Our Promise

To restore an iconic South London landmark as an employment, creative, arts and community hub.

Walworth Town Hall will be transformed, through a strong public-private partnership, into a proud place of diverse opportunity. Once again, opening it up to all members of the community.

A mix of studio workspaces for SME's will sit alongside a new cafe, restaurant, community gallery, culture and event spaces.

Southern Section of building depicting the different uses of Walworth Town Hall.
Our Vision

Celebrate the rich heritage and interesting architectural details of a cherished building through a sympathetic restoration and light touch refurbishment.

Establish Walworth Town Hall so that it will not only make a proud and valuable contribution to the local community, but also become recognised as a benchmark for London.

Deliver a vibrant new hub for creative employment, cultural activities and events as well as meaningful community engagement.

Our Approach

Revitalise the historic features through a sensitive restoration to create high quality spaces for different activities.

Re-shape the internal layout into facilities and services that sensibly support diverse, modern usage.

Stitching the buildings together to create new meeting points and a sense of community.
Your Heritage

Since Roman times, Walworth and the surrounding area has been at the forefront of London’s innovation and creativity.

Whilst the area is undergoing another stage in its evolution, it remains rooted in its community ideals and steeped in important history – we understand the grain of this place and want to respect and be part of it. Our thinking on the project is informed by this history and heritage.

We have drawn clear and strong inspiration from the heritage of innovation and creativity that Walworth and the surrounding area contributes to London.

We are open and enthusiastic to understanding more and respecting the grain of the Walworth location as it undergoes another stage in its evolution.
A Community

We aspire for Walworth Town Hall to once again become a key focal point for the community. Open access to culture, work and education are the foundations that every successful community is built upon.

We will provide opportunities for people to be excited by culture, to gain valuable experience, and to meet new people. **Opportunities to Cultivate.**

We will provide opportunities to widen interests, to broaden the mind, to learn, to improve, to care, to teach. **Opportunities to Educate.**

We will provide opportunities to work, to employ, to strive, to thrive, to connect and to collaborate, to contribute. **Opportunities to Activate.**
Before anything else, Walworth Town Hall will act as a crucible for culture in the community with a variety of spaces for people to enjoy...

Illustration of the new Central Courtyard, which subject to a loan agreement with the council will be host to a selection of items from the Cuming collection and will remain open to the public during regular business hours.
Intended as a creative, cultural and diverse multi-use building, Walworth Town Hall will be anchored by the ‘Society Room’, a community-led space at the ground floor of the former Newington Library, which will be available for not-for-profit organisations to provide dynamic and stimulating cultural programmes for the local community.

The space will be offered for day, week, or month-long tenancies through an application process that will be managed by the ‘Society Room’ board, which will include members from the local community and the council.

The room will be actively managed with a series of different art exhibitions, cultural talks, educational activities and creative events throughout the year and will remain open to the public all year round. Additionally, adjacent to the main room, a new community meeting room and an artist studio will also contribute to the ‘Society Room’ programmes.
The former Council Chamber and Reference Library

Previously, the Council Chamber and Reference Library were the beating hearts of the building. It is our intention, through a light touch restoration respecting the rich architecture and heritage, to restore the rooms and bring them back to their former glory.

We intend to activate these spaces through a programme that promotes continuous enlivenment of the rooms and the building. During business hours, the rooms will be operated as open-plan co-working space, available for anyone to join. Outside of business hours, the rooms will be available for private hire and not-for-profit organisations to host events, weddings, lectures, or exhibitions.

Left to Right, top to bottom: Former Reference Library; Former Council Chamber; Illustration of the former Council Chamber, which on evenings and weekends will host exhibitions and events and will also be available for private hire.
The Walworth Café & Restaurant

The Walworth Town Hall Café & Restaurant, which will be the beating heart of the new Town Hall, will be opened to the public. Patrons will get to enjoy fresh, local produce at reasonable prices along with free wi-fi access.

The Central Courtyard

Subject to a loan agreement with the council, the new central courtyard will be host to a selection of items from the Cuming Collection and will remain open to the public during regular business hours.

The Artist Studio

An artist studio will be provided, at no cost, for rotating three months tenancies. The residencies will be given to local and regional artists selected by the 'Society Room' board and will each conclude with a week long exhibition showcasing their work.

The Memorial Garden

The Memorial Garden will retain its public access. The garden will be designed into a lush and peaceful area centred around the memorial, offering the local community a beautiful enclave to relax and gather.
Our cultivation programme will ensure that a diverse mix of cultural and community activities are always ongoing within the building.

