

FORMER SPIRITUALIST TEMPLE, ROCHESTER SQUARE LONDON BOROUGH OF CAMDEN

PLANNING STATEMENT PROPOSED MIXED USE REDEVELOPMENT

Prepared By

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CONTENTS

	Page No.
1. INTRODUCTION	3
2. DESCRIPTION OF THE SITE AND SURROUNDING AREA	4
3. BACKGROUND TO THE PROPOSALS/ PLANNING HISTORY	8
4. PRE-APPLICATION CONSULTATION	10
5. THE PROPOSED DEVELOPMENT	12
6. RELEVANT PLANNING FRAMEWORK	14
7. PLANNING ASSESSMENT	15
a. Land Use	15
b. Demolition of the Existing Building	15
- Exceptional Circumstances	16
c. Design	20
d. Housing	21
e. Transport	22
f. Neighbouring Amenity	23
g. Impact of Basement Development	24
h. Trees	24
i. Energy	24
8. SUMMARY AND CONCLUSIONS	26

APPENDICES

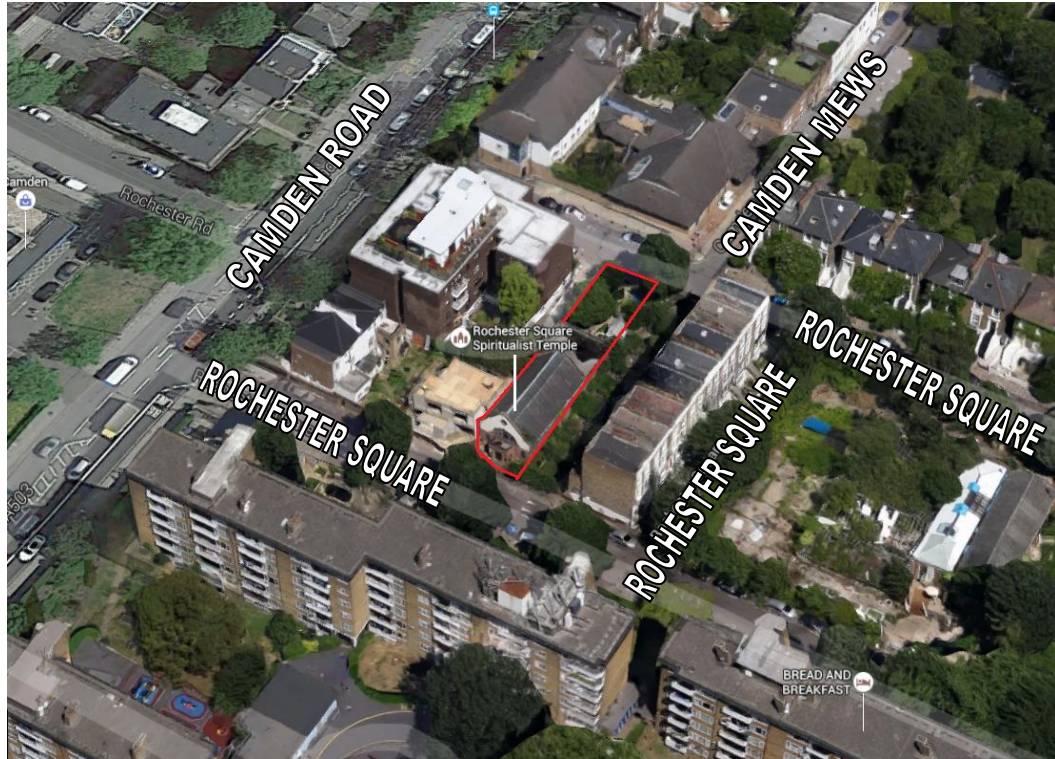
1. Draft Calendar of Events	29
2. Key Testimonials, Endorsements, Quotes	31
3. Haringey People December 2016-Jan 2017 (Extract)	34

1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of UrbanLab in respect of their proposals to redevelop the former Spiritualist Temple, Rochester Square.
- 1.2 The Spiritualist Temple, last in lawful use as a church (Use Class D1), closed in 2012 and remains vacant to date. We are advised that the Spiritualist Union who last operated the Church have now found alternative premises in the Borough and therefore the site at Rochester Square was surplus to their requirements. The Church was subsequently placed on the open market for sale, prospectively purchased by the applicants who seek to bring the site back into purposeful use.
- 1.3 The building has limited architectural, historical and townscape value, and makes inefficient use of the site. Moreover, the existing building is in a dilapidated condition and requires significant investment before it could be considered for re-occupation. The reuse of the existing building is not considered to be a realistic prospect.
- 1.4 Accordingly, the applicants propose to demolish the existing building and erect a new 3 storey building, plus basement, accommodating a new, enlarged and purpose-built community space (replacement Use Class D1), together with a total of 9 self-contained flats, which will fund the delivery of the community space.
- 1.5 This statement first provides a description of the site and the surrounding area in section 2.
- 1.6 In section 3 we provide a summary of the background to the proposals.
- 1.7 Prior to the submission of this application, the applicants have undertaken detailed pre-application discussions with the local planning authority. A summary of those discussions and how they have influenced the final development proposals are provided in section 4.
- 1.8 In section 5 we provide a description of the application proposals.
- 1.9 In section 6 we identify the relevant planning framework and finally at section 7 we provide an assessment of the proposals against relevant policy and other material planning considerations.
- 1.10 As part of the planning application we submit the following documents which should be read alongside this Planning Statement.
- Design and Access Statement
 - Heritage Statement
 - Daylight/Sunlight Assessment
 - Basement Impact Assessment
 - Arboricultural Report
 - Construction Management Plan Pro-Forma
 - Energy Statement

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

- 2.1 The site has an area of 0.04 hectares and benefits from frontage/access onto both the north and south approach roads to Rochester Square. The site falls within the Camden Square Conservation Area.



SITE CONTEXT PLAN

- 2.2 The existing building accommodates approximately half its site; the principal axis of the building runs southwest-northeast. The main entrance to the property fronts the southern approach road to Rochester Square, set back slightly behind iron railings. The main entrance has a small porch.
- 2.3 The building's character is ecclesiastical and consists of a worship space rising to approximately second-floor level. To the rear is a single-storey wing, approximately half of which is occupied by a function room extending its full length; the remainder is occupied by a corridor with various ancillary spaces (toilet, kitchen, etc).
- 2.4 To the rear is a 'garden', predominantly hard landscaped but accommodates some shrubs on its edges. At the north end of the site, this garden is enclosed by a tall boundary wall (circa 2m in height) running along the northern approach road to Rochester Square, enclosing the site from the public highway.



ROCHESTER SQUARE SPIRITUALIST TEMPLE (SOUTH ELEVATION)

- 2.5 The building is built of red brick laid in Flemish bond, with elements of painted pebbledash. The worship space has a pitched roof covered in slate. The rear wing has a flat roof, probably of concrete, screened by a low parapet. The building is not statutorily nor locally listed.
- 2.6 There is minimal use of stone and in some instances cast concrete dressings for details such as cornices, while some of the window heads and surrounds are finished in tiles. Windows are a mixture of timber and metal frames.
- 2.7 The rear wing to the garden is simpler and decorative touches are few.
- 2.8 There is no parking on site.
- 2.9 The surrounding area is predominantly residential, both in use and character. There is a variety of building heights, styles, and use of materials.
- 2.10 To the north the site fronts the junction of Rochester Square and Camden Mews. The east side of Camden Mews accommodates the NHS' Community Recovery Service for Older People - a single storey brick building with pitched tiled roof over, the building presents a blank facade to Rochester Sq. On the west side of the Mews, is a terrace of three storey dwellings, with raised ground floor level. Elevations are again formed from a contextual mid brown brick (see image below).



