

## STUDIO INFORMATION LEAFLET

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Please contact us on 020 8981 6811 if you require this information in an alternative format.

### **Studio waiting list**

Acme Studios provides affordable non-residential studio space for fine artists who are unable to afford to rent workspace on the open market.

#### **How to register**

Acme operates a waiting list for artists in need of affordable studio space. Any **practising fine artist** (e.g. painter, sculptor, print-maker or artist working in installation, photography, film, video, live art, time-based, digital or multi-media work) may apply to register on the list. There is a simple application procedure which involves completing a short online form and providing an up to date curriculum vitae detailing professional qualifications, exhibition/commissions history and any other relevant experience. **There is an initial £10 registration fee.**

The application form contains questions which help us understand your needs e.g. what size of space you are seeking, which locations you prefer or whether you have any special access needs. We can then 'match' this information against studio spaces as they become available.

We also ask you to complete a separate monitoring form. This helps us to be inclusive in drawing our services to the attention of artists and to understand more about the needs of artists applying to us. The form is detached and filed separately from the registration form so any information you provide is not linked to you and thus remains anonymous.

To ensure that our waiting list consists of artists who are actively in need of space all artists who register must update their information each year. You will automatically receive a request to update on the anniversary of your registration. There is no charge to update.

If you are removed from the list for not updating your details and wish to re-join, then the date Acme receives your update will be your new date. This is to encourage artists to remain active on the list.

#### **Application form**

Your application form must be completed online or sent to us by post together **with the registration fee of £10** (please make cheques payable to 'Acme'), your C.V. and monitoring form.

## **Allocation policy**

Studios are offered to artists as they become available, either through 'turnover' (when an artist leaves a space) in one of our existing buildings or through the development of new buildings.

There are over 1,700 artists already registered with us and it is difficult to predict with any accuracy the rate of turnover or exactly when new buildings will become available. We cannot therefore give you a clear indication of how long it might take before a studio becomes available or guarantee that we will be able to offer you a studio that fully meets your needs.

Allocation of studio space is made strictly on the basis of registration date.

When an artist takes up a space which meets their requirements they no longer remain registered on the list although they may request to join the transfer list for another Acme studio that better meets their needs.

Acme is committed to ensuring that as many of our studio buildings as possible are physically accessible to users and the public. We have a commitment to making adaptations to studios, wherever practicable, to meet the specific needs of individual artists. We aim that all new-build studios not only meet the latest access requirements but exceed those guidelines and attempt to recognise that successful building design is driven by the people that use them. A responsive attitude to our users is therefore considered crucial. If necessary, when allocating studio space, we reserve the right to prioritise artists for whom a choice is limited as a result of their specific access needs.

Artists who take up a temporary studio option (a sub-let for six months or a shared or partitioned studio) remain on the waiting list until a studio which meets their requirements becomes available. They will need to update annually in the normal way.

If you do not respond to emails or letters informing you of possible space, or update your registration annually, we reserve the right to remove your name from the waiting list.

## **Studio turnover**

**Copperfield Road, Orsman Road and Robinson Road** are the most popular buildings and turnover there is low. You could be waiting several years for a long-term studio although opportunities for a share or sublet may arise sooner. In general, when self-contained permanent studios become available they tend to go to artists who have been registered for several years. The main turnover within existing buildings tends to be of temporary space (for periods of six months or a year), shared space and partitioned studio space (i.e. not self-contained). At Childers Street and Rowse Close, for example, there are a number of partitioned studios where there is a more turnover. This type of space usually becomes available to artists who have registered with us more recently.

## **New building developments**

We are committed to expanding the number of secure, accessible, high-quality and low-cost studios in our management and new projects are always being investigated and developed. We are taking forward plans for two new studio buildings but do not expect these projects to be completed until 2017 so the number of units which could become available through turnover over the next two years will remain unchanged.

## **Buildings**

Acme is committed to ensuring that as many of our buildings as possible are physically accessible to users and the public. We have a commitment to making adaptations to studios, wherever practicable, to meet the specific needs of individual artists. We aim that all new-build studios not only meet but exceed the latest access regulations and recognise that the successful design of buildings is driven by the people who use them. A responsive attitude to our users is therefore considered crucial. If necessary, when allocating studio space, we reserve the right to prioritise artists for whom a choice is limited as a result of their specific access requirements.

