

Aerial sketch of proposed development

Welcome

Welcome to our third exhibition of the proposals to build a new cinema, redevelop Hammersmith Town Hall, provide new genuinely affordable homes and rejuvenate the Western end of King Street.

We have held two consultation events, in November 2017 and February 2018. Your response to the revised plans that we presented in February has been very positive and we've been working hard to act on all the feedback received.

This event is your opportunity to view the designs that form the basis of the planning application which we aim to submit in late April.

The plans can also be seen on the Council's website at www.lbhf.gov.uk. If you would like to comment please email us at NewTownHallScheme@lbhf.gov.uk or alternatively, you can complete a feedback form and use the box provided.

West King Street Renewal

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
- New Community 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 access
- Co-designed with the Council's Disabled Residents Team
- Appointment of a Town Hall Commission, made up of local people who have taken an active interest in the previous Town Hall schemes, to participate in the development of the project design.
- Measures to green the environment and minimise the buildings' carbon footprint

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 view from North West

Design changes following your feedback

Height & footprint of buildings

- Reduced depth of the floors by making structure more efficient to keep overall building height as low as possible
- Building heights are below the existing planning permission. The exception is the clock tower which acts a landmark and visual signpost to the Town Hall, and a few features such as the lift core on the office building
- Set back the top floor of the residential building facing Nigel Playfair Avenue to increase light in space between buildings

Public open space

- Widened the public square as far as possible without reducing number of new homes
- Maximised public space by making the access roads within the site narrower
- Enlarged basements to accommodate all car parking, bin stores, etc. to free up more public space

Town Hall extension

- Introduced a cover called a 'Brise Soleil' on glass box extension which enhances the appearance and improves the interior of the building by shading the inside from the sun

Balconies

- Referenced original Town Hall design

Other changes

- Exposed lift core visible from King Street creates landmark to attract people to the new development
- Opaque white glass material on the wall of the Western side of the cinema and office building which fronts King Street to improve light levels between buildings
- Increased affordable housing from 50% to 52%



