

Cabinet



Agenda

**MONDAY
5 NOVEMBER 2018
7.00 pm**

**COURTYARD ROOM
HAMMERSMITH
TOWN HALL
KING STREET
LONDON W6 9JU**

Membership

Councillor Stephen Cowan, Leader of the Council
Councillor Sue Fennimore, Deputy Leader
Councillor Larry Culhane, Cabinet Member for Children and Education
Councillor Andrew Jones, Cabinet Member for the Economy and the Arts
Councillor Wesley Harcourt, Cabinet Member for the Environment
Councillor Max Schmid, Cabinet Member for Finance and Commercial Services
Councillor Ben Coleman, Cabinet Member for Health and Adult Social Care
Councillor Lisa Homan, Cabinet Member for Housing
Councillor Adam Connell, Cabinet Member for Public Services Reform
Councillor Sue Macmillan, Cabinet Member for Strategy

**Date Issued
25 October 2018**

If you require further information relating to this agenda please contact:
Katia Neale, Committee Coordinator, tel: 020 8753 2368 or email:
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Reports on the open Cabinet agenda are available on the Council's website: www.lbhf.gov.uk/councillors-and-democracy

PUBLIC NOTICE

The Cabinet hereby gives notice of its intention to hold part of this meeting in private to consider items (13) which is exempt under paragraph 3 of Schedule 12A to the Local Government Act 1972, in that they relate to the financial or business affairs of any particular person, including the authority holding the information.

The Cabinet has received no representations as to why the relevant part of the meeting should not be held in private.

**Members of the Public are welcome to attend.
A loop system for hearing impairment is provided, together with disabled
access to the building**

DEPUTATIONS

Members of the public may submit a request for a deputation to the Cabinet on non-exempt item numbers **4-9** on this agenda using the Council's Deputation Request Form. The completed Form, to be sent to Kayode Adewumi at the above address, must be signed by at least ten registered electors of the Borough and will be subject to the Council's procedures on the receipt of deputations. **Deadline for receipt of deputation requests: Wednesday 31 October 2018.**

COUNCILLORS' CALL-IN TO SCRUTINY COMMITTEES

A decision list regarding items on this agenda will be published by **Tuesday 6 November 2018**. Items on the agenda may be called in to the relevant Accountability Committee. The deadline for receipt of call-in requests is: **Monday 12 November 2018 at 3.00pm**. Decisions not called in by this date will then be deemed approved and may be implemented.

A confirmed decision list will be published after 3:00pm on **Monday 12 November 2018**.

Cabinet Agenda

5 November 2018

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1.	MINUTES OF THE CABINET MEETING HELD ON 8 OCTOBER 2018	5 - 16
2.	APOLOGIES FOR ABSENCE	
3.	DECLARATION OF INTERESTS	
<p>If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent.</p> <p>At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken.</p> <p>Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest.</p> <p>Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Audit, Pensions and Standards Committee.</p>		
4.	CORPORATE REVENUE MONITOR 2018-19 MONTH 4 - JULY 2018	17 - 60
5.	BETTER SOLUTIONS FOR COUNCIL LEASEHOLDERS IN HIGH-RISES	61 - 64
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7.	DESIGNATION OF CONSERVATION AREA EXTENSIONS AND CONSERVATION AREA BOUNDARY AMENDMENTS AND ADOPTION OF CONSERVATION AREA CHARACTER PROFILES	131 - 362
8.	BUSINESS CASE & PROCUREMENT STRATEGY - APPROVAL TO PROCURE CONTRACTOR FOR DRAINAGE AND LANDSCAPE WORK AT SHEPHERDS BUSH GREEN	363 - 373
9.	THE HAMMERSMITH AND FULHAM PLASTIC FREE POLICY PROPOSAL	374 - 385
10.	FORWARD PLAN OF KEY DECISIONS	386 - 399
11.	EXCLUSION OF PRESS AND PUBLIC	

The Cabinet is invited to resolve, under Section 100A (4) of the Local Government Act 1972, that the public and press be excluded from the meeting during the consideration of the following items of business, on the grounds that they contain the likely disclosure of exempt information, as defined in paragraph 3 of Schedule 12A of the said Act, and that the public interest in maintaining the exemption currently outweighs the public interest in disclosing the information.

12.	EXEMPT MINUTES OF THE CABINET MEETING HELD ON 8 OCTOBER 2018 (E)	
13.	BETTER SOLUTIONS FOR COUNCIL LEASEHOLDERS IN HIGH-RISES: EXEMPT ASPECTS (E)	

London Borough of Hammersmith & Fulham

Cabinet Minutes



Monday 8 October 2018

PRESENT

Councillor Stephen Cowan, Leader of the Council
Councillor Sue Fennimore, Deputy Leader
Councillor Adam Connell, Cabinet Member for Public Services Reform
Councillor Larry Culhane, Cabinet Member for Children and Education
Councillor Wesley Harcourt, Cabinet Member for the Environment
Councillor Andrew Jones, Cabinet Member for the Economy and the Arts
Councillor Lisa Homan, Cabinet Member for Housing
Councillor Max Schmid, Cabinet Member for Finance and Commercial Services

44. MINUTES OF THE CABINET MEETING HELD ON 10 SEPTEMBER 2018

RESOLVED:

That the minutes of the meeting of the Cabinet held on 10th September 2018 be confirmed and signed as an accurate record of the proceedings, and that the outstanding actions be noted.

45. APOLOGIES FOR ABSENCE

Apologies for Absence were received from Councillors Ben Coleman and Sue Macmillan.

46. DECLARATION OF INTERESTS

There were no declarations of interest.

47. PETITIONS: BLOEMFONTEIN ROAD PUBLIC REALM SCHEME (PETITION)

The Leader invited Councillor Colin Aherne, a local ward councillor, to address the Committee. Councillor Aherne noted that the petition contained more than 500 signatories against the proposed Bloemfontein Road public realm improvements works. A meeting was held at the White City Residents Association where most of the attendees were against the proposal to remove the slip road in front of the shopping parade and expressed dissatisfaction that they were not properly consulted on the scheme. The residents and business owners asked for a scheme which retained the slip road.

Officers noted that a new scheme had been designed to include a layby to address the lack of parking concerns. Councillor Aherne stated that the residents rejected the layby design and preferred the slip road to be retained.

Councillor Harcourt was of the view that a wider consultation including the White City Estate residents should take place on a scheme which addresses residents' and business owners' concerns and improves the environment.

RESOLVED:

1. That a wider consultation which includes the White City Estate residents should take place on a scheme that addresses the residents' and business owners' concerns and improves the environment.
2. That officers should report back on a scheme which addresses the residents and business owners concerns.

48. CAPITAL PROGRAMME MONITOR & BUDGET VARIATIONS, 2018/19 (FIRST QUARTER)

RESOLVED:

1. To approve the proposed budget variations to the capital programme totalling £35.2 million (summarised in Table 1 and detailed in Appendix 2 of the report).
2. To add a further £1.02 million to the Capital Programme regarding the Disabled Facilities Grant allocation with the decision on how it is spent delegated to the Strategic Director of Adult Social Care and Public Service Reform in consultation with the Strategic Director of Finance and Governance and the Cabinet Member for Health and Adult Social Care and Cabinet Member for Finance and Commercial Services.
3. To approve the write-off of £180,000 of General Fund deferred costs of disposals, in relation to the reduced forecast capital receipts, from the earmarked Corporate Property Reserve. Further details are provided in section 6.3 of the report.
4. To note the issues regarding General Fund Capital Programme described in sections 5 and 6 of the report.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

49. CORPORATE REVENUE MONITOR 2018/19 MONTH 3 - 30TH JUNE 2018

RESOLVED:

1. Strategic Leadership Team Directors to take urgent action to bring any staffing overspends in line with budgets.
2. To note the forecast General Fund outturn and note that officers are developing further plans to reduce the overspend for discussion with Directors and ratification by the Strategic Leadership Team.
3. To set aside £13.432 million in earmarked reserves regarding the forecast DSG deficit. Further discussions are required to explore options that reduce the underlying deficit, and recover the overpayment, to reduce the reliance on reserves.
4. To note the HRA forecast overspend and note that officers are developing further plans to reduce the overspend for discussion with Directors and ratification by the Strategic Leadership Team.
5. To agree the budget virements detailed in appendix 10 of the report.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

50. BUSINESS CASE & PROCUREMENT STRATEGY IN RELATION TO THE PROCUREMENT OF STATIONERY, PAPER AND OFFICE EQUIPMENT

RESOLVED:

1. That in accordance with the Council's Contracts Standing Orders (CSO) the Cabinet approves the Business Case & Procurement Strategy for the procurement of office stationery, photocopy paper and office equipment as set out in Appendix 1 attached.
2. That Cabinet grants a waiver from CSO 8.11, which requires the Business Case and Procurement Strategies to detail the main provisions contained in the draft specification and to identify any significant variations to the Council's standard terms and conditions. A business case and procurement strategy has been created but as the procurement is being run by the London Borough of Havering not all the information is currently available.
3. That in accordance with CSO 17.3.1 the award decision will be delegated to the Strategic Director of Public Service Reform and Social

care in consultation with the Cabinet Member for Finance and Commercial Services.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

51. IDOX MANAGED SERVICE ICT SYSTEMS CONTRACT EXTENSION

RESOLVED:

1. That approval be given for the Council to extend the contract term between the Council and the Idox Group which commenced on 1st April 2014 by a further two year period in accordance with the terms of the contract at an estimated total cost of £548,500 for the period from 1st April 2019 until 31st March 2021. The contract is for the provision and support of the Uniform IT system and associated ICT software.
2. To note that the extended contract will be on the same terms as in the original contract with the addition of mobile 'on site' applications at no additional cost to the Council.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

52. ALTERNATIVE ECOLOGICAL MITIGATION CONSULTANTS PROCUREMENT

RESOLVED:

1. To approve the Business Case and Procurement Strategy for the appointment of design consultants to produce; a conservation management plan, detailed draft proposals, specifications and a 10-year management plan, for a pre-tender estimate of £266,000.

2. To approve the Business Case and Procurement Strategy for the appointment of cost consultants to produce cost plans and to oversee and review the design process for a pre-tender estimate of £78,000.
3. That delegated authority be granted to the Director of Highways &, Parks in consultation with the Cabinet Member for the Environment, to award the contracts for appointment of the design consultants and the cost consultant the costs of which will be reimbursed by HS2.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

53. BUSINESS CASE & PROCUREMENT STRATEGY FOR BLUE BADGE INVESTIGATION AND ENFORCEMENT SERVICES

RESOLVED:

1. That in accordance with the Council's Contracts Standing Orders, the Cabinet approves the Business Case & Procurement Strategy for Blue Badge Investigation and Enforcement Services as set out in Appendix 1 attached to the report.
2. That the Cabinet delegates authority to award the contract to the Director of Highways & Parks in consultation with the Cabinet Member for the Environment.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

54. CONTRACT AWARD FOR RAPID ELECTRIC VEHICLE CHARGING CONTRACT - SCRUBS LANE CAR PARK

The Leader noted that H&F has the most electric car charging points in London. He appreciated the leadership of Councillor Harcourt and Mahmood Siddiqui (Director of Transport and Highways) for securing the 1st local authority public rapid electric vehicle charging point in the Scrubs Lane Car Park. The Council will keep on pushing our green policy to ensure a cleaner and greener environment for our residents.

RESOLVED:

1. That Cabinet:

- (a) approves the award of the contract described in paragraph 2.2 below for a period of eight (8) years commencing on 1 April 2018 with the option for the Council to extend for a further two (2) years, for the supply, installation, operation and maintenance of rapid charge point infrastructure in Scrubs Lane car park; land owned by the London Borough of Hammersmith & Fulham; and
- (b) grants a waiver of the requirement to have undertaken a Procurement Case & Business Strategy for the award of this contract (as required under CSOs 8.11 and 8.12) due to the nature of the services to be provided. Procurement was undertaken by TfL on behalf of LBHF, details of which are provided in Appendix 2 (contained in the exempt part of the report).

2. To note that the ward is through the Call-Off Contract under the Rapid Charge Point Concessions Framework let by Transport for London, reference tfl_scp_001290 (the "**Framework**"). The successful Concessionaire is Facility Management UK Ltd., a wholly owned subsidiary of Electricity Supply Board (ESB). This is a revenue generating call-off contract only, LBHF will not incur any expenditure as a result of the award.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

55. HAMMERSMITH FLYOVER - GREENING, PLANTING AND CYCLE PARKING IMPROVEMENT SCHEME

The Leader noted that with a £2 billion cut in TfL's budget, it had been difficult to generate interest for the Hammersmith Flyunder project within TfL or the Treasury. However, the Council will continue to put pressure the Government to support the proposal which will connect both sides of Hammersmith.

RESOLVED:

1. That authority be delegated to the Director of Highways & Parks in consultation with the Cabinet Member for the Environment to approve the implementation of the Greening, Planting and Cycle Parking Scheme in Autumn 2018, prior to the funding expiring in January 2019.
2. That an order is placed with the Council's Term Contractor (FM Conway PLC) for up to £236,000, £196,000 of which will be invoiced to Hammersmith BID who have secured the project funding from the Mayor of London's Air Quality Fund (MAQF).

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

56. KEY COMPLIANCE POLICIES - ASBESTOS/FIRE/GAS

Cabinet noted that the Council had invested £20 million in Housing Safety Plus measures. Councillor Homan stated that it was good practice to update these policies regularly.

RESOLVED:

1. That Cabinet notes the following background papers used in preparing this report:
 - 1.1 Asbestos Policy
 - 1.2 Asbestos Management Plan
 - 1.3 Fire Safety Management System
 - 1.4 Gas Safety Policy
2. That Cabinet signs the Statement of Intention attached to the Fire Safety Management System. (Appendix 1).

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

57. BUSINESS CASE & PROCUREMENT STRATEGY FOR HOUSING LIFT MODERNISATION PROGRAMME

Councillor Homan reported that the lift specification had been enhanced to include the ability to be used during fires. This will protect our residents during any fire evacuation.

RESOLVED:

1. That in accordance with the Council's Contracts Standing Orders, Cabinet approves the Business Case & Procurement Strategy for the housing lift modernisation programme 2018/2021 as set out in Appendix 1 of the report.
2. That Cabinet delegates authority to the Strategic Director for Growth and Place, in consultation with the Cabinet Member for Housing, to award the individual contracts.
3. That Cabinet delegates authority to the Strategic Director for Growth and Place, following consultation with the Cabinet Member for Housing, to approve future amendments to the packaging of the different contracts within the Procurement Strategy at Appendix 1 for operational reasons (including omitting and adding sites) where such amendments can be contained within the overall approved budget envelope and available resources.
4. That Cabinet notes that a previous procurement exercise for lift modernisation via a framework has been abandoned for reasons provided at paragraph 4.1 of the report.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

58. DELEGATED DECISION TO INCREASE INVESTMENT IN PRIVATE RENTED SECTOR ACCOMMODATION TO REDUCE NUMBERS IN TEMPORARY ACCOMMODATION

In supporting the proposal, Cabinet agreed that this was a step in the right direction to remove the stigma of living in temporary accommodation and obtaining better accommodation for residents which would allow families to stay closer to their support network.

RESOLVED:

1. That approval be granted for £900,000 to be invested from the Temporary Accommodation Earmarked Reserve to secure 300 additional private rented sector properties (Direct Lets) over the next two years.
2. That approval be granted for the service to pilot a dedicated PRS team for six months. The team will work intensively with different cohorts and trial different support offers so as to build the capacity of the service to encourage more households to accept Direct Let offers.
3. That approval be granted to change the Housing Allocation Scheme to enable officers to backdate a household's start date on the register to the date of the original Homelessness Duty acceptance, when households are subsequently accepted as Homeless within three years of having accepted an offer of a Direct Let. This change can be made by Cabinet Member authority.
4. That Cabinet notes the risk to the General Fund of up to £9.3 million over the next four years which arises solely from reductions in Government grants.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

59. APPROPRIATION OF WATERMEADOW COURT AND EDITH SUMMERSKILL HOUSE

Cabinet welcomed the report and noted that 133 new genuinely affordable homes will be provided at Edith Summerskill, 80% of which will be social rent with the remainder let as sub-market intermediate rent. In addition, 36 new genuinely affordable homes would be built at Watermeadow Court, 27 of which will be social rent with the remainder let as sub-market intermediate rent, or sold as low-cost home ownership.

The Leader noted that the Council was proud that it had been able to obtain additional resources from developers through tough negotiations to fund public sector housing in the current economic climate.

Cabinet thanked the Growth and Place leadership team for their hard work on this scheme.

RESOLVED:

That Cabinet:

- Resolves that the areas of land at Watermeadow Court and Edith Summerskill House referred to in this report and shown edged red on the plans at appendix 1 are no longer required for the purpose for which they are currently held (housing purposes).
- Approves the appropriation of these areas of land to the planning purposes of facilitating redevelopment for residential and other uses pursuant to section 122 of the Local Government Act 1972.
- Authorises the Strategic Director for Growth to apply to the Secretary of State for consent to the appropriation pursuant to Section 19(2) Housing Act 1985.
- In the event that the consent of the Secretary of State is given authorises the use of powers to override easements and other rights in respect of the land pursuant to section 203 of the Housing and Planning Act 2016.
- Approves to vire £30,000 to create a specific budget for this work from the unused contingency budget for Edith Summerskill House, approved by amended Cabinet Member Decision in Feb 2017, following original Cabinet approval dated 08/02/16 in relation to the Joint Venture vehicle.
- Approves the movement in the Capital Financing Requirement of up to £3.8 million from the Housing Revenue Account to the General Fund for Edith Summerskill House, and to note that this will result in an additional budget requirement in the General Fund from 2019/20 of £123,000 to fund the associated Minimum Revenue Provision.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

60. REVISED STATEMENT OF GAMBLING POLICY

RESOLVED:

That the revised Statement of Gambling Policy, attached at the end of this report as Appendix 1, be recommended for adoption by the Full Council.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

61. FORWARD PLAN OF KEY DECISIONS

RESOLVED:

The Key Decision List was noted.

62. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That under Section 100A (4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the remaining items of business on the grounds that they contain information relating to the financial or business affairs of a person (including the authority) as defined in paragraph 3 of Schedule 12A of the Act, and that the public interest in maintaining the exemption currently outweighs the public interest in disclosing the information.

The following is a public summary of the exempt information under S.100C (2) of the Local Government Act 1972. Exempt minutes exist as a separate document.

63. EXEMPT MINUTES OF THE CABINET MEETING HELD ON 10 SEPTEMBER 2018 (E)

RESOLVED:

That the minutes of the meeting of the Cabinet held on 10th September 2018 be confirmed and signed as an accurate record of the proceedings, and that the outstanding actions be noted.

64. MITIE PARTNERSHIP PROGRESS REPORT: EXEMPT REPORT (E)

RESOLVED:

That the recommendations contained in the exempt report be approved.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.

Note of dispensation in respect of any declared conflict of interest:

None.

65. CONTRACT AWARD FOR RAPID ELECTRIC VEHICLE CHARGING CONTRACT - SCRUBS LANE CAR PARK: EXEMPT ASPECTS (E)

RESOLVED:

That the report be noted.

Reason for decision:

As set out in the report.

Alternative options considered and rejected:

As outlined in the report.

Record of any conflict of interest:

None.


Note of dispensation in respect of any declared conflict of interest:

None.

Meeting started: 7.00 pm

Meeting ended: 7.19 pm

Chair

<p>London Borough of Hammersmith & Fulham</p> <p>CABINET</p> <p>5 NOVEMBER 2018</p>		<p>Agenda Item 4</p> 
CORPORATE REVENUE MONITOR 2018/19 MONTH 4 – 31ST JULY 2018		
Report of the Cabinet Member for Finance and Commercial Services – Councillor Max Schmid		
Open Report		
Classification - For decision and for information		
Key Decision: Yes		
Wards Affected: All		
Accountable Director: Hitesh Jolapara – Strategic Director of Finance & Governance		
Report Author: Emily Hill – Assistant Director, Corporate Finance		Contact Details: Tel: 020 8753 3145 Emily.Hill@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1. Section 151 of the 1972 Local Government Act requires the Chief Financial Officer (as the responsible officer) to ensure proper administration of the Council's financial affairs. This monitoring report is part of the Council's 2018/19 budgetary control cycle. Budgetary control, which includes the regular monitoring of and reporting on budgets, is an essential requirement placed on Cabinet Members, the Chief Executive, and Directors in discharging the statutory responsibility.
- 1.2. The month 4 General Fund forecast outturn variance is an unfavourable **£4.429m**. Action plans of **£2.474m** are proposed as partial mitigation. If delivered they will reduce the forecast overspend to **£1.955m**.
- 1.3. The High Needs Block, funded through Dedicated Schools Grant (DSG), is forecast to be overspent by a cumulative £13.432m at the close of 2018/19. As recommended in the month three report, an earmarked reserve will be set aside to cover this deficit.
- 1.4. The latest reserves forecast, including the set aside of the £13.432m for the forecast DSG deficit, is set out below. Within the table the commitments identify where approval has been given to use the reserve for a specific purpose (for example managed services implementation). Restricted reserves are those which have constraints on how they can be used (for example the insurance fund). Reserves have yet to be set aside for a number of potential new initiatives such as relocation of officers for the Town Hall refurbishment.

General Fund summary	Opening balance	Budgeted contributions to 2021/22	Known commitments	Available balance
	£000's	£000's	£000's	£000's
General balances	(19,004)	0	0	(19,004)
Earmarked reserves	(79,146)	(7,691)	42,615	(44,222)
	(98,150)	(7,691)	42,615	(63,226)
Earmarked restricted	(15,583)	0	0	(15,583)
Total	(113,733)	(7,691)	42,615	(78,809)

- 1.5. The Council's finances continue to tighten. Uncommitted earmarked reserves are now forecast at £44.222m. These are limited given the Council's ambitions regarding several major initiatives and the size of the future budget gap. Measures are being put in place that strictly control the allocation of any use of reserves. In addition, there are several savings initiatives, such as those for improved robotic automation in Customer Services, or to deliver extra income from Commercial initiatives, that are delayed or are falling short of expectations. The Council needs to learn from these and consider how it delivers the future savings programme.
- 1.6. The HRA forecast is a favourable variance of £0.717m. A drawdown of £3.640m from the fire safety reserve to fund fire Safety work incurred in 2018/19 is proposed as part of the month 4 report. **If approved this will increase the forecast 2018/19 underspend to £4.357m.**

2. RECOMMENDATIONS

- 2.1. To provide a clear steer on intentions with regards to opportunities and available actions to manage the general fund forecast in-year deficit.
- 2.2. To note the HRA forecast underspend.
- 2.3. To agree the virements detailed in appendix 10 and use of the fire safety reserve to fund £3.640m of costs that are forecast to be incurred on HRA fire Safety work in 2018/19.

3. REASONS FOR DECISION

- 3.1. To report the revenue expenditure position and comply with Financial Regulations.

4. MONTH 4 GENERAL FUND

- 4.1. The forecast month 4 overspend is **£4.429m** with risks of £9.935m identified. This compares to a forecast overspend of £5.162m at month 4 last year.
- 4.2. The Public Services Reform adverse variance of £2.615m includes **£2.465m** relating to commercial income external sales and advertising.

Table 1: 2018/19 General Fund Gross Forecast Outturn Variance – Month 4

Department ¹	Revised budget month 4 £m	Forecast outturn variance month 4 £m	Forecast outturn variance month 3 £m
Children's Services	40.357	2.690	2.777
Corporate Services	(0.042)	(0.192)	(0.274)
Finance & Governance	2.146	0.351	0.051
Growth & Place	9.980	(0.451)	0.319
Public Services Reform	3.260	2.615	2.615
Residents' Services	63.567	1.627	2.147
Controlled Parking Account	(23.331)	(0.907)	(1.298)
Social Care	51.343	1.331	1.416
Centrally Managed Budgets	20.454	(0.010)	(0.010)
Total	167.734	7.054	7.743

¹ Figures in brackets represent underspends/ favourable movements

Department¹	Revised budget month 4 £m	Forecast outturn variance month 4 £m	Forecast outturn variance month 3 £m
Adjustment for limiting use of the unallocated contingency to 50% (£0.850m) and not distributing the contingency (£1.775m) held for the 2018/19 pay award (Cabinet Decision Corporate Revenue Monitor month 2).	0.000	(2.625)	(2.625)
Revised overspend	167.734	4.429	5.118

Note: The month 3 and 4 figures include the realignment of Building Property and Maintenance Services Budgets between Growth and Place, Residents' Services, Finance and Governance and Public Services Reform.

- 4.3. Action plans received from departments to mitigate the forecast overspends are summarised in table 2. All overspending departments will need to respond with further actions to reduce the net forecast overspend by year-end. Delivery of action plans has been assigned to relevant responsible officers. The forecast variance, net of planned mitigations is £1.955m (£1.765m at month 3).

Table 2: Summary of Net Forecast Outturn Variances After Action Plans

Department	Gross Forecast Outturn Variance Month 4 £m	Potential Value of Action Plan Mitigations Month 4 £m	Forecast Outturn Variance Net of Planned Mitigations £m
Children's Services	2.690	0.628	2.062
Corporate Services	(0.192)	0.000	(0.192)
Finance & Governance	0.351	0.200	0.151
Growth & Place	(0.451)	0.000	(0.451)
Public Services Reform	2.615	0.000	2.615
Residents' Services	1.627	1.248	0.379
Controlled Parking Account*	(0.907)	(0.907)	0.000
Social Care	1.331	1.305	0.026
Centrally Managed Budgets	(0.010)	0.000	(0.010)
Total	7.054	2.474	4.580

Department	Gross Forecast Outturn Variance Month 4 £m	Potential Value of Action Plan Mitigations Month 4 £m	Forecast Outturn Variance Net of Planned Mitigations £m
Adjustment for limiting use of the unallocated contingency to 50% and not distributing the contingency held for the 2018/19 pay award.	(2.625)	0.000	(2.625)
Revised Overspend	4.429	2.474	1.955

* The mitigating actions for Residents Services include an offset against the forecast surplus for the Controlled Parking Account.

5. CORPORATE REVENUE MONITOR 2018/19 MONTH 4 HOUSING REVENUE ACCOUNT

- 5.1. The Housing Revenue Account is currently forecasting a favourable outturn variance of £0.717m at month 4 (Appendix 9). A drawdown of £3.640m from the fire safety reserve to fund fire safety work incurred in 2018/19 is proposed as part of the Month 4 Report. If approved this will increase the forecast 2018/19 underspend to £4.357m.

Table 3: Housing Revenue Account forecast outturn - Month 4

Housing Revenue Account	£m
Balance as at 31 March 2018	(9.946)
Less: Budgeted (contribution) / appropriation from balances	1.835
Add: Forecast favourable outturn variance	(0.717)
Projected Balance as at 31st March 2019	(8.828)

6. DEDICATED SCHOOLS GRANT

- 6.1. The cumulative total Dedicated Schools Grant (DSG) deficit balance carried forward to 2018/19 was £7m with an additional £6.4m deficit forecast in 2018/19.
- 6.2. The £13.4m cumulative deficit represents the Council spending more money than available and will impact on future school and council resources. As proposed in the month 3 report an earmarked reserve will be set aside to cover this potential deficit.
- 6.3. A dedicated project team has identified potential options to reduce the underlying funding deficit and will brief Cabinet.

- 6.4. An emergent risk has also been identified for 2019/20 regarding Early Years funding. A change in the National Funding Formula (NFF) requires local authorities to passport funding via the Early Years Dedicated Schools Grant (EY DSG) to all providers based on a participation (activity model) with standard unit rates. This will have an adverse financial impact on the budgets of schools in LBHF who have benefitted from protected payments via lump sum payments until 2018/19. Private and voluntary nursery providers in the borough are likely to see a benefit from this change.
- 6.5. For two maintained nursery schools there is a risk of a significant funding reduction in 2019/20. Work is being undertaken to establish the cost of activities that are not DSG funded and to ensure DSG funded Early Years provision is provided within the funding envelop. There are proposals being modelled to identify a sustainable nursery education provision from September 2019. There is a risk with respect to the sustainability in the Summer term 2019. The risk may be mitigated by financial planning in the schools and the availability of schools reserves to cover the transition.

Table 4: Dedicated Schools Grant

	£m
DSG deficit brought forward from prior years	7.032
In-year forecast deficit	6.400
Forecasted deficit at end of 2018/19 financial year	13.432

- 6.6. Mitigating options with varying impact on children are being developed with a view to the urgent policy decisions that will need to be made.

7. VIREMENTS & WRITE OFF REQUESTS

- 7.1. Cabinet is required to approve all budget virements that exceed £0.1m. There are General Fund virements of £0.169m requested to cover the costs of additional Asylum-Seeking children and a HRA virement of £3.640m requesting the use of reserves to fund Fire Safety work.
- 7.2. Children's Services have requested a virement of £0.169m to cover the additional costs of supporting asylum-seeking children.

8. CONSULTATION

- 8.1. The Strategic Leadership Team has been consulted and consider that a new approach to identify wider opportunities to generate income will be required and integrated with the work on the Investment Strategy.

9. EQUALITY IMPLICATIONS

- 9.1. As required by Section 149 of the Equality Act 2010, the Council has considered its obligations regarding the Public-Sector Equality Duty and it is not anticipated that there will be any direct negative impact on groups with protected characteristics, as

defined by the Act, from the adjustments to the budgets required as a result of this Corporate Revenue Monitor.

9.2. In the event that any such adjustments might lead to a service change that could have a negative impact on groups with protected characteristics then an Equality Impact Assessment will need to be carried out.

9.3. Implications completed by Peter Smith, Head of Policy & Strategy, tel. 020 8753 2206.

10. LEGAL IMPLICATIONS

10.1. There are no legal implications for this report.

10.2. Implications verified by: Rhian Davies, Borough Monitoring Officer, tel. 07827 663794

11. FINANCIAL IMPLICATIONS

11.1. This report is financial in nature and those implications are contained within.

11.2. Implications completed by: Gary Ironmonger, Finance Manager, 0208 753 2109.

12. IMPLICATIONS FOR BUSINESS

12.1. There are no implications for local businesses.

12.2. Implications verified/completed by: Albena Karameros, Economic Development Team, tel. 020 7938 8583.

13. COMMERCIAL IMPLICATIONS

13.1. The report seeks the approval of strategies developed to bring any staffing overspends in line with allocated budgets.

13.2. There are no procurement implications. Commercially, these strategies will have a positive impact on the Council's budgets and spending.

13.3. Implications completed by: Andra Ulianov, Procurement Consultant, x2284

14. IT STRATEGY IMPLICATIONS

14.1. There are no IT implications for this report.

14.2. Implications verified/completed by Howell Huws, Head of Contracts and Operations, tel. 020 8753 5025.

15. RISK MANAGEMENT

- 15.1. The Council has a statutory duty to arrange for the proper administration of its financial affairs and a fiduciary duty to taxpayers with regards to its use of and accounting for public monies. This report assists in the discharge of those duties.
- 15.2. Revenue expenditure against budget is monitored by regular reports to the Strategic Leadership Team and Cabinet. These reports provide a snapshot of the revenue position for each Department and for the Council, and provide details of any projected additional budget pressures and risks, or any significant under or overspends. As the Section 151 Officer, the Strategic Director of Finance and Governance is required to keep under review the financial position of the Authority. The monthly revenue monitoring is a key part of this review process. If required, measures will be put in place to address any risks identified through the monitoring process and to contain expenditure within approved budgets.
- 15.3. Effective monitoring assists in the provision of accurate and timely information to Members and officers and in particular allows services to better manage their resources. Corporate Revenue Monitoring contributes to the delivery of all Council Priorities but chiefly Being Ruthlessly Financially efficient and sound risk management.
- 15.4. The effective use of financial resources underpins the Council's activities in support of its strategic priorities. Plans to take remedial action to manage a number of the significant issues highlighted in this report where they approach and exceed our financial risk appetite and risk tolerance have been identified by departments.
- 15.5. There are a number of general risks to the Council being able to match expenditure with resources this financial year and over the medium term:
 - Achievement of challenging savings targets.
 - Austerity imposed by national government and its impact on Local Government.
 - Brexit and the state of the UK economy.
 - Commissioning and Procurement outcomes.
 - Impact of the fall in the pound on inflation and pay.
 - Demand-led Service Pressures E.g. Adult Social Care, Child Protection etc.
 - Potential adjustments which may arise from the various Grant Claims.
 - Movement in interest rates.

Risks associated with specific services are mentioned elsewhere in this report.

- 15.6. Implications verified/completed by: Michael Sloniowski, Risk Manager, tel 020 8753 2587, mobile 07768 252703

LOCAL GOVERNMENT ACT 2000

LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	None		

LIST OF APPENDICES

Appendix	Title
Appendix 1	Children's Services Revenue Monitor
Appendix 1a	Dedicated Schools Grant
Appendix 2	Corporate Services Revenue Monitor
Appendix 3	Finance & Governance Revenue Monitor
Appendix 4	Growth & Place Revenue Monitor
Appendix 5	Public Service Reform Revenue Monitor
Appendix 6	Residents' Services Revenue Monitor
Appendix 6a	Controlled Parking Account Revenue Monitor
Appendix 7	Social Care Revenue Monitor
Appendix 8	Centrally Managed Budgets Revenue Monitor
Appendix 9	Housing Revenue Account Revenue Monitor
Appendix 10	Virement Requests

APPENDIX 1: CHILDREN'S SERVICES
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Family Services	27,681	2,484	2,568
Special Educational Needs and Disabilities	7,338	359	383
Education	872	0	0
Assets, Operations & Planning	4,556	(153)	(174)
School Funding	(90)	0	0
TOTAL	40,357	2,690	2,777

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Family Services		
<p>Family Services Social Care Placements - overspend primarily due to the continued increase in service demand, higher unit costs and more complex needs. Funding is not through a formula based on head count changes meaning that as demand is rising and the budget is reduced for savings, there is limited possibility to contain expenditure within budget.</p> <p>Looked after children numbers have increased to 240 compared with 185 in March 2015. An increase of 55 children at an average cost of 50k per child.</p> <p>As with other London Boroughs, we are seeing a rise in demand from adolescents at risk due to knife crime, child sexual exploitation and children being used for drug trafficking (County lines). Work continues to ensure the forecast is robust and that young people are placed in the most appropriate placement for their need.</p> <p>The net decrease from period 3 (£0.121m) is predominantly caused by two high cost placements stepping down from private residential to foster placements. This, along with a month's reduction in contingency and 4 placements ending, offset an increase caused by 9 new placements.</p> <p>The forecast assumes a contingency of £0.4.51m or circa 7.7 FTE which is modelled on 2017/18 net new placements but excludes the pressures associated with the project to take Dubs children separately identified below.</p> <p>The net overspend on Dubs is £0.169m after £0.239m growth in the 2018/19 budget and associated grant income. This overspend is expected to rise to £0.260m in 2019/20 based on</p>	1,801	1,922
	169	169

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
the full year cost of placements and changes to the income associated with them. Costs rise as young people become care leavers as the grant income falls significantly.		
Family Support and Child Protection Staffing pressures arising from the need to use agency staff whilst permanent recruitment is taking place and due to demand pressures (3 additional social workers) are being covered in year through the one-off use of reserve funding of £0.348m The reserve funding is also partly covering additional placement related overspend on escorts and sessional staff of £0.242m whilst a review is taking place.	199	200
Contact and Assessment Service - The staffing overspend has been eliminated by reducing the agency staff to 3 from 10 within the next 3 months having 3 agency staff fill newly qualified social worker vacant posts. The remainder has been mitigated by applying previously undistributed staffing inflation budget. Clarity over funding for historical income budgets is being sought to address the remainder of the overspend.	91	100
LAC and Leaving Care Non- placement costs - projected increase in service user related travel expenses, interpreters' fees, and an additional security requirement for challenging service users.	189	156
Other minor variances	35	21
Total of Family Services	2,484	2,568
Special Educational Needs and Disabilities		
Children with Disability Placements - pressure from prior years in relation to complex needs of the current cohort. The total budget for residential children's homes is £1.1m of which one placement accounts for £0.6m. This placement is due to age out of Children with Disability Care in 2019/20.	282	343
DCT, Short Breaks and resources - one off in year pressure on contract expenditure following the delayed opening of the Stephen Wiltshire Centre.	40	40
Other minor variances	37	0
Total of Special Educational Needs and Disabilities	359	383
Education Service		
No net variance reported	0	0
Total of Education	0	0
Assets, Operations & Planning		
The underspend predominantly relates to staffing budget held	(153)	(174)

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
here prior to being allocated out to the service as part of a staffing budget realignment. This will take place in August so staff budgets reflect the new structures. This partly offsets staffing overspends in Family Services.		
Although mitigated in year, an overall staffing variance will remain due to pressures caused by the unbudgeted 2% pay award estimated at £0.350m.		
Total of Assets, Operations & Planning	(153)	(174)
TOTAL VARIANCE	2,690	2,777

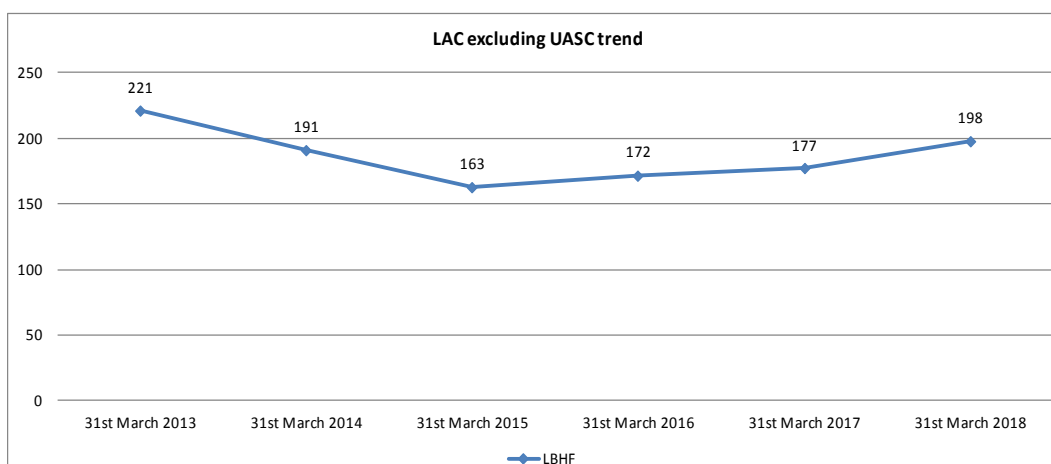
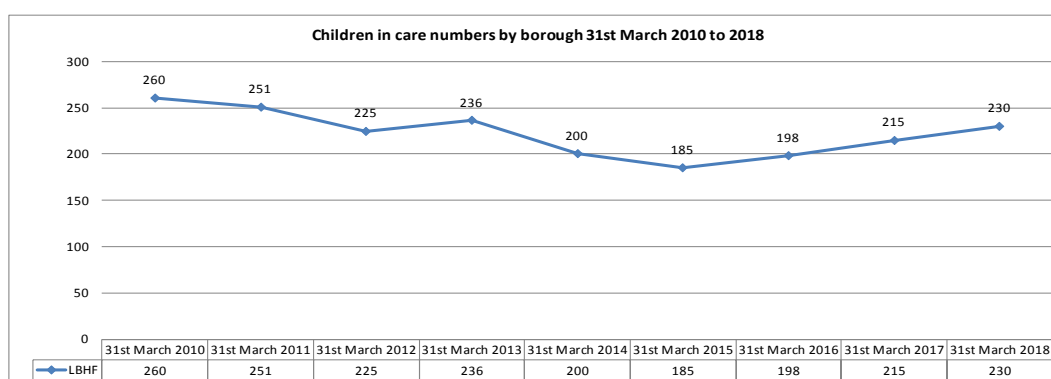
Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
Tower Hamlets Judgement - the likely liability should all connected carers be paid carers fees for prior years back to 2011. Three families (6 children) have brought claims in previous financial years via the same solicitors totalling £141k. In 2018/19 one family has brought a claim in April with costs expected to be c£20k.	2,100	2,100
New Burdens funding - The introduction of the Children and Social Work Act 2017 provides all care leavers up to the age of 25 with access to a personal advisor. We have a duty to provide a service to young people who are 21 or over and not in education. The main impact will be the additional social work resource required. The 2018/19 New Burdens grant has allocated £15,000 for this additional support. Initial calculation based on the DfE's assumptions of level of support required have costed the social work resource required as £65k. As this is a new duty, it is not yet clear what the impact will be.	45	45
Children with Disability Placements - the forecast does not contain a contingency for demand led growth. Any net increase in demand will increase the overspend on the service. The estimate is based on one additional placement with significant complex needs.	250	250
UASC - Risk of cases moving into Care Leavers with ongoing costs,	TBC	TBC
Special Education Needs and Disabilities - due to work required to comply with the requirements of the Education and Healthcare Plans (EHCP), and compensate for deficiencies completed under Tri-Borough management, additional resource is being utilised.	0	200
This has been reduced to £0 in month 4 as salary expenditure is all now included in the forecast and any overspends are		

Table 3 - Key Risks - Detail Items Over £250,000

Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
mitigated in year.		
Placements - Placement Invest to Save through LAC and continue to be monitored to ensure delivery of savings. The high cost placements forecast puts pressure on this activity being delivered. The number of young people in residential care remains small, however, they are often complex expensive cases meaning that LAC Assist must work with the young person for some time before they can be considered for step-down or non-residential placement. In addition to the contingency for net placement increase in year of circa £0.5m, there is a risk of further exceptional demand growth.	300	300
TOTAL RISKS MANAGED	2,695	2,895

Supplementary Monitoring Information

Trend data for Looked After Children (LAC) is presented in the graphs below.



Children in Care numbers

Children in Care rates

2013

2014

2015

2016

2017

Page 29

2013

2014

2015

2016

2017

Decrease/
increase

APPENDIX 1a: DEDICATED SCHOOLS GRANT
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Dedicated Schools Grant - Paid in support of the Local Authority's School Budget	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
High Needs Block Expenditure	17,950	6,400	6,400
Early Years Block Expenditure	19,520	0	0
Schools Block Expenditure	38,100	0	0
Central School Services Block Expenditure	4,400	0	0
DSG Income	(79,970)	0	0
TOTAL	0	6,400	6,400
DSG deficit brought forward from prior years		7,032	
Forecasted deficit at end of 2018-19 financial year		13,432	

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
High Needs Block (<i>High Needs funding supports provision for children and young people with special educational needs from their early years to age 25 and Alternative Provision</i>)		
A full system review is being undertaken to reconcile activity, funding, and expenditure. A project team and governance is being put in place to identify opportunities and work streams to recover the financial position on the High Needs Block for the Local Authority and to support Special Schools with their financial planning and efficiency.		
The forecast overspend of £6.4m in 2018/19 is based on levels of expenditure coming into the new financial year and before mitigations and actions resulting from the High Needs Block Recovery Project.	6,400	6,400
Analysis is being undertaken to explore the opportunities for expenditure reduction and income generation in 2018/19 and beyond.		
Total of High Needs Block	6,400	6,400
Early Years Block (<i>Funding for Early Years including Two-Year-Old funding and Early Years Pupil Premium</i>)		
Nil Variance Forecast. The budget has been set for 2018/19 on available activity data	0	0

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Total of Early Years Block	0	0
Schools Block (<i>core funding for mainstream maintained schools</i>)		
Nil Variance Forecast. The budget has been set for 2018/19 on available activity data	0	0
Total of Schools Block	0	0
Central School Services Block (<i>Funding for the Local Authorities ongoing responsibilities</i>)		
Nil Variance forecast	0	0
Total of Central School Services Block	0	0
TOTAL VARIANCE	6,400	6,400

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
<p>Early Years Dedicated Schools Grant Funded Expenditure 2018/19</p> <p>Risk of £0.8m to £1.2m pressure in 2018/19 due to rebasing of Early Years Dedicated Schools Grant funding by DfE for both 2017/18 (retrospective adjustment) and 2018/19 in June 2018, and higher than budgeted expenditure for the summer term 2018.</p> <p>Finance are modelling the impact with summer term Early Years census data and activity trend data to determine the likely pressure together with the development of options for mitigation.</p>	800 - 1,200	0
<p>A key risk to High Needs is demand led growth and increasing numbers of Education & Health Care Plans and caseloads. The risk will be updated when data is available around the SEN cohort for the academic year starting September 2018.</p> <p>This risk is in addition to the £500k demand growth versus 2017/18 already assumed in the forecast.</p>	600	0
There has been a request from the CCG for an increased contribution to the Speech and Language Contract in	330 - 500	330 - 500

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
18/19, which, if agreed, could see a significant increase in the contract value per annum.		
2018/19 RISKS	1730 - 2300	330 - 500
<p>Early Years Dedicated Schools Grant Funded Expenditure 2019/20</p> <p>There is an emerging risk for 2019/20 with respect to the Early Years National Funding Formula. A change in the NFF requires LA to passport funding via the Early Years Dedicated Schools Grant (EY DSG) to all providers based on a participation (activity) model with standard unit rates. This will have an adverse impact on the budgets of schools in LBHF who have benefitted from protected payments via lump sum payments until 2018/19. Private and voluntary nursery providers in the borough are likely to see a benefit from this change.</p> <p>2 Maintained Nursery Schools - Current risk of £1.0m is the FYE of the EY DSG funding reduction in 19/20, Mitigation options are being developed with a view to the urgent policy decisions that will need to be made. Options and decisions still need to be made. Work is being undertaken to establish the cost of activities that are not DSG funded and to ensure DSG funded Early Years provision is provided within the funding envelop.</p> <p>2 Maintained Nursery Schools - Risk of £0.15m. There are currently proposals being modelled to identify a sustainable nursery education provision from Sept 2019. There is a risk with respect to the sustainability in the Summer term 2019 with respect to the period between the change in the EY funding model from Department of Education and the end of the academic year. The risk is the estimated cost of maintaining the full offer to the current cohort of children until July 2019. This would entail approximately 5/12ths of the annual budget. The risk may be mitigated by financial planning in the schools and the availability of schools reserves to cover the transition.</p> <p>The financial impact on Maintained Primary Schools with Nurseries from 2019/20 is estimated at £0.200m for the Summer tern 2019. This is a worse case scenario for schools most adversely impacted and if schools were not able to contain within their financial planning.</p>	1,350 (2019/20)	2,000 - 3,000 (2019/20)
2019/20 RISKS	1,350	2,000 - 3,000

APPENDIX 2: CORPORATE SERVICES
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Human Resources	(333)	0	(102)
Executive Services	333	(312)	(318)
Communications	(42)	120	146
TOTAL	(42)	(192)	(274)

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
COMMUNICATIONS		
Forecast overspend mainly because of underachievement of traded income within the print service. At this early stage, it is expected that activity will be in line with that incurred in 2017/18.	120	146
TOTAL COMMUNICATIONS	120	146
EXECUTIVE SERVICES		
Underspenders are forecast on salaries across the division.	(312)	(318)
TOTAL EXECUTIVE SERVICES	(312)	(318)
HUMAN RESOURCES		
As part of an ongoing review, this service is expected to now come in on budget	0	(102)
TOTAL HUMAN RESOURCES	0	(102)
TOTAL VARIANCE	(192)	(274)

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
None to report		
TOTAL RISKS MANAGED	0	0

APPENDIX 3: FINANCE AND GOVERNANCE
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Facilities Management	393	105	(71)
Legal and Democratic Services	(76)	0	0
IT Services	539	246	122
Finance	1,323	0	0
Audit, Fraud, and Insurance	(33)	0	0
TOTAL	2,146	351	51

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
FACILITIES MANAGEMENT		
Civic Accommodation and others: delayed savings of £75k on a new letting; £30k overspend due to the saving plan for 181 King Street which will now be delayed. The effect of these are slightly offset by underspends in other Civic accommodation.	95	58
Depot Recovery: Unachievable rent income - unable to recharge Amey for the usage of Depot.	10	10
Facilities Management: Movement from month 3 of £139k. Amount set aside for future payments due to uncertainty in the exit of the contract.	0	(139)
TOTAL FACILITIES MANAGEMENT AND BUILDING CONTROL	105	(71)
IT SERVICES		
Additional external support costs for the Office 365 platform	122	122
Shared service staffing required to support the current IT service	126	0
Minor Variances	(2)	0
TOTAL IT SERVICES	246	122
LEGAL AND DEMOCRATIC SERVICES		
Election Services: The service has received a 58% reduction in Central Govt grant for Individual Electoral Registrations since 2015/16, whilst the costs of statutory services relating to contacting residents have been increased due to the growth in the borough profile.	50	50
Governance and Scrutiny: Underspends mainly due to vacancies and a reduction in lease hire costs.	(70)	(50)

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Legal Services: Variance is due to expected Box-It Recharges. External income, especially from conveyancing work, could present itself as a risk if the expected number of hours to be undertaken does not manifest itself throughout the year.	20	0
TOTAL LEGAL AND DEMOCRATIC SERVICES	0	0
FINANCE		
	0	0
TOTAL FINANCE	0	0
AUDIT, FRAUD, AND INSURANCE		
	0	0
TOTAL AUDIT, FRAUD, AND INSURANCE	0	0
TOTAL VARIANCE	351	51

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
TFM Contract: Unplanned costs arising from the termination of the LINK shared service.	400	400
Lilla Huset building: If rent arrears dispute not resolved and a new tenant not found.	450	450
Risk that additional resource may be required to fund the Coroner's service to clear a backlog of cases not factored into the forecasts at this stage.	TBC	TBC
TOTAL RISKS MANAGED	850	850

Supplementary Monitoring Information
<p>It should be noted that Facilities Management transferred to Finance and Governance in July 2018.</p> <p>Finance and Governance is a support function. Trends used to inform expenditure forecasts include number of employees and their monthly cost, including those recruited via agencies, any other expenditure in prior periods and financial years and contract payments, including fixed and variable amounts.</p> <p>Trends used to inform income forecasts (mainly services recharged to other departments for legal, IT, property works etc) are demand related, examples include number of hours of case work, number of devices or log ins and property charges above the fixed contract level.</p>

APPENDIX 4: GROWTH AND PLACE

BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Housing Solutions	7,605	(486)	257
Housing Strategy & Growth	212	0	0
Economic Development, Skills Service	877	0	0
Planning	1,087	20	53
Finance & Resource	227	0	0
Programme Management	19	0	0
Property Services	87	0	0
Development & Regeneration	5	0	0
Building and Property Management	(139)	15	15
TOTAL	9,980	(451)	325

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Housing Solutions		
There is a forecast increase in average client numbers (from a budget of 921 units to a forecast of 1,043 compared to 1,024 at CRM 3) in Private Sector Leased (PSL) temporary accommodation schemes.	604	601
There is a forecast reduction in average client numbers (from a budget of 190 clients to a forecast of 159 compared to 173 at CRM 3) in Bed and Breakfast (B&B) temporary accommodation.	(280)	(134)
Cost avoidance payments to Private Sector Leasing and Direct Letting landlords have been approved to be funded from earmarked Temporary Accommodation reserves.	0	600
Flexible Homelessness Support Grant to cushion the impact of the removal of the management fee for Temporary Accommodation (after allocating £207,600 to B&B, £2,253,400 to PSL and deducting an assumed £110,000 which we expect Registered Providers to claim to 'empower LAs with the freedom to support the full range of homelessness services they deliver' and plan their provisions with more certainty. This is only promised for 18/19 (£3.38m) and 19/20 (£2.81m) so there is a risk of significant budget pressure thereafter.	(810)	(810)

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
TOTAL of Housing Solutions	(486)	257
Housing Strategy & Growth		
	0	0
TOTAL of Housing Strategy & Growth	0	0
Economic Development and Skills Service		
	0	0
TOTAL of Economic Development & Skills Service	0	0
Planning		
Development Management - overspend of £107k relates to exceptional costs for Counsel, legal and other specialist advice on a number of applications partially offset by minor variances of (£21k) mostly relating to vacant posts.	86	83
Planning Regeneration - minor variances	(15)	(7)
Policy - staffing vacancies mainly arising from interim arrangements pending senior management recruitment.	(51)	(23)
TOTAL of Planning	20	53
Finance & Resources		
TOTAL of Finance & Resources	0	0
Programme Management		
TOTAL of Programme Management	0	0
Property Services		
TOTAL of Property Services	0	0
Development & Regeneration	0	0
TOTAL of Development & Regeneration	0	0
Building and Property Management (BPM)		
Rent and Other Properties: unachievable rental income on Galena Road of £14k, repairs and maintenance for Lyric Theatre of £10k and unachievable savings of £9k.	33	33
Valuation Services: underspend in running costs (£18k).	(18)	(18)
Total of BPM	15	15

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
TOTAL VARIANCE	(451)	325

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
Overall Benefit Cap	150	196
Direct Payments (Universal Credit)	116	202
Risk of a further increase in the number of households in Temporary Accommodation - based on an additional 100 households this year above the current forecast	434	651
Inflationary pressures on Temporary Accommodation landlord costs, based on an extra 1.5% rental inflation above the current forecast	180	270
Risk of large families being accommodated in B&B	172	258
Homelessness Reduction Bill - increase in households in temporary accommodation - extra 70 households this year above the current forecast	337	506
Several Economic Development schemes are awaiting formal approval to use Section 106 funds.	1,098	1,098
Adult Learning & Skills Service - If the Adult Community Learning Centre (ACLC) is decanted from present site and no alternative site is confirmed, total fees income shortfall could be £145,833 (£250,000 full academic year /12*7 months Sept to March).	146	0
Earmarked reserves have been utilised in recent years to accommodate the accumulated effect of annual reductions in grant funding for the Adult Learning & Skills service. The current risks exceed the funding available in the earmarked reserve.	285	285
Affordable housing and regeneration projects - feasibility studies on GF land, King St regeneration, Linford Christie stadium.	450	450
Risk that the costs of current and future work in producing Supplementary Planning Documents will exceed the budgets and funding available.	50	50
In recent years, the cost of judicial reviews and major planning appeals has been met from earmarked reserves but these funds are now exhausted and, there is an ongoing risk of an overspend against the budget. Some costs have crystallised and the risk has therefore been reduced by a further £6k this month.	593	599

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
Expenditure incurred on disposed assets cannot be met by disposal receipts and on properties not being sold.	20	20
Lyric Theatre - Unfunded repairs and maintenance costs above the agreed cap of £50k.	100	100
TOTAL RISKS MANAGED	4,131	4,685

Supplementary Monitoring Information

Long Term Trends:

The Temporary Accommodation service faces a long-term trend of:

- rising rents,
- constraints on income collection because of Welfare Reform
- increases in demand from homeless families.

The number of households in Temporary Accommodation is increasing annually (1,214 at April 16; 1,324 at April 17; 1,444 at April 18). The current number of households in Temporary Accommodation is 1,440 and this represents a rise of over 18% since April 2016 at a time when the London average has increased by only 5%. TA numbers are projected to increase to 1,559 at April 19; 1,674 at April 20 and 1,789 at April 21.

Since the Homelessness Reduction Act came into effect in April 2018, there has been a significant increase in homelessness approaches and caseloads. 211 new Part 7 homeless applications were made between April 18 to July 18, an average of 53 per month. This compares to 144 for April 17 to July 17, an average per month of 36 and an average of only 27 per month in the last quarter of 2017/18. This is an increase of 47% when compared to the same period last year.

The number of housing enquiries has also more than doubled (108% increase) when April to July 18 are compared with the same period in 2017, with the average now being 216 approaches per month, compared with 99 per month for the same period last year. This covers unique visits to Assessment and Prevention for housing related advice and assistance, either in person, by phone or by email. It includes instances where a homeless application being made, as well as those where just advice was provided.

APPENDIX 5: PUBLIC SERVICES REFORM
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Public Services Reform	3,260	2,615	2,615
TOTAL	3,260	2,615	2,615

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Public Services Reform		
Underachievement on external sales. This forecast assumes 25% delivery against target due to delays in contracting, competing demands within PSR and changes in the market.	1,862	1,862
Advertising -The adverse variances are mainly due to shortfalls in income at certain sites and new sites that did not proceed.	603	603
Supporting People - £209k of 2018/19 savings target of £359k relating to Mental Health Contracts have been identified.	150	150
TOTAL VARIANCE	2,615	2,615

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
Contract management savings – reported as high delivery risk in April. 50% of savings reported as a risk.	500	500
Potential costs of legal challenge.	2,145	2,145
TOTAL RISKS MANAGED	2,645	2,645

Supplementary Monitoring Information
<p>Much of the expenditure in Public Service Reform relates to contract payments or regular payments to third sector providers. Information used to forecast includes a schedule of commitments, contract documentation and any changes in demands for services.</p> <p>For income streams a pipeline of opportunities is used to forecast for commercial activity. The advertising hoarding forecast is calculated on a site by site basis.</p>

APPENDIX 6: RESIDENTS' SERVICES
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Cleaner, Greener & Cultural Services	8,951	20	33
Transport and Highways	12,912	170	285
Leisure & Parks	4,395	50	75
Environmental Health, Community Safety & Emergency Planning	6,265	319	466
Other LBHF Commercial Services	(238)	240	240
Executive, Finance, and Contingency	825	(29)	0
Building Control and Technical Support	1,288	144	155
Street Cleansing and Street Enforcement	11,969	48	244
Customer Services	14,548	665	649
Libraries	2,628	0	0
Prevent	25	0	0
TOTAL	63,567	1,627	2,147

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Cleaner, Greener & Cultural Services	0	
Salary budget pressure as 2% pay award now being absorbed.	0	18
Greener Living: £333k underspend on waste disposal due to continued reduced tonnages and the reduced recycle processing rate. Forecast assumes tonnages in line with 2017/18, YTD tonnages same as last year, however income relating to 2017/18 paid this year has increased the underspend, £45k underspend in Commercial Waste also mainly due to reduced waste disposal costs partially offset by anticipated income shortfall.	(371)	(391)
Culture: anticipated income shortfall for Parks and Markets Events.	97	97
Culture (Filming and Events): Anticipated shortfall in Filming income as outturn is forecast in line with last year £136k. Events £172k income shortfall: made up by Hammersmith Town Hall lettings £72k, and £52k shortfall on funfairs (due to restrictions on using Shepherds Bush Green) £26k on concessions in parks and £20k on miscellaneous income.	294	309
Total of Cleaner, Greener & Cultural Services	20	33
Transport & Highways		

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Salary budget pressure as 2% pay award is to be funded by departmental budgets.	64	64
Metro Wireless WIFI income. This has never achieved the amounts originally estimated. Parking virement removes this underachievement.	73	73
Transport Planning Consultancy. There is some possibility of income but the likely amounts are small. Parking virement removes this underachievement.	0	55
Network Management FPN income. Rule changes following developments in case law mean that the target cannot be achieved in full. Parking virement removes this underachievement.	(7)	61
Network Management license income shortfall.	48	48
Forecast shortfall in recharges to projects. Additional projects may arise in year that will reduce this overspend.	155	147
General Maintenance: cheaper materials to be used in road repairs.	(100)	(100)
Land Survey underspend due to IT charges to TFL.	(40)	(40)
Streetlighting Energy: Ongoing reduction in energy use from LED replacement project.	(41)	(19)
Other over/underspends.	18	(3)
Total of Transport & Highways	170	285
Leisure and Parks		
Salary budget pressure as 2% pay award is to be funded by departmental budgets.	8	8
Salaries net under/overspend.	(22)	5
Increase in recharge to Wormwood Scrubs.	(29)	(29)
Forecast legal and consultancy fees on new contract for Leisure Contracts.	43	43
Forecast overspend on Grounds Maintenance and repairs.	6	21
Additional water charges due to installation of meters.	33	33
Higher forecast for Linford Christie energy costs.	10	10
Additional cemeteries income.	(13)	(13)
Additional parks income.	(5)	(7)
Other.	19	4
Total of Leisure and Parks	50	75
Environmental Health, Community Safety & Emergency Planning		
Licensing & Trading Standards: £59k Licensing income shortfall, mostly due to £40k reduction in Olympia license fee (from £93k in 2016/17 to £53k in 2018/19), but other licensing income £19k less than budget. Permanent virement funded by the Parking surplus of £70k has now resolved this shortfall.	(11)	59

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Community Safety: £120k income shortfall due to non-delivery of commercial income savings from 2017/18 (£100k deployable CCTV and £20k Professional Witness). This has been escalated in order to identify a permanent resolution to this budget pressure going forwards.	120	120
Emergency Planning: Ongoing budget pressures in transport (£30k forecast shortfall in leasing income and £47k forecast income shortfall in fleet management). Permanent virement funded by the Parking surplus of £70k and an improvement in the Workshop income forecast of £7k has now resolved this shortfall.	0	83
Salary budget pressure as 2% pay award will be met by departmental budgets (£113k), and forecast overspend in Noise & Nuisance to ensure shifts are fully staffed, absences of permanent staff due to leave or illness shifts must be covered by agency staff.	283	292
Income Overachievement: Additional income in Noise & Nuisance £23k and Environmental Quality £45k largely due to recharges for officer time to Thames Tideway and £12k Trading Standards for FPN's and management fees for work undertaken on behalf of London Trading Standards.	(80)	(80)
Other minor net overspends.	7	(8)
Total of Environmental Health, Community Safety & Emergency Planning	319	466
Other LBHF Commercial Services		
Shortfall on CCTV ducting contract. Shortfall can be funded from one off departmental reserves this year if required, but a permanent resolution to the budget gap is required from 2019/20.	240	240
Total of Other LBHF Commercial Services	240	240
Executive, Finance, and Contingency		
This staffing underspend will be required to part fund the new Director of Resident's Services post (notionally funded by the budget for the Director of Environmental Health (EH) at present) and additional funding needs to be identified for when the backfill arrangements for the Director of EH are in place.	(29)	0
Total of Executive, Finance, and Contingency	(29)	0
Building Control and Technical Support		
Building Control: Shortfall on net income of £124k of which £14k relates to pay award to be funded by departmental budgets.	124	129
Technical Support: Overspend on staffing costs of £30k of which £13k relates pay award to be funded by departmental budgets. This is offset by underspend in supplies and services of (£10k).	20	26
Total of Building Control and Technical Support	144	155

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Street Cleansing and Street Enforcement		
The additional costs of weed treatment now funded internally from Parking virement.	0	131
£50K net income overachievement on Bulky waste, £12k net overspend on supplies and services and transport cost	(62)	6
£44K overspend on salaries as a result of overtime, establishment not covered by budget and 2% pay award to be funded by departmental budgets.	44	77
£30k overspend on Smart Banks as the number of these facilities has increased due to new developments being built. This is a spend to save initiative as it increases recycling which ultimately leads to reduce waste disposal costs.	66	30
Total Street Cleansing and Street Enforcement	48	244
Libraries and Archives		
	0	0
Total of Libraries and Archives	0	0
Prevent		
	0	0
Total of Prevent	0	0
Customer Services		
£579k overspend on staffing. £110k of this relates to pay award to be funded by departmental budgets, however the majority of this is due to a delay in delivery of savings (£481k target). This was intended to be delivered through robotic process automation plus other process efficiencies. Work is being undertaken in the service to deliver these by 2019/20. £40k in year pressure due to new Out of Hours contract (unit cost increased from £2.56 to £6.08 per telephone call) £45k other smaller pressures.	665	649
Total of Customer Services	665	649
TOTAL VARIANCE	1,627	2,147

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
Loss of nationality checking income in registrar's service	60	60
Registrars forward bookings affected by Town Hall redevelopment.	150	150
Contact Channel Improvement savings not achieved	150	150
Commercial opportunities in libraries - potential risk that	200	200

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
income targets will not be achieved		
Smart Open libraries - potential risk that savings will not be achieved due to delays in implementation	100	100
This forecast assumes delivery of the £159k saving identified by EY to be achieved through a renegotiation of the waste contract but this remains high risk.	159	159
Building Control: 30% Dangerous Structures debt of £253k may be unrecoverable.	76	76
TOTAL RISKS MANAGED	895	895

Supplementary Monitoring Information
<p>Taken together with Parking (in Appendix 6a) the overall variance in Residents Services is £720k adverse. The biggest financial pressure in this report is the £665k adverse position in Customer Services due to £481k of budget reductions made for 18/19 which will not be delivered this year.</p> <p>Residents Services must fund £530k of pay awards in 18/19 and it is managing to do that in most areas except Customer Services.</p> <p>One of the mitigations is that the £720k total adverse variance can be brought down to £480k adverse with the use of the reserve for the duct asset concession.</p> <p>Residents Services will look at the feasibility of bringing forward savings ideas from 2019/20 to help balance the budget in 18/19.</p>

APPENDIX 6a: CONTROLLED PARKING ACCOUNT
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Controlled Parking Account	(23,331)	(907)	(1,298)
TOTAL	(23,331)	(907)	(1,298)

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Parking Control		
Pay and display income overachievement	(2,194)	(2,194)
Permits income overachievement	(108)	(108)
Parking PCN Income overachievement	(377)	(377)
Towaways Income achievement	0	0
Suspensions Income underachievement	1,102	1,102
Offset by an £341k under spend on supplies services due primarily to the completion of rollout of the cashless parking resulting in reduction of cashless and maintenance contract Costs. Salary over spend of £644k due to the full year effect of employment of CEO last six months of financial year 2017-2018.	(365)	(365)
Salary overspend, including pay award of £112k	644	644
Virement to cover 19/20 growth items	391	0
TOTAL of Parking Control	(907)	(1,298)
TOTAL VARIANCE	(907)	(1,298)

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
None to report		
TOTAL RISKS MANAGED	0	0

Supplementary Monitoring Information

Parking is managing to absorb the £112k cost of the 2018/19 pay award. The variance of £391k that has arisen this month is due to a virement to cover 2019/20 growth items as requested on CRM3. This virement has not yet been approved by members.