CAMDEN MEWS (NORTH OF THE APPLICATION SITE) [NHS RECOVERY BUILDING. LEFT]

2.11 To the immediate east is 29-36 Rochester Square, a terrace of 8 four storey Victorian townhouses which overlook Rochester Square. The rear elevations feature windows which overlook the application site.



29-36 ROCHESTER SQUARE

2.12 To the south is Rochester Court, a large part 6, part 7 storey estate block comprising multiple flats. The building is set back from the road by approximately 15m; elevations are formed from a mid brown brick and accommodate elevated walkways framed in white metal balustrades. A near identical block, Inwood Court, sits alongside the east of Rochester Court.



ROCHESTER COURT

- 2.13 To the immediate west of the site is the in-progress development of a modern dwelling, granted under planning consent 2010/2152/P, revised under 2011/0044/P. When complete the dwelling will comprise basement, ground and first floors, flat roofed and elevated in a mixture of brick and timber. The building is of a modern design aesthetic (approved planning extract below).



CGI OF APPROVED DWELLING ADJACENT TEMPLE

- 2.14 To the north west is 150 Camden Road, also known as Julian Court, a raised ground four storey mansion block of flats. Elevations are formed from a dark brown brick, with flat roof over. Elevations accommodate some projecting balconies, finished in contrasting white slab and railings. Julian Court benefits from a basement car park, the entrance for which sits alongside the western boundary of the application site.



JULIAN COURT

- 2.15 The site has good access public transport. Camden Road Overground Station sits approx 200m to the south west. Bus services are also available in the local area, for example services 29, 253, N29, N253 and N279 operate along Camden Road. The site has a PTAL of 6, on a scale where 1 is the worst and 6 is the best, making it one of the most accessible locations in London.
- 2.16 There is an active CPZ operating in the area restricting on-street parking to local residents/permit holders. The site falls within Zone CA-N, where parking is restricted Mon-Fri, 8:30am - 6:30pm.

3.0 BACKGROUND TO THE PROPOSALS/ PLANNING HISTORY

The Building

- 3.1 The Temple was erected in 1926.
- 3.2 The subsequent planning history is limited, going back no further than 1997, and relate solely to the reduction of lime trees on the site. There are no signs of any major structural alterations to the building from its original construction.
- 3.3 A Heritage Statement has been prepared by The Built Heritage Consultancy, which provides further detail on the history of the building, together with an assessment of its heritage value. Please refer to that statement which provides a comprehensive account of the sites development and statement of its significance.
- 3.4 The Temple was in use up until approximately 2012 when it was vacated due to the buildings dilapidated condition. We are advised that the Spiritualist Union had hoped to raise funds to undertake much needed improvement work to the building, including overhauling the heating system and bringing the building up to more modern standards generally.
- 3.5 During this period, and before any works were undertaken, in 2014 the building was broken into and squatted by a rival religious sect, The Rainbow Family of Living Light. The group was eventually removed by court order, however the church has since suffered from a number of squatting episodes and its fabric has further deteriorated.
- 3.6 Last year, the site was occupied by live-in security/guardians which has secured the building temporarily, and until a new use for the site is secured.
- 3.7 In the meantime, we are advised that the Spiritualist Union has found new premises within the Borough. Accordingly, the building was surplus to the Spiritualists Union's requirements who decided to sell the site last year.

Tree Works

- 3.8 More recently, under application 2016/3236/T, it was sought to remove a significant lime tree from the site, which was the subject of a Tree Preservation Order. The lime was fraught with decay, several fruiting bodies of *Ganoderma applanatum/adspersum* were found. The fruiting brackets were mostly growing from within the heart of the crown-break at the base of four of the limbs. The presence of so many fruiting bodies, the fact that they were associated with several limbs, and the fact that they were emerging on opposite sides of the stem clearly indicated that the extent of decay, which was considerable.
- 3.9 After invasive investigation, the pattern and extent of decay found indicated that the decay was historic and probably dated back to the time when the tree was first cut back to a height of 3.5m, some years ago. The tree had failed to compartmentalise the decay which had spread to a point where the structural integrity of the tree had become compromised. Crown Tree Consultants advised that there was an unacceptably high risk of structural failure and the tree should be removed.
- 3.10 The tree was also causing structural issues to the adjacent site boundary wall along the public pavement. The existing wall is Victorian stock brickwork, in lime mortar with a foundation of shallow brick corbels on the local bearing strata, which is likely to be clay. The existing wall is now

significantly out of plumb. In order to minimise the risk of collapse of the boundary wall into public space, and as no structural remedial works to the wall are practicable, Symmetry's Engineers suggested the tree should be removed for structural reasons.

- 3.11 In light of the above, consent was granted to fell the lime, which has now been implemented. The consent was granted on condition that *'within the first available planting season following the completion of works, a Hornbeam (or similar subject to approval by the LPA) shall be planted within 5m of the removed tree unless otherwise agreed in writing by the local authority.*
- 3.12 A Hornbeam is proposed to be incorporated in the proposals, please see sections 4, 5 and 7 of this Statement for further details, together with the submitted Arboricultural Report prepared by Crown Trees.

4.0 PRE-APPLICATION CONSULTATION

4.1 Prior to the submission of the formal planning application, pre-application advice has been sought from Camden Officers. We provide a summary below.

Pre-App One (June 2016)

4.2 Draft proposals were submitted to Camden Council on 20th June 2016. The applicants proposed to demolish the existing vacant church (Use Class D1) to erect a new 3 storey building, plus basement, accommodating a new flexible D1 arts-based community space comprising 100m² floorspace, together with 6 houses.

4.3 A pre-application meeting was held on 28th July 2016, attended by Camden Planning Officer Mr Gideon Whittingham, and Design and Conservation Officer, Mr Charles Rose.

4.4 Officers noted that the existing building was identified as a non-designated heritage asset. Camden Planning Policy states that *"The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset"*.

4.5 Officers considered that the building was making a limited positive contribution to the character and appearance of the area. Its loss would cause less than substantial harm to the conservation area which would need to be outweighed by any potential public benefit. Some benefit was afforded to the scheme by the new residential units and provision of community use but these were not yet considered to outweigh the harm to the conservation area through the loss of the building. Officers advised that any future proposals would need to retain the building or offer greater benefit to outweigh its harm, for example;

- an improved community use both in quantum and quality;
- an improved housing mix offer, prioritising 2 bed units; and,
- any other benefits/special circumstances.

4.6 Revised proposals were submitted; within the same building envelope but with an amended mix of accommodation, comprising;

- 4 x 2 bed flats and 3 x 4 bed flats
- Community floorspace increased to 234m² (increase of 134m²).

4.7 Notwithstanding the changes made, officers were of the view that additional benefits were required from the redevelopment.

Pre-App Two (November 2016)

4.8 In consultation with local cultural consultant and creative producer Bakul Patki, revised proposals were submitted to increase the community offer as part of the redevelopment proposals.

4.9 Ms Patki liaised with a number of professional artists/bodies in the local area, refining and confirming the genuine need for space to serve persons within the community, who have an interest or livelihood based in the arts.

