

acme

Supporting art & artists since 1972

This bulletin is also available in large print and on audio tape.

Orsman Road Studios, N1

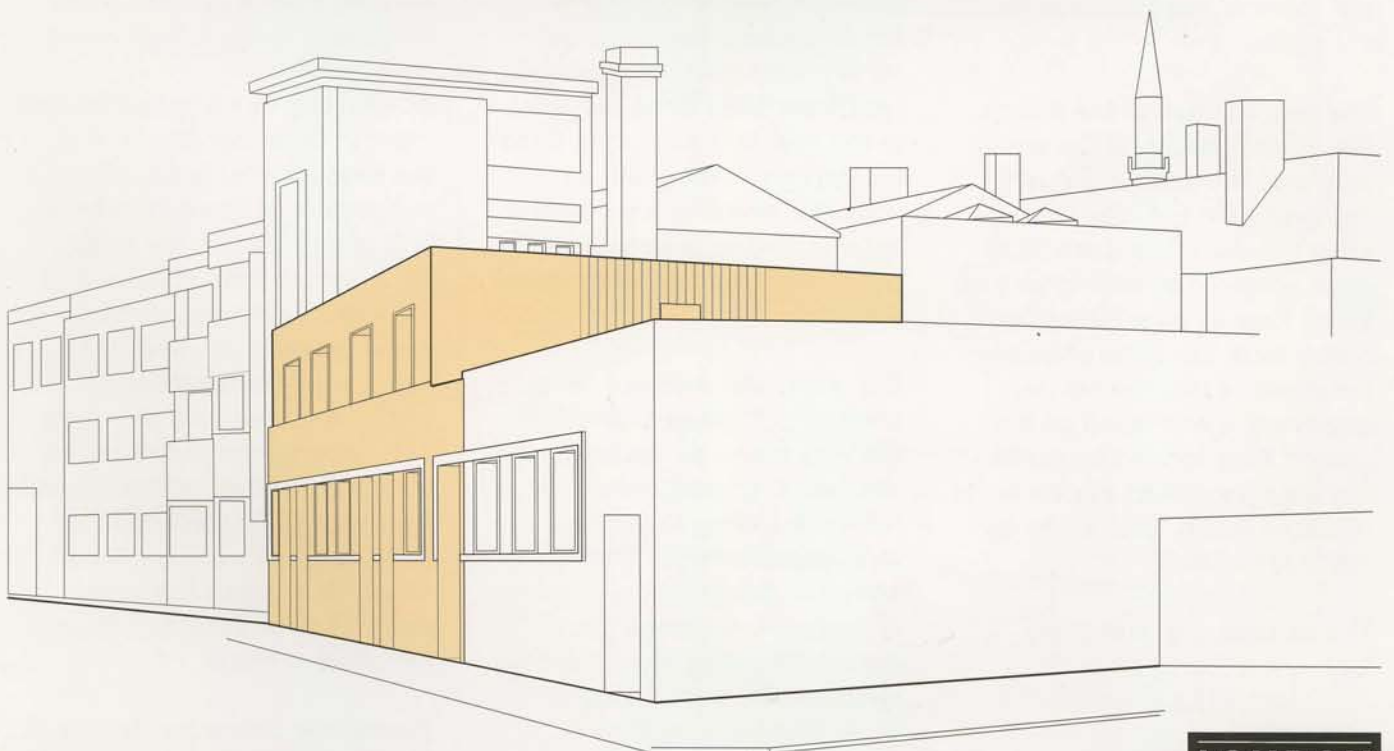
We reported on the purchase of our major studio site in Orsman Road, Hackney, in our Summer 2000 Bulletin. Together with our Copperfield Road and Fire Station studios, purchased with the help of National Lottery funding, this represents the third building to be acquired by Acme for permanent use as low-cost studios for artists. This increase in the number of sites we now own, not only makes us less reliant on rented leasehold property (which can be subject

to large rent increases as property values increase), but also helps us to access the necessary finance to invest in the expansion of long term solutions to artists' space needs in the capital.