APPENDIX 7: SOCIAL CARE
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Variance Month 4	Variance Month 3
	£000	£000	£000
Care and Assessment	21,860	79	241
Learning Disability	11,847	555	417
Mental Health	6,642	287	412
In-House Services	2,869	64	0
Community Independence & Hospital Service	1,578	0	0
Resources	5,933	0	0
Directorate & Support Service	514	0	0
2% Pay-Award Increased Impact on service budgets	0	205	205
Commissioning	99	140	140
TOTAL	51,343	1,331	1,416

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Care and Assessment		
A projected overspend of £79,000 on the Care and Assessment Service. Like the previous year, there are continued pressures resulting from the need to discharge a high volume of people from hospital at a much earlier stage. This continues to lead to a significant increase in home care costs. The main reasons for the decrease in the net overspend of (£162,00) is due to tight managerial controls and a reduction in placement numbers of 10 residents. Overall the number of spot placements has still increased since April 2018 by 12 placements of which 10 are known to the service and this is factored in the forecast.	79	241
TOTAL OF Care and Assessment	79	241
Learning Disability		
The overspend of £555,000 is mainly due to full year effect of Placements and Direct Payments which started at the end of last year. Since last month the forecast has changed due to increasing costs following a reassessment of care needs. The service will reduce this overspend through planned managerial actions.	555	417
TOTAL OF Learning Disability	555	417
Mental Health		

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Mental Health is projecting overspend of £287,000 due to an increase of 3 new placements. Since last month the reassessment of care needs has resulted in the reduction in costs.	287	412
TOTAL OF Mental Health	287	412
In-House Services		
Careline provides but is not funded to provide a 24-hour service. This continued overspend will have to be met by reductions elsewhere in the service.	64	0
TOTAL OF In-House Services	64	0
Commissioning		
There is an overspend of £140,000 in the safeguarding services due to increase in the demand for Independent Mental Capacity Assessments and an increase in the contract in addition to increased safeguarding assessments.	140	140
TOTAL OF Commissioning	140	140
2% Pay-Award Impact		
This projected overspend due to 2% pay award increase in costs and the budget not allocated to services but held corporately to mitigate overspends.	205	205
Total 2% Pay-Award Impact	205	205
TOTAL VARIANCE	1,331	1,416

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
Estimated costs relating to Learning Disability service users transitioning from Children Services to Adult Social Care.	264	450
Year on year savings from Transformation Commissioning Programme are increasingly difficult to deliver and the department is concerned given the overall budgetary position.	900	900
TOTAL RISKS MANAGED	1,164	1,350

Supplementary Monitoring Information

The Department continues to experience significant budget pressures. The Department is projecting overspend of £1,331,000 as at period 4 a decrease of (£85,000) since the period 3 forecast. This is mainly because of the full year implications of increases in care packages due to the greater acuity of need in the service from 2017/18. Since last month, there has been a reduction of placement numbers which is the main reason for the improvement in the forecasts. Social care has factored into the forecast the new additional one-off funding from the Adult Social Care Grant of £574,000 to partly mitigate the some of these pressures.

Historically, the Department's budget has had underlying budget pressures, which were partly mitigated in year by using a combination of management actions to control the budget, one off reserves and from last year with the Improved Better Care Funding. At this early stage of the year, the department is highlighting a maximum risk of £1.164m due potential additional transitional service users and difficulty of some in year savings at risk of non-delivery.

APPENDIX 8: CENTRALLY MANAGED BUDGETS
BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Forecast Variance Month 4	Forecast Variance Month 3
	£000	£000	£000
Corporate & Democratic Core	3,708	120	120
Housing Benefits	(328)	0	0
Levies	1,570	(40)	(40)
Net Cost of Borrowing	282	0	0
Other Corp Items	6,174	70	70
Pensions & redundancy	9,048	(160)	(160)
TOTAL	20,454	(10)	(10)
Adjustment for limiting use of the unallocated contingency to 50% and not distributing the contingency held for the 2018/19 pay award		(2,625)	(2,625)
Revised Variance		(2,635)	(2,635)

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Corporate & Democratic Core		
There is a forecast overspend on net Shared Accommodation costs after factoring in the changed accommodation profile post Moving On.	120	120
Corporate & Democratic Core Total	120	120
Housing Benefits		
	0	0
Housing Benefits Total	0	0
Levies		
Corporately funded Levies are forecast to be under budget.	(40)	(40)
Levies Total	(40)	(40)
Net Cost of Borrowing		
	0	0
Net Cost of Borrowing Total	0	0
Other Corp Items		

There is a forecast overspend of £150k on Land Charge income due to the slow housing market. There is a forecast underspend of £80k on the NNDR contingency held to cover NNDR costs on civic properties.	70	70
Other Corp Items Total	70	70
Pensions & redundancy		
Corporately funded pension costs from historic redundancy decisions are forecast to be £80k under budget.	(160)	(160)
Pensions & redundancy Total	(160)	(160)
TOTAL VARIANCE	(10)	(10)

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
There is a risk that a reduction in cash balances will reduce the amount of investment income by up to £250k. There is a mitigating factor that interest rates may rise which could lead to a favourable variance of up to £250k.	250	250
TOTAL RISKS MANAGED	250	250

Supplementary Monitoring Information
£0.8m of the unallocated contingency remains uncommitted after allowing for existing commitments and applying £0.85m of the budget to cover the council wide forecast overspend.

APPENDIX 9: HOUSING REVENUE ACCOUNT

BUDGET REVENUE MONITORING REPORT MONTH 4

Table 1 - Variance by Departmental Division			
Departmental Division	Revised Budget	Forecast Variance Month 4	Forecast Variance Month 3
	£000	£000	£000
Housing Income	(74,523)	124	124
Finance and Resources	7,934	(47)	0
Housing Services	10,997	0	0
Property Services	2,932	3,640	3,471
Housing Repairs	14,820	129	129
Housing Solutions	217	0	0
Housing Strategy	297	0	0
Adult Social Care	48	0	0
Regeneration	362	0	0
Safer Neighbourhoods	622	0	0
Capital Charges	25,356	0	0
Business & Programme Management	1,825	0	0
SLA recharges	6,385	0	0
Revenue Contribution to Capital	4,563	(4,563)	0
(Contribution to) / Appropriation from HRA General Reserve	1,835	(717)	3,724

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Property Services		
Fire Safety Expenditure - this is additional revenue expenditure on fire safety, information provided at the time of the budget did not indicate this level of revenue costs for the fire safety projects.	3,640	3,471
Property Services core costs - no variance is currently anticipated.	0	0
Total: Property Services	3,471	3,471
The out of scope element of the repairs contract with MITIE is predicted to overspend by £234k. This is due mainly to an increase in the identification by MITIE of the number of chargeable jobs, increases in void costs and increases in the number of disrepair cases. Of this, it is estimated that (£105k) will be recoverable from insurance and this will be confirmed by the loss adjustors in the coming months.	129	129
Total: Housing Repairs	129	129

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
Housing Income		
This relates mainly to a forecast shortfall in rental income from garages of £158k due to slippage in appointing a garages refurbishment contractor. At the time the budget was produced, the contractor was expected to be in place by mid-February 2018, however no competitive tenders were received. The work has been retendered and the forecast assumes a contractor is working by late Summer 2018. In addition, there is an anticipated shortfall on income from advertising hoardings of £35k due to contractual issues and on dwelling rents and tenants service charge income of £12k, primarily because of increased void rates. This is offset by favourable variances on income from commercial property of (£65k) and Estate Pay & Park income (£16k).	124	124
Total: Housing Income	124	124
Housing Services		
	0	0
Total: Housing Services	0	0
Finance & Resources		
There is a forecast underspend on staffing costs within the Finance team of (£47k) primarily due to delays in recruitment to vacant permanent positions which are now filled.	(47)	0
Total: Finance and Resources	(47)	0
Safer Neighbourhood		
	0	0
Total: Safer Neighbourhood	0	0
Adult Social Care		
	0	0
Total: Adult Social Care	0	0
Housing Solutions		
	0	0
Total: Housing Solutions	0	0
Housing Strategy		

Table 2 - Variance Analysis		
Departmental Division	Month 4 £000	Month 3 £000
	0	0
Total: Housing Strategy	0	0
	0	0
Regeneration		
	0	0
Total: Regeneration	0	0
Capital Charges		
	0	0
Total: Capital Charges	0	0
Revenue Contribution to Capital		
A revenue contribution to capital is not expected to be necessary this year due to a low level of spend within the HRA capital programme. This is mainly due to many schemes being in the planning phase with a degree of uncertainty and compliance checks needed in the planned programme. This mainly relates to major and minor refurbishment works and to the Fire Safety Plus programme.	(4,563)	0
Total: Revenue Contribution to Capital	(4,563)	0
SLA Recharges		
Total: SLA Recharges	0	0
Business and Programme Management		
Total: Business and Programme Management	0	0
TOTAL VARIANCE	(717)	3,724

Table 3 - Key Risks - Detail Items Over £250,000		
Risk Description	Risk At Month 4 £000	Risk At Month 3 £000
Additional Fire Safety Costs - following the fire at the Grenfell housing tower block in Kensington and Chelsea, the Council has put in place the Fire Safety Plus Programme to make fire safety improvements to the housing stock above and beyond the current legal minimum standards. There remains a risk that more work may be needed following the outcome of the Grenfell Public Enquiry.	unknown	unknown
The implementation of the Hampshire Integrated Business Centre systems and its impact on service delivery - most notably in terms of risks to income collection, arrears management and the associated bad debt risk, financial and management reporting, systems assurance and reconciliation reporting, the time taken to resolve payment issues, the opportunity cost of officer time in managing issues arising and other factors.	unknown	unknown
MITIE Out of Scope - A review of revenue repair costs and volumes on the out of scope element of the MITIE repairs and maintenance contract indicate that there remains a risk of a further overspend this year. Officers are reviewing the position monthly in detail.	TBC	TBC
The impact of the Growth & Place restructure: The net impact of the restructure most notably additional resource requirement in the Property Services team and the further roll out of the concierge service. Finance Officers are working closely with the project team costing the emerging proposals.	unknown	unknown
TOTAL RISKS MANAGED	Not Quantified	Not Quantified

Supplementary Monitoring Information

In order to support the funding of the Fire Safety Plus Programme approved by Full Council in October 2017, the Council set aside an earmarked reserve of £12.8m in July 2018. Cabinet are now requested to approve a drawdown of £3.640m from this reserve to fund the additional revenue expenditure on fire safety which is forecast to be incurred this year (set out in Table 2). **If approved this will increase the overall HRA underspend to £4.357m.**

Repairs and Maintenance: Expenditure on the Out of Scope (OOS) element of the contract with MITIE is forecast at £3.49m for 18/19 which would result in a £0.2m overspend. General repair works account for roughly 50% of all OOS expenditure. The projected number of general repair work orders is expected to remain fairly static at around 6,800 orders per year.

However, we have seen a steady increase in the average job cost for general repairs over the past year rising from an average cost of £269.19 in 17/18 to £320.55 in 18/19.

There are also noticeable increases in the average cost for some non-general trade categories, including:

- Door Entry (average cost £302.67 in 17/18 and £357.38 in 18/19), the interruption of the door entry system renewal programme (for which costs are capitalisable) has resulted in higher revenue repairs costs,
- Plumbing (average cost £129.38 in 17/18 and £157.20 in 18/19).

Officers are closely scrutinising these costs in order to mitigate against these increases and bring costs back within budget for this year and for future years. Actions already being implemented include additional resourcing to check jobs and costs for MITIE OOS works.

Debt servicing (interest) costs have steadily been managed downwards in recent years as maturing debt is repaid to the Public Works Loan Board and refinanced by internal borrowing. Interest payments made have fallen from £10.5m (15/16), £9.7m (16/17) and £8.9m (17/18) to £8.7m this year. The interest rate applicable to the remaining debt has also fallen from an average of 5.34% (15/16) to 4.74% (18/19) as the Council has repaid the highest interest-bearing loans as they mature.

Debt servicing costs are currently expected to be £8.4m for 19/20 and £7.8m in 20/21 (assuming continued access to the Earls Court funds for internal borrowing). No significant reductions in the loan servicing costs for existing debt are expected after 20/21 as the bulk of high interest rate loans will be repaid (historically the Council has borrowed on fixed rate terms with the loans becoming repayable upon maturity).

The Housing Revenue Account business plan currently assumes debt repayments of £3.8m (8.875% interest rate) in 18/19, £8.0m (average rate 6.9%) in 19/20 and £9.5m (4.04% interest rate) in 20/21 and that these loans are replaced by internal borrowing from housing funds, therefore not attracting any interest charge in the accounts. If Council successfully negotiates an exit from the Earls Court agreement then this internal borrowing from housing funds would need to be replaced by interest bearing borrowing from existing GF cash and / or additional PWLB borrowing, the impact of which would be substantially offset as a result of no longer having to take out additional borrowing to deliver vacant possession of the estates.

Supplementary Monitoring Information

It will be important to fully understand the Council's overall long term cashflow forecasts to enable the treasury management decisions required especially in the context of other large projects such as King Street.

Council Homes voids: the number of void dwellings not available for rent has increased from 110 (April 2017), to 140 (April 2018) and seems to have stabilised around 160 during June and July. The void rate has historically been low (0.84% in 16/17 and 0.98% in 17/18) but increased recently to 1.3% largely due to a deterioration in the works turnaround time which is controlled by MITIE. The contracted works turnaround time is 10 days but although current performance has improved by 5 days since May 18 it remains high at 31 days for June 18. Officers continue to implement the service improvement plan with MITIE, and this is expected to bring the works turnaround time down to 20 days in the coming weeks. Although the current budget for voids allows for this level of voids (1.3%), if the reduction in void days does not continue, this will result in an overspend.

Commercial income: the income generated has increased since 16/17 from £1.15m to £1.46m in 17/18 and is expected to increase to £1.54m this year. This is due to better management by the Council and GVA Grimley in achieving tenancies and minimising voids. GVA Grimley have been managing the Council's commercial properties since May 2015.

Garages income: the income generated has been increasing steadily in the last few years as a result of improvements in the management of the garages portfolio (£0.95m in 16/17; £1.02m in 17/18). The void rate has improved also, falling from 35% in 16/17, to 27% in 17/18, to 21% for the year to date. Garages income is forecast to reach £1.05m this year though that will be a shortfall against budget of £158k. As the garages refurbishment programme is progressed, this variance is expected to be eliminated in future years and the expected garages void rate by 2021/22 is 2.4%.

APPENDIX 10 - VIREMENT REQUEST FORM
BUDGET REVENUE MONITORING REPORT – MONTH 4

Details of Virement	Amount (£000)	Department
GENERAL FUND:		
Corporate funding for additional cost of Dubs cases which were originally agreed to be centrally funded from unallocated contingency.	169 (169)	CHS CMB
Total General Fund requests (Debits)	169	
HRA		
Use of Fire safety reserve to fund cost of Fire Safety work incurred in 2018-19	3,640 (3,640)	HRA HRA Reserves
Total HRA Requested Virements (Debits)	3,640	

Department	Abbreviation
Children's Services	CHS
Centrally Managed Budgets	CMB
HRA	Housing Revenue Account

<p>London Borough of Hammersmith & Fulham</p> <p>CABINET</p> <p>5 NOVEMBER 2018</p>		
BETTER SOLUTIONS FOR COUNCIL LEASEHOLDERS IN HIGH-RISES		
Report of the Cabinet Member for Housing: Councillor Lisa Homan		
<p>Open report A separate report on the exempt part of the Cabinet agenda provides financial information.</p>		
<p>Classification - For Decision</p> <p>Key Decision: Yes</p>		
<p>Consultation Housing Solutions, Growth, Regeneration, Legal and Finance</p>		
Wards Affected: ALL		
Accountable Director: Jo Rowlands, Strategic Director for Growth and Place		
<p>Report Author: David McNulty Assistant Director for Operations</p>		<p>Contact Details: Tel: 07867 160527 E-mail: david.mcnulty@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

1.1. This report seeks the authority to;

- acquire properties previously sold under the Right to Buy through a cash consideration reflective of each property's open market value, or
- offer an Equity Swap option to resident leaseholders giving them the opportunity to transfer the value of their leasehold interest into another Council property.

2. RECOMMENDATIONS

2.1. To delegate authority to the Strategic Director for Growth and Place, in consultation with Strategic Director for Finance and Governance and the Cabinet Member for Housing to acquire properties previously sold under the

Right to Buy, focusing on older high-rise blocks, to the total value of £4.9m, of which 30% will be funded from Right to Buy receipts.

- 2.2. To approve the creation of a £4.9m budget in the Decent Neighbourhoods Programme Budget to use for acquiring properties previously sold under the Right to Buy, focusing on older high-rise blocks.
- 2.3. To delegate authority to the Strategic Director for Growth and Place to take steps to create processes to facilitate implementation of property acquisition and Equity Swap options.
- 2.4. To delegate authority to the Strategic Director for Growth and Place, in consultation with Cabinet Member for Housing to acquire properties previously sold under the Right to Buy through the Equity Swap option for resident leaseholders, within the budget envelope set out in 2.1 above, the final balance between Equity Swap options and cash purchases to be determined by the Strategic Director for Growth and Place, in consultation with Cabinet Member for Housing.

3. REASONS FOR DECISION

- 5.1 As set out in the exempt part of the agenda.

4. PROPOSAL AND ISSUES

- 5.2 As set out in the exempt part of the agenda.

5. OPTIONS AND ANALYSIS OF OPTIONS

- 5.3 As set out in the exempt part of the agenda.

6. CONSULTATION

- 6.1. No consultations are required with external bodies.

7. EQUALITY IMPLICATIONS

- 7.1. As required by Section 149 of the Equality Act 2010, the Council has considered its obligations regarding the Public-Sector Equality Duty and it is not anticipated that there will be any direct negative impact on groups with protected characteristics, as defined by the Act, from the allocation of this funding for the acquisition of leasehold properties.
- 7.2. Implications completed by Peter Smith, Head of Policy & Strategy, tel. 020 8753 2206.

8. LEGAL IMPLICATIONS

- 8.1. The Council has power under S.17 of the Housing Act 1985 to acquire properties for housing purposes.

- 8.2. Under section 156A of the Housing Act 1985 the Council has a 'right of first refusal' to buyback the during the first 10 years after the purchase under the RTB at full market value. This right is included by way of a covenant in the transfers (freehold) and leases (leasehold) of the properties and subject to statutory procedure of notices to buyback.
- 8.3. There are no provisions under the 1985 Act prohibiting the Council from entering into voluntary arrangements with RTB owners under any of the options 2, 3, 4 and 5 in section 5 of this report.
- 8.4. Any buyback would be liable to SDLT at a higher rate (as considered a purchase of a second home)
- 8.5. Implications verified/completed by: Rachel Silverstone, Senior Property Solicitor 020 8753 2210.

9. FINANCIAL IMPLICATIONS

- 5.4 As set out in the exempt part of the agenda.

10. IMPLICATIONS FOR BUSINESS

- 10.1. There are no anticipated implications for businesses in the Borough.
- 10.2. Implications verified by Albena Karameros, Economic Development Team, tel. 020 7938 8583.

11. COMMERCIAL IMPLICATIONS

- 13.1 There are not considered to be Procurement and Commercial implications in the report.
- 13.2 Implications verified/completed by: Joanna Angelides, Procurement Consultant 020 8753 2586 on behalf of Simon Davis.

12. IT IMPLICATIONS

- 12.1. There are no IT implications contained within this proposal.
- 12.2. Implications completed by: Veronica Barella, Chief Information Officer, tel. 020 8753 2927.

13. RISK MANAGEMENT


- 5.5 As set out in the exempt part of the agenda.

14. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
	None		

LIST OF APPENDICES:

Appendix 1 (*contained in the exempt part of the agenda*).

<p>London Borough of Hammersmith & Fulham</p> <p>CABINET</p> <p>5 NOVEMBER 2018</p>		
DRAFT TRANSPORT LOCAL IMPLEMENTATION PLAN (LIP3)		
Report of the Cabinet Member for the Environment: Councillor Wesley Harcourt		
Open Report		
Classification – For Decision Key Decision: Yes		
Consultation Equalities, Legal, Finance, Risk.		
Wards Affected: All		
Accountable Director: Mahmood Siddiqi, Director for Highways and Parks		
Report Author: Chris Bainbridge, Interim Chief Transport Planner		Contact Details: Tel: 0208 753 3354 E-mail: chris.bainbridge@lbhf.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 Each borough council is required to produce a Local Implementation Plan (LIP3) which shows how they intend to implement the Mayor of London's Transport Strategy (MTS3) in their borough. It focuses on a spending programme for the next three years which is awarded based on the LIP. Transport for London (TfL) have indicated that they will award LB Hammersmith and Fulham £1,498,200 in 2019/20, and indicated that the same amount is likely in 2020/21 and 2021/22, subject to the submission of a satisfactory LIP. This is a cut of £369,000 on the 2018/19 allocation (24%). The cut has been made in response to TfL's financial situation and applies to all boroughs. This report gives details of the draft proposed LIP and recommends that it be submitted to TfL and issued for public and stakeholder consultation.

2. RECOMMENDATIONS

- 2.1 To submit the draft Local Implementation Plan (LIP3) to Transport for London.

- 2.2 To issue the draft LIP3 for consultation to the statutory consultees, i.e. the police, organisations representing disabled people, and other boroughs likely to be affected by the consultation,
- 2.3 To issue the draft LIP3 for consultation to residents' groups, business groups, environmental and transport interest groups, with an on-line consultation for the public.
- 2.4. To note that the Cabinet Member for the Environment, following analysis of the results of the consultation, and comments from TfL, will submit a revised final version of LIP 3 to TfL.

3. REASONS FOR DECISION

- 3.1 The GLA Act 1999 requires all borough councils to produce a Local Implementation Plan (LIP3), which shows how they will implement the Mayor of London's Transport Strategy (MTS3) in their area. The Mayor issued MTS3 in March and TfL issued their LIP guidance to boroughs in April 2018. Boroughs are required to submit their consultation draft LIPs to TfL by early November 2018 and issue the draft to the statutory consultees at the same time. The statutory consultees are, as well as TfL, the police, organisations representing disabled people which the council considers appropriate, and other boroughs which are likely to be affected by the plan. TfL will give feedback on the draft by 7th December 2018 and we are required to submit our LIP as amended as a result of the consultation by 16th February 2019. The Mayor aims to approve the LIP in March 2019

4. PROPOSAL AND ISSUES

- 4.1 TfL require that a LIP must include borough objectives and explain how meeting these will contribute to achieving MTS3, the overarching mode share aim and each of the nine strategy outcomes. The mode share target for London is for 80% of journeys to be made by walking, cycling or public transport by 2041, compared with 63% in 2015.
- 4.2 MTS3 has three priority areas:
 - Healthy streets for healthy people, including traffic reduction strategies
 - A good public transport experience
 - New homes and jobs.
- 4.3 The nine outcomes of the MTS are:
 - London's streets will be healthy and more Londoners will travel actively
 - London's streets will be safe and secure
 - London's streets will be used more efficiently and have less traffic on them
 - London's streets will be clean and green
 - The public transport network will meet the needs of a growing London
 - Public transport will be safe, affordable and accessible to all

- Journeys by public transport will be pleasant, fast and reliable
 - Active, efficient and sustainable travel will be the best option in new developments
 - Transport investment will unlock the delivery of new homes and jobs
- 4.4 The LIP must include a delivery plan which contains:
- A list of potential schemes up to 2041.
 - A detailed and costed programme of schemes and initiatives for the first year of the plan with supporting commentaries and risks
 - The impact on the borough of initiatives in the TfL business plan
 - Funding sources for all LIP initiatives, e.g. Section 106, CIL.
 - Targets against the overarching mode share aim, the nine outcomes and their indicators.
 - A commitment to monitor the delivery indicators.
- 4.5 As well as meeting TfL's requirements for compatibility with MTS3 and other Mayoral documents, notably the London Plan, it will need to be compatible with the council's own strategic documents, i.e. the Local Plan, the H&F Vision and the HF Business Plan, "The Change We Bring Together".
- 4.6 The Council's own Transport objectives, adopted in our previous LIP (LIP2) in 2011 are:
- To support sustainable population and employment growth in the borough's four regeneration areas and the OPDC area
 - To improve the efficiency of our road network
 - To improve the quality of our streets
 - To improve air quality in the borough
 - To make it easier for everyone to gain access to transport opportunities
 - To support residents and businesses by controlling parking fairly
 - To reduce the number of people injured or killed on our streets
- 4.7 The elements of the Council's Business Plan, 2018-22, "The Change We'll Bring Together" to which the LIP is most relevant are: regeneration and infrastructure, working to be the greenest borough in Britain, the best possible opportunities for all our children and social inclusion.
- 4.8 In general, the Mayor's objectives and the Council's objectives in the transport field are highly compatible and complementary. The areas in which we wish to engage in further discussions with TfL are:
- i) The funding level for LIP projects should be restored to its 2018/9 level, and funding for principal road maintenance should be restored. TfL had initially allocated £400,000 for this in 2018/9 but subsequently withdrew it.
 - ii) TfL should give priority to working with the council to develop the case for the Hammersmith Fly-under.

- iii) TfL should adopt a route for Crossrail 2 which includes an interchange station with the West London Line at Imperial Wharf, to facilitate regeneration in the south Fulham riverside area.
- iv) TfL should investigate routing Cycle Superhighway 9 (CS9) via the A4 corridor to avoid possible conflicts with pedestrians in King Street.

5. OPTIONS AND ANALYSIS OF OPTIONS

- 5.1 The alternative option is not to prepare a LIP. In such cases the 1999 GLA Act empowers the Transport for London to prepare a LIP at the Council's expense. This would mean that the council would have no control over the content of the LIP, and it would be financially disadvantageous to us. Therefore, this option is not recommended.

6. CONSULTATION

- 6.1. Boroughs are required to submit their consultation draft LIPs to TfL in November 2018 and issue the draft to the statutory consultees at the same time. The statutory consultees are, as well as TfL, the police, organisations representing disabled people which the council considers appropriate, and other boroughs which are likely to be affected by the plan. TfL will give feedback on the draft by 7th December 2018 and we are required to submit our LIP as amended as a result of the consultation by 16th February 2019. The Mayor will approve the LIP in March 2019.
- 6.2. We took this draft to Residents Services PAC will be incorporated in the draft. We are also consulting members of the council's Disability Commission on this draft. Given the tight timescale in preparing the LIP (some 3.5 months between the borough council elections and the need to comply with the timescales for submission to November cabinet), the main consultation will be on the draft LIP agreed by cabinet, which we will issue to the residents' groups, business groups, environmental and transport interest groups, with an on-line consultation for the public.
- 6.3. Following analysis of the results of the consultation, and comments from TfL, we are recommending that cabinet delegate the decision to the Cabinet Member for Environment, Transport and Residents' services to submit a revised final version to TfL, to meet their timescales.

7. EQUALITY IMPLICATIONS

- 7.1. A key objective of the LIP is to improve access to transport opportunities for everyone. The emphasis on improving the safety and comfort of walking and cycling routes, improving public transport and improving equality will particularly benefit groups with protected characteristics, as defined by the Equality Act 2010. TfL requires an Equalities Impact Assessment to be produced for the LIP, and this is appended.
- 7.2. Implications completed by: Peter Smith, Head of Policy & Strategy, tel. 020 8753 2206.

8. LEGAL IMPLICATIONS

- 8.1. The preparation of a LIP is a statutory requirement under the GLA Act of 1999. If a borough does not produce a LIP which meets the Mayor of London's requirements, TfL have the power to produce a LIP for the borough and charge the borough for its production.
- 8.2. Where further consultation is to be carried out, as indicated in the report, either on an informal or statutory basis, it must follow public law principles in that it must be carried out at a formative stage of the decision-making process, last for a reasonable period, provide sufficient information for consultees to make an informed representation and all representations must be considered before any decision is made.
- 8.3. The Council has the power to carry out works of improvement to the highway anticipated in the report under part V of the Highways Act 1980 although some works may require the council to follow a formal procedure, which may lead to a public inquiry. A number of the projects identified are exercisable pursuant to the council's incidental powers as a highway authority under section 111 of the Local Government Act 1972 and general powers of competence under section 1 of the Localism Act 2001.
- 8.4. As road traffic authority the Council must exercise its functions as far as practicable to secure the expeditious, convenient, and safe movement of traffic (including pedestrians and the provision of suitable and adequate parking facilities).
- 8.5. Implications completed by: Lynsey Le Masuries solicitor, tel. 0207 361 2118.

9. FINANCIAL IMPLICATIONS

- 9.1. The preparation of the LIP is funded from TfL's allocation to the borough for 2018/9, at a cost of £50,000. The LIP is being prepared by the Council's own officers, with the Strategic Environmental Assessment carried out by one of the Transport and Highway's Divisions term contractors.
- 9.2. Funding for Highways Capital and Revenue projects to the value of some £1.5 million per year for each of the next three years (2019/20, 21/21 and 21/22 is dependent on the submission of a LIP approved by TfL.
- 9.3. If the council fails to submit a LIP which TfL approve, TfL have reserve powers to produce the LIP itself and recharge the council the costs of doing so.
- 9.4. When seeking Cabinet approval to submit the consultation draft LIP to TfL, we will seek the delegation of authority to approve the final version and to implement the projects in the 2019/20 programme to the cabinet member for Environment, Transport and Residents' Services.

- 9.5. At present the costs of each scheme referred to in the LIP are based on estimates. These are subject to change once the detail of each scheme has been costed. The funding however is limited to the amount approved by TfL. Any variation in costs in excess of the amount approved cannot be assumed to be funded by TfL unless this is approved in advance. Alternatively, officers may need to manage the workload to ensure that expenditure is contained within the approved provision, or seek alternative sources of funding, such as Section 106 developer funding.
- 9.6. Implications verified/completed by Gary Hannaway, Head of Finance, tel. 0208 753 6071 and Hitesh Jolapara, Strategic Director of Finance and Governance, tel. 0208 753 2501.

10. IMPLICATIONS FOR BUSINESS

- 10.1. By improving the efficiency and sustainability of the borough's transport networks, and reducing their adverse environmental impacts, the LIP will benefit businesses in the borough.
- 10.2. Matt Rumble, Head of Area Regeneration, tel. 0208 753 4552 and Albena Kalameros, Economic Development Team, tel. 02079388583.

11. COMMERCIAL IMPLICATIONS

- 11.1. The LIP will be produced by the council's own staff in the Transport and Highways Department. The implementation of projects in the LIP programme will be undertaken by staff in the Transport and Highways Division and the Highways term contractors.
- 11.2. Implications verified/completed by Simon Davis, Head of Commercial Management, tel. 07920503651.

12. IT IMPLICATIONS

- 12.1. No IT implications are considered to arise from this report.
- 12.2. Implications verified/completed by: Veronica Barella, interim Chief Information Officer, tel. 020 8753 2927.

13. RISK MANAGEMENT

- 13.1. The Local Implementation Plan (LIP) is a statutory document prepared by each London borough to implement the Mayor of London's Transport Strategy (MTS). It sets out overarching borough transport objectives with an associated delivery and monitoring strategy and progress of the programmes, with reference to the Mayor's priority areas. The plan and its programme are considered as a partnership risk on the Council's Corporate Risk Register. A key aspect of the LIP is the borough's role as a partner, working with Transport for London (TfL), residents, businesses and other local

stakeholders to achieve a range of improvements to the transport network and transform the way that people travel.

- 13.2. The report presents a general picture of compatibility to the Council's Priorities however some risk remains where objectives with the Mayor of London are not aligned and are as referenced in 4.8 of this report.
- 13.3. The council and TfL approved transport plan deals with programme level risk management, in particular chapter three, the delivery plan. The table below details the capital programme risk and mitigation measures:

Risk	Mitigation Measure(s)
Cost increase/budget reduction	All designs developed to be flexible to allow amendments to reflect budget reductions whilst still maintaining the principles of LIP objectives
Delay to schemes	LIP funding to be allocated in consecutive years to allow more involved projects to run over 18 months rather than the traditional 12 months.
Policy compatibility	To develop a bespoke policy compliance tool that all potential projects will be assessed against.
Lack of resources to deliver	To retain framework consultants to ensure resources are in place to deliver LIP objectives
Conflicting consultation responses from TfL and other stakeholders	Negotiations to achieve acceptable compromises and mitigations

- 13.4. All integrated transport projects are managed through the divisional quality management system which incorporates all elements of project risk management and mitigation required for capital and revenue projects.
- 13.5. Physical improvements to the public highway and programmes of work designed to reduce congestion, manage traffic and promote road safety fall under the council's statutory duties under a variety of acts including the Traffic Management Act 2004, these works and other their associated statutory requirements therefore contribute positively to the management of risk number 8 managing statutory duty on the council's strategic risk register.
- 13.6. Implications verified by: Michael Sloniowski, Risk Manager, tel. 0208 753 2587.

14. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
	TfL LIP Guidance April 2018 - published	Chris Bainbridge 33454	HTHX

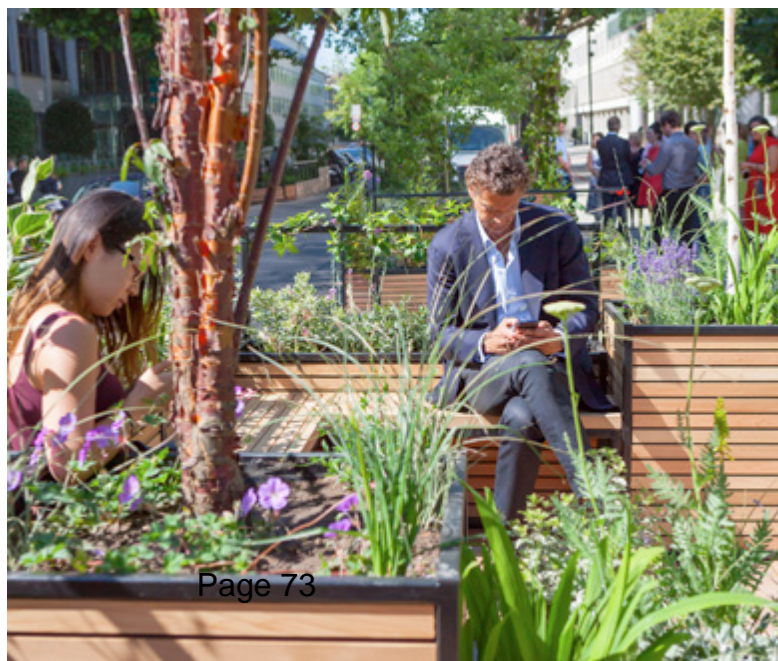
LIST OF APPENDICES:

Appendix 1 Draft LIP 3

Appendix 2 Equalities Impact Assessment



Hammersmith & Fulham LOCAL IMPLEMENTATION PLAN 3 November 2018



FOREWORD

The Council's priorities for the next four years are:

- **Building Shared Prosperity**
- **Doing things with residents, not to them**
- **Taking pride in Hammersmith & Fulham**
- **Creating a compassionate council and**
- **Being ruthlessly financially efficient**

We aim to make Hammersmith & Fulham the greenest borough in Britain.

We support improvements for cyclists, including the Cycle Superhighways, but this mustn't be at the expense of space for pedestrians. We'll seek to put together a scheme that works with private investors and TfL to build the Hammersmith Flyunder. We'll press Transport for London to bring back regular services to Olympia underground station and for more West London Line trains, and to make stations and trains more accessible, with improved facilities for pedestrians and cyclists. We'll increase secure cycle parking on streets and estates. We introduced Britain's first free-to-join electric car club and will further increase the number of electric car charging points in the borough. We aim to reduce car use by using planning conditions to encourage car free businesses, and we'll promote and encourage more car-free developments, especially in the regeneration areas. We'll support the provision of a pedestrian and cyclist bridge over the Thames at Sands End, near Imperial Wharf station. We'll lobby for Crossrail 2 to be routed via Imperial Wharf, with an Interchange station there with the West London Line, to facilitate sustainable development. We'll continue to support communities who want to provide play streets with temporary road closures. We'll continue our programme of traffic free markets



in King Street, Hammersmith and North End Road, Fulham, and are submitting a "Liveable Neighborhoods" bid for North End Road to reduce the amount and dominance of traffic and help the market and businesses to thrive, in line with Healthy Streets principles.

We welcome the Mayor's Transport Strategy and its emphasis on walking, cycling and public transport. Our consultation draft LIP3 builds on the work we've done on implementing 20mph speed limits on all the borough's residential roads and town centre main roads, and our work on improving air quality. We receive more and more requests from residents to reduce rat running through their streets, and our plans for area traffic management reviews, with "filtered permeability" will tackle these problems. We look forward to working in partnership with the Mayor and TfL in the coming years.



Councillor Wesley Harcourt
Cabinet Member for Environment
and Residents' Services

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Local Implementation Plan 3 2019-2041

Local Implementation Plan 3 (LIP3) 2019-2041

Introduction

The Local Implementation Plan (LIP) is a statutory document prepared under Section 145 of the GLA Act and sets out how the borough proposes to deliver the Mayor's Transport Strategy (MTS) in its area, as well as contributing to other local and sub-regional goals. It has been developed in accordance with the Revised Guidance for Borough Officers on Developing the Third Local Implementation Plan (LIP3).

This document is the third LIP for the London Borough of Hammersmith & Fulham (LBHF). It covers the same period as the Mayor's Transport Strategy (MTS 3 - published in March 2018) and it also takes account of the transport related elements of Council's Business Plan 2018/22 (published in May 2018), the draft London Plan, LBHF's Local Plan (published in February 2018) and other relevant Mayoral and local policies. The document sets out long term goals and transport objectives for the London borough of Hammersmith & Fulham for the next 20 years, a three year programme of investment starting in 2019/20, and includes delivery proposals for the period 2019/20-2021/22 and the targets and outcomes the council is seeking to achieve. A more detailed delivery plan is provided for the financial year 2019/20.

This LIP identifies how LBHF will work towards achieving the MTS goals of:

- Healthy Streets and healthy people
- A good public transport experience
- New homes and jobs.

The Council notes that the overarching aim of the strategy is for 80% of all trips in London to be made on foot, by cycle, or using public transport by 2041 compared to 63 per cent today. In 2014 the sustainable mode share for LBHF was 81% and the trajectory for 2021 is 82% and 89% for 2041. (Source: TfL LIPs outcomes package, March 2018.) There are different targets for central, inner (which includes LBHF) and outer London. This LIP identifies how LBHF will set local priorities and targets to assist with achieving this aim.

This document also outlines how the Council will work with TfL to assist with delivering the outcomes, policies and proposals of MTS3.

Local approval process

This draft LIP is to be submitted for approval to the Council's cabinet as a key decision on 5th November 2018

Consultation

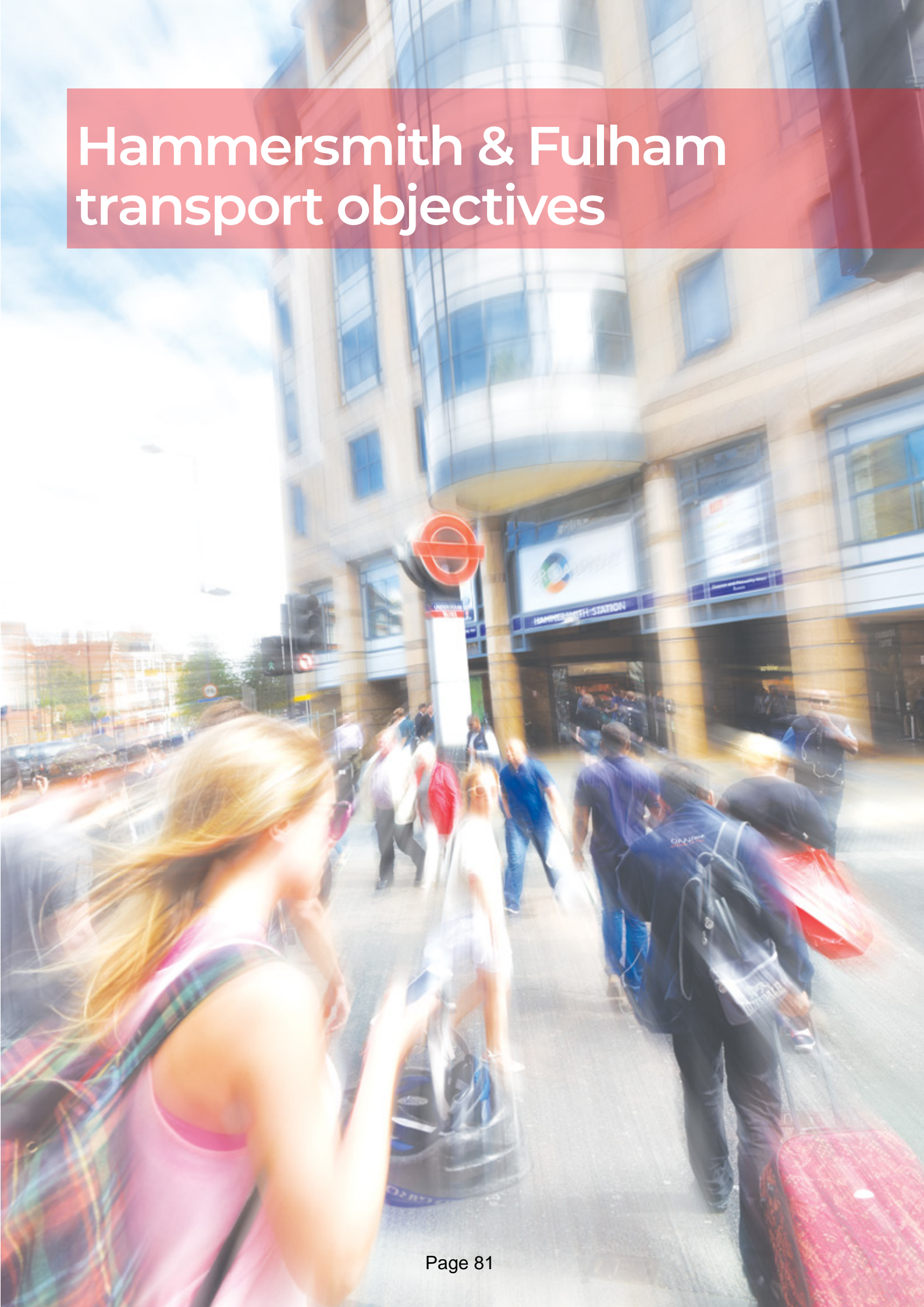
The Council is undertaking statutory consultation on this draft LIP in accordance with the GLA Act 1999, i.e. with:

- The Commissioner of Police for the Metropolis
- TfL
- Hammersmith & Fulham Action on Disability, the organisation which represents disabled people in the borough.
- Neighbouring boroughs: the Royal Borough of Kensington and Chelsea and the London Boroughs of Brent, Ealing, Hounslow, Richmond -upon-Thames and Wandsworth.
- Any other body or person which the Mayor may direct us to consult.

Our major consultation exercise will be undertaken on this draft LIP between November 2018 and February 2019, and the results will appear on the council's website. As well as the bodies named above, residents groups, environment groups, transport groups, business groups and the Old Oak and Park Royal Development Corporation (OPDC) will be consulted and there will be an online consultation to which the general public can respond.

We have undertaken preliminary consultation on the LIP with members of the Council's Disability Commission in August and September and presented it to the Council's Community Safety and Environment Policy and Accountability Committee on 5th September 2017. Their comments have been considered Incorporated in this draft.

Hammersmith & Fulham transport objectives





Hammersmith & Fulham transport objectives

Introduction

This chapter sets out the local policy context for the third round of LIPs. It covers the borough's detailed interpretation at a spatial level of MTS 3 and the local policies and proposals which will help deliver MTS3. The chapter also considers the link between the LIP and other key frameworks against which the borough plans and delivers local services.

Hammersmith & Fulham has a distinguished record of delivering sustainable transport projects. We introduced some of the first segregated cycle tracks in London, in King Street and Crisp Road, Hammersmith and

have over 50 cycle gaps in road closures, now known as "filtered permeability". We secured the provision of three new stations on the West London Line, at West Brompton, Shepherd's Bush and Imperial Wharf and one on the Hammersmith and City line at Wood Lane. A new bus station and a new bus/rail interchange were introduced as part of the Westfield development, where the target was 63% of journeys to be by sustainable modes. People said that couldn't be done, that the car would be the main means of getting to these developments. In fact we exceeded the target and some 80% of journeys are by

public transport. We started our programme of 20mph zones some 20 years ago, covering a third of the borough, and in 2016 introduced a 20mph limit on the rest of the borough's residential roads and main roads in town centres. We're now backing the limit up with physical measures to improve compliance. We pioneered the PTAL method of measuring public transport accessibility, to help decide the best locations for development and determine where improvements are needed. The method has now been adopted by TfL and the GLA. In the last year we have installed 130 electric vehicle charging points and will be putting in another 70 on lamp columns this year. We have implemented the first phase of the Hammersmith Grove low/zero emission zone, providing very popular on-street parklets. Our parking policies favour electric and low emission vehicles and discourage commuting and short distance journeys by car. The success of our policies is evidenced by the fact that we have already met the Mayor's Londonwide target of 80% of journeys to be by sustainable modes.

But there is no room for complacency. We still suffer from poor air quality and congestion, and population and employment growth will add to the pressure on our transport networks. This LIP shows how we intend, with TfL and other partners and stakeholders, to tackle these issues.

The LIP firmly demonstrates that it is informed by evidence and analysis of local needs and issues and that it is shaped by the wider context of the MTS vision, MTS Healthy Streets Approach and the MTS policies, proposals and outcomes.

Local context

Hammersmith & Fulham is an inner London Borough in a strategic location between central London and Heathrow. The borough is oriented north-south with most major road and rail links carrying through traffic east-west across the borough. Some of the busiest road junctions in London are located in the borough, at Hammersmith Broadway, Shepherd's Bush and Savoy Circus, and the borough suffers disproportionately from the effects of through traffic. However, north-south transport links

are limited. The borough benefits from a long frontage to the River Thames (7km/4.5 miles) and from a section of the Grand Union Canal in the north of the borough which lies within the boundary of the Old Oak and Park Royal Development Corporation (OPDC). These waterways enhance the environment and character of the borough and provide the potential for further benefits.

Hammersmith & Fulham is an area of contrasts, of wealth and deprivation, of attractive environments, many of which are protected by conservation designations, and other areas that are less attractive and need improvement. It has at least four distinctive areas each with their own character – Fulham, Hammersmith, Shepherd's Bush and the area to the north of Wormwood Scrubs. There are four designated regeneration areas which overlap these areas and which will transform much of the borough in the years ahead as new housing, employment and social infrastructure is built.

The four regeneration areas – White City, Hammersmith Town Centre, Earl's Court and West Kensington and South Fulham Riverside offer tremendous opportunities for growth on terms of new mixed tenure private and social housing and jobs, as well as provision of supporting infrastructure. The areas are at different stages of development and will require careful management over the next 20 years. Plans for Earls Court and West Kensington, as well as the White City regeneration area are well advanced. In all cases it will be important for new development to meet local needs and to integrate seamlessly with the rest of the borough and west London. A fifth area is that covered by Old Oak Common, Hythe Road and Wormwood Scrubs. Until the establishment of the Old Oak and Park Royal Development Corporation (OPDC) in April 2015, this area fell within Hammersmith & Fulham council's local authority planning functions. The council is still the highway and traffic authority for the public highways in the area, which is currently characterised by large areas of industrial land and railway infrastructure, including the Crossrail depot, the Great Western Inter City Express depot and the proposed High Speed 2/Crossrail/Great Western interchange station. Wormwood Scrubs is a large area of Metropolitan Open Land.

Population

The population of Hammersmith & Fulham has risen by over 10% from 165,242 in 2001 to 182,500 in 2011. The GLA's 2015 projection estimates the population too be 186,800. The population of the borough is relatively young and ethnically diverse. It is also a highly mobile population with about half the households having moved in the previous five years. Nearly half the population (45%) is between the ages of 20 and 40, which is higher than in London (32%) and the rest of the country (27%). The borough has the forth highest proportion of single people (55.9%) in London. 29% of households consist of one person (2011 census).

According to the 2015 GLA population projections, the borough's population is expected to increase by 11,895 people (6.7%) between 2011 and 2021. This compares to a 9.1% increase in London as a whole. The projected increase between 2021 and 2031 is 8.2%, similar to the London average of 8.3%. The main growth will occur in people aged 85 or over. The population in that age group is expected to increase by 2,620 (11% by 2031). The population aged 65 to 84 is expected to grow by 30%. The number of one-person households will grow by 32% up to 2026 while the number of "couple" households will decrease by nearly 8%.

Deprivation

Levels of deprivation in the borough are decreasing. According to the 2015 Indices of Deprivation, it is ranked 76th most deprived local authority in the country, compared with 31st in 2010 and 38th in 2007). However, there are still significant pockets of deprivation, particularly in the north of the borough. Eight (7%) of the borough's Lower Super Output Areas (LSOAs are used by the Office of National Statistics to identify local neighbourhoods of about 700 households) are within the top 10 most deprived nationally. These areas comprise major public sector housing estates: Clem Attlee, Edward Woods, White City, Wormholt, Charecroft and Ashcroft Square. A further 15% are in the 10-20% worst nationally. Most of these areas are in the north of the borough, but they also extend into parts of Hammersmith and North Fulham (see Map 1).

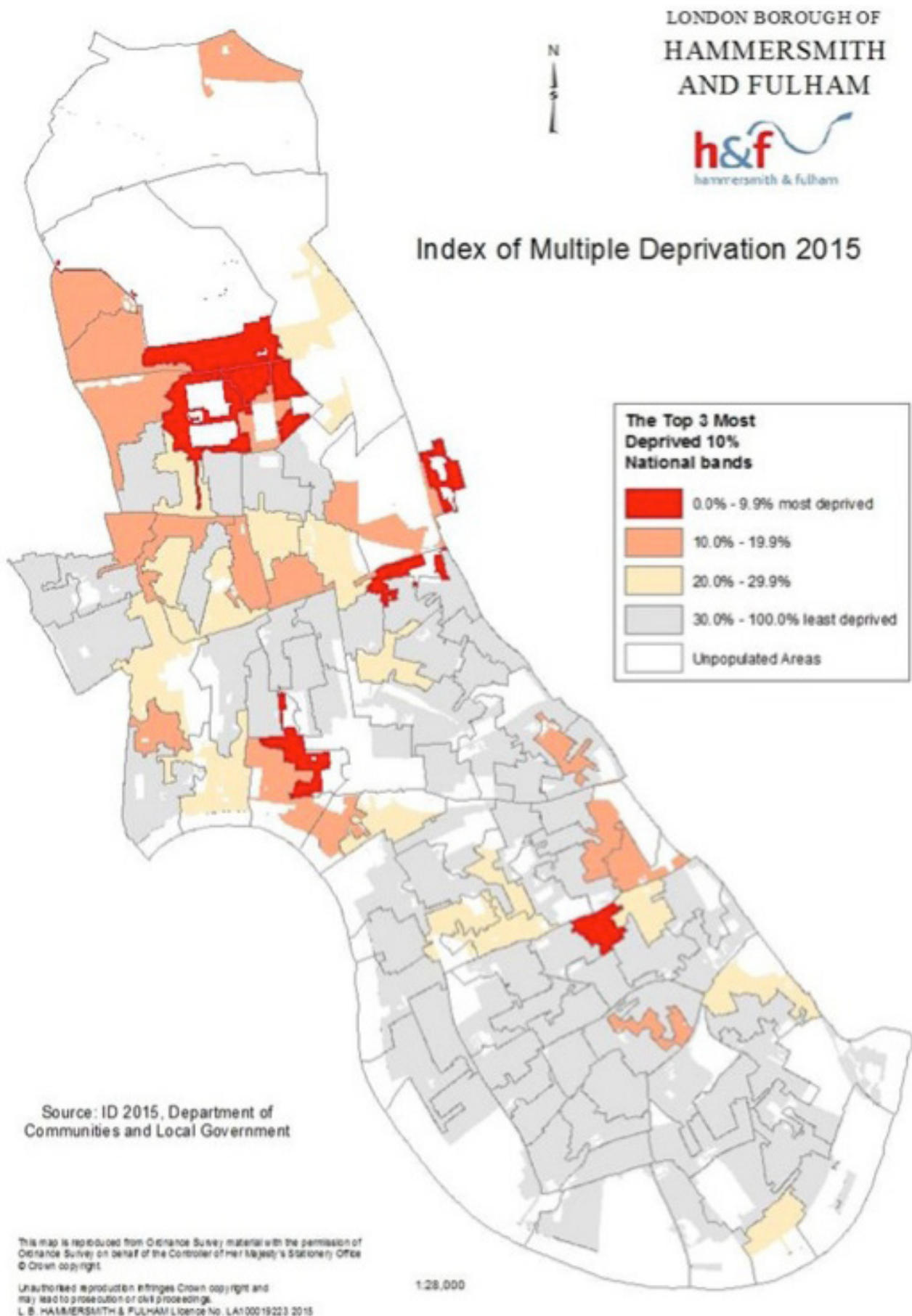


Hammersmith & Fulham not only has high levels of deprivation, it is polarised socially and economically. In the last census 41.6% of household heads classified themselves as managers or professionals, while more than a quarter said they were entirely dependent on benefits.

Until the 1970s, social housing and council estates tended to be occupied by households with a greater mix of incomes than is now the case. The mix of social housing tenants has come to include proportionately more people on lower incomes, some experiencing multiple deprivation. Approximately 53% of households in social housing are currently workless and dependent on out-of-work benefits and they make up the largest single group within the estimated 13,150 workless households in the borough. Nearly 2,000 lone parents are dependent on out-of-work benefits and a further 2,800 are claiming Working Tax Credit and/or Child Tax Credit benefits.

Deprivation and low household incomes also impact on health inequalities and result in high levels of child poverty. About 20% of children live in poverty in the borough compared to the national level of 30%. Child poverty is concentrated in the north of the borough, with 35% and 53% in the two northernmost wards. In 2012, 7490 children under the age of 16 were living in families receiving means tested benefits. In 2013 over 30% of primary school children and 24% of secondary school children were entitled to free school meals compared to the respective national figures of 15% and 12%.

Index of multiple deprivation 2015



Health

Life expectancy for men in Hammersmith & Fulham is 79.7 years and for women it is 84.1 years. The difference in life expectancy between affluent and deprived areas in the borough is 7.9 years in men and 5.4 in women. In order to improve the health of borough residents it is important that they have good access to the appropriate facilities, including high quality specialist and emergency health care services. As part of a strategy to improve the health of the local community, residents and workers should be enabled to have healthier lifestyles. Tackling overcrowding and poor housing, improving air quality, reducing the impact of climate change, improving access to parks and open spaces, controls on hot food takeaways and providing opportunities to walk and cycle can all help to reduce health inequalities in the borough.

Local economy and employment

Hammersmith & Fulham has a very successful and diverse economy and it makes a significant contribution to the economies of London and the UK, with its concentration of business, retail and tourism uses.

The borough occupies a favourable location in west London and is attractive to a variety of businesses, including foreign owned ones. It has enjoyed significant growth in employment and economic activity over the last three decades with the central Hammersmith area becoming an important sub-regional location for offices. The local economy is the 6th most competitive in the country, with an estimated Gross Value Added of £8.1bn. There is also a strong visitor economy with 1.25 million visitors each week to our town centres. Westfield London alone attracts some 600,000 visitors each week.

The borough has developed as a centre for a range of creative and media industries, due partly to the historic presence of the BBC at White City but also to good public transport links. The largest employers in the borough include L'Oreal, Hammersmith and Charing Cross Hospitals, the Metropolitan Police, Mref Tradeco, Omni Facilities Management and Walt Disney. In recent decades there has been a significant decline in traditional manufacturing and increases in retail and leisure activities as

well as emerging markets such as knowledge based industries and life sciences. Over £2 billion of public and private sector funding has been invested over the last five years by developers such as Imperial College, who are building a large life sciences campus at White City.

The council is sensitive to the needs of businesses in the borough, including small local firms. The challenge is to build upon success in delivering workspace for small and medium enterprises and new start-ups. The areas that are most appropriate for growth are those with high levels of public transport accessibility. In particular, new flexible business space in the vicinity of transport nodes provides a useful means of stimulating business growth.

Housing

The very high cost of private sector housing in the borough makes it difficult for households on low to middle incomes to access suitable housing that they can afford. Many households cannot get suitable housing in either the private or social housing sectors and have to move out of the borough when they no longer want to share with others or need a larger house. This lack of affordable homes to rent or buy for low or middle income households is a key challenge for the council. There are also limited desirable housing options for older people in the borough.

Social rented housing comprises 31% of the borough's housing stock compared with the London average of 24%. Over 40% of housing in the north of the borough is social rented. Shared ownership and other intermediate low cost housing only makes up 1.6% of the borough's stock.

Our housing challenges are overcrowding, the ageing stock which is becoming increasingly expensive to maintain, difficulty in adopting housing to provide wheelchair access, newer housing being smaller units, leading to overcrowding, and the fuel and energy inefficiency of the stock.

Town centres and local centres

The main challenge for the town centres – Hammersmith, Shepherd’s Bush and Fulham – is the need for their continued regeneration and better use of sites. It will be important to ensure the continued provision of a wide range of high quality retailing, services, arts, cultural and other leisure facilities including those that contribute to a vibrant night time economy to serve local residents, visitors and workers.

There have been public realm improvements in all three town centres and others are planned, and there is a need for regeneration to respect local context as well as provide for further improvements to increase the vitality and quality of each centre. All three of our town centres have public transport hubs, with high PTALs (public transport accessibility levels), peripheral areas. This high level of accessibility is a major contributor to their strength, particularly for office employment. However, air quality is poor and there are very high levels of traffic, much of it passing through rather than accessing the centres, which leads to high levels of congestion. We are tackling these issues through air quality improvement schemes such as the Hammersmith Grove low emission zone and the Hammersmith Business Low Emission Neighbourhood, and the North End Road Liveable Neighbourhood scheme. The Hammersmith Flyunder scheme and the removal of traffic from the north side of Shepherd’s Bush Green would also greatly assist town centre regeneration. These schemes are described in more detail later in this LIP.

Children and young people

The projected increase in population will result in a need to provide additional secondary school places by 2019-20 and additional primary school places after 2023.

Many of the schools in the borough are built on sites with limited outdoor space and therefore it is important to improve access to and provision of sports facilities in order to improve health and to reduce child obesity levels. This consideration also adds to the need to encourage active travel to schools. There is also a general deficiency of playgrounds in the north and south of the borough.

Environmental sustainability

Carbon dioxide emissions need to be reduced through a range of measures that reduce energy consumption, decarbonise the energy supply and help move towards low/zero carbon emissions, i.e. walking, cycling and public transport. Climate change is expected to lead to more frequent extreme weather events, with warmer, wetter winters and hotter, drier summers. Much of the borough is subject to some risk of flooding, including from surface water run-off and sewer discharge during intense storms. Sustainable Urban Drainage schemes (SUDS) will be an important part of highway and public realm projects. A further serious challenge is that of air quality. The whole of the borough is an Air Quality Management Area for Nitrogen Dioxide (NO₂) and particulate matter (PM₁₀).



Green and open space

The borough has some fine parks which have been awarded green flag status and has a section of the Thames which is a major linear open space. However, some parts of the borough, particularly in the east, do not have convenient access to local parks. Parks and open spaces fulfil a number of different and sometimes potentially conflicting roles, including providing opportunities for walking, leisurely cycling, sitting, active play and quiet recreation. The borough only has 14% of the standard amount of outdoor playing space recommended by the National Playing Fields Association. As well as providing appropriate amenity space in new developments, we should enhance walking and cycling access to such spaces in neighbouring boroughs.

River Thames and canal

The River Thames is a major asset in the environmental quality and historic character of the borough. There are vacant and underused riverside premises which have potential for more intensive use. Any development of these sites will need to enhance the vitality of the riverfront while improving access to the Thames for recreation and sporting activities.

The stretch of the Grand Union Canal in the borough is in the Old Oak and Park Royal Development Corporation (OPDC) area. The canal will play a major role in providing recreation, open space and walking and cycling for the development in the area which will be stimulated by the HS2 and Crossrail station.

Historic environment

Most of the borough's built fabric dates from the extensive building programmes of the nineteenth and early twentieth centuries, and it has maintained a much-valued built heritage, much of which falls in the borough's 45 designated conservation areas. In many of these areas, the street provides a sense of scale and the setting for consistent terraces of uniform architectural design. The town centres of Hammersmith, Fulham and Shepherd's Bush have developed from the earliest patterns of settlement at accessible locations, an advantage that remains today. Their architectural and historic quality is reflected in their Conservation Area designations.

There are also areas of the borough of poor environmental quality. Many of these are in regeneration areas, and the provision of green infrastructure, including high quality walking and cycling routes, as part of regeneration schemes can help to improve the quality of the local environment.

Community and leisure facilities

As part of the development of area based social regeneration, the council is assessing whether there is the opportunity to improve the quality and access to community uses by the co-location of services. Accessible recreation facilities are very important to local residents and workers, not only for enjoyment but because of their contribution to improving health, particularly of children. Recreation facilities can also provide diversionary activities and help reduce anti-social behaviour and crime.

The borough has a wide range of arts, cultural and entertainment facilities, some of which are of London wide significance, such as the Apollo, Lyric Theatre, Bush Theatre and the three professional football clubs. However, such facilities can lead to concerns over crime and disorder, traffic and car parking and public transport overcrowding if not properly managed.



Changing the transport mix

A blurred photograph of a red bus and a person in a high-visibility yellow vest walking on a city street. The image is taken with a long exposure, creating motion blur for both the bus and the person, which emphasizes the dynamic nature of urban transport. The bus is red and occupies the upper right portion of the frame, while the person in the yellow vest is in the center, moving from left to right. The background shows a city street with a red curb and a building in the distance.

Changing the transport mix

Challenges and opportunities

The strategic location of the borough and its position in relation to London's transport network means that it suffers from some of the worst road congestion in London. Congestion is particularly acute on the limited number of north-south routes in the borough, particularly the Fulham Palace Road-Shepherds Bush-Wood Lane-Scrubs Lane corridor.

Road traffic is one of the main causes of carbon dioxide (CO₂) emissions, poor air quality and noise pollution in the borough. Nearly one sixth of CO₂ emissions in 2011 was from road transport and traffic emissions contribute to the exceedance of air quality targets. In 2000 the whole borough was designated an Air Quality Management Area and an action plan was adopted with the aim of meeting the government's national objectives for nitrogen dioxide and particulates. Exposure to high levels of these particulates has been shown to cause respiratory and cardiovascular diseases. The other main cause of noise pollution, and to a lesser extent air pollution, is air traffic, the flightpaths into Heathrow and its associated road traffic. Any further expansion of Heathrow could adversely impact borough residents through increased surface transport congestion, as well as increased noise and air pollution.

As an inner London borough, H&F is relatively well served by public transport, as is shown by the PTAL map below. However there are pockets in the north and south of the borough that are still poorly served by bus or rail and have low PTAL levels of 1 or 2.

