

GREATER LONDON AUTHORITY

██████████

(By email)

Our Ref: MGLA180221-6343

29 March 2021

Dear ██████████

Thank you for your request for information which the Greater London Authority (GLA) received on 17 February 2021. Your request has been dealt with under the Freedom of Information Act 2000.

You asked for;

Please provide details of any and all correspondence between the GLA, and Brent Council / South Kilburn Trust, relating to the Granville and Carlton redevelopment.

Please include all funding applications (both successful and unsuccessful) submitted by Brent Council and South Kilburn Trust related to the centres, and any supporting documents associated with these funding applications.

Our response to your request is as follows:

I have placed the information within scope of your request on to our Disclosure Log due to the volume and file sizes:

<https://www.london.gov.uk/what-we-do/eir-good-growth-granville-carlton-mar-2021>

After careful consideration, we have decided that some of the information covered by your request is exempt information by virtue of the disclosure-exception provisions found under regulation 12(5)(e) of the EIR.

Regulation 12(5)(e) applies when disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law. We consider that the redacted information is commercial or industrial in nature. The redacted information relates to detailed budget information.

The information is covered by the common law obligation of confidentiality, the information is not trivial in nature, nor is it in the public domain. The redacted Information is therefore to be protected by confidentiality provided by law. Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged in respect of disclosure of the redacted information.

Regulation 12(5)(e) constitutes as qualified exemption from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information.

The GLA acknowledges that there is a public interest in the activities being undertaken with regards to the £70 million regeneration programme to support growth and community development in London. However, it is not in the public interest to release information which would be likely to prejudice the Council's commercial interest during live procurement exercises.

We therefore find that the public interest is therefore balanced in favour of non-disclosure of the redacted information because of the harm its release would cause. If you have any further questions relating to this matter, please contact me, quoting the reference MGLA180221-6343

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

SKStudios@Granville

3rd October 2016

1. Background

Following the last submission to the London Regeneration Fund on the 8th September 2016 and subsequent feedback from the GLA, this Addendum has been prepared to present the updated approach to the Phase 1 Occupation of the Granville Centre at South Kilburn.

The project proposes to create a new multifunctional enterprise hub within one of the most exciting neighbourhood renewal areas in London. It will offer a high quality, innovative work environment and also act as hub for the community. It will accommodate up to 54 businesses and 56 entrepreneurs. In addition, 26 jobs will be safeguarded within the refurbished scheme.

This is a joint funding proposal on behalf of the London Borough of Brent and South Kilburn Trust. The partners are advised by RCKa Architects and BBP Regeneration. Please see the accompanying RCKa Feasibility Document (Annex A) for visualisations and plans. Please note that these plans may be subject to some change as we have still to consult with South Kilburn Studio businesses and current occupiers on the updated vision.

2. Right Time, Right Place

There are two key elements to any successful development project. Right time and right place. We believe that South Kilburn ticks both boxes. In respect of timing, genuinely affordable workspace in London is becoming ever scarcer. Increasing rents in traditional enterprise areas such as Shoreditch/Tech City are pushing fledgling businesses out. Not only is there an opportunity to take this displacement but also make sure that once they are ready to grow we can continue to accommodate them locally. There's also a danger that new business will not merely migrate to the next underground zone but jump over outer London and go straight to the counties, where the rents and cost of living are significantly lower than London. Some County Council areas and indeed European cities are now actively targeting London businesses. We need to create a strong counter-offer that will ensure that innovation and entrepreneurialism have a future in London.

In terms of right place, South Kilburn is changing fast. The old, world-weary 1970's residential blocks have taken time to bring down but now regeneration is in full swing. The neighbourhood now boasts [some of the most successful, award winning residential development in London](#). A new enterprise and community hub will ensure that the benefits of regeneration permeate down to the human level and adds balance to the predominantly residential led approach to date. The hub will also seek to attract a base of users from a much wider catchment than the current Studios and it's perfectly placed to do that. Queens Park, Kilburn Park and Kilburn High Road Stations are all within a short walk of the Granville, making it super accessible. It's also only two miles from the West End and Soho which is one of London's main creative clusters, so provides an excellent strategic location for businesses in that sector.

3. SKStudios@Granville

SKStudios@Granville is the first phase of an ambitious plan to create a new enterprise hub as part of a longer term regeneration project to develop the conjoined Granville and Carlton Centre sites. As well as delivering an enterprise hub with almost twice the utilisable space, phase two will create new community space and a mix of residential accommodation. SKStudios@Granville will continue the legacy of enterprise support in South Kilburn started by the South Kilburn Studios, regularly quoted as an exemplar of successful meanwhile space.

However, it is recognised by all partners that unlocking the wider development may take some time and will need careful planning, taking the time to consider form and function, through real consultation with stakeholders, community, SKS businesses and, most importantly, set it within the context of the current South Kilburn Masterplan Review led by the Council's South Kilburn Team and supported by Feilden Clegg Bradley Studios.

Therefore, we envisage occupation of the Granville Centre to be for a period of up to five years. During that time and in anticipation of a new larger hub space, we will be looking to create an enterprise hub that significantly raises the quality of the current value proposition and allows SKT to create a commercially sustainable business plan. However, it's important to note that space we can let at full market rent will be used to cross-subsidise some of the less commercial enterprises, such as some of those transferring from the current Studios. We also plan to include an element of 'giveback' which is the model for the current studios, so all businesses offer something back e.g. taking on trainees or running workshops or events or offering in kind support based on their expertise.

Looking further ahead, the new hub will start to raise the profile of the Phase 2 hub and deliver the outputs framed within the original bid. In fact, it is estimated that the Phase One scheme could deliver up to 50% of the outputs as set out in the original proposal. A view on outputs is available at Section 4 of this paper.

