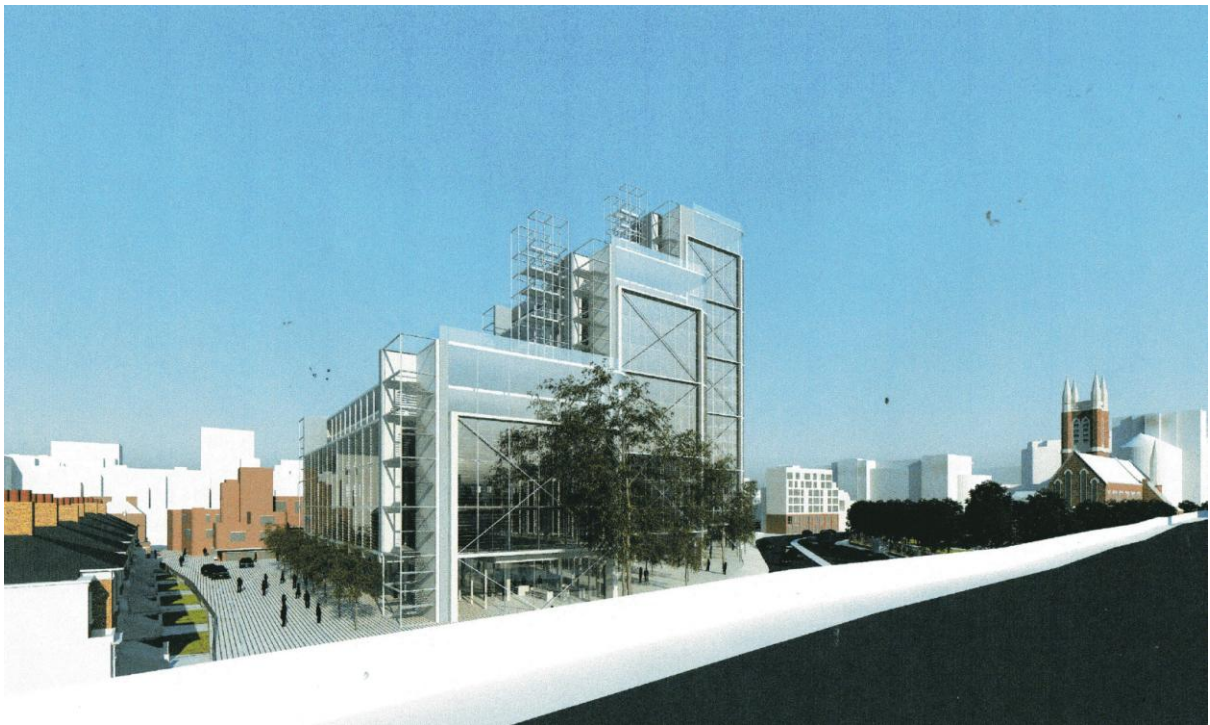




The Hammersmith Society

Newsletter April 2017



The revised proposal for the redevelopment of Landmark House and Thames Tower by Eastern and Oriental Properties and architects Rogers Stirk Harbour + Partners

*AGM * NOMINATIONS FOR ENVIRONMENT AWARDS * LANDMARK HOUSE * AIR QUALITY * HOXTON HOTEL * PARKS IN PERIL * HEATHROW THIRD RUNWAY * FESTIVAL OF ARCHITECTURE * HAMMERSMITH TOWN CENTRE * SHEPHERD'S BUSH GREEN * DIMES PLACE * WOOD LANE ARCHES * NORTH KENSINGTON GATE * HAMMERSMITH POLICE STATION * DESIGN REVIEW PANEL AND MORE.....*

AN INVITATION TO THE HAMMERSMITH SOCIETY AGM 2017

Welcome to our April 2017 Newsletter. Members and guests are cordially invited to the AGM of the Hammersmith Society which will take place on Wednesday, 21 June. Doors will open at 6.30pm and the AGM will commence at 7.00pm. The Society is most grateful to the Dorsett Hotel, Shepherd's Bush Green W12 for again providing the venue.

