

EAST QUAY

Studios & Workshops
Application Pack
February 2021

Hello!

Thank you for your interest in applying for a studio at East Quay. This is a thrilling and important time for Onion Collective as we work towards opening our new building in Summer 2021.

Details about the studios, the development at East Quay and Onion Collective are provided in this pack along with details of how to apply for a space with us.

Please do not hesitate to get in touch if you have any questions or would like to discuss the studios.

Information

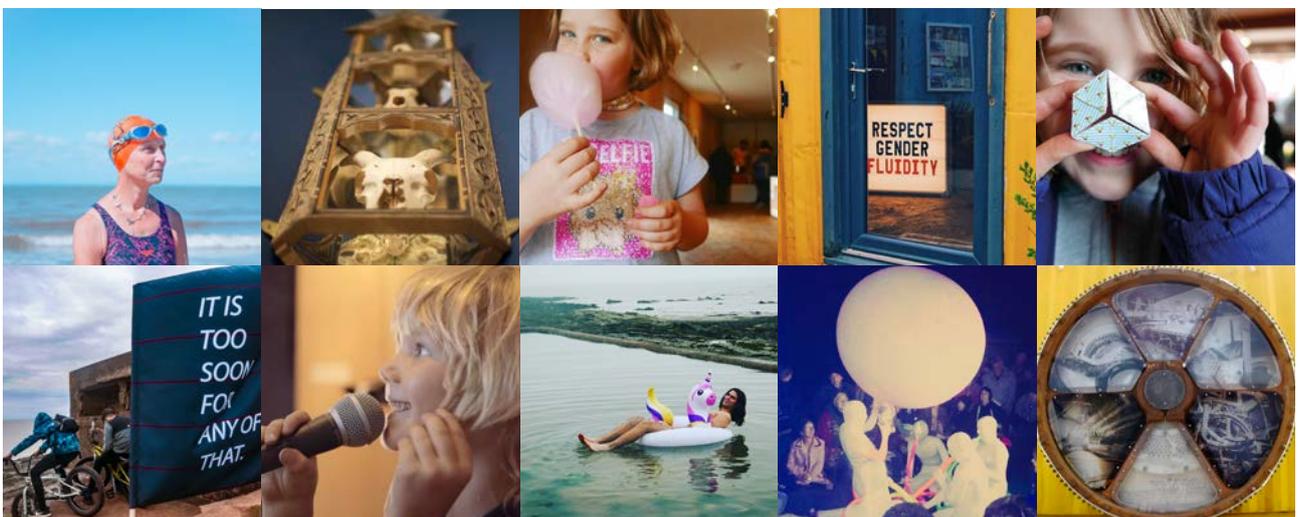
We have a range of studios in different locations available at East Quay, plans of individual studios and prices can be found later in this document.

Across all the studios we want to encourage tenants who are excited and interested in being part of our community. East Quay is public facing and it is a requirement of all tenants that they embrace this and are welcoming and positive towards our visitors and help us to enhance the visitor experience. Therefore, whilst we understand that sometimes you need to close the door and pull down the blinds, we do require you to commit to a minimum monthly usage of your studio space of 60 hours a month and that you are open and welcoming to the public for most of this time.

We are interested in artists and makers from a range of disciplines and at different stages of their career so we can create an interesting, supportive and balanced community. We expect studio holders to support and take part in EQ events and open-studio events and are looking for people who will make an active contribution to the overall development, we will also prioritise those whose practice has social/environmental purpose. The building is still under construction and the exact opening date is currently not fixed but we expect to open in summer 2021.

To apply please complete the associated application form and Equal Opportunities form (on link) and return to Naomi Griffith by Friday 12th March 2021. Following the deadline Naomi will contact all applicants for an informal discussion. If you wish to discuss the studios with Naomi before you submit your application please don't hesitate to call or email her.

naomi@onioncollective.co.uk
07866 730093



Top row, left to right: sea swimmer photographed by Jesse Roth as part of a work by Lynn Dennison, installation by Helen Knight, interactive work by Dylan Fox; exhibition piece by Dylan Fox, kids workshop with Helen Knight. Bottom row, left to right: temporary outdoor installation by Dylan Fox; young audience member; participant at an artist's walk, performance by Jennifer Taylor, sculpture by Dot Kuzniar.

