



# London Borough of Lewisham Local Development Framework

## Site Allocations

Development Plan Document (DPD)

Proposed Submission Stage Representation Form

Ref:

For official use only

**Please return your completed form to the London Borough of Lewisham by 5pm  
Monday 23 April 2012**

- By post to  
Planning Service  
London Borough of Lewisham  
5<sup>th</sup> Floor, Laurence House  
1 Catford Road  
London SE6 4RU

or

- By e-mail to [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk)

**You may also make your representation online without the need to use this form.**

- Online at <http://lewisham-consult.objective.co.uk/portal>

For further information, or to request extra representation forms please phone  
020 8314 7400 or e-mail [planning.policy@lewisham.gov.uk](mailto:planning.policy@lewisham.gov.uk) .

This form has two parts

Part A – Personal Details

Part B – Your representation(s).

Please fill in a separate sheet (Part B) for each representation you wish to make.

## Part A

### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title MR

First Name IAN

Last Name DUBBER

Job Title  
(where relevant) \_\_\_\_\_

Organisation  
(where relevant) WORKSPACE GROUP  
PLC

Address Line 1 \_\_\_\_\_

Line 2 \_\_\_\_\_

Line 3 \_\_\_\_\_

Line 4 \_\_\_\_\_

Post Code \_\_\_\_\_

Telephone  
Number \_\_\_\_\_

E-mail Address  
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## Part B – Please use a separate sheet for each representation

Name or Organisation :

3. To which part of the Site Allocations DPD does this representation relate?

Paragraph \_\_\_\_\_

Policy \_\_\_\_\_

Proposals Map 2.13

4. Do you consider the Site Allocations DPD is:

4.(1) Legally compliant Yes  No

4.(2) Sound\* Yes  No

*\*The considerations in relation to the DPD being 'Sound' are explained in the notes which accompany this form*

*If you have entered **No** to 4.(2), please continue to Q5.  
In all other circumstances, please go to Q6.*

5. Do you consider the Site Allocations DPD is **unsound** because it is not:

(1) Justified

(2) Effective

(3) Consistent with national policy

6. Please give details of why you consider the DPD is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the DPD, please also use this box to set out your comments. *(Continue on a separate sheet /expand box if necessary)*

PLEASE SEE ATTACHED DOCUMENT

7. Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified at point 5 above where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.  
(Continue on a separate sheet /expand box if necessary)

PLEASE SEE ATTACHED DOCUMENT

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at this stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

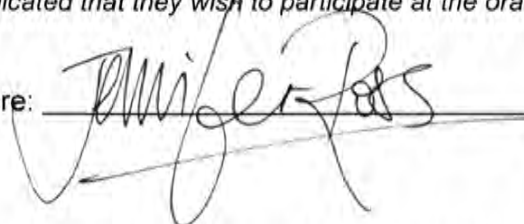
- No, I do not wish to participate at the oral examination  
 Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

THE ISSUES RAISED BY THE INCLUSION OF THE FAIRCHAM ESTATE AS PART OF AN LEL ARE COMPLEX AND GIVE RISE TO ISSUES OF VIABILITY, BUILDING CONDITION & DELIVERABILITY. THE AP WORKSPACE WANTS TO ENSURE THE ISSUES ARE COMPREHENSIVELY UNDERSTOOD

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

23/04/12

LONDON BOROUGH OF LEWISHAM  
LEWISHAM SITE ALLOCATIONS DPD  
- PROPOSED SUBMISSION VERSIONS  
WRITTEN REPRESENTATIONS  
OF WORKSPACE GROUP PLC

Faircharm  
Creative  
Quarter.

**April 2012**



# 1 Introduction

1.1 These representations are submitted on behalf of Workspace Group PLC, a specialist property-based business and the largest company in Greater London devoted to the provision of office, studio and light industrial workspace for small and medium sized enterprises (SMEs).

1.2 The Group currently runs more than 100 estates, comprising over 550,000 square metres of employment space, providing accommodation for more than 4,000 small businesses and 35,000 employees.

1.3 The Faircharm Trading Estate, which is included as part of Creekside Local Employment Location, 1-7 & 2-14 Creekside, SE8 (Site Allocation DPD ref. SA13) is one of the estates owned and operated by Workspace PLC. Purchased in 1998, the Estate occupies an area of some 0.97ha and supports three interconnected factory buildings that were originally constructed for the manufacture of carburettors in the 1950s.

1.4 The existing buildings have been sub-divided by Workspace into a range of spaces for occupation by small and medium businesses. According to Workspace Group PLC's business survey (2012) the space accommodates 68 businesses and approximately 139 full time equivalent jobs. These businesses are engaged in a range of activities including a creative cluster (including artist co-operatives firms specialising in music and film production, interior design, printing and publishing, advertising, dance and theatre), other businesses (including packaging, storage, IT and transport firms) and charitable organisations (including London Youth Support).

1.5 Much of the existing space is poor quality and whilst it supports a core of dynamic and creative businesses and working units, much of the space is either vacant or used for low-grade, low-employment activities such as storage. The Estate is also characterised by limited accessibility, low levels of activity in the evenings and weekends, a poor frontage and relationship with the surrounding area, particularly Deptford Creek itself.

1.6 The Lewisham Employment Study (2008) identifies Creekside as an area, which has the potential to 'underpin local job creation'. It is noted, however that this potential would be dependent on new investment involving refurbishment and/ or redevelopment. The Faircharm Estate is identified as a successful 'business and trading estate' and its protection for employment uses is recommended.

1.7 Based on the findings of this study the Estate was included within a Local Employment Location in the Core Strategy. Within such areas the presumption is upon protection of sites for employment uses only and in the case of Deptford Creekside the, '*designation should be retained to provide for the concentration of creative industries present in the area.*' This designation is now being carried forward into this site allocations DPD.

1.8 Workspace confirm that they are committed to Deptford Creekside as an employment location, to enhancing the employment role of the Faircharm Estate and to helping to realise the aspirations for the area as the focus for the creative industries sector.

1.9 Workspace Group PLC has, however consistently argued through the adoption stages of the Council's Core Strategy and now through this Site Allocation DPD that the designation of the site as a Local Employment Location and hence its protection for solely employment use does not provide a sustainable and a robust basis upon which to realise the Council's objectives for the site in terms of maintaining and encouraging the creative industries to flourish within Creekside.

1.10 In this regard Workspace Group PLC wish to object to the inclusion of the Faircharm Trading Estate in the Creekside Local Employment Location and based on detailed work undertaken as part of the preparation of these representations and we are of the view that the designation would not pass the 'Soundness' test as set out in the now superseded Planning Policy Statement 12 in that:

- The allocation is not 'justified'. Based on the Council's objectives for the Creekside area it will be demonstrated that the inclusion of the Faircharm Trading Estate as a Local Employment Location (LEL) does not provide the 'most appropriate strategy' for the site when considered against 'reasonable alternatives'.

■ The allocation is not 'effective' in that Workspace PLC, the owners of the Faircharm Trading Estate are not signed up to the Council's proposed strategy. In addition and as will be demonstrated the ongoing retention of the Faircharm Estate for employment use only will undermine the ability of the site to sustain itself as an employment location and a focus for creative industries in the medium to longer terms. Thus the Council's objectives for the Estate are not deliverable.

■ The Council's Core Strategy and this Site Allocations DPD were prepared in advance of the National Planning Policy Framework, published on 27th March 2012 and hence are not consistent with the guidance advanced therein.

The NPPF provides guidance for local planning authorities and decision takers both in terms of how plans should be drawn up and as a material consideration in determining applications.

At the heart of the NPPF is a '*presumption in favour of sustainable development*' and this is seen as the 'golden thread' running through both plan-making and decision-taking.

Local plan policy-making is encouraged to follow the presumption in favour of sustainable development so that '*it is clear that development which is sustainable can be approved without delay*'.

The NPPF sets out the Government's commitment to securing economic growth in order to create jobs and prosperity. In this regard it requires the planning system to do everything it can do to support sustainable economic growth:

*'Planning should operate to encourage and not act as an impediment to sustainable growth....significant weight should be placed on the need to support economic growth through the planning system'*.

Local Authorities are asked to plan proactively to meet the development needs of business and to support, '*an economy fit for the 21st century*'.

In this regard the NPPF states that, '*planning policies should recognise and seek to address potential barriers to investment.*' In drawing up plans local planning authorities are encouraged to support existing business sectors and to identify and plan for new emerging sectors likely to locate in a particular area and to plan positively for the location, promotion and expansion of clusters or networks of '*knowledge driven, creative or high technology industries.*'

Policies are required to be flexible enough '*to accommodate needs not anticipated in the plan and to allow rapid responses to changes in economic circumstances*'.

They should also be based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area and should take full account of relevant market and economic signals.

It is, however recognised that in setting policy aspirations they must be capable of delivery and should not place potential barriers to investment.

Based on detailed research undertaken by Workspace in relation to the options for the future of the estate it is confirmed that the current inclusion of the site within a Local Employment Location will not secure long term sustainable economic growth as envisaged by the NPPF nor will it allow sufficient flexibility to allow the site to adapt and respond to the needs and demands of the creative sector operating in Deptford. The LEL designation is not therefore deliverable and places an unnecessary constraint on the landowner's ability to invest and deliver social, economic and environmental benefits.

1.11 Given the above Workspace, whilst supporting the Council's overarching objectives for Site Ref SA13 as a hub for creative industries wish to object to the inclusion of and the allocation of the Estate as a Local Employment Location (LEL).



1.12 Workspace's preference would be for the site either to be excluded from the SA13 designation or alternatively for the designation to recognise that in order to sustain existing and encourage new employment use that it would be appropriate to allow for the introduction of a wider mix of uses, including housing as a means to secure the financial viability of the site as a sustainable employment location.

1.13 In support of these representations Workspace has pursued two elements of work:

- Workstream A, which has focussed on an appraisal of the potential options for the future of the Estate. In the context of prevailing planning policy and Workspace's role and function the options appraisal was underpinned by a number of key objectives that focussed on securing the delivery of a sustainable mix and quantum of commercial space that would be suitable for a range of SMEs.

A total of eight alternative options ranging from 'do-nothing' through to comprehensive redevelopment for different amounts of development and alternative mix of uses were considered as part of this options appraisal exercise. Each option was subject to a financial appraisal, which as part of pre-planning application discussion with the Council has been reviewed by the Council's appointed advisor Lambert Smith Hampton (LSH).

- Workstream B, which based on research in relation to the performance of the creative sector has explored the actions that will need to be pursued to enable Deptford/Creekside to capitalise on its achievements to date and develop into a mature creative cluster.

1.14 We consider the findings of both these elements of work in the following.

## 2 Workstream 1: The options for regeneration

2.1 As already stated the site is occupied by three former industrial buildings (buildings A, B and C) that were built in the 1950s. In total the existing buildings provide some 9,300sqm net of low quality commercial space.

2.2 The existing buildings comprise steel or concrete frame structures with wire cut bricks forming the elevations. Roofs comprise a mix of flat and gabled sheet roof top structures. In the north-west, some of the elevations are painted white, whilst there are painted ground floor elevations fronting Creekside. The structures are well lit by numerous metal casement windows with concrete lintels.

2.3 There is some homogeneity in the brick and the openings used, with blue doors and white window frames. Buildings are asymmetrical in plan and have numerous functional external fittings. The structures reflect the post-war need to construct replacement commercial structures quickly and cheaply, with no unnecessary architectural details.

2.4 In terms of building condition the structures are in good order, but many of the building elements are coming to the end of their economic life. In relation to the performance of the existing buildings, however their current configuration does not lend themselves to the requirements of the needs of the majority of contemporary commercial tenants.

2.5 Work undertaken by GL Hearn on behalf of Workspace has confirmed that the buildings score very poorly when rated against the best in class standards for commercial property and they fail to meet the requirements of its current and future occupiers (appendix 1 attached contains GL Hearn's full assessment).

2.6 Workspace's intention is to secure the site as a sustainable location for employment use in the long term. At the present time a combination of low rents, low occupancy and high, ongoing maintenance costs has meant that Workspace has been unable to invest in the site and improve the quality of the buildings and employment space. In the longer term and given the current and declining condition of the buildings Workspace expects the situation to worsen and the gap between the cost of sustaining the Estate and the levels of return to widen.

2.7 Unfortunately alternative sources of public subsidy or funding to help retain the Estate in its current form are unlikely to be forthcoming and hence Workspace recognise that there is a need to intervene in order to arrest the decline of the site and create the conditions whereby the site can be sustained as a viable ongoing business location.

2.8 Given the planning position and the stance of LB Lewisham officers who would prefer to see the buildings retained, the starting point for any consideration of the future of the Estate was to consider whether the existing buildings could be refurbished and reconfigured in order to improve their performance for solely employment use.

2.9 Karakusevic Carson Architects, on behalf of Workspace were commissioned to produce a scheme for the existing buildings to demonstrate how the internal layout of the existing buildings could be adapted to achieve a better quality of space (option 1). Such adaptation involves the insertion of a light well into each of the buildings to enable every unit to receive natural light and the reconfiguration of the circulation space to achieve a higher quantity of smaller workspace sizes.

2.10 Such a refurbishment option would address some of the failings of the existing buildings. It would, however result in the loss of gross internal area of over 15% (7,537sqm NIA) (see appendix 1).

2.11 Lambert Smith Hampton on behalf of LB Lewisham has considered the viability of this option. In a letter dated 10th February 2011 to Gemma Barnes, the LBL case officer assigned to Workspace LSH confirmed the following:

*'The proposed standard refurbishment cost equates to circa £13m, when professional fees and other costs are added, the all in refurbishment costs equate to circa £16m. Therefore it is not economically viable to refurbish and retain current rents.*

*In order for the current building to become viable it would require rents of £27 psqft (based on current yield and gross to net ratios and non-recovery costs). This is an increase of 500% and would require rents to be double those of new space, which seems unsustainable... If the refurbishment costs were reduced to circa £20 per sq ft it would require rent of circa £12 per sq ft to make the works viable. However,*

*LSH do not consider £20 per sqft will be a significant enough sum to refurbish the current buildings to a satisfactory standard to achieve this rental income'.*

2.12 Given these conclusions it was necessary to look at more significant interventions on the Estate in order to try and secure the delivery of a viable development proposition. As part of this options appraisal Workspace has looked at a total of seven redevelopment options, which considered a mix of retention/ refurbishment of existing buildings and the introduction of new build elements and alternative mixes of commercial and residential floorspace.

2.13 As part of a pre planning application discussion LSH were asked by LBL officers to consider each of these options. In reviewing the various alternative options LSH considered two of the options in detail:

- Option 4, which involved the retention and refurbishment of buildings A and C and the introduction of two new buildings comprising new build on the ground floor and residential development above.
- Option 8, which assumed the removal of all of the current buildings and their replacement with a mix of residential, commercial and live/work units.

2.14 LSH concluded that based on a 35% affordable housing provision that neither of the above options would be viable. Given these conclusions LSH undertook a sensitivity analysis to ascertain under what circumstances Option 4 and Option 8 could be made viable. The conclusions from this exercise may be summarised as follows:

- A blend of old and new development, as described in option 4 could be viable on this site. Based on the likely achievable rents, however it was considered unlikely that the proposal could support any affordable housing in the current market.
- If option 8 saw a reduction from 35% to 20% affordable housing and retained the provision of live-work units the scheme could be viable.
- If option 8 converted the proposed live-work to residential development it could achieve an affordable housing level of circa 20%.

2.15 Based on the above and working with the Council's own consultants Workspace have demonstrated that 'do-nothing' is no longer a sustainable position for the Faircharm Estate.

2.16 The options appraisal has demonstrated that if the site is to sustain itself as a viable employment location then there is a need to introduce an element of residential to help cross-subsidise either the retention/ refurbishment of the existing employment floorspace and to fund the construction of new employment floorspace as part of a comprehensive redevelopment option.

2.17 The pursuit of such a mixed use regeneration option also has the potential to bring forward a better quality of contemporary employment space. In addition it provides an opportunity to generate funding to enable a proportion of any new/ refurbished space to be retained as affordable workspace.

2.18 In addition and given the unique nature of Workspace, the regeneration of the Faircharm will also provide an opportunity to provide alternative accommodation to those existing businesses either on site as part of any future redevelopment or on one of Workspace's other sites in London and the southeast. In deed this process has already started. A number of businesses have already found alternative accommodation and a number of other businesses are actively working with Workspace to find alternative space.

### 3 Workstream 2: Understanding the potential of Lower Creekside as a location for Creative Industries.

3.1 A key objective of both the Core Strategy and now the Site Designations DPD is to secure Lower Creekside as a location for Creative Industries. In order to facilitate these policy objectives and to help inform any future regeneration strategy Workspace commissioned Quod to:

- A. Provide an overview of the current employment situation in Deptford/ Creekside;
- B. Provide advise in terms of the ingredients/ actions required in order to help the area develop into a mature creative cluster; and
- C. Suggest how a comprehensive mixed used regeneration option might contribute to the development of the area as a creative employment location.

3.2 The research produced as part of this exercise is contained under appendix 2 and may be summarised as follows:

- Lewisham, and the area around Deptford in particular, is a place of socio-economic contrasts. Here acute deprivation combines with a relatively young and highly skilled population. However, the vast majority of these skilled residents work outside of Lewisham, which has the lowest job density per resident of all London boroughs.
- Deptford/Creekside is an area of significant regeneration potential. Home to an emerging creative business cluster around significant higher education institutions, such as Goldsmiths College and Trinity Laban School, the area has easy access to local centres at Lewisham and Greenwich, and excellent transport links to City locations, London Bridge, Canary Wharf and beyond.

- Under the standard Department for Culture, Media and Sport (DCMS) definition of “creative industries”, Deptford has a small proportion of London’s creative employment. Most of the creative businesses within the area are located more towards Greenwich town centre. However other sources, including a GLA report based on field-work, suggest that there are up to 9,000 people in Deptford/Creekside working in the creative sector. Many of these creative people either work for micro businesses or are self employed, and have therefore passed under the radar of official published statistics
- Deptford/Creekside has been successful in developing the first phase of a creative cluster: it has become home to a large number of artists, creative individuals and small businesses who have generated a unique dynamism in the local area. However, Deptford/Creekside is much less strong in office-based creative sectors such as advertising, architecture, software and media. These are the creative sectors that have significant potential for growth in London and that enable a creative cluster to generate most employment and economic productivity.
- If Deptford/Creekside is to capitalise on its achievements to date and develop into a mature creative cluster, it will need to attract these high-growth, high-employment creative firms that like to locate in dynamic areas like this.
- However, Lewisham’s commercial property market faces significant challenges if it is to meet the demand for these employment sectors. There is a low level of office stock provision, which is characterised by a low-level of take up and perennially high vacancy rates, due to a mismatch between the available stock and the type of stock that is currently in demand. Lewisham Council’s Economic Development Business Plan recognises this lack of adequate workspace supply as one of the largest constraints to business growth and development in the borough.
- Workspace, and a redeveloped Faircharm as envisaged by the option study, could really help with this, providing the flexible workspace for the new businesses that will grow in Deptford/Creekside. Regeneration as envisaged by the options study would bring renewal of a run-down working environment, residential and public realm benefits opening up access to Deptford Creek and help to retain skilled local residents who currently leave the area to work.
- The introduction of flexible, start-up accommodation could help to act as the missing link for Deptford’s emerging creative workforce. It would provide affordable, flexible and high-quality incubator space suitable for the next generation of creative entrepreneurs and small and medium enterprises, and bring a productive, high-tech and diverse range of creative employment to Deptford.

## 4 Summary and conclusions

4.1 In the period since the submission of representation in relation to the Core Strategy Workspace has undertaken extensive work in order to help understand the reality in relation to the retention of the site as an LEL.

4.2 This work has demonstrated that 'doing-nothing' at Faircharm is no longer a realistic option. Workspace confirm that it is no longer in a position to sustain the site and if the status quo is to be retained then the obvious choice would be to reduce the financial burden presented by the site, which would mean closure and the decommissioning of buildings. In the context of current Government Policy which is seeking to do everything it can to stimulate the growth and encourage development that will generate growth and jobs the pursuit of a 'do-nothing' scenario clearly is not something that represents the optimum scenario for the site's future.