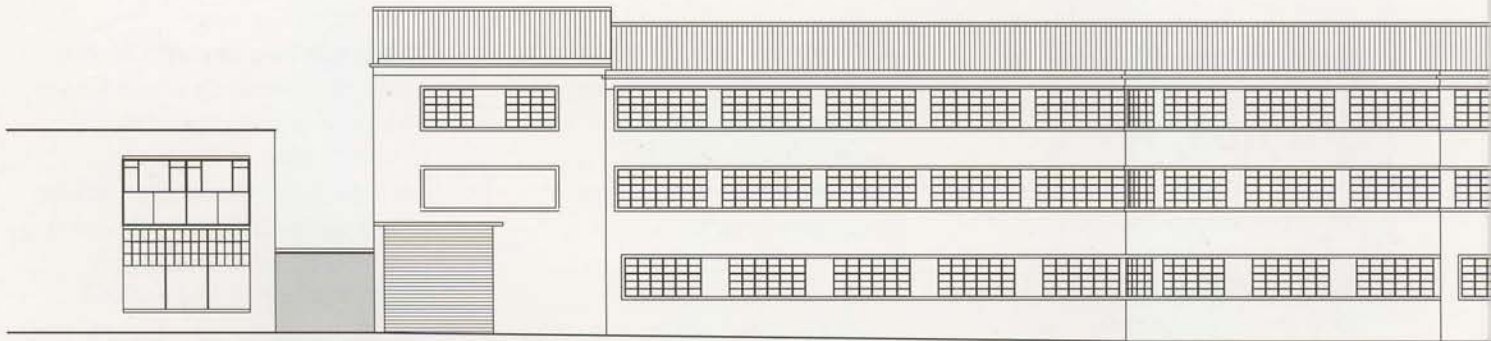
We have been leasing a large part of the Orsman Road complex since 1983 from a specialist engineering company, Research Engineers Ltd., providing 30 studios in 16,000 sq ft. The opportunity to buy the whole site arose two years ago with the sale of the company and the relocation of their operation to another site.

There are two aspects to our development at Orsman Road. The first is the conversion of further parts of the site to provide non-residential studio space for artists on our waiting list. The second is a major building project to create 8 work/live units for sale on the open market.

The sale of these units provides the cross-subsidy to enable us to afford to buy the site and to maintain low-cost rents for artists in the studios. (Current inclusive rents are £5.50/sq ft/annum.)



Acme Studios Orsman Road, showing work/live development in colour.



The studio development, completed in September and now fully occupied, adds another 18 studios in 10,500 sq ft to our stock of workspace units in London.

The construction of the 8 work/live studios began at the end of July, and the project is due for completion in February next year. The work/live units have been achieved by adding an additional floor to an existing single storey structure. The units are designed so that the former engineering workshop on the ground floor forms the studio workspaces, linked to new-build residential first floor areas by spiral staircases.

The units vary in size from 900 sq ft (83.6 sq m) to 2,190 sq ft (203.45 sq m).

The design of the units makes as much use as possible of the

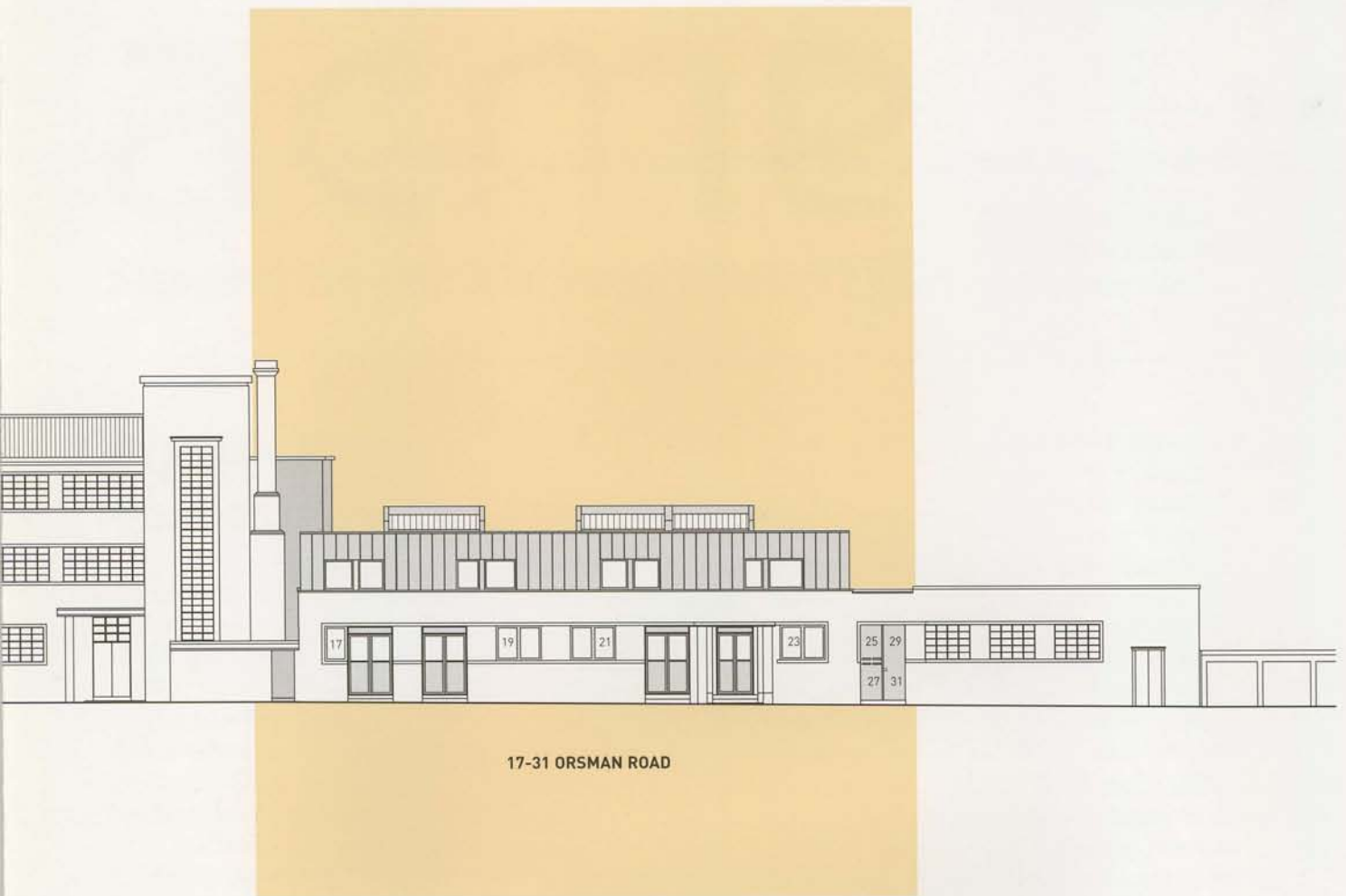
virtues and architectural style of the original structure; built in the 1930s as a Player's Cigarette factory. The skylights in the original single storey structure have been opened up to create floor voids above which are sited large skylights in the new first floor roof, flooding daylight throughout each unit. The new aluminium-clad upper storey is in keeping with the original industrial design of the site.