EAST QUAY

10 things about East Quay

1. East Quay is a contemporary art gallery, a paper mill, a geology lab, a print studio, artist studios, maker workshops, creative education space, a restaurant, accommodation pods, and outdoor space courtyard: it will open its doors in summer 2021.
2. East Quay exists to demonstrate four core beliefs:
 - that when community, culture and enterprise work together a better future is possible;
 - that it shouldn't matter who you are, where you live or what you have, everyone should have access to high quality contemporary art and culture;
 - that we must help break down barriers, so that contemporary art and creativity are perceived as essential and welcoming for everyone; and
 - that it is not enough to just 'do-less-harm' to the environment, we must instead strive to be actively regenerative, and to use our influence in this regard wherever possible.
3. In the context of the climate and biodiversity emergencies, East Quay will be a space from which the community can come together to imagine a future it wants to be part of.
4. There will be a year-round programme of exhibitions, events and activities for children and adults and during school holidays there will be an activity of some sort everyday.
5. We will support all our tenants to take an active role towards a better more sustainable future.
6. There will be five individual and bespoke accommodation pods to stay in, aimed at the more adventurous traveller, looking for an interesting short-stay experience. One of the pods is easy access and can accommodate a wheelchair.
7. Each pod has been designed by architects Fearze as an immersive short-stay experience. Pod 1 sleeps two and is an object exchange, Pod 2 sleeps four and is about stories and imagination, Pod 3 sleeps two, and is about industrial heritage, Pod 4 sleeps two and is about playful architecture and Pod 5 sleeps two is all about participatory art!
8. There will be a limited amount of parking for the studio and workspace tenants on site.
9. East Quay has been designed by Piers Taylor of Invisible Studio and Ellis Williams Architects. The design was inspired by the characterful buildings around Watchet sitting on the strong plinth of the harbour and surrounding cliffs.
10. East Quay has been funded by the Coastal Communities Fund, Arts Council England, Magnox Socio-economic Fund, Esmée Fairburn, the Social Investment Business and the Coastal Revival Fund.

EAST QUAY

MANIFESTO

East Quay is about cultural connection, nurturing creativity, and inviting curiosity. It is through culture, experienced collectively, that we come together, find laughter and joy and explore what gives us purpose and hope. It is about the things we see and experience, the music we make and hear, the way that we dance and play, the fun we have together.

Designed by some of the most inspiring architects in the country, East Quay has been developed over eight years with community input and deliberation. We have filled it with space for the finest artists to exhibit with joy, beauty, wonder and fun, and provided places to nurture the creative talents of local artists and artisans. Artists and makers will make their livelihoods here, and the community will come together through performance, music, conversation, food and ideas.

Within East Quay, the Gallery will be delivered by Contains Art. Its purpose is to raise ideas, open minds, invite discussion and encourage a social, economic and environmental conversation through culture. It will be a place of imagination and hope, where visits are rewarded with immersive, participatory, activist, and socially-conscious exhibitions and experiences that confound expectations of what visiting an art gallery is like in a place like ours.

East Quay holds the firm belief that who you are, what you have, and where you live should not limit or constrain your access to the highest-quality artistic and creative experiences. It signals bravely how community-led renewal can empower people and help them to develop agency to fulfil their potential. Here in West Somerset, we have the lowest social mobility in the country. This has huge ramifications for our children's futures. Art has a role to play in changing this - enriching experiences, drawing out creativity and helping people to flourish. Our education, audience, heritage and digital programmes will bring culture and creativity into classrooms, homes and communities, providing life-long learning and harnessing the imaginations and ideas of children and adults alike.

It also demonstrates that questions of cultural and social justice cannot be separated from economic life and that culture can help to rebuild a forgotten local economy. We need art now more than ever to help us understand and navigate the future. In these turbulent times, everyone must be able to play a role in conceptualising their futures; a process for which art is integral and a responsibility that East Quay will embrace. Our programme of exhibitions and events over the next three years at East Quay will therefore be motivated by ideas that support people and the planet. It will explore community and place, identity and belonging, the climate emergency and the human capacity for change.

We believe East Quay can change the world. We believe in the power of community, the power of culture and the power of enterprise. Together, these things can create the kind of future we all want to live in; one invested in people and built of curiosity, openness and hope.

