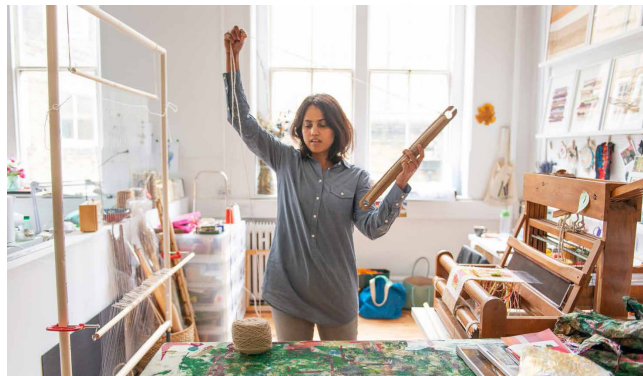




## KINDRED STUDIOS

Charity number: 1182692



Supporting creatives  
Inspiring the next generation

Ravenscourt Stores  
50 Ravenscourt Gardens

Statement of Community  
Involvement

Hammersmith and Fulham

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## EXECUTIVE SUMMARY

This statement of Community Involvement has been prepared by Kindred Studios in support of its application for a Change of Use, from B8 to B1, of a site belonging to the borough of Hammersmith and Fulham (LBHF) in order for it to establish a long-term site for 50-60 local artists.

Ravencourt Stores' is a circa 10,000 sq ft building in an advanced state of disrepair. Its main entrance is presently situated in a semi-residential street at 50 Ravenscourt Gardens but the building also has through access to a restricted-access lane belonging to TFL.

The building's size, location and proximity to vacant TFL arches presents Kindred Studios with a unique opportunity to create a much needed provision of creative workspaces for artists and makers in West London and is ideally located to help address the area's need for Educational outreach.

Kindred Studios is a registered charity that was established in RBKC just over six years ago. Since its onset, it has continually demonstrated a very critical shortage of makerspace in West London. Kindred has 1,650 applicants on its waiting list (with 10% of those in LBHF) and an ability to fill its studios within days of opening. Such strong demand was identified in Briefing for Arts Commission Report from 2021 which stated "*there are gaps in specific geographies within the borough and forms of art practice (such as visual Arts).*"

Kindred Studios had a strong focus on supporting local talented artists and makers through the provision of inspiring workspaces whilst engaging their members to give back some of their professional time to create a very unique and much-needed Educational programme aimed at young people, with particular emphasis on those from disadvantaged backgrounds in the locality.

Kindred has moved three times in the last six years, mostly due to redevelopment, and is now presently running a pop-up studio in the former St Mungo's in Shepherd's Bush which launched in early February 2021. Despite the pandemic, all 60 studios were rented out within days of opening. Kindred Studios were offered the space by Yoo Capital for a peppercorn and could afford to rent out studios at low cost (between £15-£24 per sq ft), in some cases, to local professional artists and makers who could no longer access their studios in the East of London.

Over the last year and a half, Kindred Studios has been working with LBHF to secure a permanent home in Ravenscourt Park and potentially, extend the project into the neighbouring vacant TFL arches.

As part of its due diligence, Kindred Studios have engaged in consultations with local residents, with members of LBHF present and also continued conversations, through a number of meetings and email exchanges with the president and secretary of the local resident association to further understand, discuss and consider the sensitivities in converting Ravenscourt Stores into artist studios.

Kindred began conversations with the resident association in October 2019 but we understand that the LBHF had been in consultation over Ravenscourt Stores with residents and had presented a number of other alternatives prior to our arrival.

## METHODOLOGY

### Part one: Neighbourhood

In visiting Ravenscourt Stores and meeting with LBHF's representatives, it became clear that a change of use would require the involvement and consideration of its neighbouring residents. Kindred Studios' neighbours in both previous sites (RBKC in 2017 and Westminster in 2019) had been very supportive of its mission but trust had been obtained after the studios' launch into their neighbourhoods. Obtaining support from Ravenscourt Gardens community would have to be prior to setting up and would require meeting with Key representatives to elaborate on Kindred's objectives in order to engage support and alleviate concerns of its residents.