4.3 In addition the feasibility work undertaken by Workspace also demonstrates that the retention of the site in wholly employment use will not secure the site's future as an employment location. Work undertaken by Workspace has demonstrated that it is not economically viable to refurbish the buildings for employment purposes.

4.4 The options appraisal demonstrates that to maintain significant viable employment generating floorspace on the site and deliver tangible economic benefits then a mixed use solution is the only viable solution. Thus if the Council's employment objectives for the site are to be delivered then a wider range of uses need to be supported on the site.

## 5 Suggested amendments to the Lewisham Site Allocations DPD

5.1 In view of the above and the attached Workspace request that in order to secure the delivery of the Council's objectives and in accordance with the soundness tests that either:

- A. The Faircharm Trading Estate be removed from the site designation SA13, Creekside LEL, 1-7 & 2-14 Creekside and map 2.13 is modified accordingly, OR
- B. The site is retained as LEL, but the scope of uses to be permitted in the LEL is broadened to include for an element of mixed use, including housing. In recognition of the extensive work that has now been undertaken by Workspace in relation to the future potential of the Estate to sustain existing and support new employment uses that the scope of the site designation description contained on pages 28 and 29 should be broadened to acknowledge that, whilst the primary objective will be to sustain the area as a focus for employment generating uses and focus for creative industry a broader mix of uses, including an element of residential may be appropriate as part of any future regeneration proposals associated with the Faircharm Estate. OR
- C. The Faircharm Estate and/ or the whole of SA13 is re-designated as a Mixed Use Employment Location- Providing employment uses including creative industries, office, workshops, with housing.

5.2 In relation to B and C above and based on the options appraisal work undertaken Workspace would confirm that as part of a comprehensive redevelopment option that the potential exists to deliver some 6,000sqm (GIA) of new mixed commercial space and up to 211 mixed tenure residential units.



# APPENDICES

Appendix 1

**Refurbishment Feasibility Study**

Appendix 2

**Regeneration Statement**





# APPENDIX 1

**Refurbishment Feasibility Study**



**Faircharm Refurbishment  
Feasibility Study**

**On behalf of Workspace Group**

Prepared by

**GL Hearn**

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Ref: MS/154584/J026187  
22 November 2011

**Quality Assurance**

The signatories below verify that this document has been prepared in accordance with our quality assurance requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originator and approved by a Business or Associate Director.

<b>Date</b>	<b>Originator</b>	<b>Approved</b>
22/11/2011	Matthew Still Building Consultancy Director	Paul Smith Building Consultancy Director



.....

.....

**Limitations**

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## Preface

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**Supervising Director:** Paul Smith

**Documents prepared by:** Matthew Still

**Job Reference:** 154584 J026187

**Job Address:** Faircharm Trading Estate  
8-12 Creekside  
Deptford  
London  
SE8 3DX

**Reviewed by:** Paul Smith

**Date:** 22.11.11

## Executive Summary

We have undertaken a survey of the existing buildings to assess their capability to meet the needs of commercial tenants likely to be attracted to the Faircharm Trading Estate.

- We have established that the existing buildings fail to meet the requirements of most tenants because their previous use for industrial purposes and age, results in buildings that are poorly configured, and provide poor levels of thermal comfort.
- We have scored each of the Building's against the relevant factors that determine whether a building performs satisfactorily, which illustrate the existing poor performance.
- KC Architects have prepared a design for a total refurbishment and reconfiguration of the existing buildings that addresses many of the failures of the existing buildings fabric and configuration.
- However, even after refurbishment there are significant constraints upon the space, particularly when compared to a purpose built new build construction. This is illustrated within the assessment we have undertaken of the buildings that indicate the buildings will be less than optimal in areas including net to gross ratio and disabled access.
- The improvement in the Building that is achieved through the reconfiguration and refurbishment comes at a considerable cost.
- The improved configuration results in a significant reduction in gross internal floor area of over 15%.
- The budgeted costs of the refurbishment is £12,650,000 at a rate of £1,259.00/sq m. This figure is approximately 80% of the cost of a new build option.

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## 1. Introduction

- 1.1 The report identifies the existing condition of the buildings, and outlines the works that will be required to upgrade the structures to meet current Building Regulation requirements, as well as increasing usability of the buildings so that they are economically viable. Furness Partnership have carried out detailed structural investigations into the existing condition of the buildings as well as a feasibility study into the works that will be required to strengthen the structures to allow for the removal of sections of the existing buildings to improve their stability.
- 1.2 We have been instructed to carry out an investigation into the condition and performance of the existing buildings at Faircharm Trading Estate known as Blocks A, B and C. The purpose of the investigation is to establish the likely costs of refurbishing the existing building for a mix of start-up units that will appeal to a wide range of potential occupiers

## 2. Information Provided

- 2.1 GL Hearn have liaised with the project team to incorporate the work that has been completed to date to identify how the existing buildings can be refurbished to meet the objective of retaining the existing structures for future use.
- 2.2 KC Architects
- Faircharm Creative Quarter – Design Proposals
  - Topographical Survey
  - Faircharm Creative Quarter – Pre-application Document
- 2.2.1 KC Architects prepared a scheme that indicates how the three existing buildings will be able to be converted to meet modern standards through the substantial refurbishment of the existing buildings. These are described as Option 1 (Check pre app), and include the removal of significant parts of the existing buildings to increase the levels of daylight, and
- 2.3 Furness Partnership
- Structural Survey Report dated September 2011
  - Report on Structural Modifications to Building A dated September 2011
  - Existing Information Assessment on Deptford Creek Wall dated October 2011
- 2.3.1 Furness Partnership have carried out detailed structural investigations into the existing condition of the buildings as well as a feasibility study into the works that will be required to strengthen the structures to allow for the removal of sections of the existing buildings to improve their stability.

## 2.4 Trench Farrow

- Cost Appraisal for Option 1 dated August 2011

2.4.1 A cost appraisal has been produced at a high level per sq m basis to identify the costs of carrying out the major refurbishment of the existing buildings.

## 3. **Description of the Building Fabric and Services**

3.1 The site consists of 3 separate buildings, known as Blocks A, B and C.

### 3.2 Block A

3.2.1 Block A is a purpose built 2 storey industrial unit of reinforced concrete frame construction with both fair face and painted brick walls forming the external building envelope.

3.2.2 The roofs are a mix of pitched roof sections, covered with profiled asbestos cement sheeting and skylights set within the pitches to provide daylight internally, and felt covered flat roofs.

3.2.3 The roofs are perforated at various points by vents from the areas below. At the abutment of the flat and pitched roofs are flashings, and there are a variety of details to the perimeter of the roofs. To the flat roofs to the north-east corner are two fully glazed lantern lights.

3.2.4 There are valley gutters running between the pitches, running into cast iron downpipes. The roof has very little insulating capability, and the skylights are single glazed.

3.2.5 Rainwater goods serving the pitched roof sections consist of asbestos cement valley box gutters which discharge into internally run painted cast iron down pipes. The flat roof areas discharge into external uPVC gutters and downpipes. The fenestration consists of single glazed fixed panes and pivoting units set in painted metal frames with both clear and obscure glass. Additional natural lighting is provided by Georgian wired glass rooflights set within the roof pitches.

3.2.6 Internally, the building is sub-divided into a number of smaller units accessed off the main corridors. The internal partitioning consists of painted blockwork walls with painted timber doors, most of which have fixed Georgian wired glass fanlights. The ceilings are exposed throughout with the roof soffit lining panels visible on the 2<sup>nd</sup> floor and painted concrete slabs elsewhere. The floors are solid concrete which is power floated or painted finishes to various tenanted areas with a covering of thermoplastic floor tiles to circulation areas.

- 3.2.7 Artificial lighting is provided by way of ceiling mounted fluorescent tube light fittings with conduits either surface run or held within suspended track trunking. Small power is also surface mounted and run along perimeter walls and columns. Heating is provided by way of a gas fired, piped LTHW system serving painted steel radiators. There are is a sprinkler system throughout, a zoned fire alarm and 2 goods lifts.
- 3.3 Block B
- 3.3.1 Block B is a purpose built 3 storey industrial unit of reinforced concrete frame construction with fair face brick walls forming the external building envelope and a flat, lightweight metal space frame roof.
- 3.3.2 The building has several interlinking flat roofs, each of which is enclosed by a parapet wall. There are various openings across the roof for ventilation cowls and skylights, some of which have been taken out of use, and overlaid with felt, presumably due to problems with water ingress.
- 3.3.3 The main roof is finished with asphalt, with the Georgian wired glazed rooflights occupying approximately 10% - 15% of the roof area.
- 3.3.4 There is a small solar photovoltaic array to this roof. The roof to the north of the building has been overlaid with felt.
- 3.3.5 The roofs do not appear to have had their insulation upgraded, and are likely to be designed to the much lower standards of the 1970s/1980s.
- 3.3.6 The roofs are drained by outlets located across the roof, which run into internal cast iron downpipes
- 3.3.7 The rainwater goods discharge into external uPVC gutters and downpipes. The fenestration consists of single glazed fixed panes and pivoting units set in painted metal frames with both clear and obscure glass. Additional natural lighting is provided by Georgian wired glass clerestory rooflights.
- 3.3.8 Internally, the building is sub-divided into a number of smaller units accessed off the main corridors. The internal partitioning consists of painted blockwork walls with painted timber doors. The ceilings are exposed throughout with the underside of the profiled metal roof panels visible on the 2<sup>nd</sup> floor and painted concrete slabs elsewhere. The floors are solid concrete which is power floated or paint finished to various tenanted areas with a covering of thermoplastic floor tiles to circulation areas.
- 3.3.9 Artificial lighting is provided by way of ceiling mounted fluorescent tube light fittings with conduits either surface run or held within suspended track trunking. Small power is also surface mounted and run along perimeter walls and columns. Heating is provided by way of a gas fired, piped LTHW system serving painted steel radiators. There are is a sprinkler system throughout, a zoned fire alarm and 2 goods lifts.

### 3.4 Block C

3.4.1 Block C is a purpose built 2 storey industrial unit of reinforced concrete frame construction with fair face brick walls forming the external building envelope and a number of dual pitched steel truss roofs with profiled asbestos cement sheet coverings over.

3.4.2 The roofs consist of pitched asbestos cement sheeted roof coverings, with glazed skylights located within the pitches. There are a number of openings across the roof for ventilation cowls. To the east of the building is a large asbestos cement sheeted canopy over a former loading bay.

3.4.3 The roof is drained with a mix of half-round gutters and valley gutters, leading into cast iron and UPVC downpipes

3.4.4 The rainwater goods serving the pitched roof sections consist of asbestos cement valley box gutters which discharge into internally run painted cast iron down pipes. The fenestration consists of single glazed fixed panes and pivoting units set in painted metal frames with both clear and obscure glass. Additional natural lighting is provided by Georgian wired glass clerestory rooflights .

3.4.5 Internally, the building is sub-divided into a number of smaller units accessed off the main corridors. The internal partitioning consists of painted blockwork walls with painted timber doors. The ceilings are exposed throughout with the underside of the profiled metal roof panels visible on the 2<sup>nd</sup> floor and painted concrete slabs elsewhere. The floors are solid concrete which is power floated or painted finishes to various tenanted areas with a covering of thermoplastic floor tiles to circulation areas.

3.4.6 Artificial lighting is provided by way of ceiling mounted fluorescent tube light fittings with conduits either surface run or held within suspended track trunking. Small power is also surface mounted and run along perimeter walls and columns. Heating is provided by way of a gas fired, piped LTHW system serving painted steel radiators. There are is a sprinkler system throughout, a zoned fire alarm and 2 goods lifts.

## 4. **Condition**

### 4.1 Roof

4.1.1 The pitched roofs have been substantially patch repaired, with waterproof coating systems applied over the asbestos cement sheeting, and to various areas of glazing and glazing bars to the pitched roofs.

4.1.2 The flat roofs appear to have been overlaid with felt, probably concealing an earlier asphalt waterproofing surface. There were areas of 'rucking' indicating that the felt has become debonded in various areas, and indicating that it is nearing the end of its economic life.

4.1.3 The roof is in fair condition, but coming to the end of its useful life, and will require replacement within the next 5 – 10 years. The parapets, particularly at the south-west corner are in need of repair. The skylights have been patch repaired to various areas, and need renewal of the glazing bars, and glazing itself.

4.1.4 Rainwater penetration was noted internally in a number of areas, and damage to skylight glazing panels was noted to a number of areas. The flashings at the abutments with the gable ends appear to be in poor condition, and overall the roof is nearing the end of its useful economic life. It is likely to require replacement within the next 5 – 10 years

## 4.2 Structure

4.2.1 Structurally the building appears to be sound and throughout our inspection of the visible sections of the roof trusses, elevation walls and floor structures, we did not note any significant defects or any items of significant disrepair that would indicate the structure was under stress or had been poorly designed. The steel trusses are decorated although it is unclear whether this is with an intumescent paint and are generally in a reasonable condition although we noted some minor areas of corrosion. The reinforced concrete downstand beams and columns were also found to be fair throughout with ad hoc areas of impact damage and chipping. Some areas had a poor depth of cover and the reinforcement bars were visible. The floors were level with no undue deflection.

## 4.3 Walls

4.3.1 The walls forming the external envelopes are generally in a fair to poor condition with numerous areas of spalling, chipping and damage commensurate with the industrial usage of the buildings. The bricks have been decorated with masonry paint to large areas. Various alterations have been undertaken over the years with redundant openings bricked up or new openings formed particularly for tenant installed mechanical extraction and ventilation equipment. The pointing is generally intact throughout.

## 4.4 Windows

4.4.1 The fenestration is in a fair to poor condition with numerous windows displaying a slight warping to the pivoting units with missing and peeling paint finishes throughout. The glass was found to be generally intact although both obscured and clear glass has been fitted where damaged panes have been replaced.

## 4.5 Internally

4.5.1 Internally the individual units have been fitted out by the occupiers to suit their requirements. The finishes are basic with exposed concrete slab floors and soffits and painted blockwork walls all of which are showing signs of wear and tear.

#### 4.6 Services

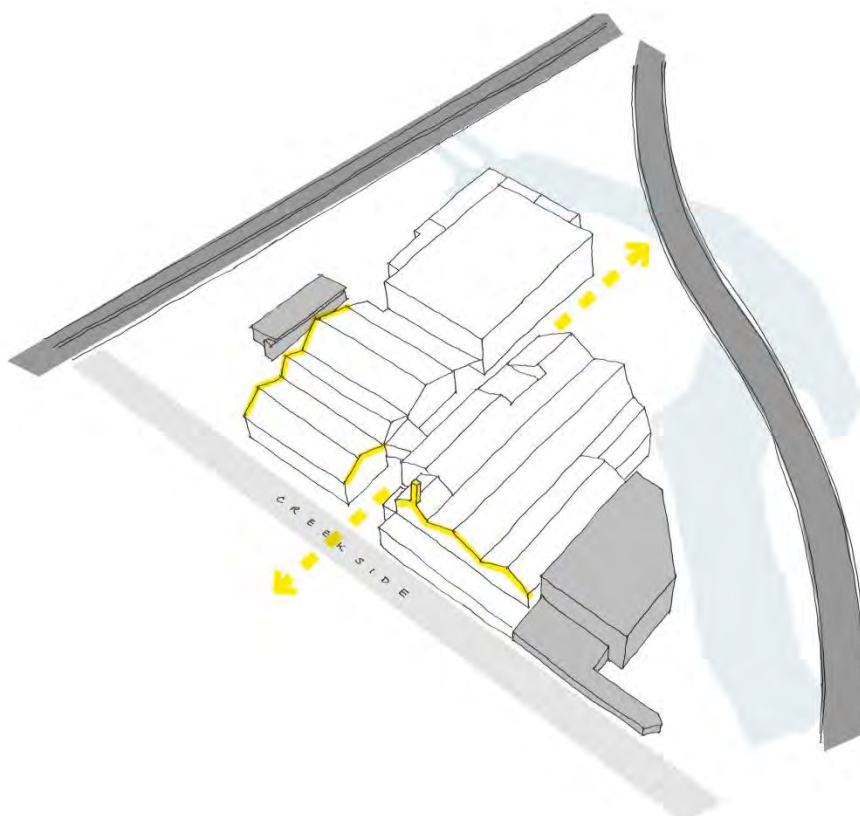
- 4.6.1 The services were not tested but from a visual inspection appeared to be satisfactory and in working order. The LTHW piped central heating system is an inefficient way of heating the space and is likely to require significant ingoing maintenance to remain operational. Some of the larger units are provided with gas fired hot air space heaters although it was unclear whether these were operational at the time of inspection.

### 5. Budget Cost

- 5.1 Budget costs have been prepared by Trench Farrow. The budget cost plan has been based upon a similar refurbishment undertaken by the Workspace Group at Enterprise House in Southwark. It has been prepared to reflect the refurbishment described at 7.0.
- 5.2 The budget costs are at Appendix 1. The total cost of refurbishing the buildings is estimated at £12,652,000.

### 6. Existing Building Analysis

- 6.1 The existing buildings were originally constructed in the 1950s to provide accommodation for industrial users. The three buildings on site, known as buildings A, B and C comprise of approximately 10,000 sq. m of Net Internal Area.





- 6.2 The buildings industrial use ended in the 1980s, and was subsequently acquired by the Workspace Group. Since that acquisition the space has been used for a mix of light industrial, creative and office uses in a number of units that have been configured within the template of the existing buildings:

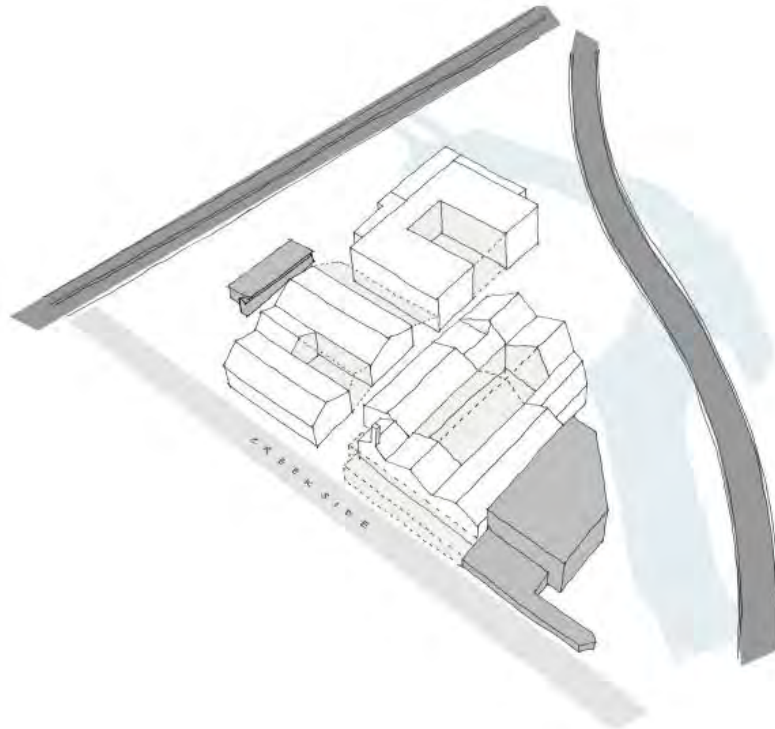


- 6.3 The rental levels achieved have been poor, as the buildings as currently configured do not lend themselves to the requirements of the majority of commercial tenants.
- 6.4 Tenants require a small and flexible workspace demands that have good levels of daylight, with good thermal comfort, the flexibility to move up to a larger unit in the same location and access to support services at the site.
- 6.5 In order to assess the performance of the existing buildings we have produced the methodology within the following section of this report to quantify the performance against the key criteria.