## **Communications**

Acme is committed to ensuring that our communications are accessible to all users. We use accessible design across our publications and our website. All our publications are available in alternative formats if required and we are committed to making our information and publicity clear and easy to understand.

## **Contact**

We welcome feedback on all aspects of our work and are particularly keen to learn ways in which we can improve our services to help ensure that we are as accessible as possible. If you have any suggestions or questions about Acme's commitment to access and diversity please contact us.

Heather Deedman, Tinsel Edwards, Jemima Brown & Calum F Kerr

### **Acme Studios**

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## **❑ Renting a studio**

### **Terms and conditions**

#### **Agreement**

If you take up the offer of a studio you will be occupying the space on a tenancy which is controlled by Landlord and Tenant legislation. Your tenancy agreement will indicate how long the studio will be available to you – normally until the end of our lease on a building or, if we own the building, not usually for less than five years. The tenancy will be excluded (by a Court Order) from the security of tenure provisions contained in Part II of the Landlord and Tenant Act 1954 and so you will not have any right to a new tenancy or to compensation at the end of the term.

#### **Notice**

We want to be as flexible as possible in responding to artists' needs and changing circumstances. If you wanted to leave the studio you would only need to give us two months' notice, at any time after the first three months.

## **Rent and charges**

The tenancy agreement will indicate the rent and electricity you will pay and when the rent will be reviewed. Rents are reviewed on 1 April in every other year. Payment of rent is on the first of each month in advance and you will be asked to pay a deposit equal to a month's rent which will be returned to you when you leave. There is an initial administration charge of £100.

The administration charge is £50 if you are taking a sub-let or a short-term space.

## **Use**

You will only be able to use the studio as a non-commercial fine artists' studio and not for storage or other purposes. **Residential use is strictly prohibited.** We have a responsibility to ensure that maximum use is made of low-cost studio space by bona fide artists who are in genuine need. Notice will be given to any artist who is in breach of this condition. All our studios permit 24 hour access.

## **Sub-letting**

Your tenancy will not allow you to sub-let your studio – it is for your personal use only. However we recognise that artists may be offered opportunities, such as scholarships or commissions abroad, but do not want give up their spaces. Under such exceptional circumstances we will consider requests from artists to under-let their studios for periods of 6 to 12 months to artists who are registered on our waiting list.

## **Sharing**

Your tenancy will not technically allow you to share your studio. If, when you register with Acme, you wish to share with a particular artist, you will both need to register and when you occupy it will be on a 'joint tenancy'. If you wish to share subsequently, after six months your tenancy will be brought to an end and a joint tenancy will be issued. The artist with whom you intend to share must be registered on our waiting list.

## **Income declaration**

If you are offered a studio in a new development we will require you to sign a declaration confirming that currently your annual income after tax (averaged over the last three years) is below £15,000. This is not intended to exclude any artists working part-time in other and/or related professions.

We anticipate that the incomes of most artists registered with Acme will fall below this amount.

## ❑ Acme studio buildings

### ❑ CARLEW HOUSE

**Carlew House, East Place, West Norwood, London, SE27 9JW**

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**Description** Self-contained former purpose-built workshop/office premises. 13 self-contained studios (ranging from 130f<sup>2</sup> to 900f<sup>2</sup>) on ground & 1st floors.

**Established** 1996. Current lease expires December 2021. Landlord: Charles Hewlings and Jean Medcalf.

**Local authority** London Borough of Lambeth.

**Access** Steps to front door. Staircase access to 1st floor. No lift access.

**Other facilities** Central heating throughout. Separate male & female toilets on each floor and wash-up facilities in corridor. No entryphone.