- 4.10 Revised proposals were submitted, comprising;
- Community space increased further to approximately 300m².
 - 6 dwellings, including 3 x 2 beds.
- 4.11 The community space was designed to include approximately 15 affordable art studio spaces to be offered to local creative's. The ground floor was designed to house a substantial exhibition/gallery space, which would double up as a venue for classes, workshops and other community events.
- 4.12 The 3 x 2 bed flats, equivalent to 50% of the overall units proposed was in excess of the 40% target set by Policy DP5.
- 4.13 A follow-up pre-application meeting was held on 16th November 2016, attended by Camden Planning Officer Mr Gideon Whittingham, and Design and Conservation Officer, Mr Charles Rose.
- 4.14 Further clarity was sought regarding the need and proposed operation of the community facility.
- 4.15 On 7th December 2016, the applicants submitted further information to Camden officers regarding the proposed use of the community space. The information set out the principles of the proposed community use; the acute need for the community use; and, ultimately to demonstrate that exceptional circumstances exist in the form of the use proposed and the public benefit that it will delivered, outweighing the loss of the existing building (policy DP25c).
- 4.16 The submission included document prepared by local art curator Bakul Patki. Of particular relevance, the document set out consultation with the renowned 'Studiomakers' alongside the Mayor of London, who actively support the applicant's ambitions for the community space. Furthermore, an overview of the community space operating/business strategy was submitted highlighting the not-for-profit and self sustaining nature of the affordable arts community space.
- 4.17 In addition to this, the applicants met with Ms Samina Zahir, Development Officer in Camden Council's Arts and Tourism Dept. The proposals were very well received and the Dept acknowledged the acute need for the facility that was proposed. A formal response was received from the Dept which has also provided to Camden Planning Officers.
- 4.18 **The response confirms the London Borough of Camden's Arts Team support of the need for more artists' spaces and noted the Borough's severe shortage of accessible spaces for artists.**
- 4.19 Finally, whilst the applicants considered that the above in provided sufficient exceptional benefits to outweigh the harm caused by the loss of the existing building, an additional benefit was proposed in the form of one affordable unit on site, notwithstanding the fact that there is no policy requirement to do so on a site of this size/scale. This element was considered to provide a further benefit. This resulted in a need to alter the accommodation mix; within the same envelope previously discussed, the scheme provided 9 flats, comprising 8 x 2 beds and 1 x 1 bed. The affordable unit was proposed to comprise one of the 2 bed units within the scheme.
- 4.20 The revised proposals therefore maximise the provision of 2 bed flats, in line with the Borough's most acute housing need.

5.0 THE PROPOSED DEVELOPMENT

- 5.1 It is proposed to demolish the existing building. In its place, it is proposed to erect a three storey building, plus basement, to accommodate a new flexible arts-based community space (replacement D1 use) and 9 self contained flats (use Class C3).
- 5.2 The arts-based community space is proposed over ground and basement levels, occupying the frontage of the southern approach road to Rochester Square. The total floorspace comprises approximately 277.3m², comprising 117.3m² at ground floor level, and 160m² at basement level.



PROPOSED COMMUNITY ART SPACE

- 5.3 The remainder of the site is proposed to accommodate 9 self-contained flats, comprising 8 x 2 beds and 1 x 1 bed flat.

- 5.4 The flats are predominantly duplex, externally designed in a mews style, accessed via a footpath along the eastern boundary of the site, from both the northern and southern approach roads to Rochester Square. One 2 bed flat is proposed to be an affordable tenure to be agreed with Camden Council.
- 5.5 Each flat is designed in accordance with the Mayor's housing design standards both in terms in internal space and external amenity areas, and benefit from independent front door access.
- 5.6 Communal refuse and cycle storage is proposed at the northern and southern ends of the site, easily accessible from the highway.
- 5.7 Externally, the building design is modern, comprising a mixture of contextual brick, together with CorTen (weathering steel) detailing.
- 5.8 Three new trees, including a Hornbeam are proposed along the eastern boundary of the site, together with a new living wall element at first floor on the north side of the site.



ROCHESTER SQUARE (NORTH SIDE) CGI

- 5.9 Please refer to the design statement prepared by Spacelab Architects, submitted herewith, which provides further detail regarding the design rationale and material palette.
- 5.10 The proposed development is car free.

6.0 RELEVANT PLANNING FRAMEWORK

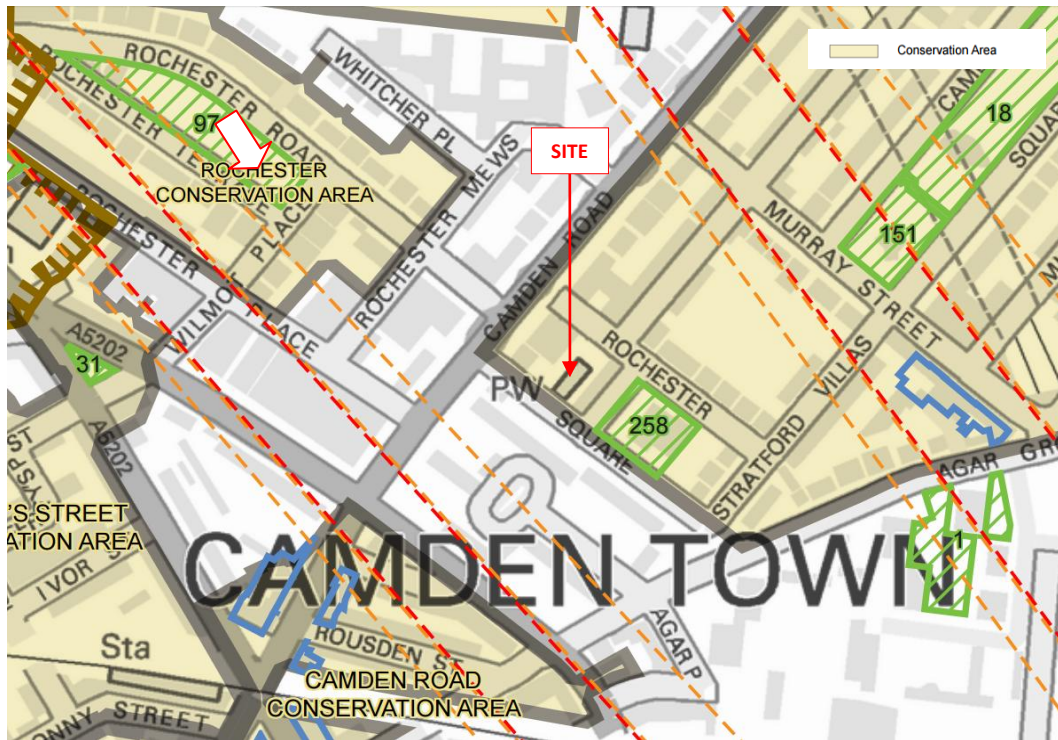
6.1 The relevant planning framework comprises the National Planning Policy Framework (NPPF, adopted May 2012), National Planning Policy Guidance (NPPG) and Mayor’s London Plan (MALP 2016).

6.2 The Council is in the process of adopting a new Local Development Framework. The emerging Local Plan is reaching the final stages but remains in draft. Pending its formal adoption, the Local Plan at this stage is a material consideration but only has limited weight.

6.3 At present, the policy context for the proposals is provided in the following;

- Local Development Framework Core Strategy
- Local Development Framework Development Policies
- Camden Planning Guidance (CPG)

6.4 The Camden Proposals Map confirms that the sites only designation is that it falls within the Camden Square Conservation Area (extract below).



