



The Carnegie Library Community Hub Project

**Options Appraisal Report
09 August 2014**

**Butler Hegarty Architects
Ingham Pinnock Associates**

CONTENTS

CARNEGIE LIBRARY

OPTIONS APPRAISAL REPORT

CONTENTS

1.0 INTRODUCTION

2.0 THE BRIEF

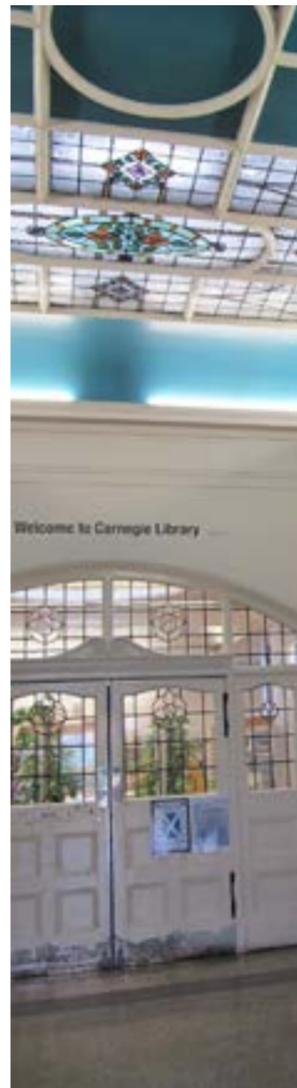
3.0 POLICY AND LEGISLATIVE BACKGROUND

**4.0 THE PRINCIPLES AND ISSUES THAT HAVE
INFORMED THE DEVELOPMENT OF THE OPTIONS**

5.0 SUMMARY OF USE AND ECONOMIC OPTIONS

6.0 THE OPTIONS

APPENDIX



1.0 INTRODUCTION

1.0 INTRODUCTION

- 1.1 This Options Appraisal Report has been commissioned by the Carnegie Library Project Group and produced by Butler Hegarty Architects. The Carnegie Library Project Group is an informal structure without legal standing and is supported by the London Borough of Lambeth, which has procured the work on the Options Appraisal.
- 1.2 This is a preliminary report, which sets out the issues that have informed the development of the Options, and assesses the use and financial viability of each Option.
- 1.3 This report sets out a range of potential Options for the future of Carnegie Library as a Community Hub, accommodating a wide range of community and other activities, in addition to a local library service. At this stage, the Options have been assessed at the level of their use and financial viability.
- 1.4 Throughout this report, the *building* has been referred to as ‘Carnegie Library’, and when the *library service* is referred to this is clearly stated.
- 1.5 The purpose and intention of this report is to assess each Option at this stage and provide information that can be used in a process of public consultation. Following the consideration of views expressed in the consultation process the intention is to agree one Preferred Option, which will be developed further. At the Preferred Option stage further work will be necessary to develop a coherent approach to the design and conservation issues raised.
- 1.6 Carnegie Library is a precious resource. It is a Grade 2 listed building, a fine example of the libraries funded by the philanthropist Andrew Carnegie, and a prominent landmark in the area. It is highly valued by its local community, both as a public library and as a building which contributes to a sense of well being, identity and stability in a globalised, generic world.
- 1.7 The fundamental principles of the brief for Carnegie library are:
- **The building must remain primarily as a public resource, with a library service and other community uses at its heart.**
 - **The building must be financially viable both in capital and revenue terms**
- 1.8 In developing the Options in response to these two principles the objective has been to balance income-generating uses to enable and maximise the library and public use of Carnegie Library. A wide range of potential uses has been explored, which has been condensed down to the six Options set out in detail.

1.0 INTRODUCTION

- 1.9 This work on the development of Options for Carnegie Library is carried out in the context of austerity in public sector funding, and the pressure on local authorities to dramatically reduce their budgets. Therefore, just over a century after the building was completed, the funding model for Carnegie Library is the exact inverse of its original: in 1905, the building was ‘top down’ funded by one individual to educate and enlighten the people; today, the funding model is ‘bottom up’, as local groups and trusts are empowered to organise, apply for funds and manage local resources.
- 1.10 In parallel with the above changes in funding, the idea of the ‘library’ has evolved over the past century, reflecting social and technological changes. In 1905 the library was a public institution for gaining knowledge through reading books, magazines and newspapers in a world where people did not usually have private access to such material. Consequently it was considered a vital and progressive public space in towns and cities. Today’s library service still provides books, magazines and newspapers, alongside digital and other media, but widespread private access to digital and printed media means that the ‘library’ has evolved into a fluid place of social interaction, support, play, arts activities and entertainment, alongside its traditional role of providing access to knowledge and information.



2.0 THE BRIEF

2.0 THE BRIEF

2.1 The Carnegie Library Project Group has developed the brief for this project. The Brief is summarised below, and an extract is included as an Appendix to this document. The full briefing document is available on www.carnegiehernehill.org.uk and on the Friends of Carnegie Library website, www.friendsofcarnegielibrary.org.uk/future.

2.2 The fundamental principles of the Brief for Carnegie library are:

- **The building must remain primarily as a public resource, with a library service and other community uses at its heart.**
- **The building must be financially viable, both in capital and revenue terms**

2.3 The detailed context for the work on the Options Appraisal is set out in the Brief. Emphasis is placed on the role of Carnegie Library as a '*socially owned building*', embedded in and valued by its community, and the potential this has for social, economic, physical and environmental regeneration.

2.4 The Brief sets out the importance of conserving, protecting and enhancing the historical and architectural fabric of the building, within a context of supporting the building's public use for activities that complement the ethos envisaged in Andrew Carnegie's original endowment.

2.5 The Brief articulates the opportunity this project presents for heritage assets such as Carnegie Library to be catalysts for community-led regeneration projects, and (crucially, in the current political climate of government austerity in public sector spending), to attract private and public sector investment.

2.6 The Brief addresses the current phase of transition for Carnegie Library: Lambeth Council is reorganising its Library Service, and has designated the library as a potential 'Community Hub', where under or unused spaces within the library building can accommodate community and other activities. If a financially viable and socially balanced set of uses for Carnegie Library can be developed, there are benefits both for the community and for the conservation of the building.

2.7 The long term aspiration for the project is that any changes of use within the building are reversible, and that all spaces can return to community use when this is financially viable.

2.8 The importance of gaining the support and involvement of local people, groups and stakeholders is set out in the Brief. The Friends of Carnegie Library have been active in recent years in consulting and engaging the local community, and in improving library spaces for community use. The Project Group has made contact with local organisations that could inform the work on the Options Appraisal.

3.0 POLICY AND LEGISLATIVE BACKGROUND

3.0 POLICY AND LEGISLATIVE BACKGROUND

3.1 Work on the development of Options for Carnegie Library has taken place in the context of public sector austerity, and the redistribution of power from central government to local people. In this new system, local authorities still have core statutory responsibilities, but severely reduced finances.

3.2 Public Sector Austerity

As a consequence of this austerity, there is a large reduction in core government funding for all local authorities. This has resulted in budget reductions across Lambeth, and severe pressures on the provision of all council services, including library services.

3.3 Legislative Frameworks

The appraisal of Options for Carnegie Library is taking place in the context of the following legislative frameworks:

Localism Act 2011

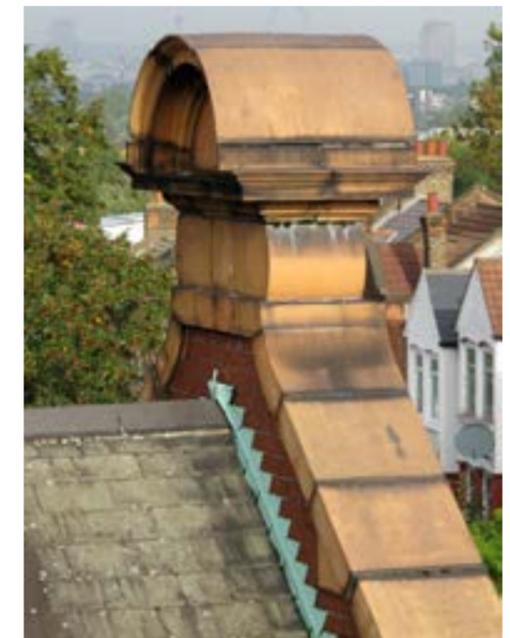
The Localism Act decentralizes a wide range of decision-making responsibilities to give communities and local government greater powers and freedoms. The Act places greater emphasis on public and third sector involvement in assets and decision-making. The Act makes provision for the preparation of Neighbourhood Plans, which will encourage people to have a say in influencing the places where they live.

Public Services Act 2012

This Act requires all statutory bodies to include a measure of 'social value' in procurement decisions. To measure 'social value' is to think about how scarce resources are allocated and used. It involves looking beyond the price of individual contracts and looking at what the collective benefit to a community is when a public body chooses to award a contract.

