

Una Marson - Community facility

Presentation Brochure



Overview

- As part of wider regeneration of the Aylesbury area, along with its development partner Notting Hill Genesis, the Council is committed to delivering a new state-of-the-art community space within the new Una Marson Library on Thurlow Street, near East Street. Ready in mid-2022.
- This facility presents an exciting opportunity for a local community provider to be based in the heart of a new vibrant neighbourhood of Walworth at a key strategic point in time when the area is seeing change and growth.

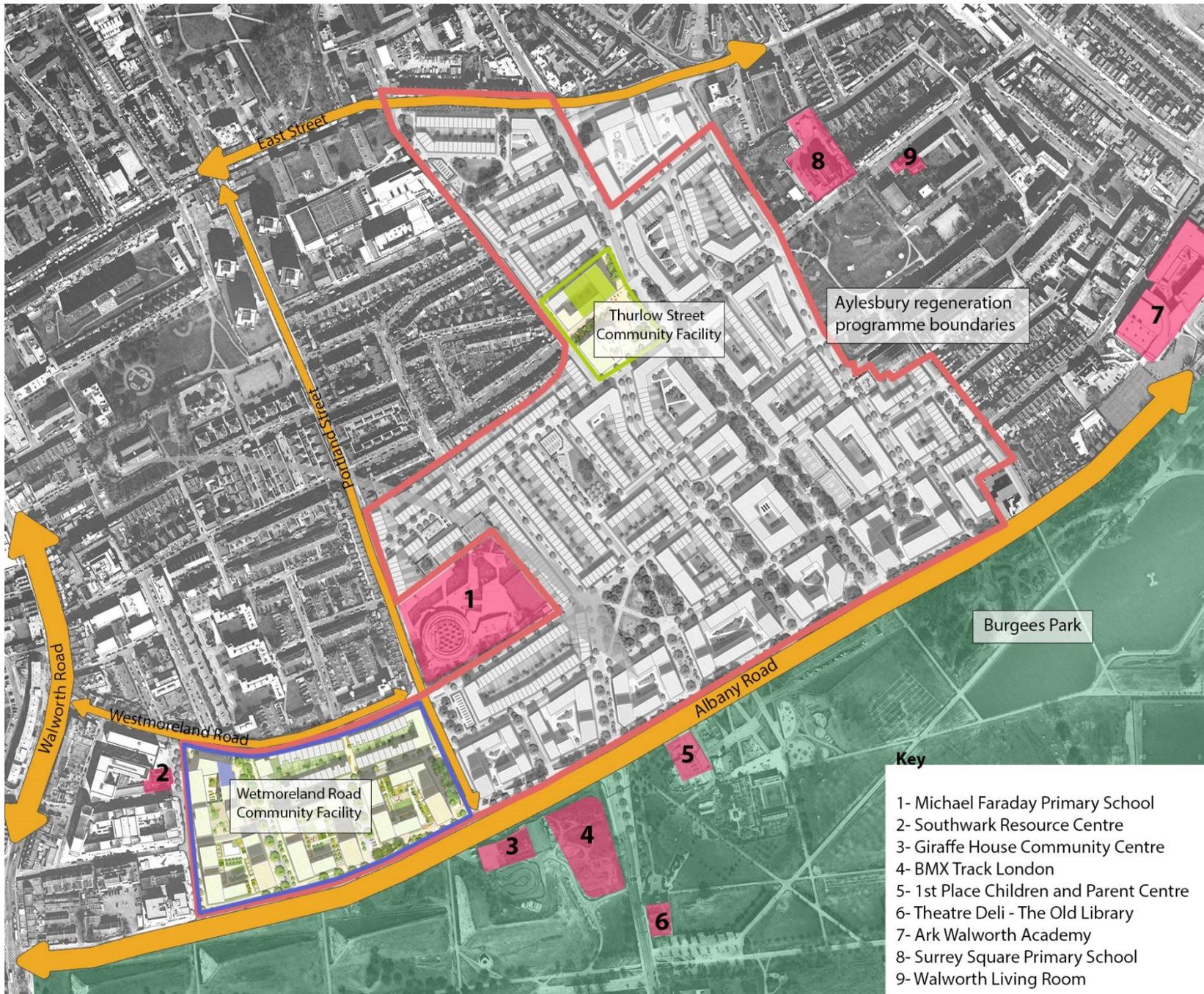


Location

The Una Marson Library, which incorporates community spaces, is located 400m from East Street and is located on a new East-West link from the conservation area to Thurlow Street.

It will provide community functions which complement other places in the neighbourhood, particularly in relation to commercial activity in the Walworth Road and East Street, existing community functions already in the area and in relation to such places as Faraday Gardens, Burgess Park, Surrey Square park.