Aerial view from the South



Location Plan



Site Plan



Elevation from Furnival Gardens



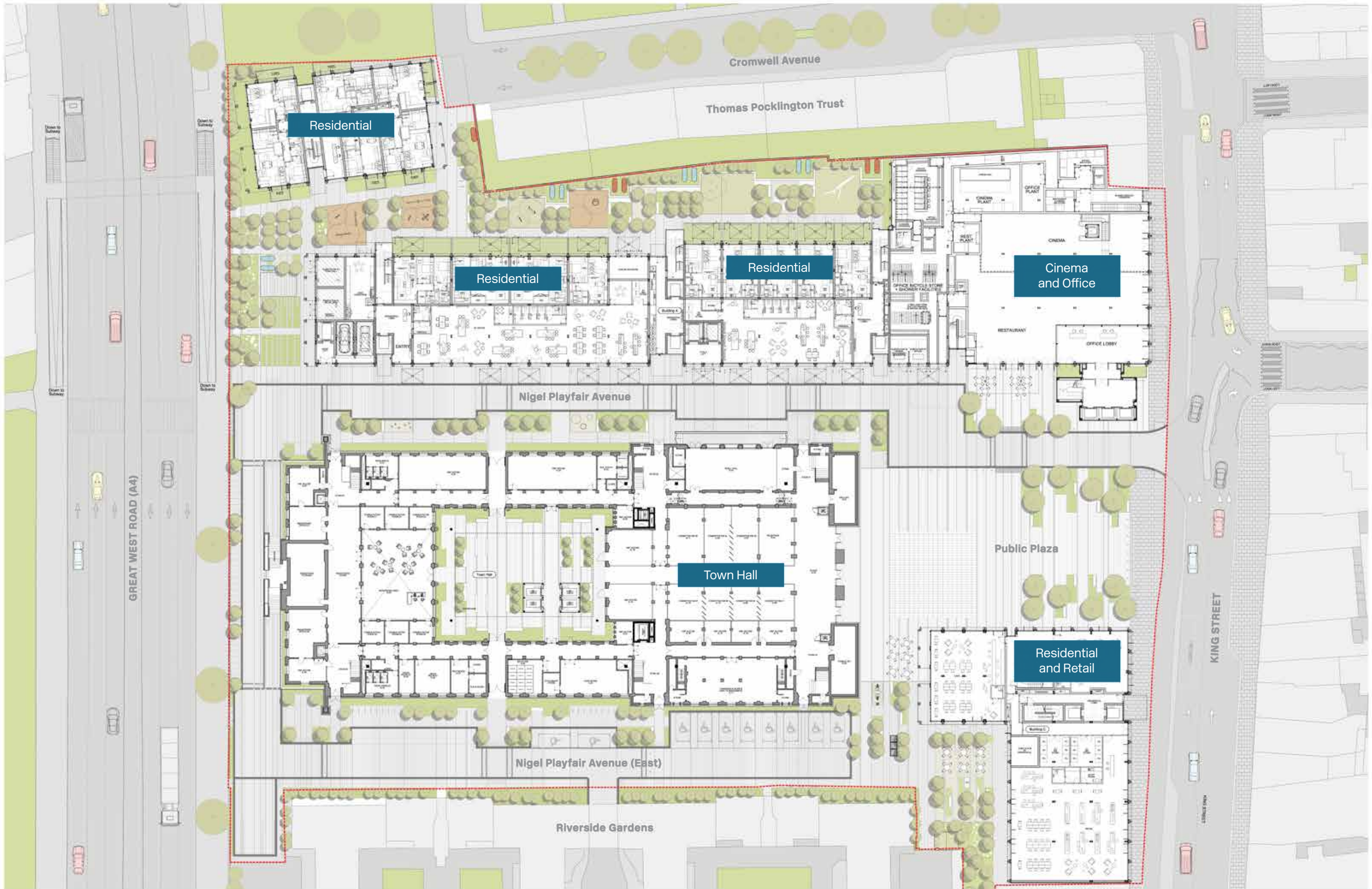
King Street Elevation prior to the Town Hall Extension