Winners of the 2017 Environment Awards will be announced, and if you wish to make a nomination please submit details to our Chairman, Tom Ryland. Further information is available on the back cover of this Newsletter.

The Society's Patron, the Mayor of Hammersmith and Fulham, will be invited to present the Awards, and this will be followed by other AGM business including the appointment of the Committee for the forthcoming year. New Committee members are most welcome, and members are invited to come forward with nominations for consideration.

My grateful thanks to our contributors to this issue: Tom Ryland, Rosemary Pettit, Melanie Whitlock, Hans Haenlein, Annabelle May and Richard Winterton, and to the rest of the Hammersmith Society Committee for help and support. Also thanks to our contributors Lucinda McPherson (Emery Walker's House) and Henning Stummel (Re-Imagining Shepherd's Bush Green). We also thank Benham Reeves residential for sponsoring the printing of the Newsletter. *Richard Jackson Editor*

THE HAMMERSMITH AND FULHAM AIR QUALITY COMMISSION

The Hammersmith and Fulham Air Quality Commission report was adopted by the Council in November. The Commissioners, chaired by Rosemary Pettit, have recently asked the Council for an update on the Commission's recommendations.

A total of 25 recommendations were presented to LBHF council, and 17 of these have been acted upon. These include an Urban Ecology Plan, an increase in diesel permit charges, a target of converting Council fleets to low-emission vehicles, and arboricultural and greening policies to be promoted in the Local Plan and Supplementary Planning Documents. For further details see: www.lbhf.gov.uk/sites/default/files/section_attachments/212_56ds_report_of_the_air_quality_commission_rev5.pdf

At Government level, MPs from four influential committees will launch a joint inquiry into the scale and impact of UK air pollution. The Environmental Audit Committee, Environment, Food and Rural Affairs Committee, Health Committee and Transport Committee will consider mounting scientific evidence on the health and environmental effects of toxic air. The H&F Air Quality Commission report will be submitted to the inquiry.

At GLA level, the Mayor of London is to prioritise air quality in a new London Plan, expand use of electric buses, reduce vehicle 'idling' and review London's Climate Change and Energy Strategy.

QPR AND THE LINFORD CHRISTIE STADIUM

QPR has revived its ambition to build a new 30,000 seat stadium – this time on the site of the Council-owned Linford Christie Stadium which is in need of substantial re-investment. Some discussions have taken place between LBHF, QPR and Thames Valley Harriers who are making the case for a 'community stadium'. The site has poor public transport connections, and we and other groups have serious concerns that any associated residential development to help fund the project would drastically impact Wormwood Scrubs. Both the Hammersmith Society and the Friends of Wormwood Scrubs will be monitoring the situation closely

LANDMARK HOUSE, BLACKS ROAD, W6



Proposed re-development of Landmark House from the Barnes towpath. Also see the close-up illustration of the proposal on the front cover of the Newsletter.

Landmark House and Thames Tower are adjoining office buildings at the western end of Black's Road, beside the A4. They are currently the tallest buildings in Hammersmith Town Centre.

The site has been bought by a Malaysian developer, Eastern and Oriental Group, who have appointed the world-famous architects Roger Stirk Harbour + Partners to prepare proposals. These were first presented in November 2016 and consisted of three blocks of part 6, 12 and 28 storeys. The tallest building was designed as a five-star luxury hotel, and the scheme featured many of the familiar practice hallmarks, particularly pedestrian permeability through the site at ground level. An art gallery is a welcome feature.

A planning application was submitted at the end of January (Ref. 2017/00172/FUL). The Hammersmith Society and other local groups, whilst recognising that the scheme contained many excellent features, protested that 28 storeys was too high and would damage the skyline, both locally and when viewed from across the river.

As a result of lobbying by amenity groups and the Council, the architects have proposed a revised scheme with the hotel tower reduced to 22 storeys. This would be 15m higher than the existing building height of 61.3 metres. The architects will substitute the new proposals in their application and there will be fresh consultations inviting comments from amenity societies and local residents.

