

**Office / B1 Developments
In Hammersmith & Fulham**

2008 Report

LB Hammersmith & Fulham
Environment Department
Planning Division

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OFFICE/ B1 DEVELOPMENTS IN HAMMERSMITH AND FULHAM

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OFFICE/ B1 DEVELOPMENTS IN HAMMERSMITH & FULHAM: 2008 REPORT

1. INTRODUCTION

This report comprises a schedule and analysis of B1 developments which have received planning permission and which have either been completed or are due for completion from the beginning of 2003 onwards (a period of five years). It covers planning permissions for B1 developments of a size of 100 m2 or over granted up to the end of December 2007. The schedule is updated on an annual basis.

2. DEVELOPMENT SUMMARY

(a) Developments Completed

During the 14 year period 1973-87, some 218,635 square metres (gross) of office floorspace was completed (including only developments of over 300 square metres), located predominantly in the central part of the Borough (Table 1). A substantial proportion of this space is contained within several major developments which were completed on Hammersmith Road or King Street.

During the 19 year period between 1987 and January 2008, a further 504,797 m2 (gross) of B1 space was added, on site areas totalling 35.3 hectares (Table 1). For comparison with the 14 year period quoted in the previous paragraph, developments completed between 1987 and January 2001 of a size greater than 300 m2 totalled some 464,758 m2.

Table 1. Office Developments Completed Between January 1973 and December 2007

	Zone	Speculative	Pre-let	Total	No	Site area
Completions Jan 1973- June 1987	North	7,245	3,170	10,415		
	Central	59,470	116,305	175,775		
	South	27,470	4,975	32,445		
	TOTAL	94,185	124,450	218,635		
Completions June 1987- Dec 2007	North	31,532	137,068	168,600	27	119,634
	Central	165,257	32,285	197,542	69	114,534
	South	127,318	15,801	143,119	66	120,523
	TOTAL	324,107	185,154	504,797	162	354,691

Note : all figures are in square metres

1973-87 data covers developments of 300 square metres or over

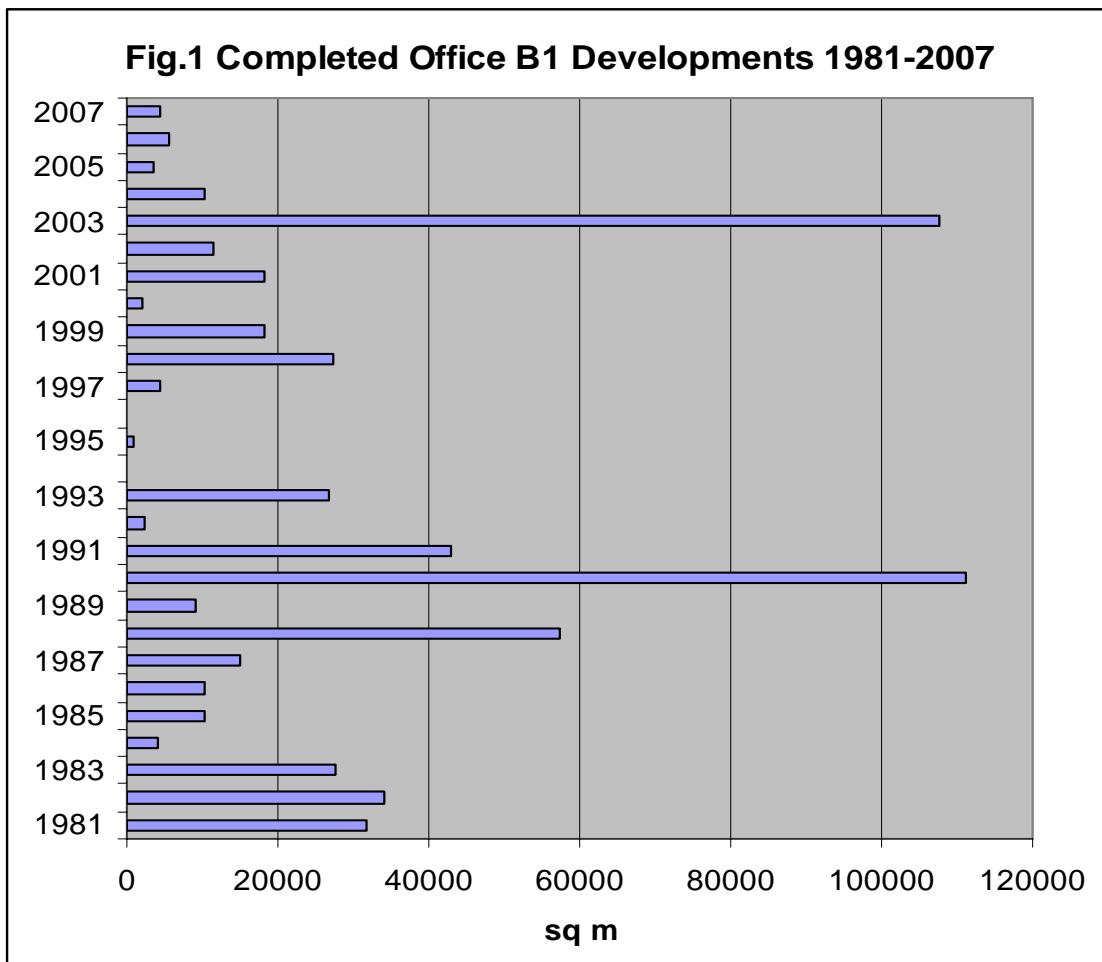
1987-2007 data covers developments of 100 square metres or over