West Elevation looking south down Nigel Playfair Avenue



Stone sculptural detail of Father Thames on South Elevation



Public Realm



View from Great West Road

West King Street Renewal

Town Hall Extension





Roof top

West King Street Renewal

Town Hall Extension



Interior







View along Nigel Playfair Avenue



View along Nigel Playfair Avenue



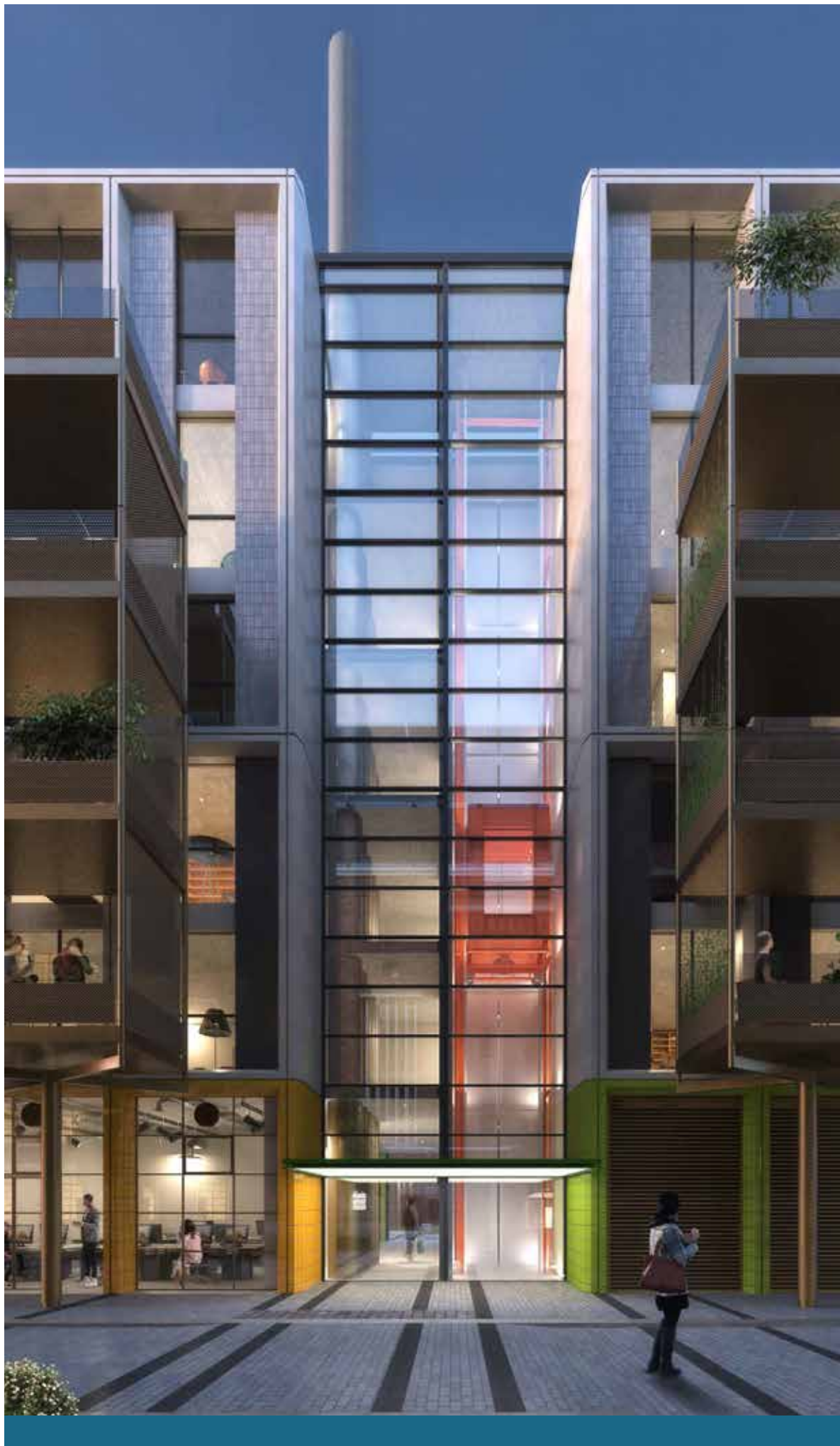
View from Nigel Playfair East Avenue



View from Nigel Playfair East Avenue (Riverside Gardens)

West King Street Renewal

Residential



West King Street Renewal



Residential



King Street looking West

West King Street Renewal

Cinema and Office



King Street looking East

West King Street Renewal

Cinema and Office



Ground Floor Landscape Masterplan



Landscape Roof Plan

Key Legend

- | | |
|-------------------------|-----------------------------------|
| 1 The Town Hall Square | 7 Town Hall Terrace Level 03 |
| 2 The 'Stage' | 8 Town Hall Terrace Level 04 |
| 3 Nigel Playfair Avenue | 9 Town Hall Terrace Level 07 |
| 4 Urban Gardens | 10 Accessible Residential Terrace |
| 5 Residential Gardens | 11 Biodiverse Blue Roof |
| 6 Town Hall Courtyard | 12 Private Terraces |





View from Furnival Gardens



View to Nigel Playfair Avenue



View from King Street



View to Nigel Playfair Avenue

What next?

Following today’s third consultation, the team will be finalising the planning application ready to submit it later this month. 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.

There will be a further opportunity to make your views known once the planning application is submitted as part of the Local Planning Authority’s formal consultation.