The Hammersmith Society Committee considers that the revised proposals are acceptable in the context of the developing Town Centre Masterplan proposals, and potentially offer a new high quality development.

WHITE CITY CAMPUS, W12 (formerly Imperial West)

The White City Campus North Site (the Woodlands site) is now in part complete and partially under construction. The GradPad (student accommodation) was completed in 2012, followed by the I-Hub, Imperial's Translation and Innovation Hub in 2016. The Molecular Sciences Research, the Michael Uren Biomedical Research buildings and the controversial 34-storey residential tower are under construction.

South of Westway, the White City Campus South Site (the former Dairy Crest site) is being masterplanned by Allies and Morrison, and will include another very tall tower. The Hammersmith Society and other amenity groups have been in discussions with Imperial, and support their proposal for a new Overground station to be sited by Westway.

The Invention Rooms, situated in an existing building opposite South Africa Road, will open later this year, and provide workshops for local young children, design studios and interactive space for community events and activities.

LAND NORTH OF WESTFIELD

Best viewed from the Hammersmith and City Line and progressing fast is the new John Lewis store, part of the extension to Westfield. The design is undistinguished. It is a pity that a company known for quality does not produce more fine buildings, such as the iconic Peter Jones at Sloane Square dating from 1932-36, featuring the first glass curtain wall in Britain.

Work has also started on the tall residential towers next to Westway, and The Hammersmith Society has expressed concern that the cumulative development will crowd out views of the late-19th century Dimco buildings, a fine survival from the area's industrial past.

WOOD LANE ARCHES

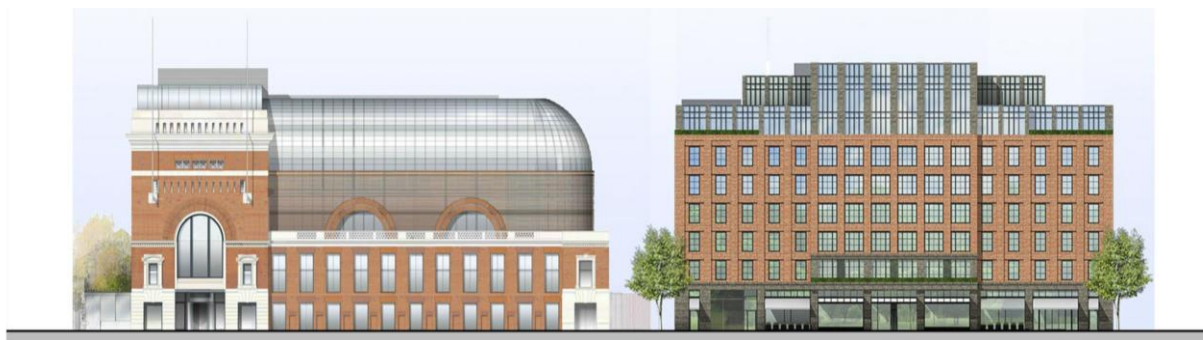
TfL has received planning permission to refurbish and re-purpose the railway arches at the rear of Westfield under the Hammersmith and City Line viaduct. This will include seven open arches to allow pedestrian flow between Westfield and the projected developments and park beyond. The remaining arches - also blocked up, will be converted to shops and restaurants. The first phase (four walk-through arches and 13 retail units) should be completed by 2018 when John Lewis opens.

OLD OAK DEVELOPMENT CORPORATION AREA

The Society has continued to object to the pace and quality of development around the fringe of the Old Oak Development Area, as further applications are lodged for residential blocks on Scrubs Lane. This is designated as the 'sensitive edge' of the OPDC area where height is meant to be transitional to the surrounding areas. Because the central area (largely railway sidings and warehousing), designated for the tallest and densest development, will not become available for some time, pressure is on the more readily available outer sites.