Our objective is to create a place with a real buzz and a genuine sense of community amongst the entrepreneurs and businesses that use the centre. It will be a place that attracts a diverse range of business users and gives them support to succeed. It's not a place where businesses are expected to settle forever, it's a place where we can help them grow more quickly to graduate into the wider business community where, through our New Homes Bonus programme, we are creating affordable move-on space. This project also has strong links to the wider workspace agenda. We want Brent not just to be "business friendly" but actively "pro-business".

The Granville Centre is a former school and community centre, which still plays host to a Children's Centre and Nursery School. These two uses will be retained in our short term plan and carefully considered within the longer term development. There will be no net loss of any community uses and indeed we will be creating new multifunctional space, managed by SKT that will ensure the Centre remains at the heart of the community for all users.

The project will deliver many of the outputs stated within the original bid. These will relate to the following headings:

- Jobs Created & Safeguarded
- Businesses Supported
- Desk Space and Office Units Created
- Delivery of Business Support Services
- Training & Skills (Workshops & Seminars)
- Community Events

The outputs for the initial phase will clearly be lower than envisaged in the previous bid for the full project, however this is off set to a degree by the ability to immediately deliver these outputs from occupation of the Granville Centre by summer 2017 rather than mid-2018 as envisaged in the previous bid.

4. Outputs & Outcomes

The operation of the Enterprise Hub and associated activities by the South Kilburn Trust over the next five years, will clearly create a number of outputs (as articulated to the GLA in previous submissions) and these have been considered in the context of the current proposals and are set out in the table below.

We have also completed the GLA's Milestone and Funding Schedule (Annex C) to demonstrate the activities which will be required to deliver the current proposals, together with a related programme/timeline and details of the estimated costings, both in terms of the capital costs of the project, and the net annual running/revenue costs, which will be the responsibility of the South Kilburn Trust. The flow of capital/revenue costs and the responsibility for funding these components (between GLA and the South Kilburn Trust) are also shown on this schedule.

It is worth noting, that whilst the building has lots of character and, in many respects, is just the kind of space that artists and makers love to occupy, because of its age it naturally presents some challenges for refurbishment. This particularly applies to ensuring that it is accessible. The building is set on various levels and we need to ensure DDA compliance (and indeed an attractive main entrance) which will be a significant cost to the project. Where possible we will ensure that fittings and furniture can be reused within the Phase 2 scheme and value engineer the scheme where the opportunity presents itself.

Fig. 1 Outputs and Outcomes Table

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
Construction / Delivery Outputs				
14 construction jobs	0	These construction jobs will be created in the refurbishment and	The monitoring of the construction process will be a	Standard employment data from all contractors on

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
		construction process.	responsibility of LBB and fed into SKT's overall project monitoring.	site will be collected by LBB.
Public realm / landscape improvements through the refurbishment of the existing building and its external areas – hard and soft landscaped 'winter gardens' will be created to serve the local community and occupiers, using the facilities.	The current building has an area of unkempt grass outside the existing buildings – which is used in a limited way.	The other scheme-specific public realm/ landscape improvement works will be completed as part of the refurbishment process and delivered in 2017/18.	<p>The monitoring of the construction process will be a responsibility of the LBB and fed into SKT's overall project monitoring.</p> <p>This will be achieved through careful monitoring of progress throughout the construction process – from design to delivery.</p> <p>The architects will produce detailed plans, drawings against which delivery will be monitored (preliminary proposals attached separately).</p>	Data from the contractors / site agents will be collected by LBB.
One existing building refurbished – 1,200 sq m (NIA) of refurbished floorspace	Current structure currently exists but is badly configured and in poor repair which is	The exterior and interior of the existing building will be refurbished, contributing to the wider public	The monitoring process will be a responsibility of the LBB who will run the refurbishment	Information from the architects, surveyors and contractors will be

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
	<p>impacting upon the type and longevity of uses.</p> <p>This site and existing building will not benefit from any improvements without the required intervention.</p>	<p>improvements in the area and preventing this landmark building from falling into further disuse.</p>	<p>contract. This will be achieved through careful consideration throughout the construction process – from design to delivery - and fed through to SKT.</p> <p>The architects will establish detailed plans / spec against which this will be monitored – preliminary drawings are attached separately).</p>	<p>collected by the LBB and fed into SKT who will be monitoring the whole project</p>
740 sq m (NIA) of workspace to be created	<p>Good quality workspace / small office space and related business facilities will be provided in the newly refurbished scheme to contribute to the wider regeneration in the area.</p>	<p>These works will be completed in Summer 2017.</p>	<p>The monitoring process for the new build will be a responsibility of the LBB – who will feed through appropriate details to SKT, who are responsible for overall monitoring and evaluation.</p>	<p>Numerical data from the contractors will be collected by the LBB.</p>
Revenue match funding of £ £396,265 is secured to ensure the scheme is up and running for the period to 2018/19. This	0	<p>The South Kilburn Trust will provide matched funding to cover the outstanding revenue costs for managing the scheme once up and running. LBB</p>	<p>The monitoring process in respect of GLA's funding, will be a responsibility of the LBB.</p>	<p>Financial information of the capital and revenue spend will be carefully monitored by LBB and fed through to</p>

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
contribution increases to £947,312 over 5 years.		will contribute Council officer's resources to effectively manage the project and its outcomes.		SKT's overall monitoring framework
Operation of the Building – Outputs				
Create 56 new jobs and safeguard further 26 existing jobs.	<p>0</p> <p>Without this intervention, it is not likely that any new jobs will be created on site.</p> <p>With the redevelopment plans for the SK Studios, and the limited growth opportunities for the SKT, jobs may be lost in the area.</p>	<p>Aim to achieve this letting / occupation target in the next 2-3 years.</p> <p>The expectation is to retain / safeguard a proportion of the existing businesses and their employees from the South Kilburn Studios – together with the core staff from SKT.</p>	The monitoring process will be a responsibility of the South Kilburn Trust, who run and manage the space. This will feed into SKT's overarching Monitoring and Evaluating Framework - updated annually.	Numerical data from the operation of the business club and workspace will be collected by the South Kilburn Trust in order to be evaluated every 12 months.
54 businesses will be supported through the provision of new good quality premises and business support offer through the South Kilburn Trust.	There will be a very limited business support offer without this new facility, particularly in light of the redevelopment of the South Kilburn Studios to residential.	<p>Aim to achieve this target in the next 2-3 years.</p> <p>The expectation is to retain and support a proportion of the existing businesses from the South Kilburn Studios – together with the continuous operation of the SKT.</p> <p>The scheme will also provide community</p>	The monitoring process will be a responsibility of the South Kilburn Trust, who run and manage the space. This will feed into SKT's overarching Monitoring and Evaluating Framework for the initiative as a whole - which will be updated annually.	Numerical data from the operation of the business club and workspace will be collected by the South Kilburn Trust in order to be evaluated and compared every 12 months.