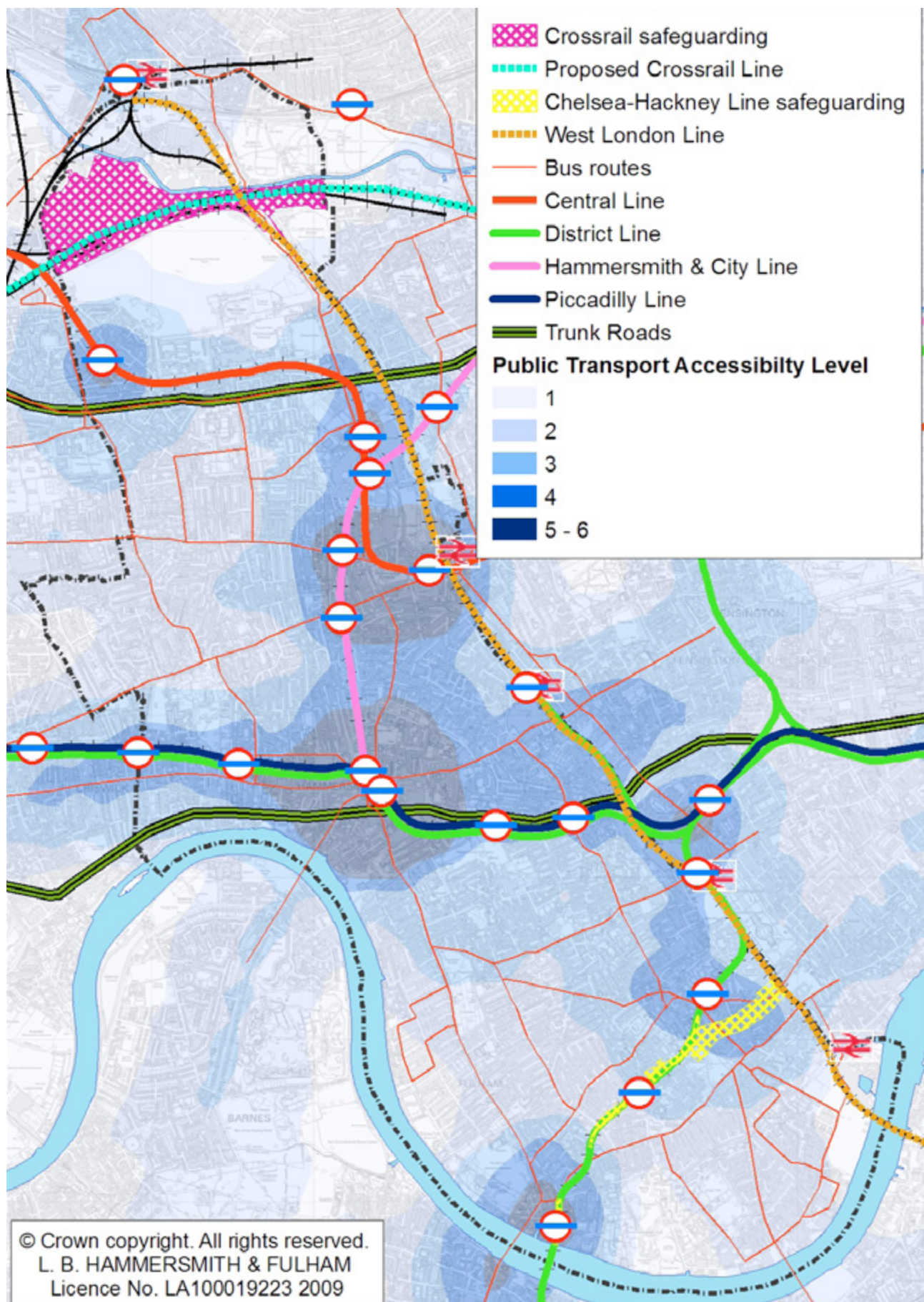
The borough is well served by the London Underground network with the Piccadilly, District, Central, Hammersmith and City and Circle Lines connecting the borough with central, west and south west London. The Bakerloo Line serves the northern tip of the borough at Willesden Junction. The Circle Line was extended to Hammersmith in late 2009, which almost doubled the service frequency on the Hammersmith and City tracks and a new station was opened at Wood Lane in association with the Westfield development



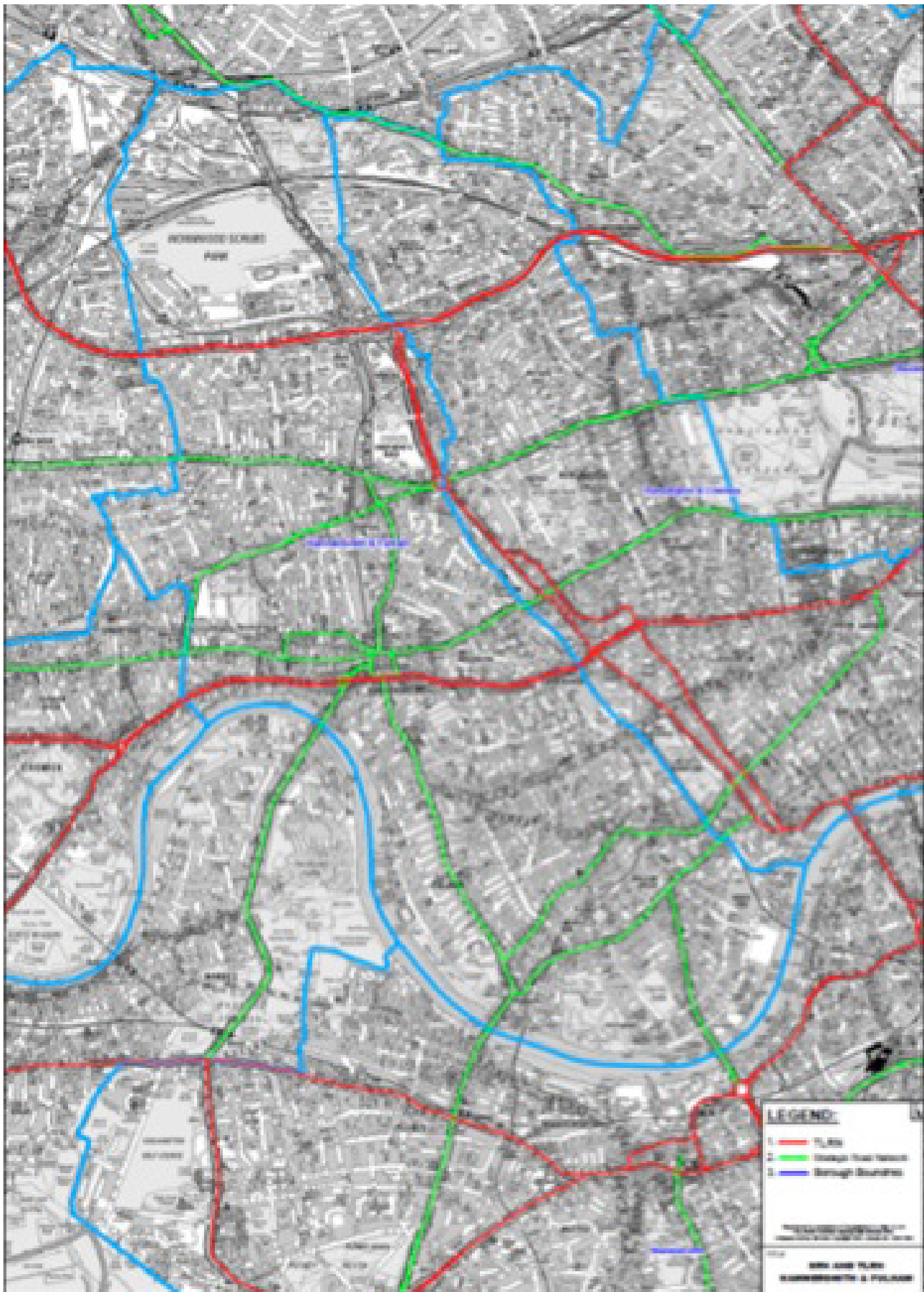
in 2008. Services have been improved on the District Line, with new, longer trains and increased frequency on the Wimbledon branch, which was the more overcrowded section of line in west and south west London. However, the 20-minute frequency weekday service to Kensington Olympia was withdrawn in 2011.

The only national/Overground rail route in the borough is the West London Line, which runs along the borough's eastern boundary. Local services were reintroduced in the early 1990s after a 50-year gap and services have been enhanced since TfL took over the franchise for the local service in 2007 and branded it London Overground. There is now a train every 15 minutes throughout the day and Govia (formerly Southern) operate a usually hourly service between Croydon and Milton Keynes, with some additional trains in the peaks. The council with developer partners, the Royal Borough of Kensington and Chelsea and TfL has successfully secured the opening of new stations at West Brompton (1999), Shepherds Bush (2008) and Imperial Wharf (2009).

Public transport network



Main road network



The borough's residents are highly dependent on the Underground, with 36% of residents using it to travel to work.

The borough has a reasonably comprehensive network of bus routes which have, for the most part, improved in quality, frequency, accessibility and reliability since the advent of TfL and the systematic introduction of bus priority measures, notably as bus lanes and their enforcement by cameras. However, buses are still subject to low speeds and unreliability, largely as a result of traffic congestion.

Two major TLRN (Transport for London road Network) routes run through the borough: the A40(M) Westway in the north, which carries traffic between central London and Hillingdon and becomes the M40 through Buckinghamshire and Oxfordshire to Birmingham and the A4 which connects central London to Heathrow. And becomes the M4 through the Thames Valley to Bristol, the west of England and south Wales.

A short stretch of the former M41 motorway which connects the A40(M) with Shepherd's Bush via the Holland Park roundabout has now been downgraded to become the A3220 but is still part of the TLRN. North-south roads in the borough are limited to only one route (Putney Bridge-Fulham Palace Road-Hammersmith-Shepherd's Bush Road-Wood Lane-Scrubs Lane) running the whole length of the borough. Hammersmith & Fulham's roads are among the most congested in London. The Map 2 shows the borough's road network including the TLRN in red and the Strategic Road Network (SRN) in green.

The borough's transport infrastructure has changed relatively little since its major development in the second half of the 19th century. The most significant changes during the second half of the twentieth century were:

- The construction of two major new roads, the A4 dual carriageway including the Hammersmith flyover, and the A40 (M) Westway, both of which facilitated traffic growth.
- The closure of some local rail passenger services such as Olympia-Edgware Road
- The extension of the Central line from Shepherd's Bush to Ealing and West Ruislip

- The extension of the Piccadilly Line from Hammersmith to Acton, Uxbridge, Hounslow and Heathrow Airport.
- The withdrawal of all tram and trolleybus services
- A steep decline in the use of the river Thames for freight and passenger services
- The rapid expansion of Heathrow Airport to become one of the world's busiest airports and the consequent increase in road traffic and the use of public transport in the borough.

In contrast to the relative stability of the infrastructure, the demands placed on it have continued to change and increase. These increasing demands are attributable to three main causes:

- An overall increase in personal prosperity which has resulted in an increase in demand for travel, more cars being used and more goods being transported and consumed
- The increasing centralisation of facilities and services, resulting in many people having to travel further to satisfy their basic needs for employment, education, shopping, hospitals, entertainment and recreation
- Population and employment growth.

Modal shift

The overarching aim of MTS3 is for 80% of trips Londonwide to be made by active, efficient and sustainable modes by 2041, compared with 63% in 2016. TfL's figures show that currently 81% of journeys in the borough are made by sustainable modes, and the trajectory is for 82% by 2012 and 89% by 2041.

The means by which we aim to achieve this are:

- Using planning conditions to encourage car free by specifying restraint-based parking standards
- Promoting and encouraging more car free developments
- Increasing secure cycle parking on streets and estates.
- Supporting the development of safer and more convenient cycle routes, provided that this does not involve reducing space for pedestrians.
- Supporting a new pedestrian and cyclist river crossing at Imperial Wharf to enhance sustainable transport linkages in the south of the borough
- Campaigning for a Crossrail 2 station in the borough at Imperial Wharf to enhance the transport linkages in the south of the borough.
- Seeking to gain an increase in trains on the West London Overground line to improve transport links in the borough.
- Expanding the opportunities for electric car clubs in the borough.

Borough's transport objectives

Transport is rarely an end in itself but is a key factor in the Council's aims of

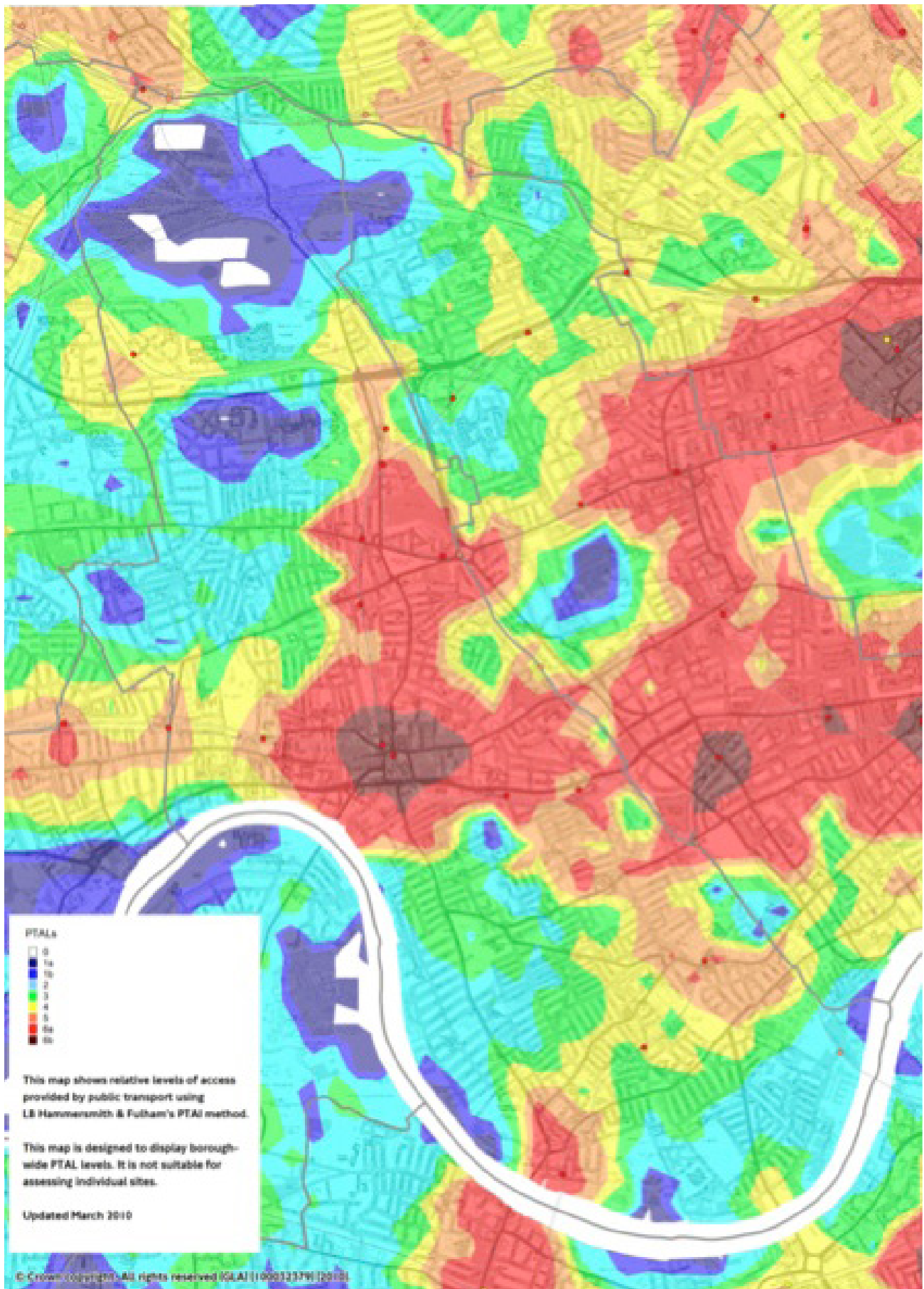
- Promoting a strong and growing economy, with the emphasis on sustainable and good growth
- Reducing inequalities and ensuring that all sections of the community have good access to the things they need to lead a fulfilled life
- Promoting the health and wellbeing of residents
- Improving air quality and minimising the adverse effects transport systems have on the environment.

This means emphasising the sustainable transport modes – walking, cycling and public transport as these are the modes that are accessible to most sections of the community, make the most efficient use of our very limited road space and cause least damage to the environment. Personal motor vehicles will continue to be convenient and necessary for many journeys, and for freight deliveries, and our aim is for as many of these journeys as possible to be made by electric or other low or zero tailpipe emission vehicles.

More specifically, our transport objectives are:

1. To support sustainable population and employment growth in the borough's four regeneration areas and the OPDC area in the borough.
2. To improve the efficiency of our road network
3. To improve the quality of our streets
4. To improve air quality in the borough
5. To make it easier for everyone to gain access to transport opportunities
6. To support residents and businesses by controlling parking fairly
7. To reduce the numbers of people killed and injured on our streets.

Public transport accessibility levels (PTALs)





Mayor's transport strategy outcomes

Outcome 1: London's streets will be healthy and more Londoners will travel actively.

Challenges and opportunities

Most of the borough's streets were developed in the nineteenth and early twentieth centuries and were not designed to deal with the numbers of motor vehicles which use them today. Only a small percentage of the properties have off-street parking, and this can result in a great deal of parking stress (excess of demand over supply). There are many demands placed on our streets – pedestrians, cyclists, buses, private cars, delivery vehicles, both passing through and for access to shops and homes on the street, which can often come into conflict with each other. The first principle is to favour those modes which use up the least road space per journey – walking, cycling and public transport. The policies pursued by the council, TfL and other boroughs in the 21st century have been successful in this respect. According to the national census, 46% of the borough's households owned one or more cars in 2011, compared with 51% in 2001. These policies include improving public transport, improving road safety and conditions for pedestrians and cyclists, restricting parking in new developments and controlling on street parking to discourage commuting by car and

short intra-borough car journeys, providing car club bays, including electric car club bays, and providing cycle parking. Notwithstanding the success of these policies, we still suffer from poor air quality and high levels of traffic congestion. We must therefore continue to develop and implement these policies. We strongly welcome the Healthy Streets approach which TfL has developed, and while it will be difficult to meet all the criteria on some of the borough's residential streets, the regeneration areas can enable us to start from scratch and design new areas with minimal car dependency, with zero or very low car parking, good quality walking and cycle routes and good quality public transport. In particular we will continue to lobby for Crossrail 2 to be routed via the Sands End area of Fulham with an interchange with the Overground station at Imperial Wharf. Sustainable transport and the last mile of journeys on foot/cycle can assist with health outcomes. This particularly applies to the mental health of residents who may not naturally look to walk or cycle but may use the bus or spend more time outdoors if there was more shade or seating as provided, for example, in the parklets.

Borough objectives:

3. To improve the quality of our streets
- 6: To support residents by controlling parking fairly

Outcome 2: London's streets will be safe and secure

Challenges and opportunities

In 2016 the Council introduced a 20mph speed limit in all the residential streets in the borough and the main roads in the town centres. Our approach since then has been to monitor compliance with the new limit and introduce speed reducing measures, such as sinusoidal humps, where problems of non-compliance are greatest. The lower speed limit will not only reduce the risk and severity of collisions, but will also encourage walking and cycling by making the street environment more comfortable and convivial.

We will continue to enhance our road safety and travel awareness activity, including education and training of child pedestrians, providing cycle training for children and adults, and for motorcyclists, and our mutual awareness campaigns for cyclists and lorry drivers.

We will expand our programme of providing secure on-street cycle parking (bikehangars) and cycle hubs at transport interchanges.

Fear of crime is also a deterrent to walking in particular, and so the Council's crime reduction strategy will contribute to increasing safety and security on the streets. Key features of this are:

- Investing more in crime prevention
- Working with the third sector and community to tackle knife crime and gang and youth violence
- Working with the police to stop moped crime and drug dealing
- Better processes to support residents who have to put up with anti-social behaviour and drug dealing in their neighbourhood.
- Continued investment in CCTV.
- Enforce and protect the victims of abuse, including female genital mutilation.
- Tackling hate crime wherever it appears.
- Ensuring that stop and search is targeted effectively.

Borough objectives:

3. To improve the quality of our streets;
7. To reduce the numbers of people killed and injured on our streets.



Outcome 3: London's streets will be used more efficiently and have less traffic on them

Challenges and opportunities

At busy times and in busy places, individual car use is a very inefficient use of road space. TfL's Roads Taskforce calculated that a car driver used up 13 times as much space as a bus passenger in central London in the peaks, and we would expect the situation in Hammersmith & Fulham to be similar. The proportion of households which own cars, and the proportion of journeys made by car has declined in the borough since the beginning of the 21st century, in common with London as a whole. However, population and employment growth means that pressure on our road space continues to grow. In regeneration areas such as Old Oak and Park Royal, White City and Earl's Court, we have the opportunity to start with a "clean sheet" and build in advantages for sustainable travel from the beginning. Much of the growth in traffic in recent years has consisted of delivery vehicles ("white vans") and hire cars. We will work with businesses, partner boroughs and TfL to reduce the impact of freight vehicles (eg through the establishment of "last mile" delivery services using electric and zero-emission vehicles) and to control the growth of hire vehicles and the routes they take. Our Business Plan, based on the administration's 2018 manifesto, states that we will use planning conditions to encourage car free businesses, we will promote and encourage more car free major new developments and will promote more electric car clubs.

Borough objectives:

1. To support sustainable population and employment growth in the borough's four regeneration areas and the OPDC area in the borough
2. To improve the efficiency of our road network



Outcome 4: London's streets will be clean and green

Challenges and opportunities

We aim to be the greenest borough in the country. We've introduced 140 electric car charging points and planted 2722 trees in 2017/8. We're aiming to make our new council buildings carbon neutral. We will invest in more and better street cleaning. We will take enforcement action to stop drivers leaving their engines idling and measures to reduce traffic and support the use of sustainable modes, as in Outcome 3 above.

Improving air quality is a very high priority for the council. In 2018 we implemented the first phase of our low/zero emission zone in a section of Hammersmith Grove, in the town centre Centre, installing parklets and electric charging points, and are about to consult on the second phase, which would make this section of road a Zero (tailpipe) emission zone. We are working with the Hammersmith BID (Business Improvement District) on a Low Emission Neighbourhood scheme in the area under the flyover, which includes work on one of the local schools (St Paul's) which was identified in the Mayor's Schools Air Quality audit. We will also work with joint TfL/GLA programmes such as the Mayor's Air Quality fund to other parts of Hammersmith town centre, and to parts of Fulham and Shepherd's Bush.

Borough objectives:

3. To improve the quality of our streets

Outcome 5: The public transport network will meet the needs of a growing London

Challenges and opportunities

The council does not provide public transport services directly but we aim to provide safe, accessible and convenient walking and cycling routes to rail stations and bus stops, and to improve the efficiency of the road network which the buses use by reducing general traffic and managing roadworks effectively. We will continue to campaign for a Crossrail 2 station in the borough at Imperial Wharf and will seek to gain an increase in trains on the West London Overground line to improve north-south links in the borough. We therefore welcome TfL's plans to increase the service frequency on this line as stated in their business plan. We will work with developers, TfL and, in the Old Oak area, the OPDC to ensure that new developments are well served by bus services, and have good walking and cycle routes to rail stations before the developments are occupied.

Borough objectives:

3. To improve the quality of our streets
4. To improve air quality in the borough
5. To make it easier for everyone to gain access to transport opportunities



Outcome 6: Public Transport will be safe, affordable and accessible to all

Challenges and opportunities

TfL have made all bus services accessible in the last ten years, which is a most welcome development. However, there are sometimes conflicting demands for the available space, e.g. between wheelchair users and people with child buggies. The Council's role is to ensure that parking at and on the approaches to bus stops is effectively controlled so that buses can pull right in to the kerb. We also aim to ensure that the street environment is accessible and safe (see above) so that people can reach bus stops and stations. Of the borough's Overground and Underground stations, only Hammersmith (all lines), Fulham Broadway, Wood Lane, Willesden Junction, Shepherd's Bush Overground and Imperial Wharf have full step free access. Kensington Olympia has level access to each platform, but the level access route between the platforms is very long (about half a mile). West Brompton has lift access to the Overground platforms and the northbound Underground platform but not to the southbound Underground. We will lobby and support TfL in increasing the number of stations with step free access, with priority for White City, which would be relatively inexpensive, and has high levels of development planned, West Kensington and Putney Bridge.

Dial-a-Ride is available for people who can't access buses and trains, and TfL are looking to develop demand-responsive transport as an alternative to low frequency timetabled services. This will generally be more appropriate for outer London, but it may be suitable for some parts of Hammersmith & Fulham.

Borough objectives:

5. To make it easier for everyone to gain access to transport opportunities



Outcome 7: Journeys by public transport will be pleasant, fast and reliable

Challenges and opportunities

Buses are subject to traffic delays and congestion. We currently have some 9 kilometres of bus lane in the borough and we use camera enforcement on several of them. It would be difficult to expand them substantially without conflicting with the needs of business and residential frontages for loading and parking, though we will review the hours of operation to ensure they work at the times of greatest need. Our promotion of walking, cycling and public transport use, and limiting car parking in new developments will reduce traffic and release road space to enable buses to operate more speedily and more reliably. We will use Section 106 and CIL funds to secure improvements to bus and rail infrastructure, in co-operation with TfL and the operators.

We will also take advantage of the TfL bus priority funding which is available to help deliver improvements to the network which support quicker bus journey times and greater reliability.

Borough objectives:

5. To make it easier for everyone to gain access to transport opportunities.

Outcome 8: Active, efficient and sustainable travel will be the best option in new developments

Challenges and opportunities

New development can give us the opportunity to build in measures to favour active, efficient and sustainable transport from the beginning. This will be easier to achieve in large development areas on brownfield sites - Old Oak, White City, Earl's Co South Fulham and the OPDC area than with piecemeal development in established areas. Good cycling and walking routes, travel plans, improved bus services, secure and convenient cycle parking are all part of the solution. In some places, new rail stations or lines will be appropriate. An example is in White City, where we are working with Imperial College and Network Rail to provide a pedestrian/cycle subway under the West London Line and A3220 to give a convenient link between the developments in LBHF and residential areas in RBKC.

Borough objectives:

1. To support sustainable population and employment growth in the borough's four regeneration areas and the OPDC area in the borough.





Outcome 9: Transport Investment will unlock the delivery of new homes and jobs

Challenges and opportunities

The Old Oak Common interchange station between HS2, the Great Western Main Line and Crossrail will be a major stimulant to the delivery of new homes and jobs in the area, and has resulted in the creation of the Old Oak and Park Royal Development Corporation to co-ordinate this development. Good connections are needed between the interchange, the OPDC area, and the development areas in the rest of the borough, and the new stations proposed by TfL and OPDC at Hythe Road on the West London Line and Old Oak Common Lane on the North London Line are essential.

The current plans for Crossrail 2 do not allow for it to run via, or have a station at, Imperial Wharf, but such a station is key to maximising housing and employment development in the south Fulham area. In 2016 the council commissioned studies which showed that a Crossrail 2 station at Imperial Wharf could facilitate the provision of up to 10,000 new jobs and 3,000 new homes in the area.

The Council is also keen to progress, in partnership with TfL, the proposal to replace the Hammersmith flyover with a tunnel (flyunder). This will contribute to the provision of new homes and jobs in Hammersmith Town Centre by improving air quality, reducing the domination of traffic and severance between

the centre and the river, and releasing land for development. Studies which the Council and the Hammersmith BID (Business Improvement District) undertook in 2014 showed that the flyunder could release 363,000m² floorspace, which could be split 50-50 between residential and commercial development.

Borough objectives:

1. To support sustainable population and employment growth in the borough's four regeneration areas and the OPDC area in the borough.

Other Mayoral strategies

The most important Mayoral Strategy that has been used in the development of this LIP is the London Plan, indirectly through the Mayor's Transport Strategy and the council's own Local Plan. The Health Inequalities, Air Quality, Housing and Social Integration and Economic Development plan strategies are also important, again mainly reflected through the Mayor's Transport Strategy and to a lesser extent the council's local plan.

Delivery plan



Delivery plan

The table below shows how the LIP's projects relate to the Mayor's Transport Strategy outcomes.

Table 1- Linkages between LIP projects and programmes and the Mayor's Transport Strategy outcomes.

Linkages between lip projects and programmes and the mayor's transport strategy outcomes.

Project / Programme	MTS mode share	MTS outcomes							
	Improving active, efficient and sustainable mode share	No 1: Active	No 2: Safe	No 3: Efficient	No 4: Clean & Green	No 5: Connected	No 6: Accessible	No 7: Quality	Nos 8 & 9: Sustainable Growth/Unlocking
Cathnor Park and Adelaide Grove Area	x	x	x	x	x				
Sulgrave Road	x	x	x	x	x				
Brackenbury Area	x	x	x	x	x				
Du Cane Road		x	x						
Margravine Gardens	x	x	x	x	x				
Kelvedon Road	x	x	x	x	x				
New King's Road	x	x	x	x	x				
Comprehensive neighbourhood traffic management and environmental review	x	x	x	x	x	x			x
20mph speed limit	x	x	x	x	x				x
Small Scale Interventions	x	x	x	x	x	x	x	x	x
Zebra Crossings	x	x	x	x	x				
Planned Maintenance	x	x	x	x	x	x			x
Westtrans				x				x	x
Smarter Travel Programme	x	x	x	x	x		x		x
School Travel Plan Supporting measures	x	x	x	x	x	x	x		
Cycle Parking	x	x	x	x	x	x	x	x	x

Project / Programme	MTS mode share	MTS outcomes							
	Improving active, efficient and sustainable mode share	No 1: Active	No 2: Safe	No 3: Efficient	No 4: Clean & Green	No 5: Connected	No 6: Accessible	No 7: Quality	Nos 8 & 9: Sustainable Growth/Unlocking
Electric vehicle charging points			x	x	x				x
Low Emission Neighbourhoods	x	x	x	x	x	x			x
Streetsmart Review	x	x	x	x	x	x	x	x	x
Smart Cities	x	x	x	x		x			
Street Art	x	x			x				
River Art Walk feasibility study	x	x							x
Completion for the previous year	n/a								
LIP Preparation	n/a								

TfL business plan

On developing and preparing the borough's programme of works, as outlined in the Delivery Plan, the borough has considered the Mayor's aspiration to deliver the major projects in TfL's business plan and the milestones associated with those projects, including major infrastructure associated with the Growth Areas and Opportunity Areas.

The following TfL projects have implications for the borough:

Elizabeth Line

The line's main depot at Old Oak Common became operational in 2018. An interchange station is planned with HS2 and the Great Western main line at this location in the mid 2020s and we will work with TfL, OPDC, HS2, Network Rail and the rail operators to ensure an iconic design for the station which maximises development opportunities, and the provision of a West London Line station at Hythe Road

which will connect with the new interchange. This will ensure good connections with the borough's development areas, and facilitate sustainable development of the Hythe Road area.

In the short term the main effect on the borough will be to free up capacity on the Central Line and, to a lesser extent, the Piccadilly Line, which will increase the capacity, comfort and attractiveness of these underground services to support development in the White City, Earl's Court and Hammersmith Town Centre areas and contribute to the sustainability of that development.

We have also been working with TfL buses on a reorganisation of buses serving Acton Main Line, which will improve the reliability of services in the Askew Road area of Shepherd's Bush and is to come into force on the opening of the Elizabeth Line in December 2018.

Healthy streets across London

Cycle superhighways

CS9, CS10 and CS23 are planned to come through Hammersmith & Fulham. The routes of the latter two are still under discussion but there was consultation on CS9 in 2017. This put forward a route via Hammersmith Road, Hammersmith gyratory and King Street, then into Chiswick High Road. The Council welcomes the superhighways (although we think the name is misleading, as they are not intended just for fast, long distance cyclists) but we have concerns about the route through King Street and its possible conflict with other Healthy Streets aspirations, notably making streets pleasanter and safer for pedestrians, and giving them more space. We have therefore asked TfL to re-examine the possibility of routing at least part of CS9 along the alignment of the A4. This would be an even more attractive route if the Hammersmith Flyunder (see page 37) were implemented.

Although the exact route is yet to be determined, CS23 will run between Willesden Junction, Shepherd's Bush, Hammersmith & Fulham and will help address the lack of north south transport routes in the borough.



Liveable neighbourhoods

We are bidding for a Liveable Neighbourhoods project for North End Road, Fulham. This aims to reduce the amount and dominance of motor traffic, increasing the comfort, safety and attractiveness of the street for pedestrians and revitalising the shops and the market. The project will include urban design measures, using Healthy Streets principles. Options being considered are bus and deliveries only, with pedestrianisation at certain times and on certain days. This follows on the success of the Saturday traffic free street markets we have held twice or three times a year since 2014.

A safe, secure network

We will continue our cycle training, lorry driver training, motor cycle training, and road safety education programmes and our community safety plan will reduce crime and fear of crime.

Tackling traffic

Our 20mph limit programme, backed up with traffic calming measures to increase compliance in targeted areas will help encourage walking and cycling and therefore reduce traffic. We'll use planning conditions to encourage car free businesses and we'll promote and encourage more car free residential and other developments. We will work with TfL and operators and other partners to improve public transport and its accessibility, which will reduce the need to use cars, and will work with businesses to reduce the impacts of their deliveries.

Improving air quality

We have provided over 130 electric vehicle charging points (Source London) by the middle of 2018 and aim to provide a further 70 lamp column charging points by the end of the year. We introduced the first electric car club in London in 2016 and offered residents free membership for the first year. We have implemented the first phase of the air quality scheme in Hammersmith Grove south in June 2018, using LIP, MAQF and NOF funds, with some financial support from businesses. We are about to consult on phase 2, which would make Hammersmith Grove South one of the first zero tailpipe emission zones in the country. We are also investigating the feasibility of making Hammersmith Bridge a "zero emission bridge". We are working closely with Hammersmith BID on their Low Emission Neighbourhood plan for part of Hammersmith Town Centre and are developing a "last mile" freight delivery scheme with them. We are working with TfL buses on the proposed low/zero emission bus corridors on Uxbridge Road and King Street/Hammersmith Road, introducing appropriate priorities and complementary measures.

A good public transport experience

The modernisation of the Circle, District and Hammersmith and City lines, adding 33% to capacity, will be of great benefit to the borough. The Wimbledon branch of the District Line, for example, is the most overcrowded Underground line in west or south west London. We expect that this increase in capacity will enable the Olympia service of the District Line to be reintroduced on weekdays. This is particularly important in view of the increase in use of Olympia as an exhibition venue since the closure of Earl's Court and plans to develop its use further.

We also welcome the proposed increase in capacity of the Piccadilly Line and increased frequency on London Overground's West London line.

The council's role in these activities will consist largely in improving the comfort, safety and activity of the walking and cycling routes to the stations. TfL's business plan does not give a list of priority stations for step-free access and we would welcome a commitment to

prioritise White City (Central Line) and West Kensington, West Brompton and Putney Bridge (District Line). As they are at or near the surface, providing lifts at these stations would be relatively inexpensive and the first three serve major development areas while Putney Bridge has a large catchment area.

New homes and jobs

The Council is working closely with the OPDC on the master plan for the area, to maximise development opportunities related to HS2 and the Elizabeth line, and a new West London Line station at Hythe Road which will connect HS2 and the Elizabeth Line and the OPDC area with the borough's development areas at White City, Earl's Court and South Fulham. The Council strongly supports the routeing of Crossrail 2 via Imperial Wharf with an interchange station there (see Long Term Interventions below).

Potential funding for LIP delivery

Table 2

Funding Source	2019/20 £k	2020/21 £k	2021/22 £k	Total £k
TfL/GLA Funding				
LIP Formula – Corridors and Supporting Measures	1,498.2	1,498.2	1,498.2	4494.6
Discretionary Funding (see 3 year programme)	37,880	3,880	3,880	45,640
Strategic Funding	3,580	3,580	3,580	10,740
GLA Funding				
Sub-Total	42,948	8,948	8,948	60,844
Borough Funding				
Capital funding				
Revenue funding				
Parking revenue	20,000	20,000	20,000	60,000
Sub-total	20,000	20,000	20,000	60,000
Other Sources				
S106	4,000	4,000	4,000	12,000
CIL	5,000	5,000	5,000	15,000
Sustainable Urban Drainage	100	100	1000	100
Sub total	9,100	9,100	9,100	27,100
Total	72,048.2	38048.2	38048.2	148,144.2

Long term interventions to 2041

In the medium to long term the council believes that a number of significant, but currently unfunded, investments will be required to ensure the economic and social vitality of the borough. These are shown in Table – below with indicative funding and indicative but uncommitted timescales

Table 3: Long-term interventions up to 2041

Project	Approx Date	Indicative Cost	Likely funding source	Comments
Hammersmith Flyunder	2024-27	£218 million-£1.7 billion	CIL, S106, TfL, GLA, Developers, LBHF	Costs depend on length of option chosen
Crossrail 2 station at Imperial Wharf	2023	£800 million	TfL, DfT, CIL, S106, developers	Construction costs greater than current plan but this will be outweighed by development gains
Pedestrian/ cycle Bridge over Thames at Imperial Wharf	2024	£15 million	Developers, s106, LB Wandsworth, TfL	
West London Line station at Hythe Road	2026	£30 million	TfL, Developers, CIL, S106, OPDC	To provide good connections between south and south-west London, the rest of the borough, and the HS2/Elizabeth line/ GWR station
Restrict north side of Shepherd's Bush Green to pedestrians, cycles and buses only	2026	£10 million	TfL, Developers, CIL, S106	Could be implemented in conjunction with CS10 and the "cycle hamburger" at Holland Park roundabout.



Commentary on longer term schemes

Hammersmith Flyunder: The Council and TfL undertook some feasibility studies in 2013/14 on replacing the A4 Hammersmith Flyover with a tunnel, or flyunder. The idea proved extremely popular with residents and businesses. The benefits would include:

- Improving air quality by “burying” a significant amount of through traffic,
- Improving pedestrian and cyclist connections between the town centre and the riverside recreational and cultural facilities,
- Enabling the Hammersmith gyratory to be returned to two-way working, allowing possible pedestrianisation of the western (Queen Caroline Street) leg.
- Releasing land for residential, commercial and cultural developments.

The cost of the scheme would depend on which option is chosen, a shorter or longer one. We are currently re-examining the costs and benefits of the scheme with a view to reopening discussions with TfL on how to take the project forward .

Provision of a Crossrail 2 station at Imperial Wharf

The current plan is for the section of Crossrail 2 between Clapham Junction and Victoria to be routed via via King’s Road, Chelsea, with a station there. The regeneration opportunities in the King’s Road area are minimal, while a slightly longer route via Imperial Wharf, could be the key to unlocking regeneration opportunities on large areas of brownfield land in south Fulham. In 2016 the Council commissioned consultants Farrells, along

with CERC, Pell Frischmann, Carter Jonas, Integra, Movement strategies, and Regeneris to examine the case for the Imperial Wharf route. They concluded that it could facilitate the provision of 10,000 new homes, 3,000 new jobs and provide £6 billion economic benefits. The additional construction costs (estimated at £200 million) and running costs (estimated at £240 million per year) would be far outweighed by these benefits, given that the purpose of Crossrail 2 is to facilitate “good growth”.

Pedestrian/cycle bridge over the Thames at Imperial Wharf

Such a bridge, either closely parallel to, or bolted on to, the West London Line bridge over the Thames, would give a significant advantage to walking and cycling over the Thames between Wandsworth and Battersea and Fulham, Kensington and the West End over motorised modes and would give residents of North Battersea quick and easy walking and cycle access to Imperial Wharf Station. The cost of such a bridge has been estimated at £15 million and one such proposal has been given planning permission by Wandsworth and Hammersmith & Fulham Councils. It is understood that a significant developer contribution was available on the Wandsworth side, but the current position on this is not clear.





West London Line station at Hythe Road

TfL have consulted on proposals for a station here, and at Old Oak Common Lane on the North London Line, and both stations achieved overwhelming popular support. The Hythe Road is necessary to provide interchange with the proposed HS2/Elizabeth Line/GWR interchange station at Old Oak Common and extend the benefits of HS2 and the Elizabeth Line to the borough's regeneration areas at White City, Earl's Court and South Fulham, and into south and south west London via Clapham Junction. The Hythe Road station would also ensure good public transport access new developments in the eastern part of the OPDC area. We now understand that funding availability for the station is in question, but if it is not provided, people interchanging between the West London Line and HS2/GWR/Elizabeth Line will face a long walk of up to a mile or more (depending on the eventual road/footpath layout) from Willesden Junction or an additional change of train there, assuming the Old Oak Common Lane North London Line station is built.

Restrict north side of Shepherd's Bush Green to pedestrians, cyclists and buses only

Shepherd's Bush Town Centre is part of the White City Regeneration Area, and its focal point is the Common. (The name of the roads is Shepherd's Bush Green, the name of the green area is Shepherd's Bush Common). This is a large and attractive open space which the council has improved substantially in recent years, but its amenity value is reduced by its being in effect a very large traffic island. There has been a local aspiration for many years to remove traffic from the north side of Shepherd's Bush Green to improve the environment of the shops there and make a better connection between these shops, the public transport interchange and Westfield and Shepherd's Bush Common. This was last considered some 13 years ago in relation to the now abandoned West London tram proposals. It would involve two-way traffic operation on the south and west side of the green and some construction work at the junctions with Uxbridge Road and Goldhawk Road. This could help reduce rat-running on some local streets such as Hammersmith Grove. We are currently in discussion with TfL and White City developers on the route of CS10, the proposed main cycle route between north west and central London. and the option which seems most likely to be favoured is a route from the A40 west of White City via Wood Lane then Shepherd's Bush Green to Holland Park Roundabout, where TfL have developed plans for a "cycling hamburger" (straight across crossing) at the Holland Park Roundabout. Removing general traffic from and allowing two way cycling (and buses) on the north side of the green would be highly compatible with this proposal. The Uxbridge Road low emission bus corridor which TfL are currently implementing would also be highly compatible with this proposal.

This will complement the Uxbridge Road low emission bus corridor which TfL are implementing.

Three year indicative programme of investment

Three year indicative programme of investment

The three year indicative programme of investment summarising the borough's proposals for the use of TfL borough funding in the period 2019/20-2021/22.

Table 4

London Borough of Hammersmith & Fulham TFL BOROUGH FUNDING 2019/20 to 2021/22	Programme Budget Allocated/bid 2019/20	Indicative 2020/21	Indicative 2021/22
Local Transport Initiatives	£000	£000	£000
Corridor, Neighbourhoods & Supporting Measures	1,498.2	1,498.2	1498.2
Discretionary funding			
Liveable Neighbourhoods	1,250	1,250	1,250
Principal Road Renewal	500	500	500
Bridge Strengthening	28,000	8000	0
Traffic Signal Modernisation	230	230	230
Sub total	29980	9980	1980
Strategic funding			
Bus Priority	120	£120	£120
Borough Cycling Programme	250	£250	£250
London Cycle Grid	5,000	10,000	15,000
Crossrail Complementary Works			
Mayor's Air Quality Fund	75	75	75
Low Emission Neighbourhoods	135	130	130
Roads 2010	670	670	670
Sub total	6250	11245	16245
All TfL borough funding	37528.2	36223.2	22743.2

Supporting commentary for the three year and annual programme

The programme consists of the following projects:

Cathnor Park and Adelaide Grove area traffic management/filtered permeability

Residents in these areas complain about rat-running and we need to look at areas holistically to avoid simply diverting traffic from one street to its neighbours. We have allocated £20,000 for investigation in 2018/9 and £100,000 for implementation in each of 2019/20 and 2020/21, following which the project should be complete.

Measures will be carefully designed to avoid simply deflecting traffic from one residential street or group of streets to another. Strategically placed road closures with cycle gaps, ensuring residents access, may be considered, subject to local consultation.

Sulgrave Road area traffic management and filtered permeability

Concerns about conflicting traffic movements and Cycle gaps in road closures being used by criminals on motorcycles. £50,000 allocated in 2018/9 (Lena/Batoum Gardens and Poplar Grove. £100,000 proposed for 2019/20, following which the project should be complete).

This scheme is a response to local people's concerns about conflicting traffic movements and cycle gaps in road closures being used by criminals on motorcycles. Measures to make it more difficult for motorcycles to use the gaps, and to slow them down, will incorporate Healthy Streets measures, such as greening, Sustainable Urban Drainage, possibly parklets, and speed reducing features.



Brackenbury area traffic management and filtered permeability

To address concerns about rat running, particularly by HGVs, school run traffic and possible traffic displacement from 2018/19 schemes in Hammersmith Grove. £50,000 proposed for 2019/20, following which the project should be complete.

The scheme is likely to include better signing of the HGV ban, possible enforcement measures and possible strategically placed road closures with cycle gaps, maintaining access for residents, subject to local consultation.

Du Cane Road traffic calming

Provision of traffic calming to ensure speed limit compliance and reduce collisions compatible with need for emergency ambulance access to Hammersmith Hospital. Continuation of 2018/9 scheme. £50,000 in 2019/20, following which the scheme will be completed which involves the provision of one new raised zebra crossing and two crossings on existing raised tables, near to schools, Hammersmith Hospital and Imperial College research facilities, while ensuring that the measures are bus and ambulance friendly.

Margravine Gardens

Measures to reduce use of narrow residential roads by HGVs, including gateway treatment and speed tables. £50,000 in 2019/20 only.

For some time residents of this area have been concerned about the use of relatively narrow residential roads by HGVs. We will develop and consult on measures to reduce this, including gateway treatments, better signage and speed tables. Proposals will be developed in consultation with the NHS, as this forms part of a key route for ambulances accessing Charing Cross Hospital.

Kelvedon Road area traffic management/filtered permeability

Measures to reduce rat running in this area. £50,000 in 2019/20 and 2020/21.

Residents' complaints about rat running in this and related streets have increased recently. This is exacerbated when nearby roads such as Fulham Palace Road are affected by roadworks. Measures will be developed, which could include strategic road closures with cycle gaps and access for residents, with improved crossings and safer routes to local schools. Such measures will become more important if the Liveable Neighbourhoods bid for nearby North End Road is successful and limits traffic there at certain times

New King's Road area traffic management

New King's Road area traffic management: We have allocated £130,000 for improvements to cyclist safety in 2018/19, and the project has been combined with another one (Burlington Road £25k) which aims to reduce rat running and traffic speeds in residential streets to the north of New King's Road. We are also receiving complaints about rat running and conflicting traffic movements from residents of streets to the south of New King's Road (Hurlingham, South Park and Perrymead Road areas). Ideas for filtered permeability in these roads, such as banned turns, HGV bans, more effective bus gates and road closures with cycle gaps are being explored. We want to expand the project by testing, consulting on, and, where appropriate, implementing these measures and estimate that this will cost

£100,000 in 2019/20 and a further £100,000 in 2020/21 following which the project will be complete.

Comprehensive neighbourhood traffic management and environmental review

Including filtered permeability and Healthy Streets. Areas to be determined in response to residents, members and stakeholders' priorities. 2019/20 funds committed to other schemes, with £100,000 estimated in each of 2020/21 and 2021/22,



20mph speed limit

From 2000 onwards, the council introduced a rolling programme of 20mph zones or Home Zones, and by 2010 these covered about a third of the borough's local roads. In September 2016 we made an experimental Traffic Management Order limiting the speed on all the borough's roads apart from a few stretches of "A" Road outside town centres to 20mph. In September 2017 the council agreed to make the limit permanent. Our strategy since then has been to monitor the effects of the limit and compliance with it. We have since then implemented measures to increase compliance, prioritising according to speed and volume levels, collision statistics and concerns expressed by residents and councillors. Measures include the installation of variable message signs (usually as a short term "quick win" which also monitors speeds and volumes), sinusoidal humps, raised entry tables, narrowing of road entries, and "psychological narrowing" e.g. by planting trees and other measures to make streets look more like places where people live rather than somewhere to be driven through. We are spending £130,000 LIP funding for this in 2018-19, and anticipate spending

£100,000 in each of the three years of this LIP programme, by which time the project should be complete. We note that 20mph limits form a key part of the Mayor's "Vision Zero" strategy, and that TfL intend to introduce a 20mph limit on part of the A4 in Hammersmith.

Small scale local interventions

£40,000 per year to respond to requests for small scale interventions from residents and councillors, including accessibility improvements such as dropped kerbs and measures to discourage motor cycles from contravening road closures.

Requests for formal pedestrian crossings

We get a number of requests from residents for formal crossings, either signalled or zebras, each year, usually as a result of perceived danger ("near misses") rather than collisions. Formal crossings are not necessarily the best solution in all circumstances so requests are evaluated and solutions agreed. This may mean, for example, a raised table rather than a formal crossing. We have allocated £100,000 to this project in 2018-9, but there has been a backlog of requests in recent years so we expect the demand to reduce in future. Therefore we propose to spend £50,000 on this project in each of the three years of this LIP programme.

Planned maintenance enhancements

£90,000 for three years. This aims to maximise value for money when resurfacing roads and footways; by implementing design changes to complement the maintenance work. It can include traffic calming, improvements, such as replacing cushions with sinusoidal humps, Sustainable Urban Drainage schemes, tree planting and smart technology subject to consultation with residents.

Westtrans

£12,000 contribution in each year to the Westtrans Strategic partnership of west London boroughs. Focus is on reducing impact of HGVs, e.g. with "last mile" delivery schemes using low or zero emission vehicles, and monitoring and promotion of business, college and faith group travel plans.

Smarter travel programme

£265k this year and same amount for the next three years. This covers school and workplace travel plan development and monitoring, road safety education and training, motorcycle safety, school pedestrian training, Safer Urban Driving courses for goods vehicle drivers, cycle training for adults and children, car free days, play street and other events. Important as part of the "vision zero" road casualty target and to "nudge" the behaviour change necessary to achieve the MTS modal share targets.

School travel plan supporting measures

This project is to enable improvements to be made to highways to increase the safety and convenience of walking and cycling routes to schools in response to issues raised in school travel plans and their reviews. The adverse effects of children being driven to and dropped off at schools in terms of safety, air quality and the health and fitness of children are becoming an increasing concern of residents and therefore we intend to double the 2018/9 allocation of £50k to £100k in future years. Among the schools which have requested improvements are Thomas's London Day School ;Ecole Marie d'Orliac (Fulham) ;Melcombe; Wendell Park; Fulham Pre-Prep School ;Saint John XXIII (was Pope John); Addison; Sir John Lillie; Lena Gardens; St Pauls and Wormholt Park.

Cycle parking

£75,000 for secure cycle parking, including bike hangars, and £8,000 for standard parking (Sheffield stands) in each of the three years. The first bike hangars were installed in the Spring of 2018 and are proving very popular.

We installed our first 18 bike hangars on street in 2017-18 which have in many places taken space formerly used for car parking. They have proved to be very popular and are now fully occupied. There is a strong demand and a waiting list for them to be installed in other parts of the borough. Many of the dwellings in the borough are in multiple occupation and/or don't have storage space for cycles. This is a major deterrent to cycling which the installation of the bike hangars will address. We are also looking to improve the design aesthetically.

Electric vehicle charging points

We have installed some 130 EV charging points as part of the Source London scheme and some rapid charging points at Wormwood Scrubs car park, with others committed in Hammersmith Town Centre. However, the Source London points are not appropriate for everyone's needs, so we now plan to complement these with lamp column charging points and need £20,000 per year match funding for funds obtained from OLEV (Office for Low Emission Vehicles) and GULCS (Go Ultra-Low City Scheme).

Air quality initiatives

Hammersmith Low Emission Neighbourhood encompasses several low emission projects around Hammersmith, notably Hammersmith Grove and the Business Low Emission Neighbourhood. We propose £80,000 to complete/expand the scheme in 2019/20 and £100,000 in each of 2020/21 and 21/22 for similar schemes either elsewhere in Hammersmith or other parts of the borough.

Phase one has seen the introduction of parklets into the street, which are proving very popular. We are about to consult on phase 2, which could make that section zero emission vehicle only. We are also working with the Hammersmith BID (Business Improvement District) on a Low Emission Neighbourhood scheme under the flyover, which will include one of the local schools (St Paul's)

Review of Streetsmart Design Guide

Our design guide, Streetsmart, was produced in 2005 and needs to be comprehensively updated to take into account developments since then, notably Healthy Streets, Sustainable Urban Drainage and increased emphasis on air quality, improved street furniture designs and changes to town centre identities. £10,000 in 2019/20.

Smart Cities

The council's ambition is to embed smart technology within council infrastructure. Some possible examples include smart gullies, which notify the council of blockages, allowing less maintenance, and can also monitor traffic flows, and modular lighting which allows multiple functions on the same light column. We are proposing £20,000 for each of the years for this project.

Street art

£20,000 for each of the three years, to show a holistic approach to Healthy Streets. Having interesting things to see and do is one of the Healthy Streets indicators. Street art can provide such interest. Examples include sculpture, façade painting and temporary installations. We would expect this to be match funded from several sources.

River art walk feasibility study

Improve the walkability of riverside by providing an art installation spaces. The project could potentially support a sculpture festival like those held in other cities. Could be funded in part by Fulham Football Club redevelopment and Tideway 106 money. £15,000 in 2019/20.

Completion of previous years' projects

£50,000 in each year to cover possible delays (e.g. due to the need to programme works so that they don't conflict with others) and unanticipated cost increases (e.g. due to additional works needed to statutory undertakers' equipment.

LIP annual spending programme preparation

Preparation and prioritisation of schemes to submit to TfL for funding in 2020/21 and following two years. £43,200 in each year.

Schemes not funded through lip neighbourhoods and corridors





Schemes not funded through lip neighbourhoods and corridors

Principal roads maintenance:

LBHF had been initially allocated £400,000 funding for this on 2018/9, but this was withdrawn in response to TfL's changed financial circumstances. TfL's business plan makes no mention of restoration of this funding, but without it the roads will deteriorate and increase the risk of collisions, with cyclists particularly vulnerable. We therefore propose £500,000 in each of the three years.

Roads 2010

Continuing the Londonwide survey of Principal road conditions, which the council undertakes on behalf of TfL, which helps prioritise areas for improvement. £670,000 in each of the three years.

Bridge Strengthening

The surface of Hammersmith Bridge is in very poor condition and in the last few years we have had to resort to occasional closures for "make do and mend" patching. This is

unsatisfactory and a complete reconstruction of the surface is needed, with possible strengthening to allow electric double deck buses to run over the bridge. Provisional suggestion is £28 million in 19/20 and £8 million in 20/21, though work could start in 18/19 if funding is made available.

Borough Cycling Programme

In April 2019 we expect to have a new Cycling Strategy that aims to meet the aspirations in the MTS and Council's Manifesto. The current success of implementing 20mph on our streets has improved the opportunity for more of our residents to cycle but the whole road and street network in the Borough and how it supports cycling (and walking) needs reviewing and new Quietways identified, in addition the London Cycle Network needs to be reviewed and updated.

We will carry out an initial survey of existing cycle routes and desire lines and assess them against the Healthy Streets criteria, and thus identify which routes compliment the proposed cycle superhighways. We intend to review and

address the cycle level of service on Goldhawk and Uxbridge roads. Both these roads will link to the cycle priority routes passing through Shepherd's Bush Green and should therefore be updated to allow easy access and egress. Currently both roads suffer from a conflict with business parking and have very little appropriate North-South connections.

Quietways

The programme over three years will also identify new Quietway routes across the borough and implement safety changes, junction changes, and a comprehensive signing strategy to enable our residents to navigate around the borough more easily.

London Cycle Grid

The development and implementation of segregated cycle routes across the borough will create a network of 'Cycle Superhighways' within the Borough that will aim to meet the MTS target of every resident living within 400m of a segregated cycle route. CS9, CS10 and CS23 along with additional Quietway Routes such as Q2 and the Thames Paths Quietway will be the core of achieving this aim, and will be delivered over the next 5 years. The overall estimated costs of CS9, 10 and 23 are approximately, £12m, £15m, and £20m (£47m estimated total). Based on delivery over the next three years the conservative spend in the Borough will be around £5m in 2019, £10m in 2020 and £15m in 2021, increasing per annum as schemes are developed.

Mayor's Air Quality Fund

Match funding for schemes described in no 9 of LIP projects above. £75,000 and £135,000 assumed respectively in each of the three years.

Bus priorities

Schemes to be developed and agreed with TfL, including continuation and completion of 2018/19 schemes such as Stamford Brook Road/Goldhawk Road junction works. £120,000 for each of the three years.

Pedestrian and cycle subway under the West London Line

This will link the Imperial College campus, the other White city developments, the Westfield Shopping Centre and Shepherd's Bush with

residential areas in north-west Kensington, giving access by these modes a significant advantage over travel by private motor vehicles. It is being funded by Imperial College as part of a Section 106 agreement with the council and is expected to cost some £6 million and be completed by 2021. No TfL funding is currently required.

Liveable Neighbourhoods: North End Road

North End Road is part of the Fulham Regeneration area, where we aim to enhance the vitality and viability of the town centre. The road has a historic and popular street market that is particularly renowned for its fresh fruit and vegetables, as well as a wide range of shops. The market is important to the vitality and viability of the area and we want to retain and enhance it. But one of the biggest obstacles to enhancement is the amount of traffic which the road has to carry. The traffic makes the road difficult, unpleasant and dangerous to cross, acting as a barrier to customers and hampering the operation of the market and the shops, worsens air quality, results in congestion and generally limits the potential of the street. The Council has introduced several Saturday traffic free markets since 2014, with the market expanded to cover all of the road between Lillie Road and Dawes Road. These events have been very popular and successful, have attracted large numbers of visitors, and have shown how much pleasanter the street can be without traffic.

Earlier in 2018 we appointed transport consultants using LIP funding to examine possible ways of reducing the amount and domination of traffic, giving more space to pedestrians and market stall, while maintaining access for buses servicing and waste collection, and avoiding diverting large amounts of traffic onto neighbouring local streets. Options are being drawn up, which we will consult on in the new year. We have also commissioned consultants to undertake an urban realm study, which will complement the transport study. We intend to submit a bid for Liveable Neighbourhoods funding for North End Road, which we will match fund with Section 106 moneys, and may be supplemented by Mayor's Air Quality funds.

Risks to the delivery of the three year programme

The table below shows the principal risks associated with delivery of the LIP together with possible mitigation actions for the three-year programme. The risk register summarises the strategic risks identified that could impact on the three year programme of schemes and initiatives.

Table 5

Risk	Likelihood (H,M,L)	Potential Mitigation Measures	Impact if not mitigated
Financial	Cost increase/budget reduction: M	All designs developed to be flexible to meet objectors' concerns	Scheme halted or delayed until funds become available; alternative funding sources sought
Statutory/legal	Objectors to schemes seek legal action, e.g. Judicial Review: L	Negotiate to modify schemes to meet objectors' concerns	Scheme cancelled
Third party	Insufficient resources of contractors to complete work: M	Retain framework contractors/consultants to ensure resources are in place	Delays in scheme implementation
Public/political	Lack of support for scheme in consultation: M Conflicts between TfL response to draft LIP and those of other consultees, both statutory and general: M	Negotiate to modify scheme to meet objectors' concerns Negotiate satisfactory amendments/compromises	Scheme cancelled LIP not approved by TfL or legal action taken against council for not taking consultation response into account

Annual Programme of Schemes and Initiatives

The provisional annual programme of schemes has been completed and will be submitted to TfL via the Borough Portal. The programme of schemes will be updated annually.

The supporting commentary is included in the supporting commentary for the three year programme above.

Risk Assessment for the annual programme

The risk assessment for the annual programme is included in the risk assessment table for the three year programme above.

Monitoring the delivery of the outcomes of the mayor's transport strategy

Overarching mode-share aim and outcome indicators

Delivery Indicators

The borough will monitor and record the delivery indicators and report to TfL once a year in June using Proforma C.

Local Targets

Table 6: Borough Outcome Indicator Targets (all figures supplied by TfL)				
Objective	Metric	Borough Target	Target Year	Additional commentary
Overarching Mode Share Aim – changing the transport mix				
Londoners' trips to be on foot, by bicycle or by public transport	Active, efficient and sustainable (walking, cycling and public transport) mode share (by borough resident) based on average daily trips. Base period 2013/14-2015/6	78% base year 81% 89%	15/16 2041	
Healthy Streets and Healthy People				
Outcome 1: London's Streets will be healthy and more Londoners will travel actively				
Londoners to do at least the 20 minutes of active travel they need to stay healthy every day	Proportion of London residents doing at least 2 x 10 minutes of active travel a day (or a singleblock of 20 minutes or more	43% base 48% 70%	2021 2041	
Londoners have access to a safe and pleasant cycle network	Proportion of Londoners living within 400 metres of the Londonwide strategic cycle network.	0 base 16 90	2021 2041	

Table 6: Borough Outcome Indicator Targets (all figures supplied by TfL)				
Objective	Metric	Borough Target	Target Year	Additional commentary
Outcome 2: London's streets will be safe and secure				
Deaths and serious injuries (KSIs) from all road collisions to be eliminated from our streets	KSIs from road collisions, base year 2005/09 (for 2022 target)	109 base 38 21	2022 2030	
	KSIs from road collisions base year 2010/14 (for 2030 target)	71 base 21 0	2030 2041	
Outcome 3: London's Streets will be used more efficiently and have less traffic on them				
Reduce the volume of traffic in London	Vehicle kilometres in given year. Base year 2015.Reduce overall traffic levels by 10-15%	506 base 506 405-430	2021 2041	
Reduce the number of freight trips in the central London morning peak	10% reduction in number of freight vehicles crossing into central London in the morning peak by 2026	N/A	N/A	
Reduce car ownership in London	Total cars owned and car ownership per household, borough residents. 250k fewer cars owned in London. Base period 2013/4 -2015/16	43896 base 45,600 43,700	2021 2041	
Outcome 4: London's streets will be clean and green				
Reduced CO2 emissions	CO2 emissions (in tonnes) from road transport within the borough. Base year 2015/16	107,400 base 93,400 24,400	2021 2041	
Reduced NOx emissions	NOx emissions(in tonnes) from road transport within borough. Base year 2013.	420 base 140 20	2021 2041	

**Table 6: Borough Outcome Indicator Targets
(all figures supplied by TfL)**

Objective	Metric	Borough Target	Target Year	Additional commentary
Reduced particulate emissions	PM10 and PM2.5 emissions (in tonnes) from road transport within borough. Base year 2013	22 base 14 8	2021 2041	
A good public transport experience				
Outcome 5: The public transport network will meet the needs of a growing London				
More trips by public transport – 14-15 million trips made by public transport every day by 2041	Trips per day by trip origin. Reported as 3yr moving average. Base year 2013/14-2015/16.	157 base 161 243	2021 2041	
Outcome 6: Public transport will be safe, affordable and accessible to all				
Everyone will be able to travel spontaneously and independently	Reduce the difference between total public transport journey time and step free public transport network journey time	10mins (79-69) base 5mins (65-60)	2015 2041	
Outcome 7: Journeys by public transport will be pleasant, fast and reliable				
Bus journeys will be quick and reliable, and an attractive alternative to the car.	Annualised average bus speeds, base year 2015/16.	8.4 base 8.6 (+15%) 8.5 (+5%)	2021 2041	
New homes and jobs				
Outcome 8: Active, efficient and sustainable travel will be the best options in new developments				
Outcome 9: Transport investment will unlock the delivery of new jobs				
No outcome indicators				

H&F Equality Impact Analysis Tool

Conducting an Equality Impact Analysis

An EqIA is an improvement process which helps to determine whether our policies, practices, or new proposals will impact on, or affect different groups or communities. It enables officers to assess whether the impacts are positive, negative, or unlikely to have a significant impact on each of the protected characteristic groups.

The tool has been updated to reflect the new public sector equality duty (PSED). The Duty highlights three areas in which public bodies must show compliance. It states that a public authority must, in the exercise of its functions, have due regard to the need to:

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- 1. Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited under this Act;**
- 2. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;**
- 3. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.**

Whilst working on your Equality Impact Assessment, you must analyse your proposal against the three tenets of the Equality Duty.

General points

1. In the case of matters such as service closures or reductions, considerable thought will need to be given to any potential equality impacts. Case law has established that due regard cannot be demonstrated after the decision has been taken. Your EIA should be considered at the outset and throughout the development of your proposal, it should demonstrably inform the decision, and be made available when the decision is recommended.
2. Wherever appropriate, the outcome of the EIA should be summarised in the Cabinet/Cabinet Member report and equalities issues dealt with and cross referenced as appropriate within the report.
3. Equalities duties are fertile ground for litigation and a failure to deal with them properly can result in considerable delay, expense, and reputational damage.
4. Where dealing with obvious equalities issues e.g. changing services to disabled people/children, take care not to lose sight of other less obvious issues for other protected groups.
5. If you already know that your decision is likely to be of high relevance to equality and/or be of high public interest, you should contact the Equality Officer for support.
6. Further advice and guidance can be accessed from the separate guidance document (on the intranet) or [ACAS - EIA](#). Or you can contact the councils Equalities Lead (see below).