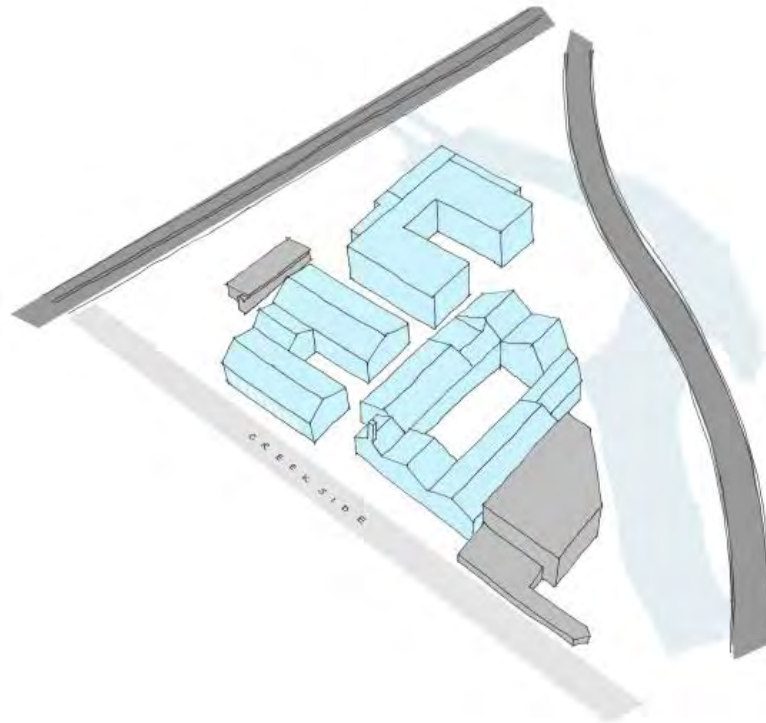
## 7. Proposed Refurbishment

- 7.1 It is evident from the above analysis that the existing buildings fail to meet the requirements of its current and future occupants.
- 7.2 Therefore, the architects have designed a scheme to demonstrate how the internal layout could be adapted to achieve a better quality of space.

- 7.3 This will involve the insertion of a light well into each of the buildings to enable every unit to receive natural light. In addition, the circulation space has been reconfigured to achieve a higher quantity of smaller workspace sizes.



Existing buildings showing shaded areas to be removed



Proposed new buildings



7.4 The table below illustrates the impact of the proposed layouts both in terms of a reduction of gross external area to accommodate the light wells.

Building	GEA Existing Building	Refurbished Building	% Reduction
A	5265	4320	18%
B	5737	5044	13%
C	2802	2430	14%

7.5 The floor plans below illustrate the proposed ground and first floor plans for each of the three buildings.





- 7.6 The plans illustrate the significant improvements in configuration. A mix of unit sizes is achieved, and all units have access to daylight. This is confirmed by the increases in the scoring of the refurbished buildings achieved as described in the following section of the report.
- 7.7 The refurbishment will retain the existing structure and existing external walls, which will be altered and reconfigured as appropriate. In order to meet modern Building Regulation standards the services will be completely renewed to suit the new configuration, and externally the roofs and windows will be replaced, thermal insulation levels increased, and where necessary external cladding will be provided to enclose the buildings where the internal light wells are created.

## 8. Methodology

- 8.1 In undertaking our assessment of the feasibility of the refurbishment option we have consulted various published guidance.
- 8.2 The British Council for Offices Design Guide is accepted as the industry standard for the specification of offices and is recognised in the market as representing good practice in the procurement of commercial office workspace.

- 8.3 The BREEAM Assessment Tool is a standard approach that is regularly used to assess the sustainability of commercial buildings. It assess the sustainability of buildings, rating their location as well as construction details
- 8.4 For the purposes of this assessment we have appended BCO and BREEAM criteria that measure the performance of the buildings from both a usability and sustainable point of view.
- 8.5 We have listed out below the criteria that are used within the scoring matrixes as Appendix 2. We have described the desired criteria, and within the suitability assessment we indicate whether a building has met or failed to meet the standard.
- 8.6 Some of the criteria are more significant to the overall performance of commercial buildings than others. Therefore we have applied weightings to each of the 17 criteria that we have used to assess the buildings at Faircharm.

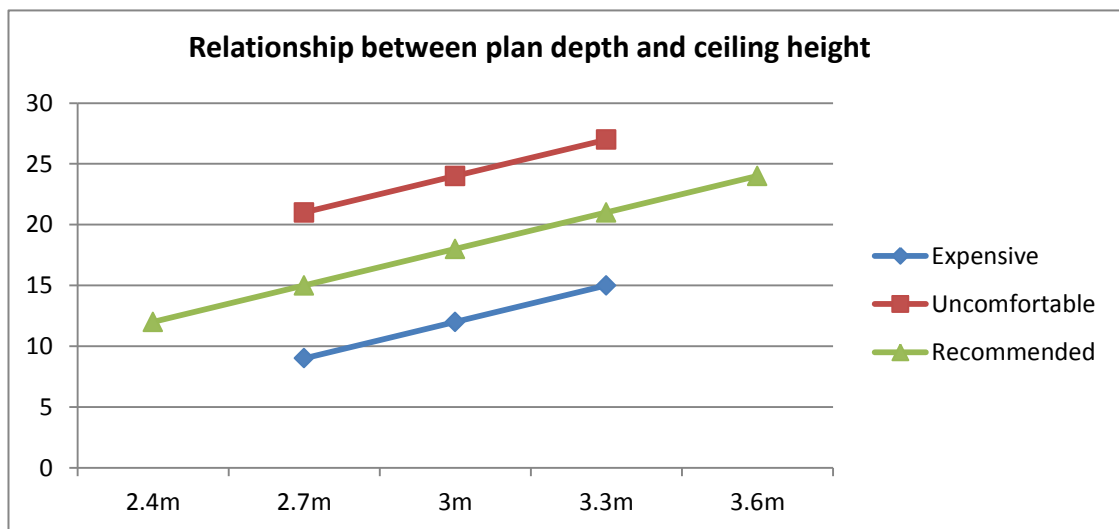
**8.2 Space Configuration**

**8.2.1 Plan Depth and Ceiling Height**

8.2.1.1 Window to window or atrium 13.5m – 21m

8.2.1.2 Finished floor to underside of ceiling 2.6m – 3.3m

8.2.1.3 The relationship between plan depth and ceiling height is critical. Natural light and ventilation is available to occupiers of perimeter space in a zone approximately 5m to 7.5m wide or 2 to 2.5 times the floor to ceiling height of the room. Comfort conditions that are not within this zone have to be maintained using artificial light and ventilation with resulting effects on energy consumption.



8.2.1.4 The subject buildings are all poor in this regard, having floor plates in most cases of almost double the recommended maximum with floor to ceiling heights also well in excess of good design practice levels. This is not a criteria which can be addressed through refurbishment of the buildings and in order to overcome these constraints, false ceilings would need to be constructed, increasing capital expenditure and reducing the financial viability of the project.

### **8.3.1 Floor Plate Efficiency**

8.3.1.1 Ratio of Net Internal Area (NIA) to Gross Internal Area (GIA): 80-85%

8.3.1.2 In general, smaller plates are less efficient because the core elements become disproportionately large as the plate size is decreased. Floor plates less than 750 sq m are relatively inefficient. This phenomenon becomes apparent in the refurbishment option as the floor plates decrease in size whilst services and plant increase.

8.3.1.3 The floor plates of the existing buildings are relatively satisfactory however, due to the poor planning grids detailed further below, the refurbishment would only provide a marginal improvement and indeed Building B would become significantly worse.

### **8.4.1 Grids**

8.4.1.1 The planning grid is the coordinating discipline for the principal components of the structure, fabric, services and finishes. The planning grid directly impacts the ease and economy of construction and fit-out. A planning grid of 1.5m x 1.5m is the preferred standard in the UK although variations to 1.2m x 1.2m or 1.35m x 1.35m may be justified.

8.4.1.2 The column grid dimensions should be a multiple of the planning grid dimension. To support internal flexibility the column grid should be as large as possible taking into account the characteristics of the structural system.

8.4.1.3 Almost all of the subject buildings do not have satisfactory planning and column grids resulting in space that is in-flexible and awkward to re-configure. Since the columns are core structural elements, any refurbishment of the existing buildings needs to work around them. As can be seen in the proposals, this has led to a disproportionately large loss of net lettable space resulting in both less than ideal shapes from a servicing point of view and a scheme which is not economically viable.

### **8.5.1 Core Elements**

8.5.1.1 Cores should be positioned to serve the largest possible floor area and to facilitate the sub-division of floor plates.

8.5.1.2 Escape stairs should be designed to accommodate the maximum anticipated occupancy of the building. Whilst the stairs within the subject buildings are all adequate, with increased occupancy levels this may require review.

- 8.5.1.3 Passenger lifts should be designed to serve an overall building population of one person per 14 sqm NIA. Goods lifts should be provided in buildings over 10,000 sqm and considered in buildings over 5000 sqm with an associated goods receiving area separate from the main building entrance.
- 8.5.1.4 Whilst the goods lifts in the existing buildings could easily be converted for passenger use, the locations are commensurate with their previous operation and are therefore not ideally positioned within the main cores. Whilst a refurbishment would be an improvement over the existing provision it would not be as good as that which could be achieved as part of a full redevelopment of the site.
- 8.5.1.5 Standards for WC provision are set out in BS 6465 Part 1 1994. The requirement is based on occupancy and is therefore only indirectly related to floor area. A population of one person per 14 sqm is used for calculation. At least one WC cubicle in separate sex toilet accommodation should be suitable for ambulant disabled people.
- 8.5.1.6 Although the existing WC provision appears to be adequate, this will need to be increased for the greater occupancy levels proposed in the refurbishment scheme. Whilst this in itself would be easily achievable, increased space allocated to common usage means a reduction in lettable space which in turn affects financial viability.

### **8.6.1 Structural Loadings**

- 8.6.1.1 Floors should be constructed to achieve loadings of 2.5 kN/sqm over approx. 95% of each potentially sub-lettable area. Floors with increased live loading capabilities of 3 kN/sqm increase the flexibility of the building to accommodate changes in space planning and in particular the layout of circulation aisles and corridors.
- 8.6.1.2 It is likely that the floor loading capacities in the existing buildings would be adequate for the proposed refurbishment scheme and would not be likely to require strengthening or re-building.

### **8.7.1 Thermal Considerations**

- 8.7.1.1 Good building design should ensure acceptable levels of thermal comfort and the control of condensation. In the existing buildings, the pre-cast concrete lintels will cause cold bridging and achieving continuity of insulation may be problematic. Large areas with low surface temperatures can cause discomfort by radiant cooling or by creating down-drafts.
- 8.7.1.2 Naturally ventilated spaces should not overheat when subjected to moderate levels of internal heat gain. Spaces that incorporate mechanical ventilation or cooling should not require excessive cooling plant capacity to maintain desired space conditions.
- 8.7.1.3 Whilst the existing buildings all benefit from natural ventilation, the poor design and deep floor plates mean that this is largely ineffective. The proposed refurbishment scheme,



through reducing the plate depth, would greatly improve the situation although this would not be a comprehensive solution and it is highly likely that additional mechanical extract and ventilation would be required. Naturally, this would have an adverse impact on the energy usage of the buildings and their carbon emissions.

- 8.7.1.4 A complete redevelopment of the site would facilitate the design of a sustainable solution not hindered by the existing building constraints.

### **8.8.1 Access to and use of Buildings**

- 8.8.1.1 Much of the guidance in Approved Document M is found in the British Standard 8300:2001 Code of Practice. Parking bays for disabled users should be provided with dimensions of 3.6m x 6m. The Code of Practice provides limits on the number and dimensions of risers to external stepped access. Similarly, there are additional limits to internal stairs on the size of landings and the requirement for continuous handrails on both sides of flights and landings.

- 8.8.1.2 The existing site does not facilitate access to and use of the buildings in accordance with the requirements of current legislation and good practice. The existing buildings generally do not have level access and indeed the main entrance to the reception area is reached via several steps.

- 8.8.1.3 Although the refurbishment would be able to address most of these access and usage issues, it would only be able to do so through the use of ramps and lifts and therefore would not be considered a perfect solution. A redevelopment of the site would allow access and usage to be tackled at design stage resulting in a far more user friendly buildings.

## **9. Conclusion**

- 9.1 The existing buildings are structurally in satisfactory condition. Many of the elements are coming to the end of their economic life, most notably the roofs and windows, but overall the building is structurally sound.

- 9.2 The industrial use of the buildings does not lend itself to use for commercial office or studio space. The Building Suitability Assessment indicates that the existing buildings score very poorly when rated against the best in class standards for commercial property:

Building A: 46%

Building B: 56%

Building C: 49%

- 9.3 The building may be refurbished and reconfigured, which will substantially improve the performance of the buildings. This will involve removing some of the existing space to create lightwells to ensure that all units have natural daylight, and can be naturally ventilated. The Building Suitability Assessment indicates that following the refurbishment the buildings would be likely to score as follows:

Building A: 80%

Building B: 84%

Building C: 83%

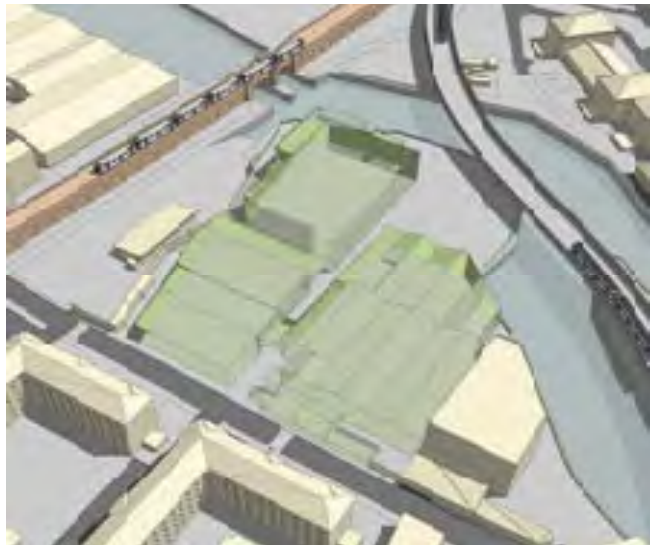
- 9.4 However, to achieve these improvements there is a significant loss of gross internal area of over 15%. It is also noted that the budget cost provided by the Quantity Surveyor indicates that the refurbishment rate is likely to be approximately £1,250.00 sqm. This rate is approximately 80% of the cost of a new build option.

**APPENDIX 1**  
**BUDGET COSTS**





**FAIRCHARM BUSINESS PARK  
CREEKSIDE ROAD, DEPTFORD**



**COST APPRAISAL - OPTION 1  
for the  
Re-Furbishment of the Existing Faircharm Business Park.**

**Prepared by Trench Farrow  
for  
Workspace Group**

**AUGUST 2011**





## **OPTION 1 - Trench Farrow Notes on the Cost Estimate dated August 2011**

The Cost Estimate is based on the Faircharm Scheme Options presentation document issued by Karakusevic Carson Architects dated 2nd August 2011.

The Cost Estimate is for the Refurbishment Build Costs for the Commercial Units including the associated external works and includes main contractor prelims, overheads and profit.

The following is excluded from the estimate of costs:-

- Design, Planning and Consultancy fees generally
- Section 106 Costs and Local Authority Fees
- Section 278/Off-Site Highway Works
- Abnormal Costs following results of detailed site surveys and investigations (e.g. asbestos)
- Developers Overheads and Profit
- Legal Fees
- Specialist Professional Fees, Survey Fees etc.
- Land and Building Purchase Costs
- Sales and Marketing Costs
- Future Inflation
- Finance Costs
- Value Added Tax

The Elemental Costs have derived from analysis of a similar scheme at Enterprise House and adjusted for the site specific requirements at Creekside Deptford.

This Cost Estimate is provisional and subject to further review following the issue of detailed Planning and Structural designs

### **Contents**

#### **1 Summary of Build Costs**

#### **2 Enterprise House Elemental Analysis**



Commercial Space - Refurbishment Costs		Commercial Space Area - GIFA				10048 SM	108156 sqft
Item Ref:	Item Description	Qty	Unit	Rate	Total	Cost per SM	Cost per sq.ft.
<b>100</b>	<b>Demolitions</b>						
	<b>to create new footprint including all temporary works</b>						
101	Block A - Ground Floor	482	sm	50.00	24,075		
102	Block A - First Floor	482	sm	50.00	24,075		
103	Block A - Roof	482	sm	25.00	12,038		
104	Block B - Ground Floor	338	sm	50.00	16,875		
105	Block B - First Floor	338	sm	50.00	16,875		
106	Block B - Roof	338	sm	25.00	8,438		
107	Block C - Ground Floor	778	sm	50.00	38,900		
108	Block C - First Floor	442	sm	50.00	22,100		
109	Block C - Second Floor	442	sm	50.00	22,100		
110	Block C - Roof	442	sm	25.00	11,050		
<b>100</b>		<b>Demolitions - Sub Total</b>			<b>196,525</b>	<b>19.56</b>	<b>1.82</b>
<b>200</b>	<b>Alterations to the remaining Buildings Generally including froming openings and removal of internal partions, ceilings, doors, fittings etc.</b>						
201	Block A - C	10,048	sm	29.55	296,918		
<b>200</b>		<b>Alterations to the remaining Buildings Generally - Sub Total</b>			<b>296,918</b>	<b>29.55</b>	<b>2.75</b>
<b>300</b>	<b>External Envelope</b>						
301	Blocks A - C Structural Alterations to Frames & Columns	10,048	sm	35.87	360,422		
302	Block A - Make good existing external walls	1,600	sm	20.00	32,000		
303	Block B - Make good existing external walls	2,016	sm	20.00	40,320		
304	Block C - Make good existing external walls	1,905	sm	20.00	38,100		
305	Block A - Construct new External Walls.	495	sm	175.00	86,625		
306	Block B - Construct new External Walls.	756	sm	175.00	132,300		
307	Block C - Construct new External Walls.	1,045	sm	175.00	182,875		
308	Block A - Replace Pitched Roof including Rainwater Installations	1,044	sm	145.00	151,380		
309	Block B - Replace Flat Roof including Rainwater Installations	1,438	sm	205.00	294,790		
310	Block C - Replace Pitched Roof including Rainwater Installations	1,848	sm	145.00	267,960		
311	Block A - Replace External Doors & Windows	640	sm	375.00	240,000		
312	Block B - Replace External Doors & Windows	1,108	sm	375.00	415,500		
313	Block C - Replace External Doors & Windows	1,040	sm	375.00	390,000		
<b>300</b>		<b>External Envelope - Sub Total</b>			<b>2,632,272</b>	<b>261.97</b>	<b>24.34</b>
<b>400</b>	<b>Internals</b>						
401	Block A - C Internal Walls & Partitions	10,048	sm	36.36	365,345		
402	Block A - C Internal Doors	10,048	sm	22.32	224,271		
403	Block A - C Wall, Ceiling & Floor Finishes	10,048	sm	142.37	1,430,534		
404	Block A - C Sanitary Fittings & Fixtures etc.	10,048	sm	15.25	153,232		
<b>400</b>		<b>Internals - Sub Total</b>			<b>2,173,382</b>	<b>216.30</b>	<b>20.09</b>
<b>500</b>	<b>Mechanical &amp; Electrical Installations</b>						
501	Block A - C - Mechanical Installations including water heating, ventilation, gas installations, biomass boilers etc.	10,048	sm	173.85	1,746,845		
502	Block A - C - Electrical Installations including power, lighting, telecoms, entry system etc.	10,048	sm	141.01	1,416,868		
<b>500</b>		<b>Mechanical &amp; Electrical Installations - Sub Total</b>			<b>3,163,713</b>	<b>314.86</b>	<b>29.25</b>
<b>600</b>	<b>Lift Installations</b>						
601	Block A - 1no.	1	no.	60,000	60,000		
602	Block B - 2no.	2	no.	70,000	140,000		
603	Block C - 2no.	2	no.	60,000	120,000		
<b>600</b>		<b>Lift Installations - Sub Total</b>			<b>320,000</b>	<b>31.85</b>	<b>2.96</b>
<b>700</b>	<b>Data Communications Installations</b>						
701	Block A - C	10,048	sm	25.00	251,200		
<b>700</b>		<b>Data Communications Installations - Sub Total</b>			<b>251,200</b>	<b>25.00</b>	<b>2.32</b>
<b>800</b>	<b>Special Installations</b>						
801	Reception Area	1	Item	100,000	100,000		
802	Catering Facilities	1	Item	150,000	150,000		
803	Other Fixtures & Fittings	1	Item	50,000	50,000		
<b>800</b>		<b>Special Installations - Sub Total</b>			<b>300,000</b>	<b>29.86</b>	<b>2.77</b>
<b>900</b>	<b>External Works</b>						
901	External paving & landscaping generally	4,875	sm	125	609,375		
902	Foul and Storm Drainage including Attenuation Measures	1	Item	200,000	200,000		
903	Creek Edge Landscaping	1	Item	150,000	150,000		
904	Off-Site Highway & Public Realm Improvements	1	Item	75,000	75,000		
905	Improvements to Boundary Walls etc.	1	Item	75,000	75,000		
906	Improvements to the Creek Wall	1	Item	100,000	100,000		
<b>900</b>		<b>External Works - Sub Total</b>			<b>1,209,375</b>	<b>120.36</b>	<b>11.18</b>
<b>A</b>		<b>Sub Total Works</b>			<b>10,543,386</b>	<b>1,049.30</b>	<b>97.48</b>
<b>B</b>	<b>Allowance for Main Contractor Prelims and Contingencies</b>			20.00%	2,108,677	209.86	19.50
<b>C</b>	<b>Commercial Space - Refurbishment Costs - Total</b>				<b>12,652,063</b>	<b>1,259.16</b>	<b>116.98</b>