3.4 National Planning Policy Framework 2012

Implementing the spirit of the Localism Act, in March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF aims to streamline and integrate all planning guidance in England. A central theme of the NPPF is the '*presumption in favour of sustainable development*'. A key dimension of sustainability is set out as protecting and enhancing the historic environment.



3.0 POLICY AND LEGISLATIVE BACKGROUND

3.5 Local Policy and Strategy Background

The appraisal of Options for Carnegie Library is taking place in the context of the following local policy and strategy frameworks:

Lambeth as a Cooperative Council

Lambeth Council is committed to a Cooperative Council operating model, which aims to redefine the traditional relationship between the local authority and local people, and create a more efficient structure with reduced financial resources. The cooperative working model redefines the roles of citizens, councillors and staff, and encourages people to be much more closely involved in deciding what sort of services they would like to see and how they should be delivered. There will also be support for new Community Trusts. This cooperative model extends to a Cooperative Library service, which is 'professionally led' but seeks to work together with communities to design and deliver library services.

(www.lambeth.gov.uk/moderngov/ieListDocuments.aspx?CIId=225&MIId=8108)

Community Hubs Strategy

Lambeth Council has a strategy to develop a network of Community Hubs across the Borough, and Carnegie Library has been designated as a potential Community Hub, envisaged as:

“.....safe places for residents, community groups, and small and medium sized enterprises from which they can operate and deliver services. Community hubs will provide a home where community growth, community action, volunteering and enterprise will flourish.” (www.lambeth.gov.uk/consultations/community-hubs-challenge-fund)

Community Asset Transfer Policy

Consistent with the Cooperative Council principles set out above, Lambeth's Community Asset Transfer policy sets up criteria and process through which the Borough's property assets can be transferred to a Voluntary and/or Community Sector (VCSE) organization or social enterprise.

(www.lambeth.gov.uk/elections-and-council/about-lambeth/community-asset-transfer-policy)



4.0 THE PRINCIPLES AND ISSUES THAT HAVE INFORMED THE DEVELOPMENT OF THE OPTIONS

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4.1 At this stage, the Options have been assessed at the level of their use and financial viability. This section sets out the principles, issues, and approach which have informed the development of the Options.

4.2 Carnegie Library - a heritage asset

As a Grade II statutorily listed building, Carnegie Library is a heritage asset, defined as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

(Annex 2: Glossary, National Planning Policy Framework, DCLG, 2012)

The list description for Carnegie Library is as follows:

“Picturesque building combining classical framework and Tudor-like large mullioned and transomed windows. Redbrick with terracotta dressings and lakeland slate roofs. One storey front range of 7 wide bays with 2 bell cupolas on roof ridge. Centre and end bays project under gables. The front is framed in an ionic order with pilasters to windows and free standing columns at angle of end bays. Open pediments over windows contain draped cartouches. Round arched central entrance in rusticated terracotta panel has ionic columns supporting open pediment with draped cartouche bearing escutcheons. Balcony above with side balustrades. Two-bay returns to 3 storey side wings of 5 and 4 bays with large windows and entablatures to floors, heavy modillioned eaves cornice’.

4.3 Why are heritage assets important?

Broad research and evaluation have shown that historic buildings and places are important to society’s sense of identity and wellbeing, and to a community’s sense of place, meaning and stability in a globalised, and increasingly generic world. Heritage assets such as Carnegie Library provide a focal point for the local community, a sense of continuity and permanence. As a public building and a heritage asset, Carnegie Library gives people everyday access to a beautiful building that provides *“firmness, commodity and delight”* (in the words of the Roman architect, Vitruvius). The Friends of Carnegie Library have, since 1999, been active supporters of Carnegie Library, and their events, activities provide evidence of local people’s interest in and support for the building.

4.4 Community and neighbourhood

Currently, Carnegie Library draws visitors from the nearby neighbourhoods and estates, across both Lambeth and Southwark. The surrounding community is diverse, with substantial areas of low child poverty, alongside significant sized areas of high or very high child poverty and economic disadvantage. The development of the Options is based on the aspiration that these communities should continue to be served, and that wider groups will engage with and use the Carnegie Library Community Hub.

4.0 THE PRINCIPLES AND ISSUES THAT HAVE INFORMED THE DEVELOPMENT OF THE OPTIONS

4.5 Changing ideas of 'the library'

The development of Options has engaged with changing ideas about what constitutes a "library". The public library emerged in the mid nineteenth century, surrounded by great controversy, as prudent middle class taxpayers resisted the ideas of paying for public libraries, which were seen as a resource for the feckless working classes. It took four Public Library Acts and the financial support of philanthropists such as Andrew Carnegie and John Passmore Edwards, for the libraries to finally open their doors to the public. Since that time, the idea of the "library" has greatly evolved, and today's library is a multimedia interface hosting a fluid range of activities, reflecting accelerating social and technological changes. Library visitor numbers generally across the UK are in decline, though it should be noted that in recent years, visitor numbers at Carnegie Library are on the increase. Private access to digital media means that for some people there is very little reason to visit a library. Nonetheless, the library's status generally is that of a benign, enriching and trusted social institution, which provides free access and a welcoming environment. Carnegie Library's additional status as a heritage asset, means that it has a large social and cultural potential.

4.6 Conservation as 'Managing Change'

The development of Options and the approach to the conservation of Carnegie Library is based on conceiving of conservation as '*managing change*'. '*Change*', in the context of Carnegie Library means changes to the fabric of the building, change in the use of spaces, and change of management and ownership. This definition addresses the need to balance change in some aspects of the building, against the preservation and enhancement of those architectural elements which are of particular significance. The conservation of Carnegie Library

is different from its preservation. Historic buildings and places often need to adapt to changing context and circumstances. It is important that this process of adaptation is carefully and sensitively managed through a framework that establishes heritage significance and values, an awareness of historical narrative, and the ways that people and activities can affect their environments.

4.7 Carnegie Library - from 1905 till now

Carnegie Library has changed in many ways since its completion in 1905. An examination of the original 1905 plan (see overleaf), reveals a Carnegie Library, which is of course familiar, yet very different in arrangement. The rooms fronting on Herne Hill Road are undivided, and designated as 'Magazines' and 'Newsroom', the Lending Library has the tall oak shelving fanning out in a sunray arrangement, which would have been a substantial presence in the space. The 'Children's Room' is tucked away in the north west corner of the ground floor, with its own access, and its plan shows tables laid out as in a classroom. Throughout, the arrangement of furniture (large library tables and chairs, heavy shelves) is highly ordered. The overall sense is of a formal, hierarchical space, expressing both Andrew Carnegie's strict paternalistic benevolence, and the prevalent attitudes of the day. The Carnegie Library plan of 1905 represents a place of quiet reading, study, enlightenment, and education. The open access sunray shelving was revolutionary, allowing people to freely browse and choose their books, in contrast to the rigid norms of society at the time.

4.8 Today's challenge

The challenge for today's project to reinvigorate Carnegie Library as a 'Community Hub' is: how do we balance the need to adapt the building for contemporary uses, activities and funding pressures,

4.0 THE PRINCIPLES AND ISSUES THAT HAVE INFORMED THE DEVELOPMENT OF THE OPTIONS

with the need to preserve and enhance the significant aspects of the building? Changes and interventions can be made in the fabric and order of the building, but they must be sensitively and skilfully designed and executed. The exact nature of the proposals will be developed at a later stage.

4.9 Architectural and Heritage Significance

The Conservation Statement produced by Kathryn Sather & Associates, dated March 2014, has informed all Options. The Conservation Statement sets out the relative significance of all aspects of Carnegie Library and its setting, and essentially establishes parameters for the project. The Conservation Statement is available on www.carnegiehernehill.org.uk and on the Friends of Carnegie Library website, www.friendsofcarnegielibrary.org.uk/future