**Public transport** West Norwood main line.

**Parking** On-street parking on first-come, first-served basis.

**Current rent** £11.18 per square foot per year.

**Review date** April 2016.

### ❑ CHILDERS STREET

**165 Childers Street, Deptford, London, SE8 5JR**

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**Description** 1920s brick-built former ships' propeller foundry. 82 self-contained and 20 partitioned studios (ranging from 180f<sup>2</sup> to 1,800 f<sup>2</sup>) on ground, 1st, 2nd & 3rd floors.

**Established** 1990. Current lease expires March 2028. Landlord: Donovan Brothers Ltd.

Studios developed in 3 phases with support from London Borough of Lewisham, Greater London Arts, The Henry Moore Foundation and The Paul Hamlyn Foundation.

**Local authority** London Borough of Lewisham.

**Access** Level entrance to main door. Main staircase to 1st & 2nd floor. 3rd floor reached by low ceilinged second staircase in the middle of the building. Goods lift links 1st, 2nd & 3rd floor but no access to ground floor.

**Other facilities** Entryphone system. Toilets and washup facilities on ground, 2nd & 3rd floors plus additional wash-up facilities on 1st and 2nd floor corridors.

**Public transport** New Cross main line and underground, DLR Deptford Bridge.

**Parking** Unrestricted on-street parking.

**Current rent** £12.05, £10.79 and £9.87 per square foot per year.

**Review date** April 2016.

## ❑ COPPERFIELD ROAD

42/44 Copperfield Road,  
Bow, London E3 4RR

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**Description** 1920s concrete and steel warehouse and factory on Regent's Canal. 48 self-contained studios (approx. 250f<sup>2</sup> to 450f<sup>2</sup>.) and 3 storage units on 1st, 2nd & 3rd floors. Matt's Gallery on ground floor and Acme Studios' Office on 4th floor.

**Established** 1992. Freehold purchased 1997. Studios purchased and developed with support from London Arts Board, The National Lottery through the Arts Council of England, Esmée Fairbairn Charitable Trust and Landis & Gyr Foundation.

**Local authority** London Borough of Tower Hamlets.

**Access** Building converted to accessibility standards recommended by the Centre for Accessible Environments. Ramped entrance to front door. Main staircase and level access lift serving all floors.

**Other facilities** Central heating throughout the building. Wheelchair accessible toilets and wash-up facilities on each floor. Entryphone in the corridor on each floor.

**Public transport** Mile End underground, Limehouse DLR.

**Parking** On-street Pay & Display and Business Permit by application from Tower Hamlets Council.

**Current rent** £10.79 per square foot per year, inclusive of VAT.

**Review date** April 2016.

## ❑ FIRE STATION

The Fire Station, 30 Gillender  
Street, Poplar, London E14 6RH

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**Description** Former LCC Fire Station built 1911. six self-contained studios (ranging from 130f<sup>2</sup> to 700f<sup>2</sup>) on the ground floor. 12 work/live units on 1st, 2nd, 3rd & 4th floors.

**Established** 1997. Building purchased and studios and work/live units developed with support from The Foundation for Sport and the Arts, The National Lottery through the Arts Council of England, Esmée Fairbairn Charitable Trust and Landis & Gyr Foundation.

**Local authority** London Borough of Tower Hamlets.

**Access** Building converted to accessibility standards recommended by the Centre for Accessible Environments. Ramped access to front door. Main staircase and level access lift serving all floors.

**Other facilities** Entryphone and sinks in every studio. Wheelchair accessible toilets.

**Public transport** Bromley-by-Bow underground, DLR Devon's Road.

**Parking** Off-street parking in yard via remote-control shutter. There is no on-street parking.

**Current rent** £10.79 per square foot per year, inclusive of VAT.

**Review date** April 2016.

## ❑ GALLERIA

**Pennack Road, Peckham,  
London SE15 5PW**

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**Description** New-build Studio block designed and built in partnership with Barratt Homes consisting of 50 self-contained studios (ranging from 260f<sup>2</sup> to 500f<sup>2</sup>) over lower-ground, ground, first, second and third floors. The studios form part of a mixed-use development which includes private and affordable residential apartments.

**Established** 2006. The Galleria was established as a 'planning gain' development in partnership with Barratt and is part-funded by Arts Council England's Grants for the arts-capital programme.

