

Briefing Pack: Creative Workspace Unit for Yelverton Road SW11 3QG



A Creative Workspace for 2-18 Yelverton Road, SW11 3QG

Vision Develop Ltd and Wandsworth Borough Council are excited to invite cultural and community organisations to apply for a new home at 2-18 Yelverton Road, SW11 3QG (planning application number 2019/2295).

Yelverton Road is part of the wider Lombard Road York Road Focal Point Area (LRYRFPA), located between Clapham Junction station (London's busiest entry point) and the River Thames, within the St Mary's ward. The area is currently undergoing significant development, with a large number of mixed-use developments under construction in what was previous none-residential land. Within the redevelopments, a strong cultural and creative quarter is arising. The emergence of this creative quarter is supported through the [LRYRFPA Cultural Planning Guidance Note](#).

LRYRFPA adjoins the Winstanley and York Road Estates that are currently being redeveloped by the council. It is also situated between Nine Elms which is approximately 1.5 miles east of the focal point and Wandsworth Town Centre is 1 mile west of the area.

In recognition of the value that arts and culture play in connecting local communities and delivering the successful transformation of the area, the Yelverton Road site includes a secured Creative Workspace of 234 square metres at ground level. The unit will be offered for an initial lease period of 10 years and will be charged at peppercorn rent of no more than £1 per annum (the chosen operator will be required to pay national non-domestic rates, business rates, utilities, and all other outgoings; there is no service charge payment attached to this unit).

The owners will pay to fit out the Creative Workspace or to pay the costs incurred by the chosen operator in the BREEAM final fit-out of the Creative Workspace and shall include providing sufficient electrical fittings, sufficient lighting and sufficient heating all to a standard commensurate with its use for arts and culture. No service charges are due on this space. The Creative Workspace is expected to become be available for the Tenant to commence fit-out in summer 2023.

This briefing pack lays out the opportunity, eligibility, and application process for occupation of the unit by a cultural or community organisation. The criteria are quite broad as we are looking forward to considering a wide range of potential uses of the space. Guidance will be provided to applicants throughout the application process. While the space is referred to as a “Creative Workspace” (in accordance with the initial planning application), the opportunity is open to any cultural or community organisation who will use the space to develop creative outputs for the benefit of local people, that align with the borough’s [Arts and Culture Strategy 2021-31](#) – these outputs can either be delivered in the unit or in other venues across the borough.

Vision Develop Ltd

Vision Develop Ltd develop substantial, residentially-led schemes in and around London, see [VISION \(visiondevelop.co\)](#)

Lombard Road/York Road Riverside Focal Point Area

As noted earlier in this document LRYRFPA is located between Clapham Junction station (London’s busiest entry point) and the river Thames. The area is currently undergoing significant development, with a large number of mixed-use developments under construction in what was previous none-residential land. Within the redevelopments, a strong cultural and creative quarter is arising, particularly around dance. We are however keen that there is a broad cultural offer that caters for the diverse needs within the area. For more information on the area and its demographics please see: [www.datawand.info](#) (in particular the data referring to St Mary’s ward and the adjoining Falconbrook ward). Royal Academy of Dance have recently relocated into the LRYRFPA from their previous home in the borough into their new global headquarters, incorporating enhanced education and training facilities; a new performance space – a 193 seat studio theatre; and the new Wolfson Library and archive to house and display their collection of books, programmes, letters, photographs, relics and costumes. London Children’s Ballet, bbo dance, Tavaziva Dance and Move Dance Feel all have spaces in the focal point area. Within the wider

cultural and community sector Sound Minds, Katherine Low Settlement, Caius House and Price Recording Studios are also based in the focal point area. The emergence of this creative quarter is supported through the [LRYRFPA Cultural Planning Guidance Note](#).

A grouping of nationally and internationally significant cultural institutions are located within easy reach of the Focal Point area, these include Battersea Arts Centre, the Royal College of Art, Theatre 503 and Clapham Grand, while adjoining the focal point area are ArtLucuna, Providence House and Backyard Cinema.

The broader cultural and creative sector consists of a range of subsectors and professions – from artists and architects to music and digital media. The sector also includes a wide range of types of business and practice; some highly commercial and others with a social or charitable ethos. This cultural provision and its employment, education, and economic dimensions, give the area a strategic significance which opens an opportunity to build a diverse cluster of cultural and creative activity in and around the focal point area. This new space will be part of this emerging creative ecology.

The LRYRFPA is a place where both the commercial and non-commercial aspects of the cultural and creative economy co-exist. It is a priority for Wandsworth Council that this will continue to be the case in future years. Across London and in Wandsworth affordable creative workspace, including artist and maker space, is under great pressure and many studio buildings and creative production spaces are being lost to the sector. Replacement office space in new development, while catering for high value commercial creative businesses, often does not provide the affordability needed to sustain the diversity of the cultural ecology which has previously thrived in the area.