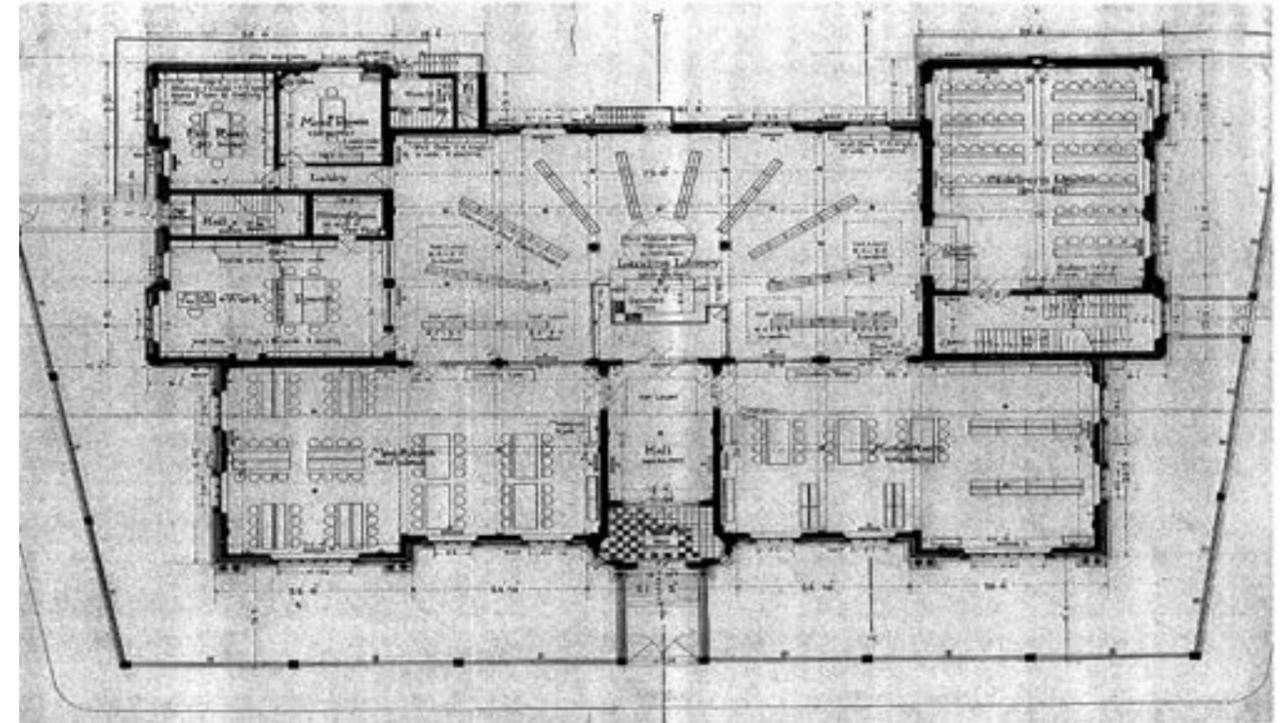
4.10 Responding to the building

Hierarchies of spaces

All Options are informed by an understanding of the architectural and heritage significance of Carnegie Library. Though the emphasis at this point is in establishing use and financial viability, these criteria have been evaluated against an aim to enhance the formal order and spatial hierarchies of the building. In all Options, it is proposed that the primary space of the central hall, and the majority of the front array of rooms are maintained for public use (by the Trust or the Library).

Public and private

In all Options, the most fundamental divide is that between public and private spaces. The public experience of the building is clearly defined, through the ornate entrance on Herne Hill Road, into the lobby and the side rooms, and through into the Central Hall. In the



the original 1905 plan of Carnegie Library

proposed Options, the private spaces, (which generate income to fund the whole building) are located in the north wing (the Ferndene Road end), and in some cases, in the basement. This enhances the formal order of the building, and the contrast of the vertical movement through the side wings, with the horizontal movement through the front rooms and central hall.

Access

In all Options, public access through the building will be improved. A ramp will be carefully created alongside the main Herne Hill Road entrance, and the current intention is to develop proposals for a new circulation space and lift to the rear of the building, on the garden side.

4.0 THE PRINCIPLES AND ISSUES THAT HAVE INFORMED THE DEVELOPMENT OF THE OPTIONS

4.11 The historical development of the area

All Options aim to value and reinforce an awareness of Carnegie Library in the context of the historical development of the area. Carnegie Library is a prominent landmark on Herne Hill Road, and is a distinctive feature in the townscape of the Herne Hill area. Together with nearby Ruskin Park, Carnegie Library marks a distinct stage in the development of the surrounding area, when the park and the library were created as new public spaces in the early years of the twentieth century. The railway arrived in the 1860s, leading to suburban development in the immediate area around Loughborough Junction and Herne Hill Stations. But away from the railway lines, development took place much later, and was less dense and more salubrious. Consequently, the vicinity around Carnegie Library still retains a distinctive, open and gently suburban sense of place, and domestic scale.

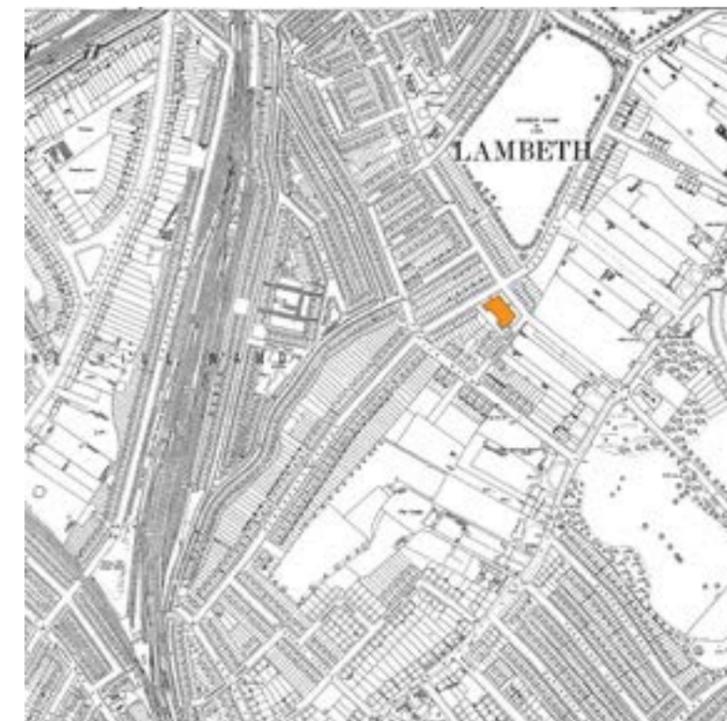
4.12 Location and topography

All Options have considered Carnegie Library in the context of its location and topography. Topography is important in creating a distinctive setting for Carnegie Library: as Herne Hill Road rises, Carnegie library is in a prominent heightened location, and, again, the relationship with Ruskin Park is important. The ground slopes down towards Ruskin Park, creating long vistas north towards central London. Again, a sense of physical place, and orientation, are reinforced, played against visual connections with the neighbourhood, and the wider city beyond.

1870



1916



5.0 SUMMARY OF USE AND ECONOMIC OPTIONS

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5.1 Financial model

At present the future creation and management of a 'Community Hub' at Carnegie Library is based on the following assumptions, which will be developed in detail:

- subject to detailed agreement and fulfilment of all relevant legal and financial criteria, under its Community Asset Transfer Policy, Lambeth will transfer Carnegie Library to a constituted Charitable Trust, which will run the 'Community Hub'. As a non-profit making Charitable Trust, the Community Hub will be administered by Trustees.
- the Carnegie Library Community Hub will be financially sustainable, both in capital and revenue terms.
- as a Charitable Trust, Carnegie Library Community Hub will be eligible to apply for grants and private and public funding.

5.2 Income assumptions

For each Option, an approximate analysis of income has been made. This analysis is based on the following assumptions:

- all primary users of space within the Carnegie Library Community Hub **excluding** the Trust (i.e. business users and Lambeth Library Service) must pay a market rent for the floor space they occupy. For illustrative purposes only at this point, based on best information available, this is fixed at £11 per square foot per annum.

- each Option includes a café, which adds value to the social, educational and cultural capacity of the building. The cafe will be run either as a Social Enterprise or as a trading arm of the Charitable Trust. This is to be investigated further but in either arrangement, the cafe will pay a market rent. However, as trading conditions are currently unknown, a smaller indicative rental income from the cafe has been assumed at present. Further work is needed to develop the business plan and design and location of the cafe within the building.
- no assumption has been made at this point about income from community activities, and events.

5.3 Running cost assumptions

For each Option, an analysis of future running costs has been made. This analysis is based on the following assumptions:

- currently, Carnegie Library costs approximately £83,000 per annum to run, not including staffing costs. Projecting forward, and making provision for additional items such as increased gas and electricity costs (the building is likely to be open for longer hours), increased IT costs, a sinking fund and other costs, it has been assumed that the running costs for Carnegie Library will increase to approximately £100,000 per annum. This figure covers: insurance, heating, lighting, cleaning, maintenance, sinking fund, business rates, and a margin for error. Best value criteria will apply.

5.0 SUMMARY OF USE AND ECONOMIC OPTIONS

- the above running costs will be met by all primary users of space within the Carnegie Library Community Hub **including** the Trust. All users will contribute pro-rata to running costs based on the amount of floorspace they occupy, in the form of a 'service charge' of £10 per square foot per annum.
- for the purposes of comparing the Options, spaces designated as "Circulation/Non habitable", (i.e. Lobby, stairwell, new rear circulation, Boiler Room, WC, corridors) have no costs attributed. Further detailed work is required to analyze how users of the building will contribute to the recovery of costs associated with these spaces.
- for the purposes of appraising the financial viability of the Options, the above service charge for outgoings is considered completely separately from assumptions about income, as the service charge flows directly to external bodies.