North Kensington Gate The planning application has been approved despite it being in excess of density prescribed by the London Plan, and the height greatly exceeding the OPDC's own principles. Strenuous objections were raised by Historic England, local councillors, amenity societies and Andy Slaughter MP, but the OPDC's over-riding aim seems to be to provide new housing at any cost. A lengthy delay in appointing a new Chair of the Development Corporation has slowed the next stage of the local plan, which should exert control over development. There is the further risk that landowners will land-bank the sites for which they have been given planning permission, until market conditions are more favourable.

HOXTON HOTEL, 65-69 SHEPHERD'S BUSH GREEN W14



The west side of Shepherd's Bush Green is an interesting mix: the fine Arts and Crafts 02 Empire, (formerly a music hall built in 1903 by Frank Matcham) at the south end and the Dorsett Hotel (built as a cinema by Frank Verity in 1923) as a centrepiece, whilst at the north end there are two substantial and mundane commercial blocks. The Hammersmith Society has been taking part in pre-planning discussions for the redevelopment of the first commercial block next to the Dorsett. This is the location of the post office, (soon to be moved into Westfield), and now owned by the Hoxton Hotel Group, which has existing London hotels in Shoreditch and Holborn.

We have welcomed the replacement of this dull building by a hotel, which includes promise of community connectivity with cafe and yoga studio. Following discussions with the Hammersmith Society and others, a responsive development team has made considerable improvements to the design. This will be an inoffensive and reasonably scaled building, and providing there is careful, rich architectural detailing the development would be appropriate

HEATHROW EXPANSION

There is still time to make an online objection to the government's plans for a third runway at Heathrow. Local residents have until 25 May to make their views known online. The online submission is very user-unfriendly so we suggest downloading and posting the pdf. www.gov.uk/government/uploads/system/uploads/consultation_response_form_data/file/586/draft-airports-nps-consultation-response-form.pdf The Hammersmith Society and Council strongly oppose the third runway on grounds of additional noise from extra flights, new flight paths over the borough, worsening air pollution, and extra congestion on our roads and the Piccadilly Line.

In our occasional article, 'View from the Bridge', Richard Jackson, the Newsletter editor raises the question of the increasing dangers posed by drones.

RIVERSIDE STUDIOS

We previously reported on progress in our April 2016 Newsletter. Provision will be made for theatre/tv studio spaces, a 200-seat cinema, a 50-seat screening room, rehearsal room, restaurant, cafe brasserie, community spaces, and tenant and administration offices. The Council still has concerns about the project but we hope that the differences can be resolved. A properly curated heritage archive (for which a grant has been sought from the Heritage Lottery Fund) will allow the past history of the Riverside Studios to be brought into the new building.

We are advised by Guy Hornsby, the Executive Director, who is offering tours of the new complex, that funding has been secured and the venue will re-open in April 2018.

HAMMERSMITH POLICE STATION

Permission is being sought to redevelop parts of Hammersmith Police Station to bring staff and cell accommodation up to date and improve the stabling arrangements for the mounted section.

The Grade II listed Police Station dating from 1939 (architect Donald McMorran) will be kept, with most of the rebuilding taking place to the north of the original building, above, and behind it. The Society objected to the first plans for the Shepherd's Bush Road frontage, in particular its window treatments, and a broadly acceptable, if uninspiring new design has been submitted.

HAMMERSMITH TOWN CENTRE

There are several initiatives ongoing around Hammersmith town centre and in 10 years' time it may have acquired a different character. The Hammersmith Residents' Working Party continues to meet to develop a Supplementary Planning Document (SPD) for Hammersmith town centre which will set out design, height and massing guidance for development over the coming years.

A masterplan for the town centre, drawn up by urban planners Grimshaw in collaboration with the working party, should soon be complete. Part of the masterplan addresses the need to get rid of the hectic and pedestrian-unfriendly gyratory traffic round the TfL 'island' at Hammersmith Broadway. In the meantime, TfL is proceeding with plans to adjust the road layout to make it more cycle-friendly, which may mean some lengthy roadworks in the near future. In the longer term TfL has indicated it would like to redevelop the bus station, paying for the works by a dense and very tall scheme above.

