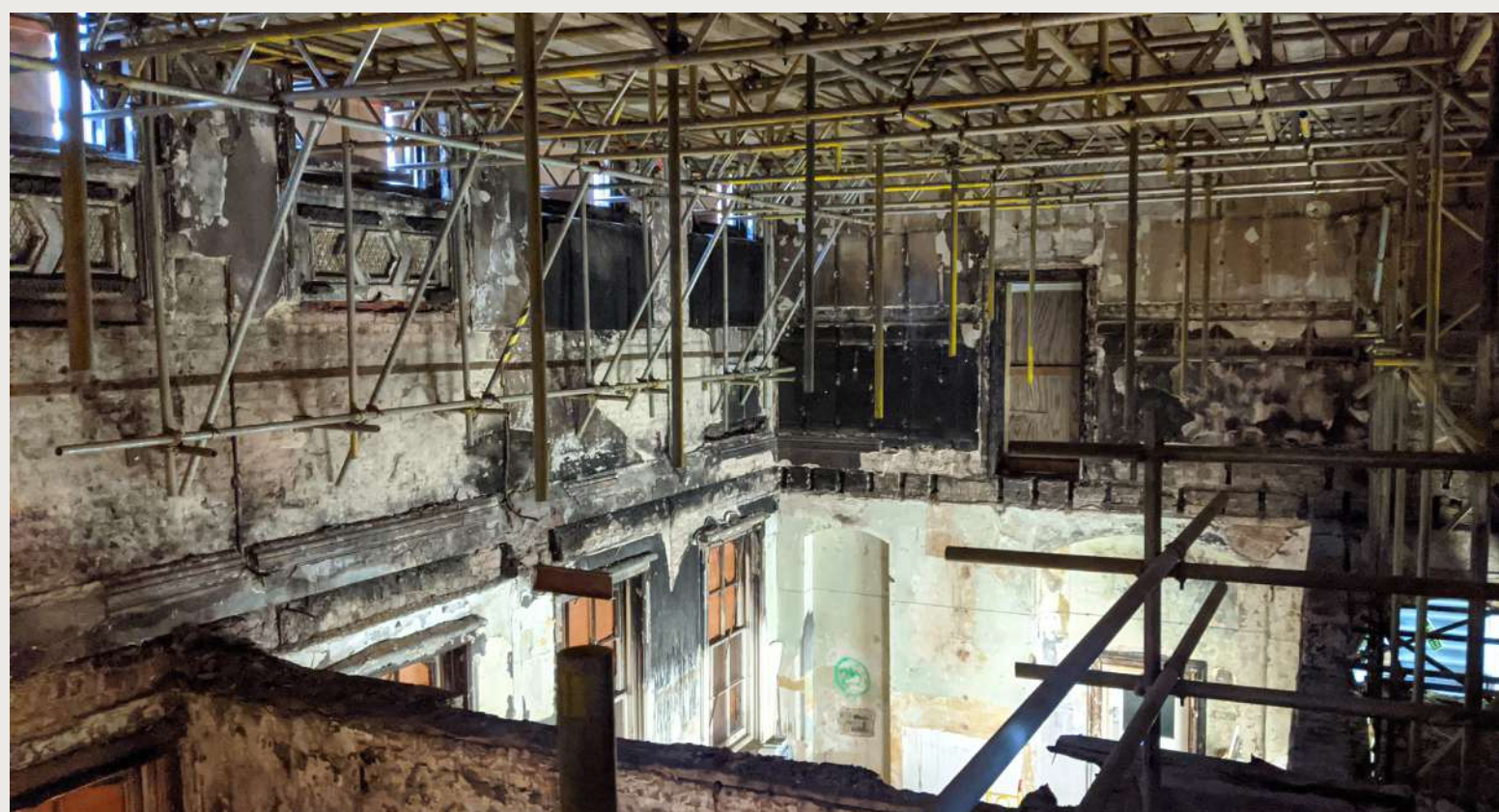


SAVING A HERITAGE ASSET



THE IMAGES ABOVE SHOW THE DAMAGE CAUSED TO THE TOWN HALL FROM THE 2013 FIRE –
THE FOLLOWING PROPOSALS SHOW OUR PLANS TO RESTORE AND REVITALISE THIS ICONIC BUILDING

COMMUNITY ENGAGEMENT PROCESS UNDERTAKEN

To date, we have undertaken numerous methods of engagement with the community, these include:

- Drop in events
- Roundtable meetings with local stakeholders
- One on one meetings with local stakeholders
- Elephant & Castle developer partnership meetings
- E+C culture vultures group meetings
- Online survey
- Community Outreach interviews

A key part of the approach was to use the outreach as an important element to ensure that less heard voices, in particular people who would not come to events or meetings, were included in the process.

The outreach interviews took place in the local community surrounding Walworth Town Hall – within a 10 minute walk of the building. The interviews were conducted by Southwark Young Advisors Group and The Kaizen Partnership.