#### Meetings and communications:

17th of October 2019

Angelique Schmitt (AS), Ceo of Kindred Studios reached out to Tim Harvey (TM), President of Ravenscourt Gardens Residents Association (RGRA) by email to request a meeting.

23rd of October 2019

Angelique Schmitt met with Tim Harvey and Rosemary Drummond, the RGRA's secretary in a Ravenscourt Park cafe to introduce Kindred Studios and gauge how the neighbourhood would feel about having Kindred Studios in its vicinity.

13th of December 2019

A meeting with Angelique Schmitt, Adam Greenhalgh from Kindred Studios, Henry Azariah and Nigel Brown from LBHF's commercial property, Cllr Kwon, Neil Egerton from LBHF's planning office and Tim Harvey, Rosemary Drummond and a further member of the Ravenscourt Gardens Association met in one of LBHF's conference rooms.

15th of November 2020

After a tumultuous year of Covid and new possibilities on the horizon for financing the capital project, Angelique Schmitt reached out by email to Tim Harvey and Rosemary Drummond to re-engage conversation around the possibility of Kindred settling in Ravenscourt Stores. Tim Harvey's response was positive but he re-iterated the need for us to address points raised at the meeting on 13th of December 2019 (see Consultation Summary below) *"Whatever comments we may have it is ultimately up to the planning department to grant permission - so I don't think there is anything more we can add other than to reiterate that we are very supportive of the plan in principle, subject to the points outlined previously. Rosemary and I can't answer for everyone in the street, but along with the others at the stores meeting, and subsequent meeting at the council, we can only point out likely issues for you to address in the application.*

*Good luck with your fundraising and look forward to seeing your submitted plans in due course."*

11th March 2021

Angelique Schmitt emailed both Tim Harvey and Rosemary Drummond to inform them of Kindred Studios' imminent planning application submission and inviting them to visit Kindred Studios in Shepherds Bush.

As Covid restrictions in the UK shift to safe levels, it is our intention to invite all of the neighbours surrounding Ravenscourt Stores to visit our studios in Shepherds Bush.

# Neighbourhood Consultation Summary

## Consultations with Ravenscourt Stores Residents Association

### Background:

The main entrance to Ravenscourt Stores is through Ravenscourt Gardens but it does have through-access to an alleyway which runs alongside the Stamford Brook railway arches. A long-term agreement with LBHF allows access to continue during working hours of 8am-8pm Monday to Friday and 9-1pm on Saturday. Closed on Sunday.

### Points raised by Ravenscourt Grds Residents Association (RGRA)

### Response

#### Entrance

The RGRA maintain that all access to Ravenscourt Stores should be made through TFL's Stamford Brook alleyway with a concession to fire escape and wheelchair access.

Kindred is in agreement with RGRA and keen to relocate its primary entrance on Stamford Brook Alleyway but is cognisant that the hours imposed by TFL make its own operations impossible. Kindred has sought permission from TFL to extend its hours of access outside the regular hours with the proviso that on the rare occasion that one of its female creative finishes work after day, she may exit through the Ravenscourt Gardens exit. TFL will enter an arrangement over access hours with Kindred if it becomes one of its tenants.

### Background:

Since January 2021, Kindred Studios has been running studios for 60 members in a meanwhile site, formerly housing St Mungo's in Shepherds Bush. The site offers workspace to 55 creative practitioners, a similar sized operation to what is being proposed in Ravenscourt Stores, but with 24 hour access 7 days a week. The impact on the area has been positive, increasing local trade, without increasing noise pollution or traffic to the area. Despite the site being open for such long hours, the incidence of working at night remains a rare occurrence but an important facility to offer fledgling creative businesses that often work to deadlines.

#### Access times

The RGRA requests clear Hours of Use from Kindred.