We consider this would only begin to be acceptable if the Flyunder was realised as part of the scheme.

PARKS IN PERIL

Across England our parks are in danger. That is the wake-up call from Historic England, the Heritage Lottery Fund and other organisations. The reason is that central government's allowances to local authorities are shrinking at a rapid rate and will cease altogether from 2020, leaving councils dependent on business rates to finance such statutory services as housing and social services. So in spite of proven benefits to health, social cohesion and local economies, public green spaces are already at a tipping point, suffering from underfunding and nationally a loss of skilled management.

None of the national organisations believe privatisation would solve these problems. LBHF is to be commended for setting up a Parks Commission, which proposes to link the Borough's parks and open spaces to the national charity Fields in Trust. This is seen as safeguarding and improving our green spaces for future generations, and preventing creeping commercialisation and future sell-offs for development. It is a very welcome initiative.

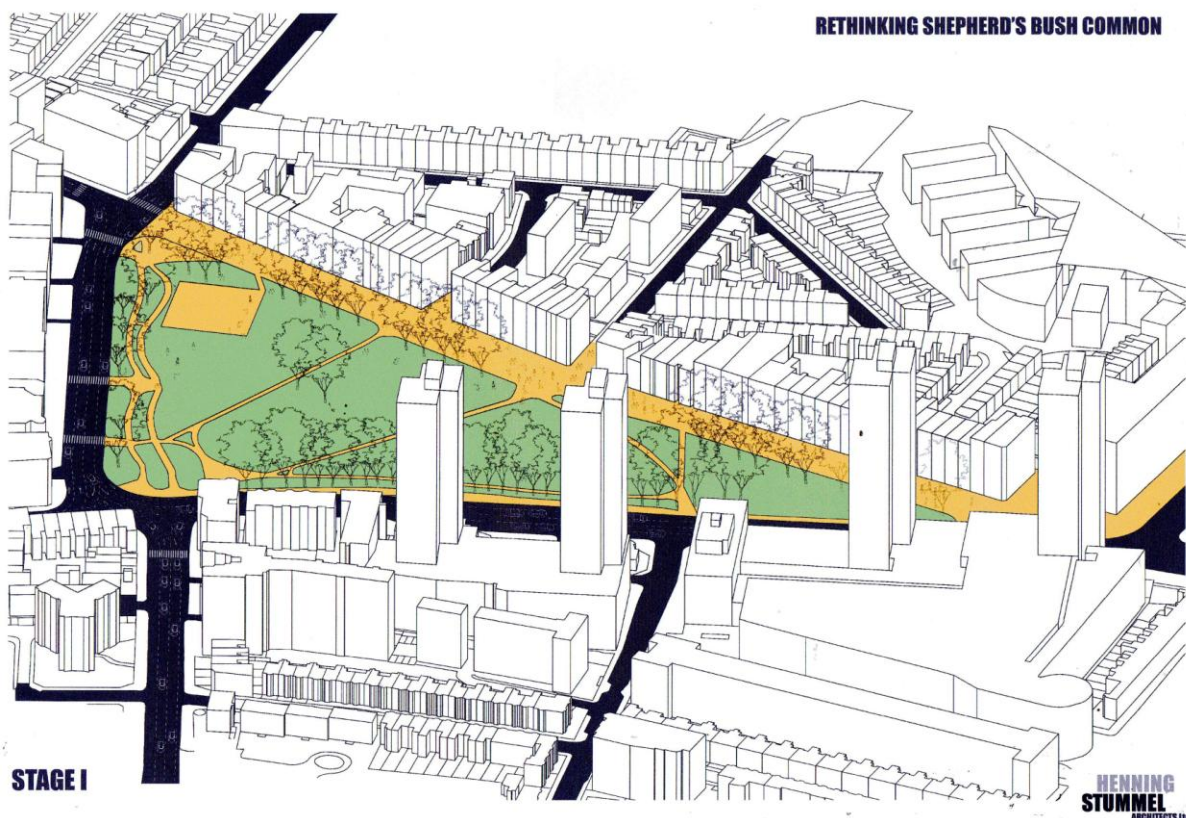
THE CAPABILITY BROWN STATUE

The Capability Brown statue, supported by the Hammersmith Society, received planning permission on 15 December 2016 for its site on Hammersmith Embankment at the end of Chancellor's Road.