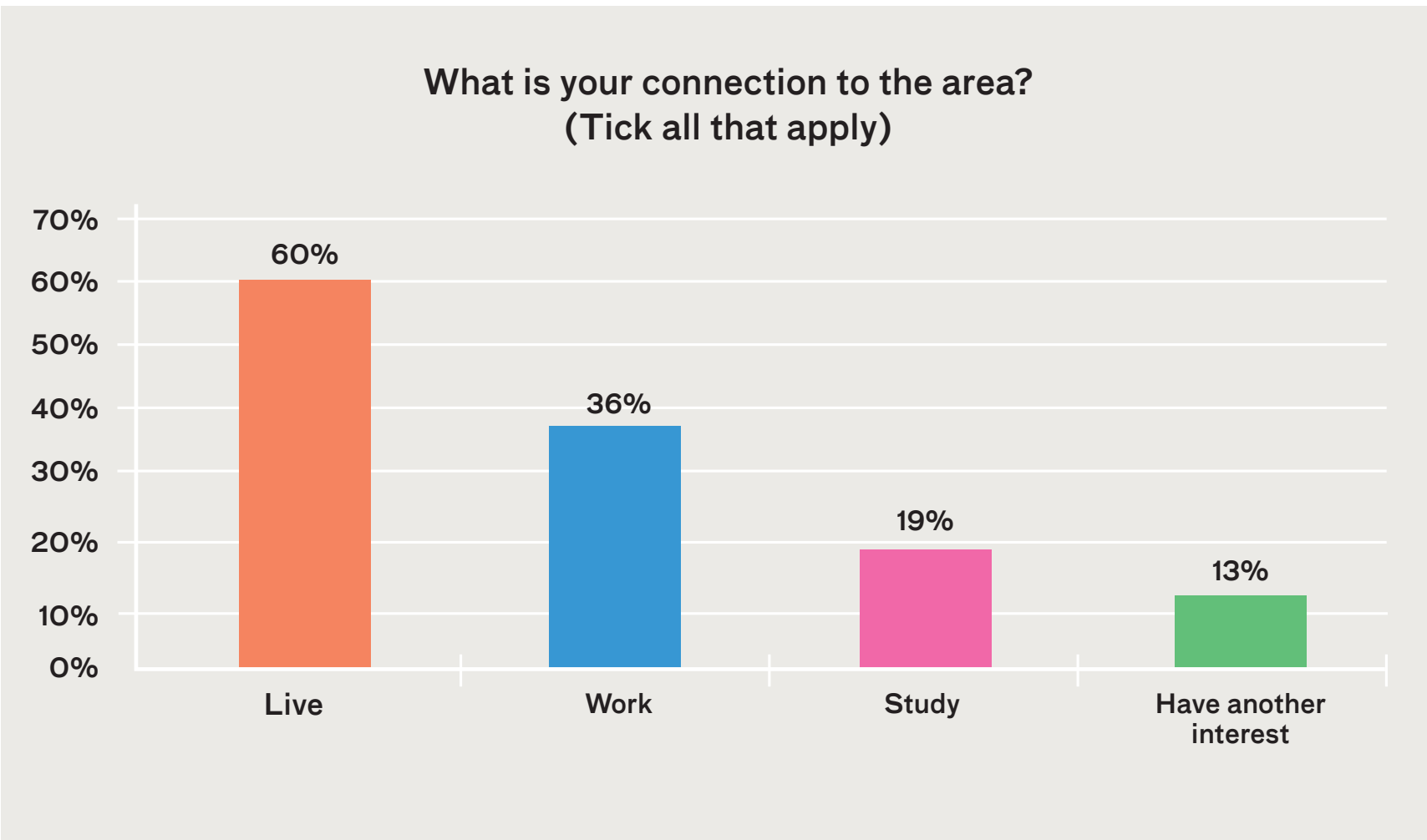
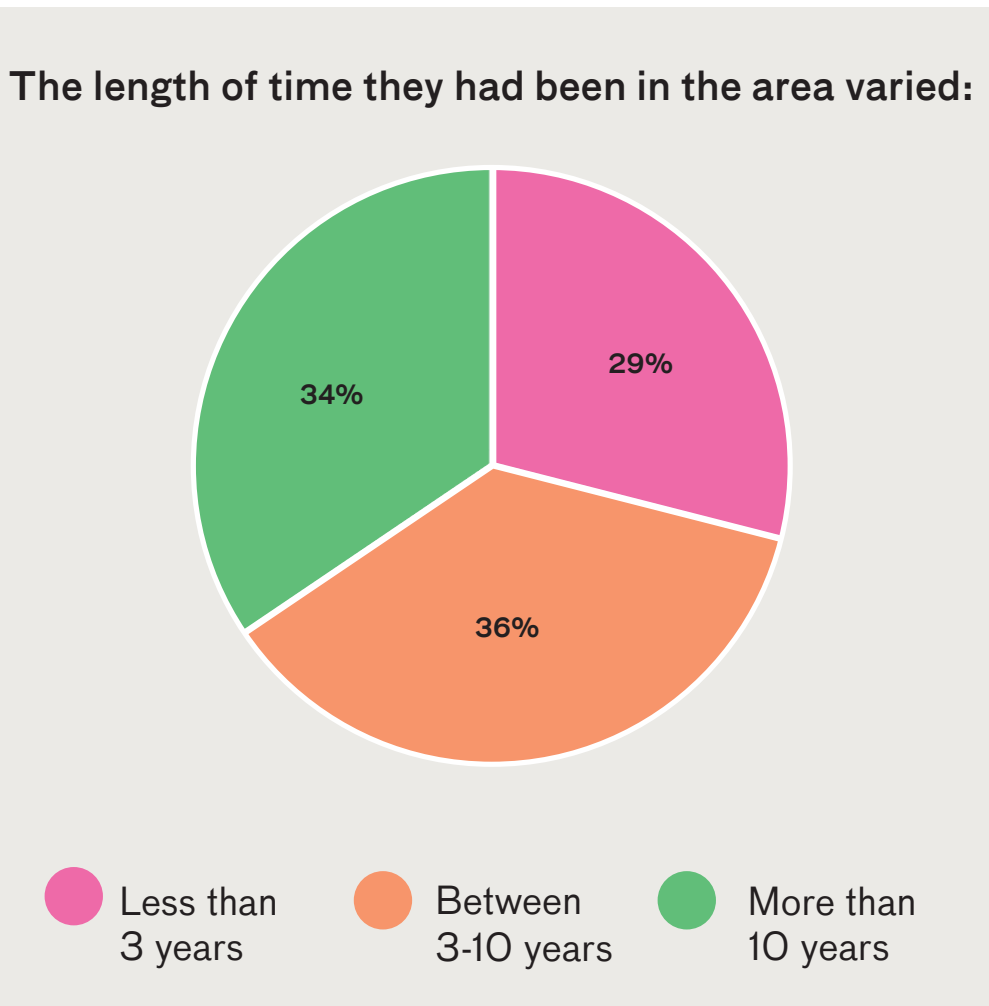
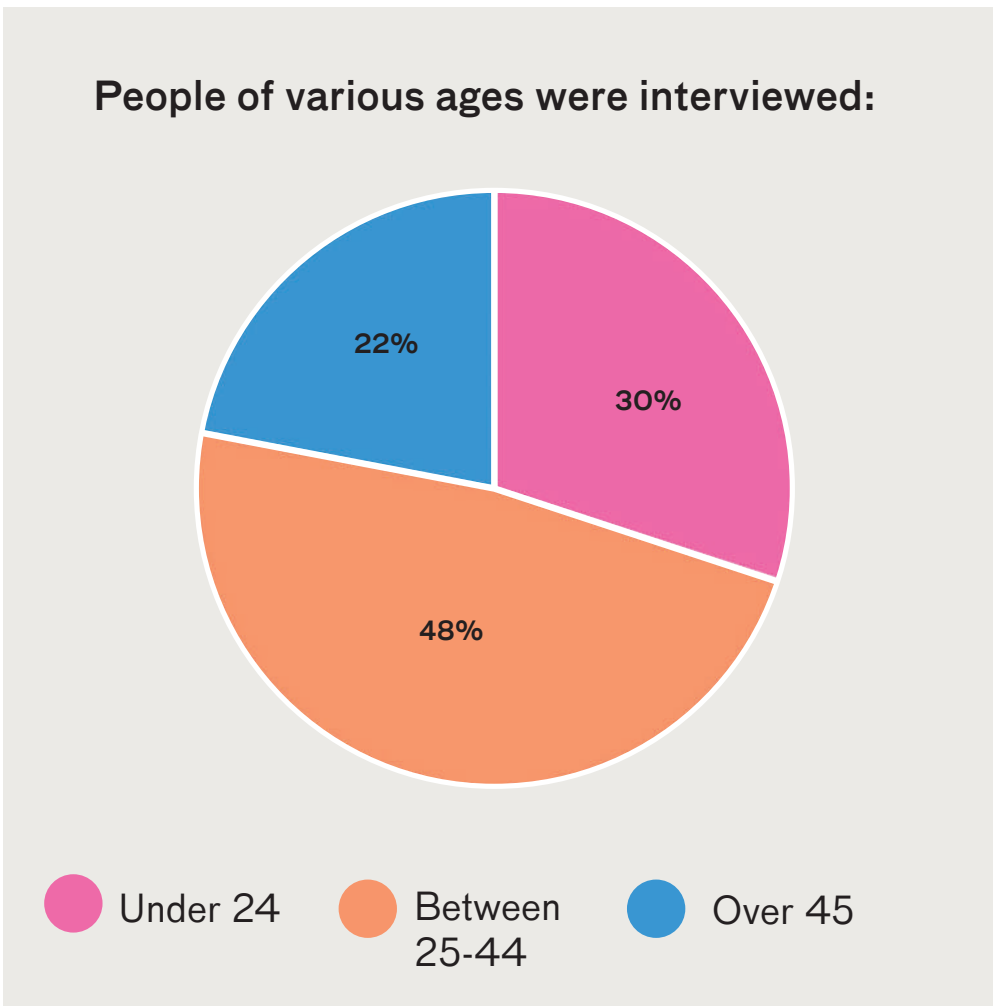
The community engagement process was split into two phases, as follows:

Phase 1, was spread over 8 days between June and September 2019, and feedback from 336 people was gathered. The interviews were split as follows:

- 157 outreach interviews with individuals
- 27 people have completed the online survey
- 152 people have taken part in 50 small group conversations with Street Focus Groups, a methodology created by Kaizen

Phase 2 of the outreach was a more direct approach and consisted of various meetings that were held between July 2019 and February 2020. Key meetings can be summarized as follows:

- 2 drop in events with 38 people who attended. During those meetings, attendees were given the opportunity to learn more about the redevelopment proposal and offer direct feedback to the development team.
- 5 roundtable meetings with an average attendance of 15 local stakeholders at each meeting. Those meetings largely focused on the community centre, its design, and future management of the space.
- One on one meetings with various local stakeholders. These meetings were held firstly to obtain valuable feedback on our proposal and to explore future involvement and partnership opportunities.
- Partaken in 3 Elephant & Castle developer partnership meetings. These meetings are held on quarterly basis and are held to ensure that developers with local projects work in partnership in order to maximise local community benefits.
- Partaken in 3 E+C culture vultures group meetings. These meetings are held on a quarterly basis and are held to ensure that local organisations collaborate in order to maximise local community benefits.
- Continuous access to the existing online survey shared by the Council and other local partners. The electronic survey allowed the development team to gather valuable data to make informed decisions on their proposal.



COMMUNITY ENGAGEMENT PROCESS UNDERTAKEN

During the first phase of the outreach, questions were asked both about the local area generally, as well as specific questions about the proposed development plans.

One of the questions asked related to the main challenges the community faced.

Key answers were as follows:

- Safety
- Knife crime
- Gang violence
- Affordability
- Youth violence
- Too little social housing
- Gentrification
- Lack of provision for youth
- Lack of health services
- Shops struggling to stay open
- Not enough activities for elderly
- Loss of jobs
- Segregation
- Anti-social behavior

When asked about what the key aspiration for the area of the development should be.

Key answers were as follows:

- Reduce violence
- More activities
- Safer place
- More facilities for youth
- Opportunities for young people
- Things to do for all ages
- Support arts and culture
- Slow down gentrification
- Create jobs for locals
- Creating a destination
- Not to become mono-cultural

When asked about the possible uses for the community space.

Key answers were as follows:

- After school help
- Mental health support
- Youth centre & mentoring for youth
- Event space for the community
- Professional training sessions & job fairs
- Place for disabled groups to meet
- Community space & skills classes for the elderly
- Affordable & accessible space for the community
- Heritage centre for festival and exhibitions Games night and mic night
- Space for LGBT community
- Self-defence classes
- Rebuild as a library
- Leisure centre

Here are some of the key comments we received from members of the community:

“It would be nice if spaces were run by locals for free.”

“Community space and workspaces need to be accessible to young people.”

“I work in the arts and don’t have a bias, but expensive desk spaces put nothing back - provide for kids and all people, not just young professionals.”

“It's unclear what types of people will be using those workspaces and artist studios. If they are for people who already live in the community or surrounding areas, particularly a diverse range of ages and ethnicities, then there will be benefit.

But if it is targeted to younger professionals from outside the area, then it will mainly result in gentrification.”

