



Aerial view from North West



King Street Development

View from North West







## King Street Development

Stephen Cowan, Leader of the London Borough of Hammersmith & Fulham

I'd like to welcome you today to our consultation on renovating the Town Hall and breathing new life into the western end of King Street.

We ended the council's agreement with the developers of the previous scheme after they told us that their proposals were not financially viable because of changes in market conditions. The developers told us this only after they had begun to demolish the cinema.

Having considered their alternative proposals, we decided it was in the best interests of our residents to take a different path with a new development partner A2 Dominion, a not-for-profit housing provider, and we have taken the opportunity to be even more ambitious in our proposals.

We have commissioned Rogers Stirk Harbour + Partners, one of the world's leading firms of architects, to work up a new scheme, which we are consulting on today.

Importantly, we have listened to residents. In the summer, I set up the new independent residents' Town Hall Development Commission. It's made up of local people who have long campaigned against or taken an active interest in the different, previous Town Hall schemes. They are now working at pace alongside the Town Hall Project Team.

We all hope to deliver a new scheme that will make Hammersmith proud and I am very much looking forward hearing your views at this event and finding out if you like what you see.

### The exhibition today

This public exhibition is your opportunity to consider our plans and give us your feedback. Just to note that there will be a further opportunity for consultation as we'll hold a second event before a planning application is submitted to the planning authority within the council.

Hammersmith & Fulham Council is working with a development partner A2 Dominion, a not for profit housing provider, who will be building and managing a significant number of genuinely affordable homes as part of the scheme.

Members of the project team and council officers are on hand to answer your questions and there are feedback forms available here for you to complete, should you wish.

There is an area on the council website where today's plans are displayed and where you can leave a comment. [www.lbhf.gov.uk/kingstreet](http://www.lbhf.gov.uk/kingstreet)



# King Street Development







#### The Town Hall Commission

The Town Hall Commission has been formed to bring a community perspective to the design process and to protect the emerging design from the pressures of financial, procedural and statutory project imperatives.

The Commissioners' priority has been the development of the best scheme which responds to the expectations of the borough community, mindful of the public concerns aroused by the earlier schemes - including the importance of a new cinema, the dislike of the existing Town Hall extension, and the height of the proposed new buildings.

The Commissioners have been involved in weekly studio discussions with the architects, and have played a part in the regular project team meetings. The outcome now presented for public consultation is considered an excellent response to the project brief, which makes the most of the opportunities presented by this important site. The removal of the 1970s Town Hall extension has allowed the creation of a new public space - a place for performance, public gatherings, markets, etc - which brings the Town Hall into the King Street landscape. The residential accommodation now includes for at least 50% affordable units, designed to GLA standards in buildings which are no higher than the scheme agreed in 2014. The ideas proposed for the Town Hall could transform the building from dowdy council offices to a place which welcomes and serves the public, providing not only new, rationalised council offices, but also meeting and presentation spaces, and recreation areas for the public; the handsome central courtyard would be transformed from a car-park into the reception and circulation centre of the building. The cinema and associated retail facilities proposed are based on discussions with a major cinema operator.

The design has now been advanced to a stage which allows the scheme ideas to be explained at this public consultation, ready for the next stage of responding to public comments, further public dialogue, and the preparation of a full planning application.

#### The Town Hall Commission

Allan Baird  
Melanie Whitlock  
Richard Winterton

#### Our guiding design principles

We are seeking to create a distinctive high quality, mixed-use development to include:

- At least 50% affordable housing for local residents
- Demolishing the existing Town Hall extension to create a new public plaza
- Staying within the massing and height of the former 2014 scheme
- Opening up views of the Grade II Listed Town Hall
- Renovating, refurbishing and extending the Town Hall to create space for public and council use
- A modern new cinema
- New affordable, flexible office space for business start-ups
- A new arts quarter alongside new cafes, shops and restaurants
- Improved green spaces to help link King Street to the riverside
- Inclusive design to ensure excellent disability access
- Measures to green the environment and minimise the buildings' carbon footprint
- The new development will be self-funding, so it will not be funded by Council Tax payers





# King Street Development

Rogers Stirk Harbour + Partners (RSHP) were commissioned in August 2017 as architects to develop proposals for the King Street site in the London Borough of Hammersmith & Fulham. Given its sensitivity, and that the site falls within the King Street East Conservation Area, pre-application consultation with Hammersmith & Fulham Council has been an essential part of the process.

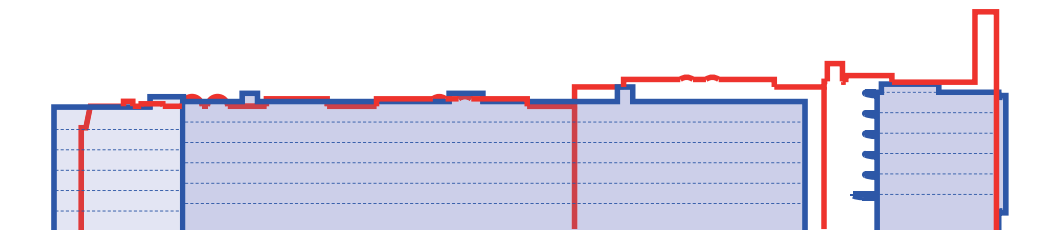
## Strategic Brief

RSHP have been appointed to prepare design proposals and planning application documentation for the refurbishment and extension of the existing Town Hall and the redevelopment of the adjacent site on King Street, London W6.

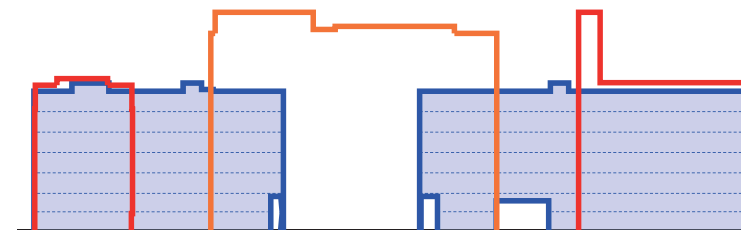


Aerial sketch of proposed

- Existing Town Hall Extension (retained in LDS Scheme) to be demolished
- Permitted LDS Scheme envelope
- RSHP Proposal envelope