Kindred requests access from 8am until midnight, seven days a week to enable its creative businesses to work late when meeting deadlines, with further re-assurances to its neighbours that it will monitor noise levels and ensure quiet departures from studios. Kindred presently monitors its studios in shepherds Bush using Nest cameras which notifies management of noise and late attendance.

#### Refuse Collection

The RGRA would like to keep all vehicular access on Ravenscourt Gardens to a minimum and feel that refuse is not acceptable in the forecourt of Ravenscourt Stores thus requiring that all refuse collections be redirected to another location, potentially located at the endpoints of street.

In order to keep vehicular access to a minimum, Kindred has investigated existing provisions for the removal of refuse for the neighbouring Chiswick Nursing Centre and is happy to use the same service provider (Biffa) and schedule for the removal of their refuse.

### **Traffic**

The RGRA would like re-assurances that the studios will not increase traffic on Ravenscourt Gardens.

### **Bicycle storage**

The RGRA does not feel that bicycle access should be permissible through the Ravenscourt Gardens entrance and suggests using the Stamford Brook Arches entrance to drive bicycles through the building into the bicycle rack or for Kindred to explore rental of a TFL arch for the provision of bicycle parking.

### **Cafe**

The RGRA has requested more information on what Kindred Studios meant by its claim to opening a cafe to the public.

Kindred Studios strives to support a low carbon footprint and pro-actively endorses travel to and from the studios on foot, bike or public transport whilst prohibiting the usage of cars. The majority of their members are residents of LBHF and close surrounding areas which facilitates arrival and departure by said means. That said, Kindred Studios provides workspace for growing creative micro-businesses and thus the need for some the deliveries of raw materials and transportation of commissioned works to and from the site are expected during working hours. These are kept to a strict minimum with creatives required to be on site to receive their own deliveries. All deliveries of raw materials would be expected to be received on the Stamford Brook arches entrance with trolleys available to cart deliveries away with haste, as is presently being successfully managed on their present site in Shepherds Bush. Kindred is producing a Transport statement which aims to identify and evolve a strategy to keep traffic under control.

Kindred is investigating the potential and cost of renting an arch from TFL for the purpose of parking bicycles. Should an agreement or cost prohibit such a way forward, it requests continued and polite use of access through Ravenscourt gardens for the purpose of securing members' bicycles.

Over the last six years, Kindred found that many of its members enjoyed sharing lunchtimes together over a simple provision catered for by an outside provider. It has been an important part of building its internal community whilst it played an important role in creating stronger professional and social networks. With its artists' art on the walls in its very convivial communal lunch space, Kindred often received requests from neighbours to join the artists for lunch and consider opening the cafe to the surrounding neighbourhood. Kindred does not profit from such an arrangement but should such request expressed by the Ravenscourt Gardens neighbours, it would be happy to facilitate such an approach, if permissible and at some later date.

## Part two: Pre-planning consultation

In order to further evaluate the Change of Use for Ravenscourt Stores, Kindred commissioned a pre-application report in order to best understand the more contentious aspects of the development. A site meeting was held on the 20th of February 2020, attended by Sian Brown, planning case officer for LHBF. The main planning considerations that were outlined in the planning report are set out below:

### PLANNING CONSIDERATIONS:

*-The principle of intensifying the existing employment use on the site;*

*-Design and visual amenity; including the impact on the setting of adjacent Listed Buildings and the character and appearance of the conservation area;*

*-The impact on the amenities of neighbouring residential properties,*

*-Transportation and highways;  
-Flood risk and sustainable drainage;  
-Energy and sustainability;  
-Contaminated land.  
-noise and disturbance*

### PRE-PLANNING REPORT RESPONSE:

Local Plan Policy E1 states the council will support retention, enhancement and intensification of existing employment uses whilst LP Policy CF3 supports the enhancement of art uses in the borough.

-Acknowledgement that the proposal would present no loss of employment and would increase employment levels.