Figure in the 'no' column refer to the number of developments completed

Zones : NORTH: College Park & Old Oak, Wormholt & White City, Shepherds Bush Green, Askew Wards
CENTRAL: Hammersmith Broadway, Ravenscourt Park, Grove, Addison, Avonmore & Brook Green Wards
SOUTH: Fulham Reach, North End, Munster, Fulham Broadway, Palace Riverside, Town, Parsons Green & Walham, Sands End Wards

The principal developments completed since early 2003 have been at the BBC where two phases of development including the Media Village totalling 97,577m² have been built (with more to follow), and at the 26-storey Empress State Building where refurbishment and extension have been completed.

Figure 1 shows office/ B1 floorspace included within developments of over 300m² which were completed from 1981 to 2006 and illustrates the substantial increase in floorspace completed in the Borough during the 1988-91 period, but also the sharp drop in completions after this period which reflects the effects of the recession. In 2003 there was a substantial amount of space completed, the vast bulk of which was in the BBC development and Empress State Building.



(c) Developments Under Construction

The amount of space under construction in the Borough had been increasing, from the mid 1990s up to 2003, after which there was a considerable drop in the amount of

floorspace under construction reflecting the currently flat market. Figures are shown in Table 2.

Table 2: Developments Under Construction at January Each Year 2000-2008

Year	No of Sites	M2
2000	5	20,288
2001	13	46,040
2002	15	108,779
2003	10	110,736
2004	7	45,414
2005	4	4,453
2006	2	3,185
2007	2	3,283
2008	3	4,745

(d) Developments Not Yet Started

At January 2008 there were 20 B1 developments with outstanding planning permissions but where construction had not started. The total B1 space involved is 140,452 m2 (gross) on sites totalling some 7.1 hectares (Table 3).

The principal developments listed on the schedule are:

- a further phase of Centre West
- Imperial Wharf, the outstanding space allowed under Stage 1
- a further phase of the Hammersmith Embankment scheme
- the Hammersmith Palais redevelopment
- further space at the BBC
- development of the car park adjacent to the Hammersmith & City Line station, Hammersmith Grove

The number of developments with outstanding planning permission has remained fairly constant over the last few years as Table 4 shows. The amount of space outstanding has increased over the past year despite the expiry of a number of permissions. The figure will continue to increase soon as new schemes in the pipeline are approved.

Table 3: Office/ B1 Developments Under Construction or Not Started at January 2008

Zone	Under Construction			Not Started		
	No	M2	Site area m2	No	M2	Site area
North	1	3,557	4,000	4	21,308	13,471
Central	1	327	2,800	7	59,733	17,811
South	1	861	400	9	59,411	39,959
TOTAL	3	4,745	7,200	19	140,452	71,241

Notes : Roof extensions have no allocated site area

If there are multiple permissions on the same site, the latest has been counted

Table 4: Developments Permitted but Not Started at January Each Year 2000-2008

Year	No of Sites	M2
2000	25	94,722
2001	22	39,946
2002	19	61,675
2003	23	85,423
2004	23	81,246
2005	25	106,586
2006	26	112,884
2007	26	115,606
2008	20	140,452

3. OFFICE RENTS IN HAMMERSMITH AND FULHAM

The figures on office space under construction in 2006 and 2007 demonstrate the flat market at the moment. Prime headline rents are around £33.50 per square foot and modern space is available in and around Hammersmith Town Centre for between £22 and the headline level, which is a similar situation to a year ago.