Nigel Playfair West Elevation



King Street Elevation



South Elevation from Furnival Gardens



King Street Elevation prior to the Town Hall Extension



West Elevation looking south down Nigel Playfair Avenue



Stone sculptural detail of Father Thames on South Elevation



Existing Condition



Shephard Robson Application Scheme

2011



Lifschutz Davidson Sandilands Permitted Scheme

2013



Rogers Stirk Harbour + Partners

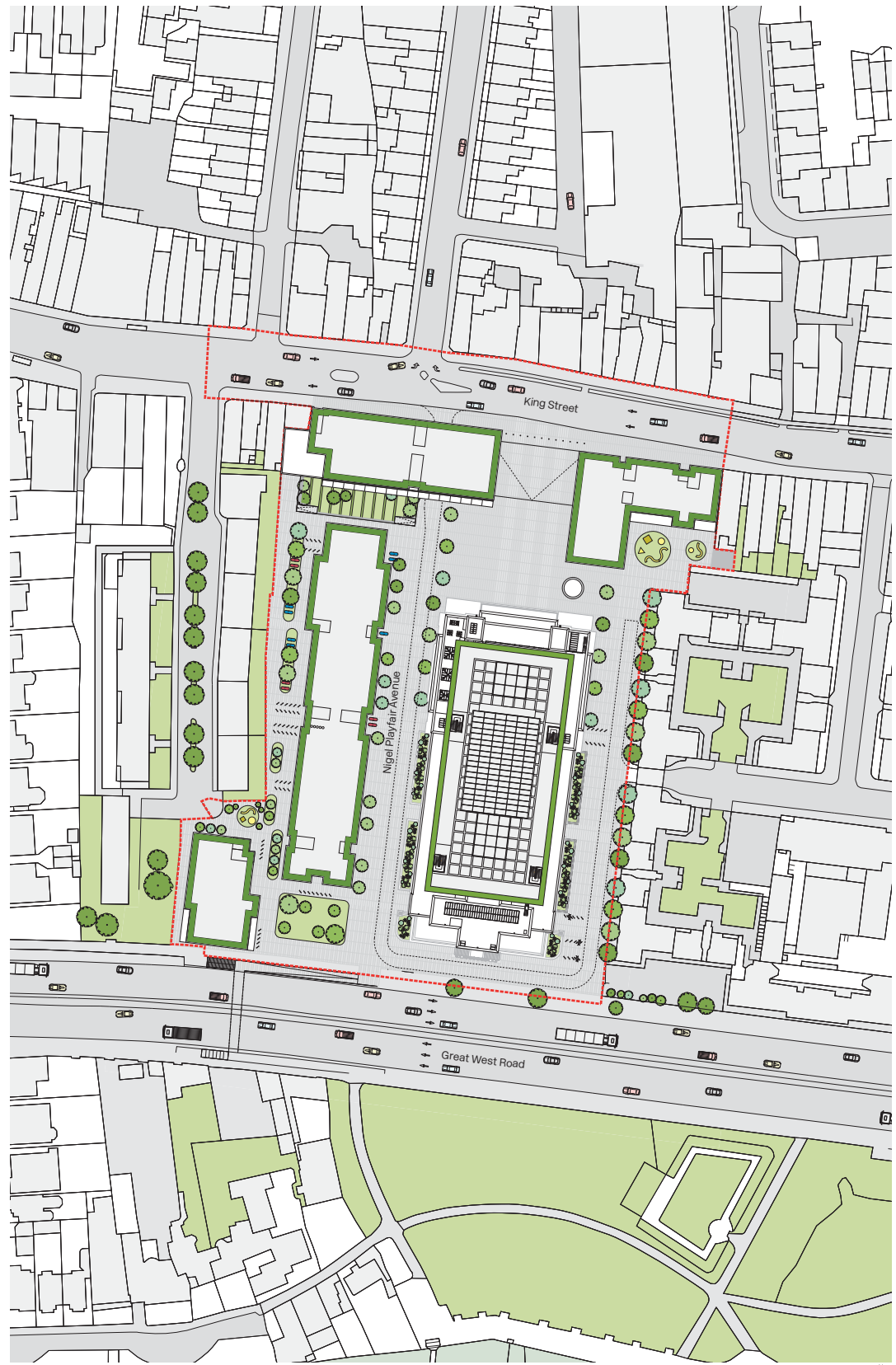
2017







Location Plan



Site Plan

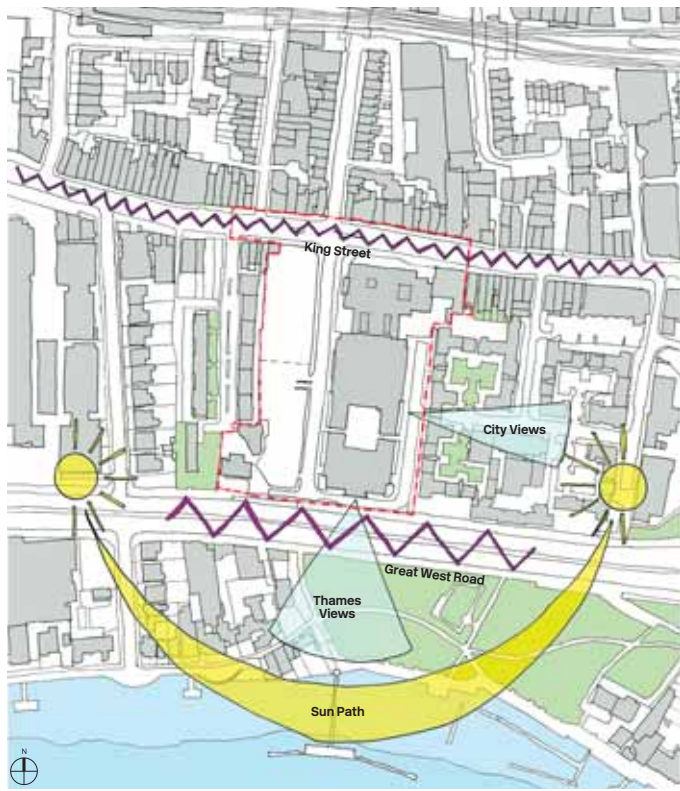


View from North West of Site



View from South West of Site





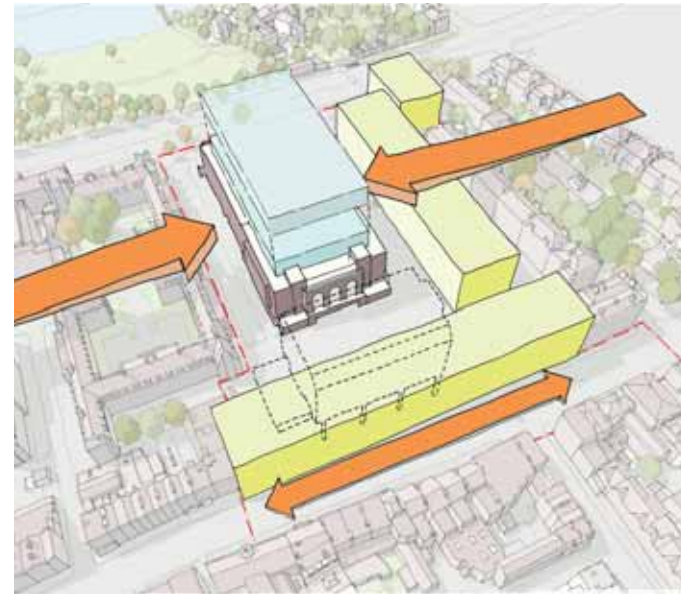
Transforming Nigel Playfair into a Green Avenue



