

# Affordable artists' studios

Oaks Park, Sutton, South West London

Available from May 2012



The Old Stable Block, Oaks Park. Photo: Hugo Glendinning (1994/5)

## Background

In 1992, Acme Studios began a lease with the London Borough of Sutton on a former stable block in Oaks Park. Eight artists' studios were created with the cost of the conversion funded by Sutton and Greater London Arts' Borough Initiative Scheme. The current lease runs until 2021.

Over the last 19 years the reputation of the studios in the area has grown. Artists at the studios work across a range of practice and run an annual open studios art fair in July. More information can be found at [www.oaksparkartists.co.uk](http://www.oaksparkartists.co.uk)

## Oaks Park

The public park is situated in the former grounds of The Oaks, a grand 18th century house. Owned by the 12th Earl of Derby, it was used as a base for horse racing, hence the names of two of nearby Epsom's most famous races; The Oaks and The Derby. The house was demolished in the 1950s but various

features survive including the stable block. There is ample parking on the site and a café which is open from 9am to 5pm every day.

## Artists' Studios

Earlier this year Sutton approached Acme to discuss converting buildings on the site previously used by park gardeners as a potting shed and store into affordable artists' studios. If the conversion goes ahead, this will create a complex of 19 studios across two buildings.

The **Potting Shed** will comprise seven studios ranging in size from 75 sq ft to 322 sq ft (7 sq m to 30 sq m). There is a gated car park, two sets of WCs and wash ups. The building is also centrally heated.

The **Stable Block** comprises 12 studios ranging in size from 72 sq ft to 350 sq ft (6.7 sq m to 33 sq m). The studios are in the Grade II listed stables and the majority are self-contained with separate entrances.

## Location

Oaks Park, Croydon Lane, Woodmansterne, Surrey SM7 3BA

*Bicycle:* The park is on National Cycle route number 20

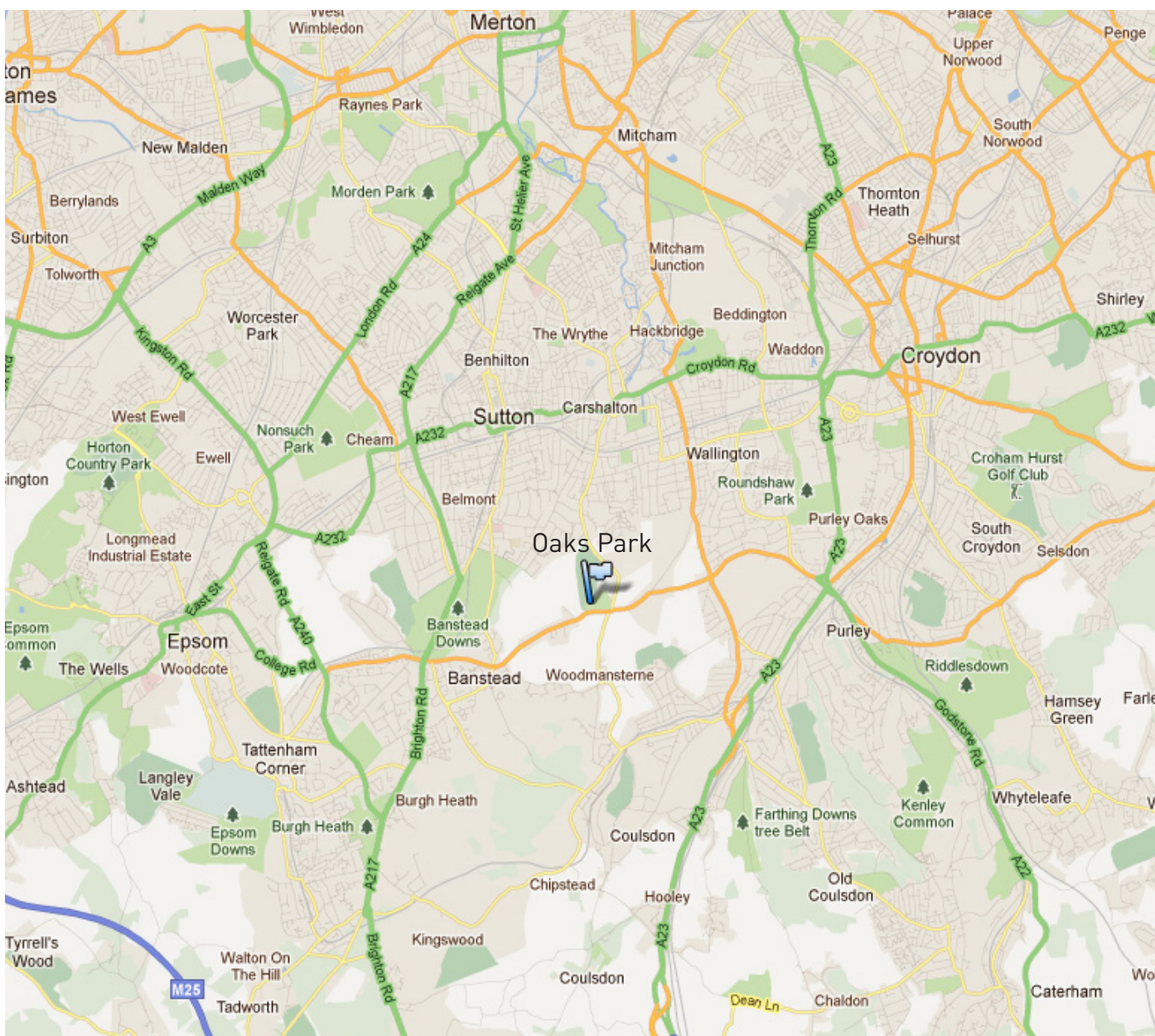
*Buses:* Route 154 to Carshalton Beeches Station or S4 Hail and ride to The Warren. Route 166 from Banstead to Coulsdon via the A2022 Croydon Lane and Carshalton Road.