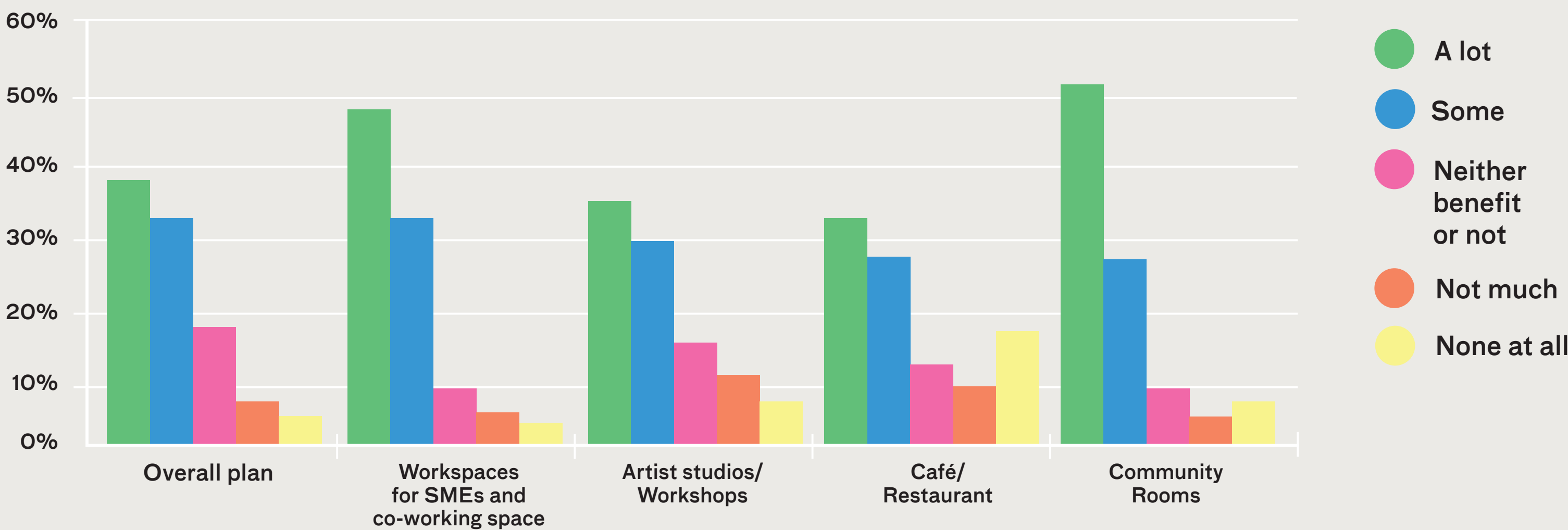
“Most important that the building gets reused ASAP and continues to be used. This means having a proper meanwhile use plan in place that maintains public use and includes a phased development strategy. There are good uses proposed for the ex- library space - involving artists and local people - these need to continue and be allowed to develop if you want local involvement in the final scheme and not just a

fancy office building for those who can afford to use it - probably living in the new developments.”

“I’m worried the community space will not get used.”

"It's about time this got the go ahead!"

Overall, to what extent do you think the re-development of the Town Hall with creative and SME workspaces and studios for artists as well as the cafe and community space on the lower level, will be of benefit to the area?



OUR PROPOSAL



VIEW OF THE NEW PROPOSED MAIN ENTRANCE FROM WALWORTH SQUARE

Our vision is to restore the former Walworth Town Hall and Newington Library, both iconic South London landmarks, as an employment, creative, and community hub.

The properties will be transformed, through a collaborative process with Southwark council and the community, into a proud place of diverse opportunity. Once again, opening it up to all members of the community.

Our proposal seeks to provide a mix of studio workspaces and co-working for the creative industries designed around a new cultural and community hub. The community hub will be anchored by the new community centre and the café / lobby, which will both be open to the public all year round. Additionally, the former council chamber and reference library will be host to numerous public and private events and functions when not utilised as a co-working space.

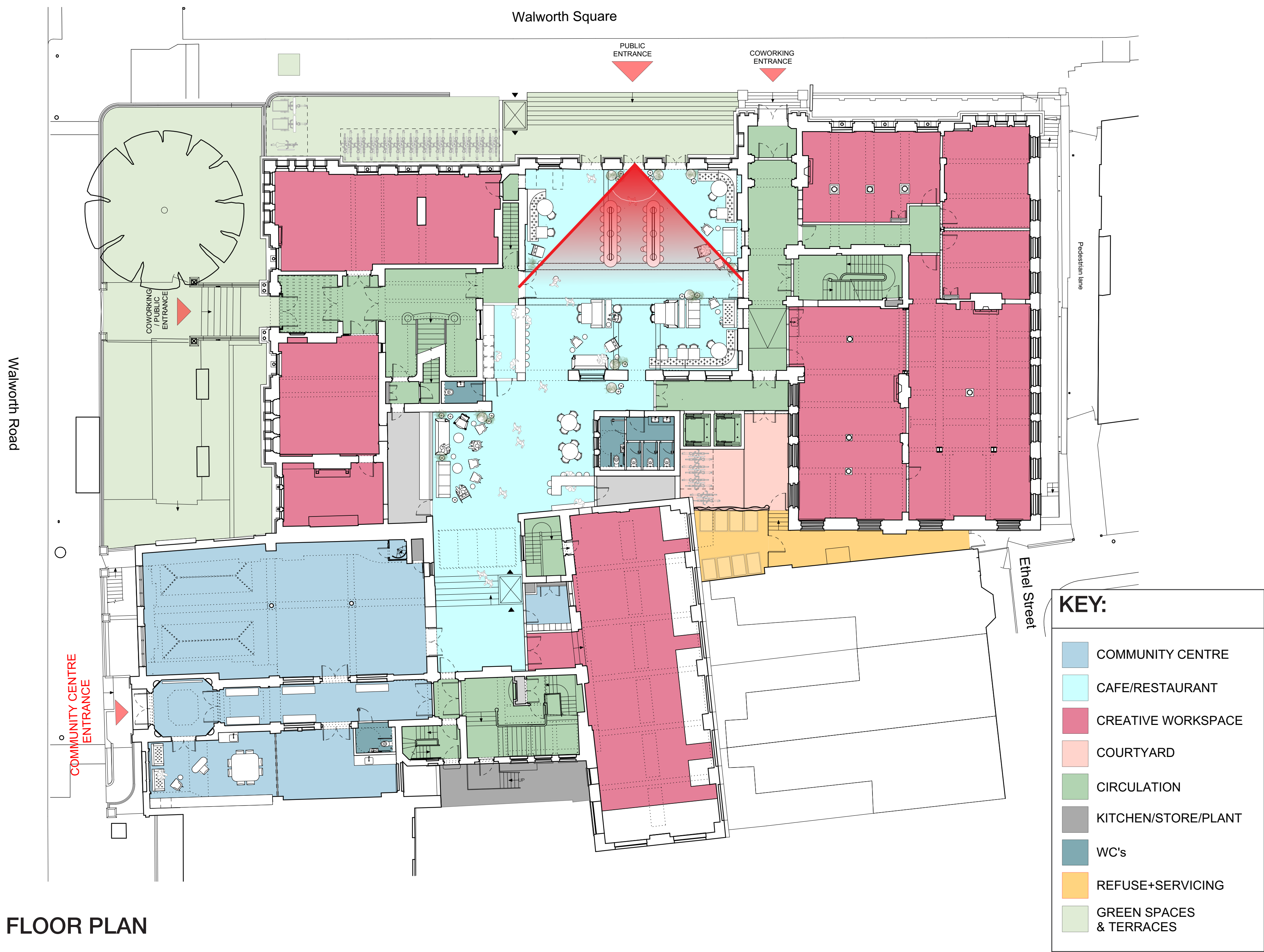
Our development approach is to undertake a sympathetic refurbishment of the Grade II listed properties. We will seek to revitalise the historic features through a sensitive restoration that salvages, retains and celebrates the iconic building's architecture rather than alters it. The only new intervention to the fabric is the proposed grand entrance staircase opening up onto the Walworth Square. We believe this intervention is critical in order to make the building DDA compliant as well as to create an organic new connection to the public square, the new Sayer street and the future re-developed Elephant & Castle town centre.

The proposal will see a mix of studio workspaces, designed for Small and Medium-sized Enterprises and local businesses, sit alongside a new public café / lobby and community centre. It is expected that the new workspaces will bring over 370 jobs into the building. We intend for it to become an employment hub for SMEs, and independent and local businesses. Through a range of different memberships, we intend to create a broad mix of spaces to allow for a variety of creative businesses to call the building home.