PROPOSALS MAP EXTRACT

7.0 PLANNING ASSESSMENT

- 7.1 This section provides an assessment of the application proposals against current planning policy.
- 7.2 Having regard to pre-application advice from officers, the key planning issues are considered to be:
- Land Use
 - Demolition of the Existing Building
 - Design
 - Housing
 - Transport
 - Neighbouring Amenity
 - Impact of Basement Development
 - Trees
 - Energy

a. Land Use

- 7.3 The existing church (Use Class D1) is considered a community facility.
- 7.4 Camden Core Strategy Policy 10 'Supporting Community Facilities and Services' states that the Council will support the retention and enhancement of existing community facilities and facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.
- 7.5 Camden Development Policy DP15 states that the Council will protect existing community facilities by resisting their loss unless a replacement facility that meets the needs of the local population is provided (criteria c).
- 7.6 **A replacement, multi-purpose community facility is proposed (Use Class D1), with a c.50% increase in floorspace.**
- 7.7 The new facility will be truly multi-purpose and have the ability to provide a range of services at a single accessible location. The replacement will meet local need - see paragraphs 7.22 - 7.48 below for further information regarding the proposing community facility. The proposed community facility is considered to comply with Policies CS10 and DP15.
- 7.8 In addition to the community facility, residential accommodation (Use Class C3) is proposed on the remainder of the site. Housing is the priority land use of the LDF and this proposal would add to the housing stock in the borough (see also paragraph 7.58 below). The residential element of the proposals is considered appropriate and in line with CS policies 3 and 6, and Development Policy 2.

b. Demolition of the Existing Building

- 7.9 The proposal would result in the total loss of the existing building. The building falls within the Camden Square Conservation Area, a designated heritage asset. The London Borough of Camden in the appraisal for the Camden Square Conservation Area recognises it as a building that does not make a negative contribution to the Conservation Area.

- 7.10 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 7.11 A Heritage Assessment has been undertaken by The Built Heritage Consultancy, submitted herewith. We provide a summary below;
- 7.12 The assessment provides a description of the significance of the Spiritualist Temple and the wider Camden Square Conservation Area. The appraisal concludes that the architectural quality of the design is below the standard required for local or national listing. It is not a notable example of its style or building type and is not the work of a noted architect.
- 7.13 The Temple has limited historical value: it appeared during a period of decline in the neighbourhood and its limited architectural expression reflects this. The buildings of the 1840s-70s and 1960s onwards are the key phases defining the special interest of the Camden Square Conservation Area. The Temple was not one of the two places of worship planned as part of the original Camden New Town development.
- 7.14 As a record of the activity of the Spiritualist movement, the Temple has some local interest which, given the cessation of worship at the site, is now purely historical.
- 7.15 The building's location means that it does not feature prominently in important views; it makes only a limited positive contribution to the Conservation Area.
- 7.16 As a building that is lower in mass than its older neighbours and draws on the language of traditional (i.e. pre-modernist) architecture, the Temple is appropriate to its surroundings. However, the difference in style and material means that it has little visual consistency with the stock brick and stucco housing of the original development.
- 7.17 **In summary, the building provides a limited positive contribution, and any harm to the conservation area from its loss would result in less than substantial harm to the conservation area.**
- 7.18 The NPPF, under Paragraph 134, requires the less than substantial harm caused by the loss of the building to be weighed against the public benefit of the proposal.
- 7.19 Camden's own policies (Policy DP25) seek to protect building's which by definition, make a positive contribution. The policy states that the Council will prevent the demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention.
- **Exceptional Circumstances**
- 7.20 The proposed development presents exceptional circumstances, including;
- The development creates an enlarged and vastly improved community space which meets an identified and acute need in the Borough.
 - The provision of 8 x much-needed 2 bed flats, reflecting the Borough's priority need;
 - the provision of an affordable housing unit, where currently there is no requirement.

The Community Space

7.21 Policy DP15 states that the Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough. This includes providing a range of other community facilities to support Camden's growing population.

i. The Vision

7.22 The applicant, UrbanLab (established 2013) is a community-led development company whose projects focus on the delivery of community-based buildings and projects. Projects to date include the provision of an 850m2 communities and worship space in a mixed-use scheme in Homerton, Hackney; and 600m2 community and worship space alongside 20 residential units for a scheme in Stratford.

7.23 Urbanlab has evolved from SpaceLab, an award winning Architectural and Research Practice who, for the past 14 years, have been pioneering data driven evidence based design and post occupational analysis as a way to analyse, test and design successful spaces, businesses and communities for an array of clients from the Houses of Parliament Relocation, to the University of London, to ASOS.

7.24 The proposed community space at Rochester Square is a function of the applicant's Foundation - The Lab Foundation. The Lab Foundation was created to offer a pragmatic 'bottom up' approach to 'getting things done', providing community based facilities, which are actually needed for local people. The Lab Foundation is a charitable organisation, funded by the Partners of SpaceLab and UrbanLab who donate 10% of their profits to facilitate both research and built projects in a range of areas including education, prison reform, mental health, social integration and mobility and of course, the creative arts.

7.25 The proposed community space in Rochester Square will work as an arts-based program and will be run as a social enterprise.

7.26 The experience of the Trustees and Partners, together with the unique funding source of the Lab Foundation is fundamental in making the project succeed. Furthermore, any profits made through the community facility will be put back into the Foundation to fund further community facilities and projects.

ii. The Need

7.27 Community art spaces can enhance social interaction and engagement and generate economic revitalisation. There is a need to increase the accessibility of the arts and to empower local people to develop communication, diversity and social cohesion. There is no local outlet where this can be achieved through creative expression in a fun and shared learning environment.

7.28 Moreover, in 2014, the Mayor of London commissioned the '[Artists' Workspace Report](#)' to examine the state of play and likely future of affordable art space availability in London, after worrying signs that artists and creatives were rapidly leaving the city due to lack of availability and affordability in this area.

7.29 The report's initial audit identified 298 separate studio buildings, a deficient number to serve the number of individuals wanting to use them. However, the report concludes that by 2019, the

- capital will see a loss of 30% of its affordable studios – effecting a further 3,500 artists. The report also concludes that, as well as a need to protect as many existing spaces as possible, there is a need to build / create new spaces, if the city is to prevent the continued exponential exodus of its artists from the city to other regions and countries.
- 7.30 Moreover, the borough of Camden currently accommodates only 14 artist studios, compared to its nearest neighbours who provide many more opportunities e.g. Brent - 28 studios; Islington – 66 studios; Haringey – 218 studios; Westminster – 229 studios; Hackney – 1,124 studios. Clearly, not only is this a London-wide issue, but more acutely a Camden issue.
- 7.31 The proposed community space has been devised in discussion with art curator and creative producer, Bakul Patki. A number of professional artists who live and work in the local area have been consulted, reiterating the genuine need for community art space that will serve those persons within the community who have an interest in, or livelihood based on, the arts. (See also key quotes, testimonials etc at Appendix 2).
- 7.32 Along with Bakul Patki, **Studiomakers** support The Lab Foundation, to put in place an operations strategy, potentially partnering with another existing arts organisation, to ensure the long-term success of the community space. Studiometers, is an initiative led by Outset Contemporary Art Fund, in association with a handful of founding partners, including the Mayor of London. Studiometers aims to provide entrepreneurial solutions in response to serious funding needs. It looks to partner with organisations in the property industry – from local authorities to landowners and private developers – to retain existing, and create new, affordable artist spaces in London and the UK. It works with providers, specialised in the field, to oversee tenancy and operation of these spaces. The extent of this will now look for spaces of production, helping not only artists, but also crafts people and other creatives, to ensure that the ecosystem of the creative industry is kept secure in the long term.
- 7.33 In more recent dialogue with Studiometers’ Mrs Candida Gertler OBE (and Kristen Dunne - Senior Cultural Strategy Officer at the GLA), they say:
- “We love UrbanLab’s ambition; it really fits hand-in-hand with our ethos at Studiometers. The work undertaken by Studiometers to date is meant to exactly fulfil the purpose of supporting visionary development plans like the Lab Foundation’s at Rochester Square, enabling their realisation with the aim to create permanent affordable spaces. We would be very pleased to collaborate with you to realise your goals in creating the creative spaces in your development and to have you on board as part of the Studiometers network.”*
- (See Appendix 3 recent Article regarding precedent in Haringey)
- 7.34 The proposed development constitutes a one-off opportunity to provide a genuinely accessible, affordable and designed-for-purpose community space that will serve the needs of the arts-based community who are often overlooked and are being driven out of areas like Camden and London as a whole.
- 7.35 The applicant’s intention is to create a model, which will help to support the borough’s creative communities, which could set an example to other developers and which could eventually be rolled out across London and beyond.

iii. Provision

- 7.36 The proposed community space is split over two floors, ground and basement.
- 7.37 The 167.3m² at basement level has been designed to accommodate 14 studios spaces to be offered to artists and creatives within the local community at subsidised rates. This element is expected to effectively self-finance the facility as a whole.
- 7.38 At ground floor, 116m² of floor space will house a flexible space, providing a venue for classes, workshops and other community events, including gallery space for the associated studios at basement level.