Aylesbury regeneration programme boundaries

Thurlow Street Community Facility

Burgees Park

Wetmoreland Road Community Facility

Key

- 1- Michael Faraday Primary School
- 2- Southwark Resource Centre
- 3- Giraffe House Community Centre
- 4- BMX Track London
- 5- 1st Place Children and Parent Centre
- 6- Theatre Deli - The Old Library
- 7- Ark Walworth Academy
- 8- Surrey Square Primary School
- 9- Walworth Living Room

Getting around

By Tube and train: The facilities are within a walking distance from Kennington tube station (Northern Line) and less than a mile from Elephant and Castle, with two tube stations (Northern and Bakerloo) and a rail station .

By bus: 28 bus routes and dedicated cycle paths service the area with direct access to and from central to south London.

Furthermore, Transport for London (TfL) has set out plans to extend the tube line from Elephant and Castle to Lewisham via Old Kent Road and New Cross Gate.

What's going on in Walworth?

There are a number of major regeneration initiatives for Walworth including:

- The Aylesbury Regeneration Area is a major regeneration masterplan located south of East Street that will significantly increase the number of people living in the area. Along with its development partner Notting Hill Genesis, Southwark council is committed to deliver a masterplan of 3,500 new homes. The construction on site commenced in 2018 and the entire programme is expected to finish in 2036. But it's more than just building new homes, as part of the regeneration programme are being delivered a network of green spaces, new shops, workspaces and new public facilities. In 2019, works on the second development site started for a new community hub at the heart of the neighbourhood that will offer a new health centre, library, early years nursery and a public square.
- In 2018, Walworth has been identified as London's first Heritage Action Zone (HAZ) by Historic England, recognising its rich history and cultural and industrial heritage. In fact, Walworth has been in existence since the ancient Roman and Anglo Saxon times.

The five year HAZ scheme enables the Council to work with Historic England to apply for and target funding for the protection and enhancement of the heritage assets.

The vision of Southwark Council and its partners, made up of community groups, the local university, local historians and archaeologists, as well as the principal developers working in the area, is to rediscover, celebrate and enjoy Walworth as a historic urban village, a civic town, and as a vibrant place of character where people want to live, work and explore.

- The Elephant and Castle Opportunity Area is situated just to the north and includes Elephant Park and the Walworth Road Town Centre. The programme began in 2010 and worth £4bn in total.
To the east is the Old Kent Road Opportunity Area that extends across a number of different character areas including Bricklayer's Arms Roundabout. This area has the potential to support new homes and more jobs, and in part driven by the Bakerloo Line Extension, the potential for two new stations.
- In 2012, Southwark Council re-opened Burgess Park, one of the largest parks in south London, which after an £8m transformation became a park central to the local community and recognised for its outstanding heritage, sports facilities, lake, wildlife, design and horticultural and even barbecues.
- The 'East Street Market' character area focuses on the portion of East Street that runs from the Walworth Road junction to Dawes Street. It has been in the Walworth area in one form or another since the 16th century. It runs along East Street selling a range of general goods such as fruit, cosmetics, clothes, lampshades and fabrics. The market is important to the local neighbourhood and defines this area's character.

Community Groups

The Walworth Group is an emerging independent local partnership of voluntary organisations, community groups, faith groups, statutory service providers and other organisations operating in Walworth (North Walworth, Faraday and Newington).

Many of the below organisations have been involved in the development of the Walworth Group.

- Guys & St. Thomas
- Pembroke House
- Cambridge House
- Creation Trust
- Inspire
- 1st Place Children and Parent Centre
- Burgess Sport
- Friends of Burgess Park
- Notting Hill Genesis
- Lendlease
- L&Q
- Peabody

Community facility

The New Una Marson Library on Thurlow Street

These are located within the new Library, situated on the ground floor of an urban block with residential accommodation in the floors above. The spaces are accessed via the main Library entrance during normal working hours and via a separate secondary door after hours. The Library (and community spaces) face onto the new public square and new East-West pedestrian route from Dawes street to Thurlow Street and they back onto a new parallel secondary street.

The Community spaces comprise a total 198sqm floor area, with a multi-use room and, shared with the library, the staff welfare and public WCs. There are two meeting rooms in the library which may be included in the management of the community spaces. It is envisaged that the Multi-use room will be used as a Stay-and-Play facility in the weekday mornings; a provider for this service has yet to be identified.

Accommodation

- Multi-Use room: 110sqm room, storey-and-a-half floor to ceiling height with durable, water resistant flooring and timber panelling. It opens directly onto the children's library area by means of sliding doors.
- Ancillary spaces: A number of support spaces are immediately adjacent including: Wet room, kitchenette, children's WCs
- Pram store: 5sqm
- 2no. meeting rooms 17sqm each ,with sliding/folding partition (shared)
- Public WCs (shared)

- Staff welfare room (shared)

Key features

- Fully accessible with level access
- Generous storage for bulky and small items
- Natural lighting
- Multi-use room and meeting rooms equipped with projector facilities
- Durable flooring suitable for wet activities

Additional element:

- Desk spaces within the library are also available to be managed by the Community Operator.



- Community Space
- Office Space
- Ancillary Spaces