The life-size bronze statue, commemorating the 300 years since his birth and the thirteen years he lived by the river in Hammersmith, is now fully funded and due to be unveiled in mid-May 2017.

Further information can be found at www.capabilitybrownstatue.org

RE-IMAGINING SHEPHERD'S BUSH GREEN



Isolated by busy noisy roads, the Common is not the enjoyable public open space it could be. The terraces to the north side of the Common include many fine late 19th and early 20th century buildings, with diverse shops and restaurants, and a high footfall to Westfield, the Underground and Network Rail stations. The proposal put forward by local architect, Henning Stummel is to pedestrianize this sunny north side of the Green and re-route two-way traffic around the west and south of the Common.

The proposal is to be broadly welcomed. Traffic modelling and detailed discussions with both LBHF and TfL will be required to take into account the many issues relating to public transport around the Common.

DIMES PLACE, W6

The specialist timber merchant, Moss & Co founded in 1885, moved from Dimes Place in 2013 after obtaining planning permission for the redevelopment of their site. The design was the outcome of detailed discussions with local residents affected by the proposed scheme and received their full support. The new owners then decided to sell the site with planning permission.

The preparation of a different scheme by the new developer is meeting with strong opposition. Discussions based on a detailed appraisal of the revised scheme by residents and their advisers have led to the preparation of a neighbourhood redevelopment strategy - which the residents will submit to the Council for consideration.

PLANNING ENFORCEMENT AND ADVERTISING HOARDINGS

We congratulate Carolyn Goddard and the Enforcement Team in the Planning Department. With the assistance of our member, Richard Owen, they have been very effective in stopping building proposals that do not have the correct approvals. This often includes satellite dishes and other changes that deface our streets.

The team have also targeted many unwanted advertising hoardings, a typical example being on the corner of Askew and Starfield Roads. Sadly, their attempt to remove the brightly lit advertisement placed inside the fully glazed end of the building at the corner of Beavor Lane and facing the A4 was overruled by a Government-appointed planning Inspector.

It is disappointing in the context of the Enforcement Team's work that the Council has chosen to upgrade some of its existing advertising hoardings (for example, on the flyover) and seek approval for new sites as a basis for raising revenue. The Hammersmith Society and other groups have objected to these proposals.

LONDON FESTIVAL OF ARCHITECTURE – JUNE 2017

Organised by the West London Architects' Group as part of the London Festival of Architecture, this year's theme is 'Memory'. The organising group has chosen to concentrate on Hammersmith town centre again, partly because it is so topical and also because the project is financially supported by Hammersmith BID (Business Improvement District).

*The title will be **Where do you think you are?***

Our town centre is changing – and the changes come faster and faster. Already places that once formed the scenery for many people's most vivid memories – like the Hammersmith Palais – have disappeared. Many more will follow. Our exhibition will capture the character of a handful of places in central Hammersmith, seeking their changing character in the past, the dreams and schemes envisaged for them, and glimpses of their possible future. Our Exhibition and events will be a time capsule of the now, a gift of nostalgia for the future.

The events will be in June and will offer both a static exhibition and guided tours incorporating the Lyric Theatre, the Apollo, the riverside and the elements of the old Town Hall (specifically the Alfred Daniels murals). The exhibition will include the excellent historical analysis of the town centre prepared by Donald Insall Architects for masterplanners Grimshaw, and a display of the three unbuilt previous schemes for the Broadway site, by Shankland Cox (1970s), and Norman Foster and Terry Farrell in the 1980s.