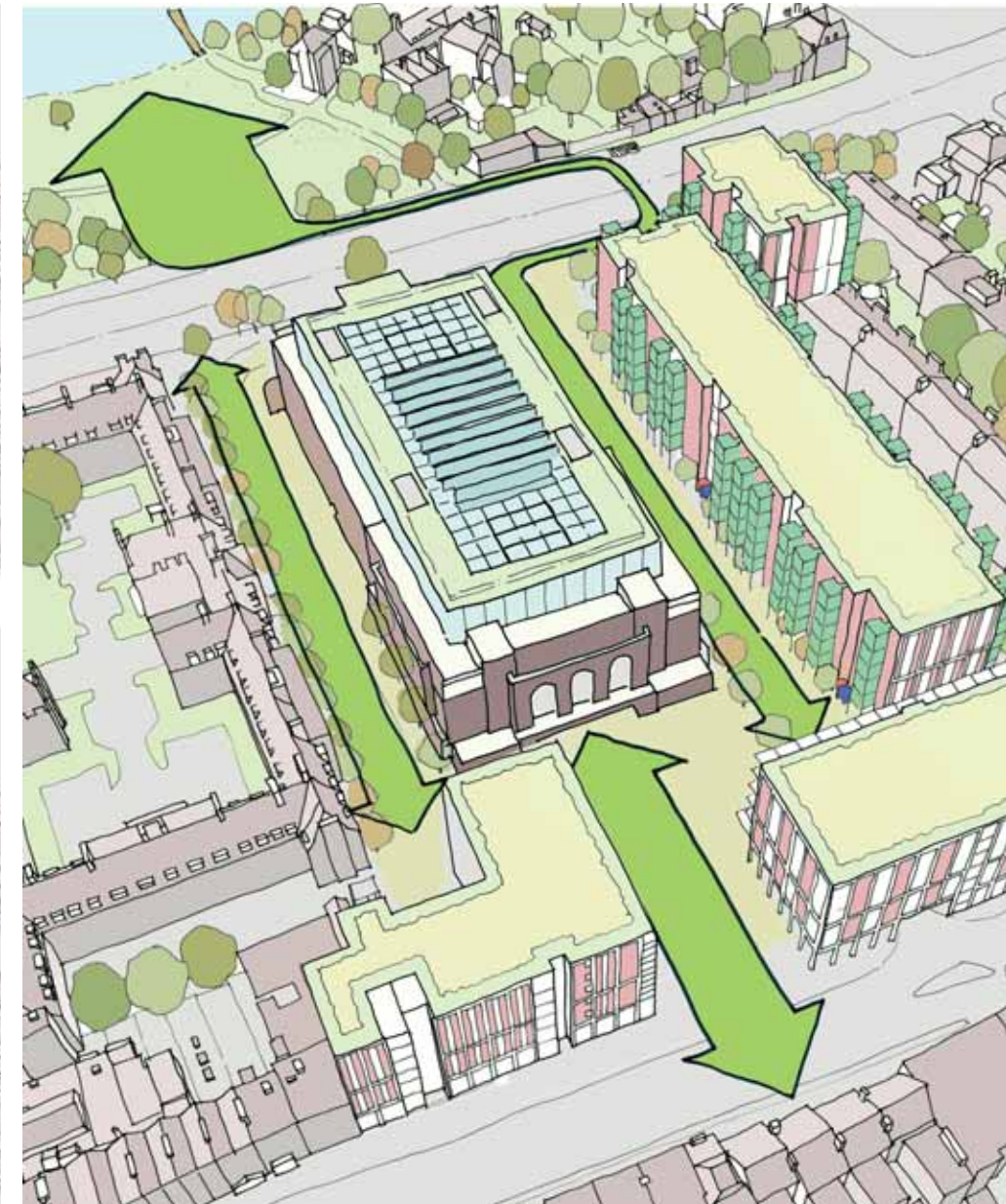
Town Hall from King Street sketch



Existing building mass



Holding the street edge and creating a local focal point



Establishing open spaces and links to Furnivall Gardens



Sketch view looking North East

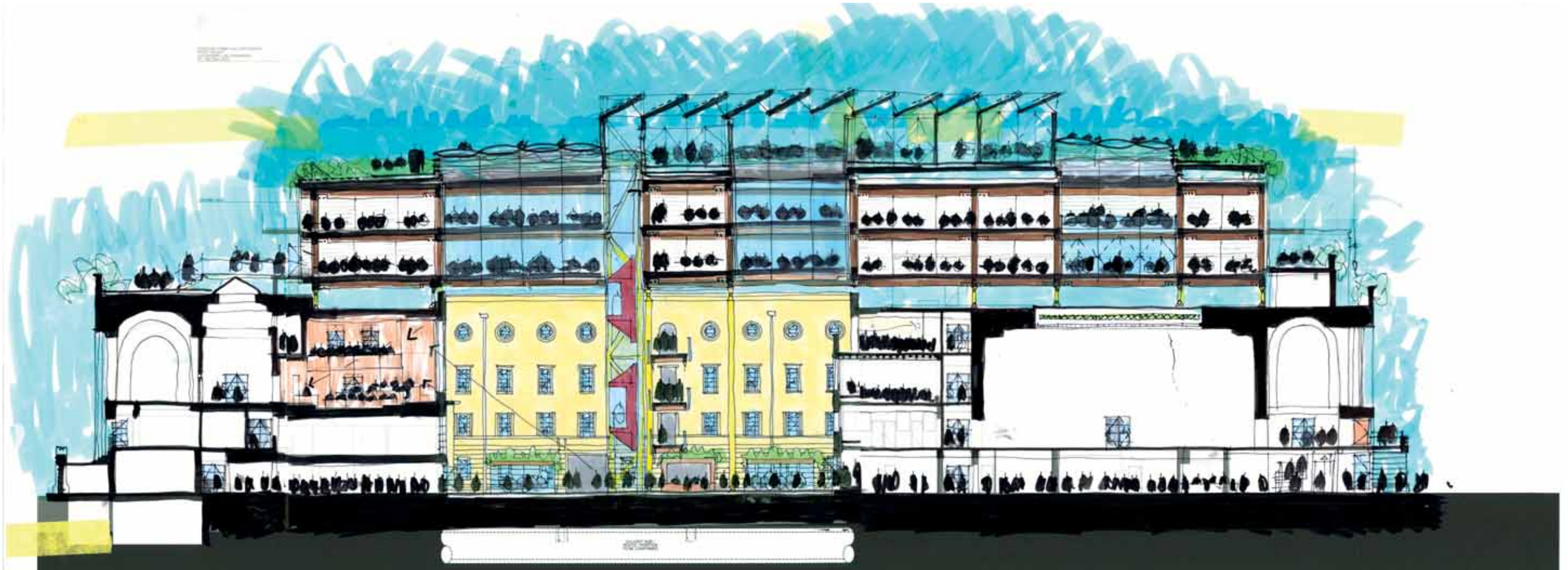


Reinstating civic presence



Articulation of urban grain tying in with surrounding buildings

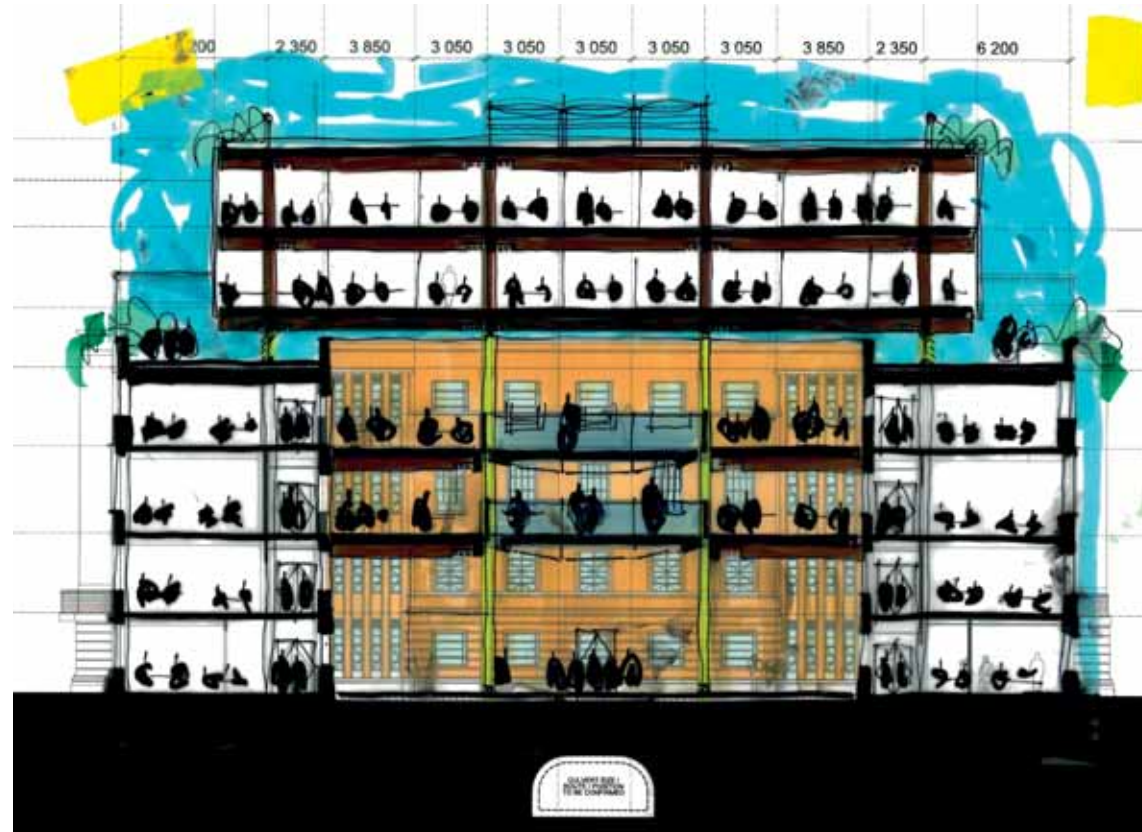




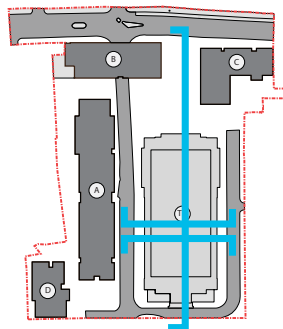
North - South sketch section looking west