5.4 Estimated staffing costs

It is anticipated that the Trust will need to employ staff to manage the proposed Carnegie Library Community Hub, and to support and develop the programme of activities and events in the building. At this point, a minimum working budget of £50,000 has been allowed for staff costs.

5.5 Total costs to run and staff the Carnegie Library Community Hub

Based on the assumptions set out above, the total costs to run and staff the Carnegie Library Community Hub are as follows:

Assumed running cost for the building allow £100,000 per annum

Assumed staffing costs for the building allow £50,000 per annum.

Total assumed costs to run the Community Hub allow £150,000 per annum.

(note: this figure does not include capital costs, or any costs associated with building work at Carnegie Library).

5.6 Provision of a library service

The ongoing provision of a library service at Carnegie Library Community Hub is a core aspiration for this project. However, this is entirely dependent upon the budget which Lambeth Council can commit, and this is the subject of ongoing discussion. The Options ascribe a combined rental and service charge of £21 per square foot per annum for library space (i.e. £11 per square foot per annum rent plus £10 per square foot per annum service charge.)

5.7 Excavation of basement - financial aspects

All Options have included a proposed new habitable space in the basement, created by excavating the space directly under the footprint of the central hall ("the catacombs"). This space has been initially appraised by Butler Hegarty Architects and Hockley and Dawson, Consulting Engineers, and it is our opinion that it will be possible to carry out this work.

Bringing this large space into economic use has several benefits:

- new habitable space is created, which either generates revenue directly or, by housing necessary amenities, (ie. toilets), frees up space elsewhere.

5.0 SUMMARY OF USE AND ECONOMIC OPTIONS

- toilet and kitchen space can be inserted in the basement, avoiding the need to insert heavily serviced spaces into the historic fabric of the major ground floor public spaces.

The capital cost of excavating this space will be derived at a later date, when the design of a Preferred Option is developed in more detail.

5.8 Potential financial shortfall

All the explored Options seek to balance the future of Carnegie Library as a community resource and public building against the imperative of financial sustainability. The Options currently explored would generate a projected surplus ranging from £102,000 to £31,000 (based on the illustrative income rates used). From this surplus are needed the funds to staff the building, which is estimated at a minimum cost of £50,000. It is therefore possible that there will be a substantial shortfall in the financial basis for the project.

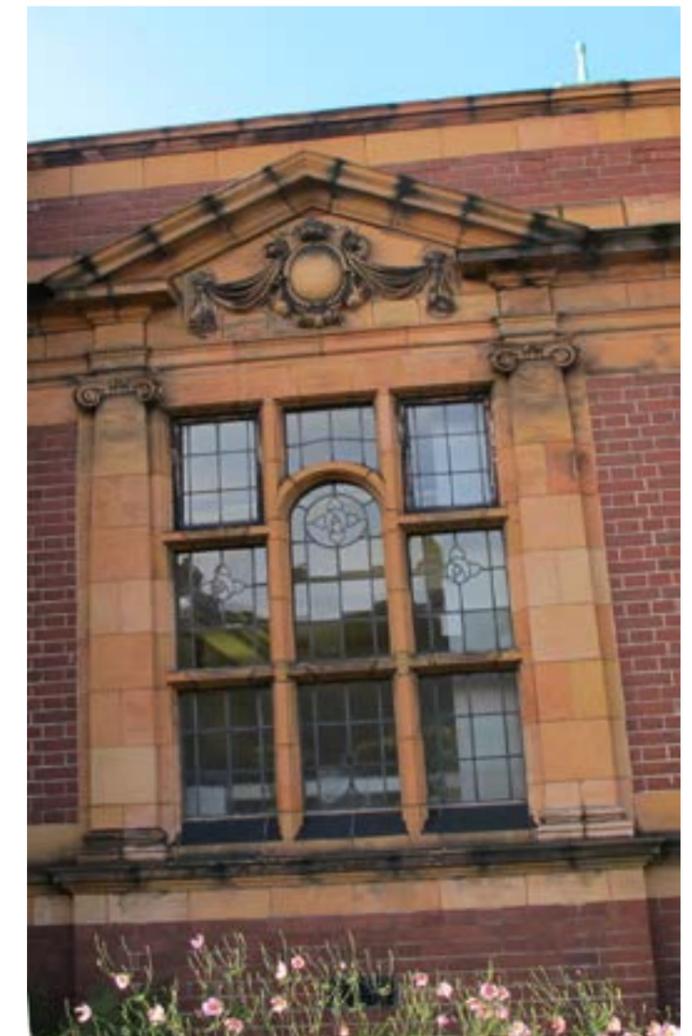
5.9 Potential development land

In response to the potential financial shortfall, and in order to fully address all strategies for sustaining the future of Carnegie Library, the economic potential as a development site of the garages on Haredale Road, adjacent to the library, should be considered. Currently, the garages are owned by Lambeth, and let on a short-term basis.

As Carnegie Library is statutorily listed Grade II, Planning Permission and Listed Building Consent will have to be obtained for any development within the curtilage of the building, which affects its setting.

Butler Hegarty Architects advise that obtaining planning permission on the garage site will be challenging, and requires a high-quality, well-designed and sensitive response to the context. The spatial proximity and juxtaposition of the adjoining properties and the current southern residential wing of Carnegie Library creates a challenging context for any development.

In terms of use, the residential context of Haredale Road suggests that a single house would be the most sympathetic proposal, although flats are more likely to provide a more substantial return.



6.0 THE OPTIONS

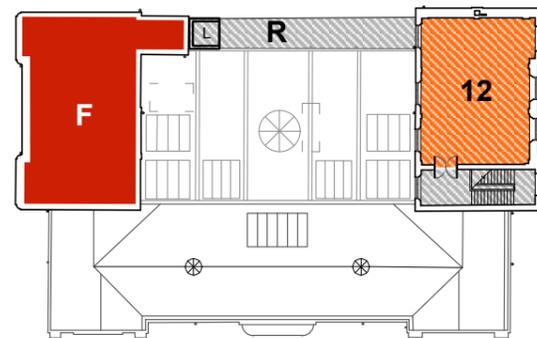
OPTION 1: Library as existing with Café in basement and rentable Studio/Workspaces in north wing

This Option retains the existing space occupied by the Library. All rooms in the building, apart from the rooms in the North Wing, are public spaces, with Library and Trust spaces on the ground floor, and Café and WCs in the basement. The spaces in the North Wing are rentable Studio/Workspaces. The income figure below is based on the assumption that rental is paid on all library space.

income: £114,000 p.a. **costs:** £15,000 p.a.
surplus: £99,000 p.a.
 (note: surplus figure does not include minimum staffing costs of approximately £50,000 p.a.)

KEY

- Trust
- Library
- Café and associated kitchen
- Rentable Studio/Workspace
- Potential residential development site
- Existing flats
- Circulation/ Non Habitable
- Parking
- B Boiler / servicing
- K Kitchen
- C Cafe
- W.C Toilets
- L Lobby
- R New Rear Circulation



FIRST FLOOR



GROUND FLOOR



BASEMENT

DO NOT SCALE off dimensions



OPTION 1: Library as existing with Café in basement and rentable Studio/Workspace in north wing	
Building component	Use
Basement	
1 Central room (part of)	Kitchen & café
2 North wing large room	Rentable Studio/Workspace
3 North wing small room	Rentable Studio/Workspace
Ground floor	
4 Central room	Library
5 North wing large room	Rentable Studio/Workspace
6 North wing small room	Rentable Studio/Workspace
7 South wing large room (part of)	Trust
8 South wing large room (part of)	Library
9 South wing small room	Library
10 Front central room south	Library
11 Front central room north	Trust
First floor	
12 North wing large room	Rentable Studio/Workspace
Non-habitable space	
- Misc	Trust

6.0 THE OPTIONS

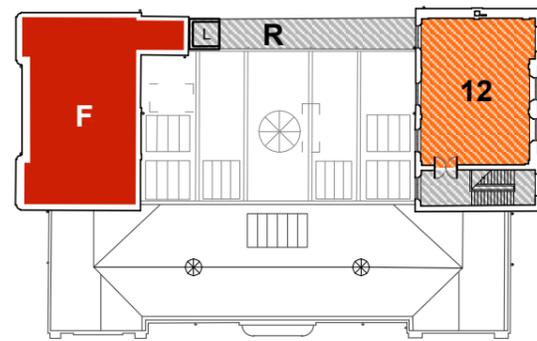
OPTION 2: Library at front and other income generating uses
2a: Nursery in basement

This Option shows the ground floor as generally public space, housing the Library spaces in the front array of rooms, and the central hall run by the Trust. A private Nursery in the basement is accessed from the Ferndene Road side entrance, and is completely separate from the rest of the building. There are rentable Studio/Workspaces on the ground and first floor. In this Option, Café, Kitchen and WCs need to be located on the ground floor.