EAST QUAY

East Quay Floor Plan, Ground Floor

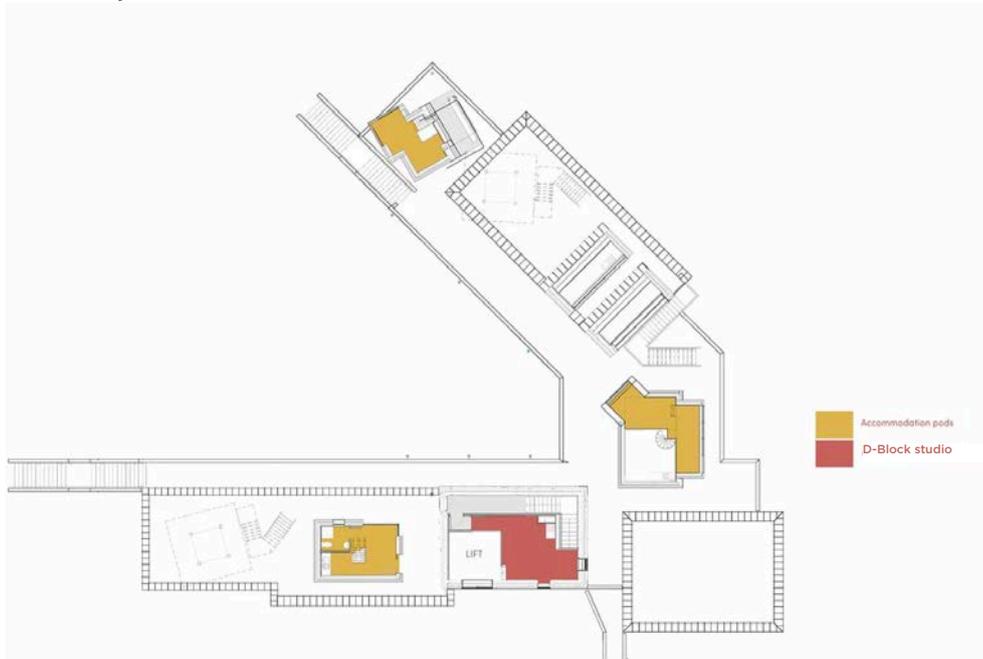


East Quay Floor Plan, First Floor



EAST QUAY

East Quay Floor Plan, Third Floor



Studios

We have 4 container studios (A-Block) situated in the courtyard of the development, with a further block of 4 studios (B-Block) and 2 studios (C-Block) respectively on the first floor, there is one studio (D-Block) located on the 2nd floor of the building (no lift access).

Sizes and prices

Studio	Size (m2)	Monthly rent inc VAT	Notes
A-Block studios	14	£150	3 available from July/August
B-Block studios	22	£240	4 available from July/August
C-Block studios	31	£300	2 available from October. This is currently one 62 m/2 studio but could be available as such, or could be shared by several people subject to discussion
D-Block studio	30	£300	1 available from July/August