*Train:* Carshalton Beeches Station. From the station, turn left and then left again onto the B278 Beeches Avenue which becomes Woodmansterne Road. Oaks Park is one mile.

*Car:* The park is at the junction of the A2022 Croydon Lane and the B278 Woodmansterne Road. Free parking is available on site and artists have 24 hour access to the car park.

Sutton	Epsom	Croydon	Leatherhead	Tooting	Wimbledon	Richmond-upon-Thames
10 mins	17 mins	20 mins	25 mins	29 mins	30 mins	36 mins

Distances taken from AA Route Planner (<http://www.theaa.com/route-planner/index.jsp>)



## Renting a studio

It is proposed that the studios will be made available to artists to rent for an initial maximum period of seven years. Tenants will be able to give two months' notice at any time after the first six months. Short-term rentals (six months to a year) will also be considered. The rent would be inclusive of all charges with the exception of electricity which will be sub-metered and charged quarterly in arrears.

The current rent for the **Stable Block** is £9.40 per sq ft (£101.18 per sq m per year). The monthly rent ranges from £57 for 72 sq ft (6.7 sq m) studio to £258 for a 350 sq ft (33 sq m) studio.

The target rent for the centrally-heated **Potting Shed** is £10.00 per sq ft (£107.64 per sq m per year). Based on this rate, the monthly rent will range from £60 for 72 sq ft (6.7 sq m) studio to £292 for a 350 sq ft (33 sq m) studio.

We estimate that the studios will be ready for occupation in **May 2012**.

## Allocation

The studios are designed for use by visual artists. Artists applying for a studio, unless already registered with us, will need to complete a studio registration form and return it by post to Acme Studios along with a curriculum vitae and £10 registration fee. Full information can be found at [www.acme.org.uk](http://www.acme.org.uk)

## Contact

If you wish to express an interest in the studios at Oaks Park, please send an email including your name and contact details to [newstudios@acme.org.uk](mailto:newstudios@acme.org.uk)

## About Acme

Acme Studios is England's leading developer of affordable artists' studios. It has pioneered new models of studio development and ways of working with commercial developers, housing associations and local authorities.

In 2012, Acme will open 49 studios at Matchmakers Wharf, Homerton, E9 in partnership with Telford Homes Plc and 27 studios at Stratford High Street, London, E15 in partnership with Genesis Housing Group.

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



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