PROPOSED GROUND FLOOR COMMUNITY SPACE

- 7.39 At ground and basement levels, the modern and open plan design ensures floorspace is not lost through provision of unnecessary circulation.
- 7.40 The upper and lower levels of the space are naturally lit. The ground floor features large expanses of fenestration along the south and east elevations, whilst the lower level is served by both a large south facing lightwell and a series of large pavement lights along the eastern elevation of the building. In addition, the floors are linked internally via a stair accommodated within a generous slab void, allowing further penetration of light into the lower level, resulting in a light, bright and airy community space. Generous fenestration also introduces an active frontage to Rochester Square, resulting in a more transparent and accessible community use.
- 7.41 The proposed community use is fully accessible and incorporates a DDA compliant lift, together with disabled access WC.
- 7.42 The majority of the associated studio spaces in the basement will be made available to people a significant connection to (or be residents of) the Borough of Camden. It is expected that at least two of the studio spaces will be reserved for 'charitable' activity as curated by the Foundation. Additionally, there is an aspiration to ensure that one studio is offered out, through an open call, to a graduating student from one of the local art institutions – offering a year's free studio space, in order to springboard their progress from education into the professional creative industries.

- An open call will also be put out to local artists offering six-month long residencies in another other studio, with rent waived and the possibility of a small stipend. At the end of the residency, the resulting work will be exhibited in the gallery space.
- 7.43 All income from the studios will be fed back into the Foundation.
- 7.44 It is envisaged that the ground floor will host a mixture of community and charitable exhibitions. The space will be available for hire at a subsidised rate, to local community groups, charities and educational organisations / institutions for creative activity across the arts – from traditional visual arts exhibitions, to talks and workshops, literary, theatrical and film events, classes and community meetings as well as other organised activities e.g. yoga.
- 7.45 An early draft calendar of events/usage is provided at Appendix 1 to demonstrate the extent and range of community use envisaged. It is suggested that further details regarding use and a more developed timetable be secured by way of a pre-occupation planning condition to any forthcoming consent.
- 7.46 The Foundation also intends to initiate collaborations with other Camden based arts and education organisations and charities, for example, UCL – (inc. Bartlett School of Architecture & Built Environment and Slade school of art); St Martin’s School of Art & Design; Camden Working Men’s College; The Roundhouse; The Irish Centre; The CobGallery & Studios; Camden Collective; MIND in Camden; Local schools.
- 7.47 The proposed development will help to meet an acute community, and wider London need which is considered to, beyond any doubt, constitute an exceptional circumstance in respect of Policy DP25.

Two Bed and Affordable Housing

- 7.48 In addition to the above, the scheme has provided a mix of accommodation which seeks to maximise 2 bed flats, reflective of the Boroughs most acute housing needs. The scheme accommodates eight x 2 bed flats, one of which is affordable unit, where there is currently no policy requirement to do so. The proposed mix and affordable unit represent further exceptional circumstances that outweigh the harm caused by the loss of the existing building.

c. Design

- 7.49 Core Strategy Policy CS14 – ‘Promoting High Quality Places and Conserving our Heritage’, states that the Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character; preserve Camden’s rich and diverse heritage assets, including conservation areas; promote high quality landscaping; seek inclusive and accessible buildings; and protect local important views.
- 7.50 This is supported by Development Management Policies DP24 and DP25.
- 7.51 The Heritage Statement provides an assessment of the Camden Square Conservation Area. It identifies dwellings on Murray Mews and Camden Mews, erected from the 1960s onwards whose architectural quality is such that they have been identified as making a positive contribution to the Conservation Area, and in two cases these buildings have been granted statutory listed

status. They therefore demonstrate that authentically modern design is capable of enhancing this heritage, namely the Conservation Area.

- 7.52 Please refer to page 42 of the Heritage Statement where local design precedents for more modern mews houses are varied, with much variety in terms of their layout, often occupying single traditional plots but sometimes, as in the case of 15-19 Murray Mews, occupying more than one plot though with the design articulated into separate 'units'. Without exception, these mews houses are subservient in scale to the main houses at the 'front' of the urban blocks in the conservation area. Where third storeys are present these have smaller floor areas and thus have a reduced mass compared to the storeys below, sometimes to allow a roof terrace. On some examples the third storey has a different cladding material to set them apart.
- 7.53 The proposed development has taken on board the above assessment provided by The Built Heritage Consultancy, and seeks to provide a replacement of the existing building with a mews type development incorporating the arts-based community space and flats.
- 7.54 The scale has been kept deliberately subservient to its adjacent neighbours, allowing the development to be appreciated as a genuine and contextual mews type scheme. The height is limited to part two and part three storeys, the 3-storey elements enclose balconies/ roof terraces at 2nd floor level.
- 7.55 The architectural approach is unashamedly contemporary, drawing on its conservation area context which includes many modern mews developments as well as the modern development which adjoins the immediate west boundary of the site.
- 7.56 Elevations comprise brick facades, together with the use of CorTen to doors, balconies, adding further interest and ornamentation.
- 7.57 The detailed design rationale and material palette is further discussed in the architects design and access statement submitted herewith. However, in summary, the proposals are considered to provide a very high quality and contextual development, which makes a very positive contribution to the character and appearance of the Camden Square Conservation Area.

d. Housing

- 7.58 Development Policy DP2 confirms that the Council will seek to maximise opportunities to supply new housing; housing is regarded as *the* priority land-use of the Local Development Framework, and the Council make housing its top priority when considering the future of unused and underused land and buildings (Core Policy CS6).
- 7.59 The proposed development seeks to provide 9 flats in total and therefore complies with the aspirations of policy DP2 (and CS6).

- Dwelling Mix

- 7.60 In terms of mix, Policy DP5 advises that the Council will seek all residential developments to meet priorities set out in the Dwelling Size Priorities Table, including conversion schemes. We provide the relevant extract from the table below.

	1 bed/Studio	2 bed	3 bed	4 bed or more	Aim
Market Units	Lower	Very High	Medium	Medium	40% 2 bed

7.61 The table confirms that the highest priority need is for 2 bed units, with a medium need for 3 and 4+ bed units, and a lesser need for 1 beds.

7.62 The proposed development has sought to maximise the 2 bed provision and provides 8 x 2 bed flats together with 1 x 1 bed flat. The 2 bed flat provision constitutes 89% of the overall unit provision, making a significant contribution towards the Council's 2 bed unit requirements and aspirations of Policy DP5 which should be welcomed.

- Affordable Housing

7.63 The Council will expect all residential development with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing. The proposed development seeks to create only 9 units, therefore affordable housing is not required.

7.64 Notwithstanding this, the applicants have offered to provide one x 2 bed affordable unit on site. The tenure is proposed to be shared-ownership.