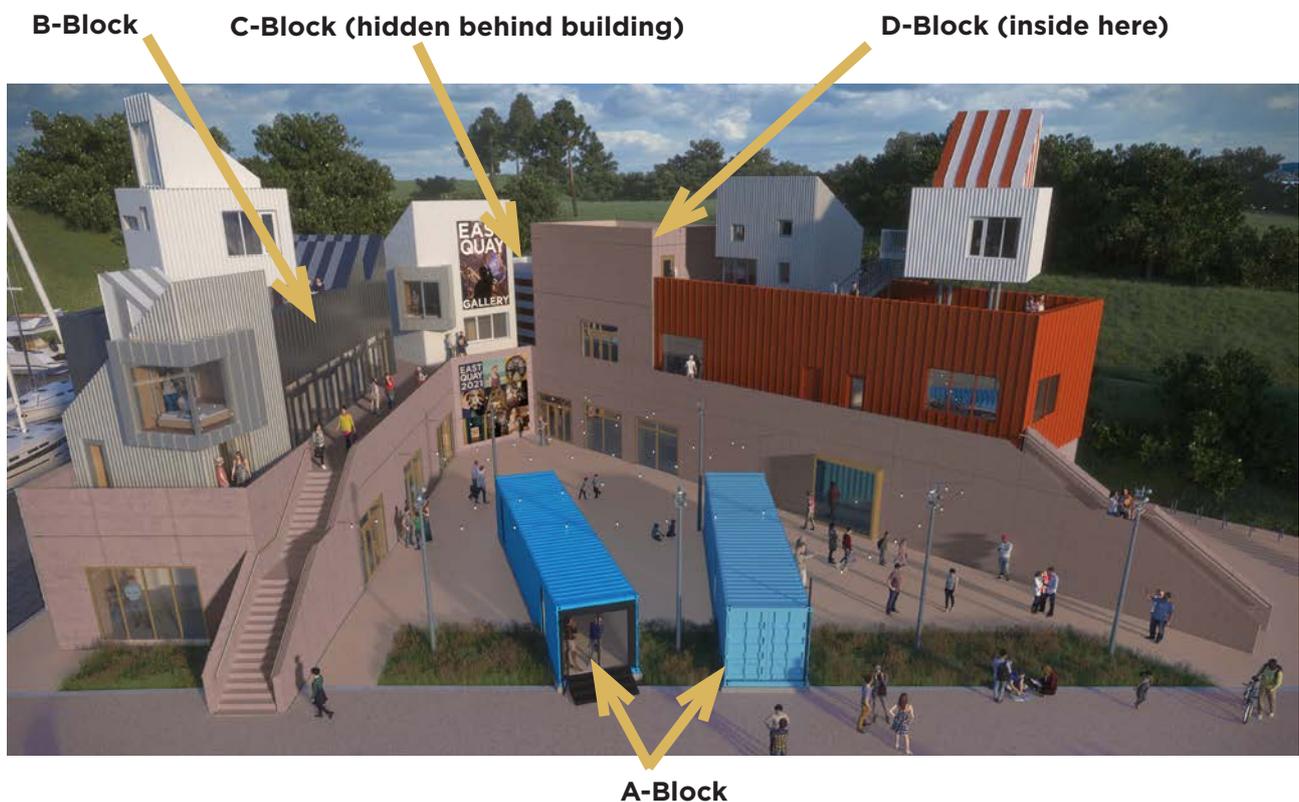
EAST QUAY

A-Block – these are the existing containers which were previously studios on the site. They have been refurbished (including now having sinks) as well as wifi etc. Each studio is half a container.

B-Block – there are four studios in this block. The two studios on the right of this block have large roof lights and the studio on the far left has a window overlooking the marina.

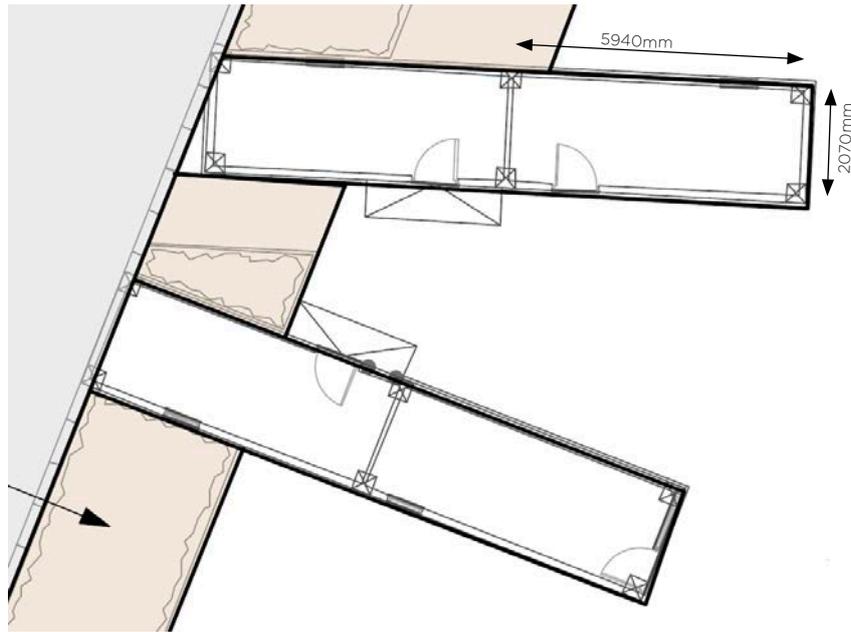
C-Block – this studio will be in use for a project until October/November 2021. Following this the studio can be quite flexible. It could be used as one 62m² space either by one, two or more artists sharing, or could be split into 2 studio spaces of 31m² each.

D-Block – this studio is on the second floor of the building and is quite tucked away (much less likely to get visits from the public). There is no lift access to this studio and it has a raised area in part of the studio as shown on the plan.