Wandsworth Council would therefore like to encourage the provision of affordable creative workspaces in and around the Focal Point area, including long-term workspace for visual artists, makers, performers and other arts and cultural/creative practitioners. Our cultural vision for the Focal Point is that the area should be an inspiring place to live, with high levels of engagement and participation in cultural activity. Residents should be empowered to make use of their creative talents for both enjoyment and employment, so that if they chose, they could directly

benefit from the growth in the creative economy in the area. The area should also be welcoming to creative and cultural business and support the growth of new enterprise. Our vision is inclusive: creative individuals, organisations and businesses are encouraged to join in growing the local cultural ecology and to ensure accessibility for all.

Recognising the importance of cultural exchange and ambitious partnerships, we look forward to working with the Creative Workspace Tenant appointed to this opportunity at Yelverton Road in the years to come. This briefing pack outlines what this unit could offer to a Creative Workspace Tenant, and asks the prospective Creative Workspace Tenant to think about and articulate in their Expression of Interest what they might be able to offer to the local area.

The Creative Workspace Unit

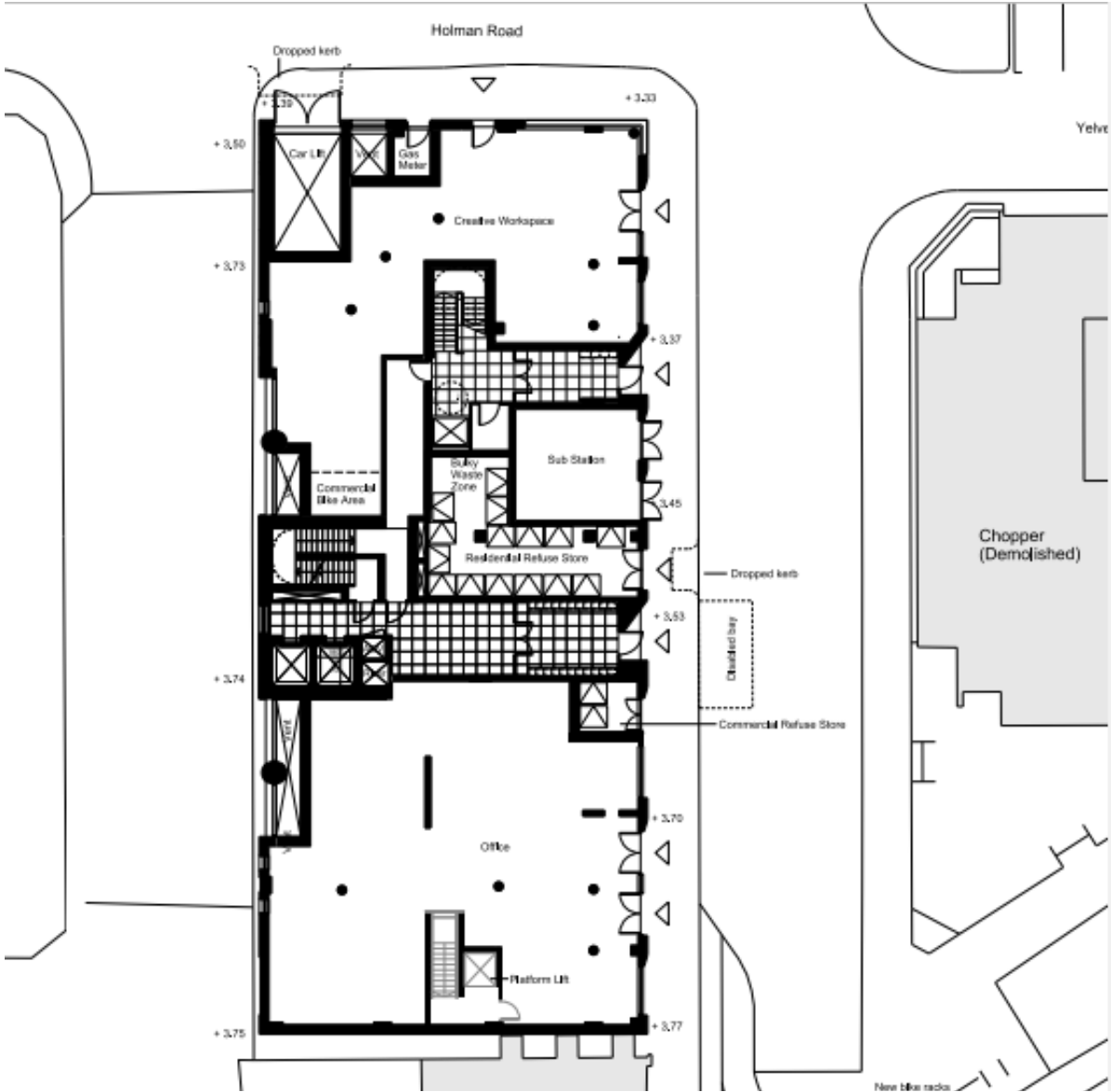
Development scheme:

This Creative Workspace is located within a larger mixed-use building. The residential accommodation being built on this plot comprises 36 private units and 38 affordable units, as well as a communal garden on the 3rd floor. There will also be 367 square metres of commercial office floor space (Class B1a) situated on the ground floor alongside the Creative Workspace Unit and 6 car parking spaces and cycle parking spaces on the basement level.

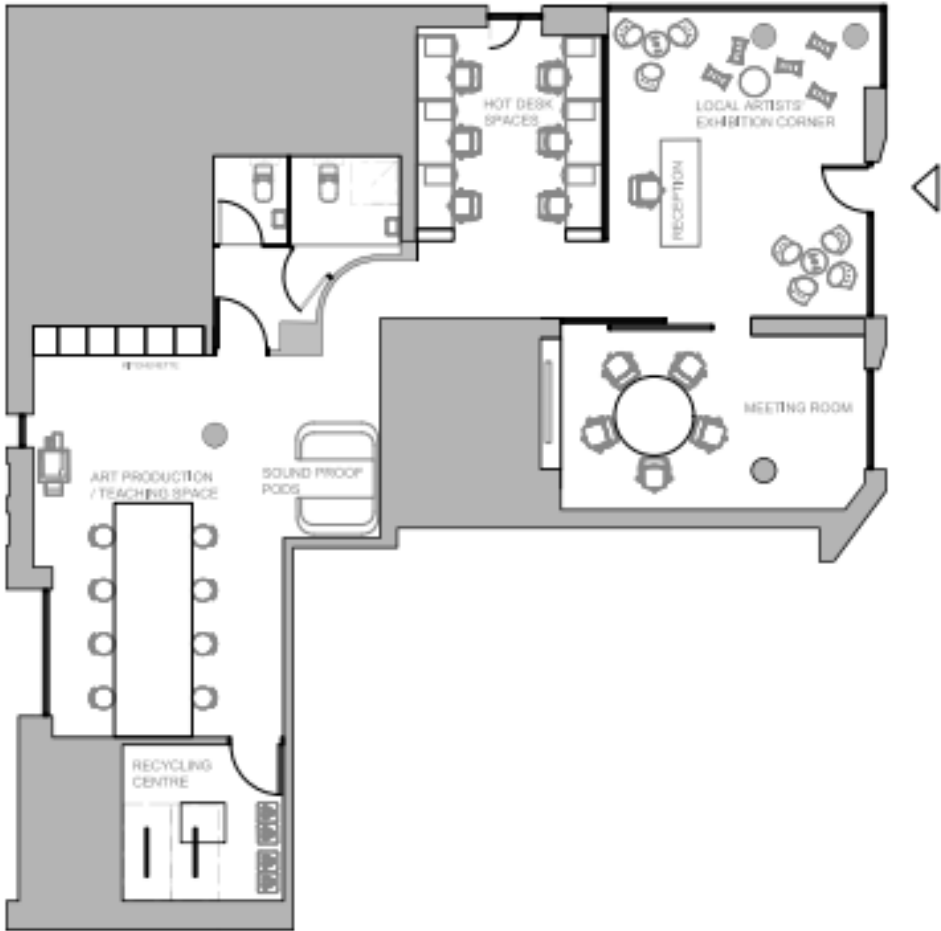
Size and location:

The Creative Workspace Unit will be located on the ground floor and will comprise the following:

- 234 square metres (gross external area) flexible Class E/Sui Generis
- A shell and core unit (a basic unit that requires internal fit-out before occupancy)
- The developer will pay to fit out the Creative Workspace or to pay the costs incurred by the chosen operator in the BREEAM final fit-out of the Creative Workspace and shall include providing sufficient electrical fittings, sufficient lighting and sufficient heating all to a standard commensurate with its use for arts and culture.



Potential mock of how the space could be used:



Lease:

The initial lease will be for a period of not less than ten years. The rent charged for the first ten years shall be no more than £1 per annum. As part of the condition of the lease the Creative Workspace Unit must enter into a Social Value Agreement with Wandsworth Borough Council.

The chosen occupier will be obliged to keep the unit in good repair and condition and will be obliged to pay a reasonable and fair proportion of the cost of repairing, maintaining and insuring the creative workspace. However no separate service charge will be levied on the occupier.