1. Element Summary - Refurbishment of the Business Accommodation at Enterprise House for Workspace Group			
Gross Internal Floor Areas (sm)		8,038	
Ref:	ELEMENT (Internal Space)	Total	Cost/ms
100	Demolitions and Alterations	237,523	29.55
200	Staircases	48,871	6.08
300	External Doors and Windows	74,593	9.28
400	Internal Walls	292,262	36.36
500	Internal Doors	179,408	22.32
600	Floor Finishes	591,034	73.53
700	Wall Finishes	429,872	53.48
800	Ceiling Finishes	123,464	15.36
900	Fixtures and Fittings	218,553	27.19
1000	Sanitary Fittings	113,898	14.17
1100	Mechanical Installations	1,397,406	173.85
1200	Electrical Installations	1,133,438	141.01
1300	Lift Installations	161,242	20.06
	<b>Sub Total</b>	<b>5,001,565</b>	<b>622.24</b>
	Preliminaries, Overheads and Profit	16.0%	800,250 99.56
	<b>Sub Total</b>	<b>5,801,816</b>	<b>721.80</b>
	Contingency	5.0%	290,091 36.09
	<b>Total</b>	<b>6,091,906</b>	<b>757.89</b>

2. Elemental Summary - Business Accomodation Allocation - External Envelope Refurbishment of Enterprise House for Workspace Group			
Gross Internal Floor Areas (sm)		8,038	
Ref:	ELEMENT (Internal Space)	Total	Cost/ms
1400	Demolitions and Alterations	33,438	4.16
1500	Frame	288,323	35.87
1600	Roof	613,942	76.38
1700	External Walls	80,782	10.05
1800	External Doors, Windows and Internal Secondary Glazing	1,144,852	142.43
1900	Rainwater Installation	15,754	1.96
	<b>Sub Total</b>	<b>2,177,092</b>	<b>270.85</b>
	Preliminaries, Overheads and Profit	16.0%	348,335 43.34
	<b>Sub Total</b>	<b>2,525,427</b>	<b>314.19</b>
	Contingency	5.0%	126,271 15.71
	<b>Total</b>	<b>2,651,698</b>	<b>329.90</b>

**Excludes the following:-**

- |  |                            |
|--|----------------------------|
| 1 VAT  | 6 Asbestos removal         |
| 2 Professional Fees                              | 7 Marketing costs          |
| 3 Planning & Building Regulation Fees            | 8 Fire fighting appliances |
| 4 Site Investigation Costs, asbestos survey etc. | 9 Data communications      |
| 5 Abnormal structural and substructure works     | 10 Inflation               |



Analysis of the Budget Estimate for the Refurbishment and Fit Out of Enterprise House Superstructure Only for Workspace Group						
Item Description	Accommodation				Totals	
	Commercial Space		Residential Space			
	Qty / Cost	Cost/sm	Qty / Cost	Cost/sm	Qty / Cost	Cost/sm
Gross Internal Floor Areas (sm)	8,038		7,687		15,725	
<b>Allocation of Costs</b>						
Refurbishment Costs	6,092,000	758	9,609,000	1,250	15,701,000	998.47
External Envelope	2,651,901	330	2,536,099	330	5,188,000	329.92
<b>Sub Total - Cost</b>	<b>8,743,901</b>	1,088	<b>12,145,099</b>	1,580	<b>20,889,000</b>	1,328.39
Fees 0.0%	-	-	-	-	-	0.00
<b>Total Estimate</b>	<b>8,743,901</b>	1,088	<b>12,145,099</b>	1,580	<b>20,889,000</b>	1,328.39

Analysis of the Budget Estimate for the Refurbishment and Fit Out of Enterprise House External Works Only for Workspace Group						
Item Description	Qty / Cost	Cost/sm	Qty / Cost	Cost/sm	Qty / Cost	Cost/sm
External Works, Services & Drainage	245,868	31	235,132	31	481,000	30.59
Fees 0.0%	-	-	-	-	-	0.00
<b>Total Estimate</b>	<b>245,868</b>	31	<b>235,132</b>	31	<b>481,000</b>	30.59

Note:  
Refer to STACE LLP Estimate dated Nov 08

**APPENDIX 2**  
**BUILDING SUITABILITY ASSESSMENT**

Element	Source	Benchmark measure	Building A								
			Existing building	Score (0-5)	Weighted score	Weighting	Refurbished building	Score	Weighted score	Weighting	
Gross External Area (m2)			5265					4320			
Floor to ceiling height	BCO	2.6m - 3.3m	Poor, at 3.6m overly high resulting in weaker thermal and acoustic performance.	3	3.0	5		Will remain the same although introduction of suspended ceilings could improve performance but exacerbate financial un-viability.	3	3.0	5
Floor plate depth	BCO	13.5m - 21m	Very poor. At 40m almost double the maximum recommended.	1	1.6	8		Reasonable. Will be reduced down to 14m after re-modelling although poor structural grid spacings mean this is almost too low.	4	6.4	8
Structural Loading	BCO	3.5Kn/m <sup>2</sup>	Unknown, but likely to be more than adequate due to previous industrial use.	5	5.0	5		Will remain the same and should be able to handle increased loads without any strengthening.	5	5.0	5
Fresh Air	CIBSE	8 litres per second per person	The building is naturally ventilated, however this is single sided from openable perimeter windows meaning an effective zone of approximately 6m depth. The deep floor plate means this is largely ineffective. Mechanical extraction and ventilation equipment has been installed by tenant's where demanded by their operational requirements.	2	3.2	8		Minimum levels of fresh air should be achieved due to reduction in floor plate depth but this is likely to require supplemental mechanical extraction increasing building energy consumption and CO2 emissions.	5	8.0	8
Means of Escape in case of Fire	Building Regulations	Approved Document B compliance. Travel distances must not exceed either 18m (offices) or 25m (industrial) in one direction and 45m in more than one direction.	Meets statutory requirements, although distances to exit are longer than good design practice. Regulations have been met through providing compartmentation using fire resisting doors to sub-divide fire exit routes.	3	4.8	8		Will be improved through smaller unit size and removal of internal corridors. However, increased occupancy levels will potentially require increased corridor and staircase widths which will be costly to adapt reducing the economic viability of the project.	4	6.4	8
Disabled access	Building Regulations	Approved Document M compliance.	2 lifts but these are not suitable for disabled use. Corridor widths are 3m. Doors are all manually operated. No level access from main entrance, fine from rear. Disabled WC provision.	2	3.2	8		Majority of issues will be addressed. However, access will require ramps and stair lifts so not an ideal solution.	4	6.4	8
Floor plate efficiency	BCO	Planning grid should be 1.2m x 1.2m - 1.5m x 1.5m.	Poor, 6.4m x 7m. Inefficient grid restricts flexibility of space.	1	1.6	8		Cannot be improved resulting in greater loss of net lettable space when re-modelled.	1	1.6	8
Net/ Gross ratio	BCO	85%+	Satisfactory - Approximately 80%	4	5.6	7		Satisfactory - Will be approximately 84%	4	5.6	7
Toilet provision	Building Regulations	Based on occupancy. Assumption one person per 14m <sup>2</sup> used for calculation.	Satisfactory capacity, although only located at one end of the building.	3	3.0	5		2,433 sqm NIA so assumed occupancy of 174 people. 8 WC's and 8 WHB's required. Refurbishment will improve.	4	4.0	5
Lift capacity	Building Regulations	As per regulations for user numbers	Poorly located as originally used for goods rather than passengers.	3	3.0	5		Lifts will be located in the same positions as not viable to re-locate and therefore success of the refurbishment will be hampered by poor positioning.	3	3.0	5
<b>Sustainability</b>											
Day lighting	BREEAM	80% of floor area should receive adequate daylight	Not met, 20% of area achieves level required	1	1.0	5		Not met, 75% of building achieves level required	4	4.0	5
Natural ventilation	BREEAM	Fresh air should be provided through natural ventilation with user control of levels	The ventilated zone to studios is limited by cellular configuration. Some areas have no natural ventilation	2	2.0	5		Fresh air available to over 80% of areas, and can be controlled by occupiers	4	4.0	5
Noise attenuation	BREEAM	Sources of noise should not disturb neighbours	Single glazed windows offer low levels of insulation	2	2.0	5		Standards will meet Building Regulations requirements	5	5.0	5
Thermal comfort	BREEAM	Defined zoning and user control	Limited ability for users to control temperature	1	1.6	8		Will be achieved	5	8.0	8
Acoustic performance	BREEAM	Appropriate airborne sound insulation should be achieved between sensitive spaces and occupied spaces	Generally good, but poor acoustic control to areas beneath pitched roofs	4	4.0	5		Will be achieved	5	5.0	5
Reduction of CO2 levels	BREEAM	Defined improvements against Building Regulations levels	Very low levels of thermal insulation, inefficient heating source and control	2	2.0	5		Minimum Building Regulations levels will be achieved but scope to exceed standards is limited.	5	5.0	5
TOTAL SCORE					46.6	100				80.4	100

Element	Source	Benchmark measure	Building B								
			Existing building	Score	Weighted score	Weighting	Refurbished building	Score	Weighted score	Weighting	
Gross External Area (m2)			5737					5044			
Floor to ceiling height	BCO	2.6m - 3.3m	Poor, at 3.4m - 4.5m overly high resulting in weaker thermal and acoustic performance.	2	2.0	5		Will remain the same although introduction of suspended ceilings could improve performance but exacerbate financial unviability.	2	2.0	5
Floor plate depth	BCO	13.5m - 21m	Very poor. At 36m almost double the maximum recommended.	1	1.6	8		Reasonable. Will be reduced down to 14m after re-modelling.	4	6.4	8
Structural Loading	BCO	3.5Kn/m <sup>2</sup>	Unknown, but likely to be more than adequate due to previous industrial use.	5	5.0	5		Will remain the same and should be able to handle increased loads without any strengthening.	5	5.0	5
Fresh Air	CIBSE	8 litres per second per person	The building is naturally ventilated, however this is single sided from openable perimeter windows meaning an effective zone of approximately 6m depth. The deep floor plate means this is largely ineffective.	3	4.8	8		Minimum levels of fresh air should be achieved due to reduction in floor plate depth but this is likely to require supplemental mechanical extraction increasing building energy consumption and CO2 emissions.	5	8.0	8
Means of Escape in case of Fire	Building Regulations	Approved Document B compliance. Travel distances must not exceed either 18m (offices) or 25m (industrial) in one direction and 45m in more than one direction.	Meets statutory requirements, although distances to exit are longer than good design practice. Regulations have been met through providing compartmentation using fire resisting doors to sub-divide fire exit routes.	3	4.8	8		Will be improved through smaller unit size and removal of internal corridors. However, increased occupancy levels will potentially require increased corridor and staircase widths which will be costly to adapt reducing the economic viability of the project.	4	6.4	8
Disabled access	Building Regulations	Approved Document M compliance.	2 lifts but these are not suitable for disabled use. Ramped access to west elevation loading bay, level access to main north and east entrances. South elevation entrance is stepped. Corridor widths are 1.3m and 1.7m-2m.	2	3.2	8		Majority of issues will be addressed. However, access will require ramps and stair lifts so is not an ideal solution.	4	6.4	8
Floor plate efficiency	BCO	Planning grid should be 1.2m x 1.2m - 1.5m x 1.5m.	Good - column grid matches planning grid. 7.5m x 7.5m	5	8.0	8		Remains the same, resulting in greater efficiencies achieved in remodelling.	5	8.0	8
Net/ Gross ratio	BCO	85%+	Good - Approximately 86%.	5	7.0	7		Poor - Will be approximately 66%	1	1.4	7
Toilet provision	Building Regulations	Based on occupancy. Assumption one person per 14m <sup>2</sup> used for calculation.	Appears in-sufficient. Poorly located.	2	2.0	5		1,809 sqm NIA so assumed occupancy of 130 people. 7 WC's and 7 WHB's required. Refurbishment will improve.	4	4.0	5
Lift capacity	Building Regulations	As per regulations for user numbers	Adequately located.	4	4.0	5		Lifts will be located in the same positions as not viable to re-locate and therefore success of the refurbishment will be hampered by poor positioning.	4	4.0	5
<b>Sustainability</b>											
Day lighting	BREEAM	80% of floor area should receive adequate daylight	Not met, 30% of area achieves level required	2	2.0	5		Will be achieved	5	5.0	5
Natural ventilation	BREEAM	Fresh air should be provided through natural ventilation with user control of levels	The ventilated zone to studios is limited by cellular configuration. Some areas have no natural ventilation	2	2.0	5		Fresh air available to over 80% of areas, and can be controlled by occupiers	4	4.0	5
Noise attenuation	BREEAM	Sources of noise should not disturb neighbours	Single glazed windows offer low levels of insulation	2	2.0	5		Standards will meet Building Regulations requirements	5	5.0	5
Thermal comfort	BREEAM	Defined zoning and user control	Limited ability for users to control temperature	1	1.6	8		Will be achieved	5	8.0	8
Acoustic performance	BREEAM	Appropriate airborne sound insulation should be achieved between sensitive spaces and occupied spaces	Generally good, but poor acoustic control to areas beneath pitched roofs	4	4.0	5		Will be achieved	5	5.0	5
Reduction of CO2 levels	BREEAM	Defined improvements against Building Regulations levels	Very low levels of thermal insulation, inefficient heating source and control	2	2.0	5		Minimum Building Regulations levels will be achieved but scope to exceed standards is limited.	5	5.0	5
<b>TOTAL SCORE</b>					<b>56.0</b>	100				<b>83.6</b>	100



Element	Source	Benchmark measure	Existing building	Score	Weighted score	Weighting	Building C			
							Refurbished building	Score	Weighted score	Weighting
Gross External Area (m2)			2802				2430			
Floor to ceiling height	BCO	2.6m - 3.3m	Poor, at 4m overly high resulting in weaker thermal and acoustic performance.	2	2.0	5	Will remain the same although introduction of suspended ceilings could improve performance but exacerbate financial unviability.	2	2.0	5
Floor plate depth	BCO	13.5m - 21m	Very poor. Much greater than recommended depths at 33m.	2	3.2	8	Poor. Will be reduced down to between 10m-14m after re-modelling although poor structural grid spacings mean this is lower than recommended.	3	4.8	8
Structural Loading	BCO	3.5Kn/m <sup>2</sup>	Unknown, but likely to be more than adequate due to previous industrial use.	5	5.0	5	Will remain the same and should be able to handle increased loads without any strengthening.	5	5.0	5
Fresh Air	CIBSE	8 litres per second per person	The building is naturally ventilated, however this is single sided from openable perimeter windows meaning an effective zone of approximately 6m depth. The deep floor plate means this is largely ineffective.	3	4.8	8	Minimum levels of fresh air should be achieved due to reduction in floor plate depth but this is likely to require supplemental mechanical extraction increasing building energy consumption and CO2 emissions.	5	8.0	8
Means of Escape in case of Fire	Building Regulations	Approved Document B compliance. Travel distances must not exceed either 18m (offices) or 25m (industrial) in one direction and 45m in more than one direction.	Meets statutory requirements.	3	4.8	8	Will be improved.	4	6.4	8
Disabled access	Building Regulations	Approved Document M compliance.	1 lift but this is not suitable for disabled use. Stepped access through main entrance. Level access to unit 3 through side delivery bay. Corridor widths are 1.5m to ground floor and 1.5m and 2.6m to 1st floor.	1	1.6	8	Majority of issues will be addressed. However, access will require ramps and stair lifts so not an ideal solution.	4	6.4	8
Floor plate efficiency	BCO	Planning grid should be 1.2m x 1.2m - 1.5m x 1.5m.	Poor to Unit 1 - 7.5m x 4m and Unit 2 - 5m x 3m, Good to Unit 3 - 8m x 7.5m. Inefficient grid restricts flexibility of space.	2	3.2	8	Cannot be improved resulting in greater loss of net lettable space when re-modelled.	2	3.2	8
Net/ Gross ratio	BCO	85%+	Poor - Approximately 78%	3	4.2	7	Satisfactory - Will be approximately 82%	4	5.6	7
Toilet provision	Building Regulations	Based on occupancy. Assumption one person per 14m <sup>2</sup> used for calculation.	Appears in-sufficient. Poorly located.	2	2.0	5	1,720 sqm NIA so assumed occupancy of 123 people. 6 WC's and 6 WHB's required. Capacity improved but location remains poor.	3	3.0	5
Lift capacity	Building Regulations	As per regulations for user numbers	Poorly located as originally used for goods rather than passengers.	3	3.0	5	Lifts will be located in the same positions as not viable to re-locate and therefore success of the refurbishment will be hampered by poor positioning.	3	3.0	5
<b>Sustainability</b>										
Day lighting	BREEAM	80% of floor area should receive adequate daylight	Not met, 50% of building achieves level required	3	3.0	5	Will be achieved	5	5.0	5
Natural ventilation	BREEAM	Fresh air should be provided through natural ventilation with user control of levels	The ventilated zone to studios is limited by cellular configuration. Some areas have no natural ventilation	3	3.0	5	Fresh air available to over 80% of areas, and can be controlled by occupiers	4	4.0	5
Noise attenuation	BREEAM	Sources of noise should not disturb neighbours	Single glazed windows offer low levels of insulation	2	2.0	5	Standards will meet Building Regulations requirements	5	5.0	5
Thermal comfort	BREEAM	Defined zoning and user control	Limited ability for users to control temperature	1	1.6	8	Will be achieved	5	8.0	8
Acoustic performance	BREEAM	Appropriate airborne sound insulation should be achieved between sensitive spaces and occupied spaces	Generally good, but poor acoustic control to areas beneath pitched roofs	4	4.0	5	Will be achieved	5	5.0	5
Reduction of CO2 levels	BREEAM	Defined improvements against Building Regulations levels	Very low levels of thermal insulation, inefficient heating source and control	2	2.0	5	Minimum Building Regulations levels will be achieved but scope to exceed standards is limited.	5	5.0	5
TOTAL SCORE					49.4	100			79.4	100