Areas open to the public:
- Society Room
- Artists Studio
- Community Meeting Room
- Cafe & Restaurant
- Central Courtyard
- Photography Studio
- Music Studio
- Memorial Garden
- Exhibition / Events

64% of the ground floor will be fully accessible to the public during business hours and weekends, whilst just under half of the building will retain a public aspect through different events, cultural programmes and private hire opportunities.
Walworth Town Hall’s foundations are built on culture and education. We will open multi-partner programmes for cultural and local learning, skills improvement and wellbeing.

Illustration of the Society Room, which will host community led events and exhibitions all through out the year.
Educational Programme

Encouraging the sharing of knowledge to actively improve the quality of all lives. Walworth Town Hall will create open, multi-partner platforms for cross-cultural and local engagement.

Partnerships with local schools will be established to host educational and creative courses for young students to learn about culture and arts.

Weekly lectures and panels will be held on site and open to the public. Topics will range from central social issues to historical matters.

Weekly evening arts courses will be hosted for the local community and the wider public.
Acknowledging that the workplace is being fundamentally, universally and rapidly humanised, Walworth Town Hall will be a connected, affordable, high performance environment where people will be able to prosper through improved productivity. To strive and thrive. Working in new ways, through new ideas and with new technologies.

Illustration of the council chamber, which will host open plan co-working during regular business hours.
Creative Offices

Fully fitted plug and play offices will be available for SMEs to rent on an annual basis.

Co-Working

Open plan co-working rooms geared towards small businesses and creative entrepreneurs will offer desks to rent on a monthly basis.

Maker Space

A set of maker spaces will be available to artisans, fabricators, designers and inventors.

Art Hub

A creative and inspiring space for established arts institutions to use as a new campus.

Photography Studio

A fully fitted photography studio will be available for private hire.

Music Studio

A fully fitted music studio will be available for private hire.
Illustration of a creative office studio, which will be home to a variety of small businesses.

Southern Section of the library building depicting various active uses.
Managing Walworth Town Hall

Our ambition is to energise the building with a broad mix of uses in order to create a vibrant place for its users and the wider community.

To successfully deliver this vision, a comprehensive management and operations plan will be implemented:

The new Walworth Town Hall will be run by a community manager and is expected to directly employ a staff of approximately 20.

A partnership with Southwark Works, an employment service for Southwark residents, will be set up to ensure staff are hired locally.

During the construction, local apprentices will be hired to work on the restoration.

A board made up of representatives from Southwark Council, the Walworth Society, a local community group, an art school and General Projects, will be formed to decide on the public aspects of the Walworth Town Hall, which will include:

The Society Room – partner organisations / charities

Rotating artist studios / galleries

Public events and functions to be held in the library and the council chamber

The selection will focus on organisations activating the space and bringing a true benefit to the local community. These may include: fundraisers; lectures; exhibitions; weddings; art shows; film screening; theatre/plays; community gatherings; panel discussions; classes.
Our Team

Our team is a strong partnership that all share the credentials, experience and the ambition to deliver.

**General Projects: Developer**

General Projects is a creative real estate developer focused on delivering inspiring, creative and experiential buildings designed and developed for tomorrow’s generation.

**Feix&Merlin: Architects**

Feix&Merlin is a creative design studio based in Peckham London, working across the fields of architecture, interiors and product design, co-founded by Julia Feix & Tarek Merlin.

**Donald Insall: Historic Building Consultants**

Donald Insall Associates is a leading conservation architecture practice with over 50 years’ experience in the care, repair and adaptation of historic buildings and places, together with the design of new buildings for sensitive sites.

**DP9: Planning Consultants**

DP9 is established as one of the leading expert consultancies in planning, development and regeneration in the UK. Formed in 2004 the business was specifically created to focus on advising on the largest, most complex and challenging development propositions in central London.

**Heyne Tillett Steel: The Structural Engineers**

Heyne Tillett Steel is a London-based structural engineering practice with a reputation for intelligent design and innovative, practical solutions.

**Red Engineers: MEP Design Consultants**

Red Engineers is an award winning international building services design consultancy, specialising in the design of mechanical and electrical engineering services, new buildings, complex and high performance buildings, with a focus on innovative, low energy solutions and global project delivery.

**Quartz: Project Managers & Cost Consultants**

Quartz are construction and cost consultants covering all aspects of the built environment and building assets. The company specialises in Project Management, Building and Quantity Surveying.
Developer: General Projects

General Projects is a creative real estate developer focused on delivering inspiring, creative and experiential buildings designed and developed for tomorrow’s generation.