The Ark continues to lie vacant but has undergone refurbishment providing around 16,000 sq m of space, and which is due to have finished early in 2008. The nearby Metro Building on Butterwick, W6, has also undergone refurbishment and at February 2008, still had 7,400 sq m available. Rents in this scheme are around £33 per sq foot.

However, no substantial new space has been completed for some time. Experts say that the shortage of top grade space available in Hammersmith may start to push rents up, even to levels approaching £40 per square foot. New applications have now been approved including the final phase of the Hammersmith Embankment development (where current rents are around £31) which will ultimately add considerably to supply; and the development adjacent to the Hammersmith & City Line station which will provide 39,141 sq m of B1 space.

**SCHEDULE OF OFFICE/ B1 DEVELOPMENTS DUE FOR COMPLETION FROM 2003
ONWARDS (100 SQ METRES OR OVER)**

Key to Schedule

Address

Ward : abbreviated name

Plann : Planning Zone : TC Town Centre
EZ Employment Zones

Case : Planning case no.

Approv : Approval date

Spe : Spec or Pre Let

Gross fs : Gross B1 floorspace proposed in sq metres

Site : Site area in sq metres

Status : CO Completed and fully occupied
CP Completed and partly occupied
CV Completed and vacant

Zone : N North
C Central
S South

OFFICE B1 COMPLETIONS IN HAMMERSMITH & FULHAM 2003-07

<i>Address</i>	<i>Zone</i>	<i>Plan area</i>	<i>Approval date</i>	<i>Spec</i>	<i>Gross fs</i>	<i>Net site area</i>	<i>Comp date</i>	<i>Details</i>
5-17 Michael Rd, SW6	S	EZ	12/02	PL	686	1256	2003	Extension to motor cycle retail showrooms
37 Beavor Lane, W6	C		7/00	S	170	-	2003	Additional floor over 1 storey element of the building
190-192 Shepherds Bush Rd, W12	C		6/01	PL	1135	2930	2003	New 5 storey fire station with 2 upper floors as offices
239 Uxbridge Rd, W12	N		4/02	S	200	400	2003	Convert to B1 starter units and D1 training facilities
Empress State Building, W14	S		2/02	S	12565	12000	2003	Ground to 26 th floor extension and re-cladding
9-13 Fulham High St, SW6	S		9/98	S	266	273	2003	A1 or A2 on ground with B1 over
Jerdan Place (Fulham Island Site), SW6	S	TC		S	1179	2800	2003	Includes new retail and residential
BBC, W12	N	EZ	9/01	PL	91183	22000	2003	Media Village. Officially opened May 2004
1 Blythe Rd, W14	C	EZ	1/01	PL	261	720	2003	New 2 nd floor
24-40 Goodwin Rd, W12	N		9/02	S	852	650	2003	Change of use
BBC, W12	N	EZ	9/01	S	6394	3500	2004	New 3 storey spec offices
Imperial Wharf Blocks A1-A4, SW6	S	EZ	10/00	S	1432	4200	2004	Blocks also contain A1/A2/A3 and residential
20 Fulham Broadway, SW6	S	TC	1/02	S	546	-	2004	Additional (6 th) floor
67-81 Hammersmith Rd, W14	C		6/03	S	497	1095	2004	Mixed use scheme with change of use
2-4, 8-10 King St, 1, 1a-1b, 3-13 Beadon Rd, W6	C	TC	10/00	S	1999	450	2005	New 7 storey B1
Shell Petrol Filling Station, Wandsworth Bridge Rd, SW6	S	EZ	6/02	S	130	658	2005	Mixed use including showroom
Imperial Wharf Block C1, SW6	S	EZ	3/01	S	1373	1300	2005	
499 Fulham Rd, SW6	S		11/00	S	142	155	2005	3 storey plus mansard B1 and 2 flats
6-10 Southcombe St, W14	C		4/02	S	2182	1540	2006	Change of use and part redevelopment
79-91 New Kings Rd, SW6	S		5/05	S	1403	703	2006	Mixed use part rebuilding
Old Oak Sidings Waste Management Facility, NW10	N	EZ	4/05	PL	900	900	2006	Offices within the site of the facility
Imperial Wharf Block H, SW6	S	EZ	6/05	S	1003	3000	2006	At 1 st floor level fronting the Boulevard