Our work/live units are being created in marked contrast to the very many, so-called, 'live/work' developments currently being marketed throughout London. The philosophy and design of the majority of live/work schemes places the emphasis on the residential element; the work space is often small and, over time, may cease to be occupied for genuine employment use. Often

'live/work' is simply another word for 'loft-living', a piece of marketing that has more to do with life style aspirations than deriving from a genuine need for people to work from home.

As with our Fire Station development in Gillender Street, E14, the fundamental force behind our project at Orsman Road is, first and foremost, the need for artists to have adequate workspace. The use of these workspaces is maximised by being able, literally in this instance, to live over the shop. The living elements are necessary and ancillary to the studios. It is the artists' professional practice, their need for studio space, that drives the whole design and philosophy of our work/live scheme.

Please see below for details of the scheme and where to obtain further information.



17-31 Orsman Road, N1 - 8 Work/Live Studios for Sale

ACME STUDIOS is offering for sale a new and refurbished complex of 8 duplex work/live studios with parking. The studios are between 900 sq ft (83.6 sq m) and 2,190 sq ft (203.45 sq m).

■ THE DEVELOPMENT

The eight units each consist of a fully refurbished ground floor studio with a new first floor residential addition. All the studios are offered in shell condition so purchasers can undertake the fit-out to their own design.

■ FEATURES INCLUDE:

- Galvanised spiral staircases and walkways
- Double-glazed windows
- Reglit glass walls
- Glazed roof sections in seven studios
- Capped services including gas, electricity & water
- Communication system ducting
- Headroom approx. 11ft 10ins (3.61 m) at ground floor and 8ft 9ins (2.65 m) at first floor
- NHBC Guarantee
- Communal fire alarm system
- Entry phone system
- Lighting to courtyard
- Refuse disposal
- Individual car parking bays
- Entrance doors to workshops 8ft 10ins (2.7 m) by 5ft/6ft (1.49m/1.98m) wide

FOR FURTHER INFORMATION INCLUDING DETAILED PLANS & APPOINTMENTS TO VIEW, CONTACT:

STEPHEN COPE
BAILEY COX & EDWARDS
 ST. GEORGE'S HOUSE
 1 CHARLOTTE ROAD
 LONDON EC2A 3DH
www.baileycox.co.uk

T 020 7729 3859
 F 020 7729 7703
 E scope@baileycox.co.uk

STUDIO	BASEMENT sq ft (sq m)	GROUND FLOOR sq ft (sq m)	FIRST FLOOR sq ft (sq m)	TOTAL sq ft (sq m)	SALE PRICE
17		467 (43.39)	470 (43.66)	937 (87.05)	£215,000
19		445 (41.34)	459 (42.64)	904 (83.98)	£210,000
21		547 (50.82)	560 (52.02)	1,107 (102.84)	£231,000
23		665 (61.78)	704 (65.40)	1,369 (127.18)	£283,000
25	413 (38.37)	939 (87.23)	846 (78.59)	2,198 (204.19)	£400,000
27		507 (47.10)	454 (42.18)	961 (89.28)	UNDER OFFER
29		502 (46.63)	454 (42.18)	956 (88.81)	£220,000
31*		615 (57.13)	557 (51.75)	1,172 (108.88)	£270,000

* Also features a small courtyard. These floor measurements are gross internal areas and are provided by the architects. Studios 17, 19, 21 & 23 are north facing, 25, 27, 29 & 31 south facing.

■ SERVICE CHARGE

A yearly charge will be payable by each occupier for the following services: building insurance, refuse disposal, cleaning of common parts, repairs and maintenance of main structure and common areas, lighting of common parts, provision of communal TV aerial and management. The estimated first year's costs for Studio 17, for example, is £1,312. The costs are applied pro rata by floor area.

■ RATES

The District Valuer will assess the value of the work/live units when completed and occupied. For Studio 17 the estimated Council Tax (Band F) is £1,215 and estimated Business Rates (on the ground floor workshop) £583.

■ LEGAL

The studios will be sold on long leases for a term of 125 years. The ground rent will be £100 per annum for the first 25 years, thereafter the rent will increase each 25 years by £100. The leases stipulate that the studios can only be used for work on the ground floor and living on the first floor. A copy of the lease is available for inspection.

This information is for guidance purposes only and does not form any part of a contract. The vendor can change the above specification without giving notice to any interested person or company. Subject to contract.

■ PROJECT TEAM

Architects:

Robert Ian Barnes Architects

Quantity Surveyors:

Davis, Langdon & Everst

Structural Engineers:

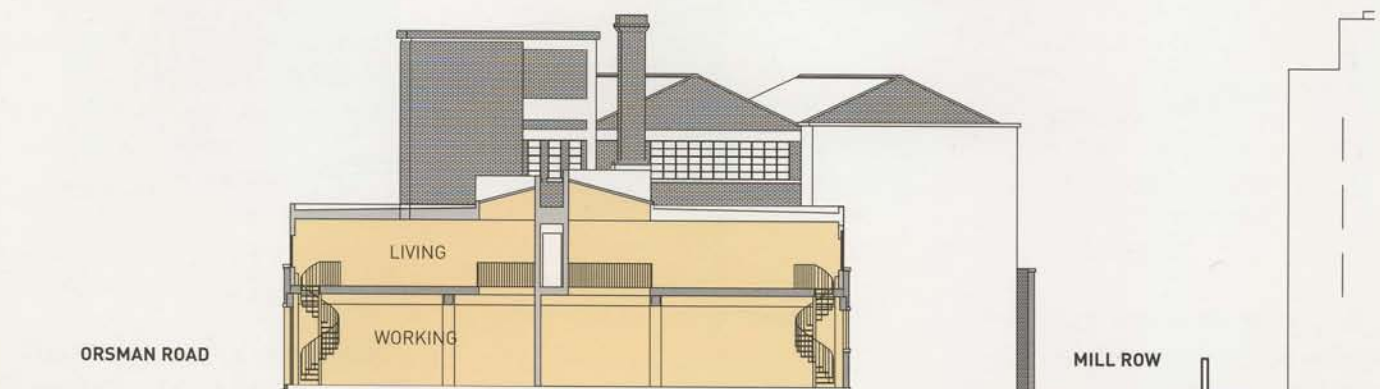
Buro Happold

Contractor:

Sibmar Construction

Planning Supervisor:

Inman Safety Services





Ground floor plan



First floor plan

Acme Studios is a London-based charity formed by artists in 1972. It supports the development of fine art practice by providing artists with low-cost studio and living space.

Acme manages 510 studios in 10 studio blocks, and 31 units of accommodation, in East and South East London. It also provides a three year residency programme for 12 artists selected from a national submission, in its Fire Station building. Acme offers an advisory service for artists on all aspects of studio negotiation, conversion and management, runs a major international residency programme for 6 foreign agencies and provides gallery space for Matt's Gallery and The Showroom.

■ **Acme Studios**

44 Copperfield Road, Bow,
London E3 4RR
T 020 8981 6811/6821
voice & minicom
F 020 8983 0567
E mail@acme.org.uk

Co-Directors

Jonathan Harvey
David Panton

© Acme Studios
November 2000