4 AFFORDABLE WORKSPACE on HIGH ROAD & KIRKDALE ROAD
**EXISTING**

Robart House is a three storey late 20th-century office building at the west of the town centre, sitting at the eastern corner of Lemna Road and Kirkdale Road. A car park sits to the rear, and a raised lawn acts as buffer to the street elevations. The building is currently occupied by a Job Centre Plus at ground floor level. However, visual inspection suggests that the upper storeys may be significantly underused.

The building appears to be in excellent repair, and is attractive in appearance. It is in a single freehold ownership, which would simplify any negotiation regarding development or change of use. It is in extremely close proximity to the Central Line underground station, and just around the corner, the conversion of Victorian terraced housing to office use evidences the need for workspace in this area.

### SITE ANALYSIS

The building appears to be in excellent repair, and is attractive in appearance. It is in a single freehold ownership, which would simplify any negotiation regarding development or change of use. It is in extremely close proximity to the Central Line underground station, and just around the corner, the conversion of Victorian terraced housing to office use evidences the need for workspace in this area.

---

**SITE 13: ROBART HOUSE**

<table>
<thead>
<tr>
<th>Property Basics</th>
<th>Ownership and Configurations</th>
<th>Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Tenants</td>
<td>Leaseholds</td>
<td>Employment values:</td>
</tr>
<tr>
<td>Freehold ownership</td>
<td>Public Sector</td>
<td>Main Planning Designations</td>
</tr>
<tr>
<td>1-Storey building and one 3-storey, convenient access for pedestrians, providing 15+ parking spaces</td>
<td>1 Leasehold: The first secretory of the state care of Land Securities Trillium</td>
<td>Employment release per ELR</td>
</tr>
<tr>
<td>Multiple tenants</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>1 Freehold: Robart House Property Limited</td>
<td>Yes</td>
<td>n/a</td>
</tr>
<tr>
<td>1 Leasehold: The first secretory of the state care of Land Securities Trillium</td>
<td>Single</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td>Dominant ownership</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ownerships</th>
<th>Employment context</th>
<th>Potential for employment release per ELR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Sector</td>
<td>Data not available</td>
<td>No</td>
</tr>
<tr>
<td>Private Sector</td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>Third Sector</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Score (Total)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>
OPPORTUNITIES

Activation of vacant and underused commercial space to provide affordable workspace and studios for startups and creatives. Prioritising upper floors and former office blocks for non-visible uses.

OUTCOMES

Supporting local enterprise and job creation through affordable space provision will help to develop self-employed and freelance roles within Leytonstone. Testing local interest in affordable workspace will ensure feasibility and viability for future development opportunities. Intensifying High Street uses will also support existing businesses through increased footfall and spend.

LEGACY

Some of the longer term residential developments throughout Leytonstone are likely to incorporate commercial uses. Building the interest and demand for affordable workspace and studios during the short and medium term will ensure an active network of tenants, and a sustainable revenue model which can be transported into a new build premises if one becomes available.

PRECEDE NENTS

Coming Soon Club at Chesterfield House

Collective Hub

“When we began, we wanted to bring the startup culture back to Camden, and now we can see that it’s making a real difference to the area.”

- Simon Pitkeathley, Chief Executive, Camden Collective.

DELIVERY METHODOLOGY

1. Site survey for opportunities and cost assessment
2. Secure freeholder consent and negotiate legal arrangements
3. Project outline and funding bid submission
4. Procurement of partners, professionals and operator, project planning
5. Project development and design process
6. Planning application submitted and contractors fitout
7. Branding, promotion and tenant recruitment
8. Fire risk and H&S assessments, induction process
9. Ongoing tenant, building and event management

OUTLINE COSTS

£500-£1500 per m² (dependent on tenant specification and length of occupation). Existing floor area (1st and 2nd floors) 950m².

£30,000 project setup and operation yr 1, potential to be up and running within 6 months. Ongoing running costs from tenant contributions could ensure the sustainability of the space in the longer term.

POTENTIAL FUNDING SOURCES

GLA High Streets fund
Arts Council England
Waltham Forest Council (New Homes Bonus or Section 106 agreements)
Partnership with operator
The site consists of two late 20th century buildings of differing heights and styles, fronting onto Kirkdale Road and backing onto the Central Line rail tracks. To the south, Kirkdale House is a five-storey office block with extensive glazing to the Kirkdale Road façade. It is understood that at the time of writing, portions of the building are being converted to residential use under permitted development rights.