- Residential Development Standards

7.65 All residential development in the Borough is required to be designed and built to create high quality homes. The scheme has considered the Mayor's Supplementary Planning Guidance, together with Camden policy guidance CPG2 *Housing*.

7.66 All units have been designed to comply with the minimum internal space standards

7.67 Outdoor residential amenity space is sought to be provided to all units, again in accordance with the Mayors guidance. Each dwelling is provided with a terrace of at least the required size.

e. Transport

7.68 Under Policy DP18, the Council will expect development to be car free in areas within Controlled Parking Zones and easily accessible by public transport.

7.69 The PTAL of the site is 6a, which is excellent. The site falls within an established controlled parking zone.

7.70 Accordingly, it is confirmed that the proposed development will be secured as car free via section 106 Agreement.

7.71 The development will seek to meet the Council's minimum standards for cycle parking, comprising at least 1 space per unit in accordance with CPG2. The applicants are mindful of more recent changes to the London Plan which seeks an additional space for 2+ bed units and visitors in accordance with the FALP 2015.

7.72 No less than 18 secure and covered spaces are accommodated for the residential element of the scheme. A further 4 secure spaces serve the community floorspace element.

7.73 Servicing of the community space is expected to be taken on street, on the south side of Rochester Square, adjacent to the main entrance. Rochester Square is a lightly trafficked road, accordingly servicing from street is considered to raise no highway safety issues.

7.74 A draft Construction Management Plan (CMP) is submitted as part of the planning application to help inform public consultation responses.

f. Neighbouring Amenity

- 7.75 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 supports this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and impact on daylight and sunlight.
- 7.76 In preparing the application proposals, the applicants design team have paid due regard to the aspirations of policy DP26 and to protect the quality of life of occupiers and neighbours.
- Daylight/Sunlight/Overshadowing
- 7.77 With regard to daylight/sunlight impact, the proposed development has assessed the potential impact on adjacent neighbours on all sides. We submit herewith a report prepared by Brooke Vincent and Partners.
- 7.78 The VSC and Daylight Distribution results of neighbouring residential properties confirm there would be little or no adverse effect to the majority of locations. In a few cases within 29-36 Rochester Square, where an apparent effect is defined by the VSC, the Daylight distribution counterpart is satisfactory. Within the proposed accommodation, BVP worked closely with the project architects to ensure that habitable rooms receive the benefit of good daylight. In only one location would the result be slightly lower and should not negate a good set of results.
- 7.79 Sunlight availability to neighbouring residential properties that face within 90° of south would demonstrate that BRE's recommended values have been fully satisfied. The proposed accommodation has a layout which has been well-considered in order to provide each flat with sunlight availability, in accordance the London Plan (2016) and BRE guidelines.
- 7.80 Finally, the assessment also analysed the potential overshadowing impact of the development on adjacent neighbours 29-36 Rochester Square and 144-146 Camden Road. In all locations the value would remain above 0.8 the existing amenity value and the proposed development would not be the cause of any adverse effect. BRE criterion has been satisfied.
- Proximity to Neighbours
- 7.81 The closest properties with views across the development site are 29-36 Rochester Square, which adjoin the eastern boundary of the site. Those properties feature rear facing windows at a distance of approximately 15m to their rear boundary, which it shares with the application site.
- 7.82 The existing building on the site sits hard up against this boundary and presents a blank brick wall to the adjacent neighbours. The proposed development proposes a new mass which steps off the boundary, providing a buffer of approx 2m. The east elevation presented to these neighbours is heavily articulated and breaks down any apparent mass from views. Further, the provision of terraces at this level further break down the mass, allowing views through and across the development site at second floor level. Moreover, at three storeys, the proposed mass and bulk of the proposal is subservient to the four storey mass of these neighbours, and is considered entirely appropriate.
- Overlooking
- 7.83 The proposed units have been designed so that their principal outlook is north and south facing. No clear windows are proposed along the west facade. Where windows are proposed on the east facade, these are either obscure glazed or screened behind louvered panels to prevent eastward views across the neighbouring units and to avoid the potential to overlook gardens and/or windows. This is further detailed in the accompanying design and access statement.

g. Impact of Basement Development

- 7.84 The proposed development includes a basement storey. Accordingly, in line with Policies CS13, DP22, DP23 and DP27, a Basement Impact Assessment (BIA) is submitted with the application. The BIA has been completed by Symmetrys Limited and written by Russell Thomas CEng MStructE who is the Associate Director of Symmetrys Limited.
- 7.85 The BIA concludes that the proposed works at the former Spiritualist Temple, Rochester Square have been designed with robust structural principles and methods of construction that are widely used and known. This will ensure the integrity of neighbouring structures and roadways are not compromised during its construction.

h. Trees

- 7.86 An Arboricultural Report prepared by Crown Trees is submitted with the application, in accordance with BS5837:2012 (trees in relation to design, demolition and construction).
- 7.87 The proposal requires excavations for a proposed basement. An existing 2m tall boundary wall separates otherwise potentially affected neighbouring trees from the site. The foundations of this wall shall influence the pattern of root proliferation. Given the size of the wall and likely foundation depths, it is considered that the roots of the adjacent trees are unlikely to extend beyond the boundary and into the site. In order to ensure that the basement has minimal impact on root systems it is proposed to install the basement in a manner that does not disturb any of the soils beyond the footprint of the basement. The report confirms that all trees surveyed on adjacent sites are to be retained.
- 7.88 In order to satisfy conditions associated with consent to remove a defective lime tree which was granted on 9th September 2016 (Application Ref: 2016/3236/T – see section 3 of this Statement for further detail) it is proposed to plant a replacement hornbeam at the northern end of the site.
- 7.89 Moreover, two additional Himalayan birch trees are proposed at the southern end of the site.
- 7.90 All trees will be planted in sunken tree pits to control their root growth. Further information regarding the proposed tree planting is provided within the submitted Arboricultural Report.
- 7.91 In addition to the trees, a new living wall is proposed to the first floor of the north elevation of the building following detailed pre-application discussions with the Council's Arboricultural Officer, James Remington. The living wall will not only provide further urban greening of the site, but will also vastly improve the sites biodiversity.

i. Energy

- 7.92 Camden Policy DP22 requires development to incorporate sustainable design and construction measures. An Energy Statement is submitted as part of this planning application which outlines the design team's commitments in terms of CO2 savings and measures proposed.
- 7.93 The report calculations demonstrate that the development will have the potential to achieve 37% reduction in CO2 emissions compared against the PartL1A 2013 target, in which, more than 25% reduction achieved from the onsite proposed renewable energy (PV) accommodated at roof level. This equates to an overall Code for Sustainable Homes level 4. This has been achieved

following The London Plan Energy Hierarchy three-step. The remaining CO2 emitted by the development towards the zero carbon target/Code level 6 will be offset by a fixed payment.