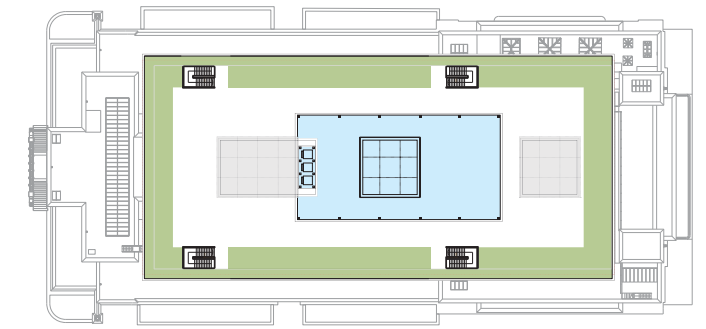
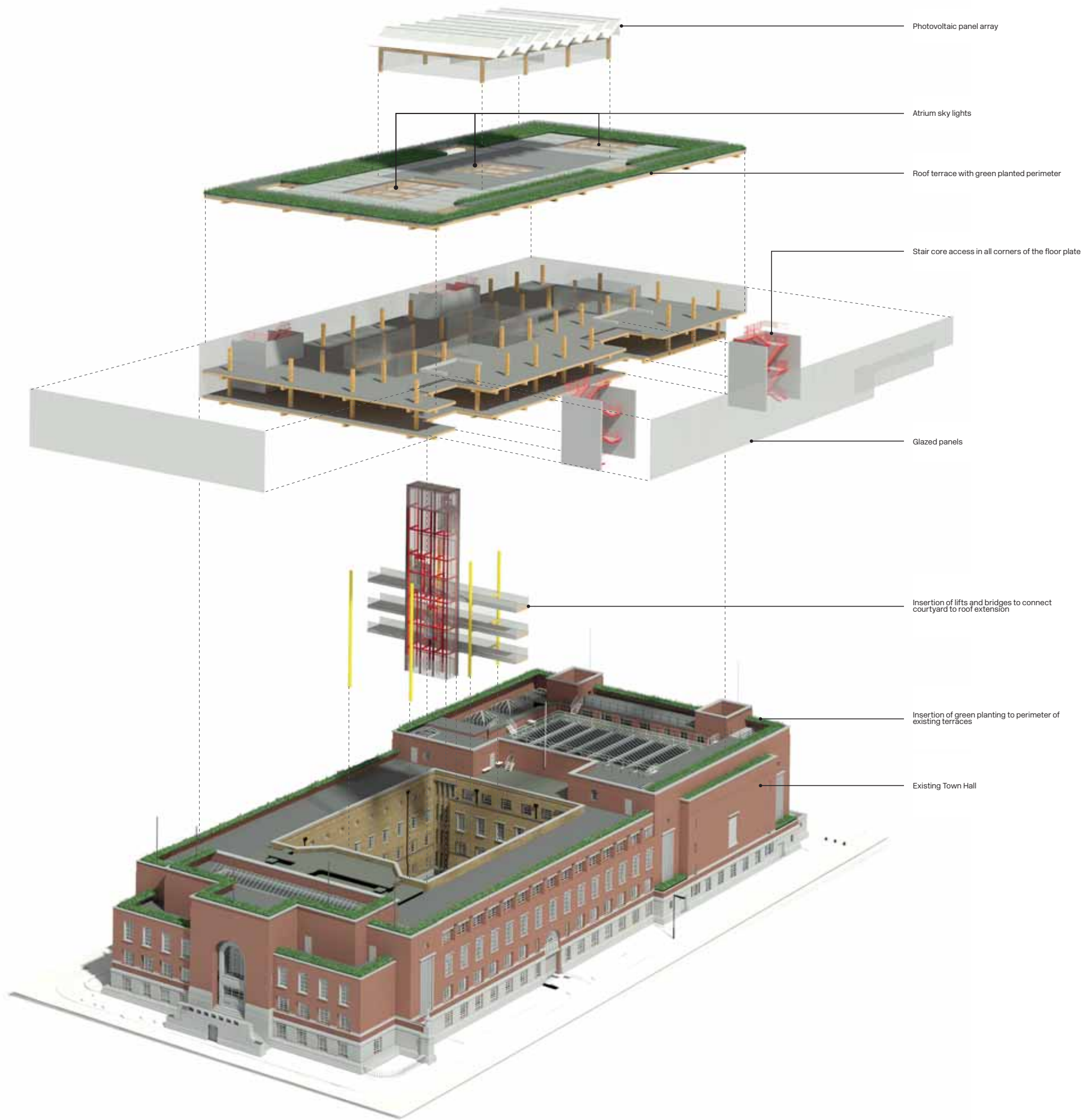
East - West sketch section looking south



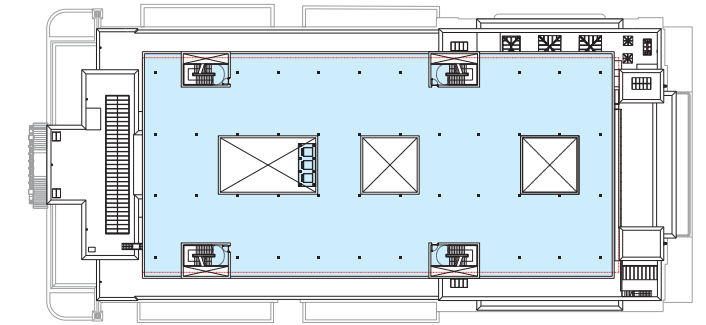
East - West sketch section looking north