OUR PROPOSAL



VIEW OF PROPOSED NEW CAFÉ AND LOBBY AREA



GROUND FLOOR PLAN

OUR PROPOSAL



VIEW OF PROPOSED FORMER DEBATING CHAMBER



KEY:

Community Centre
Cafe/Restaurant
Creative Workspace
Courtyard
Circulation
Kitchen/Store/Plant
WC's
Refuse+Servicing
Green Spaces & Terraces

FIRST FLOOR PLAN

OUR PROPOSAL



SECOND FLOOR PLAN

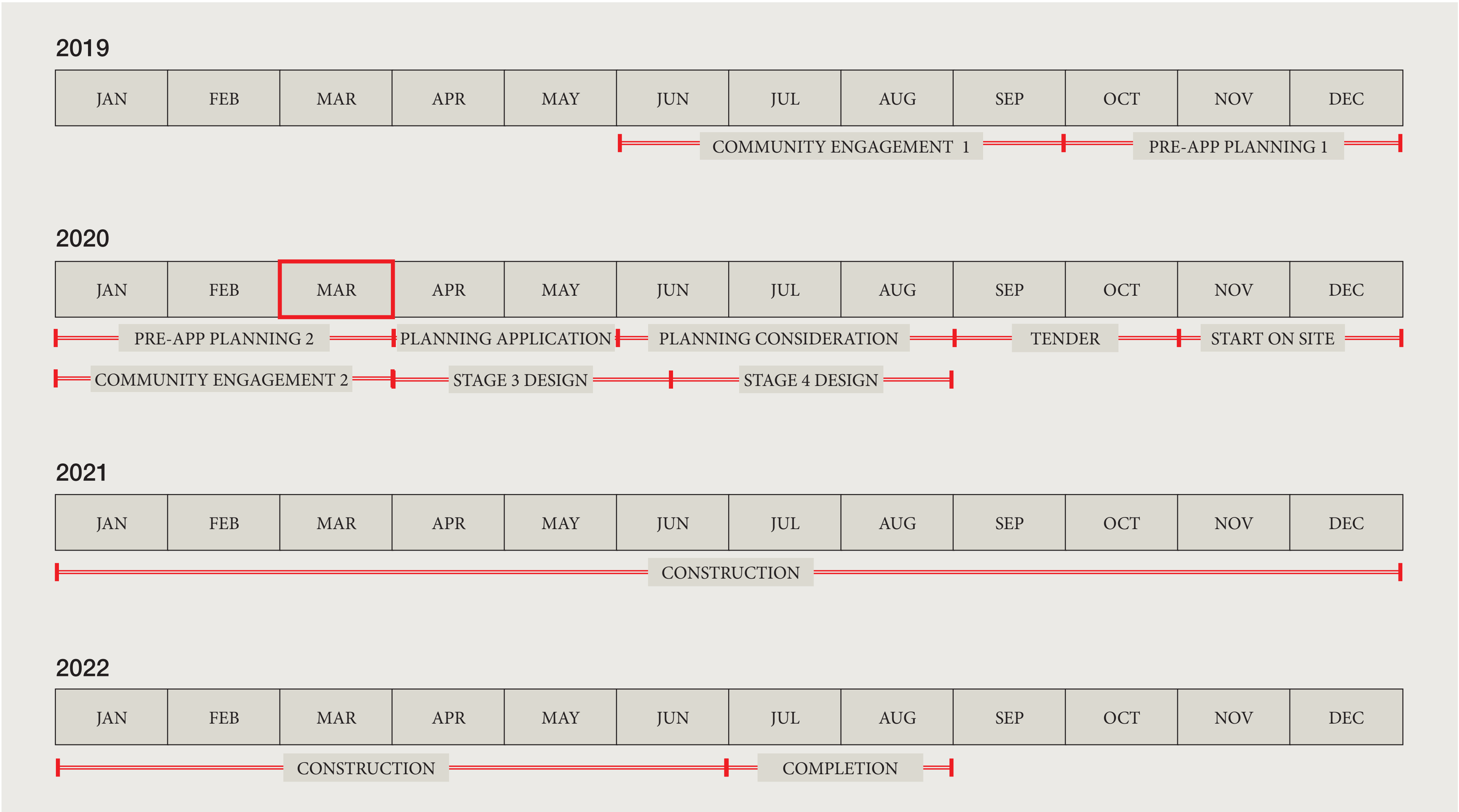


THIRD FLOOR PLAN

OUR PROPOSAL



BASEMENT PLAN

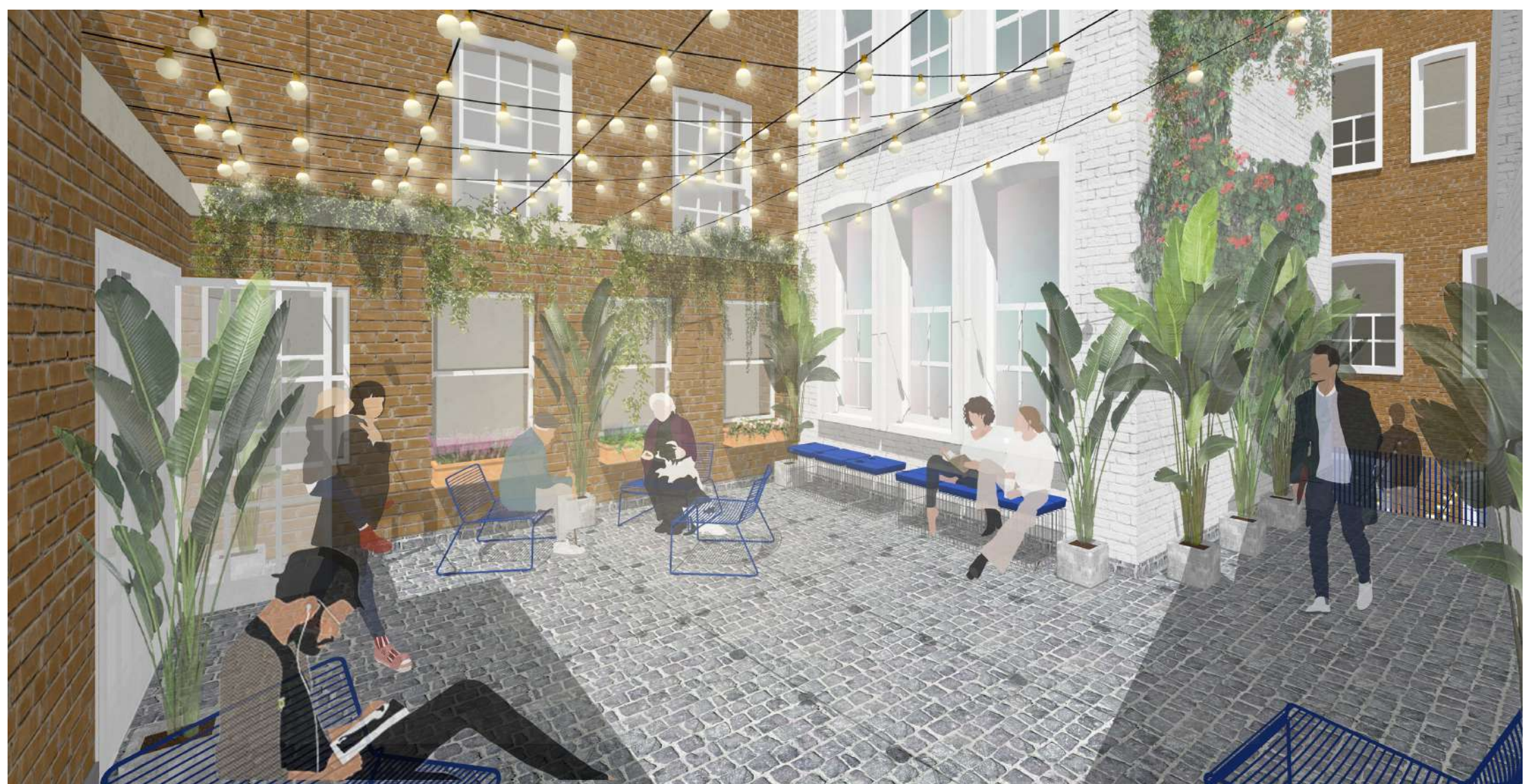


PROJECT TIMELINE

OUR PROPOSAL



VIEW OF A PROPOSED TYPICAL CREATIVE OFFICE UNIT



VIEW OF PROPOSED FIRST FLOOR TERRACE



VIEW OF PROPOSED GROUND FLOOR COURTYARD

A NEW COMMUNITY CENTRE: DESIGNED FOR THE PEOPLE OF WALWORTH



VIEW OF THE PROPOSED COMMUNITY CENTRE MAIN MULTI-FUNCTIONAL SPACE

We aspire for the building to once again become a key focal point for the community.

Approximately half of the ground floor will be fully accessible to the public, and a significant portion of the rest of the building will retain public access through events, cultural programmes and private hire opportunities.

Intended as a creative, cultural and diverse multi-use space, the building will be anchored by the new community centre, a community-led area at the ground floor of the former Newington Library. This space will be available to local groups and organisations to provide a dynamic and stimulating programme for the local community. The management of the space will be undertaken by a not-for-profit organisation that will be selected through a collaborative process with the community. The new community centre will be provided to the not-for-profit management organisation at no cost, who will then make it available to community at no or little cost to cover admin and maintenance expenditures only.

Through a collaborative process with the community and the council, by way of 5 separate roundtable meetings, the proposed new community centre has been designed to allow for maximum flexibility.

The self-contained, fully DDA compliant, community centre is designed to allow for 3 flexi-rooms to be operated independently. The former library room will act as the main room and will be available for a large variety of uses, such as theatre nights, art and cultural exhibitions, public panels, and more.

The former children's wing will be split into two separate spaces with foldable partitions to allow the rooms to be connected as required. The first room, by the main entrance, is to act as a welcome area for people to meet and relax. The second room will be provided for a variety of uses such as art classes, yoga sessions, meetings, and many more.

