

**ARK
CREATING
SPACES**

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We're ARK a team that creates solutions for vacant, derelict and problematic locations working with landowners, developers and agencies to provide alternatives to security costs and guardianships.

Our model is to offer landlords and developers viable and cost-effective property management solutions by turning otherwise vacant spaces into mixed use creative hubs.



Site Specific Assessment

Through sitespecific assessment we develop these spaces to maximise usage in the most appropriate way for the surrounding area, reflecting positively on vacant and planned development sites taking all stakeholders into consideration.

We've worked with owners meeting needs from securing sites in traditional formats to creating mix used plans to optimise usage and reduced overheads through varying revenue streams. Each scheme has its own unique needs and our site specific assessment model means we can implement the most appropriate solution required.



What We Offer

- Security Solutions
- Property Clearance & Cleaning
- Building Refurb/Repair
- Appropriate Temporary Usage
- Business Rates/Utility Costs Covered

Our Process

- Site Specific Assessment
- Planning of Appropriate Usage
- Securing Property Clearance & Cleaning Implementation of
- Appropriate Usage

Usage Options

- Vacant Secured Premise
- Guardianship/Creative Studios/Workshops
- Film & Event Locations
- Mixed Use Spaces: Combination of the above maximising costs that can be covered by a scheme.



Case Studies

Pages Walk

Former industrial laundrette near London Bridge & Tower Bridge alike. This 12,000 sq ft property made up of 3 units left vacant was deemed problematic to the local community. Our first port of call when taking on the property was to secure the space, once this had been completed, we got to work in making the venue a usable commodity for the creative industry. In the short space of 3 months we had the location up on its feet as an events, studio and film location.

At Pages Walk:

- 10,000 sq ft Film Location
- 8,000 sq ft Event Space
- 3 x Creative Studios

Click here to see more of the space:
www.pageswalk.org



Problem:

Derelict, unsecured and problematic site that the council & police had imposed that the owners find a solution to due to squatters and a number of serious police incidents within and relating to the property.

Solution:

We secured the premise, cleared the site, evaluated and implemented appropriate H&S measures, installed appropriate amenities (power, toilets, lighting). We then implemented a plan to present to the location to the filming and event industry whilst utilising a third of the location as creative studio spaces bringing in revenue to cover security/rates/utilities/up-keep costs.

Timeline:

- Secured within a day.
- Site cleared within 2 weeks.
- Amenities installed within a month.
- Operating as a film location within 1 month, studios within 2 months and event space within 2 months.
- Currently a two-year project and ongoing.



Case Studies

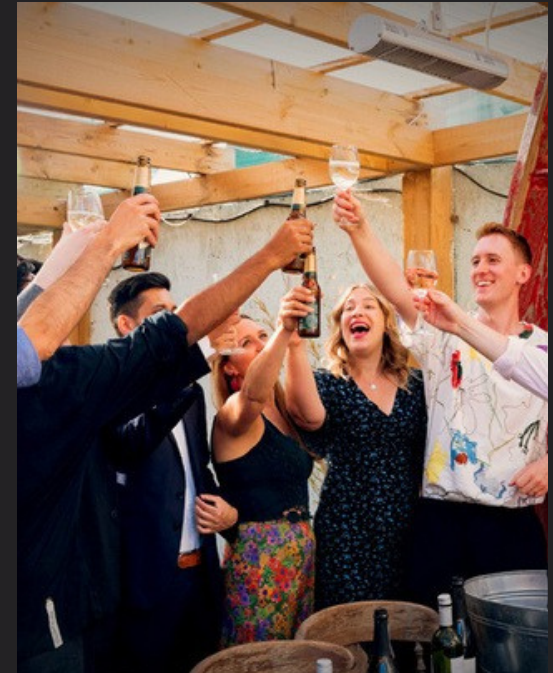
The Old Joinery

At the start of 2016 we converted a rundown workshop in Greenwich into an arts, studio and event space called The Old Joinery. At the end of 2019 we were given the opportunity to take on the whole site where The Old Joinery is located. In taking on the whole site we converted the layout to maximise its potential to accommodate the event & film industry whilst also utilising the previously vacant spaces turning them into a mix of residential, creative, and industrial units.

At The Old Joinery:

- Event & Film Location
- 4 x Residential Units
- 6 x Creative Studios
- 3 x Workshops

Click here to see more of the space:
www.theoldjoinery.org



Problem:

Vacant location that if left unsecured had high probability of being squatted in and vandalised which inevitably would have caused issues to the local area and the planned development applications. The owner also need a short term solution to cover the overheads at the property and create a consistent revenue stream.

Solution:

Through our site specific assessment we implemented a plan to utilise the location to its fullest and most appropriate for the local area whilst creating a number of revenue streams in order to cover the buildings overheads. We created a mixed use site that saw the location at 100% capacity within 2 months of beginning the project, whilst also providing a positive contribution to the local and creative community reflecting positively on the planning application.

Timeline:

- Secured within a day.
- Site cleared within 1 week.
- Amenities installed within a 2 weeks.
- Operating as a film location within 2 weeks, studios within 1 months and event space within 2 months.
- Currently a 7 year project and ongoing.



CONTACT

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Next Steps

We're now looking to expand our portfolio and take the services we offer to a new home providing a landowner or developer with security, reduction in overheads, managing and maintenance of a property whilst providing a positive impact on a local community.

If you have a premise that you would like us to look at using our site specific assessment model then get in touch to arrange a meeting to discuss how we can be of assistance.

Tom Brian
Director