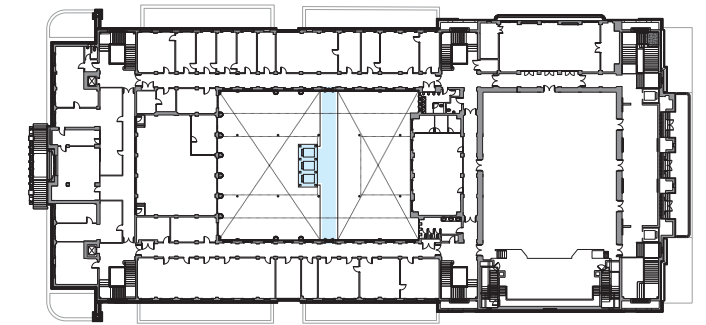




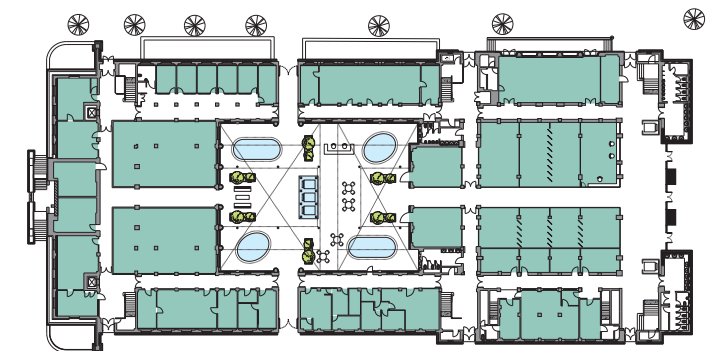
7th Floor Town Hall Extension



Typical Town Hall Extension Plan



Typical Town Hall Plan



Ground Floor Plan

Town Hall and Extension diagram





1



Existing Town Hall Courtyard View looking South



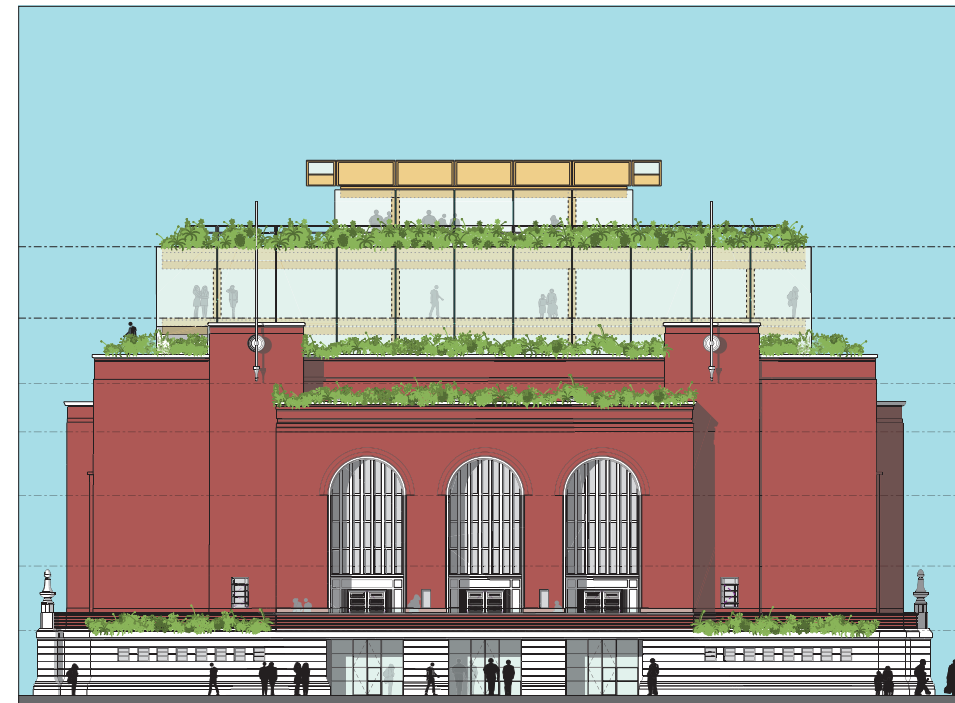
Existing Town Hall Chamber



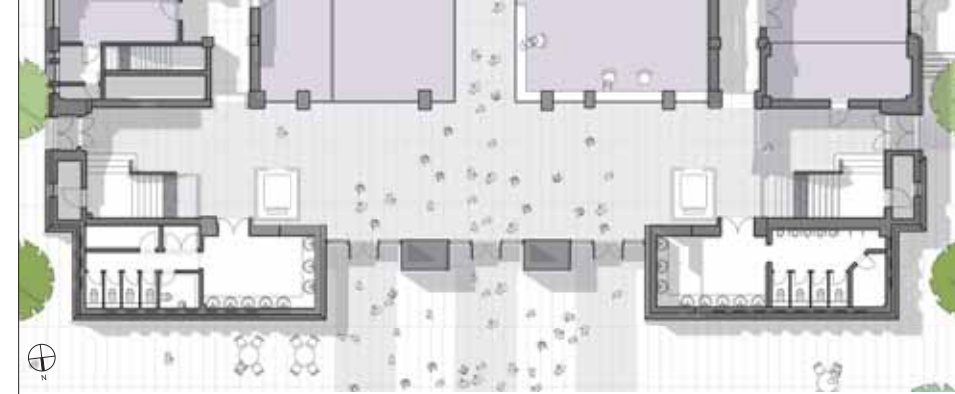
Proposed Town Hall Courtyard View looking South

Treatment of facade to Town Hall Chambers

2



Town Hall Elevation



Town Hall Entrance Ground Level Plan



Existing Town Hall view from King street



Proposed Town Hall view from King street

Treatment of Town Hall Entrance



North - South section looking west





View from King Street



King Street Development

Town Hall Extension







Town Hall Square looking east



King Street Development

Public Plaza







View from Great West Road

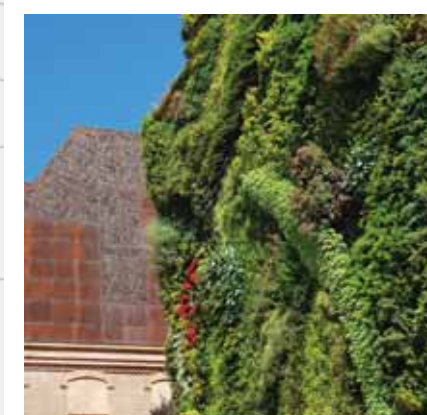
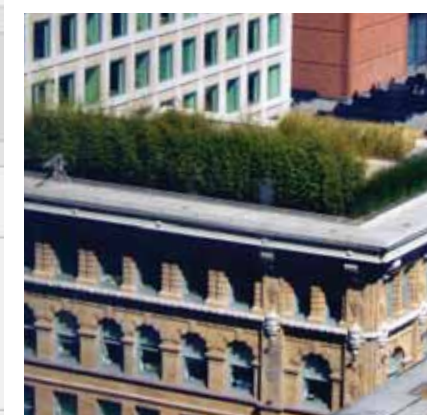
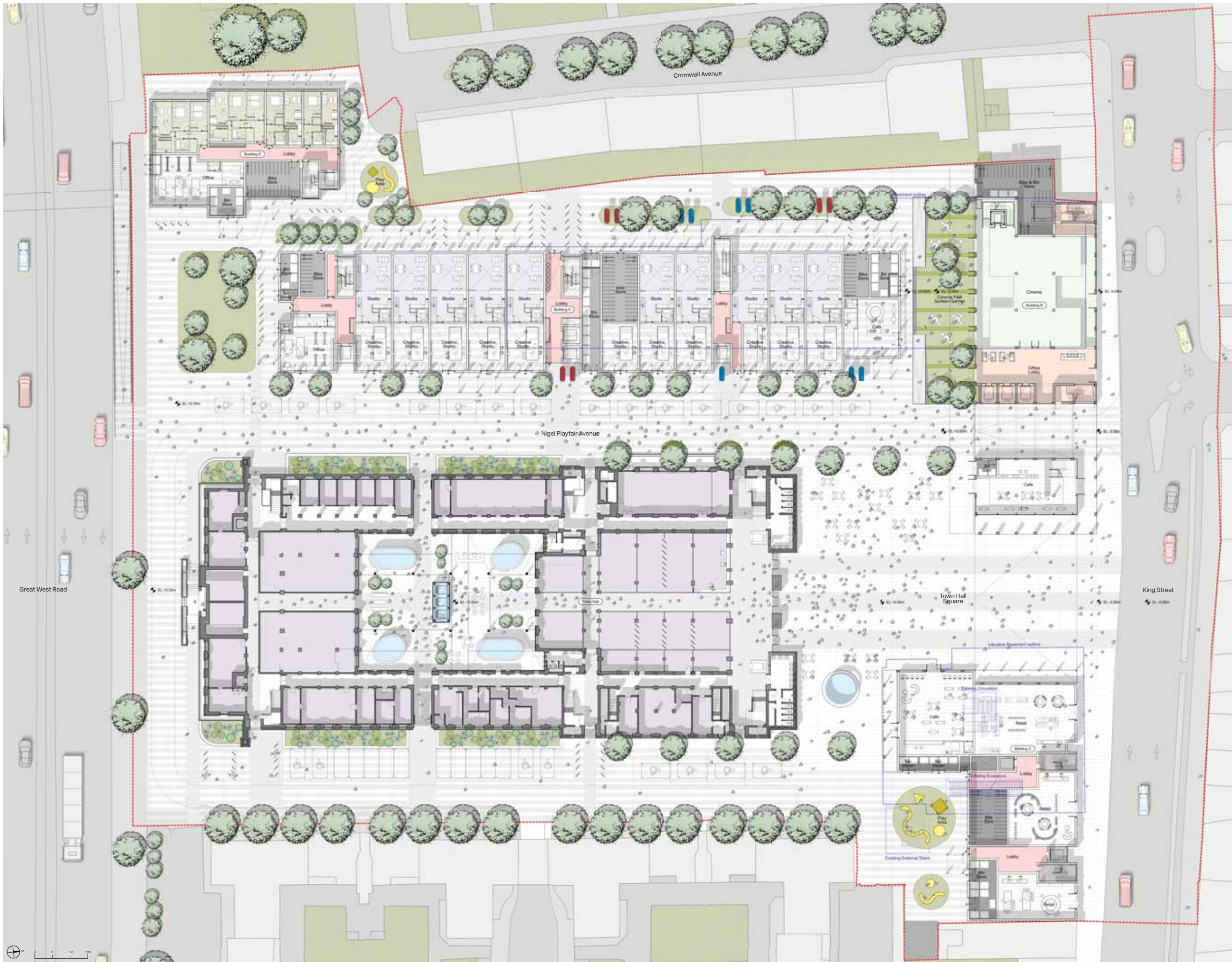


King Street Development

Town Hall Extension







Public Realm Materiality and Precedents







**Key:**

- Town Hall
- Block B Offices
- Residential - Affordable Rent 30%
- Residential - Shared Ownership 20%
- (Affordable homes are 50% of the development)**
- Residential - Private Ownership 50%