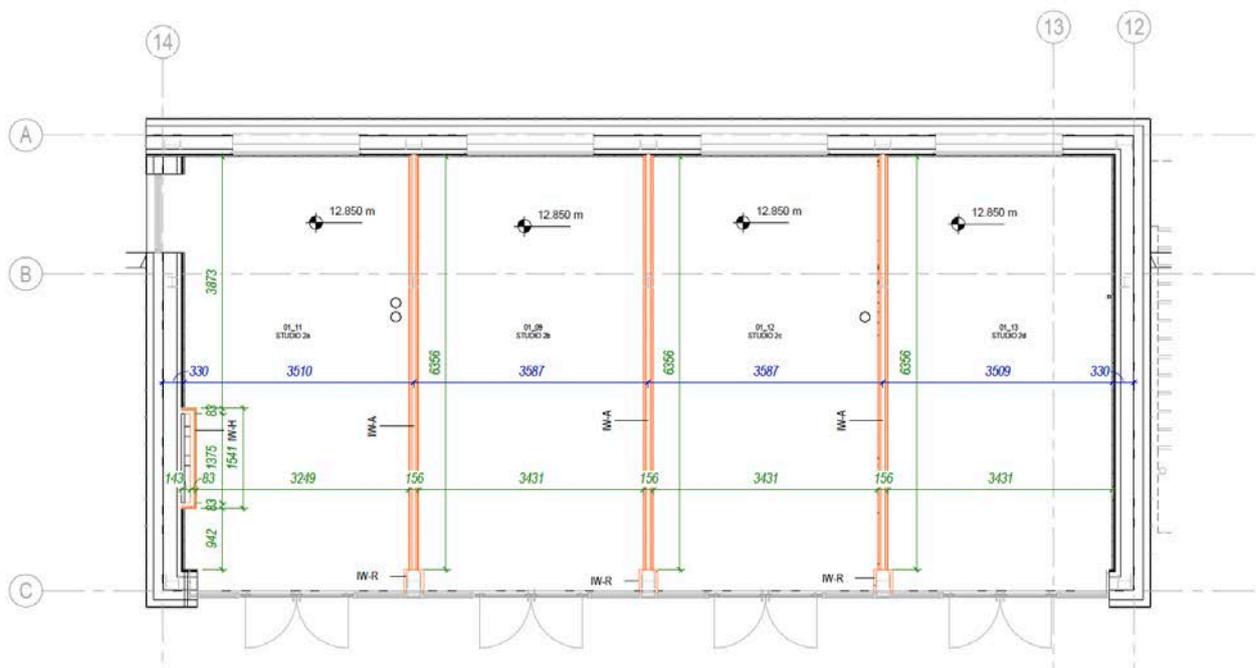


EAST QUAY

A-Block Containers Floor Plan

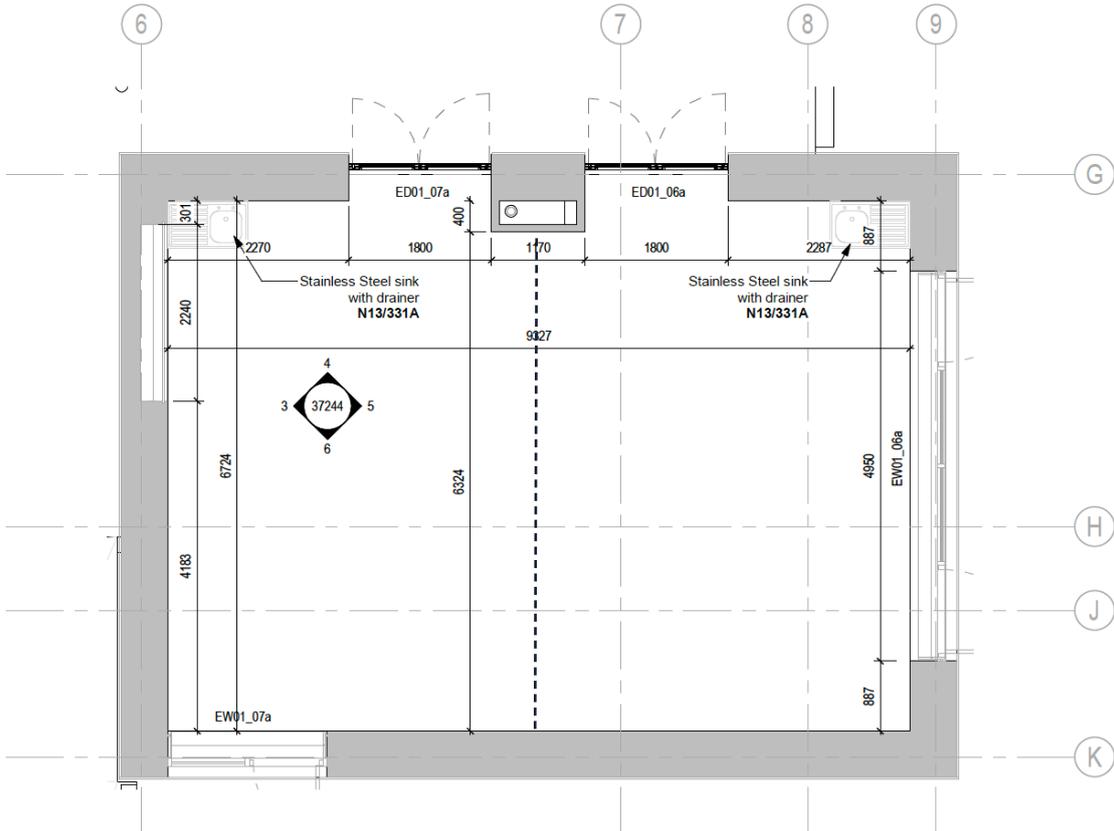


B-Block Floor Plan

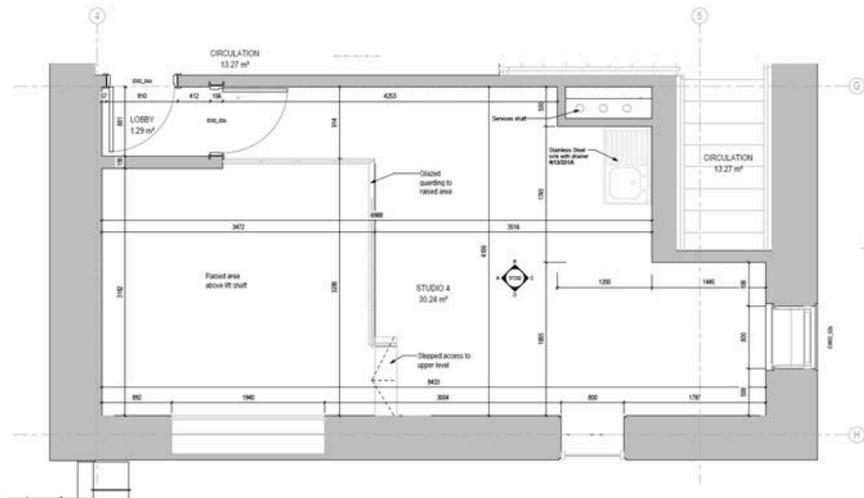


EAST QUAY

C-Block Floor Plan



D-Block Floor Plan



Heads of terms

- Min usage requirement 60 hours a month.
- Monthly rolling lease with 1 month notice period.
- No deposit.
- Payment dates to be monthly in advance.
- VAT will apply to the rental.
- There will be no Service Charge for the first year of the Lease but thereafter the Onion Collective reserves the right to make a charge for services to the Building comprising (but without limitation, electricity, water, building insurance, maintenance, repair and cleaning of the Building and common parts, the provision of internet, telecommunications and other media services (if any), the supply of shared utilities and management services). Such service charges shall be charged to tenants on a pro rata basis by reference to the floor area occupied and shall be payable annually in arrears and recoverable as additional rent on the Premises.
- The Tenant shall be responsible for all business rates.
- The Rent shall be subject to upwards only annual review by reference to RPI and shall be subject to market value review at the end of two years of the Lease and every two years thereafter.
- The Lease is to be excluded from the Landlord & Tenant Act 1954.
- The subletting or sharing occupation of part or of whole of the Premises only with the written permission of Onion Collective.
- Onion Collective shall maintain the state and condition of the building subject to reserving the right to recover the cost thereof from the tenants on a pro rata basis via the Service Charge.
- The Tenant shall maintain in a good state of repair and condition the inside of the Premises.
- The Tenant shall be prohibited from making external and structural alterations to the Building. Internal alterations to the Premises will be permissible subject to the Tenant obtaining the prior written consent of Onion Collective.
- The Tenant shall not be permitted to place any signage on the exterior of the Building without obtaining the prior written consent of Onion Collective.
- Onion Collective will insure the building and the Tenant will be responsible for a proportion of the associated building insurance premium payable through the Service Charge. The Tenant will be responsible for the insurance of its own business activities and goods.