SPECIFICATIONS:

- DDA accessible
- Wooden floors
- Mechanical ventilation with Heating & Cooling
- 1 x DDA WC with access to an additional 5 WCs when required
- 2 x tea point with sink and cupboards
- Storage room with lockers
- Reception room furniture
- Chairs and tables in storage area

CAPACITIES FOR LARGE MULTI-USE ROOM:

- 120 standing approx.
- 100 seating approx.

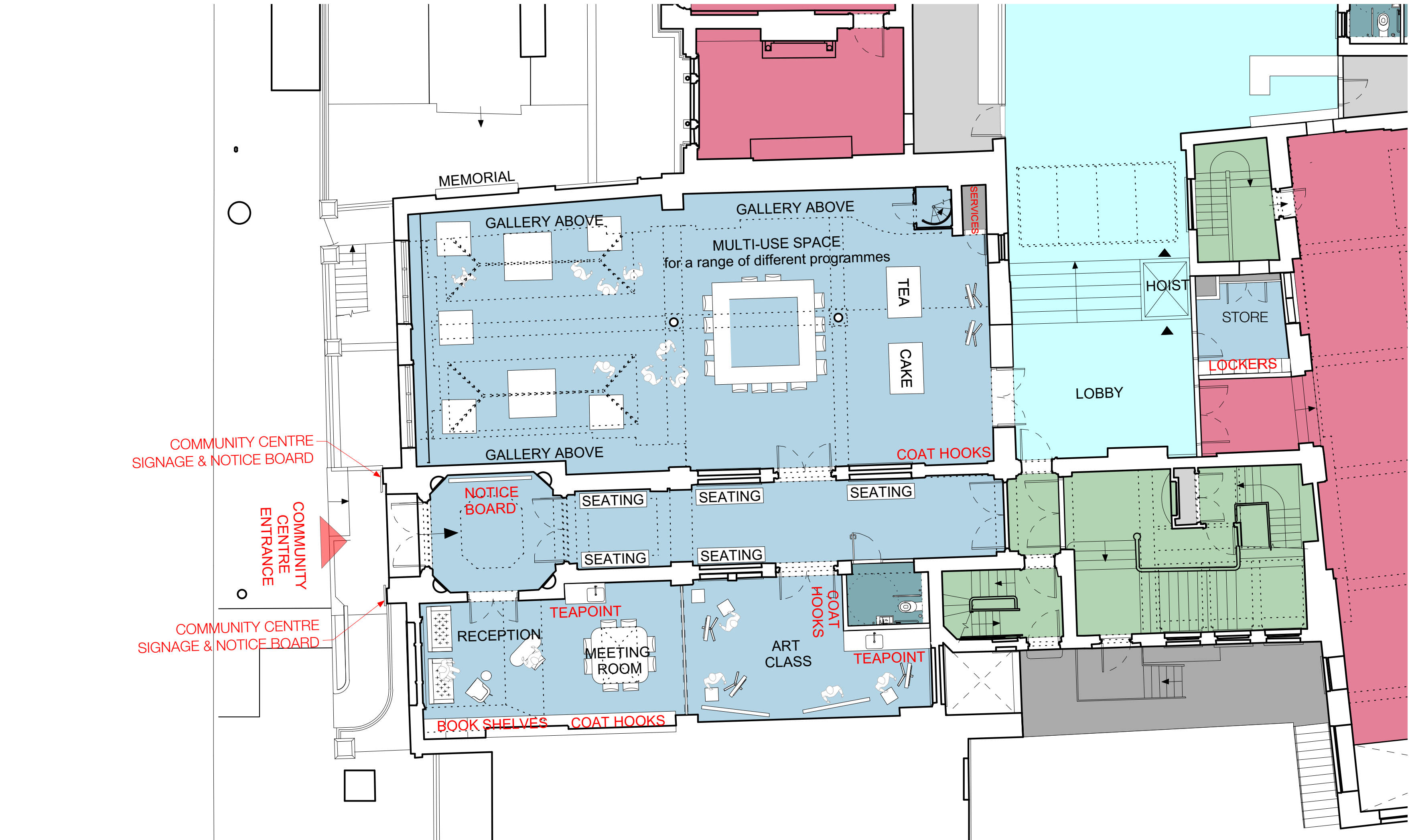
CAPACITIES FOR RECEPTION/MEETING ROOM:

- 25 standing approx.
- 20 seating approx.

CAPACITIES FOR SMALL MULTI-USE ROOM:

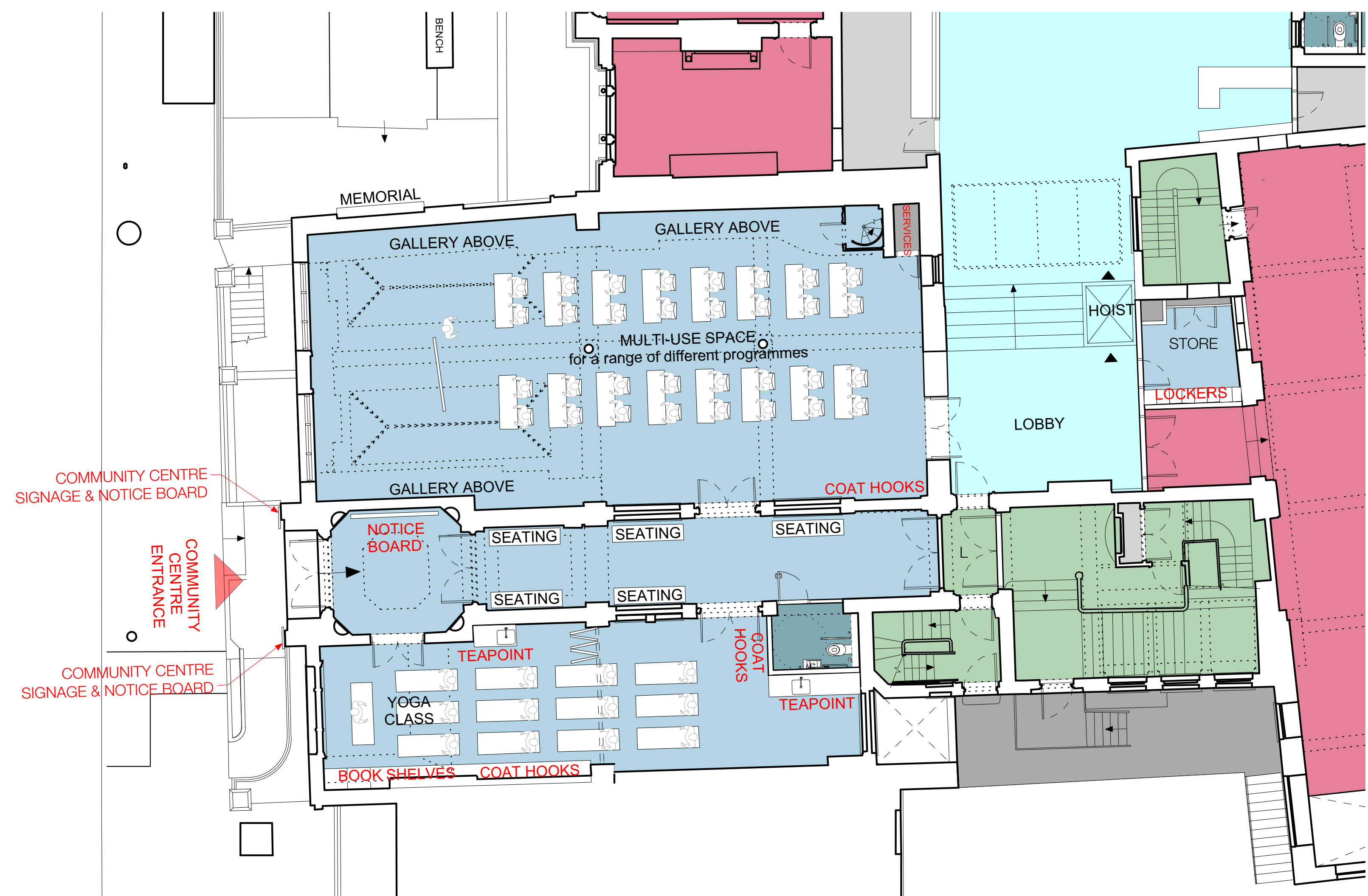
- 25 standing approx.
- 20 seating approx.