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
		accommodation, required for the wider operations of the South Kilburn Trust and other community organisations in the area.		
40 desk spaces and 20 self-contained office suites will be provided in the newly refurbished space.	0	<p>It is estimated that the refurbished workspace scheme will open doors in Summer 2017 to provide good quality workspace and business support through the South Kilburn Trust.</p> <p>The scheme will also provide office accommodation, required for the operations of the South Kilburn Trust and other small occupiers.</p>	The monitoring process will be a responsibility of the South Kilburn Trust, who run and manage the space. An overarching Monitoring and Evaluating Framework will be updated annually.	Numerical data will be collected by the South Kilburn Trust.
Building Management / Wider Impact Outputs / Outcomes				
Business support – provision of advice, mentoring and other services to a range of businesses, within the Hub (and potentially remotely).	None	The aim of this scheme is to encourage entrepreneurship and support economic growth by helping SMEs improve their chances of growth to create employment and improve business sustainability rates.	The monitoring process will be a responsibility of the South Kilburn Trust, who run and manage the space. This will feed into an overarching Monitoring and Evaluating Framework, which will be	Numerical data from the operation of the business club and workspace will be collected by the South Kilburn Trust in order to be evaluated every 12 months.

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
This offer could provide assistance to a significant number of local residents and businesses.			updated annually.	
<p><u>Training</u></p> <p>Over 25 trainee placements could be made on an annual basis.</p> <p><u>Skills workshops/ Seminars</u></p> <p>Activities for young people and other community members to improve and gain work specific skills and training.</p> <p>Various job experience activities and training - through the hub's business occupiers.</p> <p>Workshops and seminars to improve the skills offer/ and career expectations.</p>	Currently limited provisions through the South Kilburn Trust	<p>To utilise space within the Hub to encourage activities for young people and other community members to improve and gain skills and give them the opportunity to train in the creative industries.</p> <p>The trainee placements could lead to increased confidence / knowledge within the trainees used during the year, and higher prospects for them to secure a more permanent job.</p> <p>Various activities and training will be provided through the Giveback scheme, engaging the business hub's occupiers with the community.</p> <p>Workshops and seminars will be</p>	The monitoring process will be a responsibility of the South Kilburn Trust, who run and manage the space. An overarching Monitoring and Evaluating Framework will be established, which will be updated annually	Numerical data from the operation of the business club and workspace will be collected by the South Kilburn Trust in order to be evaluated every 12 months.

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
		organised regularly to improve on the skills offer/ career expectations in the area.		
Community Events More than 25 workshops per year with some 250 residents being engaged locally.	Currently limited provisions through the South Kilburn Trust.	The new hub will provide community and civic space, where different business, community and cultural events will be organised to engage all users and the wider local community. All tenants will run 1 or 2 workshops or events annually, sharing their skills with the community.	The monitoring process will be a responsibility of the South Kilburn Trust, who run and manage the space. An overarching Monitoring and Evaluating Framework will be established, which will be updated annually.	Numerical data from the operation of the business club and workspace will be collected by the South Kilburn Trust in order to be evaluated every 12 months.
Improved social connections	No or negative social impact with change in demographics and lack of quality business and community facilities.	An important aim of this project is to increase the social cohesion in the area, which is about to undergo a holistic transformation. An increase in the workspace and other activities offer in the area will eventually improve living standards, skills and the social	The monitoring process will be a responsibility of the South Kilburn Trust, who run and manage the space. An overarching Monitoring and Evaluating Framework will be established, which will be updated annually	Numerical data from the operation of the business club and workspace will be collected by the South Kilburn Trust in order to be evaluated every 12 months.

Outputs / outcomes	Baseline	Target	Monitoring Approach	Information Collected
		connections in the area.		

5. Supporting Information

The proposed design and layout of the scheme is shown in detail in the architect's drawings, attached as Annex A

We have undertaken an initial, costing exercise for the proposed project. This has broken the works down into three components – the main refurbishment works to the existing building, the new access “pod” to be constructed to the rear elevation, and external works to the open space area to the rear of the property. This breakdown of costs, including preliminaries, overheads, contingency and professional fees, is attached as Annex B.



South Kilburn Enterprise Hub

Feasibility Document - 3rd October 2016

1633-DOC-004



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1. Introduction

RCKa have been appointed by the South Kilburn Trust (SKT) and the London Borough of Brent (LBB) to prepare a feasibility and initial design proposals for the meanwhile use of the Granville Community Centre to house the proposed enterprise hub.

This document represents the 3rd Revision of a bid to the Mayor's London Regeneration Fund for an enterprise hub in South Kilburn.

The 2nd Revision proposed a two phase solution for the site. Phase One involved the retention and refurbishment of the Granville Community Centre. Followed by Phase Two, which introduced a series of extensions and new build elements to increase the overall sqm offering of work, event and community space. The 2nd Revision was successfully awarded funding in May 2016.

LBB are currently considering full redevelopment of the Granville Community Centre site as part of the ongoing regeneration of South Kilburn. This redevelopment would see the demolition and replacement of the Granville buildings with a new dedicated enterprise hub and community centre as part of a wider mix-use development. The redevelopment supplants the previous Phase Two proposals which sort to retain and extend Granville.