Consultation and Build Programme Timeline

(Dependent on being granted planning approval and listed building consent)

Nov 2017	Feb 2018	Apr 2018	May 2018	Jul/Aug 2018	Late 2018	Autumn 2021	Winter 2021	Early Spring 2022	Summer 2022	Autumn 2022	Late 2022
First Public Consultation	Second Public Consultation	Third public consultation & Planning Application submission	Local Planning Authority runs its own consultation	Planning Application & Listed Building Consent decision expected	Start on Site	Town Hall & Civic Offices	Residential, Social Rent	Offices, Cinema, Restaurant & Bar	Residential, Shared Ownership	Residential, Private	Build Complete

Project Team

<div>Client</div> <div>A2Dominion Group The Point 37 North Wharf Road London W2 1BD</div>	<div>Client</div> <div>Hammersmith & Fulham Council Town Hall, King Street London W2 1BD</div>										
<div>Project Manager</div> <div>Silver DCC Ltd 80 Cannon Street London EC4N 6HL</div>	<div>Planning Consultant</div> <div>Barton Willmore LLP 7 Soho Square London W1D 3QB</div>	<div>EIA</div> <div>Barton Willmore LLP 7 Soho Square London W1D 3QB</div>	<div>Architect</div> <div>Rogers Stirk Harbour + Partners LLP The Leadenhall Building 122 Leadenhall Street London EC3V 4AB</div>	<div>Structural Engineer</div> <div>AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA</div>							
<div>Structural & MEP Engineer</div> <div>AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA</div>	<div>Flood Risk Assessment</div> <div>AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA</div>	<div>Drainage/SUDS</div> <div>AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA</div>	<div>Sustainability & Energy</div> <div>AECOM Ltd Aldgate Tower 2 Leman Street London E1 8FA</div>	<div>Principal Designer</div> <div>JRP Craven House 40 Uxbridge Road London W5 2BS</div>	<div>Fire Consultant</div> <div>BWC Fire Unit 14 The Joiners Shop Chatham, Kent, ME4 4TZ</div>	<div>Sunlight/Daylight/ROL</div> <div>GVA 65 Gresham Street London EC2V 7NQ</div>	<div>Landscape Architect</div> <div>Gillespies 1 St John's Square London EC1M 4DH</div>	<div>Inclusive Design Consultants</div> <div>Proudlock Associates PO Box 55248 London N22 9DY</div>			
<div>Geoenvironmental</div> <div>Land Science Mare Street Studios 203-213 Mare Street Hackney E8 3QE</div>	<div>Transport & Travel</div> <div>Transport Planning Practice Ltd 70 Cowcross Street London EC1M 6EL</div>	<div>Waste Management</div> <div>Transport Planning Practice Ltd 70 Cowcross Street London EC1M 6EL</div>	<div>Topographical</div> <div>Greenhatch Group Ltd Rowan House Duffield Road Derby DE21 5DR</div>	<div>Wind Assessment</div> <div>WSP UK 6 Devonshire Square London EC2M 4YE</div>	<div>Heritage Consultant</div> <div>Heritage Collective LLP The Office Marylebone 12 Melcombe Place London NW1 6JJ</div>	<div>Archaeological Consultant</div> <div>Heritage Collective LLP The Office Marylebone 12 Melcombe Place London NW1 6JJ</div>	<div>Ecology Consultant</div> <div>Thomson Ecology Compass House 60 Priestley Road Guildford GU2 7AG</div>	<div>Community Involvement</div> <div>Instinctif Partners Ltd 65 Gresham Street London EC2V 7NQ</div>			
<div>Acoustic & Vibration</div> <div>SLR Consulting Ltd Waterhouse Business Centre, Unit 77, 2 Cromar Way, Chelmsford CM1 2QE</div>	<div>Air Quality</div> <div>Air Quality Consultants 23 Coldharbour Road Redland Bristol BS6 7JT</div>	<div>Arboricultural Consultant</div> <div>Sharon Hosegood Associates Ltd Moulsham Mill, Parkway Chelmsford CM2 7PX</div>	<div>Townscape & Visual Impact</div> <div>Heritage Collective LLP The Office Marylebone 12 Melcombe Place London NW1 6JJ</div>	<div>Lighting Design</div> <div>Speirs + Major 8 Shepherdess Walk London N1 7LB</div>							