Equality Lead: Fawad Bhatti (Policy & Strategy)
Fawad.bhatti@lbhf.gov.uk
020 8753 3437

H&F Equality Impact Analysis Tool

Overall Information	Details of Full Equality Impact Analysis
Financial Year and Quarter	2018/19
Name and details of policy, strategy, function, project, activity, or programme	<p>Title of EIA: Transport Local Implementation Plan 2019-204(LIP 3)</p> <p>This plan is a statutory requirement which shows how we intend to implement the Mayor of London's Transport Strategy in the borough in the three years 2019/20,20/21 and 21/22.</p> <p>Short summary:</p> <p>Note: If your proposed strategy will require you to assess impact on staff, please consult your HR Relationship Manager.</p>
Lead Officer	<p>Name: Chris Bainbridge</p> <p>Position: Acting Chief Transport Planner</p> <p>Email: chris.bainbridge@lbhf.gov.uk</p> <p>Telephone No:0208 753 3354</p>
Date of completion of final EIA	17/08/2018

Section 02	Scoping of Full EIA								
Plan for completion	<p>Timing: February 2019</p> <p>Resources:</p>								
Analyse the impact of the policy, strategy, function, project, activity, or programme	<p>Analyse the impact of the policy on the protected characteristics (including where people / groups may appear in more than one protected characteristic). You should use this to determine whether the policy will have a positive, neutral, or negative impact on equality, giving due regard to relevance and proportionality.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Protected characteristic</th> <th>Analysis</th> <th>Impact: Positive, Negative, Neutral</th> </tr> </thead> <tbody> <tr> <td>Age</td> <td>The plan aims to benefit older people by improving the comfort, safety and security of walking and cycling routes, improving public transport services and their accessibility, increasing the use of electric and other low emission vehicles,</td> <td></td> </tr> </tbody> </table>			Protected characteristic	Analysis	Impact: Positive, Negative, Neutral	Age	The plan aims to benefit older people by improving the comfort, safety and security of walking and cycling routes, improving public transport services and their accessibility, increasing the use of electric and other low emission vehicles,	
Protected characteristic	Analysis	Impact: Positive, Negative, Neutral							
Age	The plan aims to benefit older people by improving the comfort, safety and security of walking and cycling routes, improving public transport services and their accessibility, increasing the use of electric and other low emission vehicles,								

	reducing motor traffic	
Disability	One of the objectives of the LIP is to make it easier for everyone to gain access to transport opportunities. This will be done by working with TfL to increase the number of rail stations in the borough with step free access and ensuring buses and bus stops are accessible, and by designing the street environment in a way which benefits disabled people	
Gender reassignment	No specific implications, but transgender people will benefit from a less hostile street and public transport environment	
Marriage and Civil Partnership	No specific implications	
Pregnancy and maternity	Step free access to stations, accessible buses and bus stops, street layouts which are convenient for people with buggies and better crossing facilities will benefit pregnant women and those with young children	
Race	No specific implications, but people in ethnic minority groups will benefit from a more friendly street and public transport environment.	
Religion/belief (including non-belief)	No specific implications, but people of minority faiths will benefit from a more friendly street and public transport environment.	
Sex	No specific implications but people of each gender will benefit from a more friendly street and public transport environment.	
Sexual Orientation	No specific implications but LGBTQ people will benefit from a more friendly hostile street and public transport environment.	

Human Rights or Children's Rights

If your decision has the potential to affect Human Rights or Children's Rights, please contact your Equality Lead for advice

Will it affect Human Rights, as defined by the Human Rights Act 1998?

No

Will it affect Children's Rights, as defined by the UNCRC (1992)?

No

Section 03	Analysis of relevant data Examples of data can range from census data to customer satisfaction surveys. Data should involve specialist data and information and where possible, be disaggregated by different equality strands.
Documents and data reviewed	Mayor of London's Transport Strategy, LBHF Local Plan 2018, LBHF Business Plan 2018-2022, Inclusive Environments, Design Council, Inclusive Environments, Guide Dogs for the Blind, Manual for streets, Department for Transport, Health Impact of Cars in London, Mayor of London
New research	If new research is required, please complete this section

Section 04	Consultation
Consultation	Consultation to be undertaken on this draft, with groups representing disabled people, police, neighbouring authorities, residents', business, community and transport interest groups
Analysis of consultation outcomes	


Section 05	Analysis of impact and outcomes
Analysis	TfL's data has shown a 10 minute gap between journeys by public transport with step free access and other journeys (79 -69 minutes) The target is to reduce this to 5 minutes (65-60) by 2041

Section 06	Reducing any adverse impacts and recommendations
Outcome of Analysis	More rail stations need to be given step-free access, and we need to ensure that walking routes to stations are accessible.

Section 07	Action Plan					
Action Plan						
	Issue identified	Action (s) to be taken	When	Lead officer and borough	Expected outcome	Date added to business/service plan

	Longer journey times for disabled people	Improve access - ibility of transport networks	Throughout plan period	TfL/LBHF	Reduced disadvantages of disabled people	In LIP	
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Section 08	Agreement, publication and monitoring					
Chief Officers' sign-off	Name: Mahmood Siddiqi Position: Director, Transport and Highways Email: mahmood.siddiqi@lbhf.gov.uk Telephone No: 0208 753 3019					
Key Decision Report (if relevant)	Date of report to Cabinet/Cabinet Member: 05/11/18 Key equalities issues have been included: Yes					
Equalities Lead (where involved)	Name: Position: Date advice / guidance given: Email: Telephone No:					

<p>London Borough of Hammersmith & Fulham</p> <p>CABINET</p> <p>5 NOVEMBER 2018</p>		
<p>DESIGNATION OF CONSERVATION AREA EXTENSIONS AND CONSERVATION AREA BOUNDARY AMENDMENTS AND ADOPTION OF CONSERVATION AREA CHARACTER PROFILES</p>		
<p>Report of the Cabinet Member for the Environment: Councillor Wesley Harcourt</p>		
<p>Open Report</p>		
<p>Classification - For Decision</p> <p>Key Decision: Yes</p>		
<p>Consultation: Legal, financial, equalities, commercial, IT, risk management and business</p>		
<p>Wards Affected: Avonmore & Brook Green, College Park & Old Oak, Fulham Broadway, Fulham Reach, Hammersmith Broadway, Munster, Parsons Green & Walham, Ravenscourt Park, Shepherds Bush Green, Town, Wormholt & White City</p>		
<p>Accountable Director: Jo Rowlands, Strategic Director for Growth and Place</p>		
<p>Report Author: Adam O'Neill, Principal urban design and conservation officer</p>		<p>Contact Details: Tel: 020 8753 3318 E-mail: adam.o'neill@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

- 1.1. This report seeks a resolution to designate conservation area extensions and amend conservation area boundaries. Brook Green; Crabtree; Fulham Reach; Hurlingham; Ingersoll/Armingier; King Street (East); St Mary's and Studdridge Street Conservation Areas would be extended. The Walham Green Conservation Area would also be extended and some properties currently in Moore Park and Walham Grove Conservation Areas would be transferred into the Walham Green Conservation Area. Officers have determined that the areas included within the conservation area extensions and the areas to be transferred between conservation areas are areas of special architectural or historic interest, the character or appearance of which

it is desirable to preserve and enhance. Some small parts of the existing King Street (East) and Walham Green Conservation Areas would be removed from conservation area designation since Officers consider they are not of special architectural or historic interest. A detailed explanation of the recommendations is included in appendix 1. King Street (East) Conservation Area would also be renamed Hammersmith Town Hall Conservation Area.

- 1.2. The proposed extensions and boundary amendments as set out in appendices 2-10, would establish a more logical boundary to the conservation areas affected which would properly reflect their special architectural or historic interest. The designation of conservation area extensions would enable the Council to exercise its planning powers in relation to conservation areas within the extended areas in order to preserve their special architectural or historic interest. For those properties within the extended areas some permitted development rights would be restricted and planning permission would be required for significant demolition works.
- 1.3. This report also seeks a resolution to adopt the Colehill Gardens; Hammersmith Town Hall and Old Oak & Wormholt Conservation Area Character Profiles as set out in appendices 11-13, which take account of the recommended designation of conservation area extensions and boundary amendments. A Conservation Area Character Profile is an appraisal which gives a clear assessment of the special interest, character and appearance of the conservation area and includes some broad design guidelines. The adoption of the Conservation Area Character Profiles will aid the Council, amenity groups and residents in their efforts to preserve or enhance the character of those conservation areas.

2. RECOMMENDATIONS

- 2.1. To approve the designation of an extension to the Brook Green Conservation Area as set out in the plan in Appendix 2 to include the following property:
 - No. 50F Brook Green.
- 2.2. To approve the designation of an extension to the Crabtree Conservation Area as set out in the plan in Appendix 3 to include the following properties:
 - That part of Fulham Cemetery (spur to Munster Road gate), Fulham Palace Road not currently included in the Conservation Area; No. 381 Lillie Road; Lillie Road Fitness Centre, Lillie Road and Lillie Road Recreation Ground, Fulham Palace Road.
- 2.3. To approve the designation of an extension to the Fulham Reach Conservation Area as set out in the plan in Appendix 4 to include the following properties:
 - Nos. 36-44 (even) Chancellors Road and that part of Thames Water Treatment Facility (yard), 46 Chancellors Road not currently in the Conservation Area.
- 2.4. To approve the designation of an extension to the Hurlingham Conservation Area as set out in the plan in Appendix 5 to include the following properties:

- Nos. 21-23 (odd) Broomhouse Road and that part of No. 25 Broomhouse Road (house and garden) not currently in the Conservation Area.
- 2.5. To approve the designation of an extension to the Ingersoll/Arming Conservation Area as set out in the plan in Appendix 6 to include the following properties:
- Garden area to the rear of Nos. 2-48 (even) Arming Road and east of No. 4 Ethelden Road; that part of Shepherds Bush Mosque (rear yard), Nos. 300-302 (even) Uxbridge Road not currently in the Conservation Area.
- 2.6. To approve the designation of an extension to the King Street (East) Conservation Area as set out in the plan in Appendix 7 to include the following properties:
- Nos. 1-3a Felgate Mews; Charter House, No. 3a Felgate Mews; that part of No. 130 King Street (rear yards) and that part of No. 162 King Street (rear yard) not currently in the Conservation Area; No. 172 King Street; Nos. 2-4 (even) Studland Street
- and to approve the removal of the following properties from the King Street (East) Conservation Area:
- No. 5 Albion Court, Albion Place and that part of Nos. 34-36 (even) Galena Road (rear courtyard) currently in the Conservation Area
- and to rename the King Street (East) Conservation Area as:
- Hammersmith Town Hall Conservation Area.
- 2.7. To approve the designation of an extension to the St Mary's Conservation Area as set out in the plan in Appendix 8 to include the following properties:
- Nos. 683-689 (odd) Harrow Road; commercial building to rear of No. 683 Harrow Road.
- 2.8. To approve the designation of an extension to the Studdridge Street Conservation Area as set out in the plan in Appendix 9 to include the following property:
- That part of the rear garden of Aragon House Public House & No. 247 New King's Road not currently in the Conservation Area.
- 2.9. To approve the designation of an extension to the Walham Green Conservation Area as set out in the plan in Appendix 10 to include the following properties:
- No. 7 Dawes Road; Regal Court, Dawes Road; The Gatehouse & The Hub & Carmelita House, No. 20 Dawes Road; Epirus Mansions, Epirus Road; Epirus Flats & Nos. 1-9 (consec.) Epirus Mews; Wahleeah Public House, No. 18 Farm Lane; Nos. 645-651 (odd) Fulham Road; Nos. 312-320 (even) North End Road; Nos. 322-334 (odd) North End Road; Nos. 2-6 (even) Shorrolds Road; Tournay House, No. 2 & Nos. 4-6 (even) Tournay Road; site of former Laundry Building, Samuel Lewis Trust Estate, Vanston Place; part of the Waitrose surface car park (turning head) at the rear of No. 402 North End Road which is not currently within the Conservation Area; that part of the Royal Mail

Delivery Office (building and yard), No. 639 Fulham Road not currently in the Conservation Area; that part of No. 643 Fulham Road (rear garden) not currently in the Conservation Area; that part of No. 344 North End Road (rear) not currently in the Conservation Area; that part of No. 358 North End Road (rear) not currently in the Conservation Area; that part of No. 368 North End Road (rear) not currently in the Conservation Area; those parts of Nos. 392-402 (even) North End Road (building) not currently in the Conservation Area; that part of McCoy House (building and yard), No. 1 Shorrolds Road not currently in the Conservation Area

and to approve the removal of the following properties from the Walham Green Conservation Area:

- Nos. 1-20 (consec.) Blunden Court, Farm Lane; part of the Waitrose surface car park and ramp at the rear of No. 402 North End Road which is currently in the Conservation Area; that part of No. 21 Effie Road (building and yard) currently in the Conservation Area.

2.10. To approve a boundary amendment to the Moore Park Conservation Area as set out in the plan in Appendix 10 to transfer the following properties to the Walham Green Conservation Area:

- Fulham Broadway Methodist Church, No. 452 Fulham Road; that part of the Fulham Broadway Centre (building and yard), Fulham Road within the Moore Park Conservation Area.

2.11. To approve a boundary amendment to the Walham Grove Conservation Area as set out in the plan in Appendix 10 to transfer the following property to the Walham Green Conservation Area:

- Walham House, Walham Grove.

2.12. To adopt the Colehill Gardens, Hammersmith Town Hall and Old Oak & Wormholt Conservation Area Character Profiles as set out in Appendices 11-13.

3. REASONS FOR DECISION

3.1. It is considered that the areas included within the proposed conservation area extensions and areas to be transferred between conservation areas as set out in the plans in Appendices 2-10 are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance in accordance with s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Those areas to be removed from conservation area designation are considered not to be of special architectural or historic interest.

3.2. The renaming of King Street (East) Conservation Area as Hammersmith Town Hall Conservation Area would provide a more geographically precise name and recognise the significance of the largest building in the Conservation Area.

- 3.3. The adoption of Conservation Area Character Profiles represents a first step towards the formulation and publication of proposals for the preservation and enhancement of the affected conservation areas in accordance with s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The adoption of Conservation Area Character Profiles will assist the Council in the exercise of its planning functions to preserve or enhance the character or appearance of conservation areas in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. PROPOSALS AND ISSUES

- 4.1 A detailed explanation of the proposals and issues is set out in Appendix 1.

5 OPTIONS AND ANALYSIS OF OPTIONS

- 5.1 Officers are satisfied that the extended areas and areas to be transferred between conservation areas meet the statutory requirement of being areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance and that it would be appropriate to include them within the relevant Conservation Areas. Officers are also satisfied that the areas to be removed from conservation area designation are not of special architectural or historic interest.
- 5.2 In accordance with the statutory duty to review conservation area designations from time to time, Officers have surveyed areas at the edges of the conservation areas in this report to assess their architectural and historic interest and potential for inclusion within extended conservation area boundaries. Officers consider that in all cases the proposed conservation area boundaries are appropriate and accurately represent the special architectural and historic interest of the conservation areas involved.

6 CONSULTATION

- 6.1 Whilst there is no statutory requirement for public consultation in relation to the designation of conservation areas, extensions of existing conservation areas, removals from existing conservation areas or transfers of properties between existing conservation areas, consultation has been carried out as set out below in paragraph 6.2.
- 6.2 The details of the proposed conservation area extensions and boundary amendments as set out in Appendices 2-10 and draft versions of the Colehill Gardens, Hammersmith Town Hall and Old Oak & Wormholt Conservation Area Character Profiles were displayed on the Council's website for public consultation for at least 28 days during January/February 2018.
- 6.3 Support for the Conservation Area extensions and boundary amendments has been received from the Fulham Society and the Hammersmith and Fulham Historic Buildings Group (HFHBG). Sixteen consultation responses from local residents were received which specifically supported the proposed extension to the Ingersoll/Armingier Conservation Area. No objections were received to

any of the proposed extensions or boundary amendments. The Hammersmith Society and the HFHBG also support the proposed renaming of King Street (East) Conservation Area as Hammersmith Town Hall Conservation Area.

- 6.4 Where possible, Officers have incorporated suggestions received from the consultation responses into the final version of each Conservation Area Character Profile in Appendices 11-13. The Conservation Area Character Profiles cannot make new planning policy and must be in conformity with the Council's Local Plan and Planning Guidance SPD which were adopted on 28th February 2018. Support for the draft Conservation Area Character Profiles was received from the Fulham Society and the HFHBG. Constructive comments were received in relation to the Colehill Gardens Conservation Area Character Profile and Officers have held a subsequent meeting with a resident representative. One resident raised issues outside the scope of the Old Oak and Wormholt Conservation Area Character Profile and one planning agent resubmitted a petition in relation to roof extensions in the Old Oak and Wormholt Conservation Area that had already received a written Cabinet Member response following Full Council on 18th October 2017.

7 EQUALITY IMPLICATIONS

- 7.1 As required by Section 149 of the Equality Act 2010, the Council has considered its obligations regarding the Public-Sector Equality Duty and it is not anticipated that there will be any direct negative impact on groups with protected characteristics, as defined by the Act, from these proposals.
- 7.2 Implications verified by: Peter Smith, Head of Policy and Strategy, tel. 020 8753 2206.

8 LEGAL IMPLICATIONS

- 8.1 Under s.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities are required from time to time to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Furthermore, Local Planning Authorities are also required to determine whether any further areas should be designated. The recommendations in this report would fulfill that requirement in relation to the Conservation Areas affected.
- 8.2 Some permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to properties within the Conservation Area extensions would be restricted as a result of designation, including the installation of satellite dishes on front elevations and the erection of rear or side roof extensions to single dwellinghouses with hipped or pitched roofs. Such works would instead require planning permission to be obtained from the Council. Significant or total demolition of a building within the Conservation Area extensions would also require planning permission as a result of designation. Some deemed consent rights for the display of advertisements would be restricted, which

would have the effect of requiring advertisement consent to be obtained from the Council. Works to trees would require 6 weeks prior written notice to be given to the Council.

- 8.3 Designation of extensions to Conservation Areas will enable the Council to exercise its planning powers in relation to Conservation Areas within the extended areas in order to preserve and enhance their special architectural and historic interest. Any planning application within the extended area would be assessed against the policies relating to Conservation Areas in the Core Strategy, Development Management Local Plan and Planning Guidance SPD.
- 8.4 Under the Human Rights Act 1998, the Council must not act in a way which is incompatible with the rights referred to in the Act. There is an exception to this, in that the Council will not be acting unlawfully if Acts of Parliament mean that it cannot act in any other way. The relevant human rights in this instance are the:
- right to respect for the home, under Article 8; and
 - right to peaceful enjoyment of possessions, under Article 1 of Protocol 1.

These rights are not absolute but qualified rights, and they may lawfully be infringed in certain defined circumstances. Where infringement is permissible, it must occur in accordance with, or subject to the conditions provided for by, the law. It must also be proportionate; ie, it must achieve a fair balance between competing interests and not go beyond what is strictly necessary to achieve the purpose involved. In the case of Article 8, permitted infringements include those necessary for the protection of the rights and freedoms of others. With regard to Article 1 of Protocol 1, controls over the use of property are permissible where they are in the public interest. The right of a person to undertake changes to their property, in reliance on permitted development rights, is covered by the qualifications to these two Articles.

- 8.5 As the Council's powers for controlling the exercise of permitted development rights are contained and subject to the procedures set out, in the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), their use occurs within the provisions laid down by the law and is proportionate. The effect of the removal of permitted development rights is that a householder will need to obtain formal planning permission before undertaking the categories of development restricted. This creates a further safeguard, in that if planning permission is refused by the Council, then the usual right of appeal to the Secretary of State is available.
- 8.6 Under s.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities have a duty from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.
- 8.7 Under s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

- 8.8 Under s.70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Local Planning Authorities have a duty to place notice of any Conservation Area designation, variation or cancellation in the London Gazette and in least one newspaper circulated within the Local Planning Authority area and send notification to the Secretary of State and Historic England.
- 8.9 Under s.69(4) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the designation of any Conservation Area shall be a local land charge.
- 8.10 Implications verified by: Twahid Islam, Planning and highways solicitor, tel. 020 8753 5574.

9 FINANCIAL IMPLICATIONS

- 9.1 There are no major financial or resources implications relating to designation of Conservation Area extensions or boundary amendments or the adoption of Conservation Area Character Profiles. The work created will be absorbed within the existing staffing resource for Planning and the costs of designation and notification of owners and occupiers are expected to be minor (c£350).
- 9.2 Therefore, costs will be met from existing budgets. The recommendation is unlikely to generate a significant increase in the number of planning applications received due to the very small number of single dwelling houses included in the proposed extensions. Any additional income from applications is therefore likely to be minimal and would not materially affect projected levels of income for the c5,500 applications received each year by the Planning service.
- 9.3 Implications provided by Danny Rochford, Head of Finance, tel. 020 8753 4023 and verified by: Emily Hill, Assistant Director Corporate Finance, tel. 020 8753 3145.

10 IMPLICATIONS FOR BUSINESS

- 10.1 The Conservation Area extensions will result in some restrictions to permitted development rights and deemed consent rights for businesses and an application to the Council for such works would be required. Conservation Area designation is often a stimulus for greater civic pride and investment in the built environment of an area which benefits business in general. Business will benefit from greater clarity on the special interest of each Conservation Area, which will be provided by the Conservation Area Character Profiles.
- 10.2 Implications verified by: Albena Karameros, Economic Development Team, tel. 020 7938 8583.

11 COMMERCIAL IMPLICATIONS

- 11.1 There are no procurement or commercial implications associated with the recommendations. The new designations will not commercially affect the Council's ambitions for growth and physical regeneration.
- 11.2 Implications verified by: Joanna Angelides, Procurement Consultant on behalf of Simon Davis, Head of Commercial Management, tel. 020 8753 7181.

12 IT IMPLICATIONS

- 12.1 There are no IT implications associated with the recommendations.
- 12.2 Implications verified by: Karen Barry, Strategic Relationship Manager, tel. 020 8753 3481.

13.0 RISK MANAGEMENT

- 13.1 There are no specific risks associated with the recommendations.
- 13.2 Implications verified by: Michael Sloniowski, Risk Manager, tel. 020 8753 2587.

14 SOCIAL VALUE IMPLICATIONS

- 14.1 There are no Social Value implications from the procurement point of view. However, as recognised by Historic England, the designation of Conservation Areas can have a positive economic, social and environmental effect, enhancing the wellbeing of the communities affected. Examples of social value arising from the designation of Conservation Areas include greater pride in the built environment, higher standards of property maintenance, better design of new development, promotion of local community identity, the fostering of good relations between neighbours and the establishment of residents' associations which leads to greater community cohesion. The adoption of Conservation Area Character Profiles will assist in promoting the designation and preservation of Conservation Areas and will therefore enhance the opportunities for social value to be realised.
- 14.2 Implications verified by: Ilaria Agueci, procurement Consultant (Projects), tel. 020 8753 4762.

15 BACKGROUND PAPERS USED IN PREPARING THIS REPORT

- 15.1 None

LIST OF APPENDICES:

Appendix 1 – Details of proposals and issues

Appendix 2 – Plan of proposed Brook Green Conservation Area extension

Appendix 3 – Plan of proposed Crabtree Conservation Area extension

Appendix 4 – Plan of proposed Fulham Reach Conservation Area extension

Appendix 5 – Plan of proposed Hurlingham Conservation Area extension

Appendix 6 – Plan of proposed Ingersoll/Arminger Conservation Area extension

Appendix 7 – Plan of proposed King Street (East) Conservation Area extension and boundary amendments in conjunction with renaming it as Hammersmith Town Hall Conservation Area

Appendix 8 – Plan of proposed St Mary's Conservation Area extension

Appendix 9 – Plan of proposed Studdridge Street Conservation Area extension

Appendix 10 – Plan of proposed Walham Green Conservation Area extension and boundary amendments including transfer of properties from Moore Park and Walham Grove Conservation Area into Walham Green Conservation Area

Appendix 11 – Colehill Gardens Conservation Area Character Profile

Appendix 12 – Hammersmith Town Hall Conservation Area Character Profile

Appendix 13 – Old Oak & Wormholt Conservation Area Character Profile

Detailed explanation of proposals and issues

Brook Green Conservation Area extension as shown on the plan in Appendix 2

- A.1 The proposed extension would extend the Brook Green Conservation Area to include No. 50F Brook Green, which is a detached building forming part of the former St Joseph's School. No. 50F is on the Local Register of Buildings of Merit and along with the other former school buildings it now forms part of an office complex. No. 50F is contemporaneous with the other Victorian former school buildings on the site, which are also Buildings of Merit and which are already included in the Brook Green Conservation Area. The proposed extension would have the effect of uniting all of the former school buildings within the conservation area, which would properly reflect its special architectural and historic interest.

Crabtree Conservation Area extension as shown on the plan in Appendix 3

- A.2 The proposed extension would extend the Crabtree Conservation Area to include the spur of Fulham Cemetery, which runs eastwards to the Munster Road gate. The main part of Fulham Cemetery is already included within the conservation area and the extension would have the effect of uniting the whole of the cemetery within the conservation area. The proposed extension would extend the Crabtree Conservation Area to include Lillie Road Recreation Ground; No. 381 Lillie Road and the Lillie Road Fitness Centre. The Lillie Road Recreation Ground forms a contiguous area of open space with Fulham Cemetery along the east side of Fulham Palace Road. The mature trees around the edge of the Lillie Road Recreation Ground also form a strong group with those in the grounds of Fulham Cemetery. No. 381 Lillie Road is an attractive detached late Victorian building on the Local Register of Buildings of Merit, which was built to provide a public convenience. The proposed boundary would create a strong edge to the Crabtree Conservation Area, incorporating all the open space and ancillary buildings on the east side of Fulham Palace Road, which would better reflect its special architectural and historic interest.

Fulham Reach Conservation Area extension as shown on the plan in Appendix 4

- A.3 The proposed extension would extend the Fulham Reach Conservation Area to include the attractive Victorian terrace of houses at Nos. 36-44 (even) Chancellors Road. The terrace is contiguous and contemporaneous with the Victorian residential development on Chancellors Road already within the Fulham Reach Conservation Area. There are also significant similarities with the architectural style and scale of the Victorian residential properties already within the northern part of the Fulham Reach Conservation Area. A small part of the yard at the Thames Water Treatment Facility, No. 46 Chancellors Road, most of which is already within the Conservation Area, would be included in the extension. This would align the Conservation Area boundary with property boundaries and make it more legible on the ground. The proposed extension

to the Fulham Reach Conservation Area would therefore properly reflect its special architectural and historic interest.

Hurlingham Conservation Area extension as shown on the plan in Appendix 5

- A.4 The Hurlingham Conservation Area would be extended to include Nos. 21-23 (odd) Broomhouse Road and to unite the whole of No. 25 Broomhouse Road within the conservation area. These large Victorian and early 20th Century detached residential properties are located within large plots and their scale and typology relates to the character and urban grain of the Hurlingham Conservation Area, particularly the larger Victorian houses on Broomhouse Lane and Hurlingham Road. No. 21 Broomhouse Road is included on the Local Register of Buildings of Merit. The proposed extension to the Hurlingham Conservation Area would therefore properly reflect its special architectural and historic interest.

Ingersoll/Arminger Conservation Area extension as shown on the plan in Appendix 6

- A.5 Following requests from local residents the Ingersoll/Arminger Conservation Area would be extended to include the long garden strip that runs between the rear gardens of properties on Arminger Road and Loftus Road. Local residents use the longer northern part of the garden strip as a communal space and it forms an important focal point for the life of the local community. To the south, the garden strip within the proposed extension has been subdivided and annexed to properties in either Ingersoll Road or Loftus Road. The communal garden and the extended garden areas provide much valued open space for local residents and a sense of spaciousness between residential properties. The garden areas also incorporate tree planting which is of significant amenity value to local residents. The rear yard to Shepherds Bush Mosque, Nos. 300-302 (even) Uxbridge Road would also be included within the conservation area extension, uniting the whole property within the Ingersoll/Arminger Conservation Area. The proposed extension to the Ingersoll/Arminger Conservation Area would therefore properly reflect its special architectural and historic interest.

King Street East Conservation Area extension and boundary amendment as shown on the plan in Appendix 7 in conjunction with renaming it as Hammersmith Town Hall Conservation Area

- A.6 Officers have taken the opportunity to review the Conservation Area boundary in conjunction with the production of the Conservation Area Character Profile. The proposed extension to the King Street East Conservation Area would include the Victorian buildings around the eastern corner of King Street and Studland Street opposite Hammersmith Town Hall. No. 172 King Street is a grand former bank building occupying a prominent corner location. Nos. 2-4 Studland Street and No. 1 Felgate Mews originally formed part of a short Victorian shopping parade. Nos. 3, 3A & Charter House, 3A Felgate Mews complete the northern side of the street block and are recently rebuilt properties which have an industrial aesthetic appropriate to their location in Felgate Mews. King Street East Conservation Area would also be extended to include the rear yards of No. 130 King Street and No. 162 King Street. The main street frontage buildings at these properties are already located within the King Street East

Conservation Area. The Conservation Area extension would properly reflect the historic curtilages of properties on King Street and the special architectural and historic interest of the Conservation Area.

- A.7 The 1980s building at No. 5 Albion Court, Albion Place which is not of special architectural or historic interest would be removed from the King Street Conservation Area. The other similar buildings at Albion Court are already located outside the Conservation Area. The small rear courtyards of Nos. 34-36 (even) Galena Road, a 1980s development which is not of special architectural or historic interest, would be also removed from the Conservation Area. The buildings at Nos. 34-36 (even) Galena Road are already located outside the Conservation Area and the revised boundary would then align with the historic curtilage of the adjacent Grade II listed Salutation Public House, 154 King Street.
- A.8 King Street (East) Conservation Area is centred on a stretch of King Street between the Hammersmith Broadway Conservation Area, which includes the far eastern end of King Street and the Ravenscourt/Starch Green Conservation Area to the west. Renaming it as Hammersmith Town Hall Conservation Area would reduce the potential for confusion about the extent of King Street to which it relates and would recognise the significance of the landmark listed building.

St Mary's Conservation Area extension as shown in Appendix 8

- A.9 The St Mary's Conservation Area would be extended to include those properties (Nos. 683-689 odd) within the short Victorian terrace on the south side of Harrow Road which are wholly within the boundary of the London Borough of Hammersmith and Fulham. The two storey houses have an important location in the streetscene, being set forward of the entrance to St Mary's and Kensal Green Cemeteries and visible in long views from the east. The appearance of the flank wall at No. 683 Harrow Road has recently been significantly improved due to the Council's successful discontinuance action against a large advertisement hoarding, which has now been removed. Due to the alignment of the Borough boundary, the front parts of the other properties in the terrace are within the London Borough of Brent and it is not considered appropriate to designate the rear parts of those properties in isolation. The Victorian residential terrace in Alma Place to the rear of the terrace on Harrow Road is already located within the Conservation Area and together they form a cohesive group of small scale Victorian houses at the entrance to the two cemeteries. There is a small single storey commercial building to the rear of No. 683 Harrow Road. The proposed extension to the St Mary's Conservation Area would properly reflect its special architectural and historic interest.

Studdridge Street Conservation Area extension as shown on the plan in Appendix 9

- A.10 The Studdridge Street Conservation Area would be extended to include the rear garden of the Grade II listed Aragon House Public House and No. 247 New King's Road. The main building is already included in the Studdridge Street Conservation Area. The proposed conservation area boundary would properly reflect the historic curtilage of the listed building and the special architectural and historic interest of the Conservation Area.

Walham Green Conservation Area extension and boundary amendments and transfer of properties from Moore Park and Walham Grove Conservation Areas into Walham Green Conservation Area as shown on the plan in Appendix 10

- A.11 Walham Green Conservation was designated in June 1980 and extended to include the Samuel Lewis Trust Estate in March 1991. The original Conservation Area boundary in 1980 was tightly drawn and did not include the full depth of many plots, particularly on North End Road. Furthermore, redevelopment of some buildings since the original designation have made parts of the original Conservation Area boundary illegible on the ground. Officers have taken the opportunity to review the Conservation Area boundary in conjunction with the production of the Conservation Area Character Profile. The proposed Conservation Area boundary would better reflect the historic curtilages of properties and the special architectural and historic interest of the Walham Green Conservation Area.
- A.12 Walham Green Conservation Area would be extended to the north to include properties on the west side of North End Road. The three storey early twentieth century former Burton's building, No. 312 North End Road clad in white faience and with bronze windows to the upper floors forms a local landmark and would form the northern edge of the Conservation Area. Also included in the extension are two attractive three storey Victorian retail parades at Nos. 314-322 (even) and Nos. 322-334 (even) North End Road. The four storey Epirus Mansions, Epirus Road with its ground floor shopfronts and the two storey buildings in Epirus Mews are characteristic examples of edge of town centre Victorian development and form the boundary with the residential hinterland of Central Fulham beyond. Nos. 2-6 (even) Shorrolds Road is a part two, part three storey red brick building, originally built as the Queen's Hall and marks a step up in height and scale from the residential terraces of Shorrolds Road at the threshold of the town centre. No. 2 has elaborate string cornices, dentil cornice and pilasters.
- A.13 Walham Green Conservation Area would also be extended to the west to include the Victorian former St John's JMI School with its gatehouse to Dawes Road. It is on the Local Register of Buildings of Merit and has been converted to community and residential use. The extension would help to unite most of the historic institutional buildings in the town centre within the Conservation Area. The whole of the Waitrose building at No. 402 North End Road and Regal Court above it would be included in the Conservation Area to make a more logical boundary following redevelopment of the former Regal Cinema site. To the south west the Conservation Area would be extended to include the full extent of the Royal Mail Delivery Office, No. 639 Fulham Road, a single storey building dating from the early twentieth century with prominent gable and arched windows to Fulham Road, since extended to front and rear. The attractive red brick Edwardian shopping parade at Nos. 654-651 (odd) Fulham Road with original shopfront surrounds, timber sliding sash windows, quoins and parapet balustrade would also be included in the Conservation Area extension. To the east the Conservation Area would be extended to include the early twentieth century red brick Wahleeah Public House, No. 18 Farm which retains original

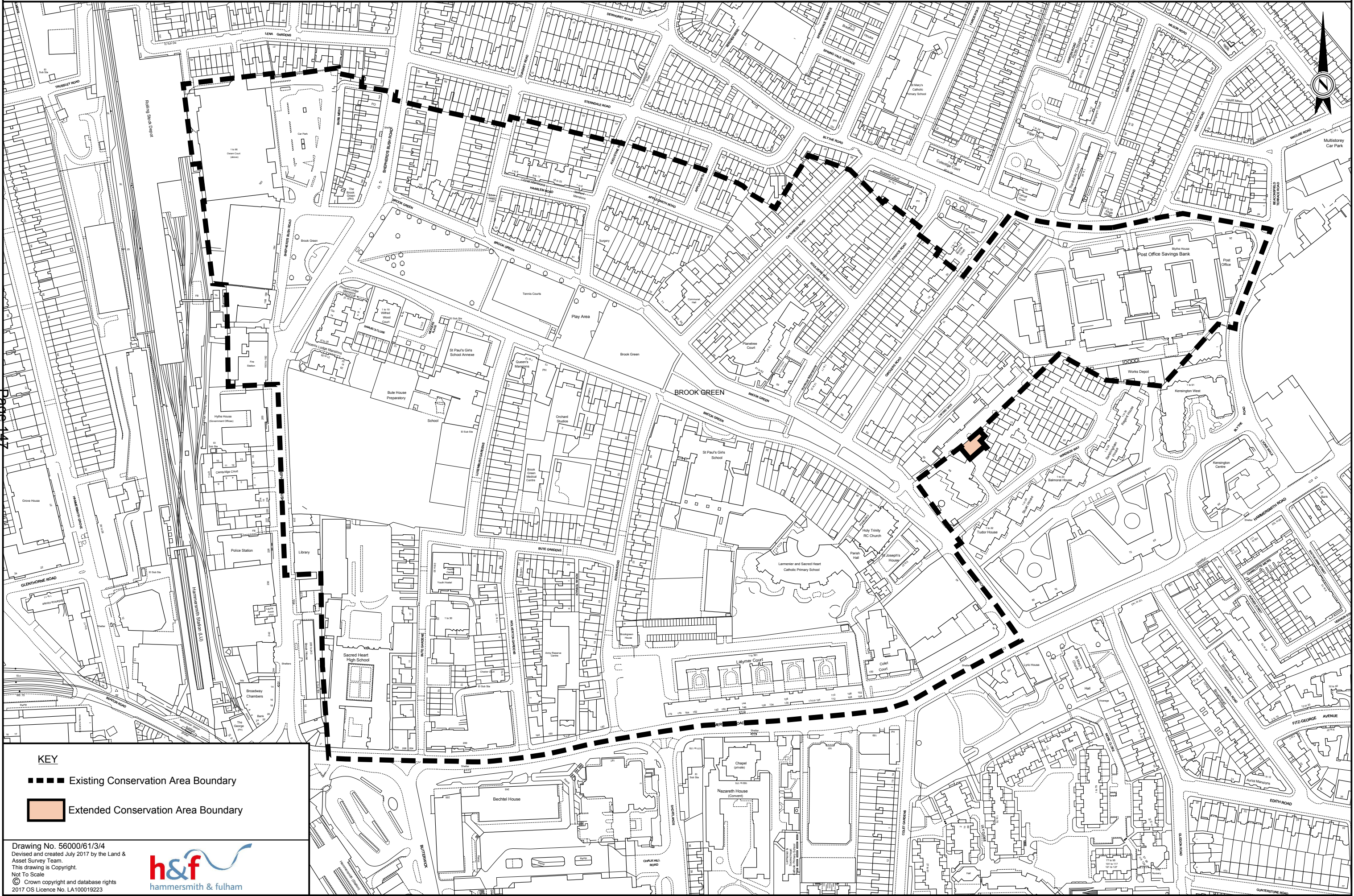
windows to the front elevation and tall chimney stacks. The building compliments the design and character of the buildings on the adjacent Samuel Lewis Trust Estate.

- A.14 Following redevelopment of the north side of Fulham Road and Fulham Broadway Underground Station in the early 2000s, the majority of the Fulham Broadway Centre as well as Fulham Broadway Methodist Church, No. 452 Fulham Road has been located in the Moore Park Conservation Area. The Walham Green Conservation Area is characterised by its town centre uses, whereas the Moore Park Conservation Area is predominantly residential in character. Furthermore, access to the Grade II listed train shed and platforms at Fulham Broadway Underground Station which are within the Walham Green Conservation Area is now provided through the Fulham Broadway Centre in the Moore Park Conservation Area. It is proposed to create a more logical boundary between the two conservation areas and transfer Fulham Broadway Methodist Church and the part of Fulham Broadway Centre within Moore Park Conservation Area to Walham Green Conservation Area. The revised boundary would better reflect the special architectural and historic interest of both the Moore Park and Walham Green Conservation Areas.
- A.15 Walham House, Walham Grove would be transferred from Walham Grove Conservation Area to Walham Green Conservation to create a more legible boundary on the ground. Walham House is a detached house which does not reflect the design or typology of other houses in the Walham Grove Conservation Area. It now forms an isolated spur of Walham Grove Conservation Area following the residential redevelopment of Walham Yard to the east. Officers consider that the transfer of Walham House to the Walham Green Conservation Area would unite it with Walham Yard and would better reflect the special architectural and historic interest of both the Walham Grove and the Walham Green Conservation Areas.
- A.16 That part of the warehouse building at No. 21 Barclay Road which is within the Walham Green Conservation Area would be removed from the conservation area. The majority of the building is currently located outside the Conservation Area and it is not of special architectural or historic interest. Blunden Court, Farm Lane is a modern residential redevelopment of an isolated street facing block of the Samuel Lewis Trust Estate. It is not of special architectural or historic interest and would be removed from the Walham Green Conservation Area. Part of the Waitrose car park and ramp at No. 402 North End Road, which are not of special architectural or historic interest, would be also removed from the Walham Green Conservation Area creating a more legible boundary on the ground.
- A.17 Designation of these Conservation Area extensions will enable the Council to exercise its planning powers in relation to Conservation Areas within the extended areas in order to preserve and enhance their special architectural and historic interest.

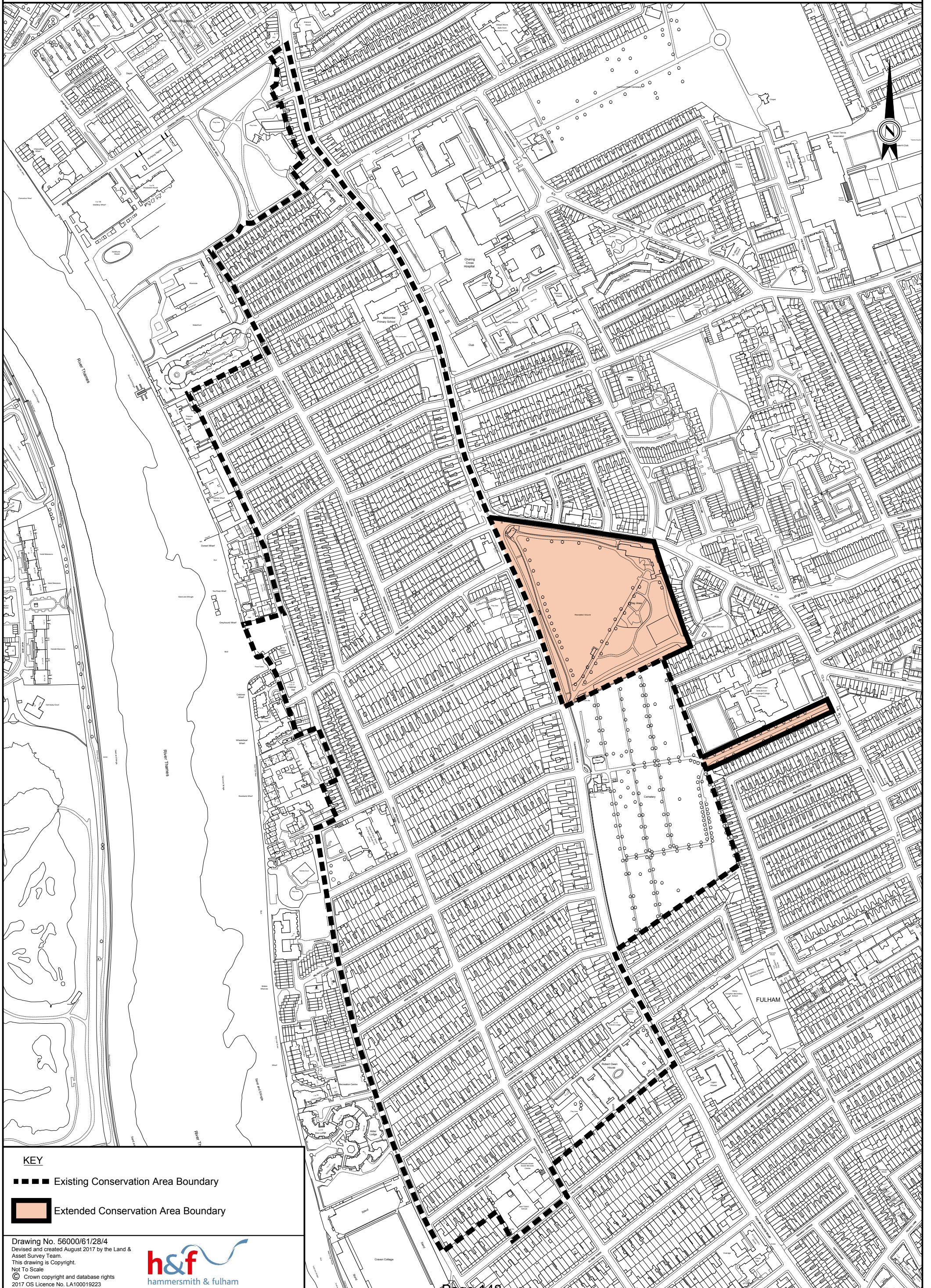
Adoption of the Colehill Gardens, Hammersmith Town Hall and Old Oak & Wormholt Conservation Area Character Profiles in Appendices 11-13

- A.18 This report also seeks a resolution to adopt the Colehill Gardens, Hammersmith Town Hall and Old Oak & Wormholt Conservation Area Character Profiles which take account of the recommended designation of conservation area extensions and conservation area boundary amendments. A Conservation Area Character Profile is an appraisal which gives a clear assessment of the special interest, character and appearance of the conservation area and includes some broad design guidelines. The adoption of the Conservation Area Character Profiles will aid the Council, amenity groups and residents in their efforts to preserve or enhance the character of each conservation area and will provide support to policies relating to heritage assets in the Local Plan and the design guidelines in the Planning Guidance SPD.

PROPOSED EXTENSION TO BROOK GREEN CONSERVATION AREA



PROPOSED EXTENSION TO CRABTREE CONSERVATION AREA



KEY

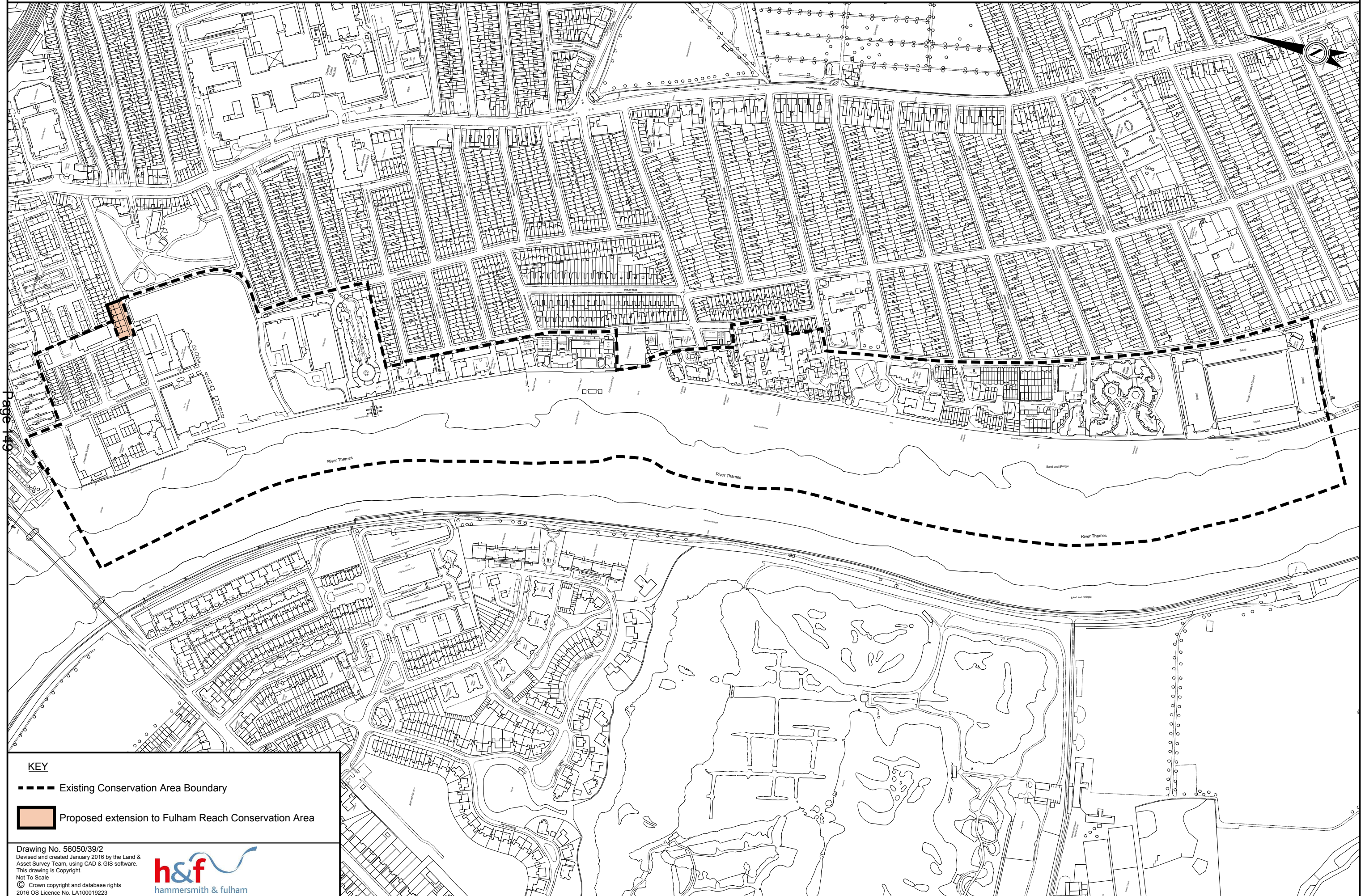
■■■■ Existing Conservation Area Boundary

Extended Conservation Area Boundary

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PROPOSED EXTENSION TO FULHAM REACH CONSERVATION AREA



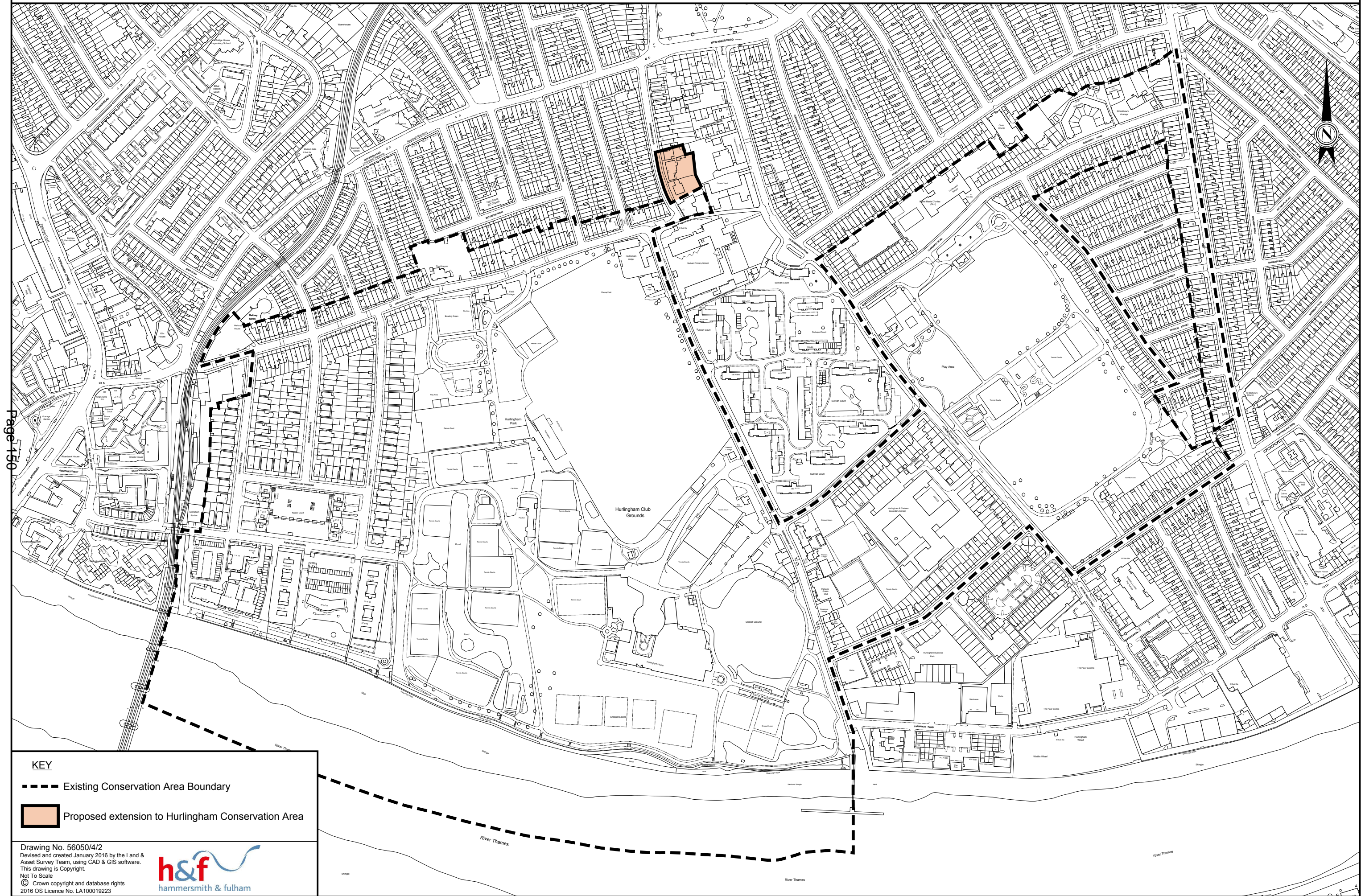
KEY

- Existing Conservation Area Boundary
- Proposed extension to Fulham Reach Conservation Area

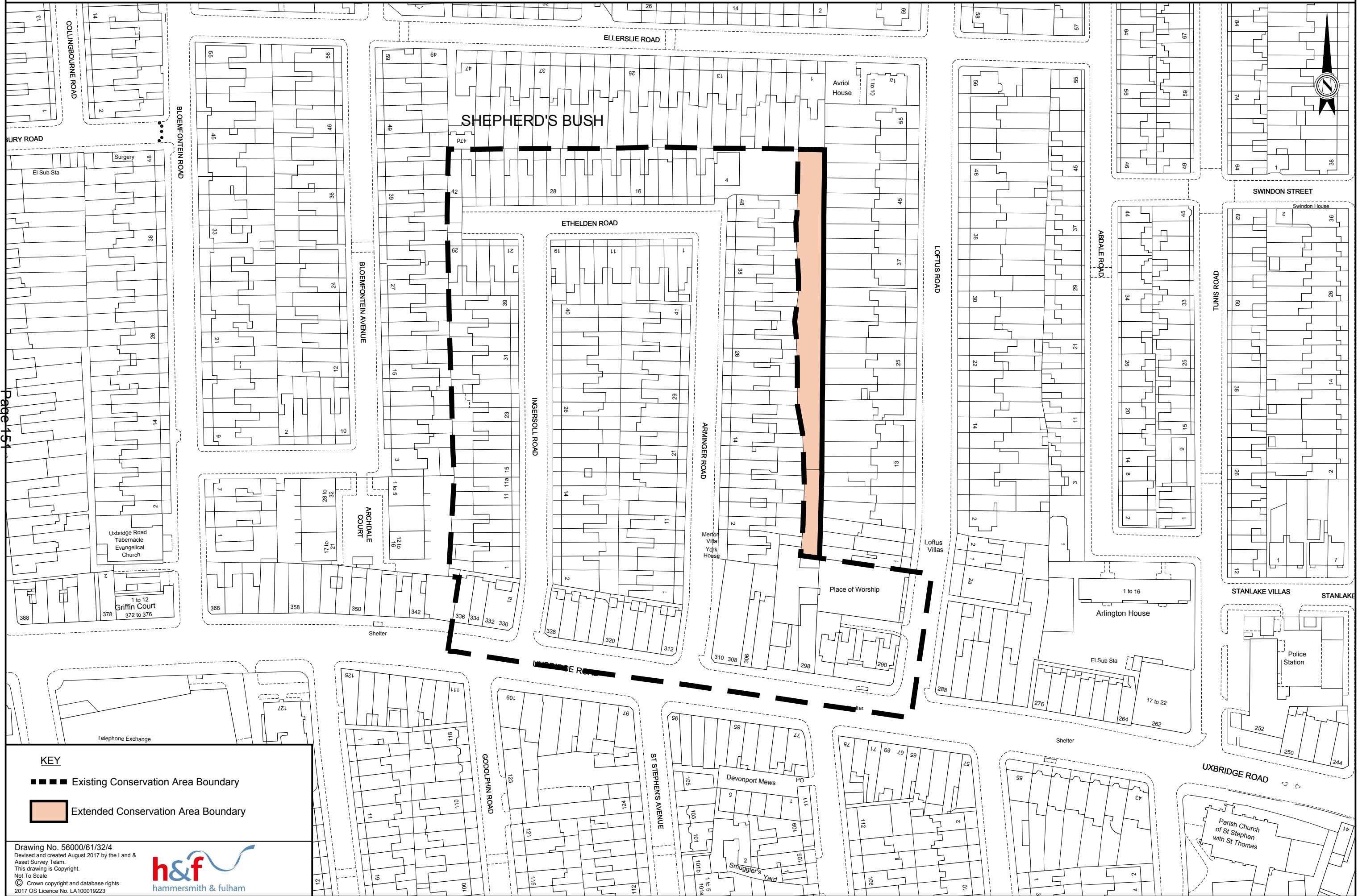
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PROPOSED EXTENSION TO HURLINGHAM CONSERVATION AREA



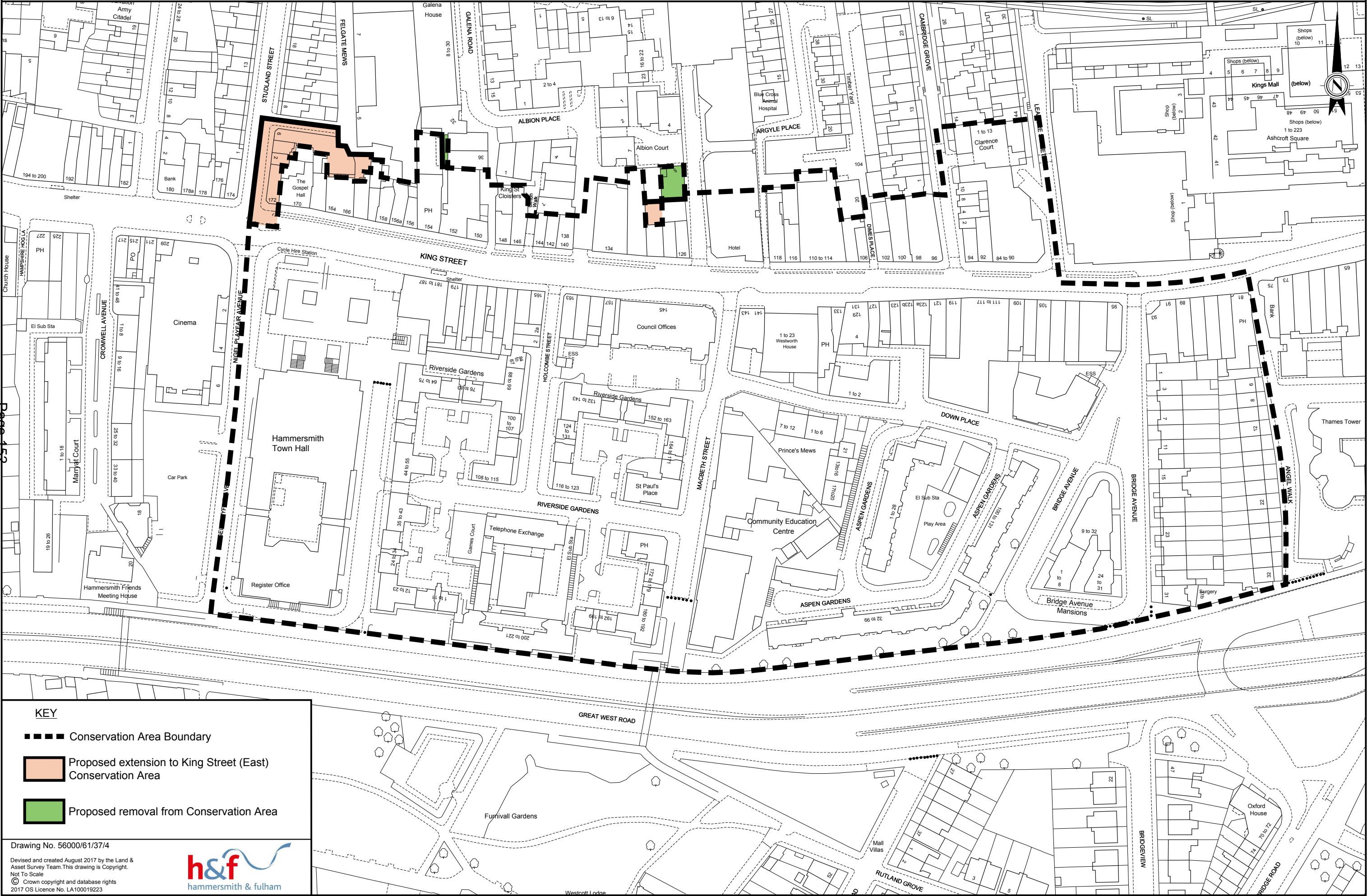
PROPOSED EXTENSION TO INGERSOLL AND ARMINGER CONSERVATION AREA



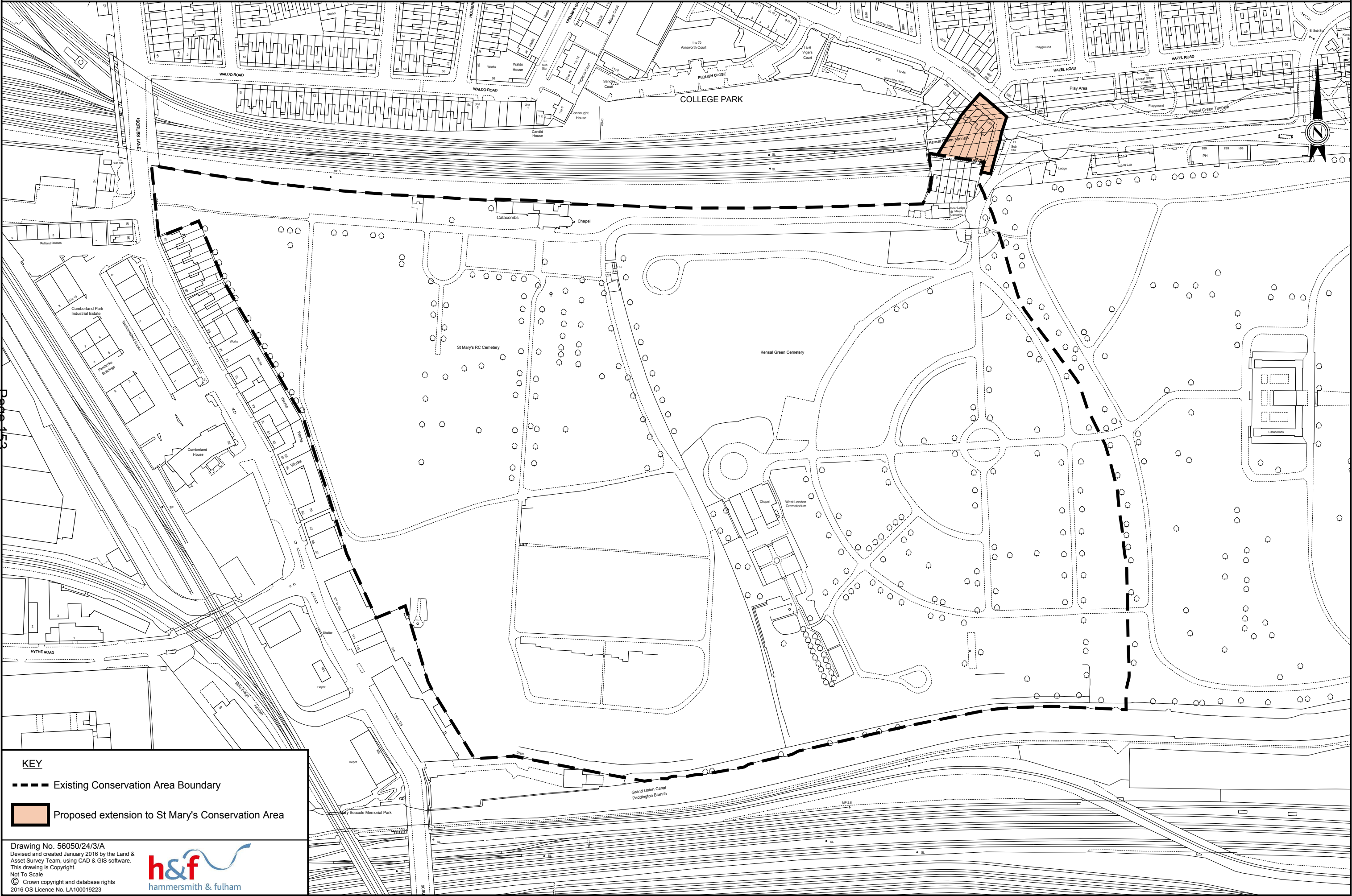
KEY

- Existing Conservation Area Boundary
- Extended Conservation Area Boundary

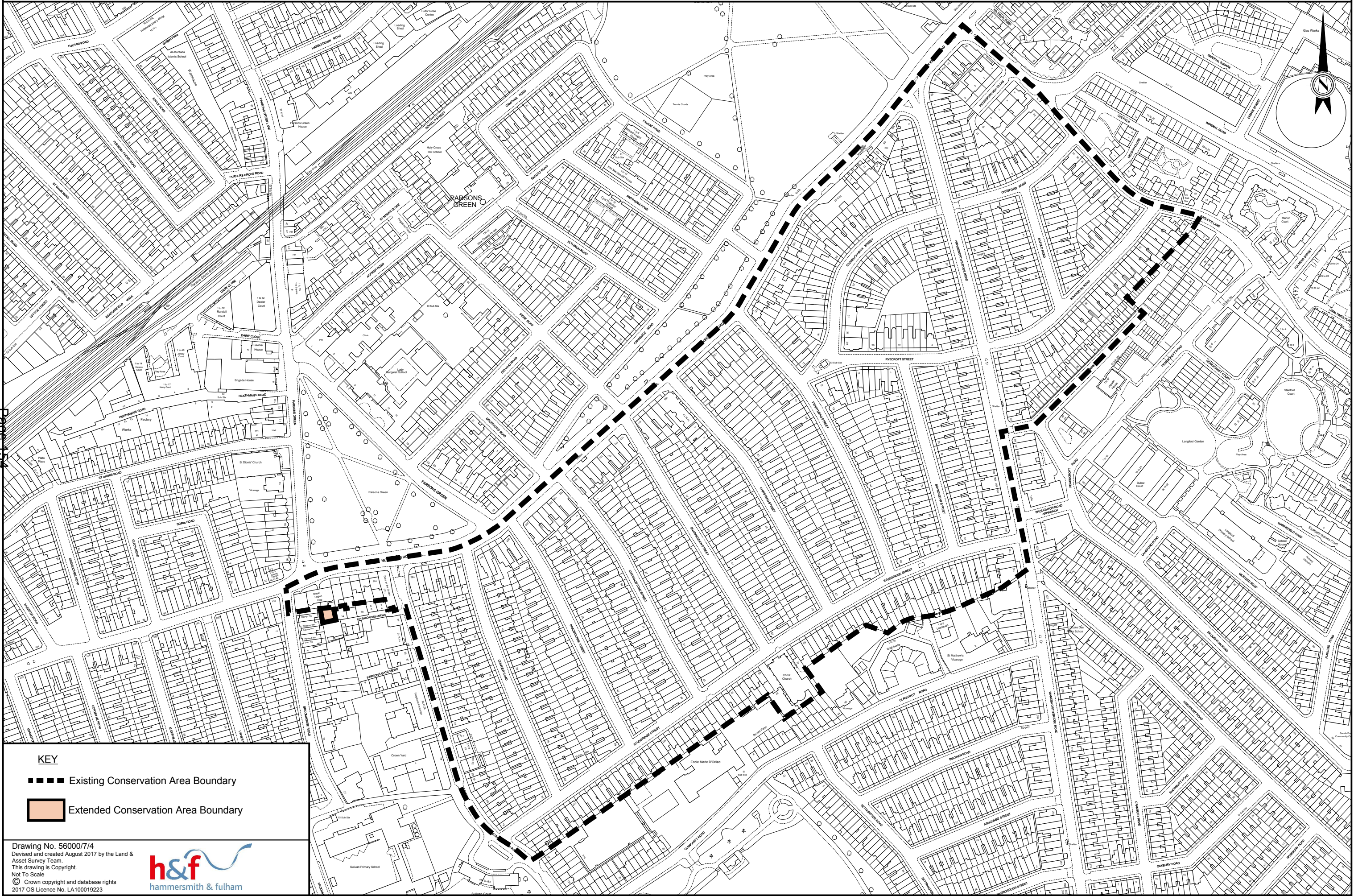
PROPOSED BOUNDARY AMENDMENTS TO KING STREET (EAST) CONSERVATION AREA



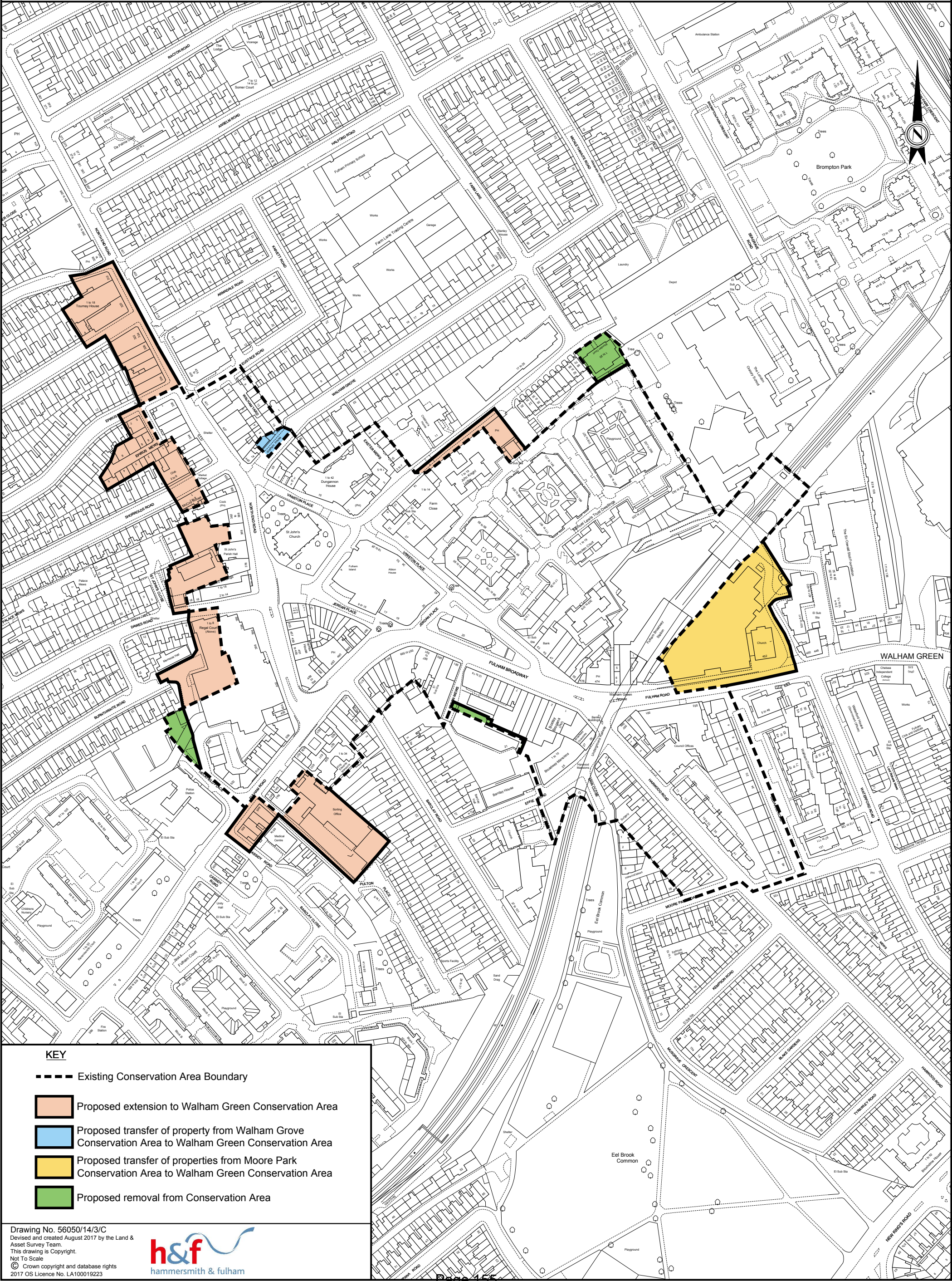
PROPOSED EXTENSION TO ST MARY'S CONSERVATION AREA



PROPOSED EXTENSION TO STUDDRIDGE STREET CONSERVATION AREA



PROPOSED BOUNDARY AMENDMENTS TO WALHAM GREEN CONSERVATION AREA INCLUDING
TRANSFER OF PROPERTIES FROM MOORE PARK AND WALHAM GROVE CONSERVATION AREAS
TO WALHAM GREEN CONSERVATION AREA



COLEHILL GARDENS CONSERVATION AREA CHARACTER PROFILE



FORWARD

The London Borough of Hammersmith and Fulham is fortunate to have 44 conservation areas covering almost half of the Borough. These have been designated in recognition of the importance of the architectural and historic interest of our Borough. As Cabinet Member for Environment, I am committed to the preservation and enhancement of these areas with the help of residents and local groups, so that they continue to enhance the quality of life in the Borough and so that they survive as good examples of our heritage for future generations.