Following the developments outlined above this document puts forward Phase One Plus - the meanwhile use of the Granville Community Centre by SKT in advance of redevelopment of the whole site. The length of the meanwhile use is currently estimated at 5 years.

2. Site Context

The Granville Community Centre sits within the heart of the South Kilburn Masterplan. LB's Brent's Core Strategy describes how the area *'will be regenerated as a dense urban environment with a shift away from 1960s tower blocks set within large open areas, toward a neighbourhood with new homes,*

commercial and community uses set along a traditional street pattern to encourage circulation, connection and overlooking.' Delivery is ongoing with a number of sites already complete. Feilden Clegg Bradley Studios have recently been appointed to review the entire masterplan.

To the north of the site is the South Kilburn Conservation Area as well as the highly successful South Kilburn Studios, an enterprise hub for creative businesses and start-ups managed by the South Kilburn Trust. The South Kilburn Studios are due to

be relocated into the Granville building as part of the proposals in this document.

To the south the South Kilburn Open Space is the largest green space within the South Kilburn Growth Area.



3. Existing Building

Although neither listed nor locally listed, the 19th century building housing the Granville Community Centre is a designated Asset of Community Value - reflecting its importance within the local area.

The building itself has a number of handsome architectural features. The Granville Road facade (image 1) is particularly impressive with a strong vertical emphasis, tall windows and a variety of ornate brick and gable details. The facade of the hall facing Carlton Vale is also of architectural merit, though its impact is somewhat diminished by more recent unsympathetic alterations.

Internally the building is more awkward with poor access, confused circulation and some irregular proportioned rooms. Nevertheless there are a number of spaces well used by the local community including the successful Granville Community Kitchen from where volunteer cook Deirdre Woods recently won BBC Cook of the Year.

The main hall (image 3) is a fantastic space and the building's stand-out asset; it is dual aspect with high ceilings, tall windows, roof lights and original features. Unfortunately however noise disturbance to the residential properties on Granville Road restricts its hours of use.

The green space fronting Carlton Vale (image 2) is another significant asset of the site. Although currently cut-off by low metal fencing and some overgrown planting, it provides a moment of pause and sanctuary along busy Carlton Vale while offering spill-out space for activities within the community centre.

image 1 - view of the Granville Centre from Granville Road



main hall — *Granville Road entrance*

image 2 - the Carlton Vale facade of the Granville Centre



adjacent nursery — *recent alterations, original facade removed* — *main hall*

image 3 - the main hall of the Granville Centre



4. Consultation

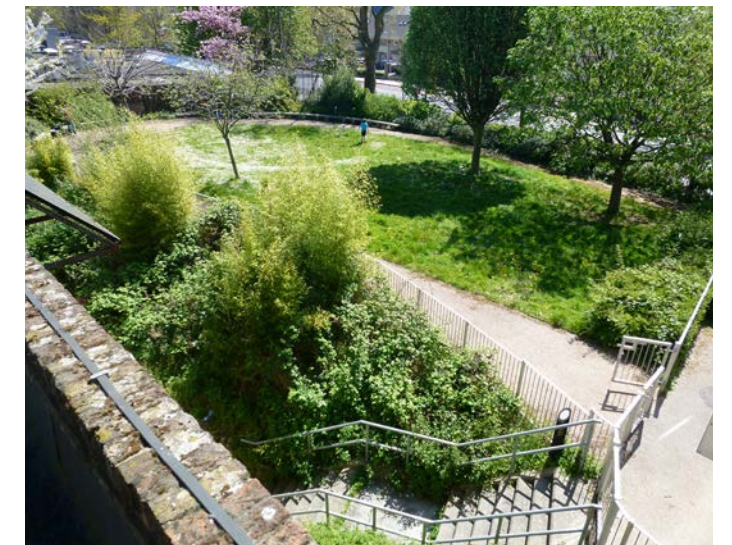
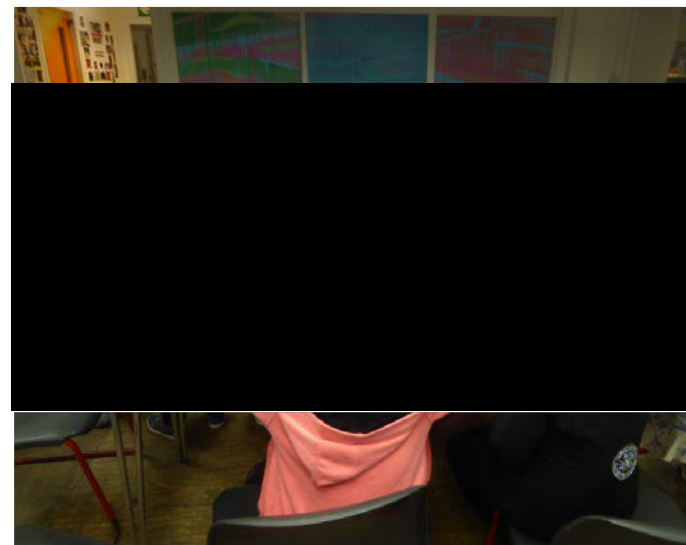
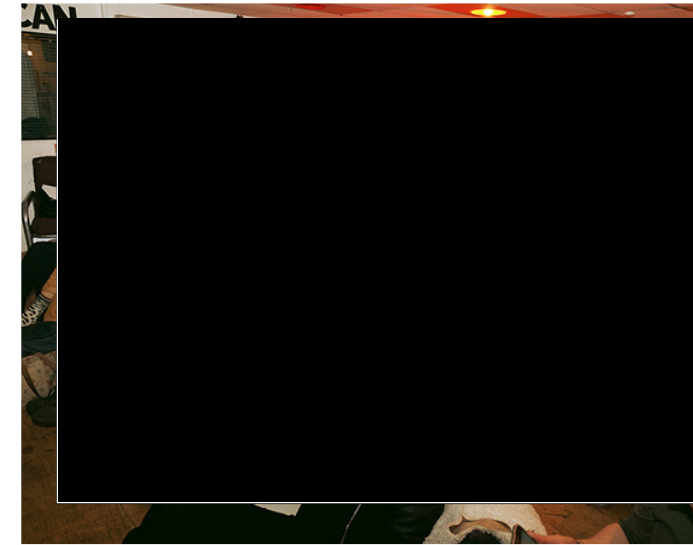
The existing Granville Community Centre houses a variety of education and community facilities. As much as the building itself, these existing users help to characterise and define the local area.