-Whilst there is a need for B8 facilities, officer had concerns about Ravenscourt Stores' suitability as B8 and approve of the loss of B8 and acknowledge the council's aim to support new and existing employment and art uses.

The building would not be enlarged and only benefit from minor alterations to the external shell of the building but in principle, there is no objections to these.

Further details to be submitted to expand on the servicing of building along with effort made to conceal incorporated amenities such as air source pumps.

The intensification of use of the site needs to be carefully considered given the residential nature of area.

Officer would encourage discussions to continue with TFL to extend the hours of Use off the service road.

In order to minimise light pollution in view of the extended hours of use, the glazing will need to be considered as part of the proposal.

A draft demolition statement will be required.

All these to be further addressed by commissioned reports enclosed in Kindred Studios's application which have assessed the impact.



## Part three: Local partnerships

An important and core objective of Kindred's charity purpose is in the ability to deliver a high quality and needed creative Education Outreach programme to the local area. In order to further evaluate the suitability of the area for Kindred Studios, it was necessary to meet with LBHF's key educational members to discuss potential partnerships and collaborations between Kindred and surrounding schools and colleges.

Over the latter part of 2020, Kindred Studios' CEO, Angelique Schmitt and Trustee, Kate Lowe met online with the Borough's Cabinet member for Children and Education, Larry Culhane, Director for Education, Jan Parnell and Advisor for School Improvement and Inclusion, Matthew Coulbeck in order to gauge the need for Kindred's presence in the Ravenscourt area with a view to begin engagement with students from its meanwhile site in Shepherds Bush and continue when in its permanent site in Ravenscourt Stores. Kindred has now begun conversations with Lyric Theatre and Founders 4 Schools to deliver a programme designed to inspire young people in the borough to pursue creative career paths.

**London Borough of Hammersmith & Fulham**  
Children's Services  
3<sup>rd</sup> Floor, 145 King Street, London W6 9XY  
Tel: 0208 753 6041  
Email: [jan.parnell@lbhf.gov.uk](mailto:jan.parnell@lbhf.gov.uk)  
Web: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)



16 December 2020

Kindred Studios - Shepherds Bush  
13 Market Lane  
Shepherds Bush  
London  
W12 8EZ

Dear Angelique

It was good to talk with you about Kindred Studios' plans to establish a long-term mentorship programme aimed at young people in the borough of Hammersmith and Fulham.

In some areas the Arts have not been given the prominence in the curriculum. The negative impact on students who would have hugely benefitted from pursuing their interest and very apparent talent in the Arts is now greatly felt.

I warmly welcome and strongly support Kindred Studios' proposal to work with young people in Key stages 4 and 5 to offer them the inspiration and guidance which they need. The opportunity for our young artists to work alongside and meet established creatives in the industry will be of much benefit to them.

I look forward to introducing you to key educators in the Spring, with a view to help refine what could be a fantastic and much-needed mentorship offer for students in the borough. Matthew Coulbeck, our 14-19 secondary advisor has a keen interest in the creative arts having been Principal at William Morris Sixth Form previously and he is looking forward to working with you in January.

Yours sincerely



**Jan Parnell**  
Director of Education  
Children's services

From Matthew Coulbeck:

*"I have looked at the Kindred studio website and I was very impressed by your work. It would be great to improve the links between H&F and yourselves so that our young people can benefit from working with you. I think it is a really exciting opportunity to enable young aspiring artists to meet and work with more experienced artists in the local area... I would like us to work with you to develop a strong partnership between H&F and Kindred Studios that will become mutually beneficial and long lasting."*



## CONCLUSION

The consultation over Change of Use for Ravenscourt Stores has been concentrated on the neighbouring street which would be most affected by the arrival of Kindred but conversations over concerns are being continually addressed whilst Kindred Studios' operations in the Shepherds Bush area is allowing it to run a similar sized operation to the one proposed in Ravenscourt Stores, giving it the ability to capture its impact on noise pollution, traffic and demand for workspace which has, within two weeks of opening, outstripped supply.

