

THE HAMMERSMITH SOCIETY
An amenity group concerned with planning and
Conservation in Hammersmith since 1962

Minutes of the 55th Annual General Meeting held on June 21 2017
At the Dorsett Hotel, 58 Shepherds Bush Green, W12 8QE

Present: 60 Society members, friends and guests, including the Society's Patron, the Mayor of the London Borough of Hammersmith & Fulham, Andy Slaughter MP, councillors and representatives of local groups and Environment Award winners. Apologies received from Cllr Stephen Cowan and some 40 members.

Tom Ryland Chairman (Chairman) welcomed The Mayor of Hammersmith & Fulham, Cllr Michael Cartwright, and the Lady Mayoress Rosemary Pettit, members, guests and friends.

A minute's silence was observed for all those who lost their lives in the Grenfell Tower fire on 14 June.

1. The Society's President, Professor Hans Haenlein MBE thanked Tom Ryland for acknowledging the Grenfell fire. He said the tragedy should not have happened, and it exposed a fracture between design and the environment. Urban environments were controlled by legal/financial frameworks. It could be an opportunity for us to all to turn to the wider community and try to ensure that change is wrought, to ensure a priority for human values.

2. The Annual Hammersmith Society Environment Awards were introduced by Tom Ryland and presented by the Mayor of Hammersmith & Fulham, Cllr Mike Cartwright, as follows:

Environment Award: King's House, 174 Hammersmith Road W6. Architects TP Bennett. New offices for Haymarket Publishing.

Nancy Goulden Awards: 20 St James Street W6. Architects Michael Dunning and Elizabeth Swainson. Conversion of a one-time chapel and later sign-painting premises into offices, with an observatory.

Queen Caroline Estate Climate proofing project. Architect Groundwork London. Sustainable urban drainage systems designed as green roofs, water gardens and green walls.

Conservation Award: Bush Theatre, Uxbridge Rd W12 Architect Haworth Tomkins. Restoration of the exterior of the former Shepherds Bush Library as part of the Theatre redevelopment, and addition of a new café.

Wooden Spoons for those who got it wrong:

BT Telephone kiosks with advertisements on the Borough's streets.

Flats above Apple Estate Agents, King's Parade Askew Rd W12

3. Chairman's Report.

Tom Ryland spoke to his previously circulated report. He thanked the Committee for their support over the year, attending committee meetings every 6 weeks, monitoring planning applications, and attending working groups and meetings on numerous individual schemes and planning forums. The Society had 279 individual members and 16 associated groups. Areas of particular note in the past year included the Old Oak Park Royal Development Corporation area and White City. The society was being consulted on the Dairy Crest site at White City, now owned by Imperial. The site north of Westfield was under construction by St James, with the usual problems of excessive height and density, but the Society had been shown plans for high quality landscaping. The John Lewis store at Westfield, nearly finished, was very disappointing, although the Society was pleased by the opening up of the adjacent railway arches by TfL. The Rogers Stirk Harbour proposal for Landmark House (behind King Street Marks & Spencers) at 28 stories was too high: after representations by the Society there was now a revised scheme at 22 stories. There had been 8 meetings with of the Hammersmith Town Centre Working Group and Grimshaws to develop a town centre masterplan. The Society had made a submission objecting to the 3rd runway at Heathrow. The Capability Brown statue on had been unveiled and was a great asset to the river walk, for which Richard Jackson must take a great deal of credit as the original promoter. He thanked Rosemary Pettit for all her work on behalf of the Society and wished her well as Mayoress and he welcomed Richard Farthing onto the committee. He thanked the Dorsett Hotel for their very generous support and hospitality, for the second year.

4. Guest Speaker: Henry Petersen, Chairman of St Helen’s Residents Association and founder of the Old Oak Neighbourhood Forum, spoke about the likely future of Old Oak Development Corporation area, much of which is in Hammersmith & Fulham borough. The OPDC took over planning powers in 2015, with a target to build 24,000 new homes. The catalyst for the Area was the transport interchange, as it would be the only location where HS2 met Crossrail. Phase 1 of development in the heart of the site would be enabling works for HS2. Housing densities were set to be up to 600 residential units per hectare. There had been strong objections to the 22-storey North Kensington Gate. There were proposals for 18-19 stories (79 flats) at 2 Scrubs Lane. The OPDC Planning Committee had to date shown no signs of listening to objections to excessive height and density. Clusters of very tall towers were inevitable and the area could follow the pattern of Vauxhall and Nine Elms. A more collaborative planning approach, and paying real attention to the local Neighbourhood Forum, could avoid the mistakes of the latter areas.

5. The Minutes of the 54th AGM (Proposed by Hans Haenlein and seconded by Roger Warry) held at the Dorsett Hotel on June 9th 2017 were agreed as a correct record.

6. The Hon Treasurer’s Report and Accounts had been previously circulated and were accepted by the meeting.

7. The election of Officers and Committee

Hans Haenlein	President
Tom Ryland	Chair
Melanie Whitlock	Vice Chair
Annabel Clarke	Secretary
Richard Tollemache	Treasurer

Committee members: Angela Clarke, Julian Hillman, Richard Jackson, Annabelle May, Richard Farthing, Derrick Wright, Richard Winterton

The above were elected, proposed by Rosemary Pettit, seconded by Roger Warry.

8. Any Other Business and Questions from the floor

John Jones, previous chairman of the Ravenscourt Society asked for a volunteer to take on organisation of the Ravenscourt Society as he now lived

outside London and was no longer able to run it. He circulated leaflets on how to contact him and what would be involved.

Cllr Harry Phibbs commended the Hammersmith Society for their David versus Goliath approach. In connection with the Grenfell fire, he added that after the Ronan Point explosion, construction of very tall buildings was stopped immediately.

Paul Fox congratulated the Hammersmith Society on all its achievements. He was concerned about the boxed-off seating by Hammersmith Bridge (*note: now re-opened*) He asked what was proposed in the retail element of the new flats on Goldhawk Rd adjacent to Cathnor Road (*note: retail, now kitchenware*).

Chris Tranchell was concerned about the demolition of the King St cinema. Tom Ryland responded that the Society had asked the council for an update. A question was asked about the future of Blythe House: the Science Museum had been planning to move part of their archives into the Car Giant site. The move was no longer taking place.

Steve Askins was concerned about the rash of applications for unsuitable replacement windows particularly the Crittall windows on Flora Gardens. Tom Ryland responded that appropriate window replacement had come up in the examination of the Local Plan, and would hopefully be required by the Plan when adopted.

The meeting finished at 9pm.