- » Granville Youth & Community Centre
- » Granville Community Kitchen
- » Rentable community event space
- » Barnado's Children's Charity

Some of the existing business in the South Kilburn Studios may also look to make the move to the refurbished Granville buildings. Current occupiers include:

- » jewellers
- » video artist
- » high heel shoes
- » hat maker
- » Somali society
- » basketball team
- » K2K radio station
- » photography and dark room
- » embroidery
- » graphic design
- » driving instructor
- » music producer
- » panda studio

The proposals contained in this document are initial ideas only. It is of upmost importance that SKT and LBB engage with the local community as early as possible to understand the interest, needs and activities that will need to be accommodated within the proposals.



5. Previous Bid

This 3rd Revision aims to build on what was learnt in the previous bid and to recapture as far as is financially and practically possible the key moves that made Phases One & Two successful.



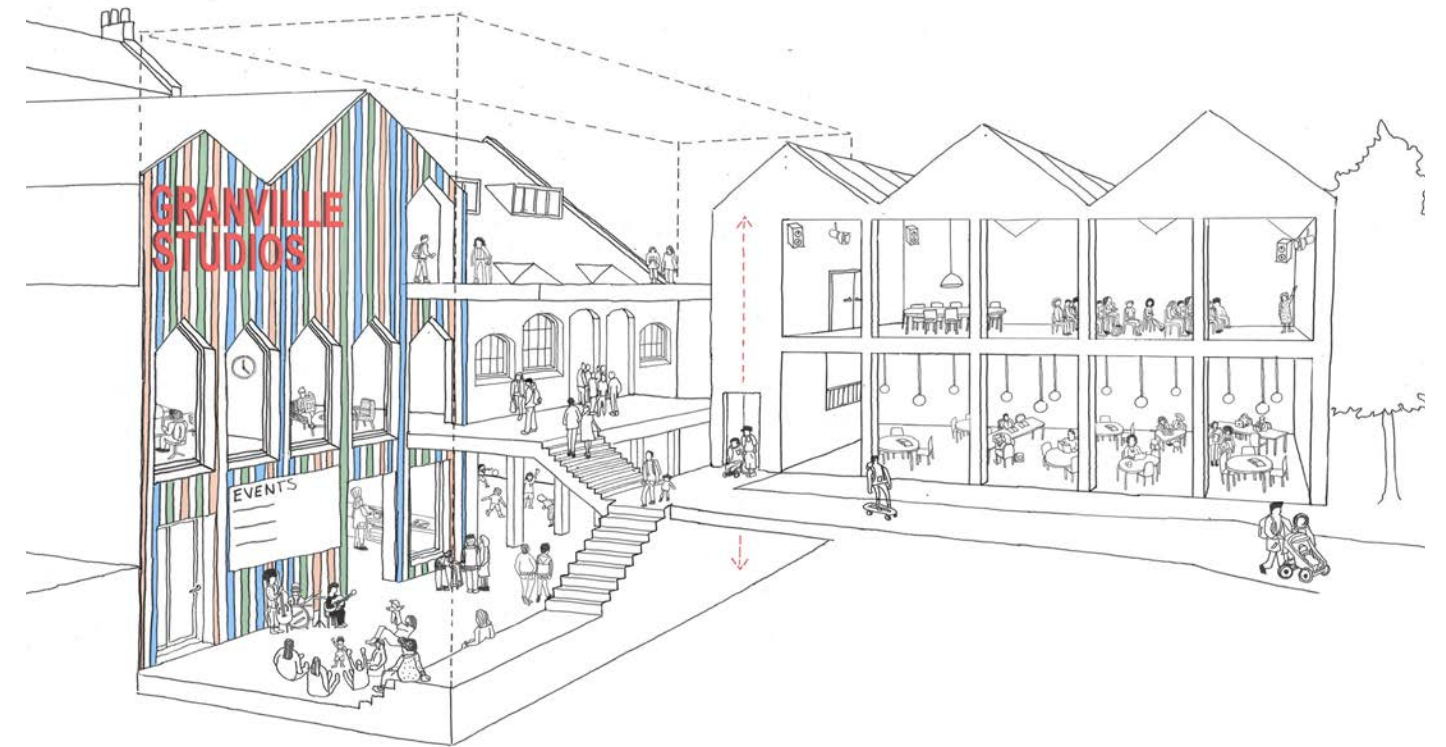
upper ground floor plan of Phase One - the main hall is on the right

5.1 Phase One

The ambition of Phase One was to successfully integrate the South Kilburn Studios into the envelope of the existing Granville buildings. This was achieved by turning the upper ground floor of the main hall into the focal point of the new enterprise hub.

A shared communal space is retained at the centre of the hall encircled by a series of 11 self-contained work units.

The fabric and structure of the original hall is retained and celebrated with its high ceilings, tall windows, roof lights and original detailing. The character and interest of the existing building defines and brands the new enterprise hub; creating a desirable work environment and driving value.



concept sketch of Phase Two - includes the winter garden, stairs and branding/signage

5.2 Phase Two

Phase Two aimed to increase the sqm offering of work, community and office space; but it also addressed circulation through the building and connections with the green space along Carlton Vale.

A two-storey lightweight wintergarden element was introduced to the front of the building. The wintergarden:

- » provided spill-out space from the cafe and enterprise hub;
- » contained a new stair and lift to connect all levels of the building;
- » proposed a new entrance which activated the green space and;
- » acted as a beacon/signage for the rejuvenated building.