This Character Profile describes the special character of the Colehill Gardens Conservation Area, identifying interesting historical facts, identifying notable structures, the special importance of its townscape value, and showing how buildings, open spaces and the public realm can work together to create an environment worthy of protection.

I would like to thank all local groups and individuals who have helped to prepare this profile.

Through the consultation process the documents have evolved to represent not only officers' assessment of the conservation area, but those of the local amenity societies and resident groups active in the area. I hope these profiles will now provide extra assistance in the stewardship and preservation of what is best in the Borough.

It is intended that the Character Profile will be a living document, which will be updated over time.

Cllr Wesley Harcourt

Cabinet Member for Environment



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1.0 INTRODUCTION

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“Every local authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas”

The Borough has designated 44 such areas since 1971, of which the Colehill Gardens Conservation Area is one.

1.2 Under Section 71 of the Act, once an area has been designated:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”

1.3 This document is called a Conservation Area Character Profile (CACP). The CACP is an appraisal which aims to give a clear assessment of the special interest, character, and appearance which justified the designation of the area as a conservation area. It also includes some broad design guidelines which will aid all concerned in their efforts to preserve or enhance the character of the conservation area.

1.4 It is intended that each CACP document will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

1.5 The CACP's will support the main heritage policies in the Council's statutory Local Plan and supplementary planning documents.

1.6 Government guidance on heritage matters is set out in the National Planning Policy Framework. The overarching aim is that the historic environment and its heritage assets should be conserved in a manner appropriate to their significance and enjoyed for the quality of life they bring to this and future generations. In Section 16 of the NPPF, entitled “Conserving and enhancing the historic environment” it states in paragraph 190:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.”

1.7 The London Plan reinforces these principles in Policy 7.8 which includes the following:

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

1.8 Historic England in their document "Conservation Area Designation, Appraisal and Management - Advice Note 1" support the need for considered advice and recognise the benefits of character appraisal as a tool to demonstrate an area's special interest and to enable greater understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions.

1.9 The designation of an area as a conservation area has other benefits beyond the protection of buildings and the design of an area. It enables other policies such as smarter streets and biodiversity to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

1.10 So, in line with the guidance given by both the Government and Historic England, this Conservation Area Character Profile will aim to define the character and appearance of the conservation area on the basis of an analysis of all or some of the following criteria:

- Origins and development of the street patterns;
- Archaeological significance and potential of the area, including any scheduled ancient monuments;
- Architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- Character and hierarchy of spaces, and townscape quality;
- Prevalent and traditional building materials, walls and surfaces;
- Contribution made to the character of the area, and to biodiversity, by green spaces, trees, hedges, and other natural or cultivated elements;
- Prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types;

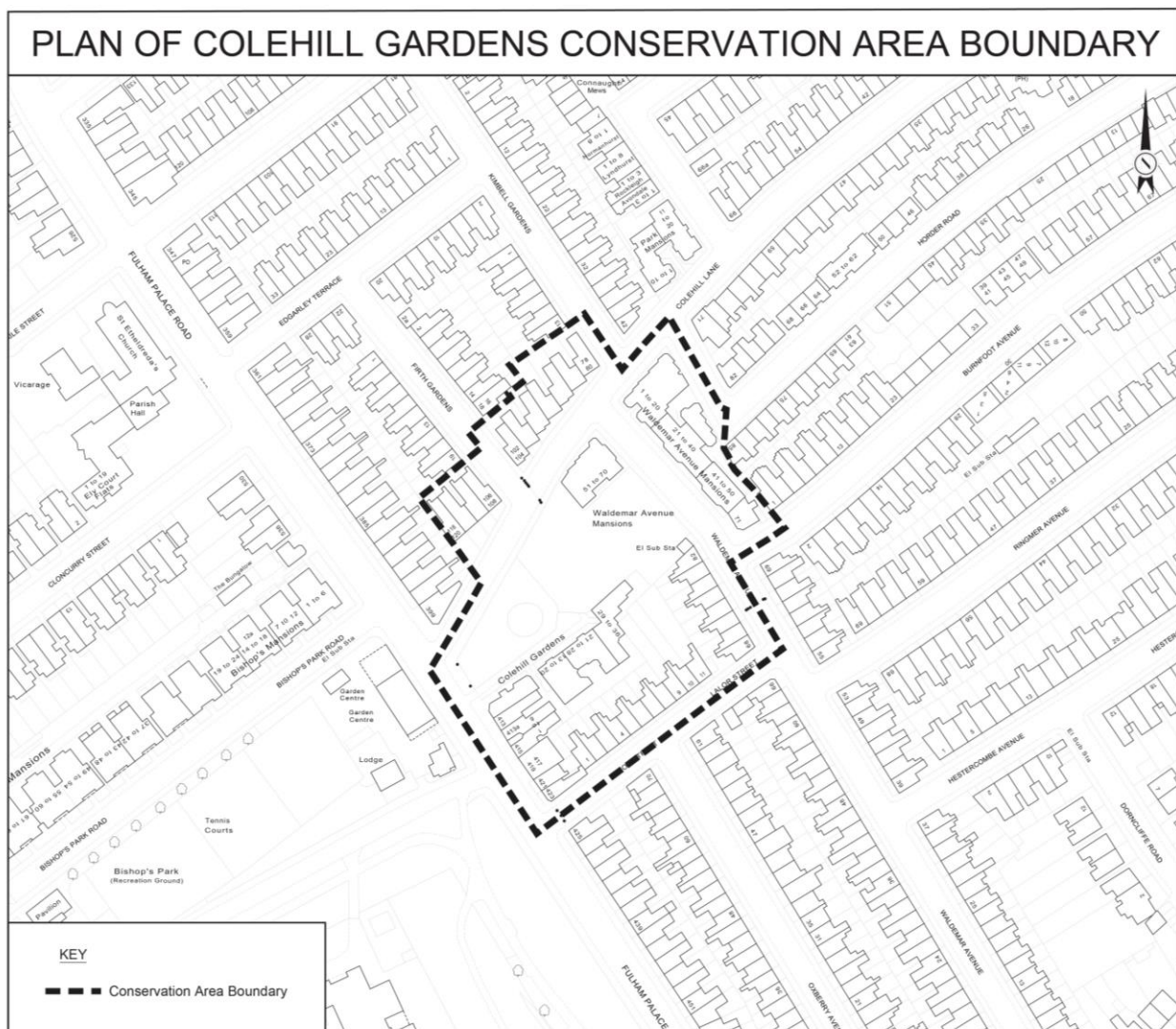
- Relationship of the built environment to landscape/townscape including definition of significant landmarks, vistas and panoramas, where appropriate;
- Extent of any loss, intrusion, or damage that has occurred since designation;
- Existence of any opportunity sites; and
- Unlisted buildings which make a positive contribution to the conservation area according to Historic England's criteria.

2.0 DESIGNATION

2.1 Colehill Gardens Conservation Area was initially designated on the 13th March 1991.

3.0 CONSERVATION AREA BOUNDARY

3.1 The conservation area boundary can be seen on the following plan.

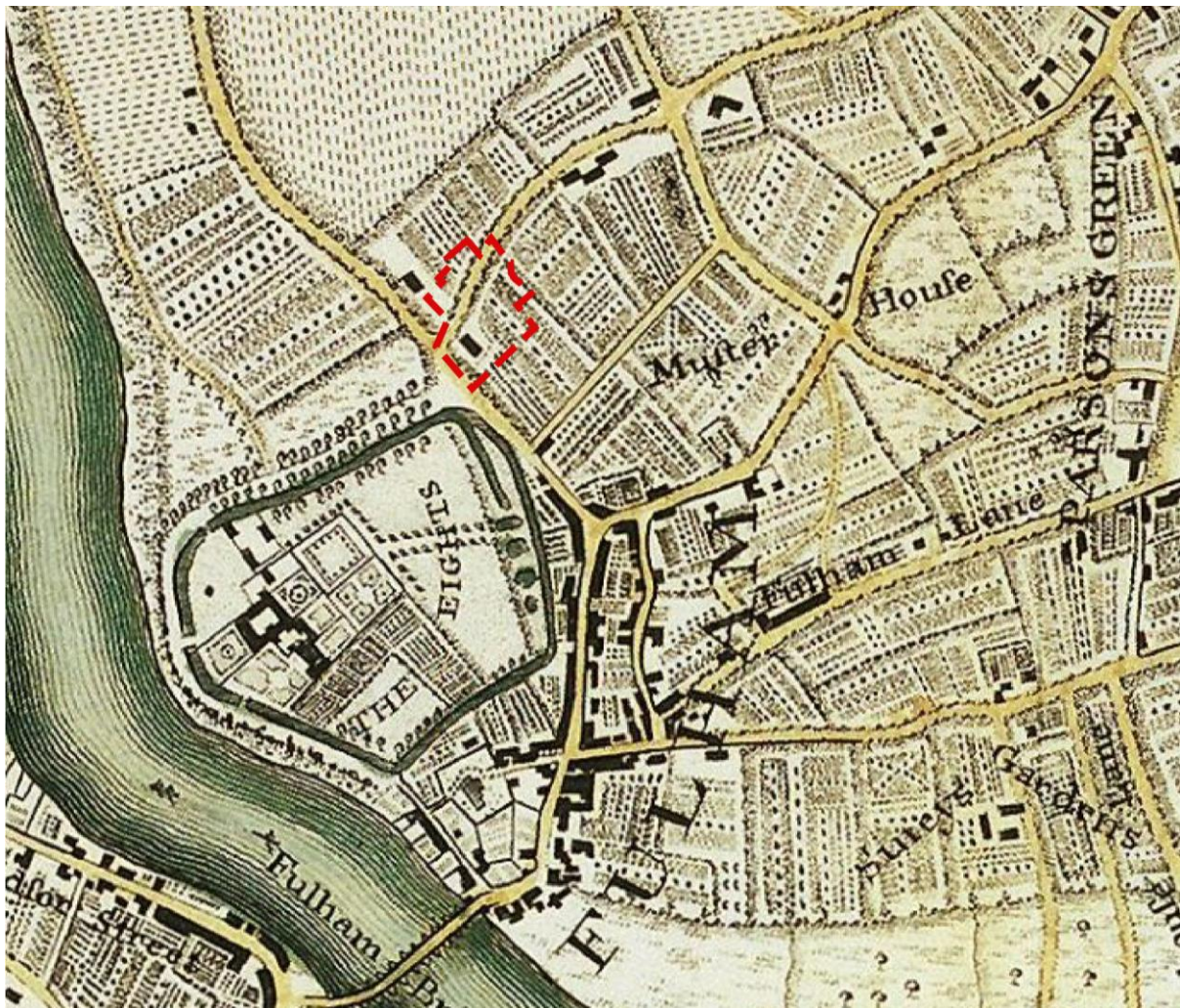


Conservation Area Boundary

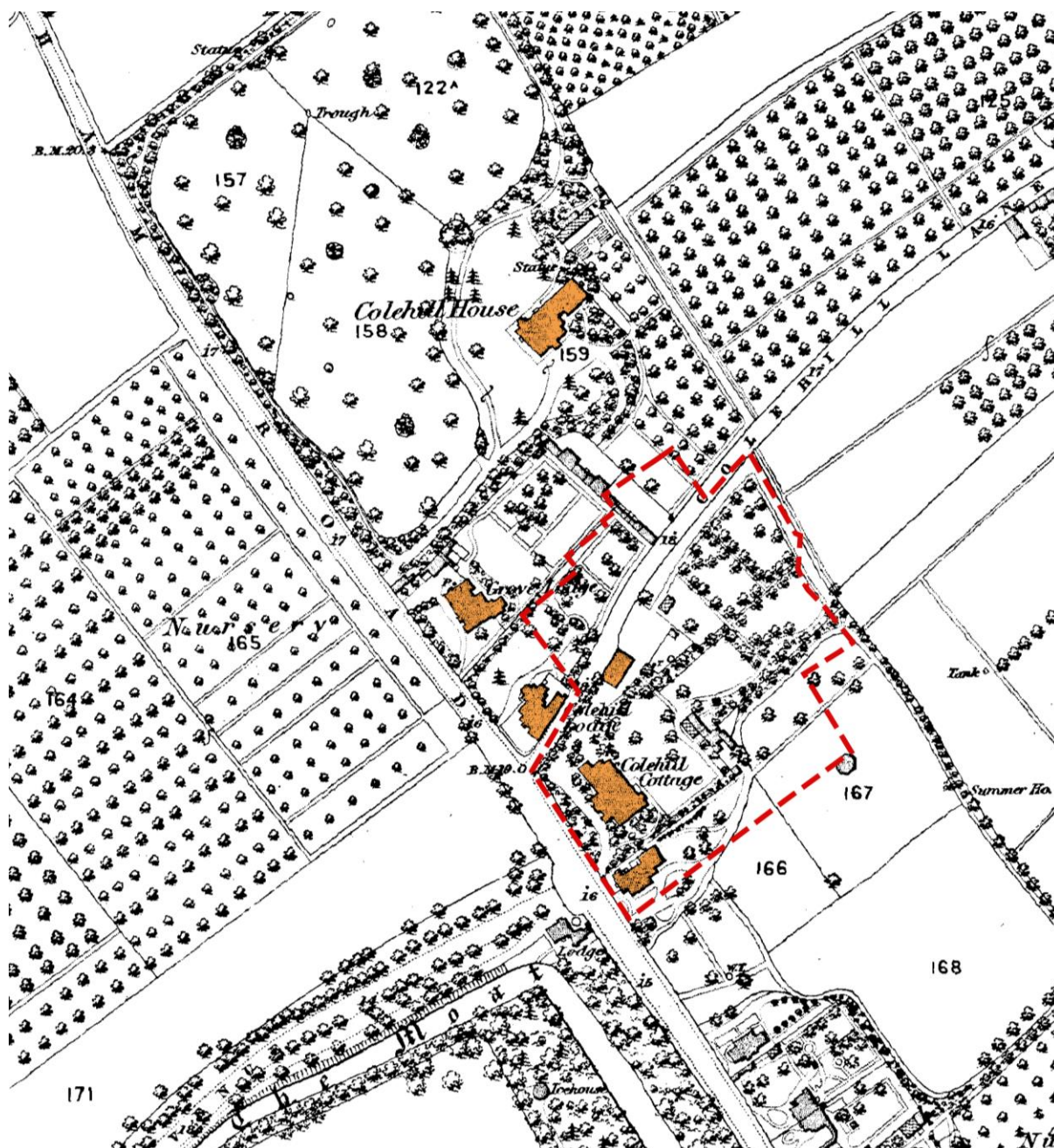
3.2 The conservation area shares part of its boundary to the north east with Central Fulham Conservation Area and to the south west with Bishops Park Conservation Area.

4.0 BRIEF HISTORY OF THE CONSERVATION AREA

4.1 Like much of Hammersmith and Fulham until the mid-19th Century, the land surrounding Colehill Gardens was largely undeveloped, consisting of open field nurseries and market gardens. However, both the John Rocque Map of London and Ordnance survey maps for 1869 to 1874 reveal that there was some form of small settlement on the site of the Conservation area during this period.



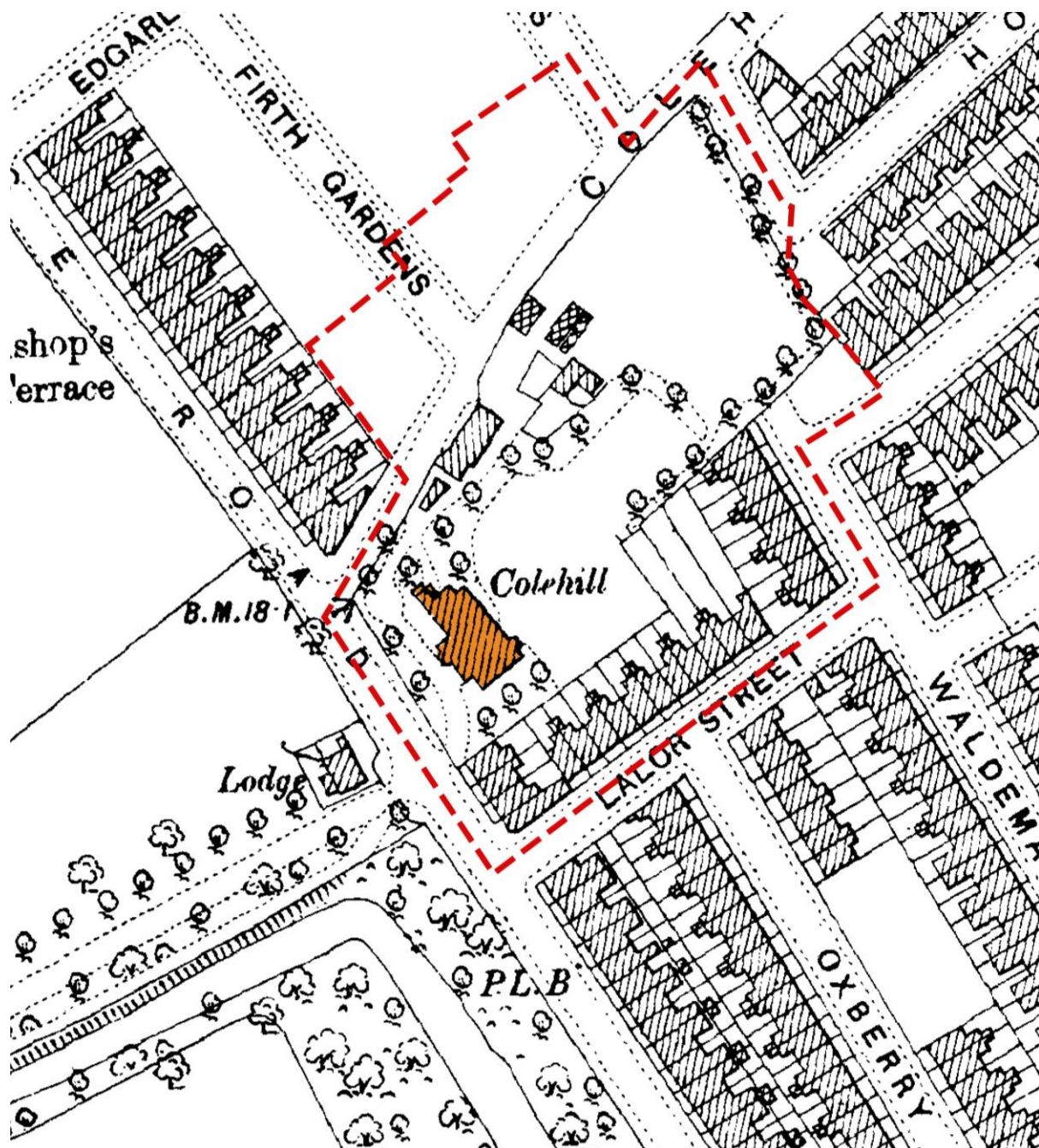
Extract from John Rocque Survey of London 1754 with Conservation Area outlined.



Previous use as gardens to Colehill Cottage 1869

4.2 By 1896 land fronting the east side of Fulham Palace Road had been developed into what was known as the Little Colehill Estate, established c.1771. The estate included within its grounds of extensive gardens Colehill House, Grove Lodge and Colehill Cottage. Colehill House was designed by Henry Holland, the architect of the Theatre Royal Dury Lane and the original Brighton Pavilion. In 1829 the House was auctioned after which its beautiful pleasure gardens were embellished by Joseph Paxton. As the survey shows, the land upon which Colehill Gardens Conservation Area sits was the grounds of Colehill Cottage and its gardens. In 1883 this land was bought by the Flew family who formed part of the notable Gibbs and Flew Ltd building company, renowned house builders in Fulham at the time.

4.3 The Survey from 1896 clearly shows the wider shift from agricultural land to urban, with the lands surrounding the cottage and gardens being redeveloped into streets of formal residential terraces.



Terraces on Fulham Palace Road and Lalor Street developed, 1896.

4.4 As can be seen within the survey from 1915, with the exception of Fulham Palace's grounds, Colehill was the only remaining open space in the area, with all of the lands surrounding the Colehill Conservation Area having been developed into terrace streets. The Mansion blocks of Waldemar Avenue Mansions (70 units) and Colehill Gardens (36 units) were built at the turn of 20th Century and comprised 1,2 and 3-bedroom flats. Preserving the historic open space, the blocks were built with an

address to Colehill Gardens which was built in 1906, as denoted in the date plaque on the Fulham Palace Road gable.



1910 OS Survey showing Mansion Blocks completed.

5.0 CHARACTER AND APPEARANCE

5.1 The Colehill Gardens Conservation Area is centred around Colehill Gardens open space which is its focal point. Also included in the boundary are Nos. 1–70 Waldemar

Avenue Mansions, Nos. 1–36 Colehill Gardens, Nos. 78–120 (even) Colehill Lane, Nos. 68–82 (even) Waldemar Avenue, Nos. 1–11 Lalor Street and Nos. 411–423 Fulham Palace Road.

5.2 Colehill Gardens Conservation Area is located on the east side of Fulham Palace Road opposite Moat Gardens and the Fulham Palace Garden Centre, with Fulham Palace and Fulham Palace Meadows (409 allotments) beyond. The designated open space on the west side of Fulham Palace Road is situated within the Bishops Park Conservation Area and includes two Registered Historic Parks and Gardens and a Scheduled Ancient Monument. It also forms part of the setting of Colehill Gardens Conservation Area.

5.3 The residential streets which surround Colehill Gardens act as enclosure for Colehill Gardens open space. The buildings are part of a three-dimensional image which relate to the open space and act as the compositional elements of the setting.

5.4 The mansion blocks of Waldemar Avenue Mansions were built with uniform scale and massing and in typical late Victorian style. The mansion blocks of Colehill Gardens were built around a decade later, their scale and massing complement the characteristics of Waldemar Avenue Mansions, but they retain a distinct character of their own. The scale, massing, architectural detailing and typology of the mansion blocks at Nos. 1–70 Waldemar Avenue Mansions and Nos. 1–36 Colehill Gardens are significantly different from the surrounding townscape of late Victorian terraces.

5.5 The special architectural and historic interest of the Colehill Gardens Conservation Area is derived from:

- the historic street pattern, which remains largely unchanged;
- the historical significance of the surviving grounds of Colehill Cottage and Colehill Lodge and as an example of high quality residential development during the late Victorian period and;
- the open character and soft landscaping of Colehill Gardens open space and;
- the character of a predominantly residential late Victorian suburb and the mix of buildings and open spaces associated with that role and;
- the high quality of the townscape within the Conservation Area including the buildings and the spaces between them.

Colehill Gardens Open Space

5.6 Colehill Gardens is an unusual semi-public area of open space, a legacy of the large landscaped grounds of Colehill Cottage and Colehill Lodge which once occupied the land. It incorporates an approximate area of 2,180 sq. metres. The open space is divided into two distinct areas for recreational use. The north eastern end fronting Waldemar Avenue has traditionally been used for allotments whereas the area to the south western end of the site at the corner of Colehill Lane and Fulham Palace Road has parkland characteristics and sitting areas.

5.7 Colehill Gardens Conservation Area contains two clusters of trees which are subject to protection by Tree Preservation Orders which, under section 198(3) of the TCPA 1990, prohibit: “the cutting down, topping, lopping, uprooting, wilful destruction of trees except with the consent of the local planning authority”. As well as contributing to the biodiversity of the gardens, the protected trees on the site have significant amenity value and contribute to the wider townscape.

5.8 It is also considered that Colehill Gardens acts as a valuable resource for wildlife in the surrounding area, notwithstanding the presence of Bishops Park in the vicinity. In this heavily built up part of Fulham, ‘green lungs’ are an important resource for flora and fauna as well as people.

5.9 Rusticated gate piers and a plinth survive along the Fulham Palace Road frontage to Colehill Gardens open space. A modern mesh fence allows the rich landscaping to provide verdant frontages to Fulham Palace Road, Colehill Lane and the access road to the mansion blocks of Colehill Gardens. The reinstatement of the original boundary treatment to Colehill Gardens open space would significantly improve the appearance of the streetscene. On the Waldemar Avenue frontage a timber fence prevents such open views from the street but large trees form prominent elements in the streetscene.

Colehill Gardens mansion blocks

5.10 Colehill Gardens mansion blocks were built in 1906, surrounding the garden of the same name adjacent to Fulham Palace Road and they are included on the Council’s Local Register of Buildings of Merit. They are four story residential buildings with pitched roofs that extend along a private access road adjacent to Colehill Gardens. The main façades overlook the garden space across the access road. The access road is framed by the adjacent open space and the mansion blocks provide a strong sense of enclosure. A large number of the trees within the garden space are protected with Tree Preservation Orders.

5.11 At Nos. 13-36 Colehill Gardens, the main features of the building are a keyed oculus window within a triangular brick gable at fourth floor level and two projecting three storey bays that house the entrance to each mansion block. There is banded rustication on the ground floor and at first floor level above the porches and string

course mouldings define the upper floors. There are timber sash multi-paned windows and segmental pediments with original lettering over the porches. Nos. 1-12 Colehill Gardens follow a similar style with a porch, string course mouldings at second and third floor levels, quoins and timber multi-paned windows. Rusticated gate piers survive at the entrance to each mansion block, although the stone plinths along the boundary of the landscaped areas at the front of each block appear to have lost their railings.



Colehill Gardens mansion blocks built in 1906.

Fulham Palace Road

5.12 Fulham Palace Road is a busy north-south route through the Borough connecting Shepherds Bush to Putney Bridge. The road lacks street tree planting and the surrounding pockets of landscaping provides welcome visual relief in the streetscene.

5.13 Nos. 411-415 (odd) Fulham Palace Road consists of a four storey mansion block, a continuation of the Colehill Gardens development also built in 1906. It is included on the Council's Local Register of Buildings of Merit and has retail units on the ground floor with residential accommodation above. It has two canted bays fronting Fulham Palace Road at first and second floor levels which are topped with balustrades to form balconies at third floor level. The windows are timber multi-pane sashes within moulded stucco surrounds.

5.14 The residential entrance in the bay to the right of the façade has a broken segmental pediment and is separated from the shopfronts on either side by pilasters. These are unified by a continuous plain frieze housing the retail signage with decorative brackets which run the entire length of the façade. On the stairwell above the residential entrance, there are paired sliding sash windows above and below the original 'Colehill Gardens 1906' bas relief. At first floor level flanking the bas relief are sash windows in stucco surrounds with broken segmental pediments. The facade is unified by moulded string course features running between the second and third floors and at eaves level. Two pairs of sliding sash windows at fourth floor level are topped by stucco segmental pediments in triangular brick gables.

5.15 Numbers 419–423 (odd) Fulham Palace Road continue the typology of ground floor retail with residential accommodation above, but lack the grandeur of the Colehill Gardens mansion blocks. No. 419 is four storeys, dates from the postwar period and lacks any architectural detail. No. 421 is four storeys, has steps up to the ground floor retail unit, an oriel window at first floor level and a painted brick façade. Unfortunately, these features look out of place in the streetscene. No. 423 is a three storey red brick building with a splayed bay to the corner of Fulham Palace Road and Lalor Street. The building has a traditional corner shopfront with dentil cornice and access to the upper floors is provided by an entrance on the Lalor Street elevation with a grand segmental arch incorporating a coade stone with the figure of a human face. Unfortunately, inappropriate replacement windows have been installed to the upper floor windows.

Lalor Street

5.16 Lalor Street is a quiet residential street that has a vehicular barrier at its junction with Fulham Palace Road. It has parking on both sides of the road and some small street trees. Nos. 1–11 have lance arch porches with the house names on the paired string courses above each porch and the recessed front doors have glass surrounds. There are canted bay windows over two floors with Corinthian stucco detailing, some

still topped with original bottle or pierced balustrades. At first floor level above each front door there are paired projecting balconies with brackets and ornate iron railings.

5.17 There are some mansard roof extensions in the terrace, some have railings around front roof terraces. There are some original front walls with iron railings, though most are brick walls. Some houses are painted whilst others retain their original brickwork unpainted. No. 11 is unpaired, has a pebbledash façade and a stucco porch which contrasts with the rest of the houses in the street.



Some architectural detailing on Waldemar Avenue with the Lalor Street signage.

Waldemar Avenue

5.18 Waldemar Avenue is a quiet residential street with a barrier between the junctions with Burnfoot Avenue and Lalor Street that restricts vehicular access. There are a couple of mature street trees. The Colehill Gardens allotments to the rear of Nos. 51-70 Waldemar Avenue Mansions introduce views of mature trees and a sense of spaciousness to both the streetscene and setting of the mansion block.

5.19 Nos. 62-82 (even) are three storey terraced houses. They were originally red brick but unfortunately the majority of them have been painted. They have canted bay windows at ground and first floor level with Corinthian detailing. The paired porches have fluted Corinthian pilasters, and ornate pediments with a frieze incorporating the name of each house. The properties have recessed front doors that have glass surrounds. Some properties have additional floors at roof level. No. 71 is a three storey residential building at the corner of Burnfoot Avenue, it has painted brickwork at ground and first floor levels, and is rendered at second floor level. Originally a two storey building incorporating a retail unit at ground floor level, the brick dentil cornice

at the original eaves level has been retained, however the additional floor built sheer off the front elevations is out of character with the building and the streetscene.

5.20 Nos. 1-50 Waldemar Avenue Mansions are included on the Council's Register of Buildings of Merit. They have a continuous red brick façade along Waldemar Avenue that is three storeys with semi-basements and a mansard roof. There are four projecting two storey over semi-basement bays that incorporate balconies at second floor level. The mansion blocks have six panelled timber front doors and the porches have Tuscan pilasters and traditional pediments. Above these sit paired casement windows with Tuscan arched mouldings to the stairwells. Most windows are timber sliding sash but there are examples of tripartite casement windows, some of which retain their original leaded lights. The partial mansard roof has a brick eaves cornice and decorative painted brick dormers painted in dusty pink that complement the brickwork. Unfortunately, one of these has been repainted cream. The mansion blocks retain their original cast iron railings to the lightwell, front entrance steps and at balcony level. The return elevation to Colehill Lane is plainer, mostly in London stock brick with red brick window arches and some projecting balconies.

5.21 This typology is continued across the street at Nos. 51-70 Waldemar Avenue Mansions, a three storey red brick mansion block with semi-basement and partial mansard roof. It has a two storey over semi-basement canted bay topped with balcony at third floor level to the Waldemar Avenue elevation. There are examples of timber sliding sash and tripartite casement windows, some of which retain their original leaded lights. The partial mansard roof has a brick eaves cornice and decorative brick dormers painted dusty pink with plaster surrounds. The entrance is located on the Colehill Lane elevation. The block retains its original cast iron railings to the lightwells, front entrance steps and at balcony level.



*Corner of Waldemar Avenue and Colehill Lane -Nos. 51 – 70 Waldemar Avenue Mansions.
Mansion block dating from the 1890s.*

Colehill Lane

5.22 Colehill Lane is a quiet residential street with a barrier to the east of the junction with Firth Gardens that restricts vehicular movements. Nos. 78-104 (even) are identified on the Council's Register of Buildings of Merit. They are two storey late Victorian purpose built maisonettes with timber sash multi-paned windows and two storey front bays. The properties are slightly angled to the street and set back from one another. They have pitched roofs with a gable above the paired sash windows to each floor. Most properties have two adjacent front doors at ground floor level with separate garden paths and gates. Each first floor flat has a balcony at first floor level above the front doors with original cast iron railings. Front boundaries are mainly brick walls and the brickwork of some properties have been painted.

5.23 Nos. 106–120 (even) are two storey late Victorian purpose built maisonettes and all properties have painted brickwork. They have large paired porches with Corinthian style detailing and two storey front bays with timber sliding sash windows and brick gable at roof level. Boundary treatments are mainly brick walls and most gardens are well planted with soft landscaping which contributes to the green character of the Conservation Area.



Corner façade detail at Waldemar Avenue Mansions, junction of Colehill Lane and Waldemar Avenue.

6.0 BROAD DESIGN GUIDELINES

6.1 The previous section described the character and appearance of the conservation area, looking at its historic development, individual buildings, groups of buildings and the general townscape. This section outlines the broad design guidelines which will be applied to ensure that the character or appearance is preserved or enhanced by any proposal.

Land Uses

6.2 The mixture of uses within a conservation area is a component of character and often reinforces the role and quality of its individual buildings and local townscape. The impact of changing the balance of uses on that character must be carefully considered. Where new uses are proposed, they should be configured and accommodated in a manner that is consistent with the character of the conservation area and its architectural form, scale and features.

6.3 The experience of the particular mix of uses within a historic area helps determine its character. This often reinforces the role and quality of its individual buildings and local townscape. The balance of uses within a conservation area is, therefore, important in defining its character, particularly if they reflect the historic development of the area. Conservation area designation is seen as the means of recognising the importance of such factors and in ensuring that appropriate policies are adopted to address the preservation or enhancement of such character by maintaining the balance of uses where it exists.

Urban Design

6.4 New development should contribute positively to the townscape and visual quality of the area and achieve a harmonious relationship with its neighbours to preserve or enhance the character and appearance of the conservation area. A successful design will take account of the characteristics of setting, urban grain, key townscape features, architectural details, landscape features, views, landmarks of the conservation area.

6.5 New development will be considered on the basis of the following urban design characteristics:

a. Setting

The setting of the conservation area is determined by its surroundings within which the area is experienced and describes its relationship in particular to the spatial, visual, historic and topographic context. The setting may contain buildings or features that have a positive, neutral or negative impact on the significance of a conservation area. Where necessary, applicants should describe the impact of their proposals on the setting of a conservation area in accordance with the method outlined in Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015).

b. Urban Grain

The urban grain of an area is composed of the plot layout, form and scale of buildings, the public realm and street pattern that define the distinct character of the conservation area and give clues to its historic development.

c. Key Townscape Features

All new development should respect the key townscape features, such as height and massing, building types and density, that define the sense of place. Proposed works within consistent groups of buildings such as terraces or set piece developments should respect the established homogeneity of the townscape.

d. Architectural Detail

The scale, proportion, alignment, style and use of features and materials must be carefully conceived to achieve high quality buildings that form a harmonious relationship with their neighbours.

e. Landscape Features

All new development should respect terrain and landscape features of the site and surroundings and respect its relationship to the built context.

f. Views

Significant views in and out of a conservation area and within it that can be appreciated from the street should be protected and opportunities to enhance existing views and shape or define new ones should be sought when considering new development.

g. Landmarks

Established landmarks, such as a church, theatre, town hall, rail station, an imposing office or mansion block or industrial building, should be retained as visual focal points where they make a positive contribution to defining and identifying the character of the conservation area.

Further guidance can be found in 'Building in Context: New Development in Historic Areas', CABE 2001.

6.6 The council will require applications for planning permission, whether outline or full, to be in sufficient detail for a judgement to be made in relation to the impact of the proposal on the character and appearance of the adjoining buildings and street scene and the conservation area as a whole. For this reason an outline application without any details is unlikely to provide sufficient information.

New Development, Extensions and Alterations

6.7 New buildings, extensions and alterations should be sympathetic to the architectural character of the built context and should not have a harmful impact on the character and appearance of the conservation area. Characteristics such as building heights, building lines, roof forms, rear and side additions, front gardens and boundary treatment, lightwells, materials, windows and building features as well as disabled access measures should be considered in this context.

6.8 The following building characteristics are relevant when planning new development, extensions and alterations:

a. **Building Height**

Any new development should respect the general townscape and prevailing height of buildings in each area where there is general consistency in height and scale. Where this is not the case, a townscape analysis would be required that supports the judgement about appropriate building heights on a site.

b. **Building Line**

The relationship between the frontages of buildings and the street space they are enclosing is an important townscape characteristic. New development should respect the dominant building line and the general rhythm of the facades within a street. The building line of the rear of buildings, often with a repetitive pattern of original subordinately designed rear extensions, can also be important in its relationship with gardens. It should be respected by the careful design of any proposed rear extensions.

c. **Roof Extensions**

Front roof extensions are likely to interrupt continuous parapet and eaves lines in the townscape and are generally unacceptable for typical building styles within the Borough. Rear roof extensions should be sympathetic and special attention should be paid to their design where they are visible from the street and from surrounding properties. Alterations to the ridge height and the front roof slope are considered to be unacceptable where they harm the uniformity of a terrace or the proportions of a building. The use or reinstatement of original rainwater goods, decorative detail and materials including tiling patterns will be expected where appropriate. The demolition of original chimney stacks that are a significant feature in the roofline and silhouette of a building or terrace is considered to be a material alteration to the roofscape and shape of a dwelling house. Their removal may require planning permission and will be resisted. Similarly, original chimney pots should be retained wherever possible.

d. Hip to Gable Roof Extensions

Hip to gable roof extensions can undermine the symmetry of groups of properties or terraces. Where hipped roofs form part of the pattern of original development in an area their loss will be resisted.

e. Other Extensions

Extensions should never dominate the main building and should adhere to the section of the Planning Guidance Supplementary Planning Document on Housing Standards with regard to the provision of garden space, its proportions and quality. The size of rear and side extensions should have regard to existing building patterns within a conservation area and respect the symmetry of original additions in terraces. The design and materials of such extensions should integrate successfully with the host building and its neighbours.

f. Front Gardens

Front gardens define the edge of the public realm and form an important element of the character of most of the Borough's streets and terraces. Planted front gardens improve privacy, the appearance of properties and their relationship to the street, amenity value and local biodiversity. The retention and maintenance of planted front gardens will be encouraged and their destruction in order to create vehicular crossovers, access and hard standings will be resisted. Further guidance can be found in the Sustainable Drainage Systems, Biodiversity and Transport sections of the Planning Guidance Supplementary Planning Document.

g. Boundary Treatment

Traditional front boundaries are important in defining the character of a street and visually unite street frontages of buildings. Alterations to or removals of front boundaries that interrupt the sense of enclosure and rhythm in the relationship between private and public space will be resisted, and where missing, front boundaries should be replaced to their original design. Boundaries of the 19th & early 20th Century can vary from the earlier style of metal railings on a stone plinth with matching gates, to the later style of low brick walls with stone copings (simple flat blocks or more distinctively moulded) surmounted by metal railings or panels, and matching gates all flanked by stone or terracotta capped piers, and hedges, or a combination of these. In the majority of cases black or dark green is the most appropriate colour to paint metal railings and gates, but wherever possible the original colour scheme should be investigated. Invisible Green (Dulux Colour Reference 8406 G78Y) is often used. Visible side and rear boundary treatments can be of equal visual importance and their original design should be retained or reinstated. Any new structure over one metre in height on a boundary adjoining the highway and

over two metres in height on a boundary at the rear of properties would require planning permission. Where the installation of bin, cycle or meter enclosures in gardens is considered to be acceptable, their design should be in proportion to the height of the boundary treatment and the size of the garden, and the enclosures should not be accessed through new openings in boundary walls, hedges or railings.

h. Lightwells

Where lightwells are considered to be appropriate they must be sensitively designed and proportioned to accord with the Basements and Lightwells design guidance in the Planning Guidance Supplementary Planning Document. The creation of lightwells by the excavation of all or part of the front garden of a residential property to provide windows to basements requires planning permission, as does the enlargement of an existing lightwell. The loss of a substantial part of front gardens that form an integral part of the character of the terrace and street will be resisted.

i. Brickwork and Stonework, Painting, Render and Cladding

External brick or stone walls (including pilasters to shop surrounds) should be retained in their original condition and should not be painted, rendered or clad in any material. Existing brick or stone elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary (usually with lime based mortar in a flush finish). Properties that have original unpainted stucco rendering, or have stucco mouldings, should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. Where render or stucco is painted, it should be repainted an appropriate matt colour (or colours) i.e. white, pale or pastel shades rather than vivid colours. Glazed bricks or tiles and terracotta tiles or decorative panels should not be painted. Planning permission may be needed for changes to original facades and consultation with the Borough's Conservation Officer should be sought.

j. Windows and Original Features

Original architectural features such as timber sash windows, timber or metal casement windows, panelled doors, decorative stucco, moulded window surrounds and door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable, owners are encouraged to reinstate these with exact replicas in the original style, detailing and materials. Replacement windows should be designed with matching opening styles, frame materials and profiles, pattern of glazing bars and glazing types. The type of glazing including secondary glazing options and design details should be carefully considered on a case by case basis. Planning permission may be needed for replacement windows and advice from the

Borough's Conservation Officer should be sought. Owners of properties with inappropriate replacement windows, including PVC (plastic) windows, will be encouraged to change them for those of a more appropriate design and materials to match the originals when an opportunity arises.

k. Disabled Access

Applications for development affecting heritage assets should achieve accessible and inclusive design wherever possible and practicable. The Council supports dignified and easy access for disabled people to and within historic buildings and historic public spaces. Suitable access for disabled people, which does not compromise a building's or area's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and if a flexible and pragmatic approach is taken. The Historic England publication – Easy Access to Historic Buildings (2015) provides useful guidance.

Shopfronts, Shop Signs and Awnings

6.9 The removal of historic shopfronts will be resisted and where they have been fully or partially removed, restoration will be encouraged. New shopfronts, including signage, lighting and other external installations, should incorporate high quality designs and materials which are appropriate to the architectural character of the building.

6.10 Proposed works to shopfronts will be considered with regard to their characteristic setting and features:

a. Shopfronts

New shopfronts and alterations should be designed to achieve a satisfactory visual relationship between the frontage and the rest of the building. Shopfronts spanning more than one original shop unit should not disrupt the vertical emphasis by the removal of intermediate pilasters and corbel brackets that originally divided the individual shop units.

b. Shopping Parades

A group of shops within a terrace normally has a unified appearance within well designed surrounds common to each shop and with related shopfront designs. The replacement of shopfronts with individual features and surrounds that are not common to the group would harm the unified appearance of the terrace. The retention, repair or restoration of original shop surrounds and frontages therefore is of high importance to the character and appearance of historic buildings and conservation areas.

c. Shop Fascias, Signage and Lighting

Fascia panels and shop signs should be integrated into the design of a shopfront, respect architectural details, use appropriate materials of high quality and should be located below the perceived floor level of the first floor. Internally illuminated box fascias and signs are considered to be inappropriate for shops within conservation areas.

d. Shop Security Shutters and Awnings

Security grilles, where absolutely necessary, should consist of an open mesh to avoid dead frontages and be located internally. Shutter boxes should always be hidden from external views. Awnings should be traditionally designed and integrated into the shopfront.

More detailed guidance can be found in the Planning Guidance Supplementary Planning Document.

External Installations

6.11 Any external installations, such as solar/PV panels, satellite dishes and antennae, must be integrated into the design of a building by installing these within the envelope of the building or in a discrete manner in the least intrusive locations to minimise their visual impact both in ground level and high level views. Such installations within a conservation area may require planning permission and need careful consideration.

6.12 The proposed details of the installation of the following external additions must be considered:

a. Energy Efficiency Measures

Installation of energy efficiency technologies such as microgeneration equipment must be sensitively designed and situated to limit their visual impact on heritage assets. Internal alterations to increase energy efficiency, such as secondary glazing or heat pumps that require the installation of external grilles, should be designed to be sympathetic to the exterior character.

b. Satellite Dishes

Satellite dishes will not be permitted where they would be visually obtrusive and where alternative locations are possible.

c. Other Additions

External impedimenta such as original rainwater goods should be replaced in their original form and material. In some cases, powder coated aluminium may be acceptable but the use of PVC (plastic) is considered visually inappropriate. The installation of small size equipment such as alarm and antenna boxes and cameras should be limited and sited away from important architectural details and screened appropriately. The routing of cables should be internal – where

this is not possible, cable routes should be in the least prominent locations with a colour finish to match the background.

Open Spaces, Trees and Streets

6.13 Open spaces, trees and streets make a significant contribution to the character and appearance of conservation areas. It is important that any proposed changes preserve the character and reinforce local distinctiveness of the area.

6.14 Proposals will be assessed with regard to the following considerations:

a. Open Spaces

Public and private open spaces within a conservation area have a major visual and amenity value and impact upon the character of an otherwise built up area. Many open spaces within the Borough's conservation areas are identified within the Council's Local Plan as Nature Conservation Areas or Metropolitan Open Spaces. Any development should be designed to ensure it is harmonious with the open space context, and views within and from the outside of open spaces should be given special consideration. Where sports pitches, playgrounds and associated lighting are appropriate and satisfy these policies, they must be carefully integrated within the original layout and landscape to minimise their visual intrusion and enhance their surroundings.

b. Trees

Mature planting and trees are an important characteristic of historic areas and most trees in a conservation area, including those in rear gardens, are protected [see the Town and Country Planning [Trees] Regulations 2012]. Owners are urged to look after trees on their land and plant new ones, and the Council will continue to re-instate and plant new street trees where appropriate, in order to ensure a continuing stock of mature trees for future generations and to provide an opportunity for biodiversity. Trees and shrub planting along boundaries of properties is a common characteristic in conservation areas, and their retention and maintenance will be encouraged.

c. Streets

Roads, pavements and public spaces should form a neutral setting for buildings within the conservation area and all work should be carried out in accordance with the Council's street design guide "Street Smart". Original kerb stones and historic paving should be kept and repaired. Where this is not possible, high quality natural materials such as York stone and granite setts can greatly add to the visual interest of an area, however, surfaces should be visually subordinate within the townscape, providing a coherent character throughout the conservation area. Any hard and soft landscaping, paving, road surfaces or footpaths should be designed to contribute where necessary to managing

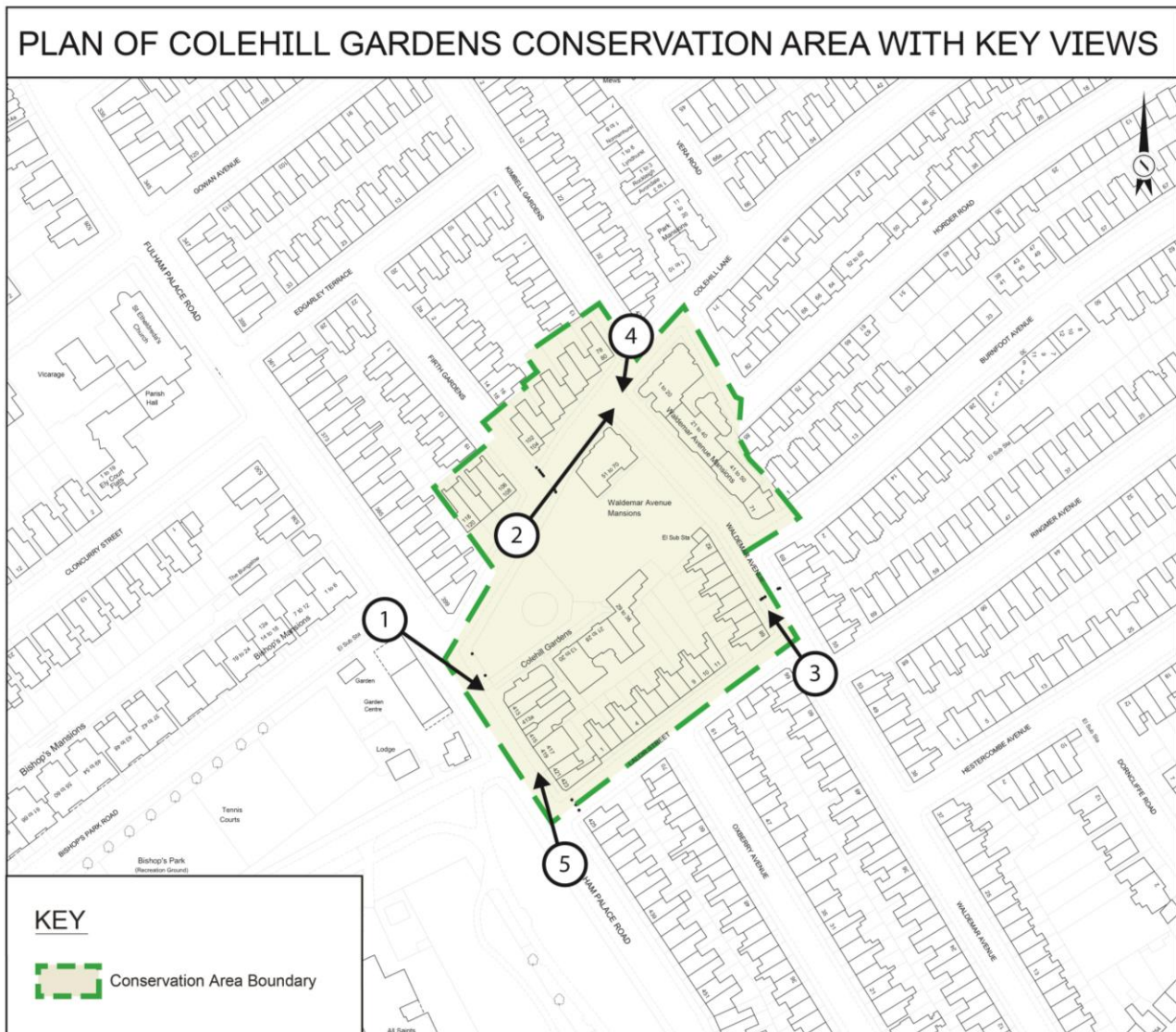
surface water run-off in accordance with the Flood Risk Mitigation and Sustainable Drainage section of the Planning Guidance Supplementary Planning Document.

d. Street Furniture

The Council is committed to improving the street scene. The aim is to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. Historic cast iron bollards, railings and cast iron or enamel street name plates add to the visual character of an area and should be retained and repaired or, if appropriate, replicas installed. New lighting columns and lanterns should be designed in keeping with the local character and context within the conservation area.

7.0 KEY VIEWS ANALYSIS

7.1 The analysis of the conservation area has identified six key views which are described in this chapter and located on the map below.



Key map showing views in and around the conservation area

Key Views Descriptions

View 1: Colehill Gardens



View looking south to Colehill Gardens from the corner of Bishops Park Road and Fulham Palace Road

7.2 The viewpoint is from the corner of Bishop's Park Road and Fulham Palace Road in the Bishops Park Conservation Area looking south east towards the green space at Colehill Gardens forming the focal point of the view.

7.3 The view shows the break between Nos. 399 and 413 Fulham Palace Road provided by the Colehill Gardens open space and its mature trees, it forms a 'green lung' on the north east side of Fulham Palace Road. The Fulham Palace Road frontage to the south consists of three and four storey buildings with ground floor retail units and residential flats above, including one mansion block of Colehill Gardens. The other mansion blocks forming Colehill Gardens are visible beyond the trees. These are four storey late Victorian mansion blocks that continue perpendicular to Fulham Palace Road behind the open space.

View 2: Colehill Lane from South to North



View looking north along Colehill Lane

7.4 The viewpoint is from the corner of Firth Gardens and Colehill Lane looking north-west up Colehill Lane. The view is enclosed by Buildings of Merit on either side in the foreground. On the right Waldemar Avenue Mansions are four storey over semi-basement late Victorian mansion blocks in red brick with single sash windows and rendered flat segmental arches. This uniformity is broken by canted bays which add interest to the elevation and the streetscene. The view shows Nos. 1–20 with a canted bay at basement, ground and first floor levels with a balcony at second floor level accessed by an attractive tripartite window with a brick relieving arch. The top two floors fronting Waldemar Avenue are painted dusty pink. On the left are two storey purpose built Victorian maisonettes in Colehill Lane on the Local Register of Buildings of Merit, which are slightly angled towards the view. They incorporate two storey bays with paired sash windows at ground and first floor levels with gable above.

7.5 Looking out of the Conservation Area Colehill Lane curves to Park Mansions, a four storey mansion block on the Local Register of Buildings of Merit with semi basement and striking chimney stacks; and then on to a row of two storey terraces that curve out of view. The centre of the view is the roof, spire and chimneys of the

Grade II listed St John's Walham Green Church of England Primary School at the corner of Filmer Road and Munster Road.

View 3: Waldemar Avenue from South to North



View looking north up Waldemar Avenue

7.6 The viewpoint is from outside No. 66 Waldemar Avenue looking north towards Waldemar Avenue Mansions. The view is linear and enclosed by three storey terraced houses with two storey canted bay windows and four storey mansion blocks. The terraced houses have small front gardens and some have additional floors at roof level. The view is softened by the street trees on the west side of the road.

View 4: Waldemar Avenue Mansions



View looking south to Waldemar Avenue Mansions from the junction of Kimbell Gardens and Colehill Lane

7.7 The viewpoint is from the corner of Kimbell Gardens and Colehill Lane outside the Conservation Area, looking at No. 51-70 Waldemar Avenue Mansions which is framed by trees in Colehill Gardens open space beyond. This late Victorian red brick mansion block occupies an important corner location with fully detailed elevations to both Colehill Lane and Waldemar Avenue. It is unusual in being a stand-alone element in the street scene, surrounded by Colehill Gardens open space on either side.

View 5: Fulham Palace Road to Colehill Gardens



View looking north northward up the east side of Fulham Palace Road

7.8 The viewpoint is from the corner of Bishop's Avenue and Fulham Palace Road in the Bishops Park Conservation Area looking towards Colehill Gardens. The view focuses on the street facing mansion block of Colehill Gardens (No. 413 Fulham Palace Road) and the mature trees in the Colehill Gardens open space beyond. Ground floor retail units provide an active frontage to Fulham Palace Road. Nos. 417-419 (odd) Fulham Palace Road is an unattractive three storey postwar infill block in brick with an additional mansard floor at roof level. Nos. 421-423 (odd) are three storey brick buildings, No. 421 has an additional floor at roof level and an inappropriate oriel window at first floor level. No. 423 retains a traditional shop surround.

8.0 STATUTORY LISTED BUILDINGS IN THE CONSERVATION AREA

There are no listed buildings within the conservation area at the time of writing.

9.0 BUILDINGS OF MERIT IN THE CONSERVATION AREA

The following are included on the Local Register of Buildings of Merit at the time of writing.

Fulham Palace Road, SW6

- No. 413–417 (even)

Colehill Gardens, SW6

- Nos. 1–36

Waldemar Avenue, SW6

- Nos. 1–70 Waldemar Avenue Mansions

Colehill Lane, SW6

- Nos. 78–104 (even)

10.0 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

10.1 Planning permission is needed for most forms of development, including many building alterations. However, in order to prevent unnecessary interference in more straightforward work *The Town and Country Planning (General Permitted Development) (England) Order 2015* grants a general planning permission for some types of development, including some alterations to dwelling houses. Because even these more simple developments can harm the character and appearance of a conservation area, Local Planning Authorities can remove these permitted development rights. This is done by the Council making a Direction under Article 4 of the General Permitted Development Order. There are no Article 4 Directions within this conservation area at the time of writing.

11.0 TREE PRESERVATION ORDERS

11.1 There are several protected trees in the Colehill Gardens Conservation Area which are located within two clusters. One along Waldemar Avenue, to the south of Nos. 51-70 Waldemar Mansions, and the other within the green space at the corner of Colehill Lane and Fulham Palace Road. Due to the life-cycle of trees as natural townscape elements, Tree Preservation Orders are often subject to change and are therefore kept under continual review by the Council. Further enquiries about Tree Preservation Orders should be directed to Hammersmith and Fulham's Urban Design and Conservation Team. All works to a tree within a Conservation Area will require

six weeks prior written notification be given to the Council under Section 211 of the Town and Country Planning Act 1990.



Plan of TPO Groups

13.0 GLOSSARY

Architrave: A strip or moulding used to cover the joint between a frame and a wall, around a door or window frame; the lowest of the three sections of an entablature in classical architecture.

Apron: mainly rectangular projecting section of brickwork often found below a window.

Baluster: A pillar or column supporting a handrail or coping, a series forming a balustrade.

Barge board: A board fixed to the projecting end of a roof over a gable, usually in pairs, one to each slope.

Bays: Compartments into which the nave or roof of a building is divided. The term is also used for projecting windows.

Bow window: Similar to a bay window but curved in plan.

Bracket: A projecting support. In brickwork or masonry it could be called a Corbel.

Building line: The main mass of a building as defined by its facades.

Canopy: A roof-like projection over a door or window; a hood.

Capital: The head or crowning feature of a column.

Cill/Sill: A slab of stone or wood at the base of a window or door opening giving protection to the wall beneath.

Colonnade: A series of columns.

Console: An ornamental bracket.

Corbel: A projection from a wall, often in brick, iron, wood or stone, which provides support for a beam or roof truss. Sometimes decorated.

Corinthian: The Corinthian, is the most ornate of the three main orders of classical Greek architecture, characterized by slender fluted columns and elaborate flared capitals decorated with acanthus leaves and scrolls. There are many variations.

Cornice: Projecting horizontal moulding. There are many variations in design. Usually placed on the parapet, at the top of bays or on the entrance entablature.

Curtilage: The total land area attached to a dwelling house.

Dentils: A row of small rectangular blocks forming part of the bed mould of a cornice.

Doric: The Doric is the oldest and simplest of the three main orders of classical Greek architecture, consisting typically of a channelled column with no base. The capital takes a simple circular form supporting a square abacus.

Dormer: A window in a sloping roof, usually that of a sleeping-apartment, hence the name.

Eaves: The lower part of a roof projecting beyond the face of the wall.

Entablature: The upper part of an Order of architecture, comprising architrave, frieze and cornice, supported by a colonnade.

Façade: The face or elevation of a building.

Fascia: The wide board over a shop front.

Finial: The upper portion of a pinnacle, bench end or other architectural feature.

Gable: The triangular portion of a wall, between the enclosing lines of a sloping roof. In Classical architecture it is called a pediment.

Gault bricks: gault clays are often heavy and tough, but contain enough chalk to make the bricks pale yellow or white when burnt. In their uncleaned state they often look grey.

Gibbs surround: A surround of a door, window, or niche consisting of large blocks of stone interrupting the architrave, usually with a triple keystone at the top set under a pediment. It is named after the architect James Gibbs (1682 – 1754).