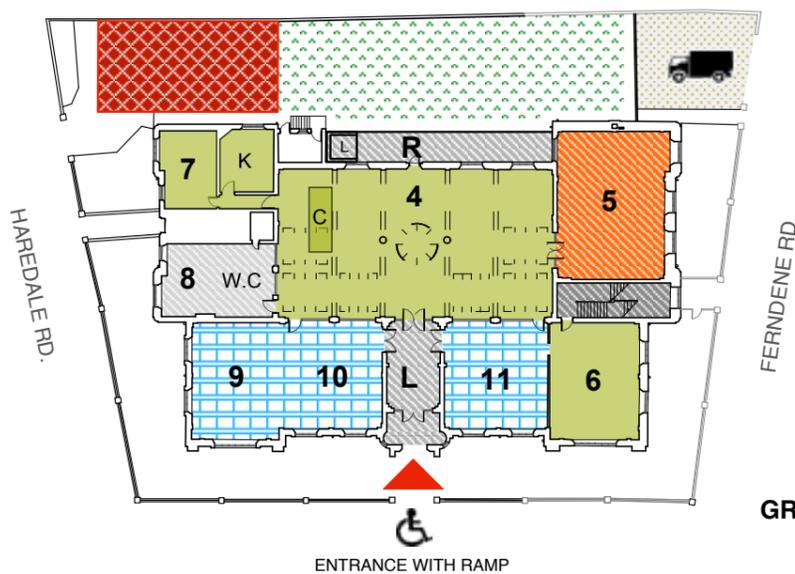
income: £145,000 p.a. **costs:** £43,000 p.a.
surplus: £102,000 p.a.
 (note: surplus figure does not include minimum staffing costs of approximately £50,000 p.a.)

KEY

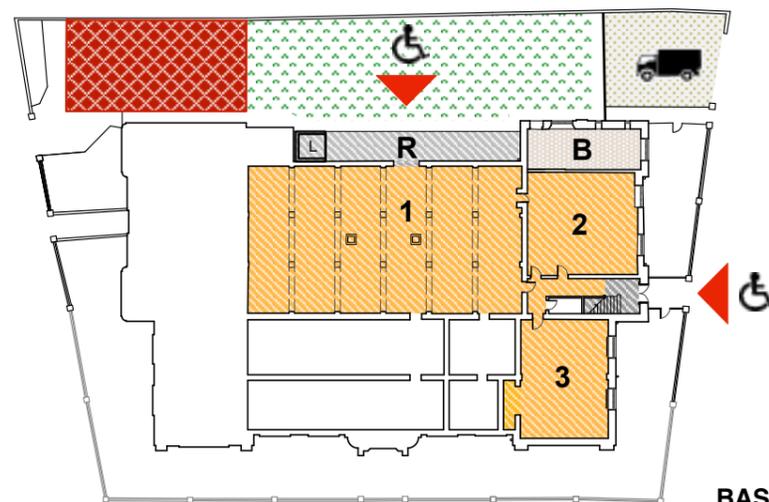
- Trust
- Library
- Nursery
- Rentable Studio/Workspace
- Potential residential development site
- F Existing flats
- Circulation/ Non Habitable
- Parking
- Boiler / servicing
- Kitchen
- Cafe
- W.C Toilets
- Lobby
- New Rear Circulation



FIRST FLOOR



GROUND FLOOR



BASEMENT

DO NOT SCALE off dimensions



OPTION 2: Library at front and other income generating uses	
2a: Nursery in basement	
Building component	Use
Basement	
1 Central room (all)	Nursery
2 North wing large room	Nursery
3 North wing small room	Nursery
Ground floor	
4 Central room	Trust
5 North wing large room	Rentable Studio/Workspace
6 North wing small room	Trust
7 South wing large room (part of)	Trust
8 Removed and added to non-habitable space	
9 South wing small room	Library
10 Front central room south	Library
11 Front central room north	Library
First floor	
12 North wing large room	Rentable Studio/Workspace
Non-habitable space	
- Misc	Trust

6.0 THE OPTIONS

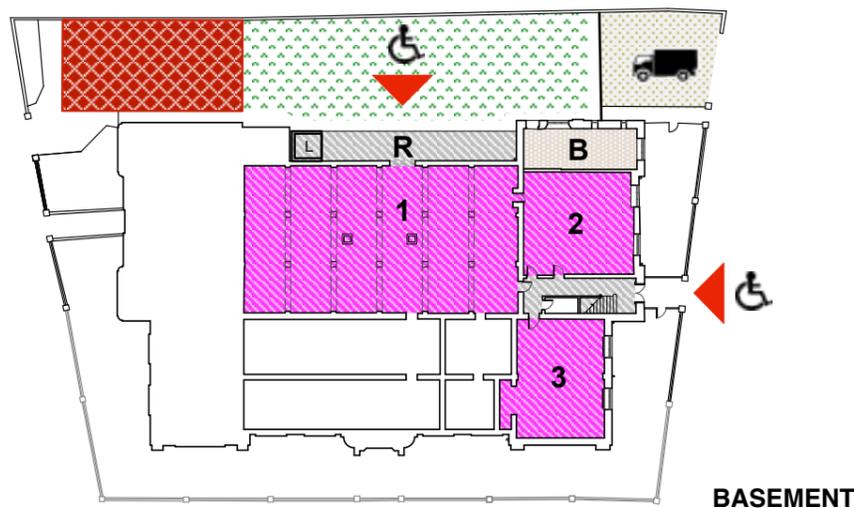
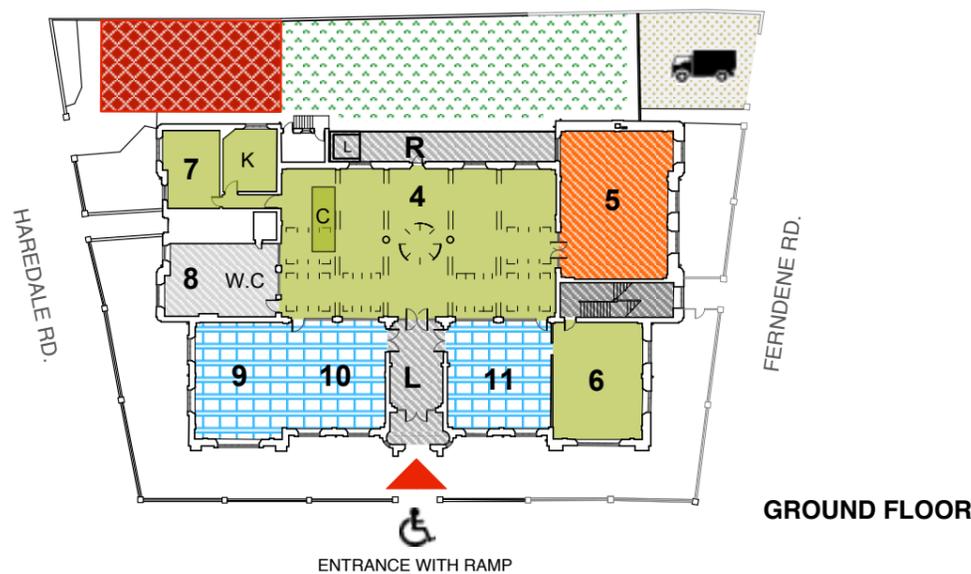
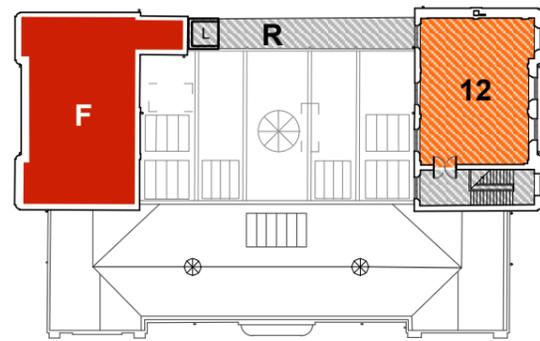
OPTION 2: Library at front and other income generating uses
2b: Gym in basement

This Option shows the ground floor as generally public space, housing the library spaces in the front array of rooms, and the central hall run by the Trust. A private Gym in the basement is accessed from the Ferndale Road side entrance. There are rentable Studio/Workspaces on the ground and first floor. In this Option, Café, Kitchen and WCs need to be located on the ground floor. Due to technical and servicing issues with the Gym, this Option is not viable.

income: £122,000 p.a. **costs:** £43,000 p.a.
surplus: £79,000 p.a.
 (note: surplus figure does not include minimum staffing costs of approximately £50,000 p.a.)