6. Phase One-Plus

We recognise that the meanwhile use of the Granville buildings for approximately 5 years does not warrant the same level of capital investment as the previous bid. Significantly this means that the sqm space available in the existing building will not be extended prior to redevelopment.

Nevertheless we believe that it is possible to achieve some of the fundamental moves made in the previous bid at a significantly reduced cost. The desire to improve access, circulation, efficient use of space and positive branding remains just as, if not more relevant, given that the available sqm needs to be made to work harder and businesses need to be attracted to an enterprise hub with a limited tenancy.

For clarity we have restated the project goals and listed the proposed design moves to achieve these goals. These design moves are illustrated in the plan layouts on the following pages.

6.1 Project Goals

The project goals are as follows:

- » maximise income generating workspace;
- » develop an effective brand/identity/shopfront for the South Kilburn Studios;
- » ensure high quality office space for the South Kilburn Trust;
- » maintain a community kitchen and hireable event space and;
- » achieve a DDA compliant design.

6.2 Design Moves

In order to achieve the project goals we propose the following design moves:

- » reveal the original structure and layout of the main hall to create a unique 2-storey enterprise hub with 24 independent work units;
- » introduce a new lift and stairwell that resolves accessibility issues and acts as a beacon/signage to advertise the South Kilburn Studios (modest scale, clear design purpose and zero impact on neighbouring properties minimises planning risk);
- » create a route through the heart of the building that connects to both Granville Road and Carlton Vale and controls access between work and community spaces;
- » place the reception at the centre of this new route with direct connections to a number of hireable work/event spaces;
- » dedicated office space for the South Kilburn Trust across the top 2 floors;
- » and create spill out space for the cafe to have outdoor seating.

6.3 Vision

view from Carlton Vale looking across the gardens towards the new entrance



N.B. - Granville Studios name indicative only, branding to be developed at a latter stage.

7. Layouts


7.1 Lower Ground Floor @ 1:250




 *key route*

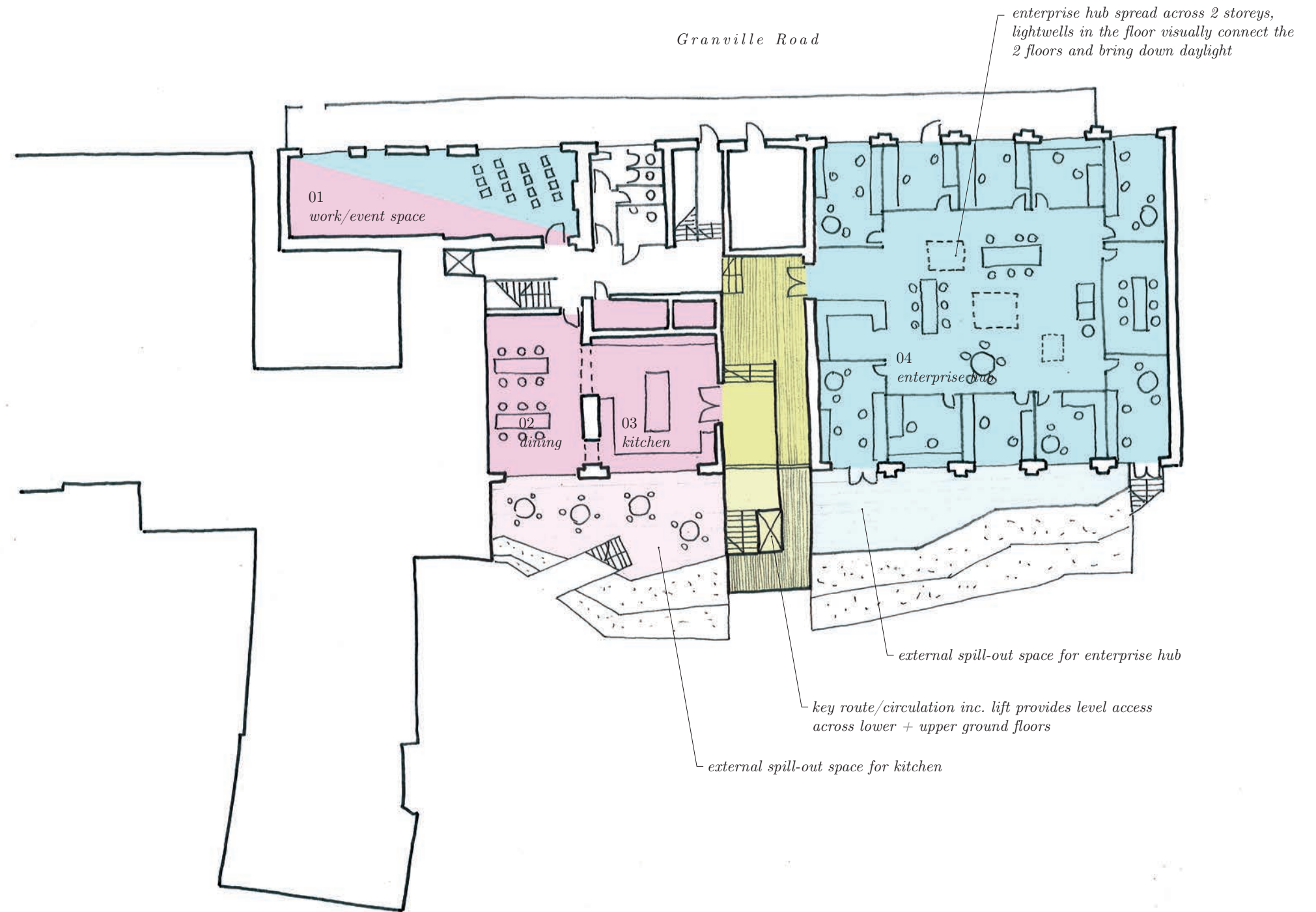
Use Type:

 *office (for South Kilburn Trust)*

 *workspace*

 *community / event space*

 *flexible work/event space*



7. Layouts

7.2 Upper Ground Floor @ 1:250



key route

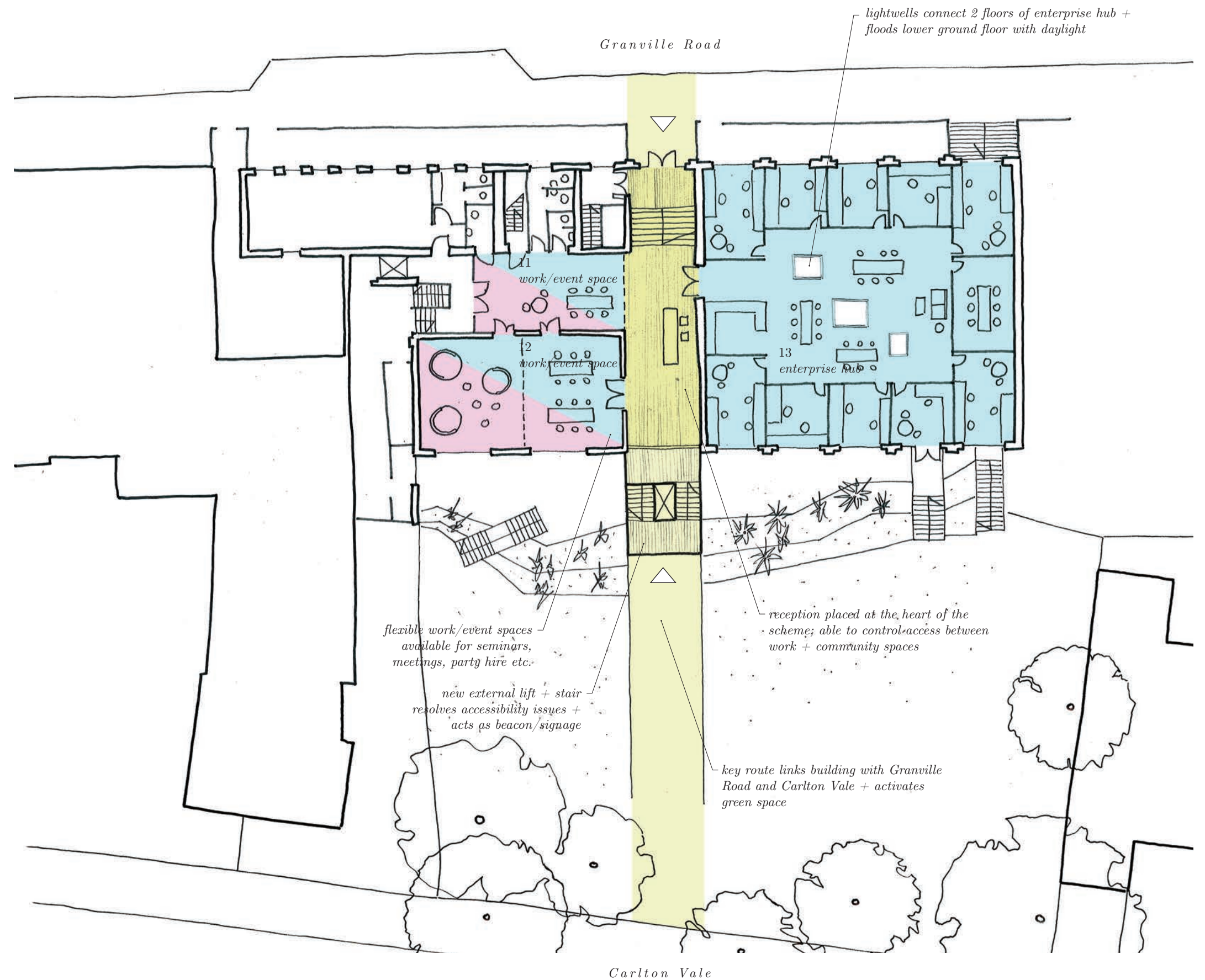
Use Type:

office (for South Kilburn Trust)