**Local authority** London Borough of Southwark.

**Other facilities** Entryphone and swipe key access to main entrance and corridors, with a key for each studio.

**Public transport** Elephant and Castle underground. Direct rail links take five minutes to London Bridge, from nearby South Bermondsey Station and Peckham Rye Station. Bus stop on Sumner road

**Parking** On-street parking available, but not directly outside the building. No off-street parking.

**Current rent** £11.54 per square foot per year.

**Review date** April 2016.

## ❑ GLASSYARD

**276 Oak Square, Off Landor Road, London,  
SW9 9AW**

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**Description** Thirty ground and lower ground floor studios all with natural light in a new-build development of student accommodation for University of the Arts London. Studio sizes vary from 325f<sup>2</sup> (30m<sup>2</sup>) to 874f<sup>2</sup> (81m<sup>2</sup>) with the majority of studio between 350-400f<sup>2</sup> (33-37m<sup>2</sup>).

**Established** 2013. Stockwell Green has been developed by Spiritbond in partnership with University of the Arts London.

**Local authority** London Borough of Lambeth

**Access** Level access throughout and large lift to the lower ground floor studios. There is an entryphone and fob swipe key to the main entrance doors and security key for each studio.

**Other facilities** Internal bike store, wheelchair accessible toilets and communal wash-up facilities.

**Public transport** Stockwell Underground. Buses 2, 196, 333, 345 and N2.

**Parking** Permit parking on nearby streets. Disabled parking bays and limited additional on-site parking available.

**Current rent** £13.93 per square foot per year.

**Review date** April 2017.

## ❑ HARROW ROAD

733 Harrow Road, Kensal Green  
London NW10 5BQ

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**Description** New-build studio block designed and built in partnership with Kensington Housing Trust part of Catalyst Housing Group, consisting of 12 self-contained studios (ranging from 240f<sup>2</sup> to 340f<sup>2</sup>). The studios occupy a ground floor of one of the buildings facing onto Harrow Road, whilst affordable residential apartments are available on a part-buy, part-rent scheme and are managed by Kensington Housing Trust.

**Established** 2010. Harrow Road Studios were developed in partnership with Catalyst Housing Group, and were part funded by Arts Council England's Grants for the Arts capital programme.

**Local authority** London Borough of Brent.

**Access** All studios are level access on the ground floor. There is an entryphone and fob swipe key to main entrance, with a key for each studio.

**Other facilities** Bike store, two wheelchair accessible toilets and communal wash-up facilities.

**Public transport** Kensal Green underground and national rail.

**Parking** Loading bay and space for disabled parking. Pay and display bay on Harrow Road.

**Current Rent** £13.77 per square foot per year.

**Review Date** April 2016.

## ❑ HIGH HOUSE ARTISTS' STUDIOS

High House Production Park, Vellacott Lane,  
Off London Road, Purfleet, Thurrock,  
RM19 1RJ

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**Description** New purpose-designed three-storey studio building comprising 39 self-contained studios and four work/live units. The ground floor contains seven large multi-purpose spaces suitable for large-scale making and public display (between 237f<sup>2</sup> and 1,615 f<sup>2</sup>), the two upper floors 32 studio units ranging from 137f<sup>2</sup> to 667f<sup>2</sup>. The four work/live units on the second floor average 565f<sup>2</sup>.

**Established** 2013. The building, designed by HAT Projects, was developed in partnership with High House Production Park Limited and part-funded by Arts Council England's capital fund. The 14-acre High House Production Park is a world-class centre for technical skills, crafts and artistic production and includes the Royal Opera House Bob and Tamar Manoukian Production Workshop and the National Skills Academy Creative & Cultural Backstage Training Centre.

**Local authority** Thurrock Council

**Access** Level access throughout and large passenger/goods lift serving all floors.

Entryphone and fob swipe key access to the two main entrances and additional fob access to each floor from main access stair.

**Public transport** Purfleet Station, C2C London Fenchurch Street to Grays. 44 bus service from Lakeside to Grays.

**Parking** Designated loading bay, two disabled and seven additional spaces adjacent to the building. Further parking elsewhere on site.