Glazing bar: A thin rebated wood b& which divides a large window into smaller lights.

Hipped gable: A roof which is hipped at the upper part of its end but has a part gable below the hip.

Hipped roof: A roof which is sloped at its ends as well as on the sides.

Ionic: The Ionic order is lighter, more elegant, than the Doric, with slim columns, generally fluted. It is principally distinguished by the volutes of its capitals.

Light: One window as bounded by the mullions and transoms and sometimes itself divided into several panes.

Lintel: The beam spanning the opening of a window or doorway. It may be wood, concrete, stone or steel.

Mansard roof: A roof with steep lower slope and flatter upper portion, named after Mansart. Also known as 'gambrel' roof.

Modillion: a projecting console bracket under the corona of the Corinthian and Composite orders.

Order: An Order in architecture comprises a column, with base (usually), shaft, and capital, the whole supporting an entablature. The Greeks recognised three Orders: Doric, Ionic and Corinthian. The Romans added the Tuscan and the Composite (later known as Roman), while using the Greek Orders in modified form.

Pantile: A shaped clay tile with a double curve across its width from concave on one side to convex on the other so that it overlaps the tile adjoining it on the side.

Parapet: The portion of wall above the roof gutter, sometimes battlemented; also applied to the same feature, rising breast high, in balconies, platforms and bridges.

Party wall: A wall separating two adjoining buildings and common to them.

Pediment: In Classic architecture, a triangular piece of wall above the entablature, enclosed by raking cornices. In Renaissance architecture used for any roof end, whether triangular, broken or semicircular. In Gothic such features are known as gables.

Pilaster: A rectangular feature in the shape of a pillar, but projecting only about one-sixth of its breadth from a wall, and the same design as the Order with which it is used.

Porch: A roofed projecting structure to give protection against the weather to an entrance.

Quoin: A term generally applied to the cornerstones at the angles of a building and hence to the angle itself.

Ridge tile: A tile for covering the ridge of a roof: commonly of half-round or angular section.

Rustication: A method of forming stonework with roughened surfaces and recessed joints, principally employed in Renaissance buildings.

Sash: The sliding light of a sash window.

Semi-basement: A storey set halfway below ground level below the ground floor storey of a property.

Stock brick: The most commonly used in the district at any given time. In London mostly yellow or red stock bricks were used. Gault brick can also be found in parts of Hammersmith and Fulham.

Storey: The part of a building between each floor level and the floor above it.

String course: A decorative or slightly projecting horizontal band of brickwork or stone in the external face of a wall.

Stucco: A fine quality of plaster, much used in Roman and Renaissance architecture for ornamental modelled work in low relief. In England, it was extensively employed in the late 18th and early 19th century as an economical medium for the modelling of external features, in lieu of stone.

Terracotta: Clay material moulded and burnt and used for features such as cornices, vases etc. Can be used with or without a glazed finish.

Voussoirs: The wedge-shaped stones or bricks of an arch.

Volute: The scroll or spiral occurring in Ionic, Corinthian and Composite capitals.

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HAMMERSMITH TOWN HALL CONSERVATION AREA CHARACTER PROFILE



FORWARD

The London Borough of Hammersmith and Fulham is fortunate to have 44 conservation areas covering almost half of the Borough. These have been designated in recognition of the importance of the architectural and historic interest of our Borough. As Cabinet Member for Environment, I am committed to the preservation and enhancement of these areas with the help of residents and local groups, so that they continue to enhance the quality of life in the Borough and so that they survive as good examples of our heritage for future generations.

This Character Profile describes the special character of the Hammersmith Town Hall Conservation Area, identifying interesting historical facts, identifying notable structures, the special importance of its townscape value, and showing how buildings, open spaces and the public realm can work together to create an environment worthy of protection.

The Character Profile is intended as a living document that will be updated over time.

I would like to thank all local groups and individuals who have helped to prepare this profile.

Through the consultation process the documents have evolved to represent not only Officers' assessment of the conservation area, but those of the local amenity societies and residents' groups active in the area. I hope these profiles will now provide extra assistance in the stewardship and preservation of what is best in the Borough.

It is intended that the Character Profile will be a living document, which will be updated over time.

Cllr Wesley Harcourt

Cabinet Member for Environment



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1.0 INTRODUCTION

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“Every local authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas”

The Borough has designated 44 such areas since 1971, of which the Hammersmith Town Hall Conservation Area is one.

1.2 Under Section 71 of the Act, once an area has been designated:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”

1.3 This document is called a Conservation Area Character Profile (CACP). The CACP is an appraisal which aims to give a clear assessment of the special interest, character, and appearance which justified the designation of the area as a conservation area. It also includes some broad design guidelines which will aid all concerned in their efforts to preserve or enhance the character of the conservation area.

1.4 It is intended that each CACP document will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

1.5 The CACP's will support the main heritage policies in the Council's statutory Local Plan and supplementary planning documents.

1.6 Government guidance on heritage matters is set out in the National Planning Policy Framework. The overarching aim is that the historic environment and its heritage assets should be conserved in a manner appropriate to their significance and enjoyed for the quality of life they bring to this and future generations. In Section 16 of the NPPF, entitled “Conserving and enhancing the historic environment” it states in paragraph 190:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.”

1.7 The London Plan reinforces these principles in Policy 7.8 which includes the following:

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

1.8 Historic England in their document "Conservation Area Designation, Appraisal and Management" support the need for considered advice and recognise the benefits of character appraisal as a tool to demonstrate an area's special interest and to enable greater understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions.

1.9 The designation of an area as a conservation area has other benefits beyond the protection of buildings and the design of an area. It enables other policies such as smarter streets and biodiversity to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

1.10 So, in line with the guidance given by both the Government and Historic England, this Conservation Area Character Profile will aim to define the character and appearance of the conservation area on the basis of an analysis of all or some of the following criteria:

- Origins and development of the street patterns;
- Archaeological significance and potential of the area, including any scheduled ancient monuments;
- Architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- Character and hierarchy of spaces, and townscape quality;
- Prevalent and traditional building materials, walls and surfaces;
- Contribution made to the character of the area, and to biodiversity, by green spaces, trees, hedges, and other natural or cultivated elements;
- Prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types;

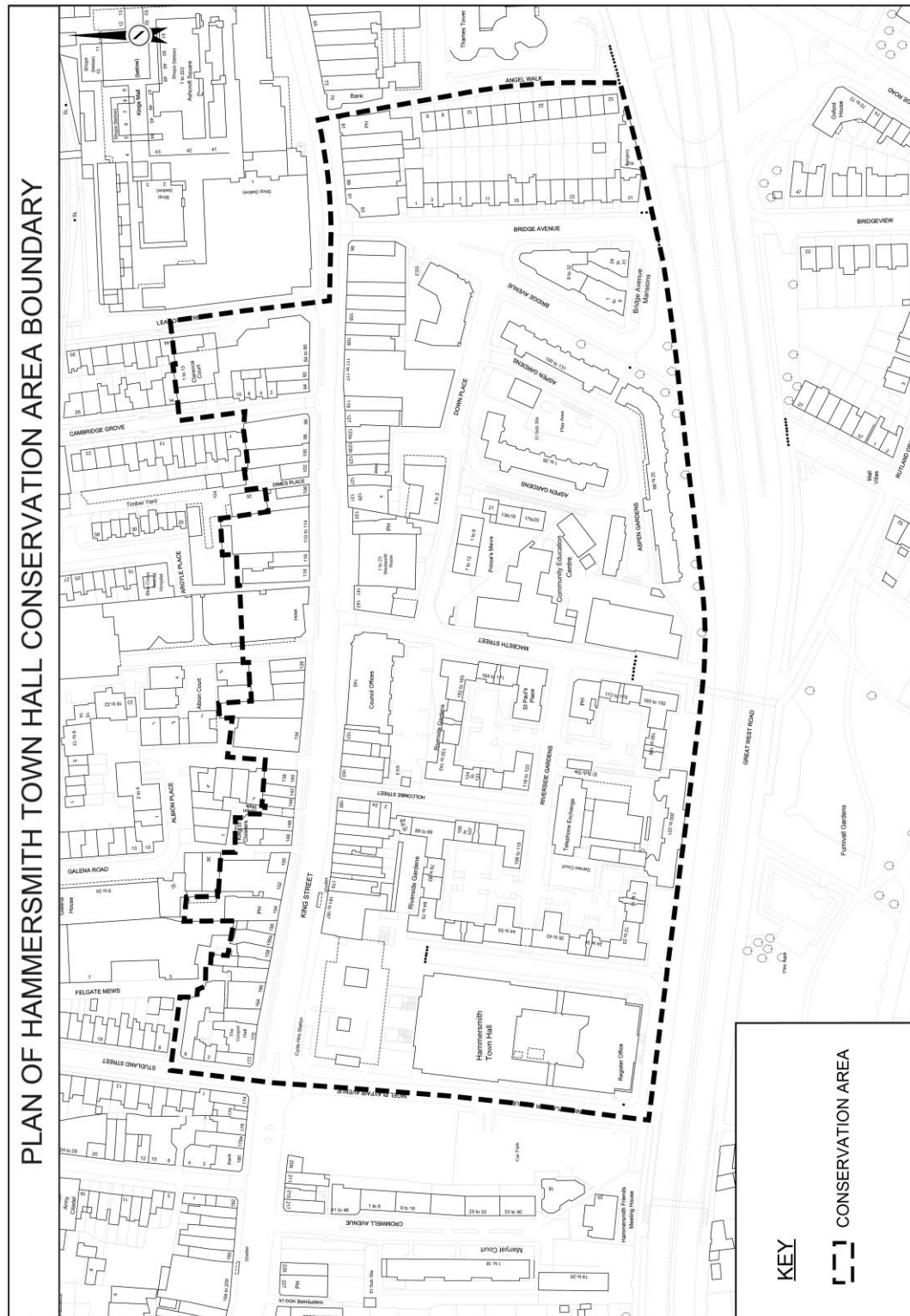
- Relationship of the built environment to landscape/townscape including definition of significant landmarks, vistas and panoramas, where appropriate;
- Extent of any loss, intrusion, or damage that has occurred since designation;
- Existence of any opportunity sites; and
- Unlisted buildings which make a positive contribution to the conservation area according to Historic England's criteria.

2.0 DESIGNATION

2.1 The Hammersmith Town Hall Conservation Area was designated on 26 April 1990. In November 2018 it was renamed the Hammersmith Town Hall Conservation Area, minor extensions were designated and some minor boundary amendments were made to exclude elements which were not of special interest.

3.0 CONSERVATION AREA BOUNDARY

3.1 The current Conservation Area boundary can be seen on the following plan.



Hammersmith Town Hall Conservation Area boundary

3.2 The Conservation Area includes Nos. 84-172 (even) King Street, Nos. 2-4 Studland Street and part of Felgate Mews to the north. It includes Nos. 81-187 (odd) and Hammersmith Town Hall on the southern side of King Street and all the development to the rear of this frontage up to the Great West Road. This includes Angel Walk, Aspen Gardens, Bridge Avenue, Macbeth Street and Riverside Gardens.

3.3 The Conservation Area adjoins Bradmore Conservation Area to the north. To the south is The Mall Conservation Area and to the west is the Ravenscourt/Starch Green Conservation Area.

4.0 BRIEF HISTORY OF THE CONSERVATION AREA

4.1 The village of Hammersmith, as described by Defoe in the mid 1720's was "a long scattering place full of gardener's grounds with here and there a house of some bulk; in this village we see not only a wood of Great Houses and Palaces, but a noble square (Broadway) built as it were in the middle of several handsome streets as if the village seemed inclined to grow up into a city. Here we are told they design to obtain the grant of a market tho' it be so near to London, and some talk also of building a fine stone bridge over the Thames, but these things are yet in embryo, though it is not unlikely but they may be both accomplished in time"

4.2 The medieval hamlet of Hammersmith lay within the great Manor and Parish of Fulham. One part of it was the Manor of Pallingswick, though it had no separate court, and no other characteristics of a manor. Pallingswick was a large moated house in extensive grounds which lay to the north of the highway (the king's road) from London to Brentford. According to some historians it had not yet been given a name, although Thomas Faulkner in "An Historical and Topographical account of Fulham, including the Hamlet of Hammersmith" (1813) says that it had been named in the Domesday Book "Hermoderwode" and in ancient deeds of the Exchequer "Hermoderworth".

4.3 The field of Hammersmith was part of a much larger Fulham Field and supported subsistence farming by tenants who then held their lands in open fields, and paid dues to the lord of the Manor.

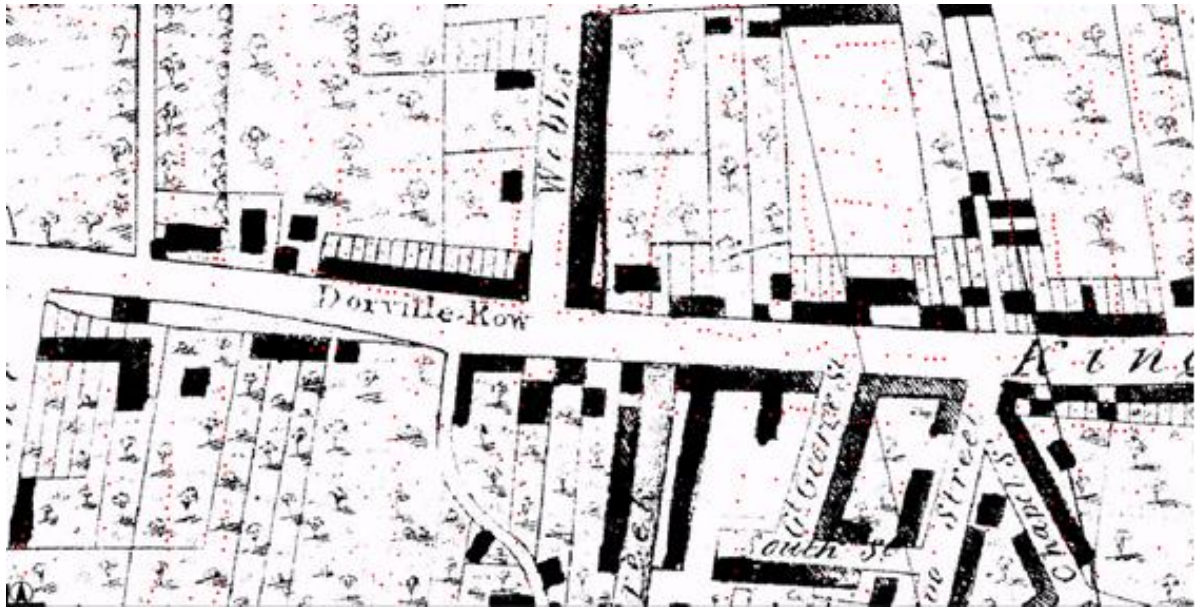
4.4 King Street (as named in 1794) was one of the first roads in the Hammersmith area providing an important link between central London and the "West". Various residential and commercial premises were sited along King Street from the 17th Century onwards.

4.5 John Roque's Map of Middlesex, c 1745, shows the village of Hammersmith where Hammersmith Broadway is now, with ribbons running west along King Street, south along Queen Caroline Street towards the River Thames. At that time, the hamlet of Hammersmith was a rural appendage of the parish and manor of Fulham and only gained its own chapel-of-ease in 1631, after the residents applied to the Bishop of

London (then residing at Fulham Palace) to avoid having to trek every Sunday to All Saints Fulham. Behind the string of buildings on King Street, the land is predominantly turned over to orchards and fruit growing, together with some pasture for animals. The map also shows the line of Counter's Creek which was navigable by barges as far as King Street where Cromwell's Brewery stood. The creek was filled in by 1936, and its water channelled through a culvert, partly beneath the present location of Hammersmith Town Hall.



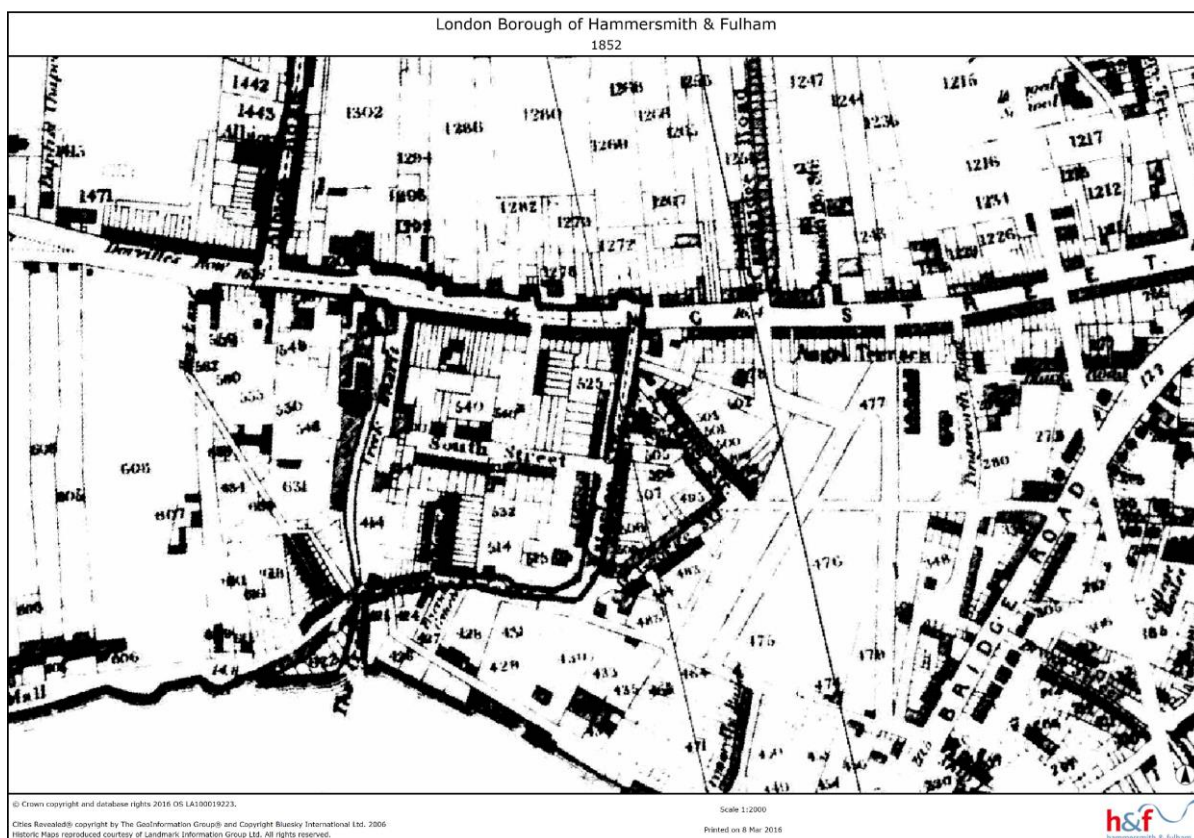
Extract from John Roque's map of Middlesex 1745 (Captain David de Charms was the son of an eminent watchmaker who came to England from Nantes and built a mansion here. The premises had an artificial waterfall and the grounds were tastefully laid out – Faulkner).



Part of the Conservation Area in 1830.

4.6 By the time Salter mapped the area in 1830, Hammersmith had 1290 acres in arable land and meadowland, 470 acres of gardens, and 215 acres of brick land. Thus more buildings were appearing, but the area was still predominantly rural, providing orchard and soft fruit for the city.

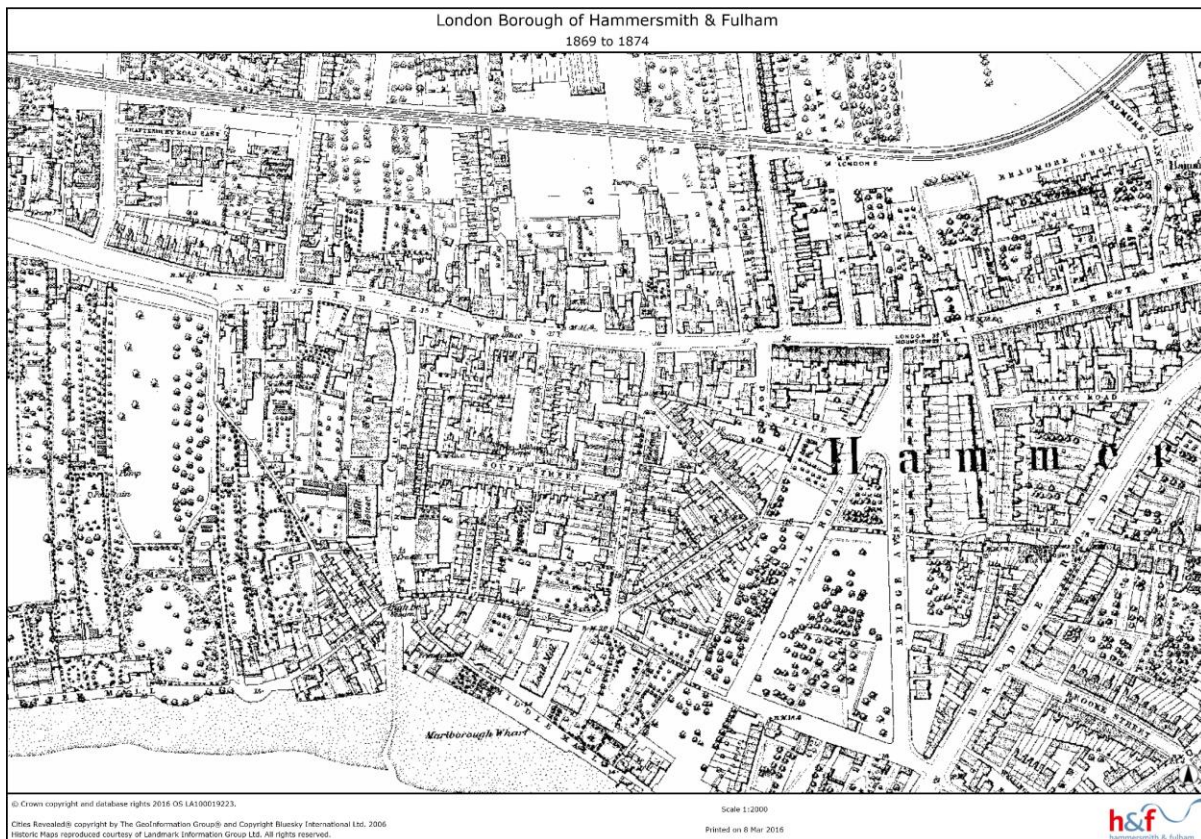
4.7 The area continued to change significantly over time; the Tithe apportionment Schedules of 1845 showed more orchards, sites of houses, and shrubberies. Arable land had declined while market gardening and orchard land had increased. Faulkner, describing Hammersmith after Salter had mapped it, tells us that by now the town consists of several streets, the principal one being King's Street which extends from the turnpike, on the east (near Blythe Road as it is now) to Stamford Brook Lane on the west, nearly a mile and a half in length.



King Street in 1852.

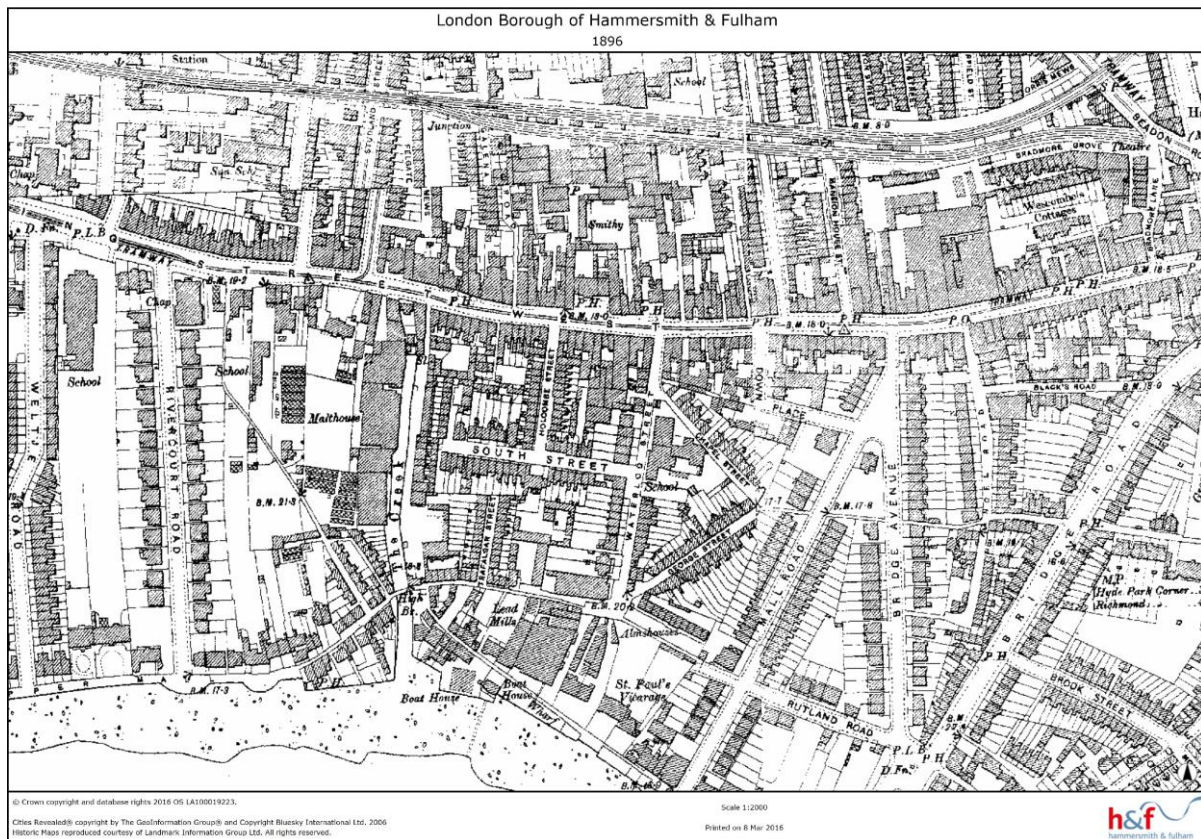
4.8 By 1860 Hammersmith was no longer the little town that Faulkner knew. A network of smaller and mainly residential roads had started to spread out from King's Street. Almost all the market gardens had gone, and the area was becoming distinctly urban. In 1854, the Kensington Gazette was carrying advertisements for shops in King Street and the Broadway. Early businesses included F. D. Hagell a book and music vendor (1868), Byron Hunt an ironmonger (1853), Alfred Cooper bookseller (1864), Green & Sons auctioneers and estate agents (1834). Where Brunswick Lodge once stood, opposite Angel Lane, one the largest builders' merchants, Froy's, established the Brunswick Works (1850).

4.9 Many public houses were already established, and the numbers grew as the population increased. The Hampshire Hog is thought to be the oldest having been established in the 18th Century when it stood in half an acre of ground; the Hop Poles in 1800; the Angel (now The Hammersmith Ram) in 1790, was a booking place for stage coaches. The Salutation was rebuilt in its present form in 1910. In November 1805, when news of the victory at the Battle of Trafalgar, and the death of Nelson was being brought to London, the Trafalgar despatch, Lieutenant Lapenotiere drove in a poste chaise through King Street. Although he stopped in Hounslow at an earlier coaching inn on the journey, a plaque has been erected on the Salutation, commemorating the 200-year anniversary of the Trafalgar Dispatch.



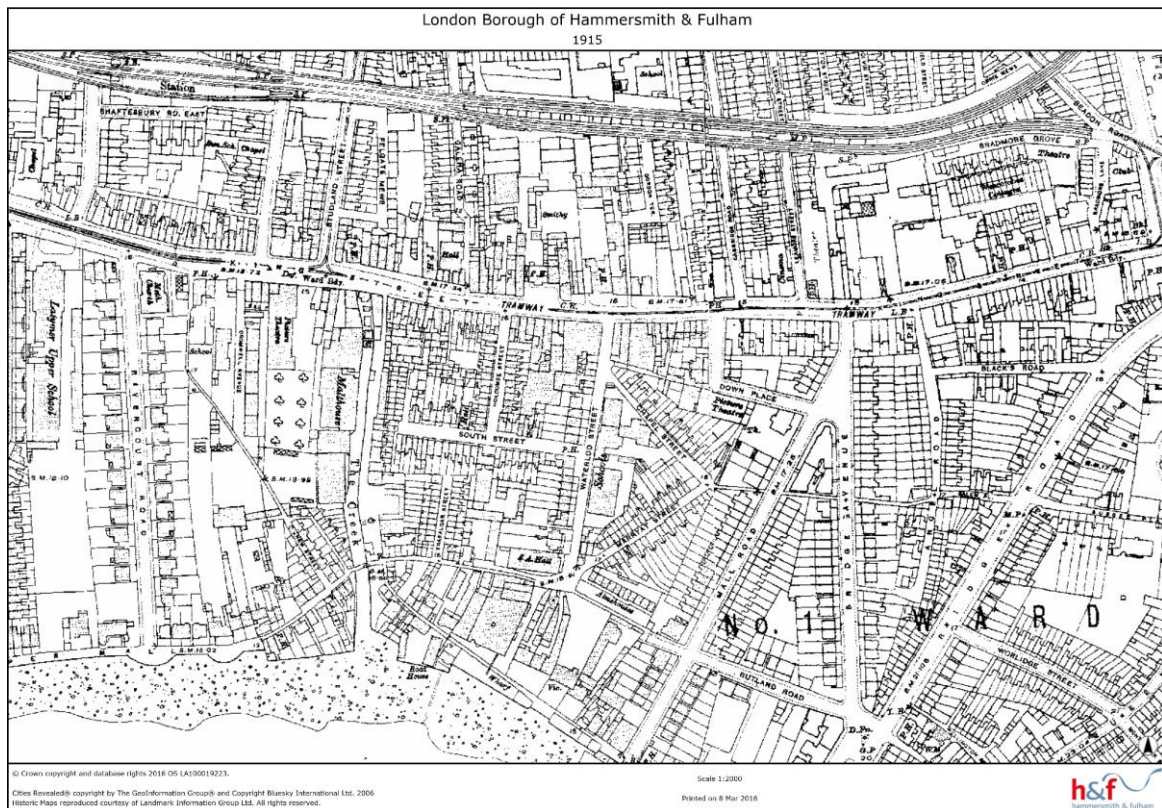
King Street in 1869 – 1874 – the railway has arrived to the north of King Street, with a station at Ravenscourt Park.

4.10 The arrival of the railway, the Metropolitan Line in 1864 and the District Line in 1874, enabled King Street and its surroundings to expand rapidly, giving it fast access into London, and the developing suburbs.

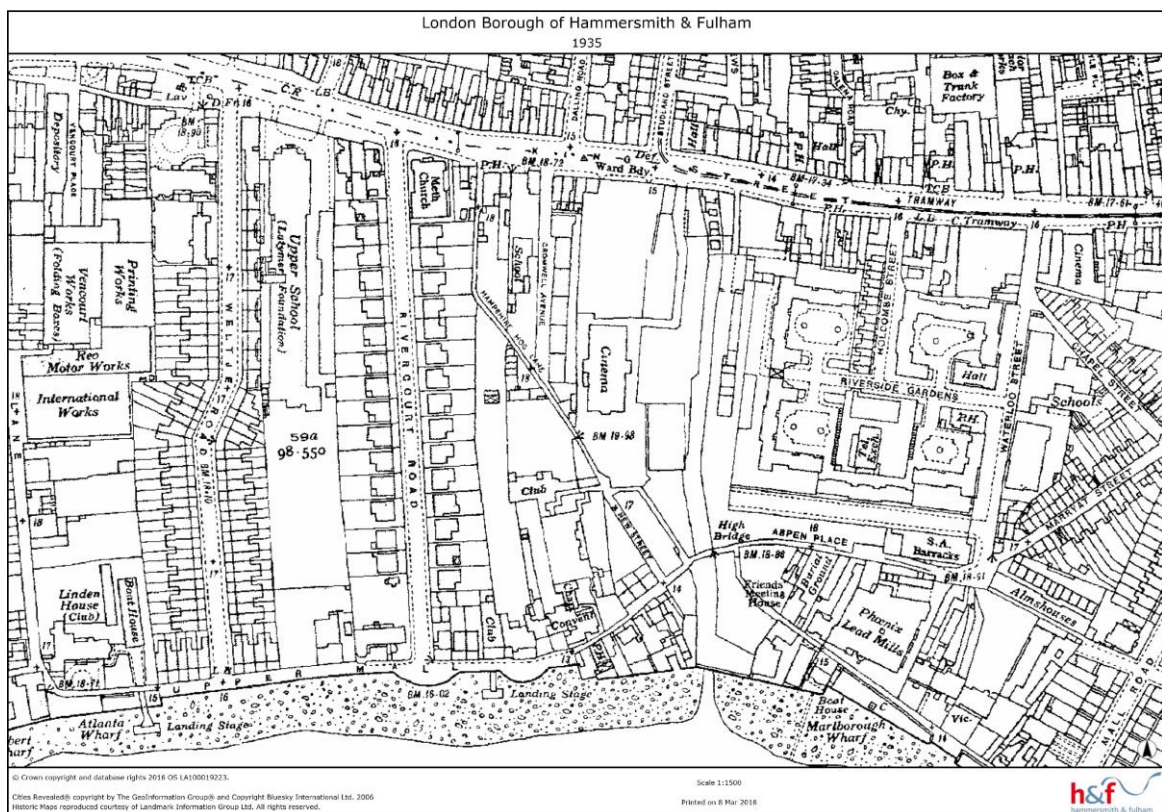


King Street in 1896 showing the tramway in place; also the first buildings of Latymer Upper School to the west of Rivercourt Road were built in 1895 by local architect George Saunders.

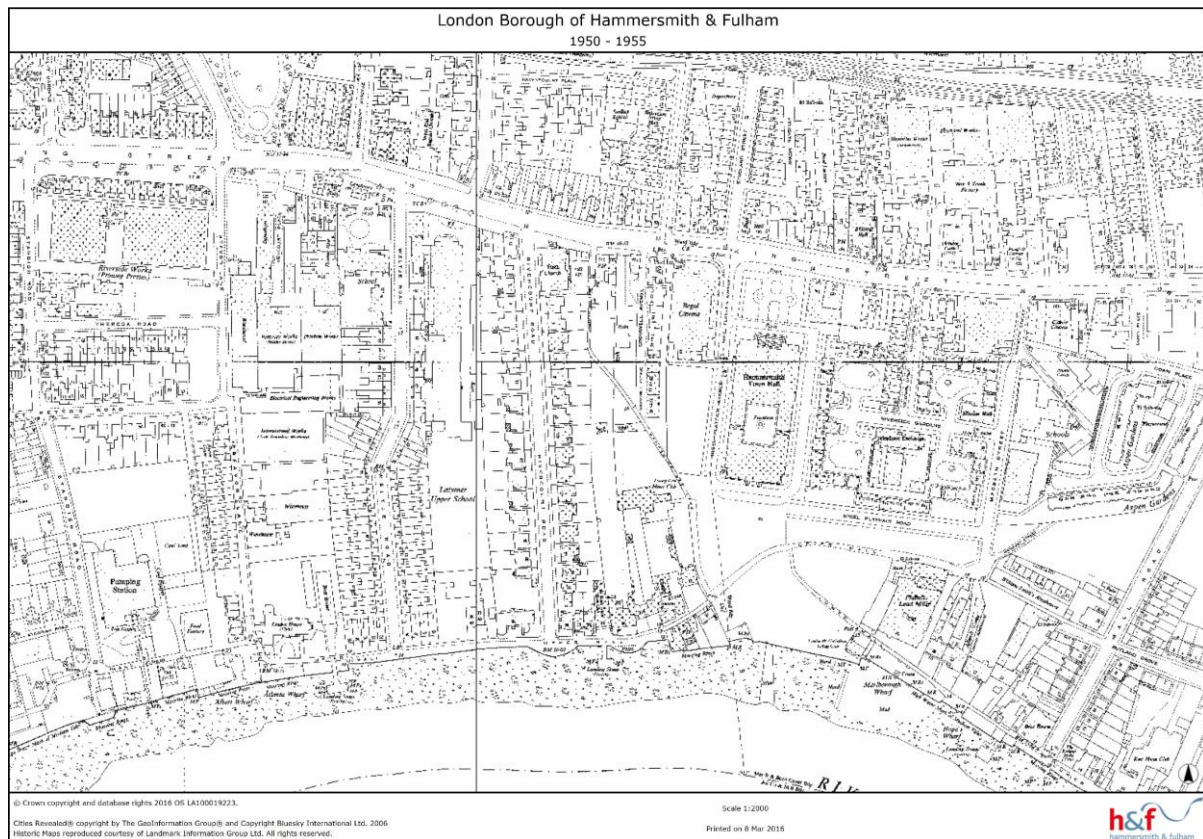
4.11 A network of buses with various owners became established in London from 1829. Tram services began in London in 1860, but it was not until 1874 that a track was laid from Uxbridge Road to Askew Road. After failing and restarting, the track was eventually extended to Hammersmith in 1882. Horse trams had the advantage over the omnibus as the rails allowed the horses to pull heavier loads and made the journey smoother. Electric trams were established in 1901 running from Hammersmith to Acton and Kew Bridge.



King Street in 1915–16: the Creek has not yet been filled in; The Blue Halls, two separate cinemas on a shared site, opened in 1913. They were demolished when the Town Hall was built in 1939.

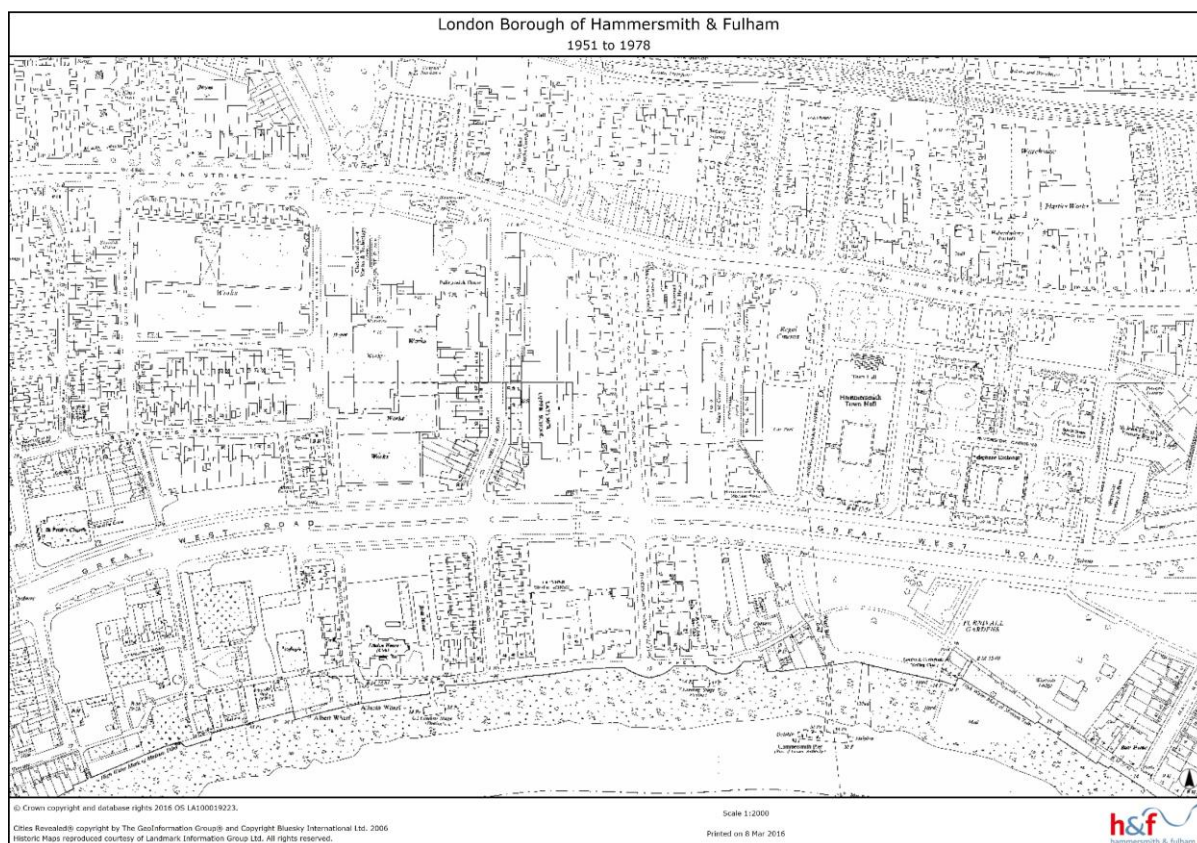


King Street in 1935, before Hammersmith Town Hall was built, the Blue Halls will soon be replaced by a new Regal Cinema. The Riverside Gardens housing estate has already replaced the tightly built terraces of South Street, known as Little Wapping.



King Street and surroundings in 1950 to 1955 shows Hammersmith Town Hall with its rose garden facing north and direct links to Furnivall Gardens to the south. The ABC Cinema has been built and the remaining small terraced houses to the west of Riverside Gardens estate have gone.

4.12 The development of the Great West Road in the 1950s cut through the land to the south of King Street, severing several north south roads which had previously connected it to the River Thames.



King Street and its surroundings 1951 – 78 map.

4.13 The character of the area today contrasts significantly with the earlier narrow alleys, factories and mills of the area around Hammersmith Creek known then as Little Wapping. During the first part of the last century there were numerous large redevelopment schemes in the area, mainly of housing, and these remain today as the most significant developments in the Conservation Area. Notably, the Southern Improvement Scheme, conceived in 1919 as part of the *Housing Act 1919*, aimed to rid the area of its poor quality housing and makeup of the housing shortfall in Hammersmith. This area therefore became the site of Riverside Gardens estate and the Hammersmith Town Hall. Riverside Gardens included a mission hall, telephone exchange and the Hope and Anchor Public House to provide amenity and comfort for residents, so that the area would feel far removed from the type of working class tenements that were there previously.

5.0 CHARACTER AND APPEARANCE

5.1 The character of the Hammersmith Town Hall Conservation Area is defined by the variety of development types that form cohesive groups within it. These are the retail frontages along King Street; the Mid-19th Century terraces to the east; and the redevelopment schemes from the first half of the 20th Century to the south as far as the Great West Road. Within this area there are numerous statutory listed buildings and locally listed Buildings of Merit. The various residential development schemes and public buildings form set pieces, including the Riverside Gardens Estate and Hammersmith Town Hall. The west and east ends of the conservation area are both defined by listed buildings, Hammersmith Town Hall to the west and the terraces along Bridge Avenue and Angel Walk to the east.

5.2 The special architectural and historic interest of the Hammersmith Town Hall Conservation Area is derived from:

- the historic street pattern including the main road west out of London, which remains largely unchanged;
- the historical significance of an example of high quality mid to late nineteenth century residential development;
- the historical significance as an example of part of the civic and commercial hub of a flourishing late Victorian suburb in the context of the growth of the capital city and the expansion of the London Underground;
- the historical significance of the planned interwar civic and public housing schemes;
- the character of a busy town centre and the mix of uses and buildings associated with that role;
- the character of quieter mid to late nineteenth century residential streets on the edge of the town centre;
- the high quality of the townscape within the Conservation Area including the buildings and the spaces between them.

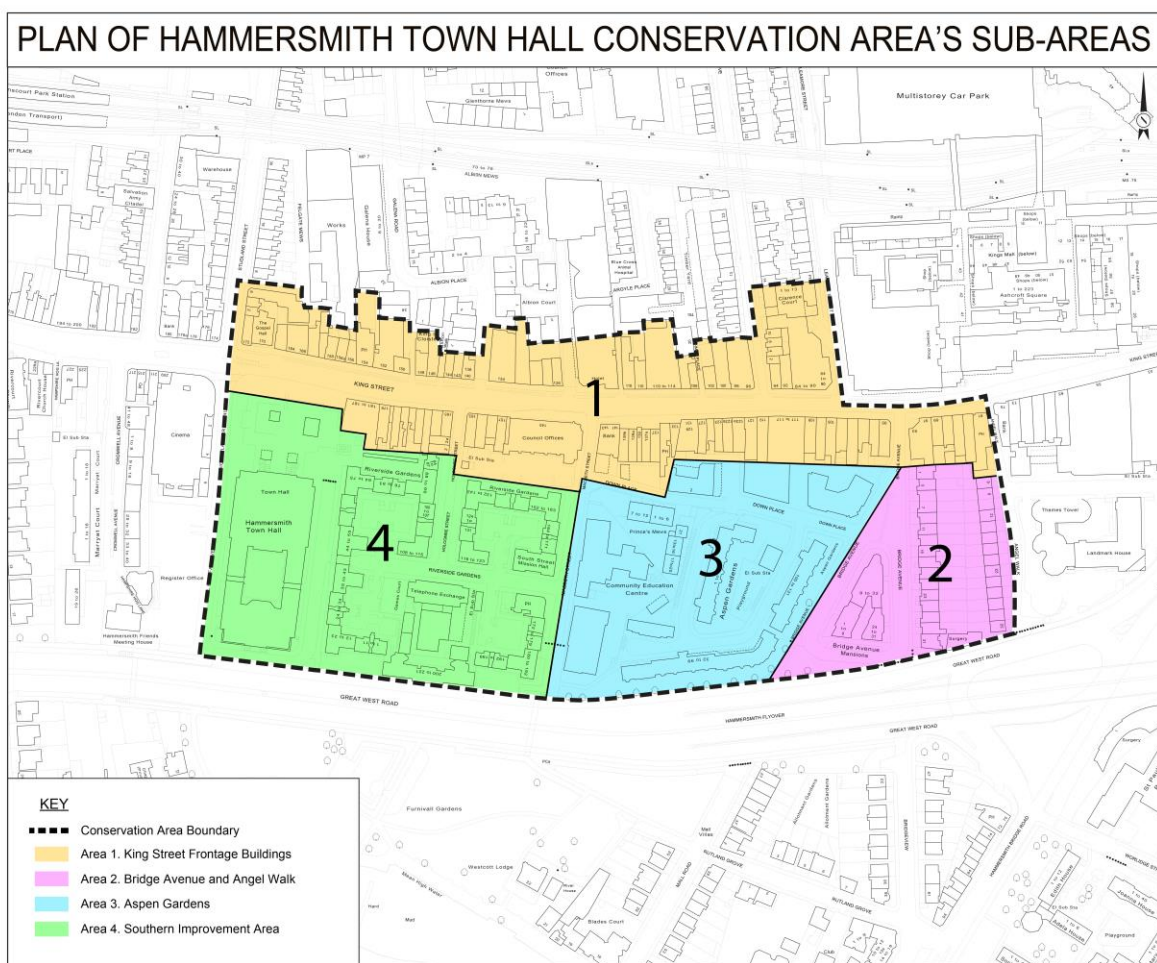
5.3 The Conservation Area can be split into sub-areas for the purposes of the character assessment in order to distinguish areas of similar character and similar periods of development as shown on the following plan. These are defined as:

Sub Area 1. King Street frontage buildings

Sub Area 2. Bridge Avenue and Angel Walk

Sub Area 3. Aspen Gardens

Sub Area 4. Southern Improvement Area



Hammersmith Town Hall Conservation Area Boundary and Sub Areas

Sub Area 1. King Street frontage buildings

5.4 The Conservation Area contains a substantial part of the King Street retail frontage as far west as the junction with Studland Street. The street has been developed and redeveloped at different periods and therefore consists of a variety of architectural styles and materials.

5.5 Post second world war buildings tend to be less contextual because of their larger scale, modern appearance and use of concrete, glass curtain walling and brightly coloured brickwork.

5.6 Nos. 84-172 (even) & 81-188 (odd) King Street, Clarence Court and Nos. 2-10 Cambridge Grove, Nos. 2-4 Studland Street, Nos. 1-3a Felgate Mews and Charter House, No. 3a Felgate Mews are included in the sub area. King Street is one of the main shopping streets in the Borough, and has a long historical association with this use, which has obviously shaped the built form and character of the area.

5.7 The upper floors of the buildings reveal the historic and architectural value of the townscape as the architectural detail remains generally unaltered.

5.8 The built form is generally three storeys and buildings higher than this have a considerable visual impact on the townscape of the street.

North Side

5.9 Nos. 84-90 consists of the three storey Art Deco former Woolworths building, one of the principal retail premises on King Street. It dates from 1924, is typical of its period and the Woolworth's house style and is clad in cream faience. Nos. 92 & 94 are a modern development traditionally detailed which respects the scale and rhythms of the development in the street. Nos. 96 & 98 are of no real merit other than they are sympathetic in scale and height and this is the same for No. 100.

5.10 No. 102 dates from 1913 and has a red brick front with rounded gable detail with a terracotta date medallion. Of three storeys, the upper floors remain intact with a central tripartite sash arrangement with terracotta pilasters. These are flanked by single sash windows all of which sit under a continuous terracotta moulded lintel and string course.

5.11 Nos. 104 and 106 have full height brick piers with stone details at the junctions with the red brick window heads. The brick cornice with a dentil course carries a parapet.

5.12 Nos. 116-118 (Buildings of Merit) are a pair of red brick fronted terraced properties with slate mansard roofs set behind a parapet. There is a decorative stone cornice to the parapet and good decorative stone surround details to the windows linking those on the 1st and 2nd floor with a decorative panel between the two and a decorative pediment to the 2nd floor one. No. 116 retains the original sash windows.

5.13 No. 120 has stone quoins and a round, brick gable with stone copings and a mansard roof behind it.

5.14 No. 122, the former Plough and Harrow Public House has been rebuilt as part of the redevelopment of Nos. 120-124 and the backland site. This façade employs an abundance of stone decoration. A 2 storey canted stone bay with cornice and cupola is flanked by symmetrical wings which are demarcated with full height faience pilasters with urns on top and brick and stone gables with finials and a decorative stone frieze. Stone quoins mark the edges of the façade and brick and stone chimneys are prominent and add further interest to the highly articulated roofline.



Nos. 120-124 King Street

5.15 Nos. 126 and 128 form an attractive pair with a large amount of decoration to the facade. A corner tower and bold gable with pediment provide interest and articulation. Built of red brick there is both stone and render detailing. Windows have stone architraves with aprons below those on the second floor.

5.16 Adjoining them No. 130 is of group value following the general style and proportions but of a much more utilitarian appearance. The full width and height glazing to the 1st floor with simple fascia/pediment detail above is of interest.

5.17 Behind the bungalow shop front of No. 132 is one of the earliest properties in this Conservation Area. Of stock brick this three storey building has a simply detailed facade retaining timber windows. This is an important remnant of the type of development that once stood along King Street and it would appear from the map of 1830 that it stood next to a Public House, both set back from the street.

5.18 No. 134 from the 1950's is sympathetic in its materials and scale. The timber sash windows to the upper floors have brick arch details, those to the centre at 1st floor level with keystones and each pair on the extremes of the elevation sit in a simple raised decorative brick surround.

5.19 No 138. The main feature is the Dutch style gable with feature bulls eye window. The original casements to the 1st floor remain with their good brick arch and render key stone and string course detail.

5.20 Nos. 142-146 (even) are a terrace of properties with a strong commercial character. At first sight they appear as a symmetrical composition, there is effectively

a pair of properties all in the same style but of a different detailed design. There is an archway providing access to the rear of the site and the proportions decrease as you go up the facade in a Classical Manner. Fronted in red brick there are strong brick arch details to the timber casement windows, stylised brick pilasters and a moulded cornice to the decorative parapet. There are decorative render aprons below the 2nd floor windows and capital details to the pilasters and gateway. It is unfortunate that the shopfronts are all modern replacements. Adjoining the group is No. 148 a modern development of a traditional design respecting the scale of its neighbours but with an unattractive additional floor.

5.21 Nos. 150-152 is a three storey roughcast render group of a symmetrical design with timber casement windows with small lights. The central projecting curved bay has an octagonal turret crowned with a deep cornice and modillions with a cupola above.

5.22 No. 154, the Grade II listed Salutation Inn is of a particularly exuberant composition its richness heightened by the pale blue and mauve of the faience dressings. The public House is a rare and complete survival in London of the use of lustrous finish faience tiling. Dating from 1910 it is by A. P. Killick. It is of three storeys and there is a 1st floor central tiled panel bearing the legend 'Fuller, Smith and Turner. Chiswick 1910'. Notable features include curved bay windows at the first floor, full height pilasters, oriel windows on the second floor and a curved pediment above the parapet.



Grade II listed Salutation Inn, No. 154 King Street

5.23 No.160 is a modern building from 1999 with a semi-circular pediment and circular date plaque that contributes to the articulation of the skyline along the terrace.

5.24 No. 170 was the site of the former Gospel Hall and this has now been redeveloped with a modern scheme of simple design respecting the scale and rhythm of the street frontage.

5.25 No.172 is a 3 storey gault brick building with a splayed corner and a return frontage and 2 storey back addition fronting Studland Street. The ground floor shopfront has sturdy, moulded pilasters on both elevations with ornate corbels with urn finials. A heavily decorated cornice runs above the fascia between them. The shopfront is set out in bays with substantial rendered piers. First floor sash windows have stucco pediments on moulded corbels. The outrigger has a stucco ground floor and a cornice along the parapet.

South Side

5.26 The Hammersmith Ram, formerly the Angel at No. 81 King Street (Building of Merit) was a booking place for stage coaches. There are records from 1846 of an inn on this site. The façade employs much use of faience decoration with a cornice with dentils above the main pub fascia. A concave cornice with modillions above the first floor is supported by pilasters at either end. The pub fascia is slim and appropriately scaled to the proportions of the building and the signage is sympathetic.



The Hammersmith Ram, formerly the Angel at No. 81 King Street (Building of Merit)

5.27 There is a triangular cast iron milestone outside No. 81 King Street. Listed at Grade II it has a semi-circular head inscribed "Hammersmith Parish" and Hounslow 6½, London 3½."

5.28 No. 111-115 is a three storey Art Deco former British Home Stores building dating from 1937. Designed by Albert Farman it has a strong façade, typical of the BHS house style, in its original condition above the ground floor. The façade employs streamlining in the fenestration and bay design and has art deco pilasters which are fluted at the top. Windows appear to be of the original Crittall design (or sympathetic replacements) with narrow glazing bars. Glazed panels are curved at the ends of the bays. The adjoining building, of no particular merit other than being of sympathetic scale and materials has been incorporated at ground floor level to form the continuous frontage of the Iceland store.

5.29 No.135, the former Penny Farthing Public House is set back from the main building line. Fronted in red brick it has simple lintel details and chunky render string courses. Retaining the original sash windows to the 1st floor there are three half dormers with stylised brick gables continuous with the facade below. The main structure of the pub front is intact, including the fascia and associated brackets (though with modern sign letters) and the replacement windows are in keeping with the character of the building. The ground floor frontage has been adapted in connection with a restaurant conversion. The original chimneys and pots add interest to the skyline with the red brick chimney rising up the front corner of the building.

5.30 No. 145 King Street is a modern office development with retail accommodation at ground floor level. This large building provides offices for the council and the mass of the building has been broken up through the design and use of a variety of materials.

5.31 Adjoining this to the west are four terraced properties, from the early 18th century, of simple brick construction with timber multi-pane sash windows with brick arches above. Although most have been painted they are an important remainder of what type of development would have stood along the street. The chimneys and chimney pots remain and these are important features.

5.32 The width and scale of the street provide a sense of enclosure and the junctions and alleyways leading off it in both directions form part of the grain of the area adding depth and providing interesting views.

5.33 Nos. 2-4 Studland Street have paired, slim corbels on pilasters with cornices defining the shop surrounds. Shopfronts are modern with little architectural merit. First floor windows have stucco pediments on brackets. The original stucco parapet decoration and cornice is missing. No. 1 Felgate Mews is 3 storey, stock brick with a mansard slate roof with a small projecting dormer window. The remnants of the original shop surround are intact with pilasters framing the corner door and one remaining corbel. On the Felgate Mews frontage, the ground floor domestic windows are part of a modern infill. No.3 Felgate Mews extends along the south side of Felgate

Mews at 2 storeys with a mansard roof with rooflights. The building has been refurbished with warehouse style metal windows, one element has stock brick facades and the remainder has been rendered.

Sub Area 2. Bridge Avenue and Angel Walk

5.34 The character of these two street frontages is determined very much by the uniform appearance of the terraces. They still retain many of their original features.

5.35 Nos. 6-32 (even) Angel Walk are listed Grade II and were built as linked semi-detached houses in the mid 19th century. They are constructed of yellow stock brick and are of 2 storeys with semi-basements. Each house is one window wide with stucco paired classical porches and set-back semi-circular headed windows. Features include a bracketed stucco cornice to the eaves, and architraves.

5.36 The original chimney stacks and pots remain, the pitched roofs are slate and the buildings, although joined, are divided in effect by the flat roofs which run parallel with the entrance doorways above first floor level.



Grade II listed Angel Walk, west side.

5.37 Bridge Avenue contains variety of residential development of some quality retaining a traditional townscape character enhanced by the mature street trees. The later helping to minimise the visual impact of the Hammersmith Flyover to the south.

5.38 Nos. 1-31 Bridge Avenue are listed Grade II. These form a homogenous edge to the eastern side of the street. These are four storey stock brick properties with channelled stucco to the basement and they have slate mansards set behind a balustraded parapet.

5.39 The window detailing is important as are the balconies to the front with ornate iron balustrading. There are steps with railings leading up to projecting porches, which are mainly paired. The end properties are four storeys and important in the composition of the terrace as a whole. There is a continuous stucco cornice with dentil course along the terrace. The end of terrace properties have banded stucco facades at raised ground floor level and full height banded pilasters.



Grade II listed Bridge Avenue, east side.

5.40 Bridge Avenue Mansions are a triangular shaped group of 4 and 5 storey, red brick mansion blocks which turn their back on the Great West Road. The facades are well articulated with wide 3 storey bays carrying ornate iron balustrades and other balconies at and below the 3rd storey carrying iron balustrades. Stucco decoration is largely confined to lintels with small capitals that create a floating effect however entrances and windows above them employ greater use of stucco with fully rendered architraves and pediments. The building has a clear top section which is defined by a pronounced cornice supported by a row of modillions above this level the roof either has a mansarded roof with dormers or a shallow pitched roof, which is largely invisible from the street. The chimneys are also prominent and impressive, adding further articulation to the skyline. The canted, narrowest corner of the building carries a gable on each face of the bay. Ornate original railings with a clipped hedge define the boundary.



Bridge Avenue Mansions.

Sub Area 3. Aspen Gardens

5.41 The Aspen Gardens estate lies at the centre of this highly varied sub area, which is home to a mix of development typologies and architectural styles from different eras.

5.42 Aspen Gardens is an estate of 131 flats built in 1948 and following the typical design of public housing emerging since the 1930's. Within this homogenous group are three blocks linked by the use of the same materials and a related design. Flats 32 to 131 form a barrier to the flyover and continue up along Bridge Avenue. These five storey blocks form an almost continuous built frontage apart from a narrow break between them that affords a glimpsed view of the interior. The facades are attractive articulated with canted bays with white painted, multi paned windows with rendered white lintels. There is variety in the articulation as the bays may be flanked by balconies on one or both sides or arranged so that a pair of bays flank a balcony. The north end of 100 to 131 is taller with a mansard roof with canted and regular shaped dormer windows and the stair tower at the rear has a prominent stepped gable with dormer windows. Flats 1-28 to the north are in a three storey block fronting onto an open space effectively enclosed by all three blocks. On the Down Place elevation continuous external brick walkways, curve and wrap around the corners of the building and create a streamlined aesthetic typical of the pre-war "modern" aesthetic.



Aspen Gardens.



Aspen Gardens.

5.43 St John's Primary School (now the Macbeth Centre) was built in 1873. The former school still retains much of its original features including the former separate entrances for Boys, Girls and Infants. The main school building is two storeys with gabled fronts and dormer windows which continue into the College building. The windows vary in shape and size but retain a uniformity from the regular dimensions of the lights.



Macbeth Centre (Former St John's Primary School)

Sub Area 4. Southern Improvement Area

5.44 This sub-area contains development from the first part of the last century which takes the form of large development schemes and public buildings that form set pieces including public housing and the Grade II Listed Town Hall. Generally, the development is of a greater scale and arranged in a generally formal manner around a series of open spaces.

5.45 Hammersmith Town Hall is an impressive building on the western boundary of the conservation area, running nearly its whole depth. Whilst its use suggests strong links with King Street and sub-area A its appearance and design has a strong relationship with the adjoining Riverside Gardens. Both were designed to sit within the Southern Improvement Scheme area and are from similar periods, hence they are considered best related in the same sub-area.

5.46 The Town Hall is listed Grade II and was built in 1938/9 to the design of the architect E Berry Webber and exhibits a restrained monumental classicism and employs art deco motifs, with a Scandinavian feel due to its use of brick. The Town Hall is of broadly symmetrical rectangular form with an internal court yard. The building was designed to function as two distinct elements, the 'public' comprising assembly halls and refreshment rooms to the north of the court yard, and the 'civic' comprising the civic suite of council chambers and municipal offices. The ground floor forms a plinth faces with channelled rusticated Portland Stone, whilst its upper stores are

predominantly of mulberry bricks laid in the Flemish Double Stretcher Bond style. There are various refinements to the brick work, particularly around the arched openings and around the first floor windows and below the parapets. There are also Portland stone dressings, including string course, parapet copings and window surrounds. The windows are all steel casements, generally with a horizontal emphasis. The southern 'civic' part of the building is approached through double doors within a single tall arch access via two smaller sets of flanking steps. At each end of the wall in front of the flanking steps is a large head of 'Father Thames'. The public part of the building to the north was originally approached through three tall coffered arches, accessed by a monumental flight of Portland stone steps, however these and the original public square fronting the northern entrance to the Town hall were removed in the 1970's when the Town Hall extension was built.

5.47 Riverside Gardens was built in 1929 following a grid -plan basically consisting of four groups of development around central courtyards. The two groups adjoining the Town Hall have been linked to provide a more impressive facade with central tower and round arched gateway feature. A pair of tall chimneys on the pitched roof provide further emphasis to the gateway.



Riverside Gardens looking towards Hammersmith Town Hall.

5.48 There have been alterations to the block Nos. 200-221 which have altered the massing of the rear elevation and could have been of a more sympathetic design, though in general the development remains unaltered and retains its uniform appearance.



Riverside Gardens.

5.49 The Hope and Anchor Public House is a Grade II listed three storey brick building with a splayed frontage on the corner with Riverside Gardens. Built as an estate pub in the Neo-Georgian style for Truman's Brewery in 1936, it is a particularly well preserved example of an interwar 'improved' public house and compliments the adjacent blocks of the Riverside Gardens Estate. The fenestration above the pub frontage has strong vertical proportions which are further emphasised by the stucco aprons between the first and second floor windows. It has multipaned timber sash windows with the lower sash deeper than the upper. The parapets are exceptionally deep and the Riverside Gardens frontage carries a tall chimney which creates interest on the roofscape.



Grade II listed Hope and Anchor Public House, Macbeth Street



Former Mission Hall, corner of Riverside Gardens and Macbeth Street

5.50 Former Mission Hall, 1930. A two storey brick building (Building of Merit). The Macbeth Street frontage is 2 storey with multipaned windows and a long shallow gable. The Riverside Gardens frontage has a pleasing composition. It has a one storey, middle, entrance section with a steep pitched roof above it with a small dovecote on the ridge. Either side are projecting 2 storey, brick bays with small multipaned windows. The ground floor windows either side of the entrance are distinct as they have leaded light windows.

5.51 The Telephone Exchange is slightly later in date but has respected the plan form and architectural style of the surrounding development.

6.0 BROAD DESIGN GUIDELINES

6.1 The previous section described the character and appearance of the conservation area, looking at its historic development, individual buildings, groups of buildings and the general townscape. This section outlines the broad design guidelines which will be applied to ensure that the character or appearance is preserved or enhanced by any proposal.

Land Uses

6.2 The mixture of uses within a conservation area is a component of character and often reinforces the role and quality of its individual buildings and local townscape. The impact of changing the balance of uses on that character must be carefully considered. Where new uses are proposed, they should be configured and accommodated in a manner that is consistent with the character of the conservation area and its architectural form, scale and features.

6.3 The experience of the particular mix of uses within a historic area helps determine its character. This often reinforces the role and quality of its individual buildings and local townscape. The balance of uses within a conservation area is, therefore, important in defining its character, particularly if they reflect the historic development of the area. Conservation area designation is seen as the means of recognising the importance of such factors and in ensuring that appropriate policies are adopted to address the preservation or enhancement of such character by maintaining the balance of uses where it exists.

Urban Design

6.4 New development should contribute positively to the townscape and visual quality of the area and achieve a harmonious relationship with its neighbours to preserve or enhance the character and appearance of the conservation area. A successful design will take account of the characteristics of setting, urban grain, key townscape features, architectural details, landscape features, views, landmarks of the conservation area.