**APPENDIX 3**  
**PHOTOGRAPHS**



Photo No 1: Front section of Building A



Photo No 2: Rear section of Building A





Photo No 3: Patch repairs to building B



Photo No 4: General view of Building B





Photo No 5: General view of Building C



Photo No 6: Patch repairs to Building A





Photo No 7: Central ground floor corridor to Building A



Photo No 8: Goods lift to building A



Photo No 9: Loading bay to side elevation of Building A



Photo No 10: External wall above loading bay





Photo No 11: Rear elevation from main car park of Building A



Photo No 12: Painted steel roof trusses, soffit lining boards and exposed roofing to Building A





Photo No 13: Internal rainwater downpipe to Building A



Photo No 14: Wide lobby to first floor lift area in Building A



Photo No 15:



Photo No 16: Ground floor workshop to Building B





Photo No 17: Internal rainwater downpipe to Building B



Photo No 18: Exposed pipework to Building B



Photo No 19: Space frame roof trusses to building B



Photo No 20: Dated light fittings





Photo No 21: External fire escape staircase to Building B



Photo No 22: Covered delivery bay area to Building B





Photo No 23: Delivery bay entrance door to Building B



Photo No 24: Roof trusses and soffit lining panels to Building C



Photo No 25: Painted brickwork and steel trussed roof to Building C

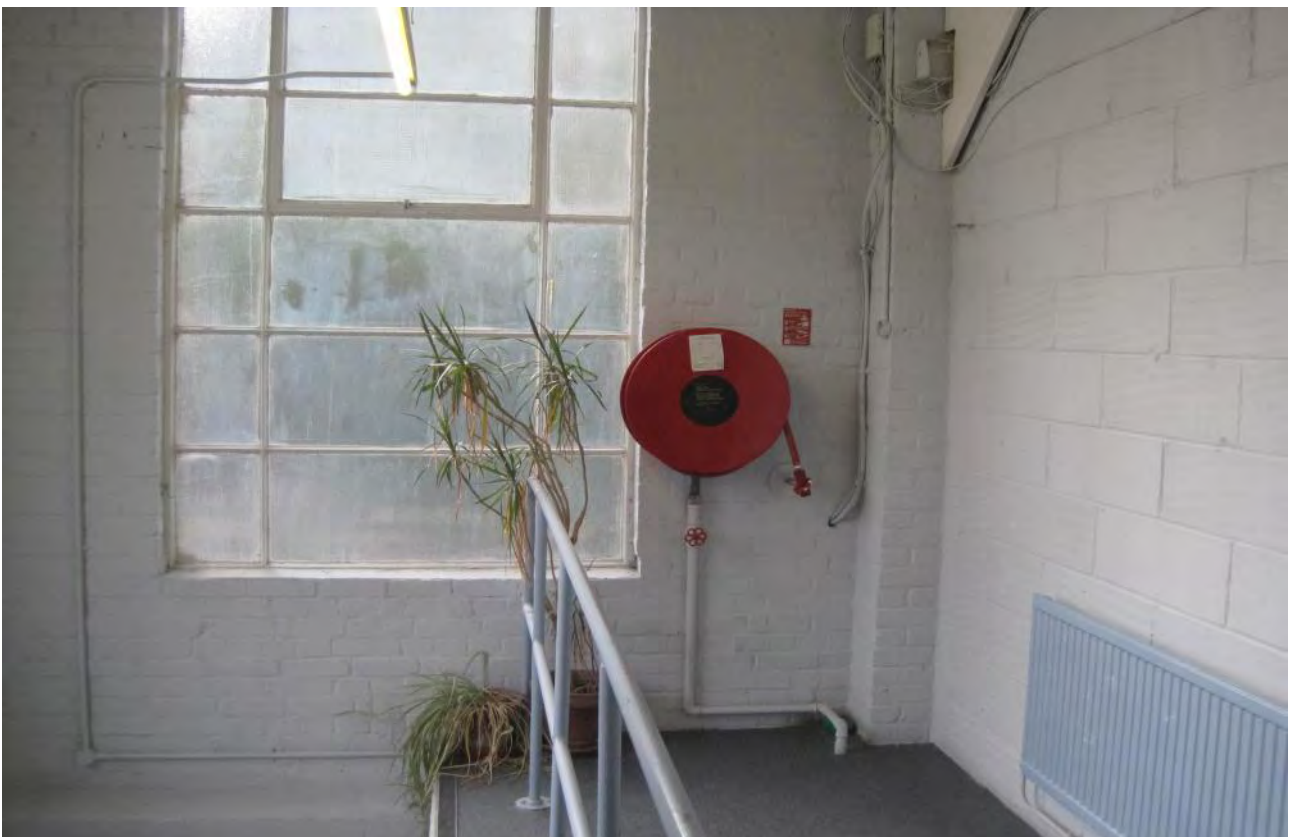


Photo No 26: Large single glazed window to 1<sup>st</sup> floor of Building C





## APPENDIX 2

**Regeneration Statement**





## **FAIRCHARM CREATIVE QUARTER**

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Full Planning Application

**FCQ08 Regeneration Statement**

Workspace PLC

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April 2012

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## EXECUTIVE SUMMARY

- i. Lewisham, and the area around Deptford in particular, is a place of socio-economic contrasts. Here acute deprivation combines with a relatively young and highly skilled population. However, the vast majority of these skilled residents work outside of Lewisham, which has the lowest job density per resident of all London boroughs.
- ii. Deptford/Creekside is an area of significant regeneration potential. Home to an emerging creative business cluster around significant higher education institutions, such as Goldsmiths College and Trinity Laban School, the area has easy access to local centres at Lewisham and Greenwich, and excellent transport links to City locations, London Bridge, Canary Wharf and beyond.
- iii. Under the standard Department for Culture, Media and Sport (DCMS) definition of “creative industries”, Deptford has a small proportion of London’s creative employment. Most of the creative businesses within the area are located more towards Greenwich town centre. However other sources, including a GLA report based on field work, suggest that there are up to 9,000 people in Deptford/Creekside working in the creative sector. Many of these creative people either work for micro businesses or are self employed, and have therefore passed under the radar of official published statistics
- iv. Deptford/Creekside has been successful in developing the first phase of a creative cluster: it has become home to a large number of artists, creative individuals and small businesses who have generated a unique dynamism in the local area. However, Deptford/Creekside is much less strong in office-based creative sectors such as advertising, architecture, software and media. These are the creative sectors that have significant potential for growth in London and that enable a creative cluster to generate most employment and economic productivity.
- v. If Deptford/Creekside is to capitalize on its achievements to date and develop into a mature creative cluster, it will need to attract these high-growth, high-employment creative firms that like to locate in dynamic areas like this.
- vi. However, Lewisham’s commercial property market faces significant challenges if it is to meet the demand for these employment sectors. There is a low level of office stock provision, which is characterized by a low-level of take up and perennially high vacancy rates, due to a mismatch between the available stock and the type of stock that is currently in demand. Lewisham Council’s Economic Development Business Plan recognises this lack of adequate workspace supply as one of the largest constraints to business growth and development in the borough.
- vii. Workspace, and a redeveloped Faircharm, can really help with this, providing the flexible workspace for the new businesses that will grow in Deptford/Creekside. The proposed development would bring renewal of a run-down working environment, residential and public realm benefits opening up access to Deptford Creek and help to retain skilled local residents who currently leave the area to work.
- viii. The flexible, start-up nature of the proposed employment floorspace can help to act as the missing link for Deptford’s emerging creative workforce. It would provide affordable, flexible and high-quality incubator space suitable for the next generation of creative entrepreneurs and small and medium enterprises, and bring a productive, high-tech and diverse range of creative employment to Deptford.

# 1 FAIRCHARM IN CONTEXT

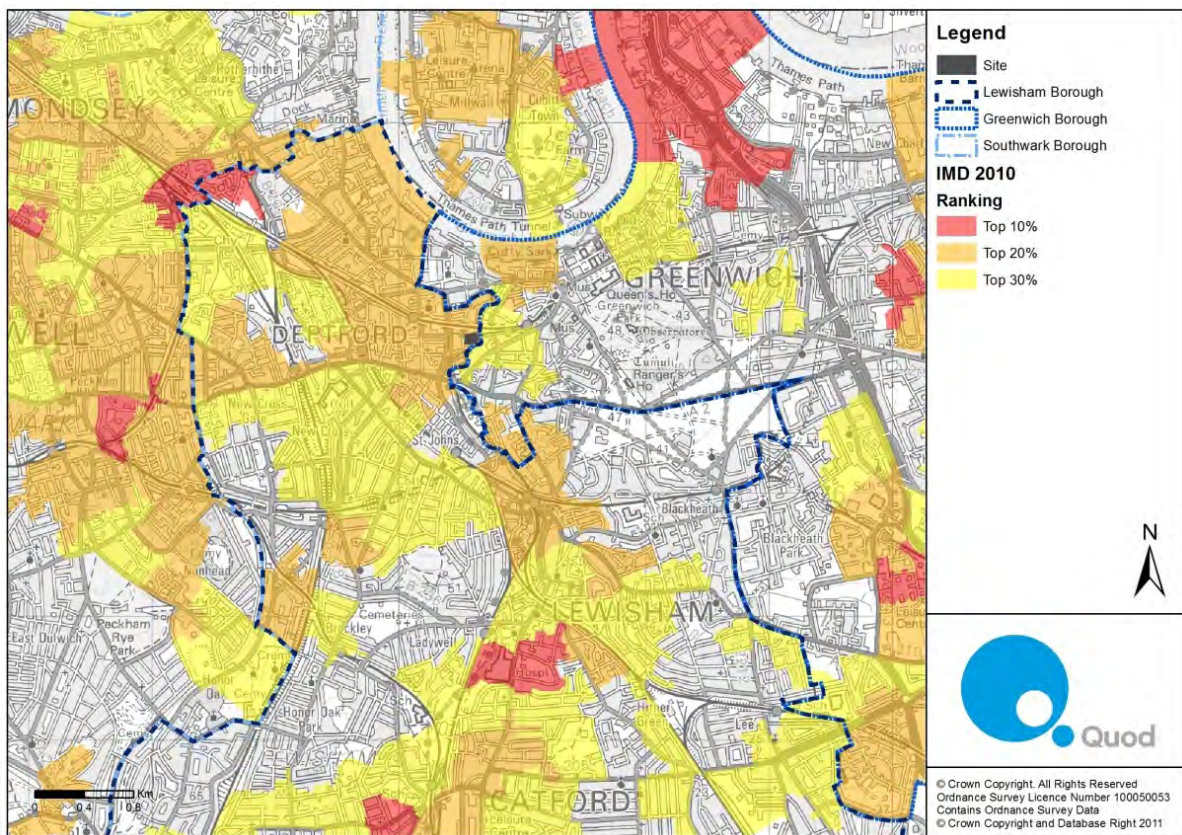
## Lewisham in Context

- 1.1. Lewisham has a lot of strengths, including a young, relatively high-skilled resident population and an emerging creative sector. It also has a changing workplace structure: it is experiencing strong growth in business service type firms and a decline in traditional manufacturing and elementary businesses over the last 20 years<sup>1</sup>.
- 1.2. Lewisham's Employment Land Study (2008) predicts that this will continue. It forecasts a decrease of around 24 jobs per year in industrial employment set against an increase of 465 jobs per year in office-based employment. As such, demand for flexible office and incubation space is intense. However, this is set against perennially high levels of vacancy in commercial and industrial space in the borough – which had accounted for 13% of stock from 2005 to 1998. Lewisham's Employment Land Study notes that *“demand for space is reported by small firms, start ups, and local businesses seeking to relocate”*.
- 1.3. Lewisham's Local Economic Assessment (March, 2011) highlights that local businesses are predominantly small and medium enterprises (SMEs), providing a ready demand for office space. The main sectors are retail, business services and construction, with a small but growing creative sector clustered around Goldsmiths, University of London and built around their graduates.
- 1.4. Additionally, it notes that there is a strong entrepreneurial spirit in Lewisham with higher rates of self-employment in comparison to others in the region. However, business survival rates are lower than the regional average and fewer businesses grow in terms of employment. A specific identified weakness is that:  
  
*“the borough also lacks significant business clusters which set it apart from other parts of London, although the emerging creative cluster around Goldsmiths is of growing significance and with the right support could become more substantial”*.
- 1.5. Although a borough with significant potential for growth, in recent history Lewisham has faced significant challenges in terms of the structure of its economy:
  - **Deprivation:** Some parts of Lewisham suffer from severe levels of deprivation. In particular, in the north of the Borough, the majority of New Cross and Evelyn wards are within the 30% most deprived areas in England and Wales

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<sup>1</sup> Office for National Statistics, (2007) VAT Registrations Data

Figure 1: Deprivation in the area surrounding the Faircharm Site (IMD, 2010).



- **Jobs and the Labour Market:** Lewisham has the lowest employment density in London, with around 0.40 jobs per resident, and this has been the case for the past decade.
- **Retaining skilled employees:** Lewisham has difficulty in retaining residents for work, and in particular retraining those residents with ‘higher’ occupational skills. Data from the 2001 Census highlights that the borough has:
  - The 4th lowest ‘self-containment’ rate in London (only 31% of Lewisham’s working population works within in Lewisham itself), and;
  - The 5th lowest retention rate for residents with management/professional/associate occupational skills (only 26% of higher skilled Lewisham residents stay in the borough for work<sup>2</sup>).
- **Decline in Knowledge-based Employment:** Lewisham’s Employment Land Study (2008) reports that while London’s knowledge based employment is increasing, it is in decline in Lewisham – particularly in financial business services, communications, computing and R&D (based on 1998-2005 data). Lewisham currently has the smallest proportion of residents working in banking, finance and insurance and the highest proportion (39%) working in public administration, education and health of all London Boroughs.
- **Creative Growth – but Behind the Scenes:** Lewisham has around 1,080 VAT registered businesses in the creative industries sector. However there is a significant amount of additional employment in the sector in businesses which are below the VAT threshold (in the micro businesses or self employment sectors) so the significance of the sector is likely to be greater. It is estimated that employment in the creative sector grew by 20% in Lewisham between 2005-2009<sup>3</sup>. There are particular opportunities to grow employment in the digital media sector<sup>4</sup>.
- **Lack of Appropriate Employment Floorspace:** Lewisham’s Economic Development Business Plan (2004) states that “*the lack of supply of business workspace forms one of the largest constraints to business growth and development within the borough*”, and that Lewisham needs to ensure “*that employment sites and workspace are available and promoted, particularly in relation to priority sectors*”. There is a question mark over the ability of Lewisham to offer sufficient, appropriate stock to encourage growth in the creative industries, with a shortage of start-up, small business premises:

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<sup>2</sup> This is particularly evident in New Cross ward, where only 23% of higher-skilled residents stay in Lewisham for work, and only 14% work in New Cross. This is partly due to the access to transport links to central London, but is also symptomatic of the lack of opportunities and incentives in the local area, for example, good quality environments, start-up incubation floorspace, business networks.

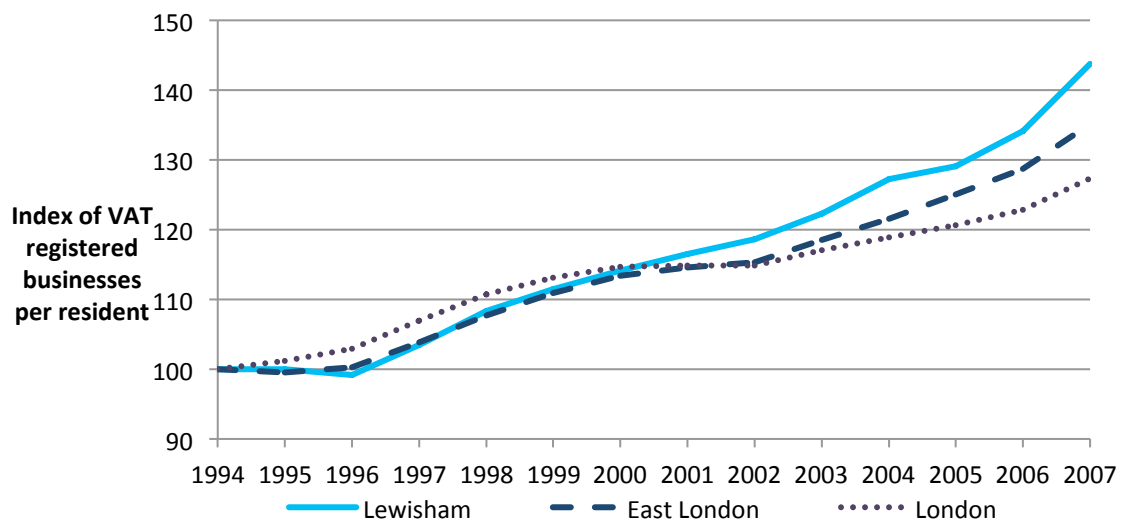
<sup>3</sup> GLA Economics : Working Paper 40: London’s creative workforce (2009 update)

<sup>4</sup> Professor Alan Freeman, from GLA Economics contributed to a review of creative industries in Lewisham which was undertaken in 2010. He stated that “*one of the borough’s best opportunities is to develop a digital creative cluster – software development, leisure software, digital and online*”.



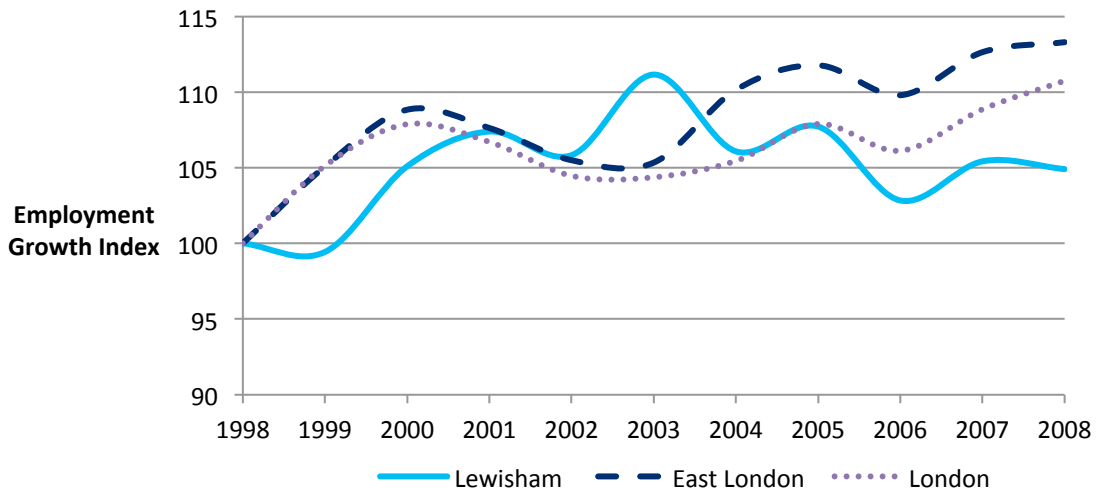
- An analysis of current availability of B1 office space within approximately 1km of the Faircharm site indicates that there is currently around 800sqm of available space split between 8 units, much of which (about 75%) is second-hand grade (EGi Data, 2012).
- The uptake of office space in the area, given the low availability, has been low in recent years: It has averaged around 1-2 deals per year, with around 150sqm per year leased since 2004 (EGi Data, 2012).
- **Underperformance in Workplace Growth:** Lewisham has a lower number of VAT registered businesses per resident than East London and London as a whole. However, the number of registered businesses is growing faster than the average for the sub region and in the capital as a whole. Over the period from 1995 to 2007, the number of VAT registered businesses increased by over 40%. The greatest growth was in ‘real estate, renting and business activities’, at over 12%. The only decline in VAT registered businesses was in the manufacturing sector (-0.4%).

**Figure 2: Index of VAT Registered Business per Resident: 1994 – 2007**  
(VAT Stock and Mid-Year Population Estimates)



- **Underperformance in Employment Growth:** Over the 10 years prior to the onset of the recession in 2008, employment growth has been unspectacular in Lewisham, and has declined in general since a peak in 2003.