A NEW COMMUNITY CENTRE:
DESIGNED FOR THE PEOPLE OF WALWORTH

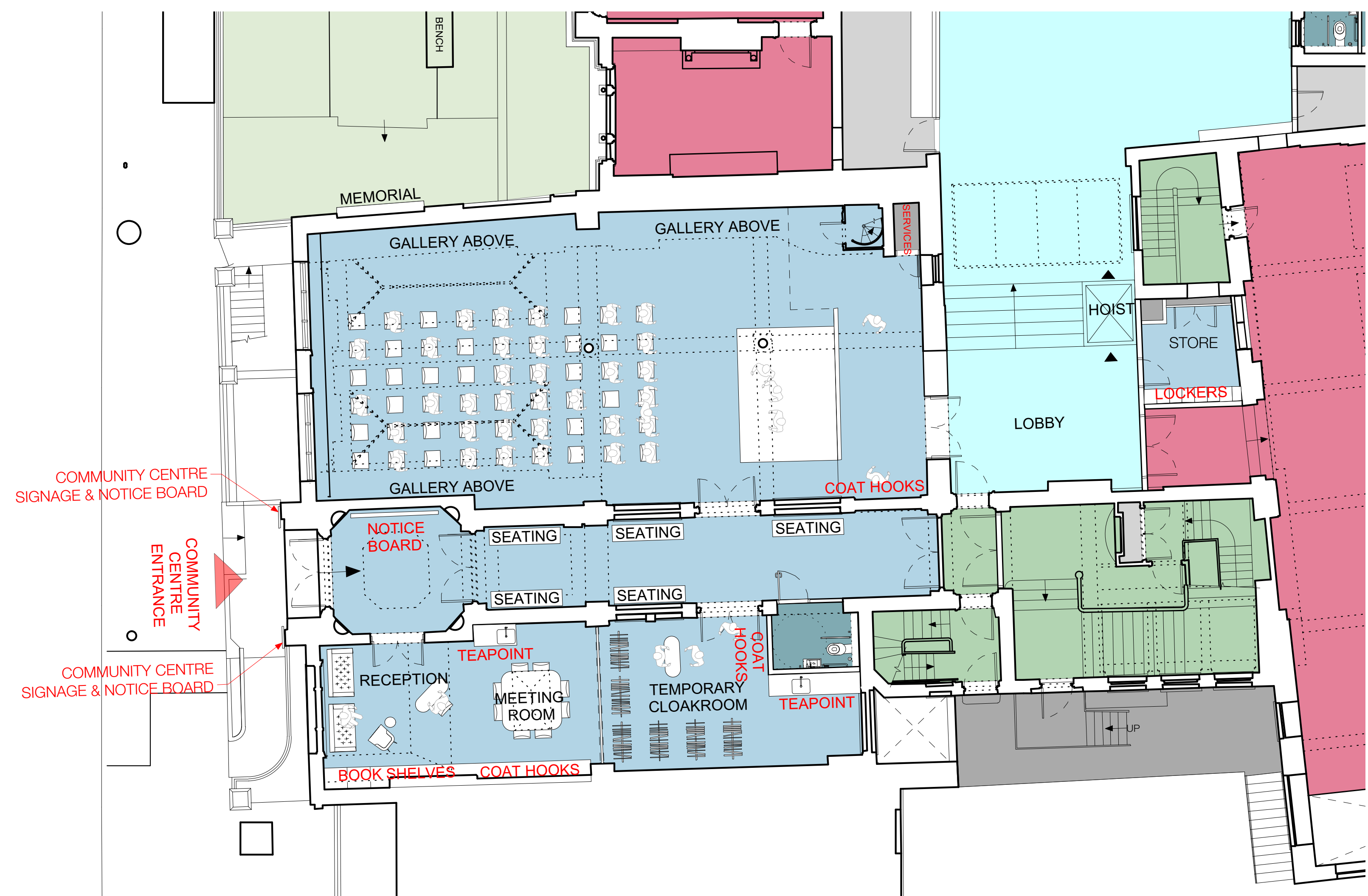


INDICATIVE SPACE PLAN OF THE PROPOSED COMMUNITY CENTRE
BEING USED FOR A MEETING AND EXHIBITION EVENT, AND AN ART CLASS

A NEW COMMUNITY CENTRE:
DESIGNED FOR THE PEOPLE OF WALWORTH



INDICATIVE SPACE PLAN OF THE PROPOSED COMMUNITY CENTRE
BEING USED FOR A STUDY SESSION, AND A YOGA CLASS



INDICATIVE SPACE PLAN OF THE PROPOSED COMMUNITY CENTRE
BEING USED FOR A THEATRE OR MUSIC RECITAL WITH AN ANCILLARY, TEMPORARY CLOAKROOM

A NEW COMMUNITY CENTRE: OUTLINE MANAGEMENT & OPERATIONAL STRUCTURE

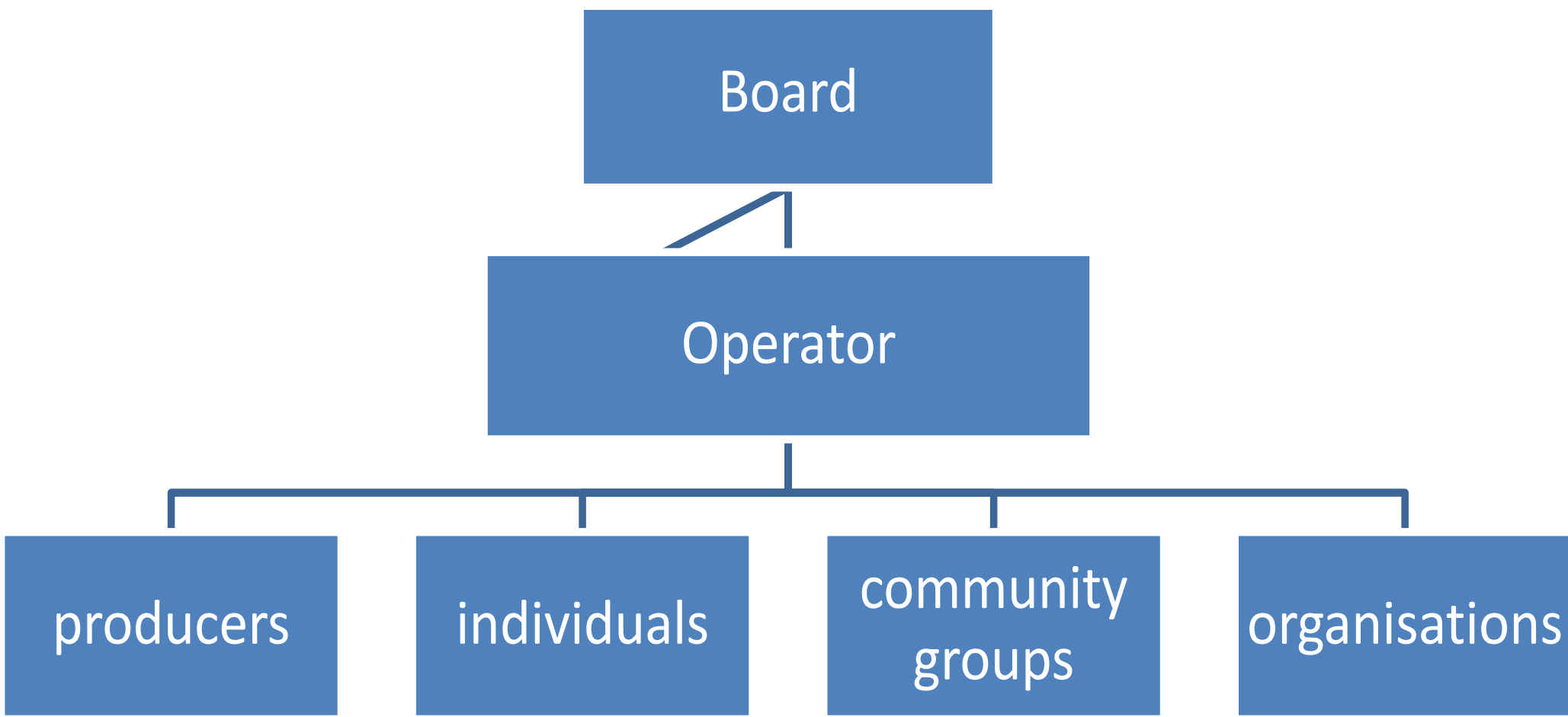
The refurbishment of the Walworth Town Hall complex includes a community space on the ground floor of the former Newington Library. The space is secured rent free for community use in the lease of the building.

Discussions on how the community space may operate show support for an overarching board with representatives from the Council, General Projects and community and youth representatives selected through an open recruitment process.

The space would be operated by a third party on the basis of some principles:

- A strong focus on community over commercial use
- A wide range of users and beneficiaries across the Southwark community
- A wide range of activities and events appealing to a diverse audience
- Groups and organisations to have access to a community facility and deliver their programmes and activities
- Open and transparent processes
- Promote culture and Southwark history
- Financially sustainable

AS PROPOSED BY SOUTHWARK COUNCIL THE SUGGESTED MANAGEMENT AND OPERATIONAL STRUCTURE FOR THE COMMUNITY SPACE IS AS FOLLOWS:



NEXT STEPS - LED BY SOUTHWARK COUNCIL

1. Updating Cabinet – Target June 2020

- An updated report will be submitted to Cabinet in June 2020 outlining the proposed structure above.
- Cabinet will also be asked to approve providing a £50,000 p.a. sum to support the Community Space.