To the north, the former Police Station is a three-storey brick edifice with pitched tile roofs. Now disused, it is currently occupied by property guardians and sees occasional sales of reconditioned and second-hand goods.

The site is optimally connected by public transport, with the bus stop and Central Line station just metres to the south along Kirkdale Road. While both sit vacant, the former residential accommodation has been converted to office use just around the corner on Gainsborough Road. This, together with consultation, evidences a strong requirement for workspace in the town centre, which should not be lost to residential use through permitted development. While the existing office space has evidently failed to attract long-term occupants, creative management and light-touch built intervention could create high-quality and affordable workspace in an ideal central location.
Utilise larger redundant buildings for a creative/startup enterprise hub and co-working space. The ground floor access of the former Police Station lends itself to complimentary activities such as events and bookable space to create a destination space for the northern end of Kirkdale Road.

OUTCOMES
Capacity building and intensive support for local enterprise to startup and grow will create self-employed and employed jobs for local people. Testing local interest in co-working and startup space generates a robust model for co-working and flexible space for startups in the area. This means that more permanent locations can be sought once a viable model has been proven and the chance of success is increased.

Events, activities and other complimentary uses will attract new audiences to the area, and new customers to the town centre, which in turn increases footfall and business for existing high street enterprises.

LEGACY
The longer term plans for the site are unclear at this stage, meaning the hub space could remain during the medium term, establishing a viable business model and demand which could then be incorporated into future development plans for the site or elsewhere in Leytonstone.

PRECEDENTS
Old Manor Park Library
Catthell House

OUTLINE COSTS
£500-£1 500 per m² (dependent on tenant specification and length of occupation). £50,000 project setup and operation yr 1, potential to be up and running within 6 months. Ongoing running costs from tenant contributions could ensure the sustainability of the space in the longer term.

POTENTIAL FUNDING SOURCES
GLA High Streets Fund
Waltham Forest Council (New Homes Bonus or Section 106 agreements)
Partnership with operator

“Meanwhile Space work in Brent has been a catalyst to help us develop a more granular approach to urban change that sits alongside the major and capital intensive programmes we’re delivering. By using vacant assets, ‘meanwhile uses’ have helped us to deliver regenerative benefits to a place right now, and help us reimagine that place in the longer term.”

- Alex Hearn, Regeneration & Major Projects, Brent Council

DELIVERY METHODOLOGY
1. Site survey for opportunities and cost assessment
2. Secure freeholder consent and negotiate legal arrangements
3. Project outline and funding bid submission
4. Procurement of partners, professionals and operator, project planning
5. Project development and design process
6. Planning application submitted and contractors fitout
7. Branding, promotion and tenant recruitment
8. Fire risk and H&S assessments, induction process
9. Ongoing tenant, building and event management

- Cottrell House
- Old Manor Park Library
- “Meanwhile Space work in Brent has been a catalyst to help us develop a more granular approach to urban change that sits alongside the major and capital intensive programmes we’re delivering. By using vacant assets, ‘meanwhile uses’ have helped us to deliver regenerative benefits to a place right now, and help us reimagine that place in the longer term.”

- Alex Hearn, Regeneration & Major Projects, Brent Council

- Cottrell House
- Old Manor Park Library
EXISTING

In close proximity to the High Road, the site is well linked by public transport. The current usage, providing 6-8 car parking spaces on a footprint of some 350 sqm, is highly inefficient. As an asset wholly in Council ownership, development of the site should prove relatively straightforward. With office use to rear and the side, the site is unsuitable for residential development, but could provide valuable workspace just off the high street.

The site consists of the forecourt to Harvey House, a two-storey Council-owned block currently housing the Families Directorate’s Education Improvement offices. Just to the west of the High Road, the site is backed onto by Alison House, a two-storey interwar block housing a hot food takeaway at ground floor, and a tutoring centre at first floor level. To the east, the site is flanked by the end of a two-storey Victorian residential terrace.
OPPORTUNITIES

- Long-term workspace development: 3-storey building with 2-storey rear extension on site of existing car park. Frontage to align with Alison House and Harvey Road residential terrace to improve and overlook transition between High Road and residential side street, providing small workspaces in close proximity to High Road.

- Maintain access to Council offices to east of development, in line with existing front door. Build against blank section of rear wall of Alison House, necessitating relocation of some services but avoiding impact on existing windows.