Figure 3: Employment Growth Index 1998 – 2008 (ABI)



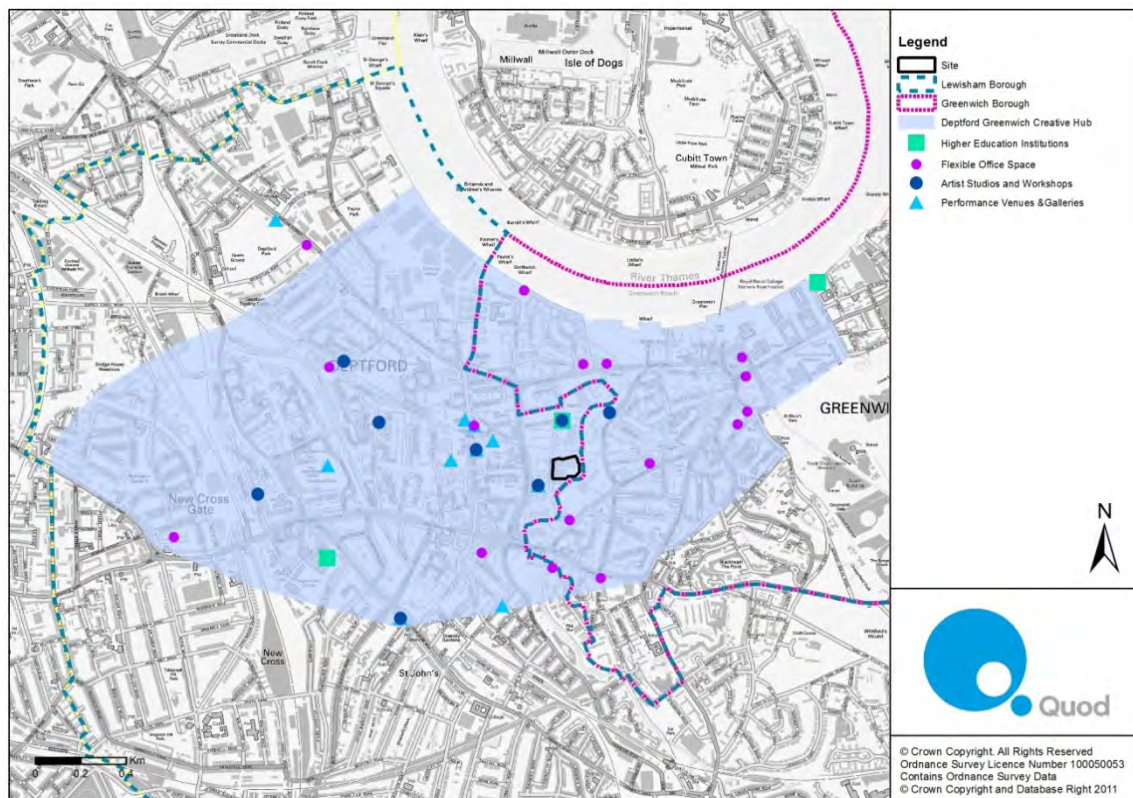
### Deptford / Creekside

- 1.6. Deptford/Creekside is at a key turning point in its development, having experienced an historic rise and fall in ship-building from the 16th century, and manufacturing and distribution associated with the docklands in the late 19th and 20th century. The public sector accounts for a large proportion of jobs in the area, although there is evidence that a more creative, entrepreneurial range of sectors with diverse skills is emerging.
- 1.7. While maintaining a certain legacy in terms of industry, the Deptford/Creekside area is well positioned to benefit from growth with Canary Wharf, the City and London Bridge as highly accessible strategic centres, and by capitalising on its emerging character as one of the most creative places in London. Its key strategic strengths include:
- **Strategic location** – 6 minutes from London Bridge by railway and 14 minutes from Canary Wharf on the Docklands Light Railway. A short walk to New Cross gives access to Croydon and the east of London through the new East London Line. The forthcoming expansion of this line will offer further access to south London, across Peckham through to Clapham Junction and beyond.
  - **Close to significant institutions** – Trinity Laban and Goldsmiths University are within 1km, as is Greenwich Town Centre and New Cross High Street.
- 1.8. At present, Creekside is a well established industrial area, emerging as a significant cluster for creative businesses. The Deptford/Creekside area comprises a varied mix of high density housing (predominantly

local authority or housing association, with an increasing range of new-build), light industry, new emergent business and low-value retail.

- 1.9. The Faircharm Trading Estate is in the heart of the area and has the potential to underpin local job creation. Lewisham’s Employment Land Study highlights the need for renovation and renewal in the area surrounding Faircharm and the potential for mixed use development.
- 1.10. An analysis of local employment space in the creative industries (Quod Research, 2012) has identified a significant clustering of creative workspace, although at present this seems to be weighted towards artists’ studios and workshops. While there is a fairly good representation in flexible office workspace suitable for the higher value creative sectors, much of this is located towards Greenwich.

**Figure 4: Creative Employment Floorspace in Deptford/Greenwich Creative Hub (Quod Research, 2012)**

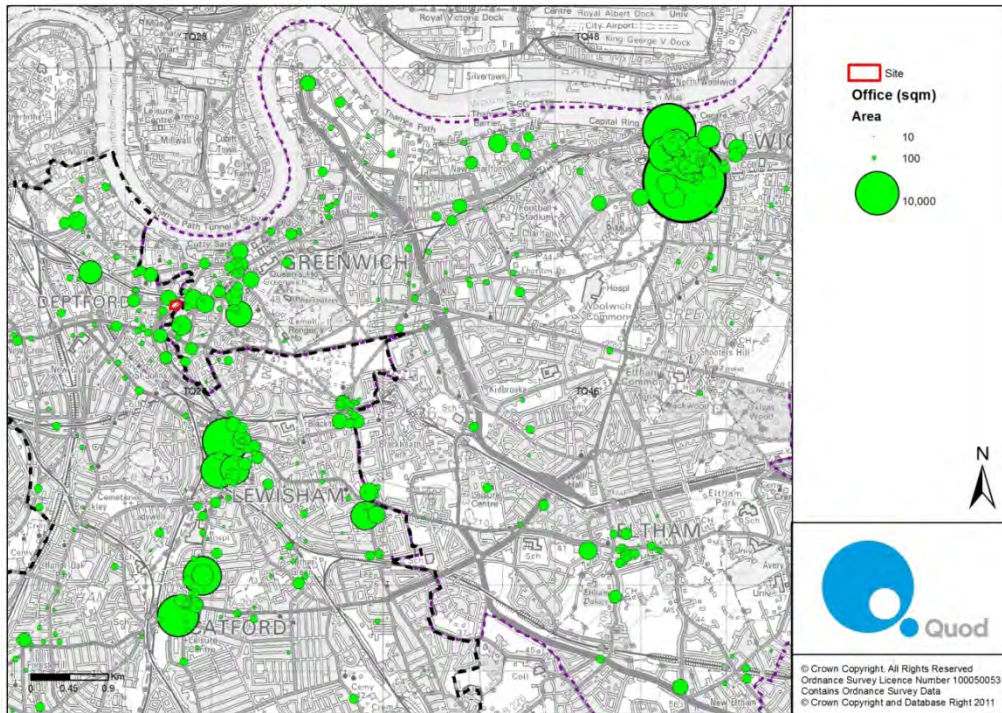


- 1.11. From an analysis of Valuation Office Agency Summary Valuation List (2010) data, it is possible to identify, on a postcode basis, the level of provision of space described as ‘office’, ‘office and premises’ and ‘office and workshop’ floorspace.
- 1.12. The following map highlights that, as anticipated and highlighted by the above research, Creekside has a far lower proliferation of office-type floorspace than nearby centres at Greenwich and Lewisham, and at a local level there is a significant lack of this kind of employment space – in particular to the west of Deptford

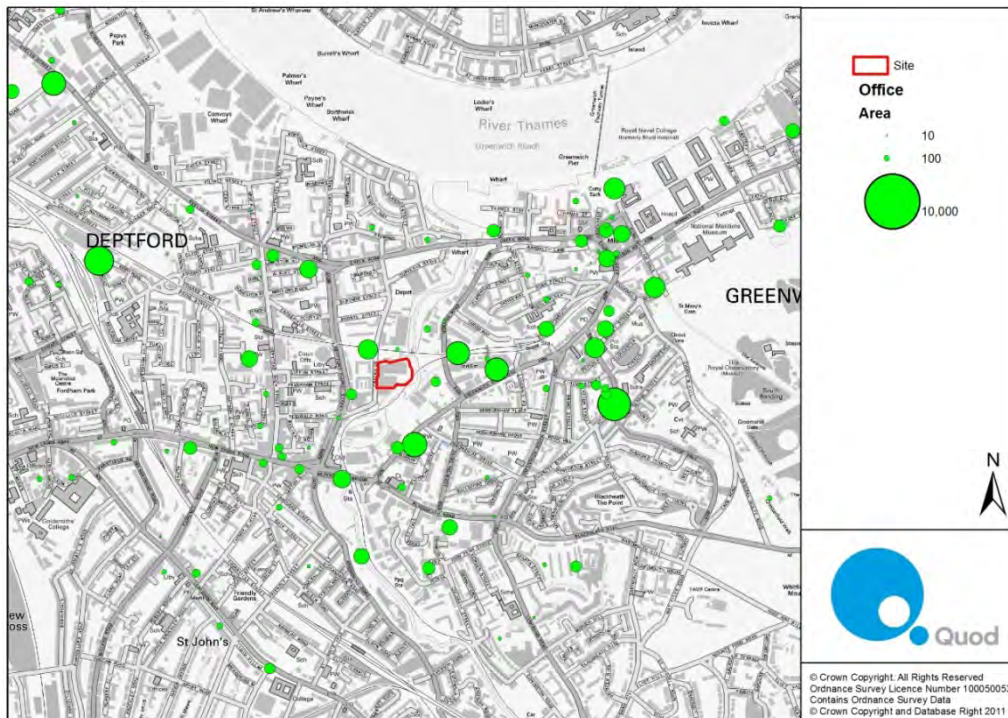


Creek, where there is little to offer in terms of office space in local centres (New Cross, Deptford High Street):

**Figure 5: Office Floorspace by Postcode Centroid in Greenwich & Lewisham (Valuation Office Agency, 2010)**



**Figure 6: Office Floorspace by Postcode Centroid in Deptford/Creekside (Valuation Office Agency, 2010)**



## The Faircharm Site

- 1.13. The Faircharm Site is in a Local Employment Location (LBL Core Strategy 2011) indicating that “this designation should be retained to provide for the concentration of creative industries present in the area”.
- 1.14. The Site covers an area of approximately 1 ha and is occupied by Faircharm Trading Estate, which consists of three large, inter-connected factory buildings constructed in the post-war period for a single occupier. In total they provide circa 9,300sqm net of commercial space with a car parking area.
- 1.15. The buildings have been sub-divided into a range of spaces for occupation by small and medium sized businesses. According to Workspace Group PLC’s business survey, undertaken in January 2012, Faircharm Trading Estate accommodates approximately 139 full time equivalent jobs. These jobs are spread amongst approximately 68 businesses, several of whom occupy multiple units. There are a range of organizations currently operating within Faircharm Trading Estate. They include a creative cluster (including artist cooperatives, firms specialising in music and film production, interior design, printing, publishing, advertising, dance and theatre), other businesses (including packaging, IT and transport firms) and charitable organizations (including London Youth Support Trust and the LBL’s Creative Process Agency).
- 1.16. As a consequence of deep building floorplates and awkward structures, the subdivisions are inefficient resulting in excessively large circulation spaces and poor daylight levels across much of the lettable floor space. Although Faircharm contains a core of dynamic and creative businesses and working units, much of the space is either vacant or used for low grade, low-employment activities such as storage.
- 1.17. At present, the Site is also characterised by limited accessibility, low levels of activity in the evenings and weekends, a poor frontage and relationship with surrounding area, particularly Deptford Creek:

**Figure 7: Faircharm Trading Estate**

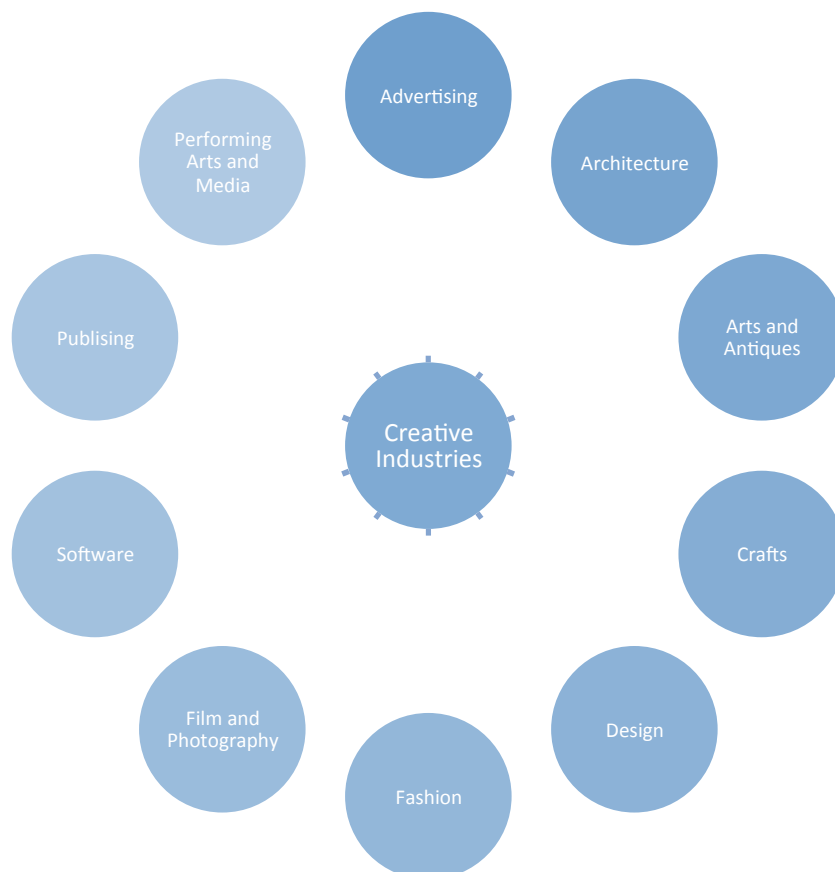


## 2 CREATIVE INDUSTRIES – DEPTFORD CREEKSIDE CREATIVE HUB

Deptford’s key strength is in the Creative Industries – with established local networks and resources, thriving entrepreneurship and a young, skilled and imaginative workforce. This section explains what the ‘creative industries’ are, highlights what their value is, and illustrates the current state of the sectors in London, Lewisham and Deptford.

### What are Creative Industries?

2.1 The Department for Culture, Media and Sport (DCMS) defines creative industries as those that are based on individual creativity, skill and talent. They are also those knowledge-based and labour-intensive jobs that have the potential to create wealth and jobs through developing intellectual property. These industries include elements of advertising, architecture, arts and antiques, crafts, design, fashion, film and photography, leisure software, publishing, performing arts and media<sup>5</sup>:



<sup>5</sup> (DCMS) 2001 Mapping Document (DCMS 2001)

- 2.2 It is critical to note that the term ‘creative industries’ covers a very broad spectrum of employment, from SMEs to large multi-national companies, occupying a wide variety of different floorspace for significantly different functions. For example, a sculptor may be considered creative, using a workshop to build artworks, as is a software designer programming video games, as is an advertising consultant, an architect, or a digital media editor. These sectors have a significantly different requirement and preference in terms of workplaces.
- 2.3 Additionally, a number of occupations can be considered ‘creative’ even if they are not found within ‘creative industry sectors’, for example a music teacher in a school. Creative workers are a resource for many London businesses outside the creative industries. In 2007, 411,000 of London’s creative jobs were actually outside the creative industries<sup>6</sup>.
- 2.4 London’s creative industries function as a strategic core for its creative workforce, employing an especially high proportion of creative workers. This creative workforce is in turn a resource for a wider layer of industries.

### **How can we identify them?**

- 2.5 There is much rhetoric about London’s ‘creativity’, and in the last 10 years policy-makers have made a concerted effort to develop a clear understanding of how this sector works and the factors that shape its success.
- 2.6 In October 2002, GLA Economics published Creativity: London’s Core Business, a report on creative employment and output in London. Four updates, in 2004, 2007, 2009 and 2011, were produced to try to define the cultural and creative industries, focusing on the creative workforce, the location of the creative industries, and the output of these industries.
- 2.7 A detailed methodology has been designed by GLA Economics to identify jobs in the DCMS creative sectors by cross-referencing them to the Standard Industrial Classification (SIC 2003) codes for employee workforce. Fine-grained employment data (4-digit, SIC 2003) from the Annual Business Inquiry (2008) is used to identify employees and workplaces at a district and sub-district level. To identify the proportion of creative jobs within the 4-digit SIC creative industry sectors, coefficients have been applied based on GLA Economics research into data supplied by the Interdepartmental Business Data Register (IBDR). A list of the 4-digit sectors in the creative industries definition, and their coefficients, has been included at Appendix A.
- 2.8 As such, it is possible to identify the employees in creative industries at a local level using publicly-available datasets. However, there are significant limitations when applying this process to the creative industries:

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<sup>6</sup> LFS/APS and GLA Economics



- One of the pitfalls of the DCMS method for understanding the number and spatial spread of creative industries is that the SIC/SOC definition of codes is too prescriptive;
- Creative industries tend to have a high incidence of self-employment, which is not covered by the results returned from the ABI/BRES data;
- The ABI is a survey, rather than a census, which is scaled up to provide employment estimates. For key creative sectors, which are often dominated by SMEs and individuals, transient occupiers of serviced and/or informal work space, at a local scale it is possible that a number of jobs are missed or ‘hidden’;
- In addition, many creative industries, as SMEs, may not be VAT-registered workplaces, and are therefore potentially hidden from identification in business surveys. High levels of micro-businesses – businesses employing less than 10 people – and businesses below the £64,000 VAT threshold and self-employment mean that official data all too often does not capture the creative industries accurately. These represent a significant proportion of creative industry firms and therefore jobs;
- The Inter-Departmental Business Register (IDBR) covers businesses in all parts of the economy but still misses some very small businesses, such as the self-employed and micro-SMEs – (small to medium-sized enterprises); and
- The ABI and IDBR classify businesses according to their main business activity. As a result industrial data will not capture creative jobs in businesses which are classified as being outside the creative industries, for example graphic designers working in a manufacturing firm.

2.9 For these reasons, many local authorities conduct more detailed assessments of their local creative economy.

### **How have Creative Industries developed in London?**

2.10 The nine DCMS creative industry sectors remain a dynamic and strong component of London’s economy. Creative sector employment is also on the increase - since 2008, employment has increased by 60,000 in the UK. There are now over 36,000 creative enterprises in London, with over 38,000 individual creative employment workplaces. This means London accounts for almost 36% of all creative businesses and creative employment sites in the UK (DCMS, 2011, Creative Industries Economic Estimates).

2.11 In terms of the DCMS sectors in London’s creative economy, the three largest, accounting for 64 per cent of creative employment between them, are Publishing, Leisure Software, and Music and Performance. Three



medium sectors – Radio and Television, Advertising, and Film and Video – account for 30 per cent, and the final three – Architecture, Arts and Antiques, and Fashion – account for 6 per cent<sup>7</sup>.

2.12 Although just 22 per cent of employment in software is concentrated in London, the size of the sector means that it accounts for more than 26 per cent of employment in London’s creative industries – and is the fastest growing of all creative sectors.

### **What is the value of Creative Industries?**

2.13 Creative industries offer a significant benefit to the UK economy due to their diversity, flexibility and range of skill sets. They offer both cultural and economic capital, helping to create a sense of place and community while also offering key support services to other sectors (research by the Greater London Authority (GLA) suggests that, at least in London – which has the largest concentration of creative employment in the UK – creative industries are strongly linked to the performance of the financial and business sector).

2.14 Covering such a wide range of sectors and skills, creative industries can be critical sources of entry-level employment, offer a high degree of flexibility in terms of self-employed and second jobs, and given their propensity to support both SMEs and large workplaces, help to promote creative entrepreneurship and skills development. According to the LFS, the proportion of self-employed jobs in every creative industry except Arts and Antiques is greater than London’s all-industries average.