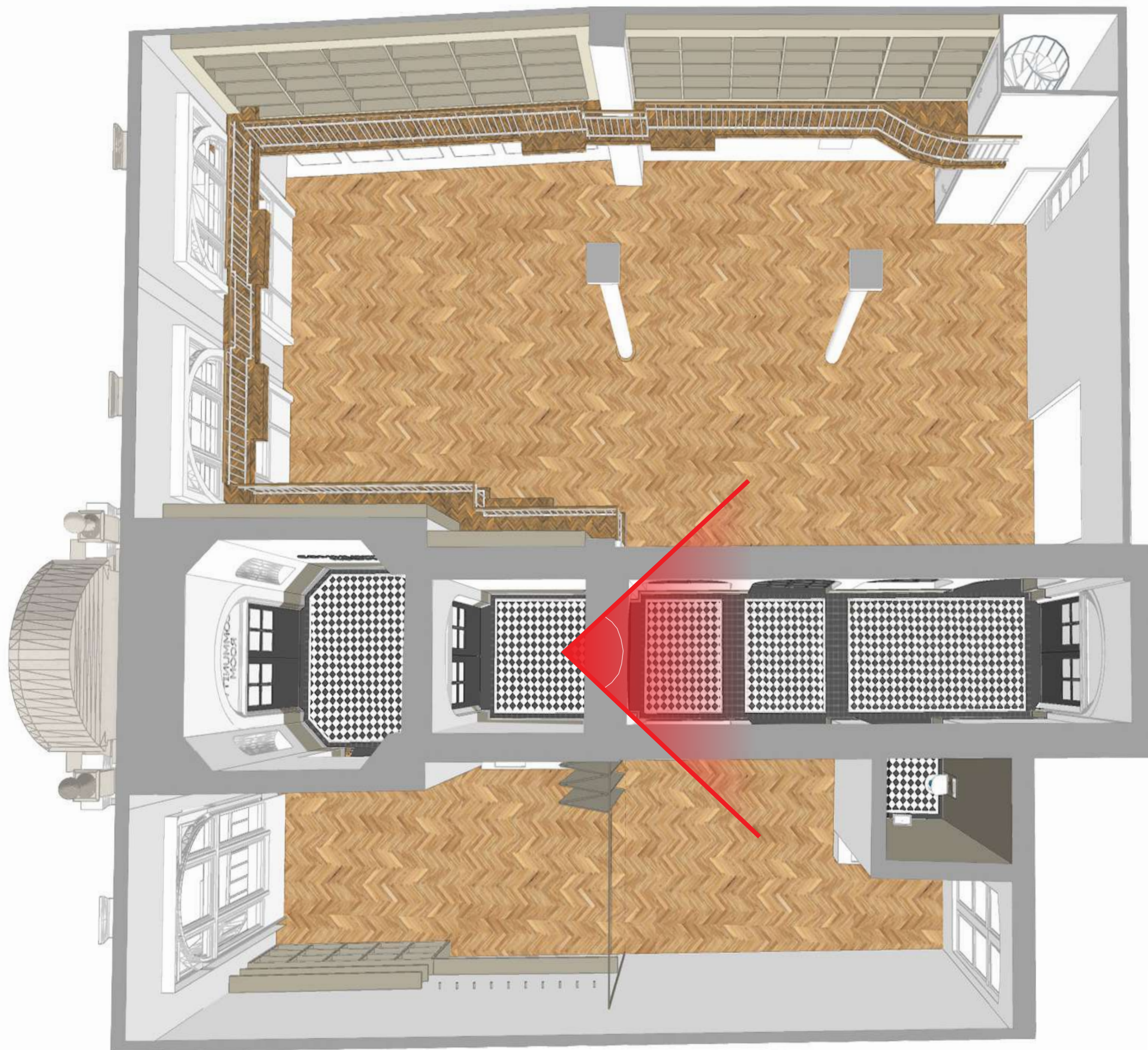
2. Setting up the Community Rooms Management Board – Target September – December 2020

- A Board is to be established to lead the management and appointment of a formal operator who will oversee and manage the space.
- The Board will compromise of Southwark Council, General Projects and four community and Youth representatives.
- The Board will have a formal Constitution with new appointments made on a reasonable basis. The Board will act in an open and transparent way.

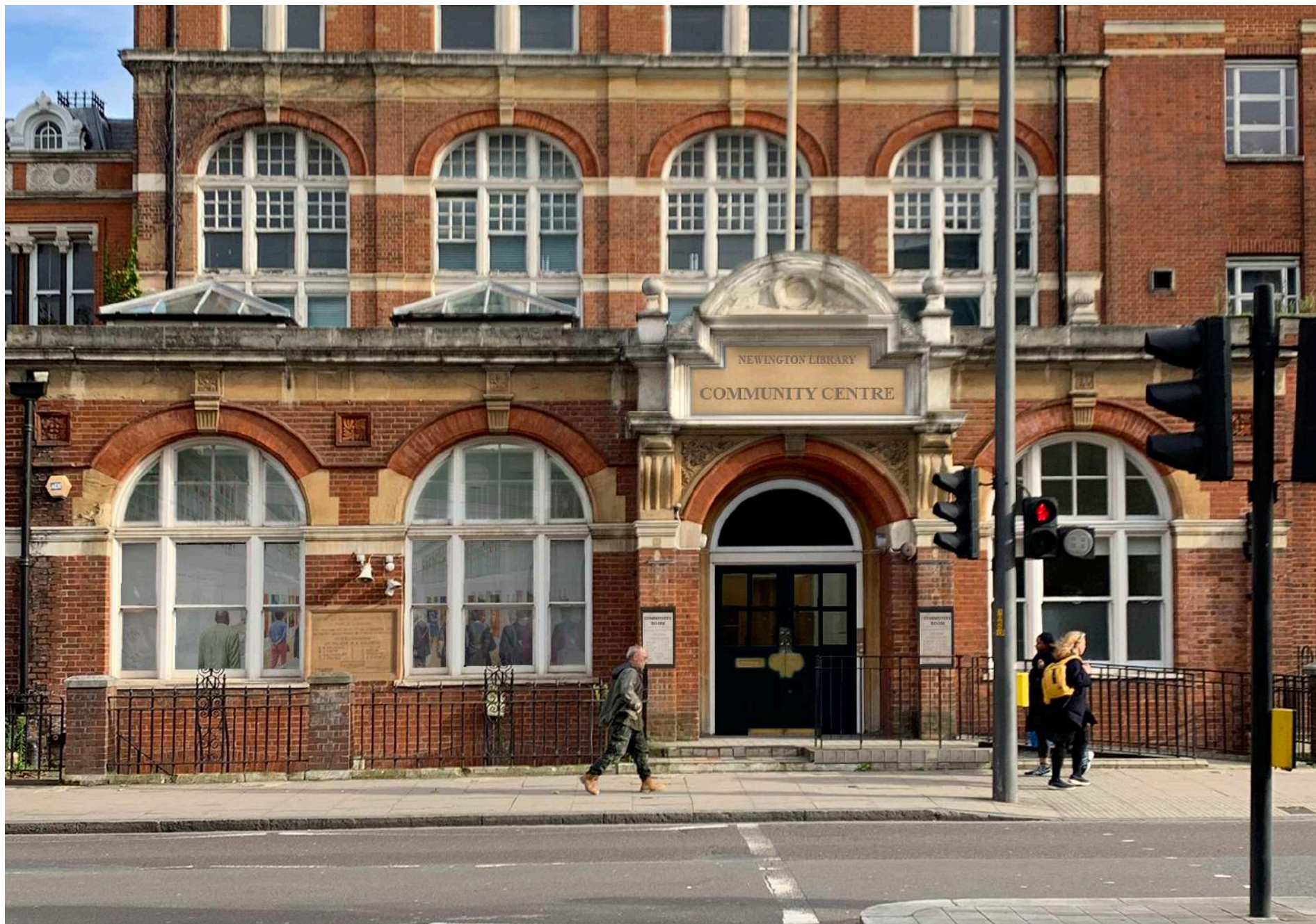
3. Select an operational body to promote and manage the Community Space – Post establishment of Board and Board’s Constitution

- The board will develop a brief and evaluation criteria.
- A competitive and open tender process will be run to select an Operator.
- The Board will work with the Operator to assess Operational Costs and Funding strategies.