RSH+P Residential Precedent Images

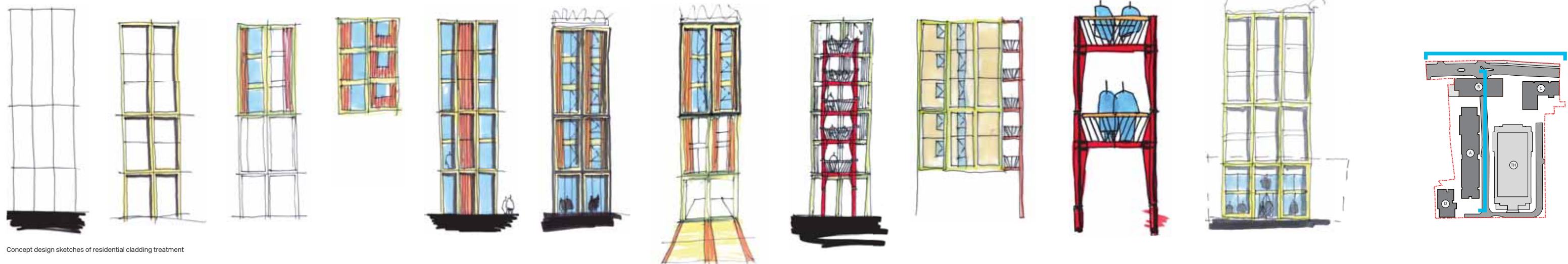




King Street Elevation



Nigel Playfair Elevation



Concept design sketches of residential cladding treatment





Nigel Playfair looking south



King Street Development

Residential

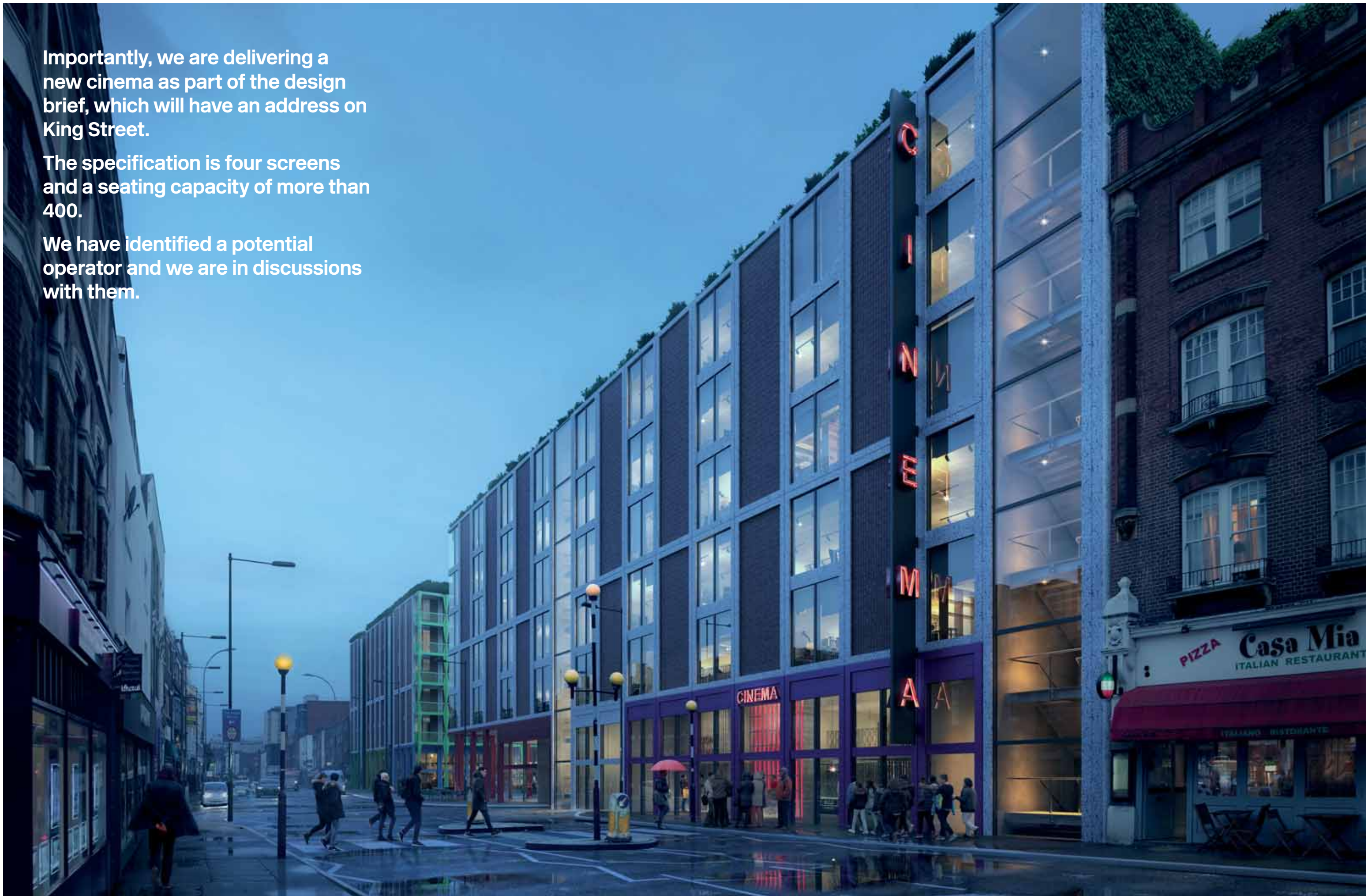




Importantly, we are delivering a new cinema as part of the design brief, which will have an address on King Street.

The specification is four screens and a seating capacity of more than 400.

We have identified a potential operator and we are in discussions with them.