After the initial 10 year period, rent charged by the Owner to the chosen occupier shall be no more than 80% of the Open Market Rent for the size, type of use of the Creative Workspace. An upward only open market rent review will be carried out every 5 years.

Planning use:

This opportunity is open to any cultural or community organisation who will use the space to develop creative outputs for the benefit of local people, that align with the borough's [Arts and Culture Strategy 2021-31](#) and that complies with the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 for Class E or Sui Generis ([guide-to-the-use-classes-order-in-england.pdf](#)).

Vehicular access:

There is no dedicated parking or goods delivery for the unit.

Nuisance and neighbours:

As an incoming organisation, it will be the successful applicant's responsibility to mitigate for any potential disruption (eg. excessive noise) to residents.

Project completion:

It is anticipated that site will be complete and the Creative Workspace Unit will be available for the tenant to move in at the end of 2023. To ensure that the fit-out appropriate to the tenant's needs is delivered, the tenant needs to have been appointed by early spring 2023 to feed into the specification for the space. The Creative Workspace must be made ready for occupation prior to the First Occupation of the Residential Units which is anticipated to be in at the end of 2023.

Application criteria

While the space is referred to as a "Creative Workspace" (in accordance with the initial planning application), the opportunity is open to any cultural or community organisation who will use the space to develop creative outputs for the benefit of local people, that align with the borough's [Arts and Culture Strategy 2021-31](#) – these outputs can either be delivered in the unit or in other venues/outdoor spaces across the borough.

The initial selection process will be via an Expression of Interest (EOI) for the Creative Workspace tenancy and the EOI will give the opportunity to address how applicants align with the borough's [Arts and Culture Strategy 2021-31](#). This form will keep the criteria broad as we are keen to explore a wide range of options for the space and to then focus in on those that have the potential to provide the greatest social value to the community. More detailed guidance will be given to those invited to submit a detailed application.

At the end of the process the successful applicant will be required to enter into a Social Value Agreement which outlines what they will be providing to Wandsworth residents and the community in lieu of paying rent for their space. The Social Value Agreement is expected to support the delivery of the borough's [Arts and Culture Strategy 2021-31](#). More detail on the Social Value Agreement will be provided to organisations that are longlisted.

Selection Process

The assessing panel will comprise of representatives from Wandsworth Borough Council and Vision Develop Ltd.

The Selection Process for the Creative Workspace Tenant will take place over the course of 4 months with a number of key milestones. Below is a summary of each step and what the applicant will need to submit:

Step 1 (4 August)

Call out for Expressions of Interest for the Creative Workspace tenancy at Yelverton Road.

Step 2 (19 September – 28 September)

Prospective applicants interested in applying to be the Creative Workspace Tenant will need to request and complete an Expression of Interest for the space. The EOI will cover topics like what the organisation wants to do with the site, their history, vision of cultural occupation, previous community engagement, financial viability etc. Deadline for requesting of EOIs 19 September (mid-day). Completed EOIs must be returned by 28 September (10am)

Step 3 (w/c 10 October)

Applications longlisted from the EOI will be done through a panel discussion and elimination process.

Step 4 (17 October – 14 November)

A detailed application form will be issued to the final longlisted organisations in October for submission in November. The applicants will have to develop/submit a full proposal outlining: a business plan, 5-year programme plan (including community engagement, communication and audience development), a proposal for what would be included in their social value agreement (guidance as to what would be contained in an SVA will be provided at longlisting stage), a change management statement, a statement indicating plans for fundraising to cover all costs associated with relocating to the new Creative Workspace Unit.

Step 5 (w/c 21 November shortlisting / Interviews w/c 5 December)

The panel will shortlist organisations for interview from the longlist. The final Creative Workspace tenant will be selected through a round of interviews. The interview panel will comprise of representatives from Wandsworth Council and Vision Develop Ltd.

Step 6 (January 2023)

Finalise the Social Value Agreement commitments and lease requirements. Both legal agreements should be signed by the relevant parties to enable fit out of the space to commence in summer 2023, so that the Creative Workspace Tenant can move in by end of 2023 and not delay the First Occupation of the residential units.

Next Steps

If you are interested in this opportunity, please **request an EOI form** from arts@wandsworth.gov.uk, with the subject line of all emails are labelled as **“Creative Workspace Tenancy”**. EOI’s must be requested by **mid-day on 19th September**. Completed EOI’s should be returned by **10am on 28th September** to the above email address and subject line.

If you have any queries regarding this opportunity, please contact **Anna Vickery** on arts@wandsworth.gov.uk, with the subject line of all emails labelled as **“Creative Workspace Tenancy”**.