KEY

- Trust
- Library
- Gym
- Rentable Studio/Workspace
- Potential residential development site
- F Existing flats
- Circulation/ Non Habitable
- Parking
- B Boiler / servicing
- K Kitchen
- C Cafe
- W.C Toilets
- L Lobby
- R New Rear Circulation



DO NOT SCALE off dimensions



OPTION 2: Library at front and other income generating uses	
2b: Gym in basement	
Building component	Use
Basement	
1 Central room (all)	Gym
2 North wing large room	Gym
3 North wing small room	Gym
Ground floor	
4 Central room	Trust
5 North wing large room	Rentable Studio/Workspace
6 North wing small room	Trust
7 South wing large room (part of)	Trust
8 Removed and added to non-habitable space	
9 South wing small room	Library
10 Front central room south	Library
11 Front central room north	Library
First floor	
12 North wing large room	Rentable Studio/Workspace
Non-habitable space	
- Misc	Trust

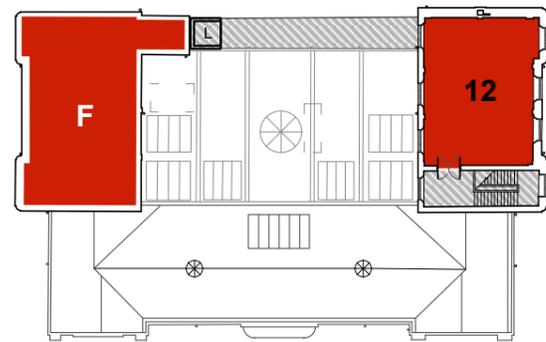
6.0 THE OPTIONS

**OPTION 2: Library at front and other income generating uses
2c: Café in basement and residential in north wing**

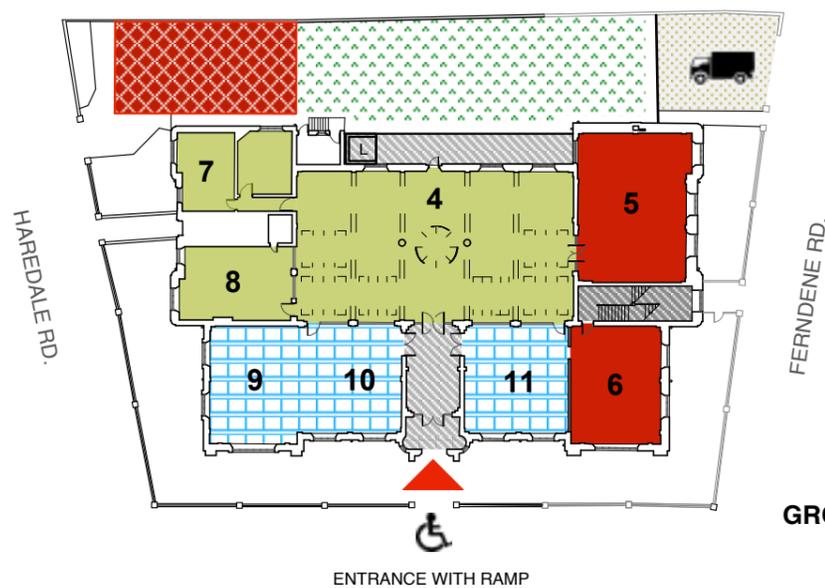
This Option has the starkest contrast between private and public space. All spaces are public except for the North Wing, which is residential on all floors. On the ground floor, the library spaces are arranged in the front array of rooms, with the central hall run by the Trust. The Café and WCs are located in the basement.

income: £114,000 p.a. **costs:** £41,000 p.a.
surplus: £73,000 p.a.
 (note: surplus figure does not include minimum staffing costs of approximately £50,000 p.a.)

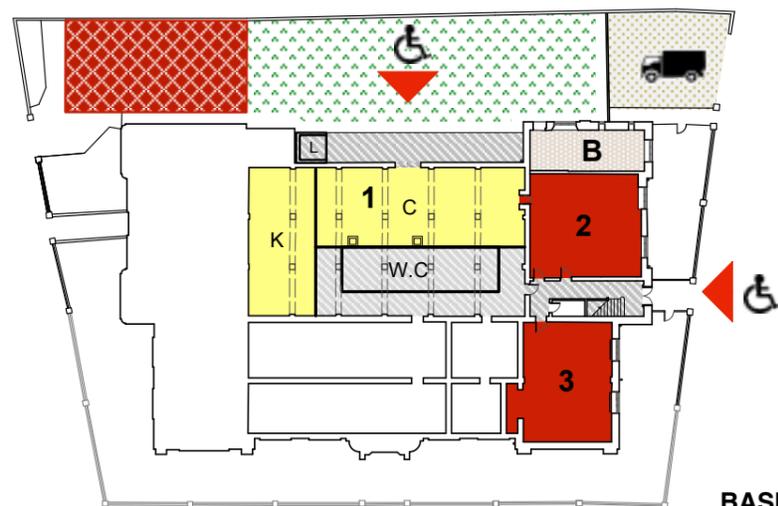
- KEY**
- Trust Facilities
 - Library
 - Café and associated kitchen
 - Proposed residential
 - Potential residential development site
 - F Existing Flats
 - Circulation/ Non Habitable
 - Parking
 - B Boiler / Servicing
 - K Kitchen
 - C Cafe
 - W.C Toilets
 - L Lobby
 - R New Rear Circulation



FIRST FLOOR



GROUND FLOOR



BASEMENT

DO NOT SCALE off dimensions



OPTION 2: Library at front and other income generating uses 2c: Café in basement and residential in north wing	
Building component	Use
Basement	
1 Central room (part of)	Kitchen & café
2 North wing large room	Resi (1 bed)
3 North wing small room	Resi (1 bed)
Ground floor	
4 Central room	Trust
5 North wing large room	Resi (2 bed)
6 North wing small room	Resi (1 bed)
7 South wing large room (part of)	Trust
8 South wing large room (part of)	Trust
9 South wing small room	Library
10 Front central room south	Library
11 Front central room north	Library
First floor	
12 North wing large room	Resi (2 bed)
Non-habitable space	
- Misc	Trust

6.0 THE OPTIONS

OPTION 3: Library at front and rentable Studio / Workspace and Cafe uses

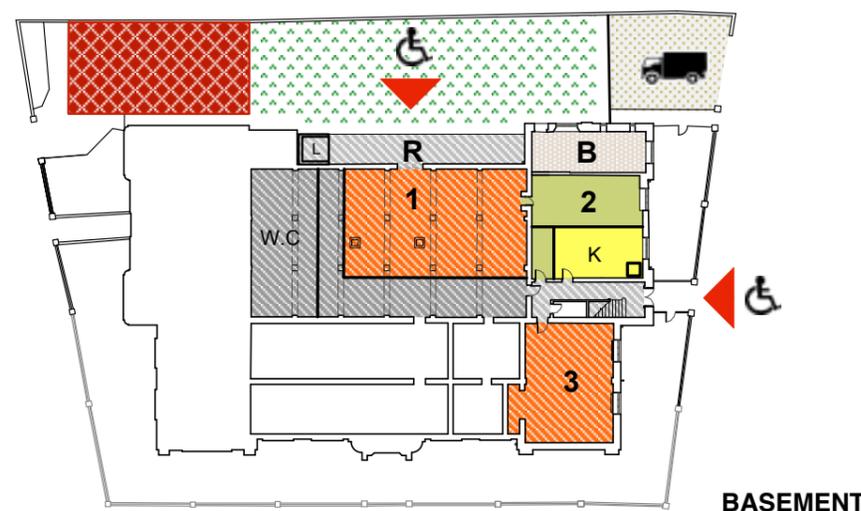
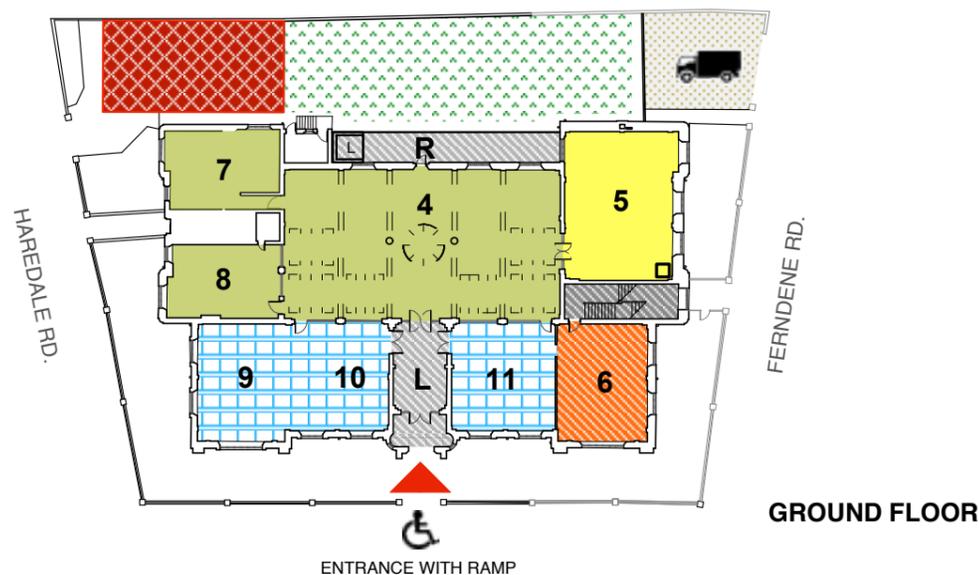
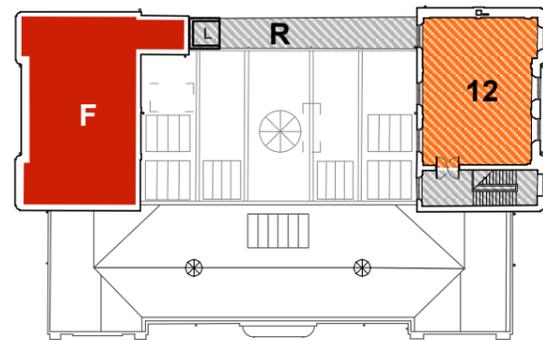
3a: Rentable Studio/Workspaces in basement and ground floor Café