Kindred Studios' management have extended conversations to key stakeholders in order to further evaluate the benefits of its presence to the area at large and has shown that there is strong demand for its participation in Creative Professional outreach, particularly in this moment in time.

Kindred is committed to working with the local residents and surrounding community and taking on board feedback to continue working towards a solution which will be to the benefit of all.

## APPENDIX I: Letter of support

### MAYOR OF LONDON

**Angelique Schmitt**  
Kindred Studios  
64 Leith Mansions  
Grantully Road  
London W9 1LH

18 July 2019

Dear Angelique,

I am writing in support of your plans to create a new home for Kindred Studios in Ravenscourt Stores.

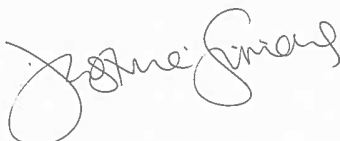
As you know, London's culture and creativity are world-renowned and the lifeblood of our city. In the capital, culture and the creative industries generates £52 billion per annum, accounts for one in six jobs and is the reason four out of five tourists visit. However, our cultural infrastructure is under pressure from rising rents and fast-paced development and is set to lose a quarter of its artists' workspace over the next few years. The Mayor and I believe it is essential that creatives in London have access to a range of spaces to suit their diverse needs.

At a time when London's cultural infrastructure is at risk, we welcome your plans to create a new home for Kindred Studios in Ravenscourt Stores.

The Mayor is committed to improving access to dedicated, affordable workspace so that the next generation of creatives are given the support they require to flourish. That is why he has increased planning protections for artists' studios, set up six Creative Enterprise Zones and has launched a Creative Land Trust to help artists' studio providers access finance.

My team is available to provide support as appropriate and we look forward to continuing to work with you to make this project a success and creating a new creative building for the benefit of Londoners.

Yours sincerely,



**Justine Simons**  
Deputy Mayor, Culture and Creative Industries

## APPENDIX II: Letter of support



### Letter of Support

14<sup>th</sup> October 2020

Nesta HQ  
58 Victoria Embankment,  
London, EC4Y 0D

Dear Nesta,

I'm writing to you today in support of Kindred Studios' application to establish a new home in Ravenscourt Park.

Hammersmith & Fulham has a long creative history being home to the Lyric and Bush Theatres, LAMDA, The Apollo, Disney, Endemol the BBC and beyond. At a time when cultural infrastructure is at risk throughout London, we would welcome your support of Kindred Studios' redevelopment of the disused Ravenscourt Stores into much needed artists' studios.

There are so many opportunities for residents to enjoy, create and perform high quality art in the borough, with an active arts education that Kindred's launch would further reinforce. Alongside our work on the borough's Art Strategy, Kindred's opening in Ravenscourt Park would provide further opportunity to work with local groups and partners to reduce the barriers to participation, whether actual or perceived.

As a recipient of a Cultural Impact Award at this year's London Borough of Culture Competition, we know the borough's cultural sector has a bright future, as we prepare this innovative new programme that embraces the diverse traditions of the borough, bringing together communities through the creative arts and education.

Knowing of the fantastic and important work Nesta does, we believe Kindred would be excellent project partners going forward.

Yours sincerely,

Karen Galey

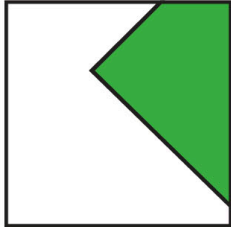
Assistant Director for the Economy  
Economy Department  
Hammersmith & Fulham Council