King Street looking East



King Street Development

Cinema and Office







Aerial view from South West

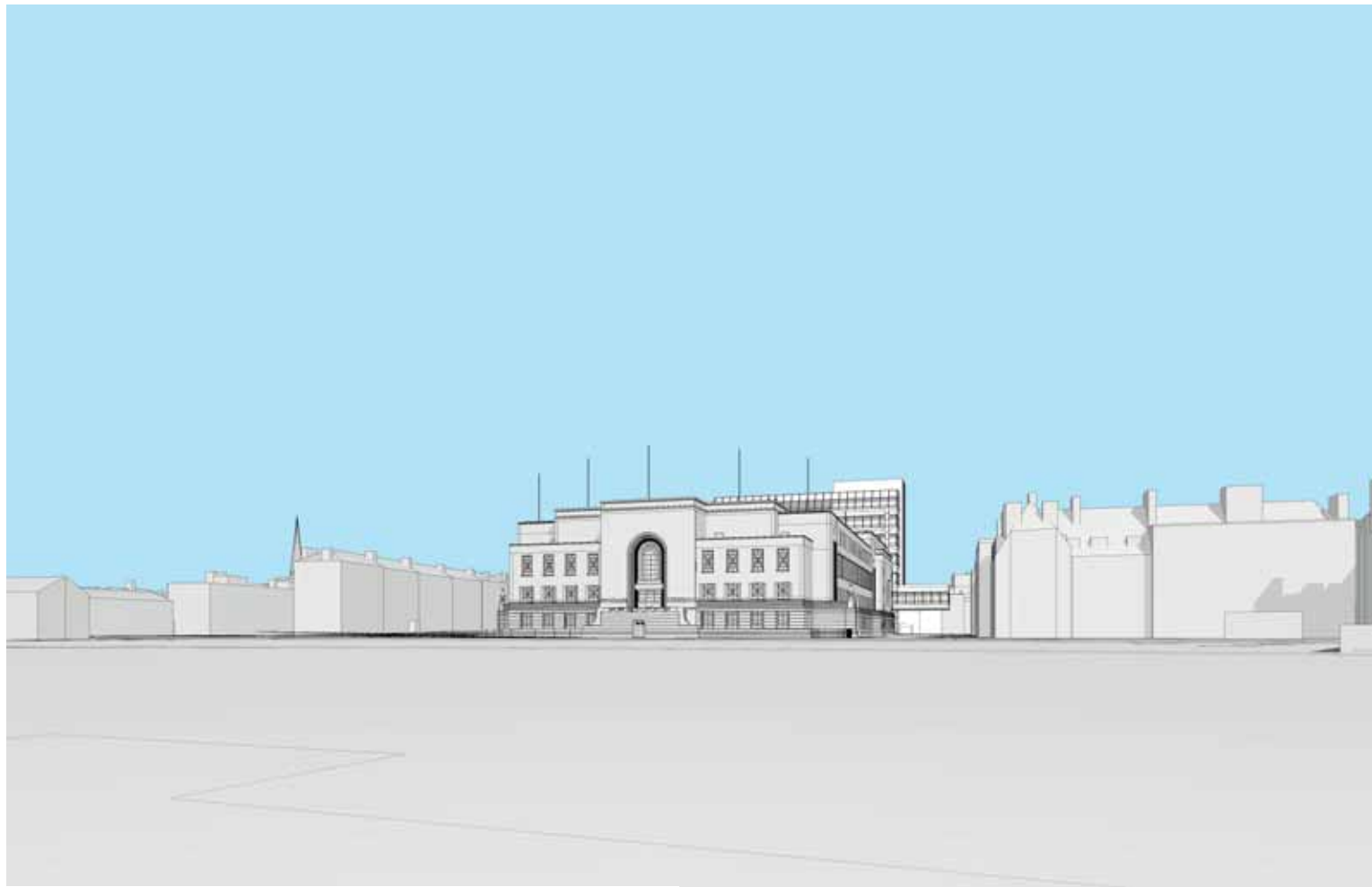


King Street Development

View from South West



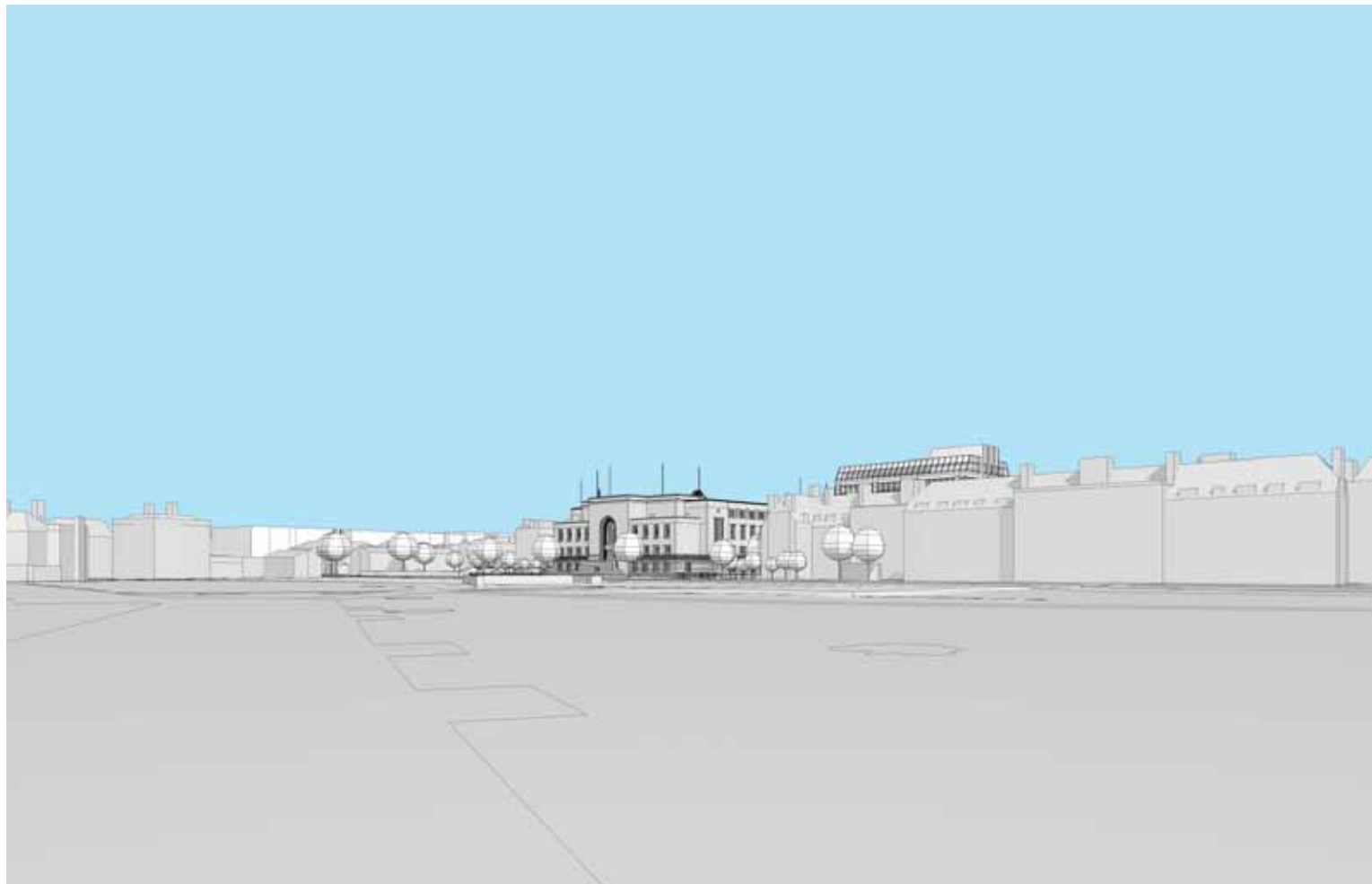




Furnival Gardens existing



Furnival Gardens proposed



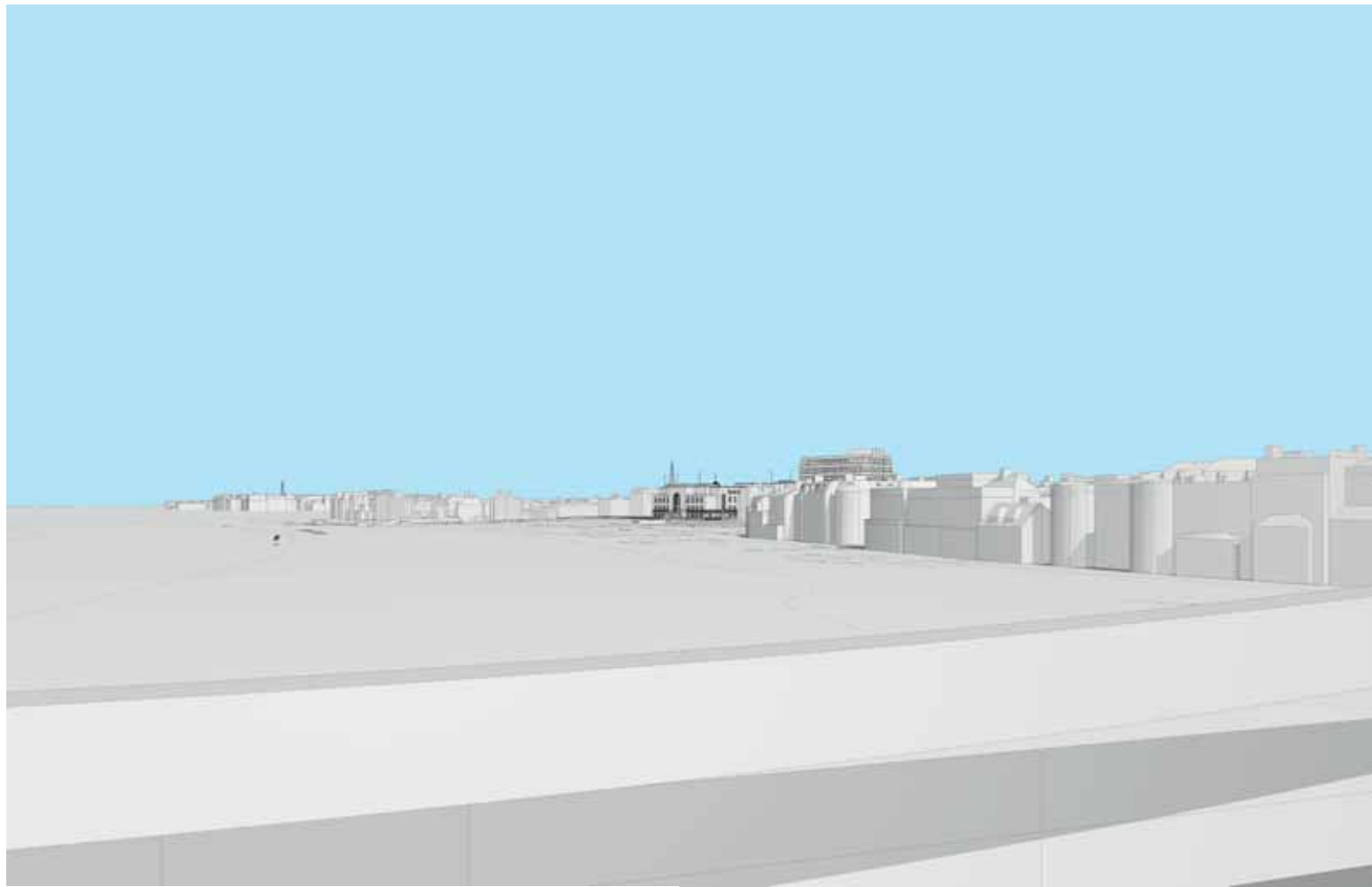
Lower Mall River House existing



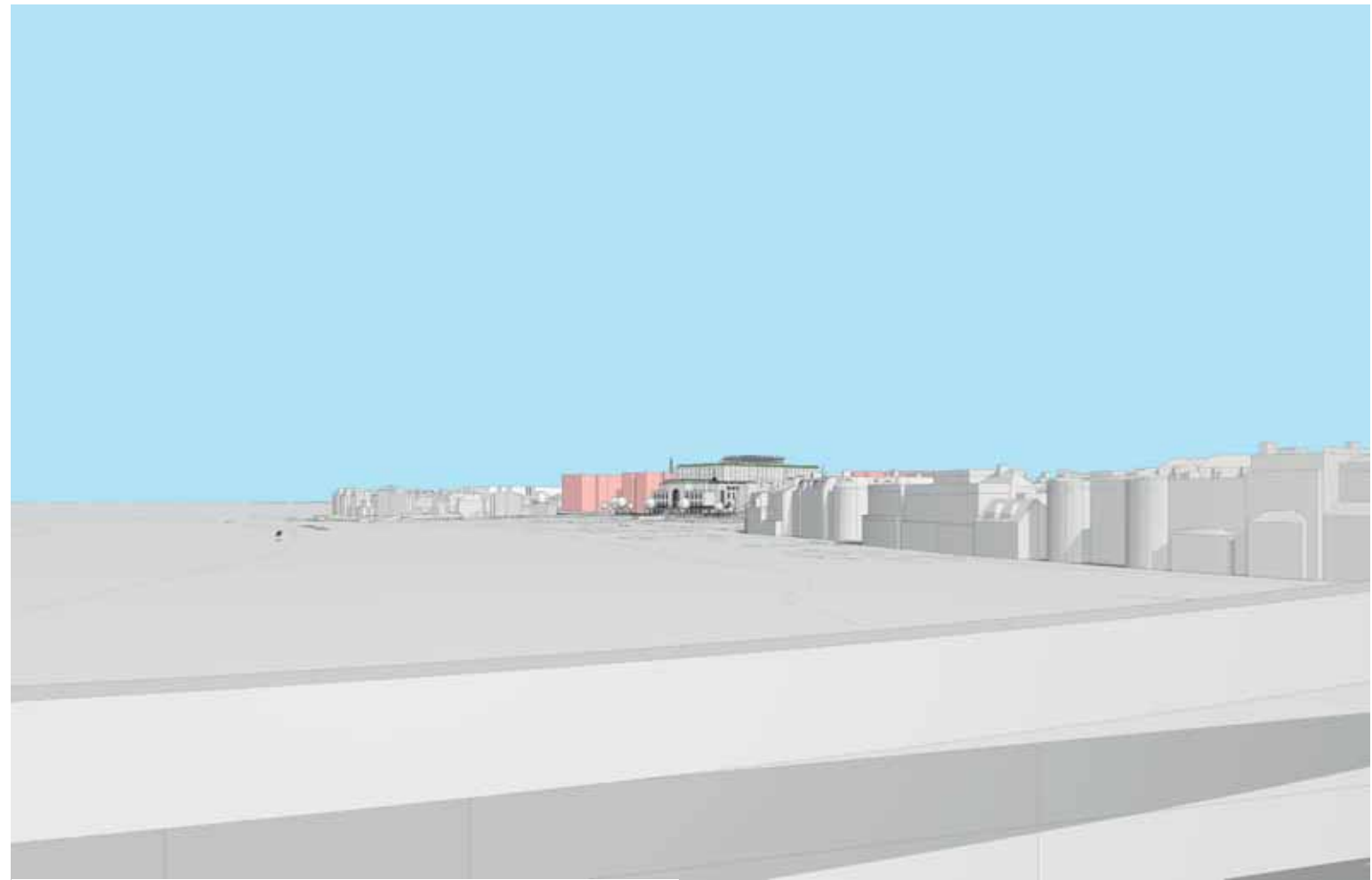
Lower Mall River House proposed







Hammersmith Bridge Mid existing



Hammersmith Bridge Mid proposed



St Pauls school playground view 16 existing



St Pauls school playground view 16 proposed



# Your feedback

Today's consultation is your opportunity to have your say and we do hope that you will submit feedback and comments to us.

Let us know what you think by completing a feedback form which is available in the hall. Of course, you are welcome to take the feedback form away and then send it to us by using the FREEPOST envelopes provided.

Alternatively, you can view the plans online at [www.lbhf.gov.uk/kingstreet](http://www.lbhf.gov.uk/kingstreet) and submit comments using the online form on our web site or simply email us at [NewTownHallScheme@lbhf.gov.uk](mailto:NewTownHallScheme@lbhf.gov.uk)

If you wish to discuss the proposals further following this exhibition, you can call us on 020 8753 5892 and leave your details.

We will compile a report based upon your comments within a Statement of Community Engagement that will accompany the planning application when it is submitted.

# Consultation and Programme Timeline



# What next?

Following today's consultation, the team will work further on the proposals taking account of comments arising from this consultation. We'll then present updated proposals to you at a second consultation event which is likely to take place either in December or in the New Year.

This scheme will require two types of permission from the Local Planning Authority. First, it will need a planning permission and second, a Listed Building Consent to carry out work to the Town Hall. The Local Planning Authority must consult Historic England when considering the Listed Building Consent.

Listed building consent is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest.

# Project Team

<b>Client</b> A2Dominion Group The Point 37 North Wharf Road London W2 1BD	<b>Client</b> Hammersmith & Fulham Council Town Hall, King Street London W2 1BD																			