workspace

community / event space

flexible work/event space



7. Layouts

7.3 1st & 2nd Floors @ 1:250



key route

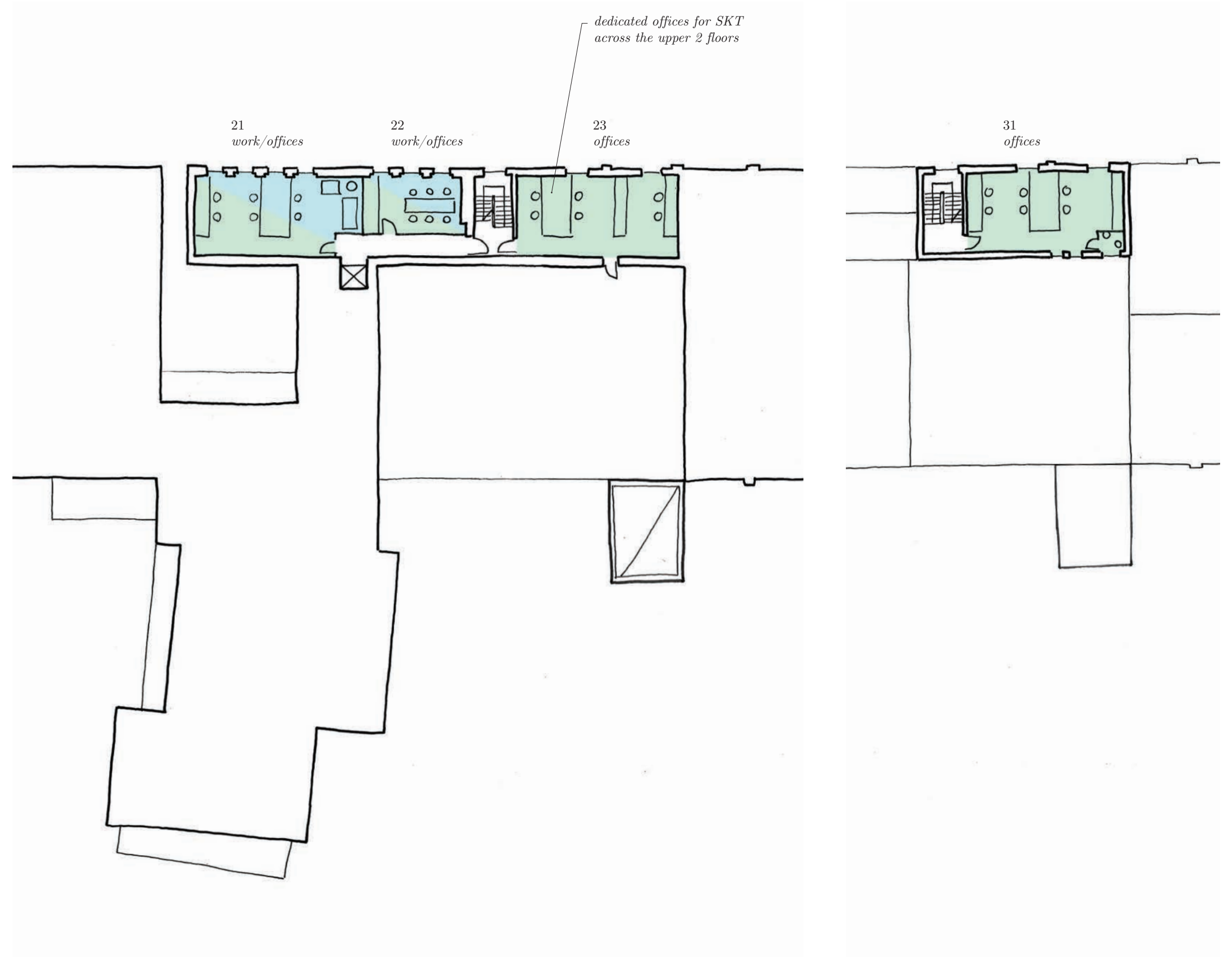
Use Type:

office (for South Kilburn Trust)

workspace

community / event space

flexible work/event space



8. Area Schedule

Floor	Room		NIA	Use Type	NIA (excl. circulation)	GIA (within demise)
	No.	Description				
LG	01	work/event space	58	flexible	412	560
	02	community/dining	82	community		
	03	community/kitchen				
	04	enterprise hub (centre space)	98	workspace		
		12 no. cellular units	174			
-	LG reception	39	-	-		
UG	11	work/event space	29	flexible	404	485
	12	work/event space	103			
	13	enterprise hub (centre space)	98	workspace		
		12 no. cellular units	174			
	-	UG reception	42	-	-	
1F	21	work/offices	51	offices	88	107
	22	work/offices				
	23	SKT offices	37			
2F	31	SKT offices	38	offices	38	49

Summary

NIA dedicated community (kitchen/dining)	82	9%
NIA flexible work/event space	190	20%
NIA dedicated workspace (inc. 24 cellular units)	544	58%
NIA office (for South Kilburn Trust)	126	13%
Circulation inc. reception	260	
GIA all areas	1201	

9. Precedents

Hult International Business School

Making the most of the character of the existing building the spacious entrance atria expresses openness and inclusivity while aiding orientation thanks to the long views across floors. Easily assembled timber and glazed pods divide the workspaces, allowing for rearrangement and flexibility.



Enfield Business Centre

A modest extension using striking materials and recognisable branding helps to act as a beacon in the local area. A reception and meeting room are placed in a new prominent position to act as a shop window for the Enfield Business Centre.



Walthamstow Central Parade

A existing office block is refurbished into a hub for local creatives. Services are exposed and partition walls clad in simple stained plywood. Considered lighting, colour and graphics are low cost elements that have a big impact on branding and redefining the space.



BREAKDOWN OF THE MAIN ENTERPRISE HUB COMPONENTS	COSTS
MAIN REFURBISHMENT AND IMPROVEMENT WORKS TO GRANVILLE	
Demolitions, substructures and structural alterations	
Roof works	
External wall repairs etc	
Windows and doors - repairs, replacements, reglazing etc	
Internal walls & ceilings - repairs and decoration	
New internal walls, partitioning / stairs	
Floor finishes	
New F&F - WC's, tables, desks & chairs, kitchen replacement	
Mechanical services - heating extension and repairs	
Electrical installations - extensions to power and lighting installations	
SUB TOTAL	
Prelims, Overheads / Profit & Contingency	
TOTAL	
NEW ACCESS & LIFT "POD"	
Demolitions, substructures and structural alterations	
Roof works	
External walls	
Windows and doors - repairs, replacements, reglazing etc	
New internal walls, partitioning / stairs	
Floor finishes	
New F&F - WC's, tables, desks & chairs, kitchen replacement	
Mechanical services - incl lift installation	
Electrical installations - extensions to power and lighting installations	
SUB TOTAL	
Prelims, Overheads / Profit & Contingency	
TOTAL	
EXTERNAL WORKS	
Allow for mixture of hard and soft landscape works	
Alter / repair existing railings, form new openings redecorate etc	
Allow for external furniture, lighting etc	
Branding / signage allowance	
Spill out space for kitchen - hard paving	
SUB TOTAL	
Prelims, Overheads / Profit & Contingency	
TOTAL	
OVERALL PROJECT COSTS	
Professional Fees @ 8.5% (detailed design, QS & engineering)	
Planning Fees	
Building Reg Fees	
SKT Team - initial design / appraisal work	
TOTALS	

LONDON REGENERATION FUND MILESTONE AND FUNDING SCHEDULE

[illegible]

		Match budget forecast																									
Match Funding Totals												2017/18								2018/19							
								Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4			
Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev	Cap	Rev		
Local authority match	£0																										
Other match	£0																										

Definition	
Capital:	<i>Expenditure on the acquisition or creation of, or adding to, a tangible fixed asset.</i>
Revenue:	<i>The operating, maintenance, management or development costs incurred during the project.</i>