								within a mixed use development
Beaconsfield Workshop, Olympia, Beaconsfield Terrace Rd, W14	C		9/06	S	501	1300	2007	Change of use including health and fitness club
120-126 Greyhound Rd, W6	S		12/03	S	160	400	2007	Mixed use including residential and retail
George House, 26-28 Hammersmith Grove, W6	C	TC	11/05	S	680	-	2007	Infill extension at 2 nd to 6 th floors
Exhibition Garages, Addison Bridge Place, W14	C		1/06	S	3123	2800	2007	5 B1 units an a mainly 3 storey building

OFFICE B1 DEVELOPMENTS UNDER CONSTRUCTION HAMMERSMITH & FULHAM AT JANUARY 2008

<i>Address</i>	<i>Zone</i>	<i>Plan area</i>	<i>Approval date</i>	<i>Spec</i>	<i>Gross fs</i>	<i>Net site area</i>	<i>Details</i>
47 British Grove, W4	C		8/06	PL	327	110	Part of Island Studios site
Prestolite, Larden Rd, W3	N		6/07	S	3557	4000	Mixed use scheme including residential
70-74, 80-82 Parsons Green Lane	S		6/06	S	861	400	Mixed use scheme including residential

OFFICE B1 DEVELOPMENTS PERMITTED BUT NOT STARTED IN HAMMERSMITH & FULHAM AT JANUARY 2008

<i>Address</i>	<i>Zone</i>	<i>Plan area</i>	<i>Approval date</i>	<i>Spec</i>	<i>Gross fs</i>	<i>Net site area</i>	<i>Details</i>
Centre West (part), W6	C	TC	6/97	S	9034	3200	6/7 storey office block plus space for a community centre
BBC, Wood Lane, W12	N	EZ	9/01	S	19534	10500	Part of 3.6 ha site. Includes Gateway office building and Music Centre
28 Peterborough Rd, SW6	S		1/06	S	1331	1286	New 3 storey B1
40 Peterborough Rd, SW6	S		10/03	S	1040	2750	2 live/work units
Imperial Wharf Block D, SW6	S	EZ	5/00	S	4200	1750	Calculated as a residual between total approved for Stage 1 and the space already built
Hammersmith Palais, Shepherds Bush Rd, W6	C	TC	9/02	S	6747	2236	Mixed use scheme
Hammersmith Embankment	S	EZ	10/02	S	48370	29010	8 new B1 office buildings from 3 to 6 storeys along

Phase 3, W6							with café, 12 houses and open space
24 Dunraven Rd, W12	N		1/06	S	100	211	B1 element is a side addition to 2 flats
84-88 Fulham High St, SW6	S		11/06	S	1054	3650	Mixed use scheme
261 Lillie Rd, SW6	S		11/07	S	340	395	New 3 storey building with B1 in connection with existing warehouse
70-72 Hammersmith Bridge Rd, W6	C		1/05	S	755	456	3 storey plus basement
190-192 Goldhawk Rd, W12	N		12/05	PL	1050	2117	Redevelopment including 266 m2 previously approved
Unit 19, Mitre Bridge Industrial Estate, W10	N	EZ	6/06	S	624	643	Mixed B1/B2/B8
3 Sussex Place, W6	C		6/06	S	1406	5742	New 8 storey block with 2/3 storey block behind
583 Fulham Rd	S	TC	1/07	S	300		Extension at 3 rd floor level
2 Iffley Rd, W6	C		11/06	S	450	225	Mixed use redevelopment
York House, 1a Seagrave Rd, SW6	S		10/06	S	132	118	Redevelopment with residential
Griffin House, 161 Hammersmith Rd, W6	C		8/07	S	2200	-	Additional floor
212 New Kings Rd	S		11/07	S	2644	1000	Mixed use redevelopment including residential and retail
Car park adjacent Hammersmith & City Line, Hammersmith Grove	C	TC	12/07	S	39141	5952	Mixed use redevelopment including cinema, restaurants and a small amount of retail