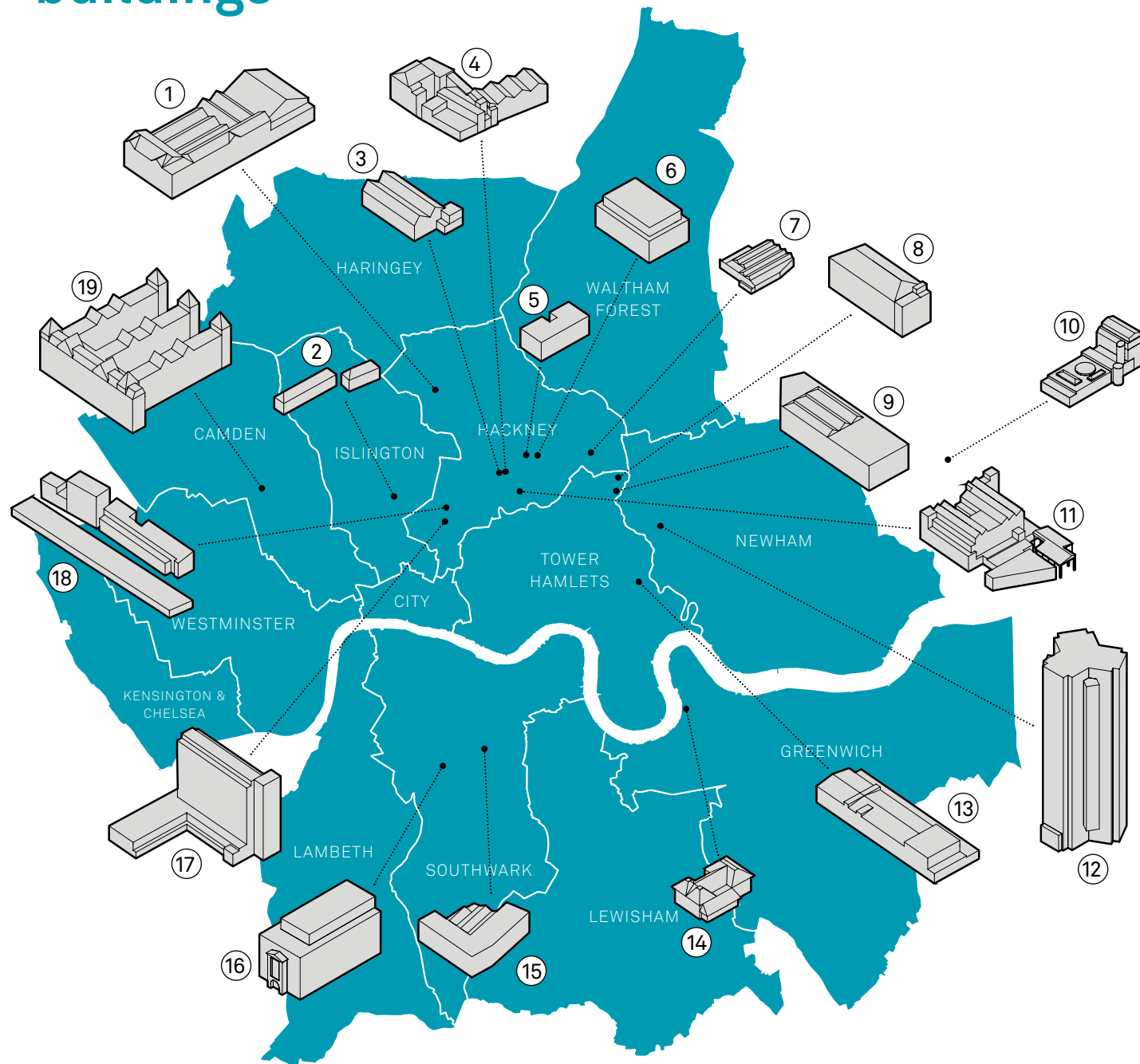
Retired men's group The Geezers from Tower Hamlets excavated the history of the area, in conversation with an artist and oral historian, which culminated in an engaging film documenting both the project and changes they had witnessed.

The project exceeded Olympic legacy objectives in terms of design quality, highlighting the creative community of the area and putting the location on the map. The building has attracted wide press coverage. The centre provided a bridge between inside and outside of the Olympic park and a place to connect with the creative community through SPACE's events programme.

The Legacy Corporation was delighted with the work that SPACE led at The White Building. These were energetic and creative years; an important early expression of creative collaboration across the boundaries of the Park and across the boundaries of art and technology; and the first of many steps we're taking to support the provision of low-cost workspace for artists and creative businesses in Hackney Wick.

Paul Brickell, Executive Director of Regeneration and Community Partnerships, LLDC

SPACE studio buildings



1. Stoke Newington Library, Hackney, N16
2. Peabody Yard, Islington, N1
3. Victor House, Hackney, E8
4. Martello Street Studios, Hackney, E8
5. Belsham Street, Hackney, E9
6. Deborah House, Hackney, E9
7. Eastway Studios, Hackney, E9
8. Bridget Riley Studios, Tower Hamlets, E3
9. Britannia Works Studios, Tower Hamlets, E3
10. Redbridge Town Hall, Ilford, IG1

11. The Triangle, Hackney, E8
12. Aspire Point, Stratford, E15
13. Brickfield Studios, Tower Hamlets, E3
14. Azof Street, Greenwich, SE10
15. Haymerle Road Studios, Southwark, SE15
16. Havi Street, Southwark, SE5
17. Sara Lane Studios, Hackney, N1
18. Timber Wharf, Hackney, E2
19. Arlington, Camden, NW1

Artists support a complex ecosystem of suppliers and venues

The UK creative industries generated a record £92bn¹ of Gross Value Added in 2016, growing faster than any other UK industry, according to data from the DCMS. They now account for about 5 per cent of total GVA in the UK, their highest ever share. Creative exports from the UK rose by 10.9% to total £19.8bn in 2014, or 9% of total export services from the UK.²

SPACE's professional development programmes (NCM and LCN) have contributed to the London economy by creating an additional £1.9m GVA³ – and resulted in a significant increase in earnings (40%) for participants on the programme.⁴

¹ DCMS, Sectors Economic Estimates 2016: Employment and Trade, 2017
www.gov.uk/government/uploads/system/uploads/attachment_data/file/640628/DCMS_Sectors_Economic_Estimates_2017_Employment_and_Trade.pdf

² DCMS, Creative Industries: Focus on Employment, 2016
www.gov.uk/government/statistics/creative-industries-2016-focus-on

³ www.spacestudios.org.uk/wp-content/uploads/2016/03/NCM-Programme-Achievements.pdf

⁴ BOP Consulting, London Creative Network Evaluation, December 2018

For more information please see our website
www.spacestudios.org.uk

Eline van der Vlist
Chief Executive
eline@spacestudios.org.uk

Robert McKay Forbes, MRICS
Properties Director
robert@spacestudios.org.uk

[**s p a c e**]
129–131 Mare Street, Hackney
London, E8 3RH
United Kingdom

 @space_studios_london

 @SPACEstudiosLondon

 @SPACEstudios

