



## **King Street Regeneration Stakeholder Meeting 08.06.10**

M&N Communications invited local stakeholder groups to attend a roundtable discussion with the King Street Regeneration project team to discuss the final project proposals and timescales via an invitation issued on 21 May 2010.

Attendees: Representatives from The Hammersmith Society  
Hammersmith & Fulham Historic Buildings Group  
Friends' Meeting House  
The Hammersmith Mall Residents Association  
St Peter's Residents' Association  
Friends of Furnival Gardens  
Cathnor Park Area Action Group  
English Heritage  
Resident of Upper Mall

The meeting started with an introduction from Councillor Loveday on the basic outline of the scheme/history of consultation/timeline. This introduction was followed by a presentation and explanation of the project models by Sheppard Robson, then a roundtable discussion lasting approximately an hour and a half.

**Question from stakeholders:** What is wrong with an at grade crossing over the A4? Is there a directive from TfL on this issue? A few years ago the council were opposed to crossings on Hammersmith Broadway but with some coordination it happened – could be the same here.

**Response from project team:** This option has been discussed with TfL and the answer was categorically no on the grounds of safety.

**Reply from stakeholders:** Where is the evidence of TfL's negative response?

**Response from project team:** We will source this and make it available to stakeholders.

**Question from stakeholders:** Can there not be traffic lights? Control the traffic to 30mph until the roundabout.

**Response from project team:** The brief did not include a crossing of any description but how the setting could be improved. The pedestrian bridge was part of the KSD proposals during the initial public consultation on the three bid schemes, which KSD went on to win after receiving the most positive feedback from the public.

**Question from stakeholders:** What will stop people throwing rubbish or themselves off the bridge?

**Response from project team:** If the bridge was completely covered, the view towards the Town Hall would be obstructed. Consultation on the safety of the bridge



has been undertaken with the police and TfL and they are happy with the design, in fact the design reduces the possibility for missiles to be thrown from the bridge.

**Question from stakeholders:** The bridge impacts on the historic setting of the Town Hall and spoils the setting of Furnival Gardens. The banking also cuts people off from the river. The Mayor's Parlour has a view of the river and this will be blocked.

**Response from project team:** The view of the southern façade of the Town Hall will be enhanced and the bridge will provide an excellent view of the town hall for pedestrians. The pedestrian steps leading up the bridge have been specifically placed at the mid-point of the bank to give a symmetrical view of the south façade as pedestrians walk up the steps.

**Question from stakeholders:** How much of Furnival Gardens will be taken up with the ramp?

**Response from project team:** Around 10%. The ramp will be a very gradual 1:21 gradient. The existing route through will be slightly realigned to create a much larger usable space where different activity can take place such as community events.

**Question from stakeholders:** The bridge and bank cuts off that part of Hammersmith. It gives cars the priority and will separate people

**Response from project team:** The A4 has segregated Hammersmith for many years and has already given priority to the car. We believe we've found the best solution to reconnect the riverside with the town centre. The subway will also be kept so routes will not be taken away and it shouldn't have the effect of cutting off the river side residents – in fact the bridge will give a more pleasant, accessible route for residents to the town centre. A similar thing was introduced at the GLA building and this was a success. This is a subtle raised walkway that leads onto the bridge and will connect the new council building with the Town Hall.

**Question from stakeholders:** This scheme radically alters the setting of a listed building.

**Response from project team:** The project will reinstate the relationship of the Town Hall with a public square. The vistas will be wider which will actually improve its setting. Light wells have been created and made as wide as possible and the buildings have been set back from the town hall to ensure the Town Hall's positive setting.

**Question from stakeholders:** Is English Heritage happy?

**Response from project team:** They are yet to decide. We have held one meeting with English Heritage where we were asked to look at the relationship of the walkway to the Town Hall, which we have done.



**Question from stakeholders:** Has the scheme got larger? The Brief said buildings should be no higher than the Town Hall. The view from the river will be adversely affected. The changes should be made more explicit.

**Response from project team:** Yes it has got larger. Projected views of the scheme from multiple viewpoints have been worked up and will be included in the planning application – including the views from Hammersmith Bridge and Chiswick. They are currently being finished. Not all the images can be used in the public exhibition but all images will be in the planning application.

**Question from stakeholders:** Which changes have been made since initial consultation?

**Response from project team:** In order to ensure the scheme is viable, a number of the buildings are a storey higher, including:

- Tallest buildings are now 13 storeys above podium level
- Other buildings 7, 8 or 9 storeys above podium level

The key objective has been to provide variety of design. To reduce the height we could have the buildings all at the same level, but this would result in a single, bulky, monolithic development .

**Question from stakeholders:** What is the timetable like and how will the construction be phased?

**Response from project team:** The scheme would be built from south to north in a continuous flow of construction but in defined phases. Most of the construction traffic will come in from the A4. The Town Hall extension must remain until the new council office building is finished so the square will be the penultimate phase. The development will take three-four years in total. The bridge will be a two day operation (constructed mainly offsite) three quarters of the way through the development.

**Question from stakeholders:** With Tesco owning the cinema, how are you going to get permission to knock down the building?

**Response from project team:** If Tesco will not sell to King Street Developments, the Council has said it will use its CPO powers. There will be a community-sized supermarket on the site, not an express/metro, but smaller than a large-format store. The hours are not yet decided. One of the aims of the development is to encourage investment at this end of King Street and the new restaurants/cafes and retail will encourage people to invest in this specific area.

**Question from stakeholders:** What will happen to the memorial garden?

**Response from project team:** The memorial garden will remain – it is completely untouched in the proposals.



**Question from stakeholders:** What is the mix of housing? We don't want entirely private residential.

**Response from project team:** Studies are still being done to determine the mix – the decision is based on a number of calculations. It will be decided soon and will be submitted with the planning application.

**Question from stakeholders:** What has changed financially that warrants the additional storeys and 31 extra units? What will stop it getting even bigger? Is it possible that the scheme is not viable?

**Response from project team:** Residential prices have gone down so to make the scheme financially viable, and deliver the public benefits of the scheme, there needs to be more units. There has been a lot of planning guidance from the Council but it must be considered against planning policy / Mayor of London. The Council won't have the final say.

**Question from stakeholders:** What is the impact on the daylight for the surrounding buildings?

**Response from project team:** Everything relating to issues of light is being looked at. The daylight some residents will get will actually improve so property prices on the other side of King Street may go up.

**Question from stakeholders:** Won't there be a huge impact on surrounding residents?

**Response from project team:** Residents of this end of King Street will now be drawn more into the heart of Hammersmith with the development sitting within the rhythm of other buildings in the area. We have consulted with the on-site and neighbouring residents separately and are considering their feedback.