**Current Rent** £8.78 (upper floors) and £9.64 (ground floor) per square foot per year.

**Review Date** April 2017.



## ❑ LEVEN ROAD

**Ground Floor, 40 – 60 Leven Road  
Poplar, London E14 0GZ**

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**Description** New-build studio block designed and built in partnership with Swan Housing Association, consisting of 21 self-contained studios (ranging from 200f<sup>2</sup> to 375f<sup>2</sup>). The studios occupy the ground floor, whilst affordable residential apartments are let through Swan Housing Association over the 7 floors above.

**Established** 2009. Leven Road Studios were developed in partnership with Swan, and were part funded by Arts Council England's Grants for the Arts capital programme.

**Local authority** London Borough of Tower Hamlets

**Access** All studios are level access on the ground floor. There is an entryphone and fob swipe key to main entrance, with a key for each studio.

**Public transport** Bromley-by-Bow underground. Langdon Park DLR. Bus stops in Leven Road and Lochnagar Street.

**Parking** Pay and display and permit holders parking on Leven Road. No off-street parking.

**Current rent** £11.54 per square foot per year.

**Review date** April 2016.

## ❑ MATCHMAKERS WHARF

**Homerton Road, Hackney,  
London, E9 5GP**

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**Description** New studio block over six floors designed and built in partnership with Telford Homes Plc consisting of 49 self-contained studios ranging from 223f<sup>2</sup> to 559f<sup>2</sup> (20.7 to 52 m<sup>2</sup>). The studios form part of a major scheme which provides retail, commercial and 209 residential units (40% affordable).

**Established** 2012. Matchmakers Wharf studios were developed in partnership with Telford Homes Plc and the purchase was part-funded by Arts Council England's Grants for the arts - capital programme.

**Local authority** London Borough of Hackney.

**Access** Level access throughout with a large personnel/goods lift serving all floors. There is an entryphone system with a key for the main entrance and each studio. The building is designed to accessibility standards and features accessible wash-up facilities and toilets and level access throughout.

**Other facilities** Internal bike store, post room, wheelchair accessible toilets and communal wash-up facilities.

**Public Transport** Homerton and Hackney Wick London Overground.

**Parking** Bollard controlled loading bay.

**Current rent** £12.85 per square foot per year.

**Rent Review Date** April 2016

## ❑ OAKS PARK

**The Old Stable Block,  
Oaks Park, Croydon Lane,  
Woodmansterne, Surrey, SM7 3BA**

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**Description** Georgian brick-built stable block situated in Oaks Park. 12 self-contained studios (ranging from 70f<sup>2</sup> to 400f<sup>2</sup>) on ground floor.

**Established** 1992. Current lease expires February 2021. Landlord: London Borough of Sutton. Studios developed with support from London Arts Board and London Borough of Sutton.

**Local authority** London Borough of Sutton.

**Access** Tenants hold a key to the park gates which are locked at night. Most studios have level access direct from the surrounding yard. Other facilities Accessible toilets shared with park users operated by radar key.

**Public transport** Belmont and Woodmansterne main line.

**Parking** Car parking beside the building.

**Current rent** £10.07 per square foot per year.

**Review date** April 2017.

## ❑ ORSMAN ROAD

**15 & 33 Orsman Road, Hackney,  
London N1 5RA**

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**Description** 1930s brick & concrete factory, originally Players Cigarettes and then Research Engineers. 42 self-contained studios (ranging from 160f<sup>2</sup> to 2,160f<sup>2</sup>) at 15 Orsman Road on ground, 1st & 2nd floors and 8 partitioned studios (150f<sup>2</sup> to 300f<sup>2</sup>) at 33 Orsman Road on ground floors only.

**Established** 1983. Studios originally developed with support from Arts Council of Great Britain. Freehold purchased 2000.

**Local authority** London Borough of Hackney.

**Access** Two steps to front door. Goods lift serving all floors with manually operated gates.

**Other facilities** Background heating throughout the main building (15 Orsman). Shared male & female toilets on each floor and wash-up facilities in corridors and toilets. Entryphone system.