2.15 At a national scale, the Department for Culture, Media and Sport (DCMS) highlights that two million people are employed in creative jobs and the sector contributes £60 billion a year – 6.4% – to the British economy<sup>8</sup>, and has grown at twice the rate of the economy as a whole.

2.16 The latest estimates of the economic value of creative industries was published by DCMS in 2009, and contains statistics on gross value added, exports, employment and numbers of businesses within the creative industries:

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<sup>7</sup> GLA Economics (2010) Working Paper 40 London’s creative workforce: 2009 update

<sup>8</sup> Department for Culture, Media and Sport (2009) Creative Industries Economic Estimates.

- In 2008, there were an estimated 157,400 businesses in the Creative Industries on the Inter-Departmental Business Register (IDBR). This represents 7.3% of all companies on the IDBR, although the true proportion of enterprises that are in the Creative Industries is likely to be higher as certain sectors such as Crafts contain predominantly small businesses
- The Creative Industries, excluding Crafts and Design, accounted for 6.4% of Gross Value Added (GVA) in 2006
- The Creative Industries grew by an average of 4% per annum between 1997 and 2006. This compares to an average of 3% for the whole of the economy over this period.
- Software, Computer Games & Electronic Publishing has had the highest average growth (8% p.a.).
- The Software, Computer Games & Electronic Publishing sector, and the Design and Designer Fashion sector both showed growth in employment of 5% per annum between 1997 and 2007, the highest across the Creative Industries.

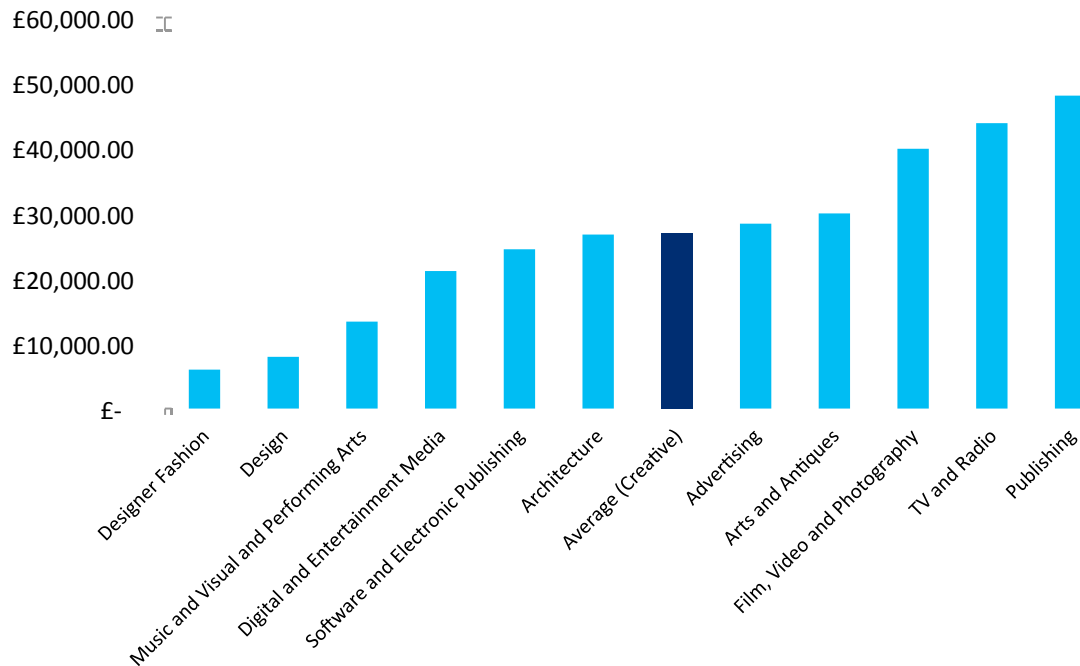
2.17 In London, the abundance of creative activity makes it hard to measure its direct impact on London's economy. This is partly because the 'creative industries' are highly diverse. It is estimated that Creative Industries account for £21 billion or 16% of London Gross Value Added (GVA) annually<sup>9</sup>, making it the second largest industry after the business services sector, and ranges from music and video games to design and fashion.

2.18 The diversity of sectors within the Creative Industries means that there are significant differences in productivity and output within the overall definition. An estimate can be drawn of GVA per head by creative sector (where information is available from the DCMS publication Creative Industries Economic Estimates – December 2011), highlighting that in 2009 there was a significant difference in productivity between sectors, ranging from around £6,000/worker (Designer Fashion) up to around £48,000/worker (Publishing).

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<sup>9</sup> Creative London (2004)

**Figure 8: Gross Value Added per head in the Creative Industries**



2.19 Despite the recession, creative industries have the potential to deliver significant benefits for places considering employment, innovation and place making. The vigorous economic growth shown for the sector after its recovery from the previous contraction, particularly from 2006 onwards, suggests that, when economic conditions improve, London’s creative sector will retain its strong position, and continue to generate significant employment, export earnings and wealth for London.

2.20 Creative industries have the potential to impact upon local economies. This can be both directly by generating productivity and employment and more indirectly by stimulating the visitor economy and generating ‘spillover’ of ideas and knowledge.

### **Spatial Growth and Distribution of Creative Industries**

2.21 Location choice for creative industries is generally driven by non-prime locations, access to market and ability to attract and retain high quality staff. Leisure facilities and ease of transport within the commercial area can also be a significant determiner for decisions made regarding employment. The LDA considers that it is important that projects are identified to support and enhance the small business sector, including initiatives, which broaden the range of retail activity to provide for local people and Londoners as well as visitors.

2.22 Policy 4.6 of the London Plan (2011) identifies that, in preparing LDFs:

*“Boroughs should enhance and protect creative work and performance spaces and related facilities in particular in areas of defined need”.*

2.23 Cultural quarters can help meet the need for affordable workspace for creative industries, including flexible live/work space; encourage clusters of activity and provide a catalyst for local regeneration.

2.24 There is evidence that at least some of the creative industries tend to concentrate<sup>10</sup>. The scale of concentration, in which enterprises are often located streets or even short blocks away from each other, or in creative ‘quarters’, strongly suggests a clustering effect. This concentration of businesses allows workers from different businesses to interact on a daily basis and to share ideas, experience and job opportunities. This level of interconnection can play a critical role in an individual business’ success.

2.25 A successful local creative economy relies upon high quality and affordable accommodation, a degree of ‘clustering’ (allowing trade and social relations to flourish), and a profile, ‘place-identity’ and ambiance that introduces a level of comparative advantage to a given location. A significant body of evidence shows that location is a major factor in the profitability of an industry, confirmed by a recent GLA Economics Working Paper (GLA 2006).

### **Lewisham’s Creative Character**

2.26 Despite being centrally located and well-connected within one of the most important ‘Creative Cities’ in the world, according to the latest GLA Economics estimates, Lewisham accounts for only 0.6% of London’s creative industry jobs and around 2% of creative industry firms. The following tables highlight:

- The number of creative jobs by creative sector, and the proportion of all creative jobs in Lewisham the sector represents; and
- The ‘Location Quotient’ (LQ), which is the concentration of jobs in the creative sub-sectors compared to the average concentration in London and Inner London (i.e. a value of <1 means that there is an under-representation of jobs in this sector compared to wider averages).

2.27 Well over a third of creative jobs in Lewisham are in the ‘leisure software’ sector and one quarter are in the ‘music and performance’ sector. Both of these sectors are almost twice as likely to be found in Lewisham than the average occurrence for London, but still represent a small proportion of the creative jobs in London overall:

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<sup>10</sup> For example Lazzeretti et al (2008), Evans (2009a,b), Pratt (2006).

	<b>Creative Jobs in Lewisham</b>	<b>Percent</b>	<b>London LQ</b>	<b>Inner London LQ</b>
<b>Leisure Software</b>	664	37%	1.51	1.75
<b>Music and Performance</b>	468	26%	1.96	1.89
<b>Fashion</b>	144	8%	1.51	1.54
<b>Advertising</b>	123	7%	0.61	0.58
<b>Arts and Antiques</b>	109	6%	1.67	2.32
<b>Publishing</b>	109	6%	0.31	0.27
<b>Architecture</b>	74	4%	0.74	0.66
<b>Radio and TV</b>	66	4%	0.30	0.30
<b>Film and Video</b>	50	3%	0.53	0.52
<b>Total</b>	<b>1,807</b>	<b>100%</b>	<b>1.00</b>	<b>1.00</b>

	<b>Creative Firms in Lewisham</b>	<b>Percent</b>	<b>London LQ</b>	<b>Inner London LQ</b>
<b>Leisure Software</b>	430	40%	1.20	1.56
<b>Music and Performance</b>	320	30%	1.14	1.02
<b>Fashion</b>	80	7%	0.83	0.75
<b>Advertising</b>	60	6%	0.81	0.75
<b>Arts and Antiques</b>	45	4%	0.91	0.88
<b>Radio and TV</b>	45	4%	0.76	0.67
<b>Publishing</b>	40	4%	0.67	0.59
<b>Film and Video</b>	35	3%	0.61	0.54
<b>Architecture</b>	25	2%	0.56	0.48
<b>Total</b>	<b>1,080</b>	<b>100%</b>	<b>1.00</b>	<b>1.00</b>

### **The Emerging Creative Cluster at Deptford/Creekside**

2.28 The Creative Lewisham Agency (now Creative Process) was established following the publication of Charles Landry's Creative Lewisham report in 2001. In 2004 the agency was successful in having Deptford/West Greenwich designated a Creative Hub by the London Development Agency (one of 10 locations designated by the LDA). The Creative Lewisham Agency worked with creative industries and individuals across Lewisham and West Greenwich to produce a Creative Hub Investment Plan which describes the potential and ambitions for the creative industries in the Hub area. The overarching ambition is very closely tied to the Regeneration Strategy (2008) for Lewisham:

*“If the creative sector’s full potential is realised in the borough, it will not only affect those who work in that sector but will also positively improve the lives of all Lewisham residents bringing sustainable regeneration, an enhanced urban environment and increased opportunities for all.”*

2.29A legacy of the Creative Lewisham initiative and the work of the Creative Lewisham Agency is the growing connections between the creative sector, planning process and commercial property development. Lewisham’s Arts Strategy (2009) underlines the importance of this relationship, stating that

*“Creative industries can act as a catalyst for investment, creating surroundings that attract people to live in and visit an area”*

2.30 Creative Process (formerly Creative Lewisham Agency) was set up to encourage the growth of the creative sector in the borough, and now provides a range of services including business support, workspace provision, small grants funding, networking, festival management and public art, but specializes in brokering apprenticeships in the creative sector. The organisation has successfully facilitated the creation of affordable work space for a range of creative industries, levered public and private sector investment, created festivals and offered creative industry specific business support to create and safeguard jobs in the borough (Cultural Strategy, 2009).

2.31 Lewisham’s Economic Development Business Plan (2004) points to the need for a proactive approach to make the best use of employment sites, and again points to mixed use development as a possible solution. It also states that there is a need for particular types of space, including space for creative industries and small business space.

2.32 Lewisham’s Employment Land Study (2008) furthers this, highlighting that Creative industries - including architecture, visual arts, performing arts, craft and design are strong sub-sectors, notably based around existing creative institutions in the area, such as Goldsmiths College and Trinity Laban, and the general Creekside area. It notes that smaller industries with creative potential, such as IT and graphic design, hold further opportunities for small business growth in the area.

2.33 The work of the Creative Lewisham Agency, plus a range of initiatives and projects (from the new Laban Centre to the establishment of a studio complex for Cockpit Arts, based within the ‘Creative Enterprise Zone’), have helped to position Lewisham (and specific districts such as Deptford) as a growth area for the creative sector; as somewhere with an emerging creative industry economy; and as a place with a vibrant cultural, Creative and thus creative ‘scene’.

2.34 Lewisham’s Cultural Strategy (2009) highlights the relative success of SME incubator space in the area and its favourability to the creative sector with the example of the nearby ‘Cockpit Arts’ facility:

*“Creekside in Deptford home to a thriving community of artists and creative businesses. The UK’s only creative business incubator for designer-makers, Cockpit Arts, provides affordable studio space for an eclectic mix of jewellers, silversmiths, ceramicists, fashion and furniture*

*designers. Cockpit Arts nurtures creative talent, from first beginnings to international success through professional development support, one-to-one business mentoring and public selling opportunities. Over 8,000 people a year attend the Open Studios events.”*

2.35A key study undertaken by Clare Cooper (1999) has also indicated significant sub-sectoral strengths in visual arts, publishing, performing arts and music in Lewisham. In addition, the study revealed a high degree of creative industry clustering in the north of the borough (SE8 and SE14), around Deptford and New Cross;

### **Local Studies Undertaken**

**A Framework Document was produced as collaboration between Lewisham Council and GLA Economics to identify the baseline position of the Deptford/Greenwich Creative Hub, in order to identify the relative strengths and weaknesses in terms of creative industry participation and contribution to the local economy.**

2.36This report identified that the area’s key strength is its propensity for emergent business growth linked to the relatively low cost of property/workspace, proximity/accessibility to markets, and strong - often innovative - support mechanisms and services.

2.37The report acknowledges that “assessment of the size of an existing economic sub-sector, such as the Creative Industries - one that includes many sole traders and new start-ups as well as many who work part time and in more than one occupation - has always been difficult.”

2.38As such, the approach taken by GLA Economics / Tom Fleming Consultancy has been partly informed by the DCMS toolkit as outlined above. However, in addition to assessing the existing (published) data, that report aims to identify those sectors with the greatest potential for growth, both locally through established activity and position within existing supply chains.

2.39The study concludes that there are variations in sub-sector presence across the area, in large part due to issues of space provision - such as the mini-clusters of activity in managed workspace developments such as Cockpit Arts (Design and Crafts) and APT Studios (Visual Arts), and the other mixes of space including the emergent provision of high-spec work-live developments, and the presence of retail/workshops in central Greenwich.

2.40Previous research undertaken by Tom Fleming Creative Consultancy showed that possibly more than 434 Creative businesses are based in managed workspace developments such as artists' studios, or prominent agglomerations of industrial activity (such as industrial estates).

2.41The following table outlines the emergent trends in the Creative Hub around Deptford/Creekside – highlighting a reported weakness in high productivity, high growth office-based sectors (in orange).

	Features
<b>Art</b>	Large numbers, profit growth potential uncertain
<b>Crafts and Design</b>	Strong, diverse, though underachieving
<b>Additional ICT</b>	Low creative content origination
<b>Music</b>	Opportunity to bring the underground scene into the mainstream
<b>Performing Arts</b>	Major assets, high levels of participation, insufficient business growth
<b>Advertising</b>	Emergent, locally oriented, under-developed
<b>Designer Fashion</b>	Small, hidden, emergent
<b>Publishing and Printing</b>	Large subsector, unconnected to creative producers
<b>Architecture</b>	Huge potential, current under-developed
<b>Film</b>	Lacking infrastructure, poorly networked
<b>Interactive Leisure Software</b>	Potential high growth, currently low profile
<b>TV and Radio</b>	Very small, little cross sub-sectoral integration

2.42 The following table provides an overview of the total number of VAT-registered Creative Industries businesses in the hub area - based on the City Growth Strategy database (as extensively edited and analysed by TF Consultancy). It also provides an estimate of the likely numbers of additional Creative Industries businesses (based on an awareness of the numbers of businesses in managed workspace initiatives/clusters and the matching of these addresses to the City Growth Strategy database). A final column of 'additional hidden businesses' is provided as a conservative estimate of sole traders and very small businesses that occupy business premises and residential addresses across the area (based on experience of Creative industries mapping work in comparable inner-London locations).

	VAT-registered companies in the proposed Hub (CGS 2004 – edited and analysed by TF Consultancy)	VAT-registered additional Creative companies in recognised clusters	Estimates of additional 'hidden' creative companies	Total number of creative companies
<b>Advertising</b>	43	3	5	51
<b>Architecture</b>	20	3	2	25
<b>Art and Antiques (Majority Visual Arts)</b>	79	200	55	334
<b>Crafts and Design</b>	93	175	25	293
<b>Designer Fashion</b>	11	29	10	50
<b>Film</b>	9	5	7	21



<b>Interactive</b>	9	2	5	16
<b>Leisure Software and Software</b>	N/A	N/A	N/A	N/A
<b>Music</b>	45	5	25	75
<b>Performing Arts</b>	32	11	25	58
<b>Publishing and Printing</b>	25	1	5	31
<b>TV and Radio</b>	6	1	5	12
<b>'Additional' ICT</b>	89	N/A	N/A	89
				<b>1,055</b>

2.43 The report assesses that there are actually likely to be up to 9,000 creative jobs in the Deptford/Creekside creative hub, without factoring-in jobs at the major Creative Industries institutions of Lewisham College, Trinity College and Goldsmiths College<sup>11</sup>.

### Summary

2.44 The employment landscape in Deptford/Creekside is changing. As traditional manufacturing continues to decline, office based employment is on the rise. Lewisham is also surpassing London and East London in VAT registered business growth, particularly in office based industries like business, real estate and renting activities. Fostered by Higher Education Institutes like Trinity Laban and Goldsmiths University and the work of Lewisham's Creative Agency and Creative Process, Deptford/Creekside's creative cluster has also begun to take off.

2.45 Under the standard government definition of creative industries, there isn't a high proportion of creative employment in the area Deptford/Creekside area - and much of what there is has gravitated towards Greenwich town centre. However recent GLA analysis, based on field work, suggests that there are up to 9,000 people working in the Deptford/Creekside creative hub. This inconsistency may be because some

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<sup>11</sup> Given that each company employs at least 1 person, there would be at least (1,055) 966 Creative Industries jobs in the locality. On the basis that the average employment size of VAT registered firms is 5.42 (based on entries for which figures are available), the total number of Creative Industries jobs in the area rises by 7,401 to 8,556 Creative Industries jobs (this includes jobs in printing, publishing, ICT, and at larger cultural institutions such as Laban, Greenwich Theatre etc.).

On the assumption that businesses in the managed workspaces/clusters employ an average of just 1.5 people, this total figure rises to (406 x 0.5 plus 8,556) 8,759.

On the basis that additional 'hidden' businesses employ a total of just 1.5 people, the total reaches (174 x 0.5 plus 8,759) 8,846.

Therefore, at a conservative estimate, there are currently 8,846 Creative Industries jobs in the proposed Hub area (if Printing, Publishing and ICT are included).

creative workers don't show up in the official statistics, as a high proportion are self employed or part of micro-businesses that do not pass the VAT threshold. Their presence, along with other creative people living, working and studying in the area, have established the buzz required to transform Deptford/Creekside into a attractive and dynamic location.

2.46 If Deptford/Creekside is to capitalize on its achievements to date and develop into a mature creative cluster, it will need to attract high-growth, high-employment creative firms that like to locate in dynamic locations like this. While employment in the Leisure Software and Music and Performance sectors are well represented, the area is much less strong in the less visible (i.e. office-based) "creative" sectors such as media, internet firms. These that are the growth sectors in London, and the sectors where a creative cluster generates most employment.

2.47 However, Lewisham's commercial property market faces significant challenges if it is to meet the demand for these employment sectors. There is a low level of office stock provision, which is characterized by a low-level of take up and perennially high vacancy rates, due to a mismatch between the available stock and the type of stock that is currently in demand. Lewisham Council's Economic Development Business Plan recognises this lack of adequate business workspace supply as one of the largest constraints to business growth and development in the borough.

## 3 THE STRATEGY – CAPITALISING ON FAIRCHARM'S POTENTIAL

### **Bringing Forward a Creative Strategy for Faircharm**

3.1 The proposed re-development of the Faircharm Trading Estate to provide flexible, start-up business space in a renewed public realm alongside new homes could be a key catalyst towards the next stage of creative development in Deptford/Creekside.