- 7.94 It is anticipated, as part of the design, to specify water saving sanitary ware/equipment to all WCs and kitchens within the proposed units. The water use target of 105 litres per person per day will be achieved and confirmed at the detailed design stage.
- 7.95 Finally with regard to materials, it is anticipated, as part of the design, to minimise the use of resources through the choice of materials to limit the environmental impact of developments. This can be achieved by considering the sustainable (re)use of existing materials as far as technically possible when specifying materials for the Rochester Square development. The Rochester Square development will aim, where technically possible, to achieve 15-20% of the total value of materials specified/used to be derived from recycled and re used sources.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 The Spiritualist Temple closed in 2012 and remains vacant. The Temple was surplus to requirements and subsequently placed on the open market for sale, purchased by the applicants who seek to bring the site back into purposeful use.
- 8.2 The applicants seek to demolish the existing building. In its place, it is proposed to erect a three storey building, plus basement, to accommodate a new flexible arts-based community space (replacement D1 use) and 9 self contained flats (use Class C3).
- 8.3 The arts-based community space is proposed over ground and basement levels, occupying the frontage of the southern approach road to Rochester Square. The total floorspace comprises approximately 277.3m², comprising 117.3m² at ground floor level, and 160m² at basement level.
- 8.4 The remainder of the site is proposed to accommodate 9 self-contained flats, comprising 8 x 2 beds and 1 x 1 bed flat. One 2 bed flat is proposed to be an affordable tenure to be agreed with Camden Council.
- 8.5 Prior to the submission of the formal planning application, pre-application advice was sought from Camden Officers which has helped to shape the development.
- 8.6 This report has identified the relevant planning framework and has made an assessment of the key planning issues including land use; demolition of the existing building, design, housing, transport, neighbouring amenity, impact of the basement development, trees and energy.
- 8.7 A replacement community facility is proposed, with a 50% increase in floorspace. In assessment of Policy DP15, the proposed development complies.
- 8.8 Camden's Policy DP25 seeks to protect building's which by definition, make a positive contribution. The policy states it would prevent the demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area unless exceptional circumstances are shown that outweigh the case for retention.
- 8.9 The proposed development constitutes a one-off opportunity to provide a genuinely accessible, affordable and designed-for-purpose community space that will serve the needs of the arts-based community. The proposed development will help to meet an acute community need which is considered beyond any doubt to constitute an exceptional circumstance in respect of Policy DP25. In addition the scheme delivers eight, much-needed 2 bed flats which represent the highest need accommodation in the Borough of Camden, and the provision of one of the flats as an affordable unit, where there is no policy requirement to do so.
- 8.10 The proposals are considered to provide a very high quality and contextual development, which makes a very positive contribution to the character and appearance of the Camden Square Conservation Area.
- 8.11 The proposed development seeks to provide 9 flats in total and therefore complies with the aspirations of policy DP2 (and CS6). In terms of mix, the development seeks to provide 8 x 2 bed flats and 1 x 1 bed flat. The 2 bed flat provision constitutes 89% of the overall unit provision, making a significant contribution towards the Council's 2 bed unit requirements and aspirations of Policy DP5 which should be welcomed.

- 8.12 The proposed development seeks to create only 9 units, therefore affordable housing is not required. Notwithstanding this, the applicants have offered to provide one 2 bed affordable unit on site. The tenure is proposed to be shared-ownership.
- 8.13 All units have designed having regard to the Mayor's Supplementary Planning Guidance, together with Camden policy guidance CPG2 *Housing*. All units have been designed to comply with the minimum internal space standards. Outdoor residential amenity space is sought to be provided to all units, again in accordance with the Mayors guidance.
- 8.14 The PTAL of the site is 6, which is excellent. The site falls within an established controlled parking zone. Accordingly, the proposed development will be secured as car free via section 106 Agreement.
- 8.15 The development meets the Council's minimum standards for cycle parking. No less than 18 secure and covered spaces are accommodated for the residential element of the scheme. A further 4 secure spaces serve the community floorspace element.
- 8.16 A draft Construction Management Plan (CMP) is submitted as part of the planning application to help inform public consultation responses.
- 8.17 The development protects the quality of life of occupiers and neighbours by having regard to privacy, overlooking, outlook and impact on daylight and sunlight.
- 8.18 The proposed development includes a basement storey. Accordingly, in line with Policies CS13, DP22, DP23 and DP27, a Basement Impact Assessment (BIA) is submitted with the application which confirms that the proposed works have been designed with robust structural principles and methods of construction that will ensure the integrity of neighbouring structures and roadways are not compromised.
- 8.19 The arboricultural report submitted confirms that all neighbouring trees are to be retained with only minor pruning works required. In order to satisfy conditions associated with a former consent at the site to remove a defective lime tree, it is proposed to plant a Hornbeam together with two additional Himalayan Birch trees. A new living wall is also proposed to the north side of the site, together with green roofs which contribute to urban greening and the sites biodiversity potential.
- 8.20 The development incorporates sustainable design and construction measures. It has been demonstrated that the development will have the potential to achieve 37% reduction in CO2 emissions compared against the PartL1A 2013 target, in which, more than 25% reduction achieved from the onsite proposed renewable energy (PV) accommodated at roof level.
- 8.21 For the reasons set out in this report, we respectfully ask the planning permission and conservation area consent is granted.

APPENDICES

APPENDIX ONE
DRAFT CALENDAR OF EVENTS

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EXAMPLE DRAFT CALENDAR FOR A TYPICAL YEAR AT ROCHESTER SQUARE COMMUNITY ARTS SPACE

MONTH	STUDIO ACTIVITY	GALLERY / EVENT SPACE ACTIVITY
JAN	Full / NA	<ul style="list-style-type: none"> • Full month of events / classes / exhibitions in collaboration with local and community organisations, educational institutions and charities. • The space to be offered free or heavily subsidised to make them more feasible • Events to run specifically post- Christmas when budgets have been stretched and people are in need of free / cheap activities
FEB-MARCH	Full / NA	<ul style="list-style-type: none"> • Foundation curated exhibitions - 2 to 4 weeks • Or gallery rented to Camden community artists for show – length according to rental • And / or gallery hire to community organisations for events, workshops, etc. • And / or gallery given free for a limited number of days / events to collaborating local organizations
APRIL	New 6 month (A) residency begins	<ul style="list-style-type: none"> • 6 months residency (B) exhibition – 1 month • Limited number of evening / weekend events with collaborating organizations
MAY-JUNE	Full / NA	<ul style="list-style-type: none"> • Foundation curated exhibitions - 2 to 4 weeks • Or gallery rented to Camden community artists for show – length according to rental • And / or gallery hire to community organisations for events, workshops, etc. • And / or gallery given free for a limited number of days / events to collaborating local organizations
JULY	Full – Open Studios	<ul style="list-style-type: none"> • Resident artists' Summer Open Studios and group show. Group show 1 – 2 weeks. Open Studios across two weekends. • Foundation curated exhibitions - 2 weeks • Or gallery rented to Camden community artists for show – length according to rental • And / or gallery hire to community organizations for events, workshops etc.
AUG	Full / NA	<ul style="list-style-type: none"> • Foundation curated exhibitions - 2 to 4 weeks • Or gallery rented to Camden community artists for show – length according to rental • And / or gallery hire to community organisations for events, workshops, etc. • And / or gallery given free for a limited number of days / events to collaborating local organizations
SEPT	New 6 month (B) residency begins	<ul style="list-style-type: none"> • 6 months residency (A) exhibition – 1 month • Limited number of evening / weekend events with collaborating organizations
OCT	Annual graduate residency begins	<ul style="list-style-type: none"> • Foundation curated exhibitions - 2 to 4 weeks • Or gallery rented to Camden community artists for show – length according to rental • And / or gallery hire to community organisations for events, workshops, etc. • And / or gallery given free for a limited number of days / events to collaborating local organizations
NOV	Full / NA	<ul style="list-style-type: none"> • Foundation curated exhibitions - 2 to 4 weeks • Or gallery rented to Camden community artists for show – length according to rental • And / or gallery hire to community organisations for events, workshops, etc. • And / or gallery given free for a limited number of days / events to collaborating local organizations
DEC	Full – Open Studios	<ul style="list-style-type: none"> • Resident artists' Winter / Xmas Open Studios and group show. Group show 1 – 2 weeks. Open Studios across two weekends + 1 Thursday evening • Foundation curated exhibitions - 2 weeks • Or gallery rented to Camden community artists for show – length according to rental • And / or gallery hire to community organisations for events, workshops, etc. • Closed for Xmas / NYE

NB – With the lack of studio and working space for artists, makers and creatives, on average the occupancy rate of available studios in London is consistently 98-100%, often with long waiting lists. We are therefore working under the presumption that the studios here would also be consistently full.