Equal Opportunities

We want Onion Collective to be representative of all sections of society and welcome applications from everyone.

Equality and diversity considerations are not an 'add on' to the work that we do, rather enabling access and engagement to the broadest range of people from and beyond our community is the very reason for our existence. We are committed to achieving a truly inclusive environment for all, providing an atmosphere where everyone can take part, learn, work and engage free from prejudice, discrimination, harassment and violence.

We would be grateful if you could please complete our Equal Opportunities form once you have submitted your application. <https://www.surveymonkey.co.uk/r/69F3Y88>

onioncollective

the next economy in action

ONION MANIFESTO

We dream of a future in which we live as connected communities on a sustainable, thriving planet; one in which everyday life is rich and culture is shared; where personal curiosity and collective endeavour flourish and where the economy works for us all. We have long held that community is the first line of defence in a crisis, but we must now also seize its narrative potential. It is time for communities to imagine new stories for themselves, to be given creative rights over their own places, to imagine, hope and together fight for a better world. This needs agency, aspiration and involvement.

We are social entrepreneurs. We use the best of an entrepreneurial spirit to tackle social, cultural and environmental injustice. The economic system we accept says everything about the kind of society we want to be and we believe it should respond to the imperatives of social concern for those at risk, environmental concern for the planet and cultural concern for humankind.

We ground our work in the everyday power and values of community: connectedness, curiosity, plurality, compassion and solidarity. In our communities, it is the ties of belonging to people and place that bind us together and keep us safe and where friendship and purpose bring us together. This attachment to one another helps us to stand taller and firmer. It values difference, makes us kinder and gives us empathy. It rewards us with a concern for equity, a determination to protect those most at risk and a reason to hear a multiplicity of perspectives and experiences. It demands that each of us have a say, be included and have power in our collective endeavour.

We are social, cultural beings. Our lives are lived in places and with people. Our identity, our well-being, our happiness and our purpose are all tied up with our friends, families and communities. Without culture experienced collectively, we are poorer in every sense. But a flourishing of personal curiosity and creativity demands that where you live, what you have and who you are should not undermine equality of opportunity. This is how we fulfil our potential, deliver purpose, imagination and hope.

We are all connected: community has a universality. Valuing it extends our concern to those all around the world, to future generations and to the planet as a whole. It requires that we take a long-term, holistic and systems change approach to our work. We are acutely aware of the severity of the climate emergency, the turbulence ahead and the interdependence of our actions. We are deeply committed to the fight for a sustainable future, to upending the narrative, and to proving that change is possible.