3.2 The proposed development, Faircharm Creative Quarter, would comprise:

- The provision of up to 6,132m<sup>2</sup> of new mixed commercial floorspace including 70 new, high quality B1 (office) workspace units alongside gallery, studio and food service floorspace;
- The provision of up to 20,507m<sup>2</sup> (GIA) of new residential floorspace – with up to 211 new dwellings in a mix of tenures and sizes; and
- High quality public realm, with new access to Deptford Creek.

3.3 Lack of suitable office space is part of what has held this area back in terms of job creation and economic growth. Workspace, and Faircharm Creative Quarter, can help with this. The new employment floorspace would be high quality and provide the flexible incubator space for new and existing creative businesses. It would meet demand for more flexible studios and office-based space to consolidate and expand Deptford/Creekside's creative industry cluster. It would capitalise on the area's inherent strengths – its young, skilled population, links to central London markets, and its higher education institutions (Goldsmiths University and the Laban Centre) - to underpin and emphasise the economic status of Deptford/Creekside. The benefits would include:

- Increasing net employment – providing new jobs and opportunities for enterprise;
- Strengthening and broadening the existing creative business base;
- Diversifying the creative industries & drawing high value creative firms and jobs to the area; Retaining local creative and skilled people; and
- Animating the area through 24 hour activity, providing new, high quality homes and creating an environment where people will want to live, work and visit.

### **Creating New Jobs and Opportunities**

- 3.4 The existing Faircharm Trading Estate does not currently meet the site's employment generating potential: the building was designed for use by a single occupant and the current subdivisions are therefore inefficient, with much of the space either vacant or used for low-grade, low-employment activities. The new employment space provided through the Faircharm Creative Quarter Development would lead to a significant net increase in employment, making efficient use of space and providing high-quality incubator space for the raft of entrepreneurial creative businesses emerging across London.
- 3.5 The proposed development is estimated to provide a net increase employment of around 220 full time equivalent jobs across the workspaces units, studios, food service, and gallery floorspace.

### **Strengthening the existing creative business base**

- 3.6 The Workspace Group offer specialised knowledge and sensitivity to entrepreneurship and SMEs, particularly in the creative sector. They operate a number of business centres dedicated specifically to creative industries, such Canalot Studio in Kilburn, which offer common meeting areas and online business communities to foster interaction, support and work opportunities between tenants.
- 3.7 Evidence suggests that incubation adds value to a business, with incubated firms significantly less likely to fail in their first years than the average: eighty-seven per cent of incubated firms in the US, and a similar proportion in the UK<sup>12</sup>, are still in operation – a much lower failure rate than for new businesses generally, where around a third of new UK small businesses fail within the first three years<sup>13</sup>. The European Commission's benchmarking study found that 80 - 90% of European incubated firms were still in operation after five years<sup>14</sup>.
- 3.8 Deptford/Creekside already has a reputation as a centre for creative enterprise. The establishment of a range of accessible floorspace and the inclusion of a similar flexible incubator model to The Workspace Group's existing portfolio will strengthen and expand the existing businesses that opt to remain within the Faircharm Creative Quarter.

### **Diversifying the creative industries base & drawing high value creative firms and jobs to the area**

- 3.9 Deptford's creative community is thriving – but is currently limited to a fairly narrow range of sub-sectors in visual arts, music and performance. While these industries are culturally very important to the unique environment in the local area, there is an acknowledged lack of diversity in terms of other

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<sup>12</sup> National Business Incubators Association (1997) 'Business Incubation Works.' Athens, OH: NBIA.

<sup>13</sup> Small Business Service (2005) 'Small Business Myths.' London: Department for Trade and Industry. p.33

<sup>14</sup> Centre for Strategy and Evaluation Services (2002) 'Benchmarking Business Incubators: final report.' Brussels: European Commission

creative sub-sectors – including those that operate out of office workplaces such as the fast-growing and highly productive software, media, advertising, architectural and graphics sectors.

3.10 These kinds of creative industries provide a disproportionate amount of London’s growth – in terms of employment and GVA output, compared to more explicitly ‘creative’ jobs, and can help to raise both Deptford’s reputation as an up-and-coming location on the crest of the creative industries and also the economic strength of the area and the borough as a whole. This is a key aspiration of Lewisham Council.

3.11 A report by the Thames Gateway London Partnership outlined the potential to create a series of creative clusters throughout the Thames Gateway area<sup>15</sup>. The report highlights the potential to create permanent locations for small, creative businesses along the line of development linking Deptford – Greenwich – Royal Docks – Stratford – Walthamstow. Faircharm Creative Quarter, with its excellent access to Central London and the more established areas of creative activity just along the East London Line extension, provides an excellent opportunity to provide a high quality permanent location for creative businesses looking to move eastward from Tower Hamlets and Hackney and stimulate further creative activity further out in the Thames Gateway.

### **Broadening the Offer**

3.12 It is crucial for Lewisham’s creative industries that growth is spread across different types of creative sub-sectors, providing different jobs and services and requiring different types of workspace.

3.13 Significantly, Lewisham needs to get a foothold in the ‘higher value’ creative sectors, as outlined, in order to broaden the complimentary supply chain and service relationships within the ‘Creative Production Chain’ – creative growth can’t happen in isolation, and research shows a significant proportional relationship between the growth of the creative sector and the business services and financial sectors which can underpin economic success.

### **Retaining local creative and skilled people**

3.14 A key contextual factor for the creative industries and any other sector in Lewisham is that the borough has the lowest number of employees relative to the resident population in London. It also has one of the lowest rates of retention of skilled residents compared to other London Boroughs.

3.15 If local opportunities can provide the quality of employment available elsewhere, there is evidence that a highly skilled and mobile working population will favour opportunities closer to home.

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<sup>15</sup> Thames Gateway London Partnership, (2001) Creative and Cultural Industries Report

3.16 Faircharm Creative Quarter has the potential to retain the area's existing high-skilled residents, especially those using local creative resources. Goldsmiths University of London in New Cross is a globally acknowledged centre of excellence for creative education, as is Trinity Laban. The presence of such world class teaching facilities means that many former students choose to settle and work in the borough post-graduation, contributing to the borough's creative buzz and supporting a lively cultural economy.

3.17 Goldsmiths College currently has over 7,500 students, of which nearly 2,000 are 'post graduate taught' and over 500 are 'postgraduate research'. It therefore offers a significant resource of creative graduates (and postgraduates) to the UK's creative industries economy.

3.18 Previous research undertaken by Tom Fleming Creative Consultancy shows that if just 5% of Goldsmiths graduates per year were encouraged to establish businesses locally, the Deptford/Creeksides' cluster would have the potential to become an irresistible magnet for aspiring creatives and establish a broader reputation for Deptford/Creekside as 'prestige addresses' for high quality creative products and innovation. The research estimated that such an increase in business activity from Goldsmith graduates could add a total of £25 million to the creative economy of Deptford/Creekside over a ten year period.

3.19 An improved workspace offer at the Faircharm Creative Quarter could provide the base for such businesses to grow.

### **Animating the area through 24 hour activity**

3.20 The Faircharm Trading Estate is currently characterised by limited accessibility, a poor frontage and relationship with surrounding area. It also experiences low levels of activity in the evenings and weekends.

3.21 The Faircharm Creative Quarter would transform the current landscape: enabled by the inclusion of residential units, the existing run-down light industrial units would be redeveloped to provide high quality office space, a highly accessible environment providing a new public access to the Creek during the day.

3.22 The provision of over 200 new residential homes would contribute around £3.2 million in annual local household expenditure on goods and services. A report written for the Greater London Authority outlines the economic benefits of new homes<sup>16</sup>. It shows that an increase in housing creates an increased local demand for services and goods, stimulating further economic activity and expenditure at a local level. On average, they found that an increase of 1,000 new residents in a local area

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<sup>16</sup> Greater London Authority, (2007), More residents, more jobs? The relationship between population, employment and accessibility in London.



generated approximately 230 new jobs. With over 200 new homes and approximately 380 residents, the Development would therefore generate approximately 90 new jobs in the local area. This would further increase economic activity and energy in the local area.

3.23 Evidence shows that the introduction of a mix of uses, including housing, can stimulate the evening/weekend economy and prevent the creation of 'dead' office zones<sup>17</sup>. Case Studies from the Homes and Communities Agency also confirm the positive contribution that mixed-use schemes, including both homes and offices, make to the vitality and attractiveness of an area<sup>18</sup>. Both these elements would contribute towards consolidating Deptford/Creekside as an attraction location for creative businesses.

3.24 The area surrounding Faircharm Trading Estate is characterized by a high level of crime. It is classified amongst the 10% most deprived areas in England and Wales in terms of Crime Deprivation (IMD 2010). Data from the Metropolitan Police Crime also indicates that the average crime rates per 1,000 population for the local area are higher than the average for the borough or region. This is the case for all crimes, except Sexual Offences. A report by the Home Office outlines the impact planning can have in reducing crime<sup>19</sup>. It provides evidence indicating that areas with poor accessibility, surveillance and low levels of activity increase the risk of crime. Redeveloping the existing site and increasing local activity in the evening and weekends could therefore also have an impact on local crime levels, making the area a more attractive location for businesses and residents.

### **Workspace's Track Record**

3.25 The Workspace Group is a leading provider of business centres throughout London, offering offices and office space in prime London locations, specialising in flexible and affordable lease agreements. With one of the largest London commercial property portfolios and a high profile in the creative industries sector, Workspace Group is ideally placed to provide SMEs and start-ups with highly sought-after business space at competitive prices. The firm is well-established with an extensive portfolio of London commercial property spans across the capital. Premises are tailored to small and medium-sized enterprises (SMEs) with a host of vibrant business space designed to meet the needs of all types of creative tenants (see Appendix B).

3.26 The Workspace Group offer specialised knowledge and sensitivity to entrepreneurship and SMEs, particularly in the creative sector, offering perfect working environments for graphic design, architecture, media and other creative sectors across London. At Workspace Group creative studios

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<sup>17</sup> Department for Communities and Local Government, (2001), Mixed use development, practice and potential.

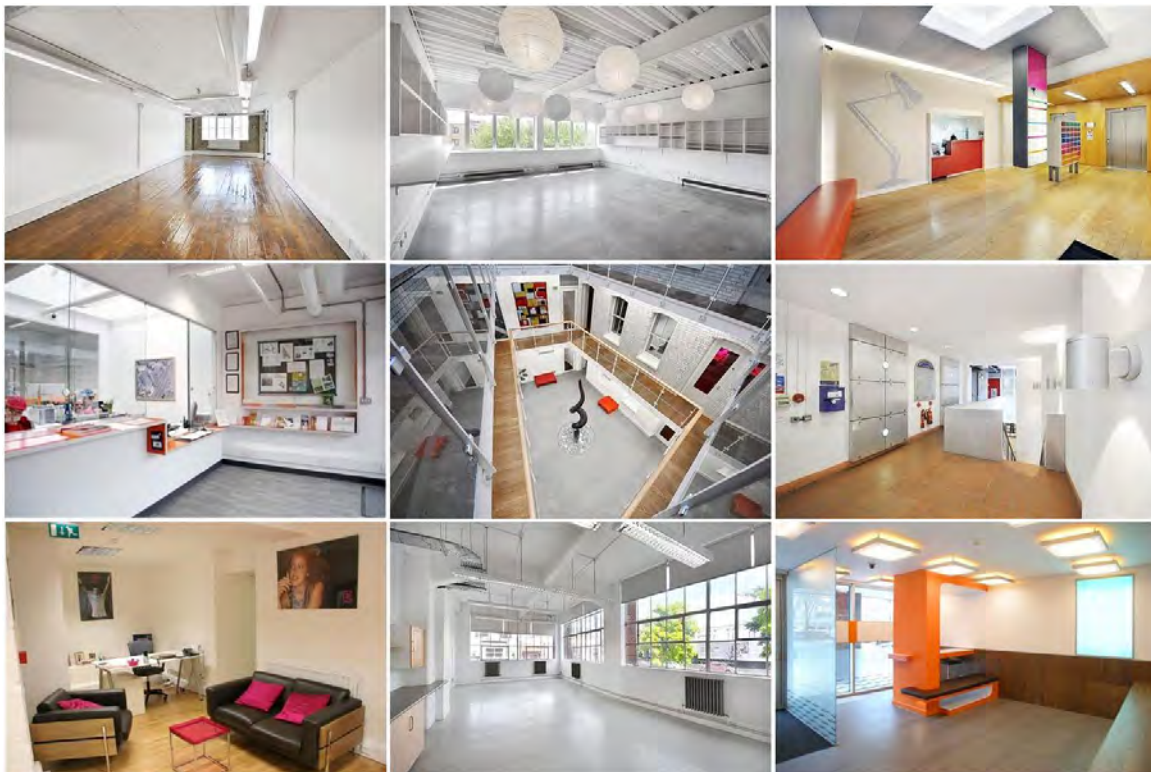
<sup>18</sup> Ibid.

<sup>19</sup> Office of the Deputy Prime Minister, The Home Office, (2004), Safer Places, The Planning System and Crime Prevention

are well situated within vibrant, quirky working communities such as Portobello Road, Clerkenwell and Islington. Each location provides a hub for creative designers with a substantial amount of amenities focused on enhancing the working environment. This type of space is ideal for initiation and growth of creative SMEs with transport links across Central London and beyond, and offering studio space on flexible, competitive leases giving SMEs and start-ups the perfect opportunity to grow.

3.27A key example of Workspace’s successful work in the creative sector is its significant involvement in another creative cluster that has experienced significant commercial growth in recent years – Shoreditch. Shoreditch is a built up inner city area to the north of the City of London, which has in recent years seen a massive influx of art galleries, bars, restaurants and media businesses – including many dot com start ups. Shoreditch offers a range of commercial properties, from studio offices to large corporate offices, and Workspace has a firm foothold within this profile. Shoreditch now has a good property office choice as its recent gentrification has resulted in an up-to-date and vibrant area with interests in commerce and entertainment. Like Creekside, the area is not in a central location but is well-connected to the city and to outer London via the underground network and Liverpool Street.

**Figure 9: Examples of Workspace Group’s Creative, Flexible Office Floorspace in London**



## 4 APPENDICES

### APPENDIX A – SIC Industrial Sectors identified by DCMS as ‘Creative’ (GLA Economics research into data supplied by the Interdepartmental Business Data Register (IBDR))

Mapping Document Chapter	Sector	Standard Industrial Classification (SIC)		Proportion of code taken (*)
		Code	Description	
1	Advertising	74.40	Advertising	
2	Architecture	74.20	Architecture and engineering activities and related technical consultancy (‡)	✓
3	Art & Antiques	52.48	Other retail sale in specialised stores (‡)	✓
		52.50	Retail sale of second-hand goods in stores	✓
4	Crafts	Majority of businesses too small to be picked up in business surveys		
5	Design	No codes match this sector		
6	Designer Fashion	9 Codes	Clothing Manufacture (†)	✓
		74.87	Other business activities not elsewhere classified	✓
7	Video, Film & Photography	22.32	Reproduction of video recording	✓
		74.81	Photographic activities	✓
		92.11	Motion picture and video production	
		92.12	Motion picture and video distribution	
		92.13	Motion picture projection	
9 & 10	Music and the Visual & Performing Arts	22.14	Publishing of sound recordings	
		22.31	Reproduction of sound recording	✓
		92.31	Artistic and literary creation and interpretation	
		92.32	Operation of arts facilities	
		92.34	Other entertainment activities not elsewhere classified	✓
		92.72	Other recreational activities not elsewhere classified	✓
11	Publishing	22.11	Publishing of books	
		22.12	Publishing of newspapers	
		22.13	Publishing of journals and periodicals	
		22.15	Other publishing	✓
		92.40	News agency activities	
8 & 12	Software, Computer Games & Electronic Publishing	22.33	Reproduction of computer media	✓
		72.21	Publishing of software	
		72.22	Other software consultancy and supply	
13	Radio & TV	92.20	Radio and television activities	

**APPENDIX B - Examples of Workspace's portfolio of developments in London, some of which specifically support the creative industries:**

Workspace	Description	Location
<b>Tower Bridge Business Complex</b>	<p>Office, studio, workshops and light industrial units                      350 sq ft (33 sq m) to 19,276 sq ft (1,791 sq m)                      From £4 / sq ft</p>	100 Clements Road, London, SE16 4DG
<b>The Biscuit Factory</b>	<p>Offices, studios and virtual office                      161 - 9,268 sq ft (15 - 861 sq m)                      From £11 / sq ft</p> <p>Tenants                      About 25 businesses, approximately 60% of which work in the creative industries. Represented Creative Sectors include: Advertising, Publishing, Media, Digital Communications, Software Design, Arts, Interior Design, Film and Music Production, Fashion.</p>	The Biscuit Factory, 100 Clements Road, London, SE16 4DG
<b>Linton House</b>	<p>Offices                      282 - 4,169 sq ft (26 - 387 sq m)                      From £21 / sq ft</p>	164-180 Union Street, Waterloo, SE1 0LH
<b>The Leathermarket</b>	<p>Offices, studios, virtual office                      116 - 3,890 sq ft (11 - 361 sq m)                      £21 / sq ft</p> <p>Tenants                      Approx 25 businesses, of which approximately 65% of which are in the creative sector including the Sector Skills Council for the creative and cultural industries. Represented Creative Sectors include: Design, Publishing, Advertising, Architecture, Interior Design, Video Production, Media.</p>	11/13 Weston Street, London, SE1 3ER
<b>Great Guildford Business Square</b>	<p>Offices Studios Virtual Office Workshops                      114 - 11,460 sq ft (11 - 1,065 sq m)                      From £15 / sq ft</p>	Gt. Guildford Business Square, London, SE1 OHS
<b>Parkhall</b>	<p>Light industrial, Offices, Studios, Workshops                      170 - 5,017 sq ft (16 - 466 sq m)                      From £6 / sq ft</p>	40 Martell Road, London, SE21 8EN

<b>Southbank House</b>	<p><b>Type</b> Offices, Serviced Offices, Studios, Virtual Office</p> <p><b>Unit Size</b> 58 - 2,572 sq ft (05 - 239 sq m)</p> <p><b>Rent</b> From £25 / sq ft</p> <p><b>Tenants</b> About 18 tenants, of which 5% are in the creative sector. Represented Creative Sectors include: Architecture.</p>	Southbank House, Southbank House, London, SE1 7SJ
<b>Hatfield House</b>	<p><b>Type</b> Offices, Studios</p> <p><b>Unit Size</b> 1,240 - 5,000 sq ft (115 - 465 sq m)</p> <p><b>Rent</b> From £23 sq ft</p>	52/54 Stamford Street, London, SE1 9LX
<b>Clerkenwell Workshops</b>	<p><b>Type</b> Offices, Studios, Virtual Office, Workshops</p> <p><b>Unit Size</b> 142 - 4,190 sq ft (13 - 389 sq m)</p> <p><b>Rent</b> From £47 / sq ft</p> <p><b>Tenants</b> Approximately 65% of tenants work in the creative sector. Represented Creative Sectors include: Advertising, Fashion, Publishing, Media, Music and Video Production.</p>	27/31 Clerkenwell Close, London, EC1R 0AT
<b>Leroy House</b>	<p><b>Type</b> Offices, Studios, Workshops</p> <p><b>Unit Size</b> 60 - 1,622 sq ft (06 - 151 sq m)</p> <p><b>Rent</b> From £11 / sq ft</p> <p><b>Tenants</b> Approximately 44% of tenants work in the creative industry. Represented Creative Sectors include: Advertising, Dance, Fashion, Furniture Design, Interior Design.</p>	436 Essex Road, London, N1 3QP
<b>Chocolate Factory</b>	<p><b>Type</b> Offices, Studios, Virtual Office, Workshops</p> <p><b>Unit Size</b> 93 - 12,143 sq ft (09 - 1,128 sq m)</p> <p><b>Rent</b> From 9 / sq ft</p> <p><b>Tenants</b> Approximately 47% of tenants work in the creative sector. Represented Creative Sectors include: Design, Media, Music and Video Production, Animation, Theatre, Photography.</p>	5 Clarendon Road, London, N22 6XJ