<b>Project Manager</b> Silver DCC Ltd 80 Cannon Street London EC4N 6HL	<b>Planning Consultant</b> Barton Willmore LLP 7 Soho Square London W1D 3QB	<b>EIA</b> Barton Willmore LLP 7 Soho Square London W1D 3QB	<b>Architect</b> Rogers Stirk Harbour + Partners LLP The Leadenhall Building 122 Leadenhall Street London EC3V 4AB	<b>Structural Engineer</b> AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA																
<b>Structural &amp; MEP Engineer</b> AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA	<b>Flood Risk Assessment</b> AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA	<b>Drainage/SUDS</b> AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA	<b>Sustainability &amp; Energy</b> AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA	<b>Principal Designer</b> JRP Craven House 40 Uxbridge Road London W5 2BS	<b>Fire Consultant</b> BWC Fire Unit 14 The Joiners Shop Chatham, Kent, ME4 4TZ	<b>Sunlight/Daylight/ROL</b> GVA 65 Gresham Street London EC2V 7NQ	<b>Landscape Architect</b> Landscape Collective Henry Wood House 2 Riding House Street London W1W 7FA													
<b>Geoenvironmental</b> Land Science Mare Street Studios 203-213 Mare Street Hackney E8 3QE	<b>Transport &amp; Travel</b> Transport Planning Practice Ltd 70 Cowcross Street London EC1M 6EL	<b>Waste Management</b> Transport Planning Practice Ltd 70 Cowcross Street London EC1M 6EL	<b>Topographical</b> Greenhatch Group Ltd Rowan House Duffield Road Derby DE21 5DR	<b>Wind Assessment</b> WSP UK 6 Devonshire Square London EC2M 4YE	<b>Heritage Consultant</b> Heritage Collective LLP The Office Marylebone 12 Melcombe Place London NW1 6JJ	<b>Archaeological Consultant</b> Heritage Collective LLP The Office Marylebone 12 Melcombe Place London NW1 6JJ	<b>Ecology Consultant</b> Thomson Ecology Compass House 60 Priestley Road Guildford GU2 7AG	<b>Community Involvement</b> Instinctif Partners Ltd 65 Gresham Street London EC2V 7NQ												
<b>Acoustic &amp; Vibration</b> SLR Consulting Ltd Waterhouse Business Centre, Unit 77, 2 Cromar Way, Chelmsford CM1 2QE	<b>Air Quality</b> Air Quality Consultants 23 Coldharbour Road Redland Bristol BS6 7JT	<b>Arboricultural Consultant</b> Sharon Hosegood Associates Ltd Moulsham Mill, Parkway Chelmsford CM2 7PX	<b>Townscape &amp; Visual Impact</b> Heritage Collective LLP The Office Marylebone 12 Melcombe Place London NW1 6JJ																	