

## Construction and development



### **The Galleria, Peckham, London**

**Local authority** Southwark Council

**Housing association** Family Housing Association

**Contractor** Barratt Homes

**Architect** Dransfield Owens de Silva

**Number of homes** 98

**Total cost** £20 million

**The site** Formerly home to a printing company that chose to relocate, the site contained empty light industrial and office buildings, which were demolished to make way for a new development of affordable and private housing and 50 affordable studios for artists.

**The scheme** A collaboration between Barratt Homes and housing charity Acme Studios, which provides low cost workspace for artists. Barratt won planning consent for 98 apartments, 23 of which are affordable, and as part of the deal, has created 50 artists' studios, acquired by Acme at a price less than the construction of the building. Southwark

Council was determined to maintain the employment use on the site as well as securing at least 25 per cent of the development as affordable housing.

**Features** Overlooking nearby Burgess Park, the development offers one to three bedroom apartments and four live/work units. The artists' studios are deliberately integrated with the residential element. The studio block rises five storeys and has a grid of glazed squares to form a distinctive façade. The project has the blessing of London's mayor Ken Livingstone, who is intent on getting house builders to provide cultural facilities alongside new homes.

**Affordability** The affordable one to three bedroom flats, owned by Family Housing Association, are available for both shared ownership and to rent. Acme Studios have 50 affordable artists' studios for rent.

**Completion** The first stage of the development was completed in January 2006. The studios were to be officially opened this week.

## Rebecca Stevenson

After graduating with an MA in fine art from the Royal College of Art in 2000, sculptor Rebecca Stevenson began looking for studio space, an experience she describes as 'a real nightmare'.

She found a lack of studio space in the area that was large enough for her work and came within budget.

Getting on to Acme's waiting list while she was still at college meant that once the Galleria was complete, she was eligible for a studio.

'In my previous studio, the rent was always going up, the roof leaked and there was the threat of it closing down all together. This studio enables me to plan, which I have never been able to do in the past.'

