



London Borough of Hammersmith & Fulham

Cabinet

11 NOVEMBER 2010

LEADER

Councillor Stephen Greenhalgh

**DEPUTY LEADER
(+ENVIRONMENT &
ASSET
MANAGEMENT)**

Councillor Nicholas Botterill

CONTRIBUTORS

Regeneration &
Housing Strategy
RSD
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ADLDS

FORMER SHEPHERDS BUSH LIBRARY

This report sets out the proposals for the retention of the former Shepherds Bush Library building as a publically accessible cultural facility and the relocation of the Bush Theatre on a long lease basis.

A separate report on the exempt part of the Cabinet agenda provides information on the legal, financial and business case aspects of the proposals for the relocation of the Bush Theatre to the former library building.

Recommendation:

That authority be delegated to the Director of Housing and Regeneration in conjunction with the Assistant Director (Legal and Democratic Services) and the Leader to agree the details of the lease of the former Shepherds Bush Library to the Bush Theatre.

Ward:

**Shepherds Bush
Green**

<p>HAS AN EIA BEEN COMPLETED? YES</p>
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1. INTRODUCTION

- 1.1 A key regeneration objective set out in the Shepherds Bush Market Planning & Regeneration Brief is to ensure that there are new significant leisure, public arts or cultural facilities to act as a focus and public attraction; and that the former Shepherds Bush library building maintains a cultural role in the community as a publicly accessible facility that will help anchor and complement the overall market area regeneration.
- 1.2 Consultation on the Planning & Regeneration Brief has shown strong support for the desire to see broader cultural and social regeneration activity in the area and in particular that the former Shepherds Bush Library building be maintained as a cultural resource.
- 1.3 With the construction of the new library in Wood Lane next to the Westfield Shopping Centre the Council wishes to stop using the building as a library and let the property to the Bush Theatre.
- 1.4 The Bush Theatre's proposals for the use and improvements to the building share many similarities with the wider regeneration plans for the area. The theatre's management and trustees are keen to work closely with the developers for the market regeneration to realise a vibrant arts quarter and public square for example. The swift occupation of the building by the theatre could also play a vital role in working with the community to look at the benefits of the local area regeneration and providing a basis for community support of the scheme by offering a place for discussion and leisure but also by running workshops with community groups centred on the regeneration plans.
- 1.5 The Bush Theatre is a key element in creating a new sense of place at Shepherds Bush Market and with the possibility of establishing the likes of an open air street theatre, will bring a sense of excitement and increase footfall in the area.

2. FORMER SHEPHERDS BUSH LIBRARY BUILDING

Background

- 2.1 The former Shepherd's Bush Library is located on the south side of Uxbridge Road at the junction with Pennard Road.
- 2.2 The property is understood to have been constructed in 1895 with a rear extension in the 1970s. It is a three storey property with a gross internal floor area of approximately 11,605 sq ft and a site area of approximately 0.08 hectares/0.20 acres. The property is in generally poor repair.
- 2.3 Since the relocation of the library to the new premises next to the Westfield development this property has been used as a publicly

accessible local history library and resource and as a taster for the new library to aid the transition from the old to the new library. It is also currently being used as a Public Script Reference Library by the Bush Theatre.

- 2.4 In Town Planning terms this building is locally listed as a Building of Merit and is situated in the Shepherd's Bush Conservation area and has consent for class D1 uses (non residential institutions).

3. THE BUSH THEATRE

Background

- 3.1 The Bush Theatre is a home for new plays and an internationally renowned champion of playwrights. It has produced hundreds of premieres since its inception in 1972, many of them Bush commissions, and hosted guest productions by leading companies and artists from across the world.

The company's core objectives are:

- Developing, promoting and producing the best new theatre writing
- Providing professional development, education and training both for those within the industry and those learning about the industry
- Increasing audience access to New Writing both in London and further afield
- Encouraging cultural diversity

- 3.2 All of the company's activities are aimed at achieving these core objectives and many are complimentary. Key activities every year comprise:

- Producing around 12 fully presented productions of new plays
- Constructing National and International touring, as well as West End transfers where appropriate
- Reading and reporting on over 3,000 unsolicited scripts
- Commissioning up to seven new plays
- Providing Rehearsed Readings and development for new writers
- Publishing inexpensive play texts for each full production
- Providing practical professional development, education and training opportunities for creative and production personnel
- Programming a diverse selection of the best national and international new plays, in addition to commissioned plays
- Making provisions to involve disadvantaged sections of the community

Current Facilities

- 3.3 The Bush Theatre currently occupies around 14,000 sq ft of property in the borough under short-term tenancy agreements. This includes:
- Theatre and office space above O’neill’s pub on Shepherd’s Bush Green
 - 3 floors of rehearsal space and 2 empty shop units in the West 12 Shopping Centre
 - A storage arch on Trussley Road

4. RISK MANAGEMENT

- 4.1 The risk management arrangements are consistent with the Council's approach of putting residents first, and contribute positively to the delivery of opportunity risk as part of the Council's community strategy which is covered in the Council's corporate risk register entry number 10 (managing business objectives and meeting public needs and expectations).

5. RECOMMENDATION

- 5.1 Cabinet is recommended to approve the delegation of authority to agree the details of the lease of the former Shepherds Bush Library to the Bush Theatre. Further recommendations are in the separate report on the exempt part of the agenda.

6. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES

- 6.1 These are in the separate report on the exempt part of the agenda.

7. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

- 7.1 These are in the separate report on the exempt part of the agenda.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1	Draft Shepherds Bush Market Planning & Regeneration Brief	Matt Butler, x3493	Environment, Planning
2	Shepherds Bush Market Regeneration Cabinet Report (14 October 2010)	Matin Miah, x3480	Regeneration
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