DESIGN REVIEW PANEL

The Design Review Panel continues to meet roughly every two months to review major developments in the borough, with the remit of giving an opinion of design proposals which the Council's Planning and Development Committee can take into account. Recent schemes include Hammersmith Police Station and the Walkabout site on Shepherd's Bush Green. The DRP's minutes can be found on the Council's planning website once a planning application has been submitted, with the other planning documents. The DRP is made up of local architects and lay members, including Melanie Whitlock of the Hammersmith Society.



EMERY WALKER'S HOUSE

Re-opening after 18 months closure for repairs, Emery Walker's House at number 7 Hammersmith Terrace, W6 reputedly has the best preserved Arts and Crafts interiors in Britain.

It was the home of the eminent typographer, printer and photographer, Sir Emery Walker, who was a key member of the Arts and Crafts movement.

Highlights include exquisite May Morris embroidery, a portrait of her by Edward Burne-Jones, original Morris & Co. textiles and hand-blocked wallpapers, furniture and ceramics. Tours can be pre-booked via emerywalker.org.uk.

THE FORMER MISSION HALL, 41 IFFLEY ROAD, W6

We reported on the residential development proposals for the former Mission Hall in Iffley Road in our October 2015 Newsletter. The Council, supported by the Hammersmith Society and local amenity groups, acted quickly to ensure both Iffley Road and Tabor Road facades and the roof trusses were given Grade II listing by Historic England. The developer withdrew proposals.

A new scheme has been put forward which would see the building refurbished as office space. The two facades would be sensitively restored and all the later internal additions removed. It is proposed to suspend new mezzanine levels between the existing retained roof trusses. The developer is inviting consultation.

The scheme is at a pre-application stage and will be considered in detail in due course.

THAMES WHARF

In our April 2015 Newsletter we reported on the planning application by London and Regional Properties, designed by Rogers Stirk Harbour + Partners, for the redevelopment of Thames Wharf. The application was approved, with minor amendments, but the scheme has not progressed. The architects moved out of the eastern block of Thames Wharf at the end of 2015.

The developers have subsequently come forward with a temporary seven-year scheme for the lower floors of the eastern block. This has received planning approval. The scheme consists of The River Cafe Pizzeria on the ground floor facing the courtyard, together with short-term artists' studios, an art gallery space, workshop space and a lecture/event space that can accommodate 100 people. The existing River Cafe is unaffected by the development.

NEWSLETTER SPONSORSHIP

Benham Reeves Residential has again kindly offered to sponsor the printing costs of the Newsletter. This will release Society funds to make small donations to worthwhile projects.

NEWS IN BRIEF

TRIANGLE SITE

We have previously reported on the appeal by Romulus Developments against the refusal by the Council to grant planning permission for the Triangle site, bounded by Hammersmith Grove, Glenthorne and Beadon Roads. The five-day public inquiry was due to be heard at the end of March but has been postponed by the appointed Inspector for personal reasons. A new date is being sought.

The Hammersmith Society and all the local residents' groups support the Council's case. The main arguments for and against the scheme can be found on the Council's website. Go to Planning Applications and then reference 2015/02573/FUL and click on 'Documents'.



THE BRACKENBURY 'PARKLET', W6

LBHF has removed two parking bays at the corner of Brackenbury and Aldensley Roads and installed a community 'parklet' outside the Brackenbury deli cafe. This is already proving popular with local residents.

We hope this is the first of many similar proposals.

HAMMERSMITH BRIDGE, W6

Severe weight restrictions still apply. Preparatory work is being carried out by the Council and TfL ahead of a major scheme of improvements now put back until late 2018. It is believed there is still a shortfall on funding the £27 million cost of repairs which will see the overall strengthening of the structure and improvement of the road surface. The scheme will include the repainting of the bridge and the Hammersmith Society is lobbying for a review of the colour scheme together with a new, low energy and more interesting lighting design.