This Option shows the ground floor as generally public space, housing the library spaces in the front array of rooms, and the central hall run by the Trust, with a café alongside. There is rentable Studio/Workspace in the basement, ground floor and first floor.

income: £77,000 p.a. **costs:** £46,000 p.a.
surplus: £31,000 p.a.
 (note: surplus figure does not include minimum staffing costs of approximately £50,000 p.a.)

KEY

- Trust
- Library
- Cafe and associated kitchen
- Rentable Studio/Workspace
- Potential residential development site
- Existing flats
- Circulation/ Non habitable
- Parking
- Boiler / servicing
- K Kitchen
- C Cafe
- W.C Toilets
- L Lobby
- R New Rear Circulation



DO NOT SCALE off dimensions



OPTION 3: Library at front and rentable Studio/Workspace and Cafe uses 3a: Rentable Studio/Workspaces in basement and ground floor Café	
Building component	Use
Basement	
1 Central room (part of)	Rentable Studio/Workspace
2 North wing large room (part of)	Trust
2 North wing large room (part of)	Café / kitchen
3 North wing small room	Rentable Studio/Workspace
Ground floor	
4 Central room (all of)	Trust
5 North wing large room	Café
6 North wing small room	Rentable Studio/Workspace
7 South wing large room (part of)	Trust
8 South wing large room (part of)	Trust
9 South wing small room	Library
10 Front central room south	Library
11 Front central room north	Library
First floor	
12 North wing large room	Rentable Studio/Workspace
Non-habitable space	
- Misc	Trust

6.0 THE OPTIONS

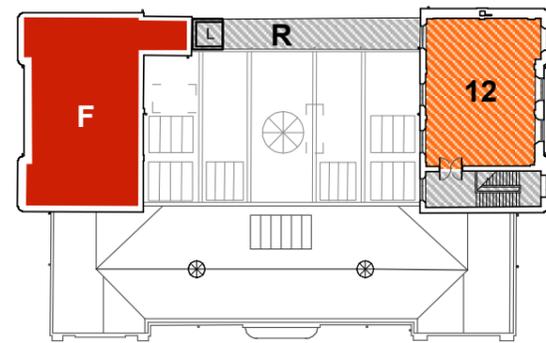
OPTION 3 : Library at front and rentable Studio/Workspace and Cafe uses

3b: Café in basement and rentable Studio/Workspaces in north wing

In this Option, all spaces in the building are public, with the exception of the North Wing, which is rentable Studio/Workspace. On the ground floor, the library spaces are housed in the front array of rooms, with the central hall run by the Trust for a range of events and activities (to be developed). The Café and WCs are located in the basement.

income: £84,000 p.a. **costs:** £41,000 p.a.
surplus: £43,000 p.a.
 (note: surplus figure does not include minimum staffing costs of approximately £50,000 p.a.)

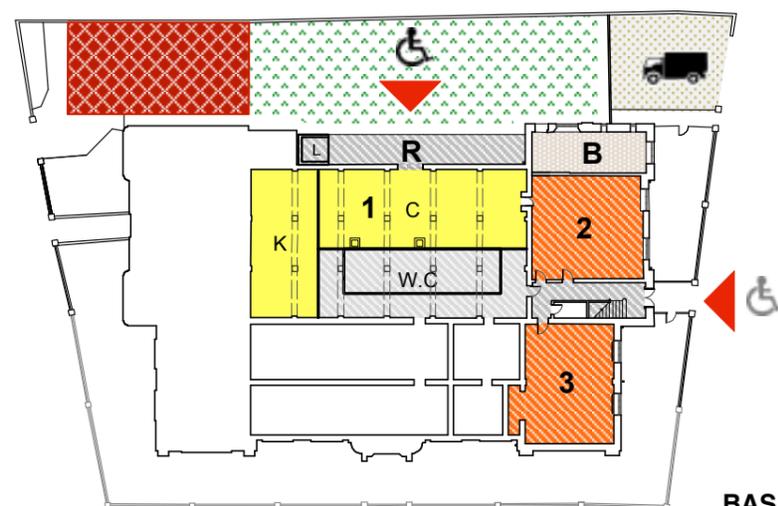
- KEY**
- Trust Facilities
 - Library
 - Café and associated kitchen
 - Rentable Studio/Workspace
 - Proposed residential
 - Potential residential development site
 - F Existing Flats
 - Circulation/ Non Habitable
 - Parking
 - B Boiler / Servicing
 - K Kitchen
 - C Cafe
 - W.C Toilets
 - L Lobby
 - R New Rear Circulation



FIRST FLOOR



GROUND FLOOR



BASEMENT

DO NOT SCALE off dimensions



OPTION 3 : Library at front and rentable Studio/Workspace and Cafe uses	
3b: Café in basement and rentable Studio/Workspaces in north wing	
Building component	Use
Basement	
1 Central room (part of)	Kitchen & café
2 North wing large room	Rentable Studio/Workspace
3 North wing small room	Rentable Studio/Workspace
Ground floor	
4 Central room	Trust
5 North wing large room	Rentable Studio/Workspace
6 North wing small room	Rentable Studio/Workspace
7 South wing large room (part of)	Trust
8 South wing large room (part of)	Trust
9 South wing small room	Library
10 Front central room south	Library
11 Front central room north	Library
First floor	
12 North wing large room	Rentable Studio/Workspace
Non-habitable space	
- Misc	Trust

APPENDIX : THE BRIEF

The extract below is from the Carnegie Library Community Hub Project Options Appraisal Brief, dated June 2013. The full briefing document is available on www.carnegiehernehill.org.uk and on the Friends of Carnegie Library website, www.friendsofcarnegielibrary.org.uk/future

1.0 The Opportunity

1.1 The role of socially owned buildings, especially where these are part of the national built heritage, is now more widely appreciated as a key element in the social and economic regeneration of communities and, increasingly, is reflected in central and local government policy objectives. Government policy now focuses more explicitly on sustainability, brown- field development and the need to re-energise communities.

1.2. As we recognise the importance of the existing character and diversity of the built environment to a community's sense of identity and wellbeing, and the value of sustainably utilising existing assets, particularly where the original purpose has diminished or gone, we can identify new opportunities for "community" expenditure to have an even greater impact on social and economic, as well as physical and environmental, regeneration.

1.3. Community regeneration projects, providing new economic uses as well as valued cultural facilities and visitor attractions, can be powerful vehicles for the revitalisation and development of communities and neighbourhoods, particularly where they involve buildings of architectural or historic distinction, or are powerful local landmarks. Case studies have shown that the "heritage pound" invested in the conservation and re-use of such buildings can attract substantial private and public sector investment.

2.0 Background to the Project

2.1 The Grade II Carnegie Library on Herne Hill Road, London SE24, in the London Borough of Lambeth, is a purpose-built library that has provided a local library service for over 100 years. The building now also houses a number of other borough-wide library services. It is located on the southwest side of Herne Hill Road, with flank frontages on Ferndene and Haredale Roads. The surroundings are residential, with Ruskin Park nearby to the north.

2.2 Lambeth Council is currently reorganising its library service and although a local library service will remain in the building much of it will soon become available for other uses in such a mix that will both secure the running costs and future maintenance of the building and provide a much-needed community resource for the local area. Lambeth Council has therefore designated the building as a potential "Community Hub", to accommodate in addition to a local library a wider range of community and other activities

2.3 The Carnegie Library has a well-established and constituted Friends Group (The "Friends of Carnegie Library") but in order to attract additional stakeholders a Project Group has been established charged with bringing forward viable and sustainable proposals to deliver the Community Hub concept.