### PROPOSED PLAN

- SITE 15: HARVEY HOUSE FORECOURT

| Site No | Name/Address       | Sqm of site | site area (ha) | useful area (ha) | Proposed density (dph) | Total dwellings | 1b2p (50sqm) | 2b3p / 2b4p (61-83sqm) | 3b4p / 3b5p (74-102sqm) | 4b5p - 4b6p (90-119sqm) | 5b7p-5b10p (112-155sqm) | total people housed | commercial | Proposed building height (storeys) | notes |
|---------|--------------------|-------------|----------------|------------------|------------------------|----------------|--------------|-------------------------|--------------------------|------------------------|------------------------|---------------------|--------------------------|-------|
| 15      | Harvey House forecourt | 341         | 0.0341         | 0                | 0                      | 0              | 0            | 0                       | 0                        | 0                      | 366                    | 3                   |                         |
## SITE 16: ICELAND

### EXISTING

The site consists of two adjacent late-20th century commercial buildings with an extensive car park and loading bay to the rear. Both buildings rise to two storeys where they front the High Road, housing a superstore, betting shop and charity shop at ground level with office space above. Both buildings extend to rear at single-storey, with the superstore particularly extensive at ground floor level. The rear car park gives rear access to additional High Road commercial properties. To the north and west, the rear gardens of two-storey Victorian residential terraces back onto the site. Vehicle access is via a driveway leading from the High Road along the northern edge of the superstore.

### SITE ANALYSIS

The site enjoys a central position in the town centre and direct access to the High Road and its public transport links. It is currently little used, with car parking limited by the need for heavy goods vehicles to turn around. The upper floor of the charity shop is currently used as a showroom, while visual inspection from street level suggests that the first floor offices of the superstore are unused or under-occupied.

While there are multiple leaseholds on the land, there is a single freehold.

---

<table>
<thead>
<tr>
<th>Property Basics</th>
<th>Ownership and Configurations</th>
<th>Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key Information</strong></td>
<td><strong>Ownership</strong></td>
<td><strong>Planning Context</strong></td>
</tr>
<tr>
<td><strong>Name of Tenants</strong></td>
<td><strong>Leaseholds</strong></td>
<td><strong>Potential for employment release per EU</strong></td>
</tr>
<tr>
<td><strong>Leaseholds</strong></td>
<td><strong>Public Sector</strong></td>
<td><strong>Employment Land</strong></td>
</tr>
<tr>
<td><strong>Freehold</strong></td>
<td><strong>Private Sector/Third Sector Ownership</strong></td>
<td><strong>Potential for employment release per EUR</strong></td>
</tr>
<tr>
<td><strong>Ownership - Multiple/Single</strong></td>
<td><strong>Ownership - Dominant/Fragmented</strong></td>
<td><strong>Planning History</strong></td>
</tr>
<tr>
<td><strong>Ownership - Freehold:</strong></td>
<td></td>
<td><strong>Score (Total)</strong></td>
</tr>
<tr>
<td>1 Freehold: The Official Custodian for Charities on behalf of The Trustees of Bourne United Charities of Red Hall, Bourne, Lincolnshire</td>
<td>2 Leaseholds - Iceland Food Limited</td>
<td>No</td>
</tr>
<tr>
<td>1</td>
<td>N/A</td>
<td>1</td>
</tr>
</tbody>
</table>
SITE 16: ICELAND

OPPORTUNITIES

- Long-term workspace development. Two storey workspace development on site of existing car park.
  Existing Iceland superstore to load through front entrance on High Road.

  Offset building line from neighbouring garden fences to avoid disproportionate costs of negotiating rights of adjoining owners. Maintain 5 metre gap to allow pedestrian access to rear of High Road retail units, potential through route to Harrington Road.

  Improve and plant public realm to provide a pleasant area for workers to gather outdoors.

PROPOSED PLAN

<table>
<thead>
<tr>
<th>Site No</th>
<th>Name/Address</th>
<th>Sqm of site</th>
<th>site area (ha)</th>
<th>useful area (ha)</th>
<th>Proposed density (dph)</th>
<th>Total dwellings</th>
<th>1b2p (50sqm)</th>
<th>2b3p / 2b4p (61-83sqm)</th>
<th>3b4p / 3b5p (74-102sqm)</th>
<th>4b5p - 4b6p (90-119sqm)</th>
<th>5b7p-5b10p (112-155sqm)</th>
<th>total people housed</th>
<th>commercial</th>
<th>Proposed building height (storeys)</th>
<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>Iceland</td>
<td>2415</td>
<td>0.2415</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1194</td>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>