Founded in 2016 by Jacob Loftus, the ex Head of UK at Resolution Property, the company currently manages over £500m of innovative development projects in London and across the UK.

Over the past 2 years, General Projects has completed the restoration of the Grade II* listed One Poultry, obtained planning for the extension of a former distillery in Clerkenwell, and brought the former HQ of the RACS in Lewisham back to its former glory.

Alphabeta was the pioneer behind the development of Alphabeta. The project involved the contemporary reactivation and repositioning of a historic landmark building, wholly reconfigured for the creative industries.

User experience was the guiding principle at the heart of the project, this led to the creation of the 'ride-in cycle ramp', a basketball court and yoga studio, roof terraces and a boutique hotel lobby style reception.

The building was all fully pre-leased to a diverse mix of established creative, tech and finance businesses including; Silicon Valley Bank, WPP, Open Table, SEI, We are Social, Reed Elsevier and Barry’s Bootcamp.

Alphabeta has won multiple awards, establishing it as one of the leading London office developments of the decade.

General Projects was appointed as developer to undertake a sympathetic refurbishment and repositioning of One Poultry, the iconic James Sterling post-modernist Grade II* listed masterpiece.

We worked closely with the City of London and Historic England to ensure that the legacy and the fabric of the building were preserved and not harmed.

The works were successfully completed in July 2018 and the building has been fully leased to WeWork, the world leading coworking operator, and Puttshack, an innovative mini-golf leisure and F&B operator.
Prior to establishing General Projects, Jacob Loftus was behind the development of Dept. W., which involved a sensitive refurbishment and repositioning of a 1926 landmark art deco department store into a new tech and media hub.

Planning was granted in October 2018 for a radical reinvention of a former printing press and gin distillery in the heart of Clerkenwell village. 132 Goswell Road will comprise 74,000 sq ft of offices and retail configured entirely for the creative industries. A striking architectural intervention will stitch the two existing blocks together to create a new entrance to the development, restoring the vitality and public use of this important corner.

A major refurbishment and expansion of a locally-listed 123,000 sqft building in the West End, repositioning the former headquarters of Woolworths towards a new generation of technology, media and creative tenants. The building was acquired in 2018 in partnership with Henderson Park with General Projects acting as development manager.

General Projects recently restored Tower House, the former HQ of the RACS which was the centre for both capital and culture in Lewisham, to its former glory. The project comprised a transformation that delivered 25,000 sqft of creative workspace and retail to restore it yet again as the vibrant centrepiece for this community.
Architect: Feix&Merlin

Feix&Merlin Architects is a creative design studio based in Peckham London, working across the fields of architecture and interiors, with extensive knowledge of working with heritage buildings and an exemplary track record in winning Full Planning Approval with Listed Building Consent. Their recent Heritage projects include The Conduit (Mayfair Conservation Area) and The Boxing House (East Marylebone Conservation Area).

The Conduit, Mayfair
Mayfair Conservation Area

The Conduit, a new members club with a social and sustainable focus, on Conduit Street in London, involved the sensitive refurbishment and extension of an existing 8 storey building, in the heart of the Mayfair Conservation Area. The works included a rooftop extension, significant structural alterations, new lifts and M&E installations which were sensitively coordinated to protect and enhance the character of the heritage facade.

The Boxing House, Marylebone
Grade II Listed, East Marylebone Conservation Area

The Boxing House project involved the full refurbishment and change of use of an existing Grade II Listed five storey building situated within the East Marylebone Conservation Area. Feix&Merlin were commissioned to breathe new life into the existing building and transform it into a new social, sports venue for central London.
Funding

The restoration of Walworth Town Hall will be carried out by General Projects and funded by Loftus Family Property, a privately held Real Estate Investment Partnership (LFP) established over 50 years ago. General Projects and LFP are inter-connected via family relationships and share a common vision and aspiration for Walworth Town Hall.

Loftus Family Property are a long term owner of real estate with much of their portfolio having been developed in the 70s and 80s and held since then. They have extensive experience of listed buildings and sensitive developments.

Loftus Family Property intend to hold Walworth Town Hall as a long term investment and will fund the restoration from existing equity resources.

A small part of the restoration costs will also be funded through a grant of £2,000,000 to be contributed by the council. The grant will be funded through the remaining balance of the £10,000,000 insurance claim payment obtained as a result of the fire damages.

5% of the annual rents from the property will also be provided to the Council as an additional income stream.