2.4 The Carnegie Library Project Group (the Client) has a strategy for this work and has commissioned the preparation

APPENDIX

of a Conservation Statement (known also as a Statement of Significance) to guide and inform the development of appropriate proposals for the uses the building will house in the future and for its conservation and management. The Statement will in due course be followed by the preparation of a Conservation Management Plan (also known as a Conservation Plan). The work on the Conservation Statement is now in hand.

2.5 The Project Group now seeks to commission an Options Appraisal to identify and evaluate the preferred options for the conservation and appropriate re-use of the building. The Project Group wishes to restore the building to its former architectural character, and bring it back into a useable condition for library use, and additional new sustainable uses, and as a catalyst for wider social regeneration.

2.6. The Project Group has been established to protect and enhance the historical and architectural fabric of the Carnegie Library and its setting; to facilitate the continued operation of a Lambeth Council library; to bring vacant or under-used space in the building into appropriate new uses; create new entrepreneurial opportunities; and, primarily, to promote the use of the building for wider public access and community uses, particularly for activities that complement the literary and cultural ethos originally envisaged in Andrew Carnegie's endowment. The project is intended also to contribute to and promote the social infrastructure of the locality within which it is situated.

2.7. The Project Group is an informal structure without legal standing. Its purpose is to develop the project to the point where a more formal organisational structure, such as a charitable trust, can take over. Until such time as a legal structure is in place with the powers to commission technical works and draw down funds from grant-giving organisations the London Borough of Lambeth has kindly agreed to undertake all procurement matters, including this tender, in accordance with its own procurement standards and requirements. In all other

respects the Project Group is the Client. Implementation of the preferred option, when agreed, including all applications to grant-making bodies, as well as the eventual operation and management of the building, will rest with the formal new legal body to be established for the purpose.

2.8. The Friends of Carnegie Library have in recent years undertaken a number of consultation exercises with the local community and have published papers setting out the services and activities the community would wish to see accommodated in the Carnegie Library building. These will be made available to the consultant.

2.9. In addition, the Project Group has also recently contacted local organisations seeking confirmation of previously expressed views and any additional points that should be noted as part of this present exercise. These notes will also be made available to the consultant.

2.10. The Project Group has revisited all the issues raised by the community and sought to balance how the listed building could be conserved and used more effectively through the development of a combination of existing and new uses that would attract funds for the restoration of the historic structure, provide a reliable revenue-stream for its upkeep, capitalise on its important historic form and contribute to the social, economic and environmental regeneration of Herne Hill.

(omitted : Section 3.0 The Context of the Project)

4.0 The History and Setting of the Carnegie Library

4.1. The Carnegie Library is a large and distinguished Edwardian public building, listed Grade II, and situated on a main thoroughfare in a residential area of the London Borough of Lambeth. In 1902 the Metropolitan Borough of Lambeth applied to Andrew Carnegie for money to build a branch library for Herne Hill and Tulse Hill wards. A request the previous

APPENDIX

year had been refused as the philanthropist was then making gifts only to Scotland and his adopted home country, the United States of America. As Carnegie believed in giving benefactions the community would continue to support, he asked whether the site would be “sufficient for the proper maintenance of a library if erected.” On Lambeth’s assurance the rates would be quite sufficient and there was “no danger the library would be starved”, he agreed to supply the £12,500 needed “to complete your library system.”

4.2. The Council purchased land from Mr. Robert Sanders, the indenture stipulating a public library and reading room be built within five years and that the Council would make up and pave new streets around the library. The Project Group is now seeking a copy of the original deeds. The Library Committee Chairman, Sir Edwin Durning-Lawrence, offered to present 23 pictures if an art gallery could be incorporated.

4.3. Applications from 14 local Quantity Surveyors were considered and a tender was accepted from Messrs. Leaning. Of 48 architects given particulars, 25 submitted designs; that of H Wakeford & Sons were chosen. The builders were Holliday & Greenwood.

4.4 Plans included a main lending library, magazine and newspaper reading rooms, children’s library with separate entrance, staff office and workroom, room for files and repairs, basement store room and heating chamber, plus upstairs lecture hall for public meetings, talks and exhibitions. The building extends over three floors and a Librarian’s residence was also included in the South Wing.

4.5 The library was completed in 1905, fitted out with Lamberts Steel Bookstacks, and oak bookshelves and furniture. It was opened to the public on 9 July 1906. It is a fine example of Edwardian civic architecture, built with red Fletton bricks

(substituted for London stock for budgetary reasons) and terracotta, with some 45 “blue” bricks. It combines a classical framework with Tudor style large mullioned, transomed windows. The Lakeland slate roofs feature bell cupolas. The English Heritage Listing description notes the building as comprising “a one-storey front range of 7 wide bays with 2 bell cupolas on the roof ridge. The centre and end bays project under gables. The front is framed in an Ionic Order with pilasters to the windows and freestanding columns at angles of end bays. The open pediments over windows contain draped cartouches. The round-arched central entrance in a rusticated terracotta panel has Ionic columns supporting the open pediment with draped cartouche bearing escutcheons. Above is a balcony with side balustrades. The two-bay returns to the 3-storey wings of 5 and 4 bays with large windows and entablatures to the floors, and a heavy modillioned eaves cornice”.

4.6 The library and its external boundary walls and railings were listed Grade II in 1981, sadly after all of the Lamberts Steel Bookstacks and most of the tall oak bookshelves, which in the central room had fanned out in a sun-ray design, had been removed.

4.7 Andrew Carnegie wanted a building worthy of its purpose. The superb windows, panels and glass dome afford plenty of natural light, giving the rooms a bright, welcoming feel. Parquet floors add extra warmth, and the graceful Corinthian columns provide further elegance. There are many pretty fixtures and fittings, including metal finger plates and base panels on internal doors.

4.8 The library sits in its own grounds surrounded on the frontage and sides by iron railings above a low brick plinth with terracotta coping supported by elegant brick pillars, with a small enclosed garden space and vehicle parking area at the rear.

APPENDIX

4.9 The library was ahead of its time, the first to be designed for the open-access system, i.e. it allowed borrowers to walk around and choose books from the shelves, instead of having to ask a librarian if a book was available and then waiting for it to be fetched.

5.0 Current uses

5.1. Over the years former public rooms have been converted to office space for central library and IT staff, used for storage or transit of material, and to house the borough's joint fiction reserve stock, including play-sets and music.

5.2. At some stage the librarian's residence was divided into four council flats, two of which were sold in 1991. By November 1997, opening hours reduced to 16 per week (from an already low 34), with a consequent fall in usage. The former music library section was closed and the supply of new books diminished.

5.3. In 1999 the Friends of Carnegie Library was formed in response to Lambeth Council's proposal to close the Carnegie and several other libraries. After a three-year campaign the Council agreed not to close it although it did close some others. The book stock began to improve, music cassettes (briefly) and videos (later DVDs) became available, internet access arrived and some refurbishment work began. From August 2003 opening hours increased to 31 per week (lowest in the borough). CDs appeared in 2011; but book stocks remain below what the Friends would wish to see. The Friends' aims remain to protect Andrew Carnegie's gift, revitalise the library and raise its profile within Lambeth, the Southwark catchment area and beyond, and to liaise with others promoting local libraries

5.4. The Art Gallery, which the Friends created from part of

the largely disused former magazine reading room, hosts a flourishing chess club and adult literacy reading groups. Beginning in 2000 with a special exhibition of portraits of and pictures by John Ruskin, Herne Hill's most eminent former resident, it has featured prestigious displays on occasion and has shown works by many local artists and projects by local school children.

5.5. The Borough Library Community Services, including Home Visit and mobile stocks, are now housed in the building. Funds from the sale of Lambeth Council's former mobile store allowed urgent repair and redecoration to be undertaken in 2005 and the layout of some areas reconfigured to accommodate the new services. With this architectural gem largely restored to its former glory, Lambeth Libraries and the Friends hosted a community celebration on 9th July 2006, the centenary of its opening. In 2007 the Friends launched a Breathing Places project, funded by the Big Lottery, to refurbish the rear garden; this highly successful Reading and Wildlife Garden enhances the library-going experience. Volunteers of all ages can get involved in planting, maintenance and enjoying events outside.

5.6. A Condition Survey was undertaken in 2010 by consultants Potter Raper that showed the building to be in broadly good repair, although updating and maintenance work was needed. Lambeth Council has since undertaken some of the work needed, including the replacement of the heating boiler, and further minor alterations and repairs are planned. A copy of this report, together with a note on the subsequent work, will be provided to the consultant.