6.5 New development will be considered on the basis of the following urban design characteristics:

- a. Setting

The setting of the conservation area is determined by its surroundings within which the area is experienced and describes its relationship in particular to the spatial, visual, historic and topographic context. The setting may contain buildings or features that have a positive, neutral or negative impact on the significance of a conservation area. Where necessary, applicants should describe the impact of their proposals on the setting of a conservation area in accordance with the method outlined in Historic England's Good Practice Advice Note: The Setting of Heritage Assets (2015).

b. Urban Grain

The urban grain of an area is composed of the plot layout, form and scale of buildings, the public realm and street pattern that define the distinct character of the conservation area and give clues to its historic development.

c. Key Townscape Features

All new development should respect the key townscape features, such as height and massing, building types and density, that define the sense of place. Proposed works within consistent groups of buildings such as terraces or set piece developments should respect the established homogeneity of the townscape.

d. Architectural Detail

The scale, proportion, alignment, style and use of features and materials must be carefully conceived to achieve high quality buildings that form a harmonious relationship with their neighbours.

e. Landscape Features

All new development should respect terrain and landscape features of the site and surroundings and respect its relationship to the built context.

f. Views

Significant views in and out of a conservation area and within it that can be appreciated from the street should be protected and opportunities to enhance existing views and shape or define new ones should be sought when considering new development.

g. Landmarks

Established landmarks, such as a church, theatre, town hall, rail station, an imposing office or mansion block or industrial building, should be retained as visual focal points where they make a positive contribution to defining and identifying the character of the conservation area.

Further guidance can be found in 'Building in Context: New Development in Historic Areas', CABE 2001.

6.6 The council will require applications for planning permission, whether outline or full, to be in sufficient detail for a judgement to be made in relation to the impact of the proposal on the character and appearance of the adjoining buildings and street scene and the conservation area as a whole. For this reason an outline application without any details is unlikely to provide sufficient information.

New Development, Extensions and Alterations

6.7 New buildings, extensions and alterations should be sympathetic to the architectural character of the built context and should not have a harmful impact on the character and appearance of the conservation area. Characteristics such as building heights, building lines, roof forms, rear and side additions, front gardens and boundary treatment, lightwells, materials, windows and building features as well as disabled access measures should be considered in this context.

6.8 The following building characteristics are relevant when planning new development, extensions and alterations:

a. Building Height

Any new development should respect the general townscape and prevailing height of buildings in each area where there is general consistency in height and scale. Where this is not the case, a townscape analysis would be required that supports the judgement about appropriate building heights on a site.

b. Building Line

The relationship between the frontages of buildings and the street space they are enclosing is an important townscape characteristic. New development should respect the dominant building line and the general rhythm of the facades within a street. The building line of the rear of buildings, often with a repetitive pattern of original subordinately designed rear extensions, can also be important in its relationship with gardens. It should be respected by the careful design of any proposed rear extensions.

c. Roof Extensions

Front roof extensions are likely to interrupt continuous parapet and eaves lines in the townscape and are generally unacceptable for typical building styles within the Borough. Rear roof extensions should be sympathetic and special attention should be paid to their design where they are visible from the street and from surrounding properties. Alterations to the ridge height and the front roof slope are considered to be unacceptable where they harm the uniformity

of a terrace or the proportions of a building. The use or reinstatement of original rainwater goods, decorative detail and materials including tiling patterns will be expected where appropriate. The demolition of original chimney stacks that are a significant feature in the roofline and silhouette of a building or terrace is considered to be a material alteration to the roofscape and shape of a dwelling house. Their removal may require planning permission and will be resisted. Similarly, original chimney pots should be retained wherever possible.

d. Hip to Gable Roof Extensions

Hip to gable roof extensions can undermine the symmetry of groups of properties or terraces. Where hipped roofs form part of the pattern of original development in an area their loss will be resisted.

e. Other Extensions

Extensions should never dominate the main building and should adhere to the section of the Planning Guidance Supplementary Planning Document on Housing Standards with regard to the provision of garden space, its proportions and quality. The size of rear and side extensions should have regard to existing building patterns within a conservation area and respect the symmetry of original additions in terraces. The design and materials of such extensions should integrate successfully with the host building and its neighbours.

f. Front Gardens

Front gardens define the edge of the public realm and form an important element of the character of most of the Borough's streets and terraces. Planted front gardens improve privacy, the appearance of properties and their relationship to the street, amenity value and local biodiversity. The retention and maintenance of planted front gardens will be encouraged and their destruction in order to create vehicular crossovers, access and hard standings will be resisted. Further guidance can be found in the Sustainable Drainage Systems, Biodiversity and Transport sections of the Planning Guidance Supplementary Planning Document.

g. Boundary Treatment

Traditional front boundaries are important in defining the character of a street and visually unite street frontages of buildings. Alterations to or removals of front boundaries that interrupt the sense of enclosure and rhythm in the relationship between private and public space will be resisted, and where missing, front boundaries should be replaced to their original design. Boundaries of the 19th & early 20th Century can vary from the earlier style of metal railings on a stone plinth with matching gates, to the later style of low brick walls with stone copings (simple flat blocks or more distinctively moulded) surmounted by metal railings or panels, and matching gates all flanked by stone

or terracotta capped piers, and hedges, or a combination of these. In the majority of cases black or dark green is the most appropriate colour to paint metal railings and gates, but wherever possible the original colour scheme should be investigated. Invisible Green (Dulux Colour Reference 8406 G78Y) is often used. Visible side and rear boundary treatments can be of equal visual importance and their original design should be retained or reinstated. Any new structure over one metre in height on a boundary adjoining the highway and over two metres in height on a boundary at the rear of properties would require planning permission. Where the installation of bin, cycle or meter enclosures in gardens is considered to be acceptable, their design should be in proportion to the height of the boundary treatment and the size of the garden, and the enclosures should not be accessed through new openings in boundary walls, hedges or railings.

h. Lightwells

Where lightwells are considered to be appropriate they must be sensitively designed and proportioned to accord with the Basement and Lightwells design guidance in the Planning Guidance Supplementary Planning Document. The creation of lightwells by the excavation of all or part of the front garden of a residential property to provide windows to basements requires planning permission, as does the enlargement of an existing lightwell. The loss of a substantial part of front gardens that form an integral part of the character of the terrace and street will be resisted.

i. Brickwork and Stonework, Painting, Render and Cladding

External brick or stone walls (including pilasters to shop surrounds) should be retained in their original condition and should not be painted, rendered or clad in any material. Existing brick or stone elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary (usually with lime based mortar in a flush finish). Properties that have original unpainted stucco rendering, or have stucco mouldings, should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. Where render or stucco is painted, it should be repainted an appropriate matt colour (or colours) i.e. white, pale or pastel shades rather than vivid colours. Glazed bricks or tiles and terracotta tiles or decorative panels should not be painted. Planning permission may be needed for changes to original facades and consultation with the Borough's Conservation Officer should be sought.

j. Windows and Original Features

Original architectural features such as timber sash windows, timber or metal casement windows, panelled doors, decorative stucco, moulded window surrounds and door cases, and historic shopfronts should be maintained and

repaired wherever possible. Where renewal is unavoidable, owners are encouraged to reinstate these with exact replicas in the original style, detailing and materials. Replacement windows should be designed with matching opening styles, frame materials and profiles, pattern of glazing bars and glazing types. The type of glazing including secondary glazing options and design details should be carefully considered on a case by case basis. Planning permission may be needed for replacement windows and advice from the Borough's conservation officer should be sought. Owners of properties with inappropriate replacement windows, including PVC (plastic) windows, will be encouraged to change them for those of a more appropriate design and materials to match the originals when an opportunity arises.

k. Disabled Access

Applications for development affecting heritage assets should achieve accessible and inclusive design wherever possible and practicable. The Council supports the dignified and easy access for disabled people to and within historic buildings and historic public spaces. Suitable access for disabled people, which does not compromise a building's or area's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and if a flexible and pragmatic approach is taken. The Historic England publication – Easy Access to Historic Buildings (2015) provides useful guidance.

Shopfronts, Shop Signs and Awnings

6.9 The removal of historic shopfronts will be resisted and where they have been fully or partially removed, restoration will be encouraged. New shopfronts, including signage, lighting and other external installations, should incorporate high quality designs and materials which are appropriate to the architectural character of the building.

6.10 Proposed works to shopfronts will be considered with regard to their characteristic setting and features:

a. Shopfronts

New shopfronts and alterations should be designed to achieve a satisfactory visual relationship between the frontage and the rest of the building. Shopfronts spanning more than one original shop unit should not disrupt the vertical emphasis by the removal of intermediate pilasters and corbel brackets that originally divided the individual shop units.

b. Shopping Parades

A group of shops within a terrace normally has a unified appearance within well designed surrounds common to each shop and with related shopfront designs.

The replacement of shopfronts with individual features and surrounds that are not common to the group would harm the unified appearance of the terrace. The retention, repair or restoration of original shop surrounds and frontages therefore is of high importance to the character and appearance of historic buildings and conservation areas.

c. Shop Fascias, Signage and Lighting

Fascia panels and shop signs should be integrated into the design of a shopfront, respect architectural details, use appropriate materials of high quality and should be located below the perceived floor level of the first floor. Internally illuminated box fascias and signs are considered to be inappropriate for shops within conservation areas.

d. Shop Security Shutters and Awnings

Security grilles, where absolutely necessary, should consist of an open mesh to avoid dead frontages and be located internally. Shutter boxes should always be hidden from external views. Awnings should be traditionally designed and integrated into the shopfront.

More detailed guidance can be found in the Planning Guidance Supplementary Planning Document.

External Installations

6.11 Any external installations, such as solar/PV panels, satellite dishes and antennae, must be integrated into the design of a building by installing these within the envelope of the building or in a discrete manner in the least intrusive locations to minimise their visual impact both in ground level and high level views. Such installations within a conservation area may require planning permission and need careful consideration.

6.12 The proposed details of the installation of the following external additions must be considered:

a. Energy Efficiency Measures

Installation of energy efficiency technologies such as microgeneration equipment must be sensitively designed and situated to limit their visual impact on heritage assets. Internal alterations to increase energy efficiency, such as secondary glazing or heat pumps that require the installation of external grilles, should be designed to be sympathetic to the exterior character.

b. Satellite Dishes

Satellite dishes will not be permitted where they would be visually obtrusive and where alternative locations are possible.

c. Other Additions

External impedimenta such as original rainwater goods should be replaced in their original form and material. In some cases, powder coated aluminium may be acceptable but the use of PVC (plastic) is considered visually inappropriate. The installation of small size equipment such as alarm and antenna boxes and cameras should be limited and sited away from important architectural details and screened appropriately. The routing of cables should be internal – where this is not possible, cable routes should be in the least prominent locations with a colour finish to match the background.

Open Spaces, Trees and Streets

6.13 Open spaces, trees and streets make a significant contribution to the character and appearance of conservation areas. It is important that any proposed changes preserve the character and reinforce local distinctiveness of the area.

6.14 Proposals will be assessed with regard to the following considerations:

a. Open Spaces

Public and private open spaces within a conservation area have a major visual and amenity value and impact upon the character of an otherwise built up area. Many open spaces within the Borough's conservation areas are identified within the Council's Local Plan as Nature Conservation Areas or Metropolitan Open Spaces. Any development should be designed to ensure it is harmonious with the open space context, and views within and from the outside of open spaces should be given special consideration. Where sports pitches, playgrounds and associated lighting are appropriate and satisfy these policies, they must be carefully integrated within the original layout and landscape to minimise their visual intrusion and enhance their surroundings.

b. Trees

Mature planting and trees are an important characteristic of historic areas and most trees in a conservation area, including those in rear gardens, are protected [see the Town and Country Planning [Trees] Regulations 2012]. Owners are urged to look after trees on their land and plant new ones, and the Council will continue to re-instate and plant new street trees where appropriate, in order to ensure a continuing stock of mature trees for future generations and to provide an opportunity for biodiversity. Trees and shrub planting along boundaries of properties is a common characteristic in conservation areas, and their retention and maintenance will be encouraged.

c. Streets

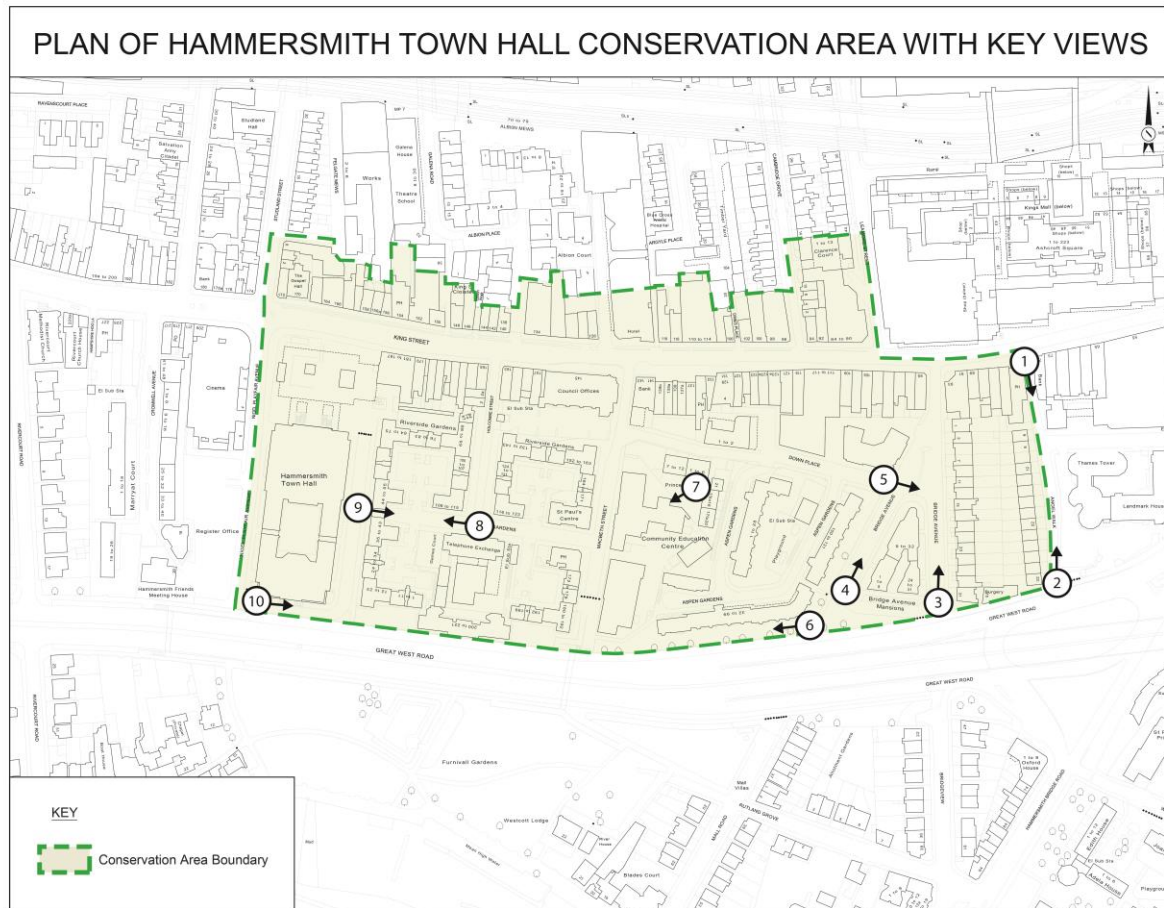
Roads, pavements and public spaces should form a neutral setting for buildings within the conservation area and all work should be carried out in accordance with the Council's street design guide "Street Smart". Original kerb stones and historic paving should be kept and repaired. Where this is not possible, high quality natural materials such as York stone and granite setts can greatly add to the visual interest of an area, however, surfaces should be visually subordinate within the townscape, providing a coherent character throughout the conservation area. Any hard and soft landscaping, paving, road surfaces or footpaths should be designed to contribute where necessary to managing surface water run-off in accordance with the Flood Risk and Sustainable Drainage sections of the Planning Guidance Supplementary Planning Document.

d. Street Furniture

The Council is committed to improving the street scene. The aim is to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. Historic cast iron bollards, railings and cast iron or enamel street name plates add to the visual character of an area and should be retained and repaired or, if appropriate, replicas installed. New lighting columns and lanterns should be designed in keeping with the local character and context within the conservation area.

7.0 KEY VIEWS ANALYSIS

7.1 The analysis of the conservation area has identified ten key views which are described in this chapter and shown on the map below:



Map showing key views in and around Hammersmith Town Hall Conservation Area

Key Views Descriptions

View 1 & 2: Angel Walk



View from King Street looking south down Angel Walk



View from Angel Walk looking north to King Street

7.2 View 1 is from King Street along the pedestrian passageway which is framed by the Hammersmith Ram Public house and the modern building, No. 75 King Street. View 2 is from the south end of Angel Walk towards King Street.

7.3 The fine terrace of listed buildings Nos. 6-32 Angel Walk has an awkward relationship with Landmark House and Tower House on the east side of the street. The listed buildings have a fine urban grain of narrow frontages and they are well articulated with an abundance of decorative detailing and personalised front gardens. The Towers in comparison have large footprints, bland facades and a poor relationship

with the scale of the adjacent listed terrace. The site is demarcated by a low boundary wall and tarmacked car park. The street would benefit from the provision of a well-articulated, active frontage along the east side at a scale that creates a more balanced relationship with the listed terrace. Public Realm improvements would also be welcomed such as street tree planting and high quality paving. Linking through to King Street.

View 3: Bridge Avenue (East)



View looking north up Bridge Avenue

7.4 The view is from the south end of Bridge Avenue (east) close to the Great Western Road. The view is framed by the listed terrace of houses Nos.1 to 31 on the east side of the street and the attractive and well-articulated façade of Bridge Avenue Mansions on the west side. The street contains mature plane trees on both sides of the street which soften the view and add to its enclosure and directional nature. The view is terminated by the flats in Ashcroft Square above the Kings Mall shopping centre. There is an opportunity to improve the termination of the view with a more attractive composition of buildings which have improved scale, massing, detailing, articulation and materials.

View 4: Bridge Avenue (West)



View looking north up Bridge Avenue

7.5 The view is from the south end of Bridge Avenue (west) close to the Great Western Road. It is framed by the well-articulated facades of Bridge Avenue Mansions on the east side of the street and Nos. 100-131 Aspen Mansions on the west side. The street contains mature plane trees on both sides of the street which soften the view and add to its enclosure and directional nature. The view is terminated by the flats in Ashcroft Square above the Kings Mall Shopping Centre. There is an opportunity to improve the termination of the view with a more attractive composition of buildings which have improved scale, massing, detailing, articulation and materials.

View 5: Bridge Avenue



View looking east from Down Place to Bridge Avenue

7.6 The view is from the corner of Down Place with Bridge Avenue looking west towards the listed terrace Nos.1-31. Thames Tower and Landmark House, loom large above the roofline of terrace and they detract from its setting. There is an opportunity to redevelop the site of the tall buildings in a way that improves their relationship with the setting of the listed buildings particularly with regard to their scale, silhouette, massing, articulation and materiality.

View 6: Aspen Gardens



View looking west from the south of Bridge Avenue

7.7 The view is from the south side of Bridge Avenue at the junction with the Great West Road looking west along the façade to Nos. 32-39 Aspen Gardens. The interwar block of flats is attractively articulated with projecting balconies and is in a prominent position at the foot of the flyover.

View 7: Princess Mews



View looking south west from inside Princess Mews

7.8 The view is from the entrance to Princess Mews looking south-west to the Macbeth Centre. From this vantage point, the attractive composition of gabled roofs, tall chimneys and tall multi-paned windows of the rear of the building can be appreciated.

View 8: Riverside Gardens



View looking west down Riverside Gardens towards Hammersmith Town Hall.

7.9 The viewpoint is adjacent to the telephone exchange looking west to the arched connection through Riverside Gardens into Town Hall Approach. The, composition, symmetry and detailing of the façade and roofline of this part of Riverside Gardens

can be fully appreciated from this vantage point with a glimpse of the Town Hall beyond.

View 9: Town Hall Approach



View looking east along Riverside Gardens

7.10 The view is from Town Hall Approach through the arched connection into Riverside Gardens and it frames a townscape consisting of larger scale interwar buildings along Riverside Gardens.

View 10: Hammersmith Town Hall



View of Hammersmith Town Hall from the Great West Road

7.11 The view is of the former public entrance of Hammersmith Town Hall from the Great West Road.

8.0 STATUTORY LISTED BUILDINGS IN THE CONSERVATION AREA

Angel Walk, W6

- Nos. 6 to 32 (even), Grade II

Bridge Avenue, W6

- Nos. 1 to 31 (odd), Grade II

King Street, W6

- Hammersmith Town Hall, Grade II
- Salutation Inn, No. 154, Grade II
- Mile Post outside the Hammersmith Ram Public House, No. 81, Grade II

Macbeth Street, W6

- Hope and Anchor Public House, Grade II

9.0 BUILDINGS OF MERIT IN THE CONSERVATION AREA

King Street, W6 (North Side)

- No. 102
- Nos. 116 & 118
- Nos. 122 & 124 (former Plough & Harrow Public House)
- Nos. 126 to 146 (even)
- Nos. 150 & 152 (Hayes House)
- No. 172

King Street, W6 (South Side)

- No. 81 Hammersmith Ram Public House (former The Builders Public House)
- Nos. 111 to 117 (odd) (former British Home Stores)
- Nos. 133 & 135 (former Penny Farthing Public House)
- Nos. 159 to 163 (odd)

Macbeth Street, W6

- Macbeth Centre (former St. John's C. of E. Primary School)
- Shaftesbury Centre (former South Street Mission Hall)

10.0 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

10.1 Planning permission is needed for most forms of development, including many building alterations. However, in order to prevent unnecessary interference in more straightforward work *The Town and Country Planning (General Permitted Development) (England) Order 2015* grants a general planning permission for some types of development, relating mainly to single dwelling houses. Because even these more simple developments can harm the character and appearance of a conservation area, Local Planning Authorities can remove these permitted development rights. This is done by the Council making a Direction under Article 4 of the General Permitted Development Order.

10.2 There are no Article 4 directions in the Conservation Area at the time of writing.

11.0 GLOSSARY

Architrave: A strip or moulding used to cover the joint between a frame and a wall, around a door or window frame; the lowest of the three sections of an entablature in classical architecture.

Apron: Mainly rectangular projecting section of brickwork often found below a window.

Baluster: A pillar or column supporting a handrail or coping, a series forming a balustrade.

Barge board: A board fixed to the projecting end of a roof over a gable, usually in pairs, one to each slope.

Bays: Compartments into which the nave or roof of a building is divided. The term is also used for projecting windows.

Bow window: Similar to a bay window but curved in plan.

Bracket: A projecting support. In brickwork or masonry it could be called a Corbel.

Building line: The main mass of a building as defined by its facades.

Canopy: A roof-like projection over a door or window; a hood.

Capital: The head or crowning feature of a column.

Cill/Sill: A slab of stone or wood at the base of a window or door opening giving protection to the wall beneath.

Colonnade: A series of columns.

Console: An ornamental bracket.

Corbel: A projection from a wall, often in brick, iron, wood or stone, which provides support for a beam or roof truss. Sometimes decorated.

Corinthian: The Corinthian, is the most ornate of the three main orders of classical Greek architecture, characterized by slender fluted columns and elaborate flared capitals decorated with acanthus leaves and scrolls. There are many variations.

Cornice: Projecting horizontal moulding. There are many variations in design. Usually placed on the parapet, at the top of bays or on the entrance entablature.

Curtilage: The total land area attached to a dwelling house.

Dentils: A row of small rectangular blocks forming part of the bed mould of a cornice.

Doric: The Doric is the oldest and simplest of the three main orders of classical Greek architecture, consisting typically of a channelled column with no base. The capital takes a simple circular form supporting a square abacus.

Dormer: A window in a sloping roof, usually that of a sleeping-apartment, hence the name.

Eaves: The lower part of a roof projecting beyond the face of the wall.

Entablature: The upper part of an Order of architecture, comprising architrave, frieze and cornice, supported by a colonnade.

Façade: The face or elevation of a building.

Fascia: The wide board over a shop front.

Finial: The upper portion of a pinnacle, bench end or other architectural feature.

Gable: The triangular portion of a wall, between the enclosing lines of a sloping roof. In Classic architecture it is called a pediment.

Gault bricks: gault clays are often heavy and tough, but contain enough chalk to make the bricks pale yellow or white when burnt. In their uncleaned state they often look grey.

Gibbs surround: A surround of a door, window, or niche consisting of large blocks of stone interrupting the architrave, usually with a triple keystone at the top set under a pediment. It is named after the architect James Gibb (1682 – 1754).

Glazing bar: A thin rebated wood b& which divides a large window into smaller lights.

Hipped gable: A roof which is hipped at the upper part of its end but has a part gable below the hip.

Hipped roof: A roof which is sloped at its ends as well as on the sides.

Ionic: The Ionic order is lighter, more elegant, than the Doric, with slim columns, generally fluted. It is principally distinguished by the volutes of its capitals.

Light: One window as bounded by the mullions and transoms and sometimes itself divided into several panes.

Lintel: The beam spanning the opening of a window or doorway. It may be wood, concrete, stone or steel.

Mansard roof: A roof with steep lower slope and flatter upper portion, named after Mansart. Also known as 'gambrel' roof.

Modillion: a projecting console bracket under the corona of the Corinthian and Composite orders.

Order: An Order in architecture comprises a column, with base (usually), shaft, and capital, the whole supporting an entablature. The Greeks recognised three Orders: Doric, Ionic and Corinthian. The Romans added the Tuscan and the Composite (later known as Roman), while using the Greek Orders in modified form.

Pantile: A shaped clay tile with a double curve across its width from concave on one side to convex on the other so that it overlaps the tile adjoining it on the side.

Parapet: The portion of wall above the roof gutter, sometimes battlemented; also applied to the same feature, rising breast high, in balconies, platforms and bridges.

Party wall: A wall separating two adjoining buildings and common to them.

Pediment: In Classic architecture, a triangular piece of wall above the entablature, enclosed by raking cornices. In Renaissance architecture used for any roof end, whether triangular, broken or semi-circular. In Gothic such features are known as gables.

Pilaster: A rectangular feature in the shape of a pillar, but projecting only about one-sixth of its breadth from a wall, and the same design as the Order with which it is used.

Porch: A roofed projecting structure to give protection against the weather to an entrance.

Quoin: A term generally applied to the cornerstones at the angles of a building and hence to the angle itself.

Ridge tile: A tile for covering the ridge of a roof: commonly of half-round or angular section.

Rustication: A method of forming stonework with roughened surfaces and recessed joints, principally employed in Renaissance buildings.

Sash: The sliding light of a sash window.

Semi-basement: A storey set halfway below ground level below the ground floor storey of a property.

Stock brick: The most commonly used in the district at any given time. In London mostly yellow or red stock bricks were used. Gault brick can also be found in parts of Hammersmith and Fulham.

Storey: The part of a building between each floor level and the floor above it.

String course: A decorative or slightly projecting horizontal band of brickwork or stone in the external face of a wall.

Stucco: A fine quality of plaster, much used in Roman and Renaissance architecture for ornamental modelled work in low relief. In England, it was extensively employed in

the late 18th and early 19th century as an economical medium for the modelling of external features, in lieu of stone.

Terracotta: Clay material moulded and burnt and used for features such as cornices, vases etc. Can be used with or without a glazed finish.

Voussoirs: The wedge-shaped stones or bricks of an arch.

Volute: The scroll or spiral occurring in Ionic, Corinthian and Composite capitals.

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OLD OAK AND WORMHOLT CONSERVATION AREA CHARACTER PROFILE



FORWARD

The London Borough of Hammersmith and Fulham is fortunate to have 44 conservation areas covering almost half of the Borough. These have been designated in recognition of the importance of the architectural and historic interest of our Borough. As Cabinet Member for Environment, I am committed to the preservation and enhancement of these areas with the help of residents and local groups, so that they continue to enhance the quality of life in the Borough and so that they survive as good examples of our heritage for future generations.

This Character Profile describes the special character of the Old Oak and Wormholt Conservation Area, identifying interesting historical facts, identifying notable structures, the special importance of its townscape value, and showing how buildings, open spaces and the public realm can work together to create an environment worthy of protection.

I would like to thank all local groups and individuals who have helped to prepare this profile.

Through the consultation process the documents have evolved to represent not only Officers' assessment of the conservation area, but those of the local amenity societies and residents' groups active in the area. I hope these profiles will now provide extra assistance in the stewardship and preservation of what is best in the Borough.

It is intended that the Character Profile will be a living document, which will be updated over time.

Cllr Wesley Harcourt

Cabinet Member for Environment



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1.0 INTRODUCTION

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“Every local authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas”

The Borough has designated 44 such areas since 1971, of which the Old Oak and Wormholt Conservation Area is one.

1.2 Under Section 71 of the Act, once an area has been designated:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”

1.3 This document is called a Conservation Area Character Profile (CACP). The CACP is an appraisal which aims to give a clear assessment of the special interest, character, and appearance which justified the designation of the area as a conservation area. It also includes some broad design guidelines which will aid all concerned in their efforts to preserve or enhance the character of the conservation area.

1.4 It is intended that each CACP document will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

1.5 The CACP's will support the main heritage policies in the Council's statutory Local Plan and supplementary planning documents.

1.6 Government guidance on heritage matters is set out in the National Planning Policy Framework. The overarching aim is that the historic environment and its heritage assets should be conserved in a manner appropriate to their significance and enjoyed for the quality of life they bring to this and future generations. In Section 16 of the NPPF (2018), entitled “Conserving and enhancing the historic environment” it states in paragraph 190:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.”

1.7 The London Plan reinforces these principles in Policy 7.8 which includes the following:

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

1.8 Historic England in their document "Conservation Area Designation, Appraisal and Management" support the need for considered advice and recognise the benefits of character appraisal as a tool to demonstrate an area's special interest and to enable greater understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions.

1.9 The designation of an area as a conservation area has other benefits beyond the protection of buildings and the design of an area. It enables other policies such as smarter streets and biodiversity to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

1.10 So, in line with the guidance given by both the Government and Historic England, this Conservation Area Character Profile will aim to define the character and appearance of the conservation area on the basis of an analysis of all or some of the following criteria:

- Origins and development of the street patterns;
- Archaeological significance and potential of the area, including any scheduled ancient monuments;
- Architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- Character and hierarchy of spaces, and townscape quality;
- Prevalent and traditional building materials, walls and surfaces;
- Contribution made to the character of the area, and to biodiversity, by green spaces, trees, hedges, and other natural or cultivated elements;
- Prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types;

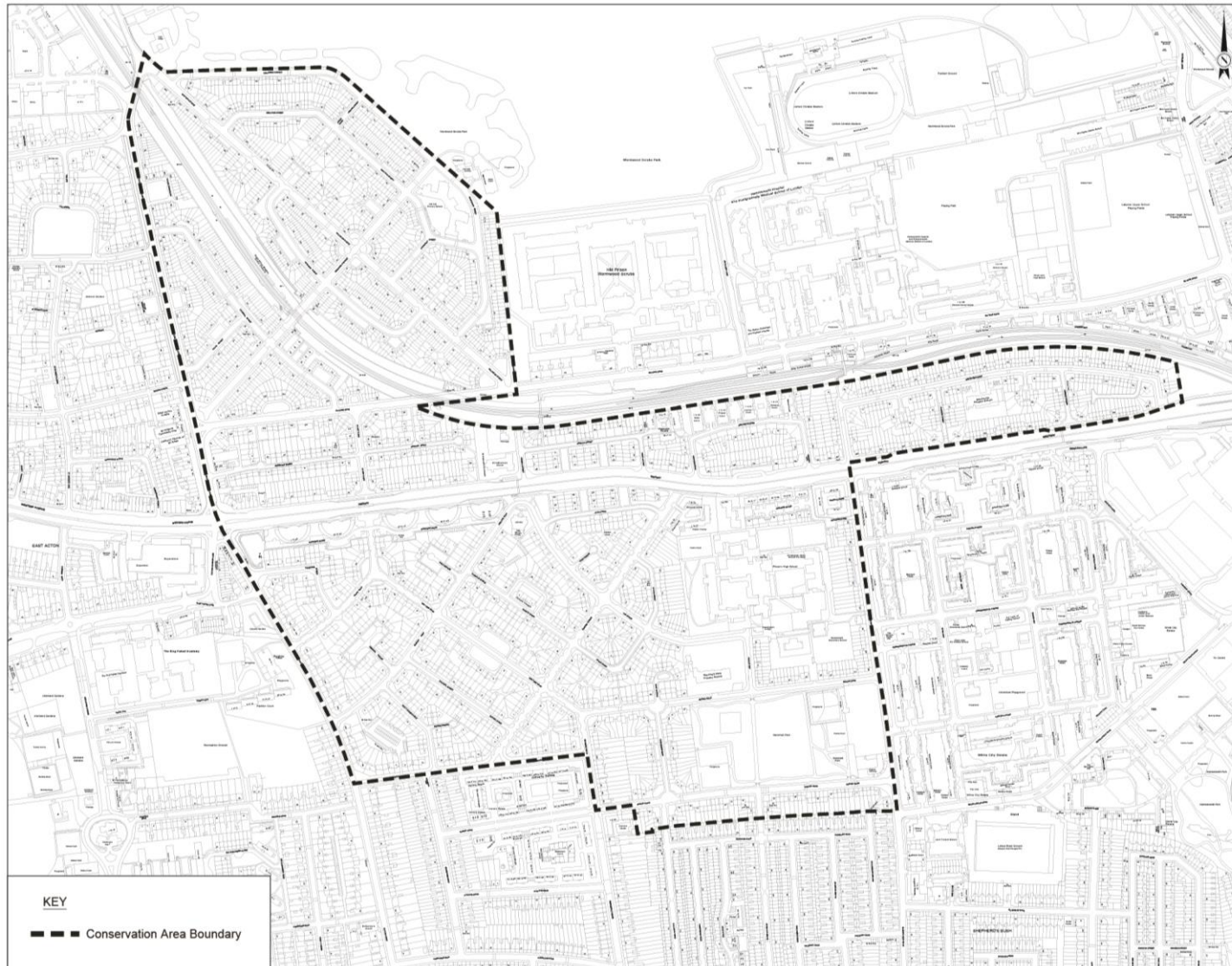
- Relationship of the built environment to landscape/townscape including definition of significant landmarks, vistas and panoramas, where appropriate;
- Extent of any loss, intrusion, or damage that has occurred since designation;
- Existence of any opportunity sites; and
- Unlisted buildings which make a positive contribution to the conservation area according to Historic England's criteria.

2.0 DESIGNATION

2.1 The Old Oak and Wormholt Conservation Area was designated on the 21st May 1980.

3.0 CONSERVATION AREA BOUNDARY

3.1 The conservation area boundary can be seen on the following plan and is adjoined by the Cleverly Estate Conservation Area to the south.



Old Oak and Wormholt Conservation Area Boundary

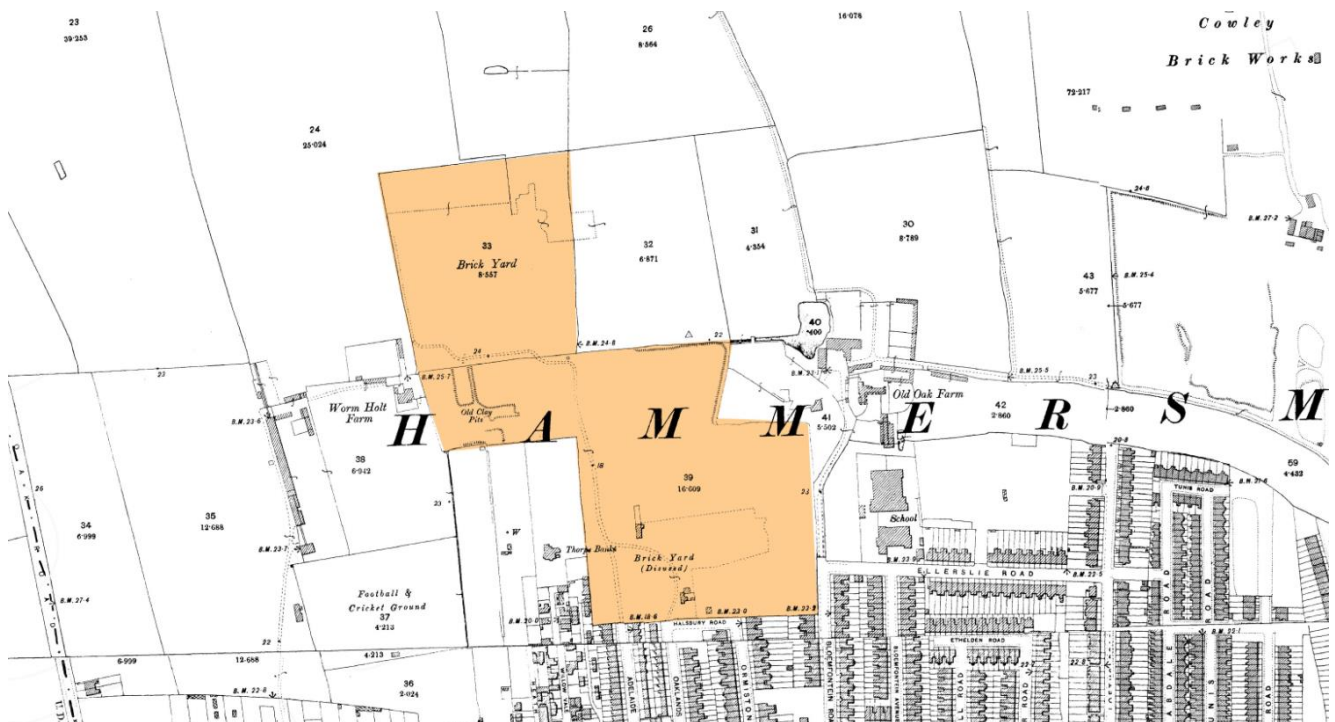
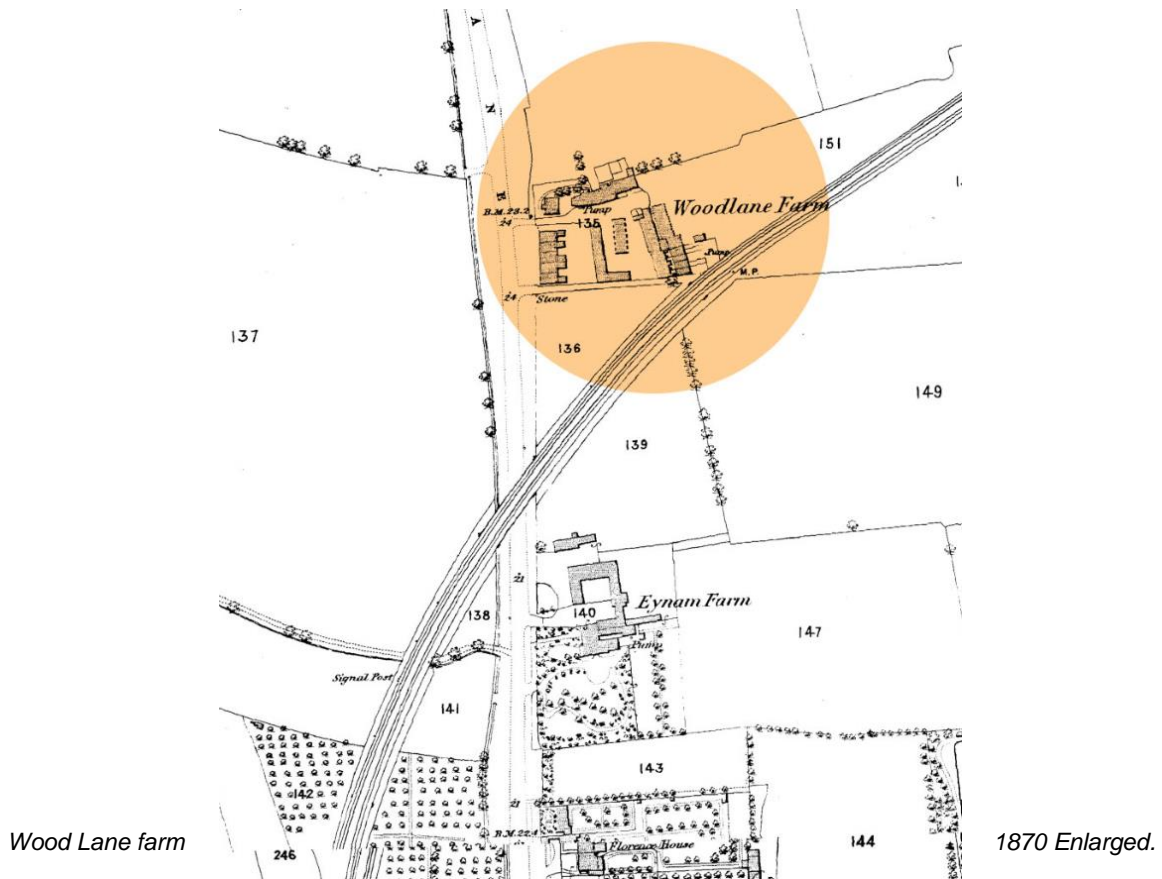
4.0 BRIEF HISTORY OF THE CONSERVATION AREA

4.1 The Ordnance Survey of 1860 reveals that there was very little development in this part of Hammersmith and Fulham at this time, with most of the land being used for farming. The survey also reveals Old Oak and Wormholt Farms which are located on what is now Wormholt Park. Wood Lane Farm also appears in this survey and was located on what is now the White City Living Site. In the same year a few buildings appear close to the junction of Old Oak Road and Old Oak Common Lane which form the edge of East Acton Village. The 1896 survey shows the division of Old Oak and Wormholt Farms and introduction of brick yards in the lands between. This area would later become the centre of the Wormholt Estate.



Extract from OS 1870s Historic Map showing Old Oak and Wormholt Farms (centre), Wood Lane Farm (right), and the eastern edge of East Acton Village (left), with surrounding fields.

East Acton and Old Oak Farm 1870 Enlarged.

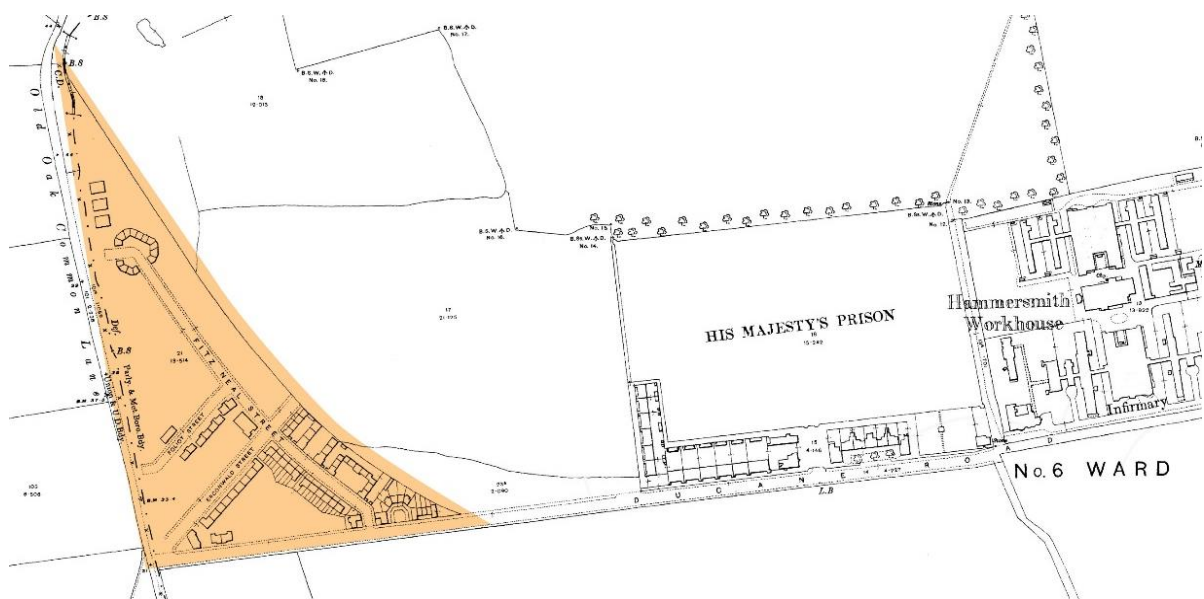


Old Oak Estate

4.2 The OS historic map from 1910 shows that land to the north of east of East Acton slowly began to develop as the site of His Majesty's Prison, Hammersmith Workhouse and the first phase of the Old Oak Estate.

4.3 The land for the Old Oak Estate was bought by the London County Council in 1905 and built under *Part III of the 1890 Housing of the Working Classes Act* as part of the council wider house building program. The land was purchased from the Ecclesiastical Commissioners at a cost of £29,858, 8 acres of which were re-sold to the Great Western Railway for its proposed Ealing-Shepherds Bush branch.

4.4 The estate was constructed in two phases, west of the railway in 1912-13 and the eastern half in 1920-3 with fourteen houses added in 1927 (LBHF 1996). Initial plans proposed a density of 27 cottages an acre and some 1527 cottages in all which would house – they estimated precisely – 11,438 people (LMA 1907). By January 1914, 304 cottages and 5 shops had been completed. Each of the cottages and flats had “a scullery and the usual office” but only the cottages of five and four rooms and 14 of the three roomed cottages were fitted with baths (LCC 1913). Roads and sewers for the second, eastern, section were completed before the war but construction was halted until 1920 when the Estate (and the neighbouring Wormholt Estate built by Hammersmith Borough Council) became significant components of the ‘Homes fit for Heroes’ campaign of the day, promoted by the 1919 Housing Act. East Acton Underground Station opened in 1920 on the Central London Railway extension to Ealing Broadway, now London Underground’s Central Line. Two more shops, 722 houses and the present day Old Oak Primary School were built by 1922 and an additional 14 houses in 1927. In all the finished estate comprised 1056 homes, 228 five-room, 443 four room, 341 three-room, 27 two room and 16 one-room houses or flats plus a “superintendent’s quarters (LCC 1913).



Extract from OS 1910 Historic Map showing the first phase of the Old Oak estate.

4.5 The area west of the railway line was built before 1914 and has been described as “a snug L.C.C. development of small two-storeyed red brick houses, especially skilfully grouped in the streets around East Acton station” (Pevsner and Cherry 2002).

4.6 What was and what remains most striking about the estate is its design and aesthetic and the ideals these reflect. Ebenezer Howard’s Garden Cities of To-morrow was published in 1898. The Fabian Society published Cottage Plans and Common Sense – Raymond Unwin’s manifesto addressing how municipalities might best provide for the Housing of the People in 1902. Unwin would be appointed Architect and Surveyor of the Hampstead Garden Suburb Trust in 1906. These currents all directly influenced the Old Oak Estate, in fact, one of the LCC architects responsible for the design of the estate was Archibald Stuart Soutar, the brother of and sometime collaborator with J.C.S. Soutar who replaced Unwin in Hampstead in 1914 (Municipal Dreams 2014). The estate introduced two design features which contributed to its unique aesthetic and which were new to social housing at the time. These were its mock Tudor architecture and the design and setting of roofs, which often extended below the eaves line of the upper storey and excluded dividing party walls that would usually rise above the roof level. Dormer windows were also positioned in the front roof plane (Stilwell 2015).

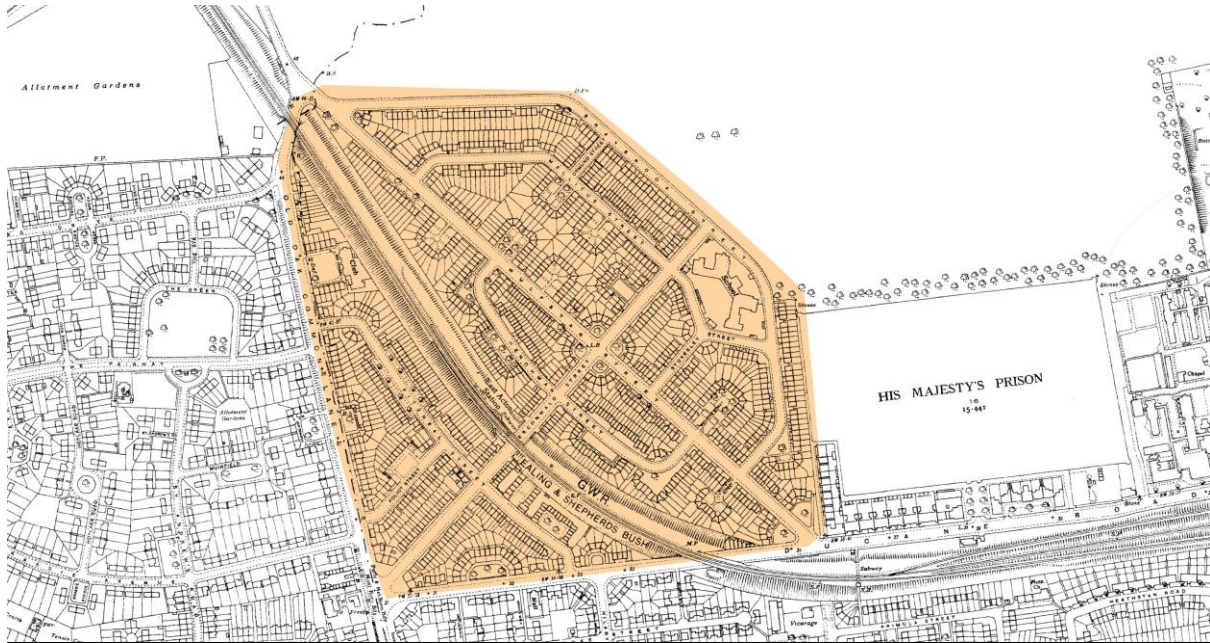


Image of Fitzneal Street (1912) from LMA Collage Picture Archive No.266415

4.7 The 1909 Housing and Town Planning Act (partly modelled on the private 1906 Hampstead Garden Suburb Act) was also critical to the accomplished design. Previously, planning had been hamstrung by well-meaning but unimaginative and restrictive bye laws. These were intended to enforce safe and sanitary housing construction but they also forced rigid building lines and tightly regulated streetscapes (Municipal Dreams 2014).

4.8 The 1909 Act's promoter, John Burns, President of the Local Government Board, spoke eloquently of that line of beauty which Hogarth said was in a curve and passionately of the moral as well as physical purpose of high quality housing and planning. The object of the bill, he proclaimed was; *"to provide a domestic condition for the people in which their physical health, their morals, their character and their whole social condition can be improved...The Bill aims in broad outline at, and hopes to secure, the home healthy, the house beautiful, the town pleasant, the city dignified, and the suburb salubrious. It seeks, and hopes to secure, more houses, better houses, prettier streets, so that the character of a great people, in towns and cities and villages, can be still further improved and strengthened by the conditions under which they live"* (John Burns Quoted in Beattie 1980).

4.9 Pevsner notes that the architect A.S. Soutar was responsible for some of the most picturesque parts of the estate, for example the groups of cottages at the corner of Fitzneal Street and Du Cane Road. Other architects involved were F.J. Lucas and J.M. Cormont. The layout was clearly influenced by Hampstead Garden Suburb, the supervising architect of which was J.C.S Soutar, brother of A.S. Soutar (Pevsner and Cherry 2002).

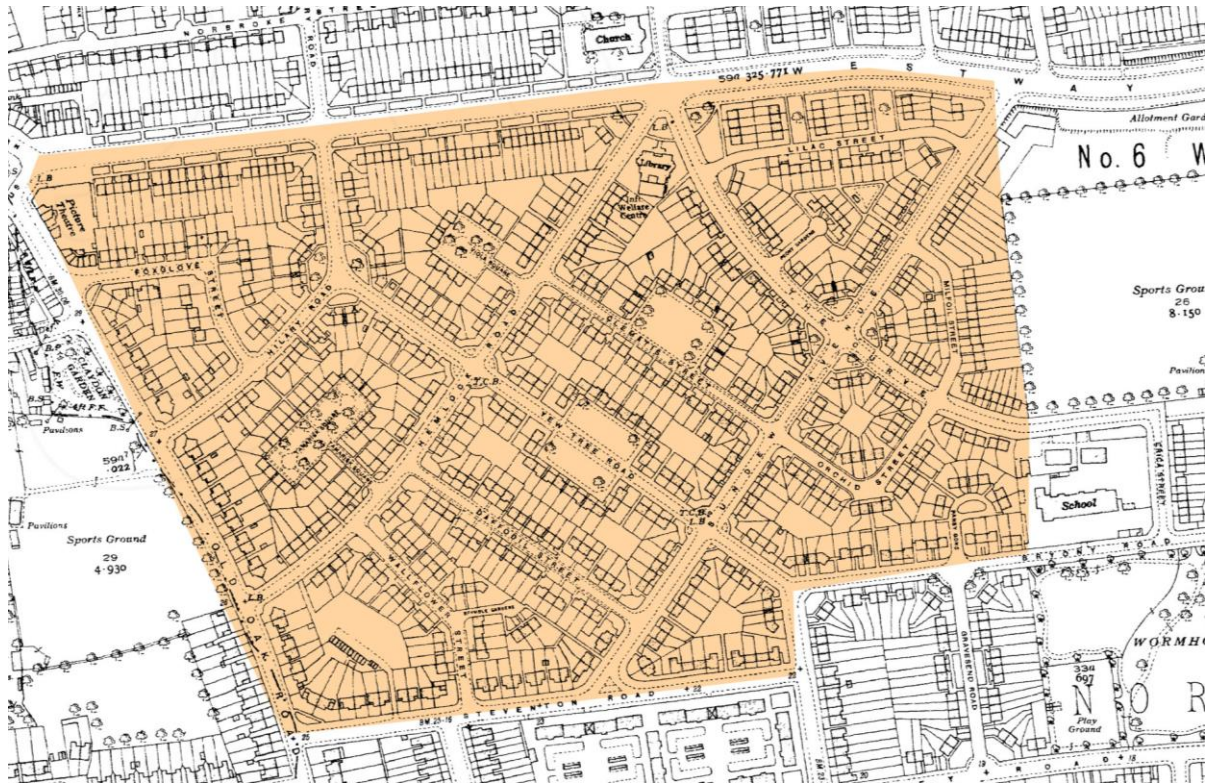


Extract from OS 1935 Historic Map showing completed Old Oak Estate.

Wormholt

4.10 The land for the Wormholt Estate was acquired from the Ecclesiastical Commissioners in 1919. The LCC. initially built 783 dwellings while Hammersmith Council proposed to develop 500 hundred houses on the adjoining 76 acres forming the core of the estate. Proposals for 37 shops fronting the Western Avenue were abandoned due to excessive costs, but Wormholt Park was opened in 1911 and Hammersmith Open Air Swimming Pool opened in 1923. Community facilities also included the Wormholt Library and Infant Welfare Centre (1930) and the present day Ark Bentworth (1929), Cambridge (1931) and Wormholt Park Schools (1922). Plans to extend the estate into the White City Exhibition site were also abandoned.

4.11 The Wormholt Estate planned from 1919, follows similar garden city principles with more generously designed houses. Built for Hammersmith by H.T. Hare with J.E. Franck, M.J. Dawson and P. Streatfield (each architect responsible for one section), and intended to relieve the crowded slums of the Hammersmith Riverside. By 1926 600 houses existed on the 50 acres between Old Oak Common Lane, Steventon Road and Bloemfontein Road. This portion still gives a good idea of the “homes fit for heroes” campaign (Pevsner and Cherry 2002).



Extract from OS 1935 Historic Map showing the Wormholt Estate.



Image of Wormholt Estate 1928 from LMA Collage Picture Archive no.275441

4.12 In 1930 a Cinema with shops fronting onto Old Oak Road was erected at the corner with Westway. It operated as the Savoy Cinema from 1931 to 1962 before being converted to a bingo hall. The present day Phoenix High School, Erica Street was built on playing fields in 1954-8 as two separate secondary schools; Hammersmith County School (Girls') and Christopher Wren School (Boys'). St Katherine's Church, Westway opened in 1958-9, replacing the previous church of St Katherine Colman (1922) destroyed by bombing during World War Two.

4.13 56 houses on the south side of the Westway between Hemlock Road and Old Oak Road were demolished in 1996 in a plan to widen the A40 and introduce an underpass at Savoy Circus. The road scheme was abandoned and the Banstead Court apartment blocks were built on the cleared land. These plans also resulted in the simultaneous demolition of The Savoy Cinema and the site remained vacant until 2017 when construction of student accommodation began.

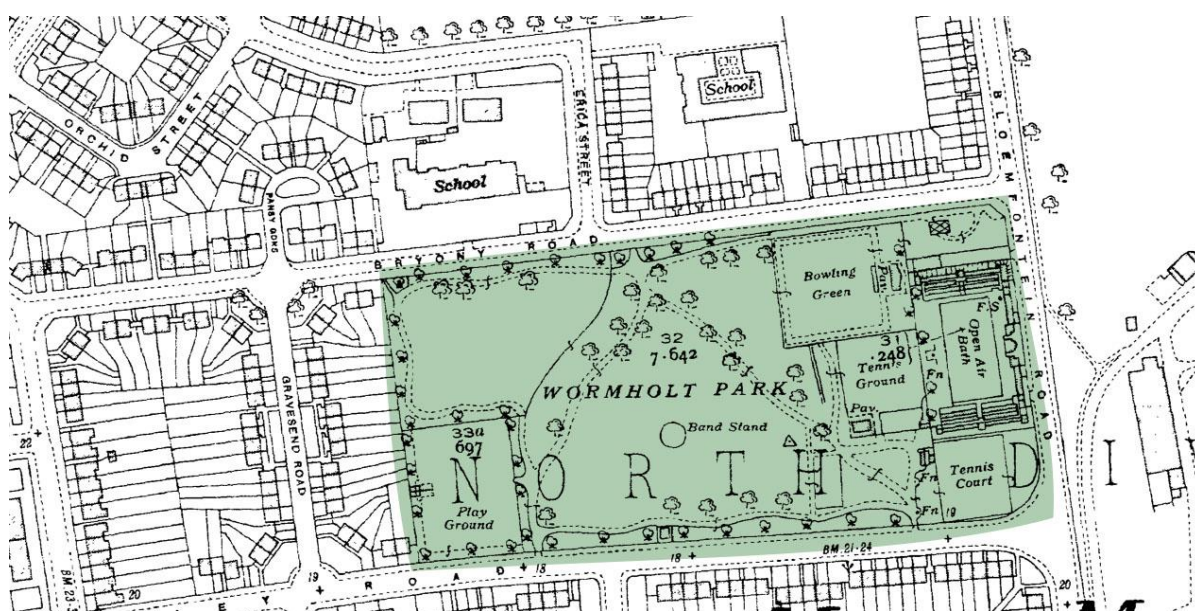
4.14 Postwar housing development in the conservation area has included Clematis Cottages on the site of a green at Primula Street and Rosewood Square, a sheltered housing complex built in 1984 on the site of the former St Katherine's Hall off Primula Street. Westway Park, an old peoples' home was built in the 1960s on vacant land on the south side of the Westway. Much of the complex was demolished and replaced with new housing at Joslings Close in 2003. Three terraces of interwar flat blocks at Nos. 9-127 (odd) Heathstan Road were replaced with new apartment blocks in 2006.

Wormholt Park

4.15 The area where Wormholt Park is situated was once woodland but was cleared probably sometime after the Norman Conquest; the land in this area became part of the Manor of Fulham owned by the Bishops of London, with Wormholt Woods commonland used for grazing.

4.16 In the 19th Century the area was largely farmed and in the 1850s what was to become the site of Wormholt Park appears to have been called Barn Field within the lands of either Wormholt Farm or Old Oak Farm. In 1903 the Ecclesiastical Commissioners, who owned the land, offered Hammersmith Borough Council an area to be used for recreational purposes, provided all works were carried out by the Council. The land conveyance eventually took place in 1909 and the park was laid out, the work undertaken by local unemployed people. The LCC contributed £1,000 to the cost of layout providing it was completed to their satisfaction. Wormholt Park was opened on 27 June 1911 as part of the borough's celebrations to commemorate the coronation of George V (LGO 2017).

4.17 On 4 August 1923, on adjoining land to the park, White City Lido was opened, designed by the Borough Engineer R Hampton Clucas. Costing £13,149, it took 60 unemployed men 6 months to build the 150 x 75ft pool, which had small lawns at both ends. However, it closed after the 1979 season and was converted into the indoor Janet Adegoke Leisure Centre in 1980 (LGO 2017). In November 2011 planning permission was granted for the redevelopment of the site for the Bloom Building to a design by Rogers Stirk Harbour & Partners containing a health care centre, retail units, 170 apartments and underground car parking. The design was subsequently refined by Penoyre & Prasad and the development has since been completed.



Extract from 1930 Historic Map showing Wormholt Park and White City Lido.

5.0 CHARACTER AND APPEARANCE

5.1 The appeal of the Conservation Area lies partly in its buildings and partly in its setting. The use of privet hedging, grass verges, street trees and the provision of small “cottage gardens” are an essential part of the garden suburb image; the widespread use of wooden mullioned window frames (both sash and casement) brick facades, pitched and gable roofs, small dormers and panelled doors reinforces the “cottage” character of the area.

5.2 Variety is provided between groups of buildings, not individual properties. Each pair of houses, or small terrace is of a single brick and roofing material, contrasting or complementing its neighbours. Style is the most important factor, for although the facades are relatively simple, unsympathetic changes disrupt not only the building itself and the rest of the block, but often the surrounding streetscape.

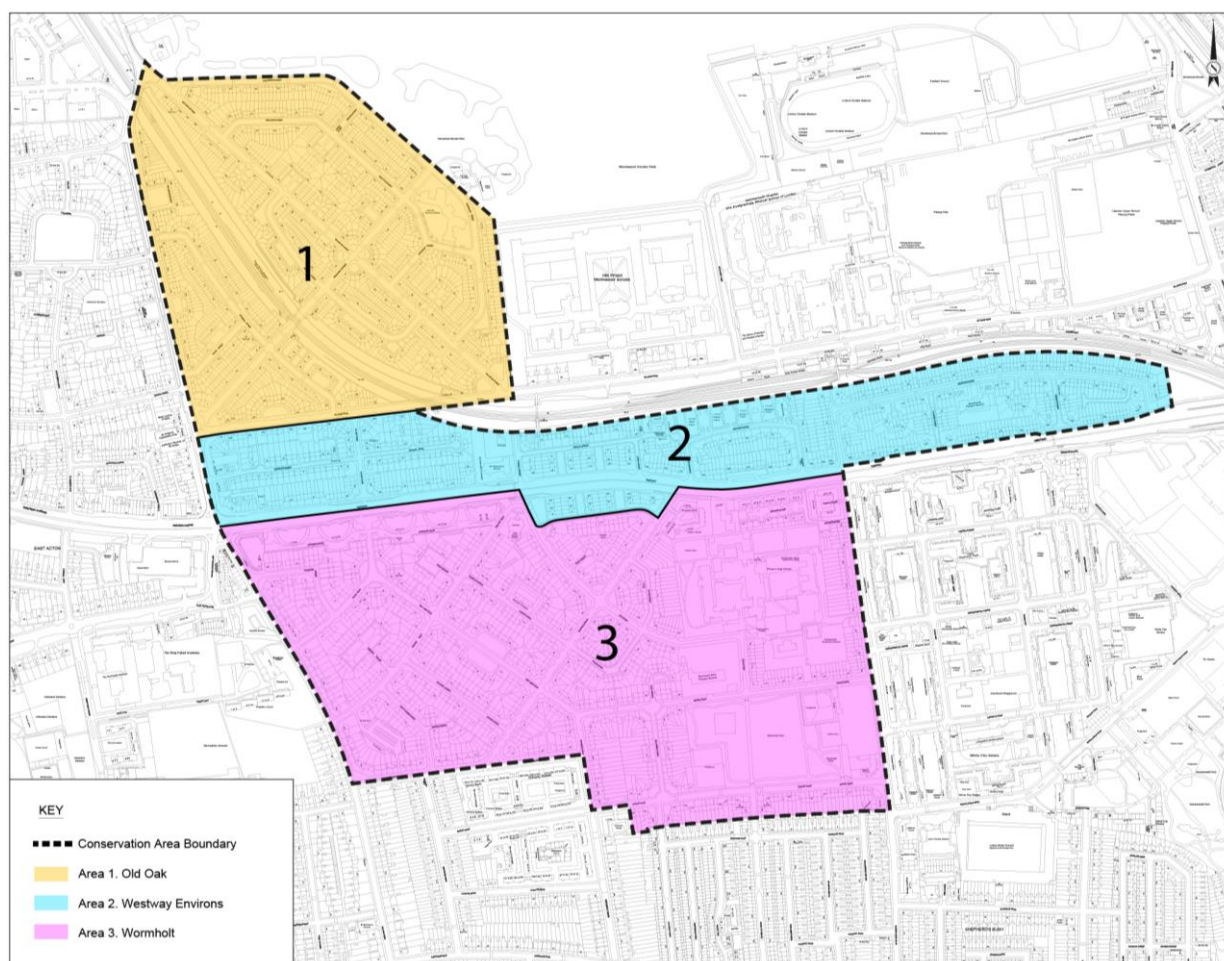
5.3 The conservation area is primarily an early 20th century residential area. It also benefits from some shops on Old Oak Common Lane and Westway. Some modern residential development has been stitched in along Bloemfontein Road, Westway and close to the Central Line.