APPENDIX TWO

KEY TESTIMONIALS, ENDORSEMENTS, QUOTES

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KEY TESTIMONIALS, ENDORSEMENTS AND RELEVANT QUOTES,
EXTERNAL OF THE MAYOR'S ARTISTS' WORKSPACE REPORT

"We love Spacelab's ambition, it really fits hand-in-hand with our ethos at Studiomaekers. The work undertaken by Studiomaekers to date is meant to exactly fulfill the purpose of supporting visionary development plans like the Lab Foundation's at Rochester Square, enabling their realisation with the aim to create permanent affordable working spaces. We would be very pleased to collaborate with you to realise your goals in creating the creative spaces in your development and to have you on board as part of the Studiomaekers network." Studiomaekers, representing the Mayor of London and Outset Foundation – as a direct response to The Lab Foundation's Rochester Square Community Arts Space proposed scheme

"Since establishing Somerset House Studios in 2015, the model of which is highly informed by the Mayor of London's Artists' Workspace Study, Somerset House has found numerous findings in the report to be accurate. Many of our artists have come to us because of significant and unrealistic hikes to the rent of their existing space by private landlords. Artists lack secure spaces to work and without those, lose the networks, which support their continued work. The number of artists interested in our spaces also far outnumbers the amount of space available." Director, Somerset House Studios, Marie MacPartlin, November 2016 – as a direct response to the Lab Foundation scheme

"As a jewellery designer who works closely with some of the craftsmen and women in Hatton Garden I'm concerned by recent stories of extortionate increases in rent in the area. I know it is a London-wide trend which affects residential housing as well, but I'd been under the impression that it was recognised by Camden council that the area's unique character represents a community asset that's worth preserving. (I remember a few years ago there were funding initiatives to support the local jewellery trade.) This doesn't seem to be the case now.

My practice depends heavily on collaboration with a range of people that are extremely skilled in traditional crafts such as stone setting, engraving, polishing, plating, etc. While I've seen supply businesses move online when priced out of the area, a face-to-face interaction with my craftsmen is essential for ensuring quality and also for pushing boundaries when using traditional craft in modern design.

My stone setter, Peter Harris, has recently been informed that by the end of the year his rent will increase from £7,500 p/a to over £20,000 p/a. This means he can no longer afford to keep his workshop in St. Cross Street. Speaking to a few other people there, this sort of thing is ubiquitous and has seen a lot of people leave already.

My own situation being based in Hackney has been precarious and has seen me move studio 3 times in the last 2 years. Being priced out the areas our practice helps to regenerate is something that our creative community has had to make do with, but it has impacted negatively on our productivity.

While we try to make do, traditional local craft is struggling to the point of dying. Traditional craftspeople find it harder and harder to attract young people to enter the business, not least because of the financial pressures linked to rising rents. If existing business are being priced out as they are now, we are facing a dismal situation in the very immediate term.

We need to consider the impact this will have, first of all on our cultural heritage, then on the knock-on effect on businesses like mine, also on our design education sector (students without access to these essential craft services will not be able to learn about them) and last, but not least, the negative impact on the actual character of the areas that the estate agents deem such an asset." Jeweller, Noemi Klein, November 2016 – as a direct response to the Lab Foundation scheme

"The excessive conversion of commercial space... The rising cost of living and surging property prices have led to the loss of artist studios ... our city's creative workforce is being driven out, often to cheaper cities across Britain and Europe...". Mayor of London, Sadiq Khan, Spring 2016,

"There are few if any places on earth that can rival our city for its creative industries. Culture is in the DNA of the capital but we cannot be complacent. As property prices rise and new areas of the city grow, artists are finding themselves unable to put down roots here. I am committed to improving access to dedicated, affordable workspace so that the next generation of creatives are given the extra

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support they require to flourish. I want the artists of tomorrow to be able to fulfil their potential and follow in the footsteps of their role models so that London can continue to be the cultural capital of the world." Mayor of London, Sadiq Khan, October 2016

"Artists and creatives need affordable workspace in which to develop their ideas. As such, artists' studios are far more than just physical places of work. Instead, they are economic and social hubs, with their own supply chains and communities. Artists' studios are centres for creative exchange, education and mentoring. They also support new businesses, get local people involved and help develop a sense of community. Thus artists and creatives are the original social entrepreneurs." Co-founder of Outset Contemporary Art Fund and Studiomakers, Candida Gertler OBE, October 2016

"Across England, artists are feeling the pressure of rising rents and lack of affordable space, but this is particularly severe in London. We cannot risk destabilising the creativity of our capital city. I'm pleased we have been able to support the Mayor of London's plans, and look forward to the solutions this study will offer toward a more resilient future for the sector." London Director, Joyce Wilson, Arts Council England, October 2016

"Artists and creative people are like the advance party — they find the unusual places that no one sees much value in and they breathe life into them. We can't underestimate the value they bring to the capital's character, identity and success. The trick is to find a way to allow them to put down roots in the areas they have played such an important role in establishing - and not get displaced as prices rise." Deputy Mayor for Culture and Creative Industries, Justine Simons, October 2016

APPENDIX THREE

HARINGEY PEOPLE DECEMBER 2016-JANUARY 2017 (EXTRACT)

Top creative talents heading to Tottenham

Seven rent-free studios in the Tottenham Hale area are the prizes being given to 'outstanding' MA Fine Art graduates from London's most prestigious art colleges. Prize-winners will be provided with studios and a shared gallery room in Tottenham for a year in a three-year project organised by international philanthropic organisation Outset Contemporary Art Fund and famed jewellers Tiffany & Co.

"We are very excited about our future relationship with Tottenham and Haringey Council," said Outset's co-founder, Candida Gertler. "We really appreciated how helpful the council has been and its 'can do' attitude, enthusiasm for what we're about and open-mindedness. Tottenham Hale is a great, accessible location for the studios and we hope it's the start of a very fruitful relationship in the area."

From next September seven students from schools including the Royal Academy and The Royal College of Art will be working at the studios and exhibiting their artwork at the gallery. These will be replaced by seven more the following year and seven more after that as Outset responds to a study showing that up to 3,500 creative workspaces will be lost in London by 2019.

"We hope to nurture a new generation of artists graduating from London's top art schools at a formative time in their careers," said Candida. "And, in the process, help towards turning Tottenham into a creative hub. I have visited the area on a number of occasions and have been very impressed by the creativity which is already blossoming here. Also, of course, arts can be a great catalyst in society so we hope that what happens in the studios and gallery will act as a positive force within the wider Haringey community."

More information

Find out more about the 'Tiffany & Co. x Outset Studiomaekers Prize' and the Outset Contemporary Art Fund go to www.outset.org.uk



Candida Gertler OBE, Co-Founder of Outset Contemporary Art Fund speaking at the 'Tiffany & Co. x Outset Studiomaekers Prize' launch event
Photographer: Nick Harvey



Eddie Peake, Artist and Panelist of the 2017 Tiffany & Co. x Outset Studiomaekers Prize
Photographer: Nick Harvey



From left to right: Kirsten Dunne, Senior Culture Strategy Officer, Mayor of London, Barratt West, Vice President and Managing Director, Tiffany & Co. UK and Ireland, Candida Gertler OBE, Co-Founder and Chair, Outset Contemporary Art Fund
Photographer: Nick Harvey



Noble People opening event at Arebyte II, a Studiomaekers site
Photographer: Yves Blais