

PRESS RELEASE

Strictly embargoed until 23 January 2006

**NEW MIXED USE DEVELOPMENT FOR LONDON'S SOUTH BANK
Coin Street Community Builders' latest scheme starts on site today!**



Construction starts today (23 January) of a £9.4million mixed use development on London's South Bank.

Coin Street Community Builders' (CSCB) latest project includes a family & children's centre, meeting and conference facilities, a learning & enterprise support centre, a community café, a permanent home for CSCB staff, and commercial retail/restaurant space.

"This development is part of a wider social enterprise approach to ensuring that all those living or working in this part of London have access to the facilities and services they need" says Iain Tuckett, Director of Coin Street Community Builders. "Last year we opened 4 outdoor sports pitches and, in September, we announced plans for a public swimming and indoor leisure centre adjacent to the National Theatre. Today we are starting the construction of a permanent home for our Coin Street family & children's centre, for our learning & enterprise support programme, and for our staff".

The Coin Street neighbourhood centre has been designed by a team led by Haworth Tompkins Architects and forms part of the fourth side of the award-winning Iroko Housing Co-operative development (also designed by Haworth Tompkins). Main contractor is Roof Limited. The centre is scheduled to open in September 2007.

PRESS CONTACT:

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Notes to Editors attached

NOTES TO EDITORS

1. IMAGES

High resolution computer generated digital images of the completed Coin Street centre are available on request.

Also available is an image of children in hard hats on the brownfield site as construction starts.

2. FUNDING

The capital cost of the Coin Street neighbourhood centre is being funded by:

- £5.11m Coin Street Community Builders
- £2.05m Single Regeneration Budget (LDA/Waterloo Project Board)
- £1.50m London Development Agency
- £0.74m Children's Centre/SureStart programmes via Lambeth and Southwark Early Years
- **£9.40m TOTAL**

3. DESIGN TEAM

Client:	Coin Street Community Builders
Architect/Project Manager:	Haworth Tompkins Architects
Structural Engineer:	Price & Myers
Services Engineer:	Max Fordham
Quantity Surveyor:	Davis Langdon
Planning Supervisor:	PFB Construction Management Services
Main Contractor:	Rooff Limited

4. USES

The centre is located at the corner of Stamford Street and Coin Street, London SE1, in the London Borough of Lambeth. It will contain:

- A family & children's centre including:
 - 60 place neighbourhood nursery (for 0-5 year olds) incorporating early years education
 - 10 place crèche
 - 32 place out of school facility incorporating breakfast club, after school club and holiday play schemes
 - parent and family support
 - youth clubs
 - progression routes to learning and employment.
- Meeting, training and conference facilities including:
 - 150 seater conference room (or 250 person non-seated event space) in one of the most accessible locations in the UK. The conference facilities will be available for hire
 - 4 smaller training/meeting/'break out' rooms
 - a permanent ICT suite.
- A learning & enterprise support centre incorporating:
 - an innovative service 'signposting' individuals and businesses to training and support services which have been highly-rated by other consumers
 - a wide range of training and business support services offered at the centre itself
 - outreach to targeted groups
 - a specialist social enterprise support unit.
- A community café and space for social events.
- Offices for Coin Street staff.
- Street level retail/restaurant space to be let commercially.

5. DESIGN

Each elevation of this 4 storey (plus basement) building requires a different response. To the north lies the relatively quiet Iroko Housing Co-operative development. On this elevation a series of landscaped terraces and balconies leads up to a roof garden, and timber framed windows and glazed doors echo the material used in the Iroko courtyard and allow the Coin Street centre to benefit from views over, and fresh air from, Iroko's communal gardens.

To the south lies the harsher environment of Stamford Street. There will be no opening windows on this glazed elevation but a series of 'solar chimneys' establishes a second façade layer and allows the building to be passively ventilated: as the south facing elevation heats up, cooler fresh air is drawn from the Iroko gardens to the north.

The building is serviced from the existing basement public car park beneath the Iroko development allowing the ground floor of the Stamford Street elevation to be devoted to active public uses.

The public nature of the building will be celebrated with brightly coloured surfaces, selected by artist Antoni Malinowski, which can be seen externally through the predominantly glazed elevations.

6. COIN STREET COMMUNITY BUILDERS

Coin Street Community Builders (CSCB) is a social enterprise and development trust which uses profits from its commercial projects to make the South Bank a better place in which to live and work and to visit. Since 1984 CSCB has created and now manages Bernie Spain Gardens, Gabriel's Wharf, Oxo Tower Wharf, the South Bank riverside walkway and some 220 affordable homes for people in housing need. CSCB provides a programme of arts and leisure activities through the Coin Street Festival, the gallery@oxo and Bargehouse. CSCB is now working on a number of much needed community facilities in addition to the neighbourhood centre. CSCB has submitted a detailed planning application to build a major mixed use development to include a public swimming and indoor leisure centre, a new headquarters and 3 dance studios for Rambert Dance Company, 355 flats, and public open space on its Doon Street site, adjacent to the National Theatre.

In advance of work starting on the Coin Street centre, a family & children's centre has been established in temporary buildings at 99A Upper Ground, London SE1. A 32-place Ofsted registered out of school programme has been operating since March 2003 and now serves 6 local primary schools via a daily 'walking bus'. In January 2005 a 46-place Ofsted registered nursery for 2-5 year olds was established. It is the designated 'Children's Centre' for this part of north Lambeth and north Southwark and will move to the permanent Coin Street centre when it opens in 2007. www.coinstreet.org

7. HAWORTH TOMPKINS ARCHITECTS

Haworth Tompkins Architects was formed in 1991 by Graham Haworth and Steve Tompkins. They lead a team of 30 people based in Clerkenwell. The practice has designed award winning buildings for the arts, residential, education, financial and manufacturing sectors in the UK and abroad. Completed projects include the Royal Court theatre, Coin Street's Iroko Housing Co-operative, the Hayward Gallery and the recently completed Egg children's theatre in Bath. In addition to the Coin Street project, the practice is currently working on a number of London projects including the National Theatre Studio, the London Library and the Young Vic Theatre. www.haworthtompkins.com

8. ROOFF LIMITED

Rooff is a long established building contractor and developer, based in East London and trading for more than 75 years. Rooff has a track record for producing very high quality buildings with particular focus in recent years on public buildings and buildings for the arts, having recently completed the new Siobhan Davies Dance Studios, SE1. Rooff is currently building a new music centre for the Purcell School in North London along with a number of mixed use developments around the London region. www.rooff.co.uk