MARGRAVINE CEMETERY

Friends of Margravine Cemetery celebrated their 10th anniversary in November with a reception. They have an active and supportive membership - involving children in the care of the cemetery - and with the support of the council, are planting and gardening to encourage bio-diversity, together with fund-raising for the Grade II listed Reception House. For further information see www.margravinecemetery.co.uk

VIEW FROM THE BRIDGE

The increasing uses of drones has many practical benefits – LBHF use them to check maintenance requirements on residential properties – but the number of near-misses at Heathrow is increasing at an alarming rate. Recently it was reported in the press that two pilots 'had no time to react' when their passenger plane was involved in a near-miss with a large drone at 10,000feet. The drone, with multiple arms and up to eight rotors, passed 75 feet away from the airplane.

Drones are a post-Davies Commission phenomena that further questions the suitability of airport provision and expansion over such a densely-populated area as central and west London.

WORMHOLT PARK – A TULIP TREE TO MARK THE QUEEN’S 90TH BIRTHDAY



A Liriodendron tulipifera or ‘tulip tree’ was planted in Wormholt Park in December to mark the Queen’s 90th Birthday. A gift from the Hammersmith Society, it will grow to a height of 30m. With pale green flowers in spring it also has good yellow autumn foliage. The Mayor of H&F, Cllr. Mercy Umeh, officiated at the short ceremony, with Cllr Wesley Harcourt, members of The Hammersmith Society, Hammersmith Community Gardens Association and Friends of Wormholt Park in attendance.

MEMBERSHIP

If your membership subscription to the Society needs renewing (or increasing) please consider moving to a standing order, which simplifies our Treasurer’s voluntary work! Subscriptions remain at £6 for individuals, £8 for a family or couple, and £15 for organisations.

The membership is the lifeblood of the Hammersmith Society. It is what gives it energy, validity and purpose. Our membership is steadily increasing, and with thirteen affiliated residents’ associations we are able to reach thousands of members. The Society is in an increasingly good position to represent residents’ interests.

We are Hammersmith’s only dedicated amenity society covering the whole of the north of the borough, and are keen to recruit new members. Do you know of a neighbour, friend or family member with an interest in the built environment, in architecture, and in the open spaces of our borough?

Please direct them to <https://hammersmithsociety.wordpress.com> for membership details or contact our Membership Secretary, Rosemary Pettit, at email: rosemary@rosemarypettit.plus.com or tel: 020 8846 9707.

HAMMERSMITH SOCIETY COMMITTEE 2016-17

Prof. Hans Haenlein RIBA	– President	Tom Ryland RIBA	– Chairman
Melanie Whitlock	– Vice-Chairman	Richard Tollemache	– Treasurer
Rosemary Pettit	– Membership Secretary	Annabel Clarke	– Secretary
Richard Jackson	– Newsletter Editor	Angela Clarke MBE	Richard Farthing
Julian Hillman	Annabelle May	Richard Winterton RIBA	Derrick Wright

NOMINATIONS FOR THE HAMMERSMITH SOCIETY 2017 ENVIRONMENT AWARDS

The Hammersmith Society inaugurated its annual awards scheme in 1989. Its purpose is to recognise improvements in our borough's townscape, whether this is for a new building, an imaginative renovation or adaptation of an old building, the creation or improvement of a green open space, a well-designed streetscape, or an improved shopfront. We also invite nominations for a Wooden Spoon for architectural or environmental blots on the landscape.

Nominations for 2017 Awards are invited from anyone living or working in Hammersmith (as defined by the old Metropolitan Borough). Schemes must have been completed within the last two or three years, and must be visible from the public highway or accessible to the public.

The 2017 Awards will be presented at the Society's AGM on Thursday 21 June, 7.00pm at the Dorsett Hotel, Shepherd's Bush Green, W12.

If there is a scheme you would like to nominate, please contact Tom Ryland, 47 Black Lion Lane, London W6 9BG or email tomryland@cparchitects.com providing the details below:

Your name, address, telephone number or email.

A brief description of your nomination and why you have chosen it. If the name of the client or architect is known, please provide.

Is this for an Award or a Wooden Spoon? The deadline for nominations is Thursday 18 May 2017.

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