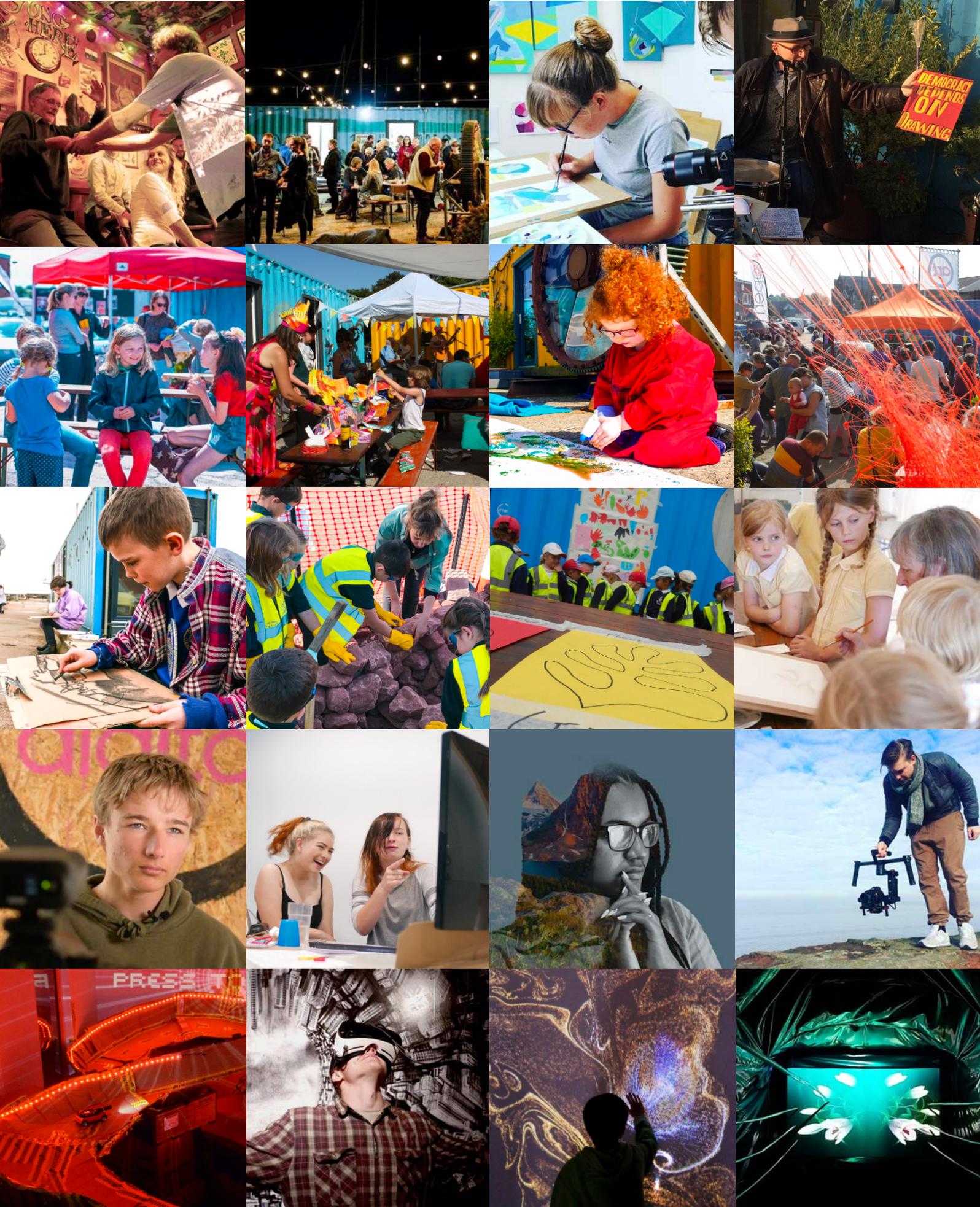
The values that guide our work also inform how we work. Being an Onion is about trust, kindness, tenacity and bravery. It means we can work every day with people we love and admire, putting our efforts into achieving something we believe in and it means we make our own rules about what to spend time doing. Having high ambition is tough, but brings immeasurable rewards. It gives friendship, shared endeavour and communal value to our lives. It makes us happy.

Systems change is collaborative work. We do not act alone. We are part of a movement that recognises that in so many places there is an ever more cavernous gap between what the market will deliver and what the state can provide. It sees that those with power are failing to act on climate change or social justice with the necessary urgency and that power must be distributed and shared. Ultimately, we believe that what we can learn, create and demonstrate here in this town, alongside myriad others, will offer a new model for a better way of living our lives, running our economy and being in the world.

We refuse to be defined by what we do not have. We may be disadvantaged, we may face huge obstacles, and we may sometimes feel overwhelmed, but we are not 'left behind'. We are not powerless. We embrace new ideas and we know that we can evolve a new future, grounded in the extraordinary power of community. We can lead the way. We are the next economy in action.



Pictured, previous studio holders at Contains Art: clockwise from top left: Sue Lowe in her studio, Georgina Towler in her studio, Mel Deegan in her studio, Studio 1 occupied by Laura Dekker, Angie Wood in her studio, paints in use by Georgina Towler.



Pictured some of Contains Art's events, projects, students, visitors, artists and activities over the past six years. Top row: events and enterprise with artists, including Chris Dobrowolski (far left), Georgina Towler (2nd right) and Bob and Roberta Smith (far right). Row two: community and family events in our courtyard. Row three: educational work with local schoolchildren building cultural capital, including Jess Ostrowicz (2nd left). Row four: participants in our studiodigital project, which supports disadvantaged teenagers to develop creative skills and consider creative careers, including filmmaker Jesse Roth (far right). Bottom row: digital work including by artists Fabio Giampietro and Alessio de Vecchi (2nd left), Biwei Niu (2nd right) and Richard Broomhall (far right).