# APPENDIX I: How Kindred builds communities



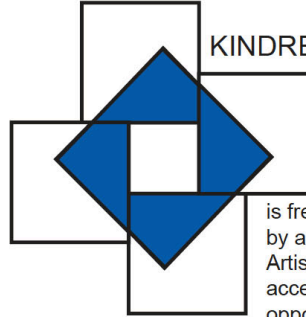
## WHAT WE DO / REPRESENT

### KINDRED THE ORGANISATION



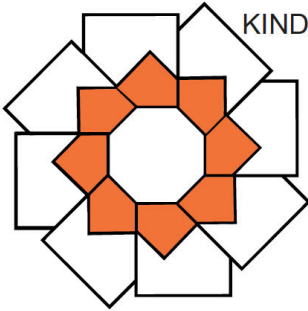
Represents a victory in visibly preserving cultural institutions that support artists in London for generations to come. It embodies our society's aspiration for growth and ingenuity.

### KINDRED ARTISTS



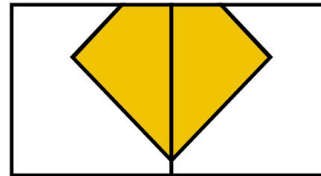
We weave a structure of support around artists and makers to allow for emotional & professional support. Information is freeflowing and strengthened by a tightly bound networks. Artists will also benefit from access to a new selling opportunities created by Kindred.

### KINDRED THE COMMUNITY



Kindred gives locals a greater pride in their community and a sense of place. Increased activities will create more occasions for people to get to know their neighbours & build stronger bonds.

### KINDRED MENTORSHIPS



1-2-1 year-long creative mentorships with college students, designed to bolster confidence and social mobility and inspire young people to choose a career that is right for them as well as prepare them well for a successful entry into the Arts.





## APPENDIX II: Voices of support



### VOICES OF SUPPORT

I am writing in support of your plans to create a new home for Kindred Studios in Ravenscourt Stores. The mayor and I believe it is essential that creatives in London have access to a range of spaces to suit their diverse needs. At a time when London's cultural infrastructure is at risk, we welcome your plans to create a new home for Kindred Studios in Ravenscourt Stores.

**Justine Simons, Deputy Mayor, Culture and Creative Industries**

"Kindred Studios have been a hugely positive addition to the local area, and during the time they have been licensed to use the vacant college site it has been clear that they meet a real need for local work spaces, especially in the creative sector. Whilst fully recognising the financial pressures on the College, any flexibility to accommodate Kindred would be very welcome."

**Karen Buck, MP Westminster**

"Kindred is an extraordinary organisation. I have known it from its days under the Westway to its time at Saltram. It is an incredibly vibrant community. It benefits not just the many and varied artists on site, but surrounding schools and the community at large. In short it is a community asset."

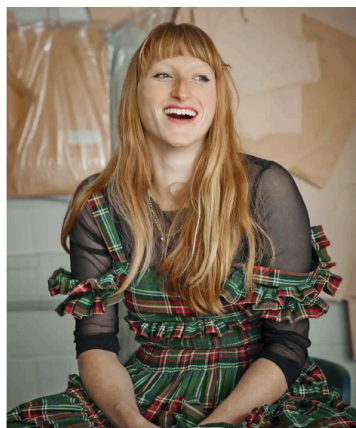
**Alan Brown, Chair of Westway Trust**

"KS is an exemplary community cohesion organisation in the Westminster area and its physical presence and role in the area has never been more important."

**Vanessa Swann MBE, Cockpit Arts**

"We affirm our strong support for the imaginative entrepreneurial work of Kindred Studios, the opportunity it affords to local skilled craftspeople and its openness to the local community, who support it enthusiastically."

**Councillor Ruth Bush, Councillor Guthrie McKie & Councillor Tim Roca**



**Molly Goddard, fashion designer**



"Having space at Kindred Studios has meant that we've been able to grow. It seemed like masses amount of space two years ago and now we've outgrown it!...It's been so affordable that it's meant that we've survived. It's maybe even why we've been able to turn it into a business rather than just a hobby."

Molly came to us having worked from her mum's spare bedroom, four years later, having won a number of prestigious fashion award, her garments grace the catwalk and are worn by A-listers by the likes of Rihanna, Liv Tyler amongst many others.