**Public transport** Old Street, Haggerston and Hoxton underground.

**Parking** On-street Pay & Display and Business Permit by application from Hackney Council.

**Current rents** £10.79 (15 Orsman Road) and £8.78 (Trapex Building) per square foot per year.

**Review date** April 2016.

## ❑ PORTHLEVEN

**Breageside Net Loft, Quayside,  
Porthleven, Cornwall, TR13 9JS**

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**Description** 19th century 3 storey stone-built former fishermen's net loft. 6 partitioned studios (540f<sup>2</sup> each) on ground, 1st & 2nd floors.

**Established** 1986. On short-term lease pending redevelopment. Landlord: Porthleven Harbour & Dock Company. Studios developed with support from COSIRA.

**Local authority** Kerrier District Council.

**Access** Level entrance to ground floor studios. Staircase to 1st & 2nd floors. No lift access. Other facilities Sinks & toilets on 1st floor. No entryphone.

**Public transport** Local bus routes.

**Parking** On harbourside.

**Current rent** £105 per calendar month.

## ❑ ROBINSON ROAD

**15 Robinson Road, Bethnal Green,  
London E2 9LX**

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**Description** Mid-19th century brick-built former brush factory. 46 mainly self-contained studios (ranging from 200f<sup>2</sup> to 800f<sup>2</sup>) on basement, ground, 1st & 2nd floors. Site also includes the Acme Project Space at 44 Bonner Road and units at 42 and 46.

**Established** 1981. Current lease expires April 2030. Landlord: Peabody Estates. Studios originally developed with support from the Arts Council of Great Britain.

**Local authority** London Borough of Tower Hamlets.

**Access** Site comprises of several buildings around a yard. Entrance through accessible gates into the yard but ground surface uneven.

**Other facilities** Wheelchair accessible toilet block and wash-up facilities in yard. Some sinks in studio corridors. Entryphone system.

**Public transport** Bethnal Green underground.

**Parking** On-street Pay & Display and Business Permit by application from Tower Hamlets Council.

**Current rents** £10.79 and £9.41 per square foot per year.

**Review date** April 2016.

## ❑ ROWSE CLOSE

1 & 3a Rowse Close, Stratford,  
London E15 2HX

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**Description** 1970s brick built light industrial units. 35 self-contained and partitioned studios (ranging from 100f<sup>2</sup> to 600f<sup>2</sup>) on ground, 1st & 2nd floors.

**Established** 2001. Current lease expires 2017. New lease under negotiation. Landlord: London Borough of Newham.

**Local authority** London Borough of Newham.

**Access** Building 1 has a hand-operated roller shutter on the front door and a step into the building. Staircase access to 1st & 2nd floors. No lift access. Building 3a has a step up to the front door. Staircase access to 1st & 2nd floors. No lift access.

**Other facilities** Toilets and wash-up facilities on most floors.

**Public transport** Stratford main line, underground, London Overground and DLR. Stratford High Street DLR.

**Parking** Some off-street parking in yard and permit parking on nearby streets.

**Current rent** £9.29 per square foot per year.

**Review date** April 2017.

## ❑ WARTON HOUSE

150 Stratford High Street, London, E15

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**Description** Twenty seven ground and first floor studios ranging from 291f<sup>2</sup> (27m<sup>2</sup>) to 441f<sup>2</sup> (41m<sup>2</sup>) with one large 861f<sup>2</sup> (80m<sup>2</sup>) studio in a landmark 1930s building. Part of a mixed-use development including residential, retail and commercial space.

**Established** 2013. Warton House has been developed in partnership with Genesis Housing Association.

**Local authority** London Borough of Newham

**Access** Level access throughout and lift to the studios on the first floor. There is an entryphone and fob swipe key to the main entrance doors and security key for each studio.

**Other facilities** Internal bike store, wheelchair accessible toilets and communal wash-up facilities.

**Public transport** Stratford Underground, Stratford High Street DLR and Pudding Mill Lane DLR. Buses 25, 108, 276, 339, 425 and D8.

**Parking** Permit parking on nearby streets. One loading bay.

**Current rent** £13.00 per square foot per year.

**Review date** April 2016.