A NEW COMMUNITY CENTRE



PROPOSED TOP VIEW OF THE PROPOSED COMMUNITY CENTRE PROPOSED VIEW OF THE COMMUNITY CENTRE CORRIDOR

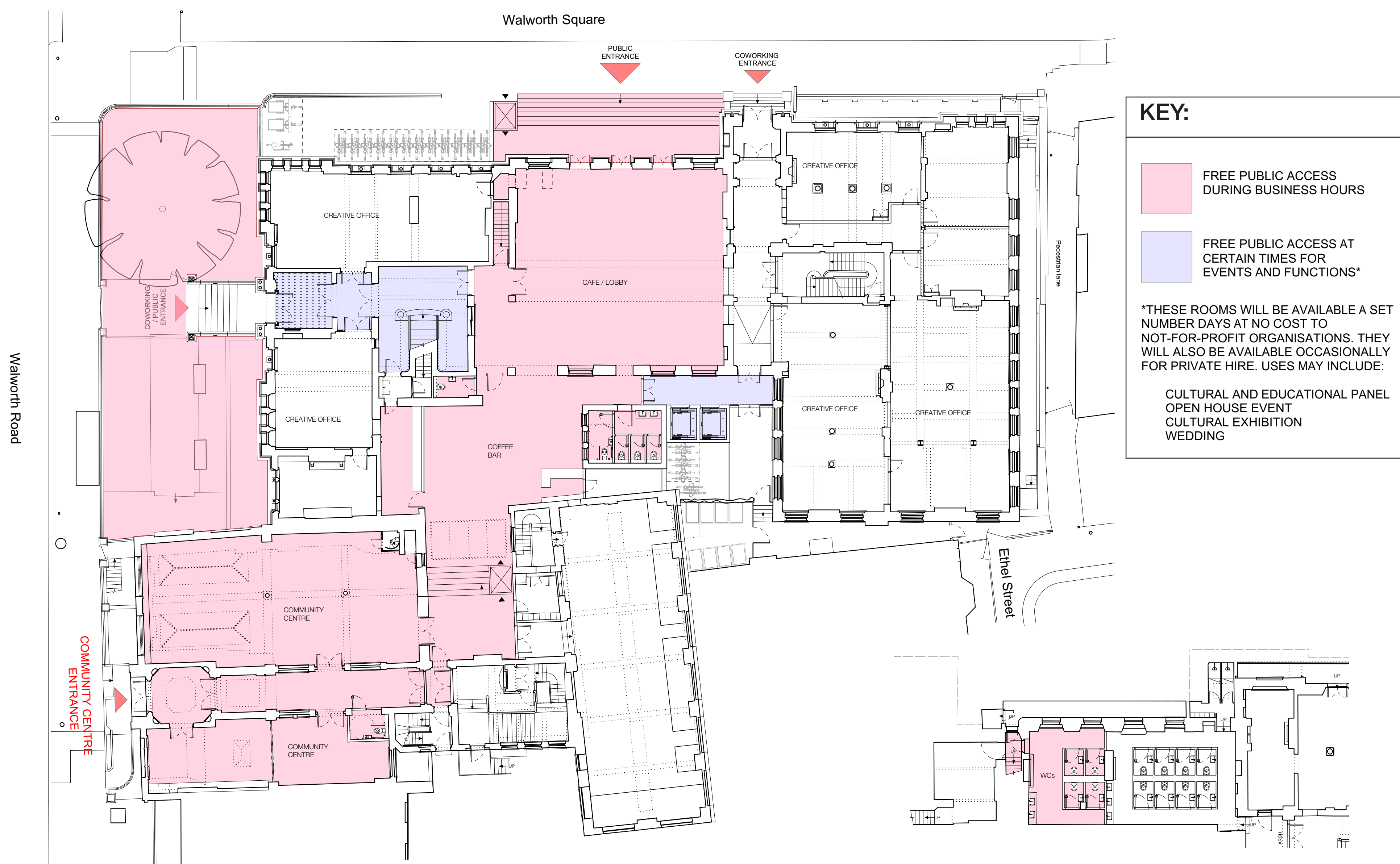


PROPOSED SIGNAGE AND NOTICE BOARDS FOR THE NEW COMMUNITY CENTRE



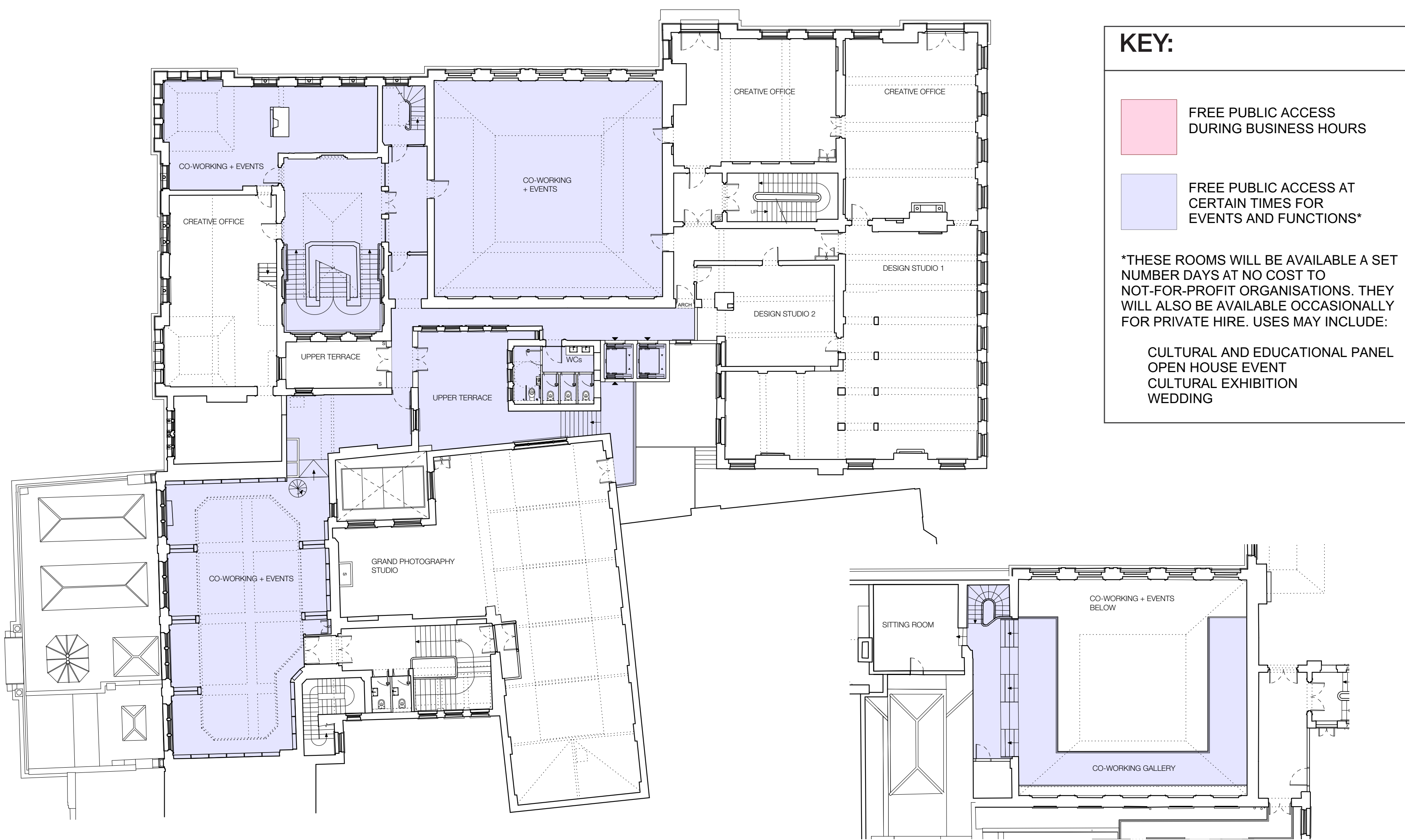
EXISTING VIEW THE PROPOSED COMMUNITY CENTRE ENTRANCE

PROPOSED PUBLIC ACCESS PLANS



PROPOSED GROUND FLOOR PUBLIC ACCESS PLAN

PROPOSED BASEMENT PUBLIC ACCESS PLAN



PROPOSED FIRST FLOOR PUBLIC ACCESS PLAN

PROPOSED SECOND FLOOR PUBLIC ACCESS PLAN

THE TEAM

GENERAL PROJECTS

GENERAL PROJECTS : THE DEVELOPER

General Projects is a creative real estate developer specialising in the production of sustainable, inspiring and experiential buildings.

Founded in 2016, the company has led the reinvention of over one million square feet of innovative buildings across London. This includes the repositioning of the iconic Stirling masterpiece, One Poultry, into the first Creative HQ in the City of the London.

Projects currently underway include; Technique, a new sustainable benchmark office building in Clerkenwell, built entirely from cross laminated timber; Expressway, an affordable SME workspace complex in the Royal Docks supporting 162 local businesses; and Storybox, a new 100,000 sqft innovative, experience-led, mixed-use space in Vauxhall.



Feix&Merlin

FEIX&MERLIN: THE ARCHTECTS

Feix&Merlin Architects is a creative design studio based in Peckham London, working across the fields of architecture and interiors.

The Feix&Merlin team have extensive knowledge of working with heritage buildings and a proven track record delivering careful renovation of Grade II Listed Buildings. Their recent heritage projects include The Conduit, which is situated within the Mayfair Conservation Area and features a classical york stone facade, adjacent to a Grade II Listed building.



RED

RED ENGINEERS : THE MEP DESIGN CONSULTANTS

Red Engineers is an award winning international building services design consultancy, specialising in the design of mechanical and electrical engineering services, new buildings, complex and high performance buildings, with a focus on innovative, low energy solutions and global project delivery.



HEYNE TILLETT STEEL : THE STRUCTURAL ENGINEERS

Heyne Tillett Steel is a London-based structural engineering practice with a reputation for intelligent design and innovative, practical solutions. Established in 2007 the practice now has more than 100 staff members and works with many of the UK's leading developers and architects. Heyne Tillett Steel were the structural engineers on the redevelopment of the Battersea Arts Centre, which suffered fire damage similar to Walworth Town Hall.

Donald Insall Associates

Chartered Architects and Historic Building Consultants

DONALD INSALL: HISTORIC BUILDING CONSULTANTS

Donald Insall Associates is a leading conservation architecture practice with over 50 years' experience in the care, repair and adaptation of historic buildings and places, together with the design of new buildings for sensitive sites. Donald Insall were the Historic Building Consultants on the new rooves that were installed to the Walworth Town Hall after the fire damage in 2013.



QUARTZ: PROJECT MANAGERS & COST CONSULTANTS

Quartz is an established, London-based, construction and cost consultancy covering all aspects of the built environment and building assets, specialising in Project Management, Building and Quantity Surveying. The experienced team have successfully delivered a numerous grade A office buildings and mixed-used schemes in central London, among which a number were heritage buildings.