5.4 The special architectural and historic interest of the Old Oak and Wormholt Conservation Area is derived from:

- the historic street pattern and the planned garden suburb layouts of the Old Oak and Wormholt Estates, which remain largely unchanged;
- the historical significance of the Old Oak and Wormholt Estates as an example of high quality planned early twentieth century public housing;
- the historical significance of the influence of the garden suburb movement, the ‘Homes for Heroes’ campaign and the 1919 Housing Act as evidenced by the development of the Old Oak and Wormholt Estates;
- the distinctive ‘cottage garden’ character and garden suburb architecture typified by the domestic scale of the housing, material palette, roofscapes; boundary treatments, and large planted front and rear gardens;
- the character of a predominantly early twentieth century suburb and the mix of buildings and open spaces associated with that role;
- the open character and soft landscaping of Wormholt Park; and
- the high quality of the townscape and soft landscaping.

5.5 The conservation area can be split into sub-areas for the purposes of the character assessment in order to distinguish areas of similar character and similar periods of development as shown on the following plan. These are defined as:

- Sub Area 1 : Old Oak Estate
- Sub Area 2: Westway environs
- Sub Area 3: Wormholt Estate



Old Oak and Wormholt Conservation Area Boundary and Sub Areas

Sub Area 1: Old Oak Estate

5.5 The distinguishing characteristic of this sub-area is the large number of houses which are laid out around lawns and gardens in U shaped terraces which run perpendicular to the main course of the street. These are dispersed widely throughout the sub-area. Sometimes terraces are also laid out with lawns to enclose a bend in the street such as Nos. 97-103 (odd) and 120-140 (even) Fitzneal Street and Nos.1-35 (odd) and Nos. 2-6 (even) Henchman Street.

5.6 Streets:

This sub-area is comprised of Braybrook Street, Du Cane Road (North Side), Erconwald Street, Fitzneal Street, Foliot Street, Henchman Street, Melitus Street, Old Oak Common Lane, Osmund Street, Stokesley Street and Wulfstan Street.

Braybrook Street

5.7 Braybrook Street generally has a more conventional layout with short terraces of mainly red brick houses laid out parallel to the street with narrow or medium depth front gardens. Houses in the street are quite plain with some having a brick string course under first floor windows. There is some decoration around porches and Nos.

77-85 (odd) have diamond lattice timber under the shared porch lintels and Nos. 87-93 (odd) have arched entrances consisting of 4 brick courses. Nos. 109-159 (odd) are stock brick. No. 129 is built forward of the building line with a gabled roof containing an oriel window and quadruple, centralised, timber sash windows with mullions at first floor level.



No. 129 Braybrook Street - gable roof with oriel window. Unfortunately No. 127 has been painted, the porch has been filled in and multi-paned windows have been lost. The original diamond lattice in the porch is visible in No. 129.

5.8 Unsympathetic changes in the street include some pebble dashed and painted facades and modern porches of varying styles. Some modern replacement windows have been installed in less sympathetic styles including leaded light windows and timber casements. However, on the whole there are relatively few changes to the buildings themselves. There are many examples along the street where front hedges and soft landscaping have been lost and replaced with low brick walls and timber fences.

5.9 Old Oak Primary School, formerly Melitus School, is a two storey, shallow pitched roof, stock brick building set out in the LCC's 'double butterfly' plan. There are a variety of multi-paned window types in the symmetrical façade. The wings seen from Braybrook Street have tall wide windows with fanlights, with those on the first floor finishing under the eaves. Some window heads on the main body are arched. There is a 'hit and miss' brick dentil string course running just below the first floor windows and parallel bands of darker bricks above it.



North east elevation of Old Oak Primary School.

5.10 Old Oak Community Centre is a utilitarian modern building which offers very little to the street in terms of its architecture.

Du Cane Road (north side)

5.11 Du Cane Road has an avenue of tall pollarded plane trees which enhance the setting of the buildings and soften and enclose views along the street.



5.12 Nos. 184-196 (even), next to the railway bridge is a one storey, stock brick retail terrace with piers dividing each unit. The original cornices are largely intact but in a poor condition as is the terrace as a whole. Shopfronts are poorly designed with obtrusive security shutters and signage.

5.13 Nos. 202-210 (even) is a terrace of red brick houses with tiled roofs and Nos. 202 and 210 at the ends of the terrace are set forward with gable ends.

5.14 Nos. 212-218 (even) is a terrace of 4 red brick houses with tiled roofs with a unique façade treatment. The end houses are canted inwards and the first floor façades of the centre houses (Nos. 214 & 216) are tiled and pitched from the ground floor and feature a wide, centralised dormer window. This roof splays out and forms deep eaves under which the recessed communal porch of Nos. 214 & 216 is set. No. 212 has the original entrance canopy but No. 218 has an incongruous modern canopy supported by pillars with capitals which is not in the English Cottage style. It also has a dormer in the roof which further breaks the symmetry of the terrace. The setting of the terrace benefits from a communal garden with its hedge intact and further soft landscaping behind it.



Nos. 212-218 (even) Du Cane Road

5.15 Nos. 220-222 (even) and Nos. 224-226 (even) are two pairs of red brick houses with tiled roofs at the entrance to Fitzneal Street. Their distinguishing features are, splayed projecting bays at first floor level where the adjoining houses meet. The projecting bay on Nos. 220-222 (even) is canted and rendered white and Nos. 224-226 (even) is half timbered in a Mock-Tudor style. Both have shared arched porches

below them.



Nos. 220-220 (even), corner of Du Cane Road and Fitzneal Street. The loss of original timber multi-paned windows has degraded the appearance.

5.16 Nos. 228-230 (even) are a pair of red brick, tiled roof houses with full height bays at each end with hipped gable roofs. Nos. 232-266 (even) is a significant terrace in the local townscape (see Chapter 7 - Key Views). Houses are red brick with tiled roofs and set around a communal lawn and gardens with tall brick gate piers at both garden entrances. The terrace has a steep roof with very prominent, full height gables at the flank ends onto Du Cane Road and one in the centre. There are four other smaller gables spaced along the length of the terrace above slightly projecting full height bays. Houses have a brick string course below first floor windows apart from around the bays. Some houses have ground floor, canted window bays and some of these are paired with timber trellis, either side of arched porches. All windows are sliding sash and multi-paned. The flank ends of the terrace onto Du Cane Road have centralised entrances with brick piers either side and stone entablatures above. The ends of the terrace have a pair of tall octagonal chimneys. Some hedges in private gardens have unfortunately been lost and replaced with fences.



View of the end of terrace house at No. 266 Du Cane Road from Begonia Walk featuring a typical original timber panelled door with glazing at the top.

5.17 Nos. 268–274 (even) is a red brick, tiled roof terrace of four houses with a prominent, paired central bay with a wide, tile fronted gable. Paired entrances are set into porches with paired brick piers either side that terminate under the low eaves of the gable. All windows are multi-paned with four centralised and set under the gable eaves in between the entrances. A pair of centralised windows features in the tiled gable façade and oriel windows are set either side of the bay at ground floor level.



Nos. 268-274 (even) Du Cane Road. Unfortunately No. 270 has some modern windows with fanlights that do not match the sash pattern of its neighbours.

Erconwald Street

5.18 The entrance to Erconwald Street from Old Oak Common Lane is comprised of 2 short, splayed retail terraces. Both have shops on the ground floor and unfortunately the original cornices have been obscured by bulky signage. External shutters also disfigure the shopfronts. At first floor level, Nos. 1-5 (odd) have a pair of tile clad gables either side of a narrow, Tudor style timbered bay. Nos. 2-4 (even) also have tile clad gables and some unsympathetic modern windows have been installed at first floor level.

5.19 The terraces at Nos. 6-40 (even) and 7-41 (odd) are 2 opposing symmetrical dark stock terraces with tiled roofs with paired gables. Nos. 15-21 (odd), 23-29 (odd), 26-32 (even) and 14 to 20 (even) have 2 pairs of shared entrances set in a bay under the deep eaves of the wide gable. The gables have 2 windows at first floor. Some houses in the terraces have canted ground floor window bays and paired entrances behind arched porches. Nos. 33-39 (odd) and 34-38 (even) have an unusual first floor feature with single or tripartite sash windows and brick surrounds that project through the eaves with a flat roofline. Unfortunately No. 9 has been pebble dashed which breaks up the continuity of the terrace.



Nos. 33-39 (odd) Erconwald Street, canted ground floor window bays and first floor windows projecting through the eaves.

5.20 Nos. 43-45 (odd) is a unique double fronted building on the corner with Fitzneal Street. The main frontage on Erconwald Street has full height bays with cornices and hipped gable, tiled roofs. The ground floor windows are in canted bays and the

brickwork has a pattern of projecting courses at the corners. The bays flank a recessive entrance set under a wide portico supported by rendered columns. The first floor has two narrow, arched windows under deep eaves. A prominent centralised chimney rises from the roof slope above. The building has a modern, one storey side extension which is subordinate to the main building. The flank wall on Fitzneal Street is flat fronted with a cornice. A central door is flanked by ground floor windows which have brick arched soldier courses above them.

5.21 Nos. 47-59 (odd), 61-73 (even) and 58a-70 (even) are three similar terraces (the latter 2 terraces are red brick). No. 47 & 49 share a bay with a gable roof. Nos. 70 & 73 have projecting houses with gable roofs. The rest of each terrace is flat fronted and the first floor windows project through the eaves with gutters running in front of them. Entrances are paired and recessed within arched porches. Unusually for the estate, the ends of terrace have gabled roofs with pediments. Nos. 70 & 73 have 2 gables as they turn the corner onto Henschman Street. No. 61 has a canted window bay on the ground floor. The terrace at Nos. 42-56 (even) also has flat fronted houses and No 42 projects forward with a gable. Small window gables project from the roof slope along the terrace. There are few unsympathetic changes but there has been a proliferation of satellite dishes on the facades.

5.22 East Acton Underground Station is an attractive one storey, primarily red brick building with a hipped slate roof. There is a brick frieze below the eaves window heads are arched. The platforms have attractive timber shelters.

5.23 Nos. 75-81 (odd) and 60-70 (even) are two short, red brick terraces of 4 houses with pantile roofs. Facades have a pattern of brick piers along each terrace up to a string course just below the first floor windows. They have wide shared porches set between brick piers with timber lintels. Nos. 103-107 (odd) and 133-137 (odd) are very similar terraces of 3 houses but the shared porches are only one bay wide with timber lintels.



Timber lintel in shared porch, Nos. 133-137 Erconwald Street

5.24 At the junction with Wulfstan Street there are four identical crescents of 6 houses set around communal gardens. The crescents have hipped pantile roofs at their ends. A distinguishing feature is a bay, 2 houses wide, with a parapet that stands higher and forward of the eaves of the rest of each terrace. Facades below the parapet carry vertical bands of brick patterning either side of the windows. Recessed entrances have timber white painted lattice work under the lintel. Some porches have double corner arches. A few multi-paned windows are missing. All 4 of the gardens at this junction are beautifully landscaped and in combination with the crescents create a strong sense of place around the junction.



*Crescents at the junction of Erconwald Street and Wulfstan Street.
A prominent satellite dish on the parapet spoils the symmetry.*

5.25 The terrace at Nos. 100-118 (even) has full height canted bays which are set onto wide bays that project from the main building line. Tripartite sash windows on the first floor of the rest of the terrace extend through the eaves and the gutter runs in front of them.

5.26 There is a view to Nos. 109-131 (even) which are set around a communal lawn (see chapter 7 - Key Views). The central wide bay contains 5 windows and projects forward with a hipped roof and chimneys behind that make it the focal point in the square. No. 121 in the centre of the bay has a curved timber entrance canopy which is evocative of the Georgian period.

5.27 The terrace at Nos. 139-149 (odd) has hipped gabled windows that extend through the eaves at first floor level.

Fitzneal Street

5.28 The terraces at Nos. 1-23 (odd) and 25-43 (odd) have original painted, pebble dashed facades rather than the usual brick. Houses are paired around shared entrances with Nos. 5 & 7 and Nos. 37 & 39 arranged as projecting bays around the shared entrance with gables. Some have a tripartite window arrangement at first floor level, centred above the shared entrances with white painted timber panels in between. Some of the windows project up slightly above the main eaves line. Two pairs of houses have ground floor canted window bays and painted timber trellis either side of the shared entrance. All porches have painted timber surrounds and some have canopies.



Original painted pebble dash nos.1-23 Fitzneal Street. Painted timber panels between first floor windows.

5.29 Nos. 2-36 (even) are a terrace of houses set out in a U shape around a communal lawn. The central pair of houses project from the building line and have a shared gable roof and tiled façade with a centralised window. The rest of the terrace has a continuous ridge line with tall chimneys and small hipped gables projecting from the pitched roofs. The houses at the ends of the terrace have full height bays with gables. Both of these houses have tall chimney breasts on the flank wall to the street which extend through the roof. Porches are shared and arched. The garden boundary is lined with a tall hedge and two mature trees behind it create an attractive frontage to the street.



*The privet hedge and pair of trees enhance the setting of Nos. 2-36 (even)
Fitzneal Street.*

5.30 Nos. 42-38 (even) and 44-48 (even) are 2 short terraces of stock brick houses which face each other across communal lawns and run perpendicular to the street. Entrances are set into full height projecting bays with gable roofs. Windows are wider and deeper than on much of the estate. The flank ends of the terraces onto Fitzneal Street have double gables and tiles down to just above ground floor windows. The gardens are bounded by a mature hedge and many houses with small threshold spaces have established shrubs which enhance the attractiveness of the enclosed space. The railway viaduct is screened from view with planting.

5.31 Nos. 50-68 (even) form a red brick terrace with tiled roofs and deep eaves, has full height bays at each end and a shared bay with hipped gable roof at the centre. The latter bay features a pedimented canopy and all other shared entrance porches have timber diamond lattice work under the lintel. A distinguishing feature is the ground floor, arched window heads which are painted white.



Distinctive arched window heads. Nos. 50-68 (even) Fitzneal Street. Full height bays have a brick relief detail. Some timber mullioned sash windows remain.

5.32 Nos. 47-95 (odd) and 70-118 (even) are long symmetrical terraces facing each other across the street. The first 3 houses at the ends of each terrace project forward significantly from the terraces they terminate. Their elevations give them the appearance of a substantial pavilion. The shared porch with brick columns is centralised within a bay. Full height brick piers support a pedimented gable. This is flanked on either side by full height canted window bays. A continuous cornice runs below the eaves. Chimneys on the ridge rise either side of the pediment and lend further emphasis to the symmetry and position of the entrance. At the centre of each terrace, a further pavilion effect is created by a wide bay under a hipped roof. The shared porch is flanked by full height brick piers and supports a cornice with a brick parapet which stands forward of the gable. Other houses in the terrace have paired full height canted window bays and shared arch porches. There are also prominent chimneys.



Nos. 91-93 (odd) Fitzneal Street. End of terrace houses are carefully composed to give the appearance of a substantial pavilion.

5.33 Nos. 97-103 (odd) and 120-140 (even) are arranged in terraces that wrap around and enclose the bend in the road. Houses are of red brick with tiled roofs and prominent shared gables on steep pitched roofs. Tall chimneys are prominent above each gable on the ridge. First floor windows are set within the gables or project from the eaves as dormers. Brick porches project slightly and have arches and shared recessed entrances. Most houses have retained multi-paned windows.



*Nos. 120-140 (even) Fitzneal Street. The terrace encloses the bend in the street.
Attractive composition of gable roofs.*

Foliot Street

5.34 Nos. 2-16 (even) are two terraces of red brick houses with tiled roofs. Nos. 4 & 16 project forward and have gable roofs. On the other houses, first floor windows extend through the eaves line and have hipped gable roofs. Shared porches have timber lattice work under flat arches. Ground floor windows have arched brick soldier courses above them.

5.35 Nos. 18-48 (even) are 3 terraces of red brick houses with tiled roofs. Three pairs of houses have shared full height bays with hipped gable roofs. Houses are flat fronted apart from a string course under the first floor windows. Entrances are set within arched porches. Some first floor windows project through the eaves line.

5.36 Nos. 5-35 (odd) are recessed and surround an attractively landscaped communal garden with several mature trees. Nos.11-29 (odd) forms the back edge of the garden and is comprised of red brick houses with pantile roofs. Entrances are recessed within either single or triple arched shared porches. Some houses have slim, full height canted window bays which terminate under the eaves.



Nos. 11-29 (odd) Foliot Street with triple arched, shared porches.

5.37 Nos. 5-9 (odd) and 31-35 (odd) are flat fronted terraces apart from a string course under the first floor windows. Entrances are recessed within triple arched porches. The flank walls at each end have paired, slim, full height canted bays. Multi-paned windows are intact in the street as are most boundary hedges.

Henchman Street

5.38 Nos. 2-6 (even) forms a short terrace of red brick houses with canted ends. Each end has a gabled roof onto the street and the corners have a brick relief detail of recessed brick courses. Entrances are recessed and shared in a porch with lattice timberwork under the flat arch.

5.39 Nos. 1-35 (odd) are two terraces forming an L shape set around communal lawns. Nos. 1 & 13 have bays under hipped gable roofs with full height window bays set under the eaves. Nos. 7 & 9 and 25 & 27 have wide, shared bays under hipped gable roofs. Some houses have arched porches and some have timber diamond lattice work under the flat arch. Nos. 25 & 27 have a semi-circular canopy supported by corbels over the shared porch which forms a focal point. A mature tree on the lawns greatly enhances the setting of the terrace and provides enclosure for the space.



Nos. 1-35 (odd) Henchman Street. The mature tree enhances the view.

5.40 Nos. 8-48 (even) and 50-90 (even) are stock brick terraces. Three houses at the ends and middle of the terrace extend forward and have shared hipped gable roofs. These have paired full height window bays with their own small hipped gable roofs and they are set either side of a shared arched porch. Houses in the recessive parts of the terraces have shared porches which are flanked either side by ground floor window bays. In the terrace at Nos. 50-90 (even), the recessive houses have original pebble dashed facades rather than brick. Most multi-paned windows are intact as are the boundary hedges.

5.41 Nos. 37-77 (odd) and 79-119 (odd) are two stock brick terraces set around communal lawns which are well cared for and attractively planted with some mature

trees along the street edge. The centre of each terrace has a wide bay with a hipped roof with a pair of full height window bays either side of an arched porch. Most other houses have a single storey window bay. Entrances are set behind single or triple arched porches. First floor facades in the recessive parts of the terrace at Nos. 79-113 (odd) are faced in pebble dash rather than brick.



Nos. 79-119 Henchman Street, original pebble dash on first floor facades. Triple arched porches flanked by window bays.

5.42 The red brick, slate roofed houses around the junction with Wulfstan Street Nos.121-153 (odd) are laid out in a square like manner which in combination with Nos. 92-98 (even), have the effect of visually enclosing the bend in the street. Several of these houses have gabled and hipped bays. Dormers extend through the eaves line on terraces both sides of the street. Some entrances are shared arched porches and some are shared porches with timber lintels.

Melitus Street

5.43 In the terrace at Nos. 1-15 (odd), two pairs of red brick houses have projecting full height bays. Nos. 13-15 (odd) has a hipped roof and a pair of full height canted window bays under the eaves. Nos. 9-11 (odd) are gabled with a pair of two storey window bays. The porch in between the two pairs of bays sits under the eaves which extend to the ground floor. All porches in the terrace have timber lattice work under flat arches.

5.44 No. 2 is a stock brick cottage with a hipped roof that terminates the view along the street from Stokesley Street with Old Oak Primary School appearing behind it. At first floor level, 3 windows extend through the eaves and project from the roof, with gutters running in front of them.

5.45 At the end of the red brick terrace at Nos. 17-33 (odd), Nos. 17-19 (odd) have paired, full height canted bays which sit under the eaves of the hipped gable roof.

5.46 Nos. 35-73 (odd) and 75-113 (odd) are two similar U shaped terraces which are set out around communal landscaped areas. There are views in (see chapter 7 - Key Views). The focal point of Nos. 35-73 (odd) is the 2 storey narrow gabled bay of Nos. 55-57 (odd) with a shared porch consisting of 4 brick soldier courses. The focal point of Nos. 75-113 (odd) is the wider, white rendered gable shared between Nos. 95-97 (odd). On the wings of the terrace, small hipped roof gable windows extend through the eaves with the gutters running in front of them. Entrances are shared within arched porches. Some unfortunate changes have been made to elevations on some houses in Nos. 75-113 (odd) including stone cladding and rendering. Both courtyard spaces are landscaped with Nos. 35-73 (odd) benefitting more from some established medium sized trees.

5.47 Nos. 4-48 (even) is a stock brick terrace with pebble dash on the recessed parts of the facade. Some houses that project forward carry double height canted window bays. Recessed houses have paired entrances flanked by paired ground floor window bays. Some other houses have wide arch porches set between double height canted bays.

5.48 Nos. 50-104 (even) & 115-149 (odd) are simple, flat fronted red or stock brick terraces with a brick string course below the first floor, tripartite windows. Entrances are individual with small canopies. Nos. 76 & 129, which form the centre of two symmetrical and opposing terraces, have pedimented gables.

Old Oak Common Lane (north of Du Cane Road)

5.49 Nos. 102-116 (even) and 150-164 (even) are two identical terraces of eight red brick houses with Roman tiled roofs. Houses at the ends of the terraces have full height bays and the rest have paired full height canted bay windows below the deep eaves which are concave and plastered. Porches are recessed behind arches with 3 brick courses and keystones and they have oriel windows above them at the ends of the terrace. Nos. 102-116 (even) have casement windows without small panes but Nos. 150-164 (even) have retained sash windows with multi-paned windows. Most boundary hedges are intact.

5.50 Nos. 118-148 (even) is a red brick terrace with tiled roofs which is set around a communal lawn. The elevations are articulated by 4 pairs of full height bays with gable roofs with tiled facades. Entrances are recessed behind triple arched porches. The flank frontages at the ends of the terrace onto Du Cane Road have paired, full height,

canted window bays under hipped roofs. Some hedges have been lost to fences and the lawn area is devoid of soft landscaping and would benefit from improved planting.

5.51 There is a view into Nos. 170-180 (even), 186-200 (even) and 202-212 (even) which are 3 red brick terraces with pantile roofs, set around a lawn with some trees and shrubs (see chapter 7 - Key Views). The main focal point in the square are paired, 3 storey gables on Nos. 192-194 (even) in the centre of the terrace. The ends of the terrace onto Du Cane Road have tall prominent chimneys.

5.52 Nos. 214-240 (even) is a red brick terrace with tiled roofs. The majority of houses in the terrace are set back from the street and these have tiled facades on the first floor with deep eaves overhanging paired, canted window bays on the ground floor which are set either side of shared, arched, recessed porches. Projecting houses in the terrace have deep eaves and clay tile, string courses below first floor windows. Sash windows with multi-panes are retained and hedges are largely intact.



Tiled facades in the terrace at Nos. 214-240 (even) Old Oak Common Lane.

Osmund Street

5.53 Nos. 1-11 (odd) and 2-12 (even) are two identical opposing red brick terraces with slate roofs. The end houses have projecting full height bays with hipped gable roofs. First floor windows have windows with hipped gable roofs that extend through the eaves with the gutter running in front of them. Most multi-paned windows and front garden hedges are intact.



Gutters run in front of the first floor hipped dormer windows in Osmund Street.

Stokesley Street

5.54 The terraces at Nos. 1-13 (odd) and 2-14 (even) are red brick houses with some paired, 2 storey canted window bays. Porches are shared with timber lattice work under flat arches. Some ground floor windows have lintels composed of several layers of red clay tiles. Many houses retain tripartite sash windows and most privet hedges are intact.

5.55 Nos. 16-22 (even) and 21-15 (odd), are two short terraces of 4 red brick houses which are canted inwards at both ends of the terrace. A prominent feature is the gable ends of the terrace which are wide with a pair of wide windows at first floor level but blank façades at ground level abutting the street.



Nos. 16-22 (even) Stokesley Street.

5.56 Nos. 24-36 (even) are flat fronted stock brick houses with individual entrance canopies.

Wulfstan Street

5.57 At the entrance to Wulfstan Street from Du Cane Road, the road is framed by two identical terraces, Nos. 1-11 (odd) and 2-12 (even), each consisting of six red brick houses forming the canted backdrop to well landscaped communal lawns. Nos. 1 & 2, project at the ends of the terraces and have hipped, gable roofs. Another decorative feature is vertical bands of very slightly projecting bricks running full height on either side of vertically aligned windows. A focal point occurs half way along each terrace. Where they change alignment, they have two storey, narrow bays with gable roofs and recessed shared entrances. Unfortunately Nos. 5 & 11 have been pebble dashed which has undermined the unity of the composition. Many have lost their hedges and walls predominate.

5.58 There is a view into Nos. 29-51 (odd) which are set around an attractive landscaped pathway (see chapter 7 - Key Views). A focal point is created at the far side of the square with a wide bay, 5 windows wide with a hipped roof and an entrance with arched pediment above.

5.59 There is a view into Nos. 52-90 (even) and the focal point on the far side is created by a narrow projecting centralised bay with gable and arched entrance with 4 brick courses (see chapter 7 - Key Views). On the flanks, small windowed gables extend through the eaves.

5.60 The terraces between Nos.13 -113 (odd) and 14-124 (even) are red brick and a common feature is for most houses at or near the ends of terraces to be set forwards of the main building line, sometimes in pairs and sometimes alone. These set forwards are further emphasised by full height canted window bays. Nos. 50, 92, 73 & 75 have window bays which carry their own small gables above and they have tall chimneys on the flank wall, rising to the side of hipped roofs. Entrance styles vary, for example Nos. 61 & 63 have a shared porch, recessed behind an arch set into a bay. Some have a shared porch consisting of a slightly projecting brick entrance with clay tile lintel, with small oriel windows either side of the entrance. Others have timber diamond lattice work under the porch lintel. Nos. 93-95 (odd) and 103-105 (odd) have projecting brick porches with white painted timber panelling and deeply recessed lobby's within. Most have multi-paned windows and intact hedges.

5.61 There are views into the terraces Nos. 136-174 (even) and Nos. 176-214 (even) which are similar U shaped terraces set around attractively landscaped communal gardens with mature trees (see chapter 7 - Key Views). Both have small windows with hipped gables extending through the eaves at first floor level and arched shared porches. There is also a view into the terrace at Nos. 159-197 (odd) to where a focal point is provided by a shared bay containing the porch for Nos. 177 & 179 with gabled roof.

5.62 The terrace at Nos. 119-153 (odd) employs a number of devices to articulate and decorate the terrace. Nos. 143-153 (odd) have shared entrances that fall snugly between single height window bays with tripartite sash windows. The centre of the terrace is marked by three houses set forward from the main building line and a wide hipped roof above full height bays either side of a shared brick arch porch.

5.63 Nos. 199-217 (odd) and 219-237 (odd) feature full height canted bays with hipped roofs above. Shared recessed entrances lay behind wide brick arches. The latter terrace is set back from the street behind a long hedge and houses have narrow gardens, many containing mature shrubs. Nos. 239 & 241 also have full height canted bays under deep eaves whilst Nos. 243-245 (odd) and 232-238 (even) are flat fronted with a brick string course under the first floor windows.

5.64 Pollarded mature street trees spaced at regular intervals are a strong landscape feature in this street.

Sub-Area 2. Westway environs

5.65 The defining characteristic of this sub-area is the long narrow block structure which is mainly, laid out parallel to Westway, Du Cane Road and the railway. Some of the houses are fully rendered with rendered chimneys, a characteristic not found elsewhere in the Conservation Area. It also contains the most significant retail cluster around Old Oak Common Lane and Westway.



Long terraces laid out along the north side of Westway. Inappropriate insertion of curved window bays and a painted brick façade and a pebble dashed façade undermine the unity of the terrace.

5.66 The sub-area is comprised of Banstead Court, Begonia Walk, Bentworth Road, Cactus Walk, part of Du Cane Road (south side), Heathstan Road, Hilary Road (North of Westway), Maurice Street, Norbroke Street, Primula Street, Terrick Street, Westway (North side and part of south).

Banstead Court

5.67 These are five modern, 4 storey blocks which are broadly semi-circular in plan. Southern facades are articulated with balconies. Northern facades with atria, form a glazed barrier to Westway.

Begonia Walk

5.68 These houses are rendered, including the chimneys and have tiled roofs. Two terraces have full height bays with hipped gable roofs at the ends of the terraces. Nos. 1-3 (odd) are flat fronted. All houses have individual entrances with canopies. Some have lost multi-paned glazing from their casement windows. Tall hedges along the path help to focus attention on the gabled house which is opposite the end of the street, No. 23 Norbroke Street.

Bentworth Road

5.69 Houses are stock brick with Roman tiled roofs and flat fronted with paired entrances set within shared arched porches. Houses at the ends of the terrace have individual entrances with canopies. Only Nos. 7-21 (odd) and 136-138 (even) have

brick string courses below first floor windows. The majority of ground floor windows are the tripartite sash type although many are of Upvc rather than the original timber with mullions. Three houses in the street have original canted window bays on the ground floor. There are examples of unsympathetic changes which have undermined the continuity of the architectural effect of repetition. Some houses have been painted, rendered or pebble dashed and like many streets in the area, some satellite dishes are intrusively positioned on the street elevation.



*Inappropriate painted façade with leading light windows and timber cladding.
Bentworth Road.*

5.70 Nos. 30-44 (even) and 76-90 (even) are set around small cul-de sacs off the main street. These rely on symmetry and landscaping to enhance the composition of the buildings. A terrace of four houses forms the back edge of each cul-de-sac and the focal point is an arched porch at the centre of the terrace. Uniform height hedges around the perimeter of the lawns create more enclosure and definition for the spaces and the single tree planting either side of the path further emphasises the central porches as a focal point.



Paired trees reinforce the symmetry of the terrace at Nos. 3-30 (odd) Bentworth Road.

5.71 This is one of the better streets on the estate in terms of retention of landscaping to front gardens and there are several attractive street trees which enhance the overall effect.



Bentworth Road benefits from many retained hedges, attractively planted gardens and street trees.

5.72 ARK Bentworth Primary Academy, formerly known as Bentworth Road School and Bentworth School has an attractive façade formed from a central 3 storey block which is flanked by projecting, 3 storey wings with hipped roofs and prominent chimneys. The central block has an attractive tiered effect with the ground floor storey having a pitched roof behind which the first floor façade rises with a further set back to the second floor facade. The windows have retained small paned glazing.



ARK Bentworth Primary Academy, Bentworth Road.

Cactus Walk

5.73 Nos. 2-8 (even) is a terrace of 4 rendered houses with tiled roofs and individual entrances with canopies. Houses at the ends of the terrace have full height bays with hipped gable roofs. The 2 central houses in the terrace Nos. 4 & 6 have small gable windows that extend through the eaves.

5.74 Looking north along this street which is strongly enclosed with tall hedges, there is a strong focal point in the shape of the gable of No. 266 Du Cane Road.

Du Cane Road (south side)

5.75 Nos. 201-207 (odd) are rendered houses with rendered chimneys in the same style as houses on Begonia Walk. Nos. 203 & 205 have lost their hedges to hard standings.

5.76 Nos. 209-215 (odd) and 217–223 (odd) are two red brick terraces with tiled roofs at the junction with Hilary Road. The ends of the terraces are canted inwards and houses have a brick string course under first floor windows and individual entrances

with canopies on the front. The flank ends carry canted window bays. There are central arches to the rear access passageways which have both been blocked off. Most houses have small paned windows intact. A large tree in each communal lawn in front of the houses helps to enclose the space and mark the entrance to Hilary Road.



Mature trees enhance the setting of Nos. 209-215 (odd) Du Cane Road.

5.77 Nos. 225-231 (odd) are red brick houses with tiled roofs and individual entrances with canopies on the front. Houses at the ends of the terrace project forward and have gable roofs. First floor windows are centralised and most windows retain multi-panes.

5.78 No. 233 is a modern red brick block of flats built in a style very similar to the estate. Nos. 235-245 (odd) form a red brick terrace with tiled roofs and paired full height bays with gables at the ends of the terrace. Entrances are individual and have canopies. Chimneys at the ends of the terrace are set on a triangular brick base.

5.79 Nos. 247-255 (odd) is a terrace of five red brick houses with tiled roofs and paired bays with gables. At the ends of the hipped roof, tall chimneys sit on a triangular base. Entrances are individual with canopies. Unfortunately No. 255 has been painted and has lost its multi-paned windows.

Heathstan Road

5.80 Houses are mainly red brick with Roman tiled roofs but Nos. 36-38 (even), 20-34 (even) are in stocks brick and the houses are primarily flat fronted with paired entrances set within arched brick porches. Houses at the ends of the terraces have individual entrances with canopies. Most houses have a brick string course below the first floor windows. Nos. 3 & 5 and 135 & 137 at the centre of the terrace have canted

bays at the ground floor level. Most houses have retained small paned windows and glazing bars to the windows. Most houses have retained soft landscaping but several have been lost to car parking and hard standings.

5.81 The north side the street was once lined with a row of apartment blocks built in the interwar period. Following their demolition, 5 modern brick blocks were built; Wood, Fraser, Lerner, Chambers and Newell Courts which are laid out perpendicular to the street with car parking courtyards around them. These range in height from 3 to 6 storeys and form a coherent composition which has a poor relationship in terms of scale, alignment and materiality to the character of the conservation area immediately around them.

Hilary Road (north of Westway)

5.82 Two opposing terraces Nos. 48-52 (even) and 39-43 (odd), are red brick houses with Roman tiled roofs and a brick string course below the first floor windows. All houses have modern casement windows without small panes. Unfortunately No. 52 has been rendered and has broken the unity of the short terrace. Nos. 54-56 (even) and 58-60 (even) have completely rendered facades which is an original detail on these short terraces. Houses have full height projecting bays with hipped gables, tiled roofs and individual entrances with canopies. Nos. 47-59 (odd) forms a terrace of 4 red bricked houses with tiled roofs. The houses have paired gables at each end of the terrace and Nos. 49 & 51 have entrances set under the low eaves of the central part of the terrace.

Maurice Street

5.83 Houses are stock brick with Roman tiled roofs and are predominantly flat fronted with paired entrances set within shared arched porches. Some houses have ground floor canted bays. Unfortunately the continuity of the terrace has been undermined by some inappropriate alterations, for example, Nos. 4, 10 & 12 have been pebble dashed and No. 4 has leaded light windows and a porch on the side. Many gardens have lost their soft landscaping to hard standings, walls and railings.

Norbroke Street

5.84 The unique feature of some of the houses in this street is stucco facades with a diamond lattice pattern in the stucco. This applies to Nos. 1-5 (odd) which have pantile roofs and a brick dentil course under the eaves. Each house has a small gable window that projects through the eaves and a very small window under the eaves. Entrances are individual with a curved or pedimented canopy constructed from red clay tiles. Unfortunately No. 4 has a prominent modern timber porch. This style repeats further along the street at Nos. 16-19 (consec.). Unfortunately No. 17 is has been stone clad. The loss of hedges and replacement with walls has diminished the setting of these houses.



Original patterned stucco and pantiled roofs, Nos. 1-5 (odd) Norbroke Street.

5.85 Nos. 6 -13 (consec.) and 51-62 (consec.) are red brick houses with tiled roofs and a brick string course. Individual entrances have large canopies. No. 15 is the only house to have a double height projecting bay with gable.

5.86 All of the houses at Nos. 20-50 (even) are rendered with tiled roofs. Most houses are in pairs and most have full height projecting bays at the ends with hipped gable roofs. Entrances are individual on the side with canopies. Some houses have unfortunately been pebble dashed which breaks up the continuity of effect. Many have modern casement windows without multi- panes and many have lost hedges to hard standings and walls.

5.87 No. 23 is unusual and it terminates the view when approaching from the north along the narrow Begonia walk. The entire frontage of the cottage sits under a gable roof which is tile fronted at the top. The façade has a wide but shallow projecting bay with 4 symmetrically placed windows over the two floors. A narrow tiled roof runs full width across the frontage above the ground floor windows.



View of No.23 from Begonia Walk with rendered façade.

Old Oak Common Lane (south of Du Cane Road)

5.88 Nos. 72-80 (even), is a curved retail terrace of red brick with tiled roof, and 2 storeys of residential accommodation above. Two storey brick piers separate each premises. The shop units have an original cornice but this is obscured by unsympathetically designed shopfronts and fascia's. Dormer windows with hipped gable roofs project from the slope of the roof. Four tall chimneys are prominent on the ridge line. The ends of the terrace are gabled and prominent and are faced in a Mock-Tudor style of timber and white plaster. This style extends across the first floor façade.



Mock Tudor Gable at each end of the terrace in Old Oak Common Lane.

5.89 No. 82 is an unusual single storey former bank building with high quality stone shopfront and a Mock-Tudor style gable. Nos. 84-86 (even) is a red brick parade of 3 retail premises with a continuous stone cornice set above the shop fascia's. The first and second floor façade is divided by several brick piers with fluted stone capitals. The intervening panels contain decorative brick patterning and set small paned casement windows. The piers support a deep stone and brick parapet which is divided horizontally by a further prominent stone cornice. This style is continued in the terrace at Nos. 88-92 (even), the central part of the terrace has one floor above the shop premises and has tall multi-paned windows with the central one having moulded architraves and a stone scroll above. The stone and brick parapet carries a prominent stone cornice.



Shopping parade at Nos. 88-92 (even) Old Oak Common Lane.

5.90 Nos. 94-100 (even) is a red brick, tiled roof, 3 storey terrace of shops with residential accommodation above. The terrace has paired, 2 storey gables at each end with tiled facades. The original cornice is obscured by bulky shop fascias.



Nos.94-100 (even) at the junction of Old Oak Common Lane and Du Cane Road.

Primula Street

5.91 Terraces in this street alternate between red and stock brick and all have Roman tile roofs. Houses are flat fronted and those at the ends of the terraces project forward and have wide centralised windows that project through the eaves line. Houses have a layered brick dentil course under the eaves and a brick string course under the first floor windows. A distinguishing characteristic is arched door heads of a single brick course with glazed fanlights containing a pattern of radial and concentric glazing bars. Front doors are slightly recessed and architraves are rendered. Unfortunately, several porches have been built so that the arches and fanlights have been obscured from view. Nos. 3-13 (odd) are rendered under the arch instead of glazed. Most houses have retained multi-paned windows. Some gardens are very large and a few have incorporated car parking and some soft landscaping. However, some have lost most of the planting and there are several unsympathetic modern walls, fences and gates along the street.



Distinctive multi-paned fanlights above entrances to houses in Primula Street, one fanlight is obscured by an inappropriate modern porch (right) and most of the garden of another is given over to car parking.

5.92 Nos. 63, 63A and St. Katherine's Hall formerly stood on the site sandwiched between Primula Street, Heathstan Road and the Central Line. Now occupied by what Pevsner described as "a delightful addition, Rosewood Square, sheltered housing for old people, 1984 by I. Orr, T. Ryland and M. Lister of the Borough's Architecture and Building Department. Two storey terraces around a little square, lovingly designed with pretty trellis balconies, tile decoration and other playful details. In the centre a gazebo-cum-laundry with tiled roof, set lozenge-wise on an octagonal plinth".

Terrick Street

5.93 Houses are stock brick with Roman tile roofs and flat fronted with paired entrances set within shared arched porches. Houses at the ends of the terrace have individual entrances with canopies. Most houses have retained multi-paned windows. Unsympathetic changes include pebble dashing on No. 5. and stone cladding to the façade of No. 1.



Inappropriate stone cladding on No.1 Terrick Street.

Westway

5.94 Nos.1-11 (odd) is a terrace of shops with 2 floors of residential above. Each premises is set between 2 storey vertical brick piers. The first floor has a mock-Tudor, timbered and rendered effect. Dormer windows with hipped gables project from the tiled roof slope. No. 1 forms the end of a curved retail terrace at Nos. 68-74 (even) Old Oak Lane. It has a three storey, Mock Tudor style gable end, with windows at first and second floor levels.

5.95 No. 13 is an individual house with full height hipped bay and a full height canted window bay. The first floor has a Mock Tudor, timbered and rendered effect.

5.96 The terraced houses along the north side of Westway are red brick with Roman tiled roofs and are mainly flat fronted with paired entrances set within arched porches. Houses at the ends of terraces have individual entrances with canopies. Most terraces have a continuous brick string course below the first floor windows. At the centre of some terraces there are paired, ground floor canted window bays. Most house have retained multi-paned windows with glazing bars. The loss of front gardens to car

parking has not been a significant problem on this street due the presence of Westway. There have been some uncharacteristic alterations which have undermined the unity of the terraces, for example, No. 265 has a painted façade and modern curved window bays and No. 269 has been pebble dashed. Front garden hedges are largely intact.

5.97 St. Katherine's Church of England Church (1958-9) has an austere 3 storey frontage with 3 brick bays and render panels in between. There are high level statues on the façade of two of the bays. There is a low, flat roofed side extension on the south-east corner on which the church bell is mounted in a gantry. Some mature trees in the grounds help to soften the harshness of the architecture.

Sub Area 3. Wormholt Estate

5.98 The defining characteristic of this area is the communal gardens, lawns and verges that are arranged at street junctions. These may be singular, as at the junction of Wormholt Road/Bryony Road and Yew Tree Road, paired, as at the corner of Daffodil Street and Sundew Avenue, triple as at the junction of Hilary Road and Yew Tree Road and quadruple as at the junction of Sundew Avenue and The Curve.



Characteristic landscaped corner, junction of The Curve and Yew Tree Road.

5.99 This sub area is comprised of Bloemfontein Road, Bramble Gardens, Bryony Road, Clematis Street, Daffodil Street, Erica Street, Foxglove Street, Gravesend Road, Hemlock Road, Hilary Road, Joslings Close, Lilac Street, Milfoil Street, Old Oak Road, Orchid Street, Pansy Gardens, Peony Gardens, Sawley Road, Sundew Avenue, Sundew Close, Steventon Road, Tamarisk Square, The Curve, Viola Square, Wallflower Street, Wormholt Road, Yew Tree Road and Wormholt Park.

Bloemfontein Road

5.100 The Bloom building (Cranston Court, 56 Bloemfontein Road) at the east end of Wormholt Park is a modern 7 storey apartment block above commercial and health premises on the ground and first floors (see chapter 7 - Key Views). The building features a highly articulated elevation onto the street with vertically stacked, projecting balconies and louvered fins. These are made more striking by the contrast with yellow cladding against the black metalwork of the balconies and fins.

5.101 Terraces in this street are of red or stock brick and have tiled roofs. Houses are the flat fronted variety with paired entrances set within shared arch porches. Houses at the ends of the terraces have side entrances with canopies. The terrace at Nos. 94 to 112 (even) is set back from the street behind a lawn and therefore only has small gardens. Nos. 100 & 102 at the centre of the terrace feature canted bays at ground floor level. There are 3 mature trees on the lawn of which two have wide canopies that greatly enhance the attractiveness of the terrace. Most of the houses have lost their multi paned windows. Unfortunately some houses have intrusive satellite dishes, which are often mounted in pairs.



*A proliferation of disfiguring satellite dishes in Bloemfontein Road.
The Bloom building (Cranston Court, 56 Bloemfontein Road) is visible beyond the terrace.*

5.102 No. 124 at the end of the terrace has two unusual features; a brick parapet across the full width and part of an original timber shop front. The latter has a fluted cornice, 6 over 9, sash windows and pilasters all in timber. Central doors seem to be unsympathetic modern replacements.



No. 124 Bloemfontein Road.

Bramble Gardens

5.103 Nos. 1-4 (consec.) is a short terrace of four red brick, pantile roofed houses with the ends of the terrace canted inwards. Houses have a brick string course under the first floor windows and individual doors with canopies. Nos. 2 & 3 have ground floor canted window bays either side of the central arch to the rear passageway.

5.104 Nos. 5-7 (odd) are red bricked houses with tiled roofs. The end houses are set forwards and have hipped gable roofs and every house has a small oriel window at first floor level.

5.105 Many hedges have been removed and replaced with hard standings for cars in this street.

Bryony Road

5.106 Terraces in this street are predominantly of red brick and flat fronted with a brick string course below the first floor windows and many of the short terraces have pantile roofs. Nos. 41-55 (odd) and 57-65 (odd) are stock brick. Houses have paired entrances set within shared arched porches. Those at the ends of the terrace have individual entrances with simple canopies. Most have modern replacement windows with no glazing bars. Some have lost their landscaping to be replaced with hard standings for cars, particularly at the west end of the street. Unfortunately, Nos. 5 & 7 have later addition porches of different styles and proportions which replace the original canopies. Several large satellite dishes clutter the front elevations of some of the houses. There are views from this street to Cambridge School (see chapter 7 - Key Views).



Timber panelled doors with a glazing panel subdivided by glazing bars are a characteristic of the conservation area, Nos. 1 and 3 Bryony Road.



Unsympathetic modern porches in the adjacent houses in the same terrace undermine the uniform effect.

5.107 Wormholt Park Primary School is set back from the street and is partially screened from view from Bryony Road. The 3 storey building is of yellow stock brick with a rendered top floor façade above a cornice. The roofline is articulated by tall multi-paned windows that extend through the eaves and have white painted gables.

The gabled ends of the building and the fenestration of the north elevation are also impressive, with an array of multi-paned windows visible from Erica Street and The Curve.



View of Wormholt Park Primary School from Bryony Road.



Views of the east and north facades of Wormholt Park Primary School from Erica Street.

Clematis Street

5.108 Houses in Clematis Street are distinct from most of the estate in several ways. The stock brick houses have minimal eaves, pantiled roofs and the top of the elevations are finished off with red brick dentil courses below the soffit. Houses are of stock bricks and at the ends of the short terraces they have red brick corner porches with an arch on both the street and flank elevations. Above the archway the house number is located on a red clay tile set into the brick façade. Both facades have a red brick dentil string course above the arched porch areas.



Porch detail: Corner porch with double brick arch and brick dentil string course above. Clematis Street.

5.109 This style of house has small windows to all rooms on the street elevations. Some premises have a shared triple arched porch feature containing front doors set either side of the passageway to the rear of the houses. All passageway entrances appear to be blocked off to prevent public use by a variety of fences or gates. Unfortunately a few houses have had render applied above the entrance areas so that the brick dentils and red brick patterning have been obscured. The corner porches on two houses have been in filled to become fully glazed so that the transparency of the recess has been lost.



Triple arch arrangement on Clematis Street. Porches set either side of the former alley entrance which has been blocked off.

5.110 Clematis Cottages are a row of unremarkable bungalows. It seems these are later editions to the estate and are built on what was formerly green space and a setting for houses in the street. The loss of the green space, a characteristic feature of the layout of the Wormholt Estate is particularly unfortunate.

Creighton Close

5.111 Creighton Close is a development comprised of three, 4 storey, stock brick blocks with pantiled, hipped roofs set around a courtyard. The only decoration is a brick string course under the 3rd floor windows. All windows are uniform and have multi-panes.

Daffodil Street

5.112 Nos. 1-5 (odd), 7-11 (odd), 25-29 (odd), 31-35 (odd), 2-6 (even), 8-12 (even), 26-28 (even), 32-36 (even) are all short, symmetrical terraces comprised of 3 red brick houses with hipped roofs at the ends of the terrace. All have a continuous brick string course below the first floor windows. Most terraces have pantiled roofs but some are tiled. A characteristic of the whole street is the brick work relief pattern which runs full height around the corners at the ends of the terraces. The houses at the end of each terrace have full height projecting bays with hipped gable roofs and centralised windows within the bays. Houses on the west side have all their individual entrances on the street face of the building. The end of terrace houses on some, such as nos.1-5 have arched porches formed from red tiles. The central house in the terrace has a

canopy above the door. On the east side of the street the terraces are very similar except that some have entrances on the flank facades rather than the street face.

5.113 The two central terraces at Nos.14-24 (even) and 13-23 (odd) consist of 6 red brick houses with hipped roofs at the end of the terrace. Terraces are flat fronted with no articulation. The ends of terrace have arched tile porches. The rest are paired either side of access ways to the rear of the premises which are recessed behind large tile arches.

5.114 Most houses in the street have retained multi-paned windows and hedges but several front gardens have been paved over to provide hard standings. Unfortunately, the prominent end of terrace house at No. 24 has been painted on both visible facades and has a modern porch. The façade of the terrace at Nos. 13-23 (odd) has been cluttered by an unsightly collection of soil stacks with external pipes. No. 4 has a prominent modern porch.



Painted facades on No.24 Daffodil Street together with a modern glazed porch and inappropriate replacement windows diminish the uniformity of the terrace. Fortunately, the string course and the brick work relief detail on the corner are still visible under the paint.

5.115 The lawn spaces at each corner of the street have retained large mature hedges which help to define the entrance to the street.

Erica Street

5.116 Houses in these terraces are stock brick, flat fronted and have pantile roofs. Entrances are mainly paired and set within shared arched porches whilst houses at the ends of the terraces have their own entrances with canopies. All of the windows are modern replacements without glazing bars. Most houses have retained hedges in

the front gardens but No.14 has been completely paved over to provide a hard standing. There are views to Cambridge School behind the terrace (see chapter 7 - Key Views).

Foxglove Street

5.117 Nos. 1-9 (odd) and 2-36 (even) are stock brick houses with minimal eaves and all have pantile roofs except Nos. 30-36 (even) which are Roman tiled. Elevations are finished off with a red brick dentil courses below the gutter. Most of the houses in the street are flat fronted and the only articulation is achieved by setbacks and forwards from the building line. Many of the large front gardens are gone and have lost landscaping in favour of hard standings for cars. Nos. 30-36 (even) are flat fronted stock brick houses with a string course below first floor windows. Entrances are set within individual arched porches or with canopies at the ends of terraces.

5.118 Nos. 11-13 (odd) are the same style as those found on Old Oak Lane (see below).

Gravesend Road

5.119 The short terraces of houses on this street are of stock brick with Roman tiled roofs and continuous brick string courses below the first floor windows. All houses have casement windows and the only one with multi-panes is No.19. Nos. 13-16 (even) have narrow single storey canted bays. Entrances at the ends of the terraces have small canopies and the rest are paired and set within shared, arched porches. No. 6 has unfortunately been pebble dashed and several houses have lost soft landscaping in the front gardens in favour of hard standings for cars. No. 12 has an unsympathetic, modern timber porch. The central terraces on each side of the street (Nos. 1-17 (odd) and 12-18 (even) have less generous front gardens as they are placed behind communal lawn areas which are neat with two trees on each one.

Hemlock Road

5.120 Nos. 1-31 are largely wide, flat fronted, red brick houses with tiled roofs at Nos. 1-15 and pantiles at Nos. 17-31 (odd) and most have a brick string course below the first floor windows. Some have full height double bays. Individual entrances have small canopies above. Most windows are multi-paned. Unfortunately, the brick façade of No. 13 has been painted and No. 29 has a flat rendered and painted façade and both of these break up the continuity of their respective terraces. Several houses have lost their soft landscaping in favour of hard standings for cars.

5.121 Nos. 2-8 (even) have double height bays at the end of the terrace with first floor windows in the gables. In the mid-section of the block, small windows project through the eaves to form small hipped roof gables. Nos. 10-14 (even) is built in a similar style but without the small gables.



Distinctive small gables at Nos. 2-8 (even) Hemlock Road.

5.122 Nos. 26-34 (even) have full height bays and pantiled hipped roofs whilst the opposite terrace at Nos. 33-39 (odd) has double height bays with pantile roofs and gables. A small oriel window features at first floor level in the centre of Nos. 33-39 (odd). Doors are individual with small canopies.

5.123 Nos. 41-47 (odd) is red brick, flat fronted terrace with pantiled roofs and 49-55 (odd) is a red brick, flat fronted terrace with tiled roof. Both terraces have one projecting house at one end of the terrace with a gable roof. Doors are individual with small canopies. Most houses still have multi-paned windows but a few houses have lost their boundary hedges in favour of low timber fences.

5.124 Nos. 36-42 (even) and 44-50 (even) are two red brick terraces with tiled roofs. Houses have paired gable roofs which contain individual entrances with canopies. The central section of each terrace is single storey and entrances are set under the eaves.

5.125 At the end of Hemlock Road is the former Wormholt Library and Infant Welfare Centre, now occupied by Ark Conway Primary Academy. The building was built in 1930. Designed by R. Hampton Clucas, Engineer and Surveyor for the Borough of Hammersmith it is built of red brick with gauged red brick mouldings and stone dressings, stock brick, has a copper clad cupola and flat roofs behind brick parapets. The entrance is symmetrical with the entrance door set back under a stone portico of paired Tuscan columns in antis on shallow stone bases on a stone flag floor. The adjoining greens have been annexed to create a larger site for the school and a new two storey school building is under construction. The scale and materials of the new building were designed to respect the scale and materials of the listed building as far as possible.



Entrance portico of the Grade II listed former Wormholt Library.

Hilary Road

5.126 Nos. 1-15 (odd) and 2-16 (even) are the same as the stock brick houses found in Foxglove Street.

5.127 At the Junction of Yew Tree Road houses are set out around 3 communal grassed lawn spaces with the houses only having small front gardens. Several mature trees help to soften and enclose the space. Nos. 18-24 form a terrace of red brick houses with tiled roofs. The ends of the terrace are canted inwards. Houses have individual entrances with canopies and a central arch marks the entrance to the rear alley. Nos. 26-36 (even) and 17-27 (odd) are identical terraces at the junction with Yew Tree Road and are set behind lawns. Houses are red brick and have individual entrances with canopies. The ends of each terrace are canted inwards. A pair of houses in each terrace has canted window bays on the ground floor (see chapter 7 - Key views).

5.128 Nos. 29-31 (odd) and 38-40 (even) are two symmetrical terraces of paired houses the ends of each terrace have full height bays with gables and the centre of each terrace is only one storey with a steep pitched roof above. Individual entrances are on the flank returns with canopies.

5.129 Nos. 16A & 16B are a unique pair of red brick houses with a full height, deep, shared bay with a parapet. The main part of the building behind has a hipped roof. The ground floor has a single storey wing either side of the bay which contains the entrances that have timber entablature and fluted pillars. At ground floor level the bay had a pair of canted window bays but 16B has been changed to a circular bay and the

loss of privet hedges and a soft landscaped front garden has further undermined the original symmetry.



No. 16B Hilary Road - loss of hedge and inappropriate replacement windows and front door.



No. 16A Hilary Road - hedge and windows intact.

Joslings Close

5.130 Built on the site of the former allotments and post WW2 redevelopment, Nos. 1-14 (consec.) is a modern development by Ealing Family Housing Association comprised of 2 and 3 storey houses and flats built in a pared down style similar to the original estate, flat fronted with arched porches and one gabled block. The rest of the development, Nos.15-48 (consec.), is a modern red brick development with 2 storey houses and 4 storey flats.

Lilac Street

5.131 Nos. 1-27 (even) are red brick houses with tiled roofs. Houses are flat fronted with individual entrances with canopies. The second house from the end of each terrace projects forward and has a tile fronted gable roof with centralised windows. Most have retained multi-paned windows and privet hedges. Three houses have modern porches.

5.132 On the north side of the street, short terraces of stock brick houses are set out perpendicular to the street and Westway and are set out facing communal lawns. The houses are in the flat fronted style with a brick string course below first floor windows and paired entrances set within shared arched porches.



Terraces around lawns, perpendicular to Westway on Lilac Street.

Milfoil Street

5.133 Houses are stock brick and flat fronted with, Roman tiled roofs and paired entrances set within shared arched porches. Houses at the ends of the terraces have individual entrances with canopies. The facades in the centre of the terrace Nos. 2-24

(even) project forward and have a continuous brick string course below the first floor window level.

5.134 Several houses in the street have lost most or all of their soft landscaping to hard standings for cars. Most houses have lost their multi-paned windows in favour of modern large panes.



East side of Milfoil Street. Loss of gardens and hedges to hard standings.

Old Oak Road

5.135 These stock brick houses, Nos.108-164 (even) are largely paired and wide with tiled roofs and red brick detailing on the corners. Paired, full height bays have shared, hipped gable roofs. These in turn have full height canted window bays set under the eaves. Recessive wings contain wide porches. Hedges are not a feature of these houses.



Houses along the east side of Old Oak Road.

Orchid Street

5.136 Houses in this street are almost identical to the houses in Clematis Street but they also incorporate a brick string course below the first floor windows.

Pansy Gardens

5.137 Houses in this cul-de-sac are red brick with pantile roofs and flat fronted apart from the junction of Nos. 4 & 5 which have a shared full height bay with wide hipped gable roof. Nos. 1-2 (consec.) and 7-8 (consec.) have a continuous brick string course below the first floor windows. All houses have side entrances with canopies apart from Nos. 4-5 (consec.) which have entrances set opposite one another within the arched access corridor to the rear of the premises. All houses have retained multi-paned windows. Unfortunately, several have lost landscaping and front gardens have become hard standings for cars. Two medium sized trees in the central island lawn add character and enclosure to the cul-de-sac.



Pansy Gardens. Houses set out around central island lawn.

Peony Gardens

5.138 This is a small round headed cul-de-sac comprised of a terrace with a wing each side. The houses are flat fronted and interest is partially derived from its enclosure of the space. The houses on the wings have full width, tiled gables with centralised windows. Nos. 3 & 4 in the centre of the terrace have canted ground floor bays. All retain multi-paned windows apart from no.1 which has modern replacements without glazing bars. Two houses have lost their hedges to accommodate car parking and this undermines the enclosure of the round hammerhead space.



Tiled façade on the end gable. Peony Gardens.

Sawley Road

5.139 The terraces along the south side of Sawley Road are stock brick with Roman tiled roofs and they are predominantly flat fronted apart from a brick string course although some houses have narrow, ground floor canted window bays. Entrances tend to be paired and recessed within shared arched porches although some have individual entrances with canopies. Houses at the ends of the terraces tend to have their own entrance with a small canopy above on the flank ends of the terraces. Windows are multi-paned although they are missing on some houses. Gardens are medium to large in size and many houses retain hedges along the perimeter however, unfortunately, there are several houses where landscaping has been completely removed to be replaced with hard standings for car parking which creates visual clutter in the streetscene.



Loss of hedges and front gardens converted to hard standings. Sawley Road.

Sundew Avenue

5.140 Nos. 3-5 (odd) are red brick with full height bays with paired gable roofs, centralised windows and side entrances with canopies.

5.141 Nos. 10-18 (even) is a terrace of 5 houses and Nos. 12 & 16 have full height bays with hipped gable roofs with centralised windows on both floors. The corners of the bays and ends of terrace are edged with red bricks and there is a brick string course under the first floor windows. Nos. 7-15 (odd), 17-25 (odd) and 20-28 (even) are the same style but in red brick with tall chimneys projecting from the hipped roofs at the end of the terrace. Several houses have lost their multi-paned windows but many are intact. No 22 has unfortunately been disfigured with the attachment of pipework to the façade. All of Nos. 17-25 (odd) have pantiled roofs and have lost their multi-paned windows. No. 21 has been pebble dashed. Most garden hedges are intact.

5.142 Nos. 27-31 (odd) are red brick houses with tiled roofs and the two end houses are set forward with gables. The end of terrace houses are set forward on Nos. 4-8 (even) and 30-34 (even) with hipped gable roofs. Each house has a small oriel window at first floor level. Entrances are individual with canopies. Unfortunately Nos. 30 & 34 have lost their hedges in favour of boundary walls.



Hipped gables and oriel windows nos.30-34 Sundew Avenue.

5.143 Nos. 49-67 (odd) are two red brick terraces with tiled roofs. Two houses in each terrace projecting forward substantially and have gabled roofs with the front face tiled above centralised first floor windows. Each house has an individual entrance with a canopy above but No. 49 has a modern canopy which does not match others in the terrace. Only No 61 has lost its hedge to a hard standing. There are several mature trees in this part of the street that greatly enhance its character.

5.144 Nos. 52-58 (even) are stock brick, flat fronted houses with pantile roofs and tripartite sash windows on the ground floor. End houses have individual entrances with canopies and central houses have paired entrances set within a shared arched porch. Nos. 60-72 (even) and 69 are a similar style but with a brick string course below first floor windows and without tripartite windows. Only No. 72 has retained small paned windows, all others have modern casement windows.



Prominent tiled gables on Nos. 59-67 Sundew Avenue.

5.145 Orwell, Wengham and Hayter Close is a four storey development comprised of three, 4 storey, stock brick blocks with pantile, hipped roofs set around a courtyard. The only decoration is a brick string course under the 3rd floor windows. All windows are uniform and have small panes.

5.146 Around the junction with The Curve there are 4 terraces of houses with the end houses canted inwards. These are red brick with pantiled roofs with a brick string course below first floor windows and individual entrances with canopies. The centre of the terrace has an arch to the rear alley but 3 of these are blocked off. Houses each side of the access arch have a canted window bay at ground floor level. Only No. 36 has lost its multi-paned windows. The terraces form the backdrop for lawns at each corner of the junction and the layout creates a distinct space within the estate. Unfortunately, the soft landscaping is minimal and there is only one large tree in the lawn outside No 33. More imaginative tree and shrub planting could enhance the enclosure and attractiveness of the space.



Corner lawn feature outside Nos. 41-47 (odd) Sundew Road at the junction with The Curve.

Sundew Close

5.147 These appear to be 2 modern houses built of stock bricks with gabled roofs in a style similar to the original estate.

Steventon Road

5.148 Nos. 1-39 (odd) are paired, wide, semi-detached houses of stock brick with red brick details on the corners and tiled roofs. Each house has a recessed wing and a paired full height bay with hipped roof above. They have full height canted windows set under the gable eaves and clay tiles between the ground and first floor bay windows. Most have modern windows and few have small pane glazing bars. Entrances are recessed within the first floor porch. Gardens are wide and many incorporate car parking and a substantial amount of soft landscaping.

5.149 Nos. 43-49 (odd) and 51-57 (odd) are two short terraces of stock brick houses with red brick dressings on bay corners. Nos. 43-49 (odd) have tile roofs and Nos. 51-57 (odd) have pantiles. The ends of each terrace are marked by full height bays with gable roofs. At ground floor level these bays have small canted window bays. End houses have individual entrances on the flank returns with small canopies above them. At the centre of each terrace there is a shallow, projecting, full height bay containing a centred oriel window at first floor level with a red brick surround. There has been some loss of small panes in the fenestration. No. 41 which is splayed at the entrance to Sundew Avenue and paired with No. 2, has double gable ends onto Steventon Road.



Oriel window over entrance bay in Steventon Road.

Tamarisk Square

5.150 These are largely flat fronted, red brick houses with pantile roofs and a brick string course below the first floor windows. The only articulation comes from double height paired bays with hipped gable roofs on some of the houses. The corners of the terrace and bays have a full height brick detail. The arched walkway to Hilary Road remains as an open public route from the north west side of the square.



5.151 Houses have very shallow front gardens and the communal areas are grassed. Arched entrances to houses are unusually lined with clay tiles. Many front gardens have no boundary or landscaping and the communal lawns only contain very young trees. A landscaping scheme for the lawns and restoration of hedges and shrubs to front gardens could greatly enhance the attractiveness and enclosure of the square.

The Curve

5.152 Nos.1-15 (odd) are flat fronted with individual entrances with canopies. Some however, project forward from the building line and have gable roofs with centralised windows in the gable. All have retained their multi-paned windows and hedges.

5.153 Nos.17-23 (odd), 25-39 (odd) (all stock brick) and 36-46 (even) (red brick) are in the flat fronted style with paired entrances set within arched porches. Many of the houses at Nos. 7-39 (odd) still retain mullions to ground floor windows although these are UPVC and only No. 19 has the original timber mullions and windows.



Typical flat fronted houses in The Curve.



Original timber sash windows at No.19. The mullions are more slender than modern Upvc replacements.

5.154 Nos. 2-6 (even), 12-18 (even), 24-28 (even) and 30-34 (even) are red brick houses with tile roofs and the end houses project forward with hipped gabled roofs. There are three small oriel windows at first floor level. Each house has an individual entrance with a canopy above. No.14 has a modern porch. Most have retained hedges but there are a few hard standings.

5.155 Nos. 8-10 (even) and 20-22 (even) are paired, red brick houses that are set forward of neighbouring terraces. The ends of the terrace have hipped gable roofs. The central section of the pair is a single storey with the pitched roof rising above it. The effect is to emphasise the ends and to frame the central section, entrances are individual with canopies and set within the flank return walls.



*Nos. 20-22 (even) The Curve.
Multi-paned windows are missing at No. 22.*

5.156 Nos. 36-46 (even) are red brick, tiled roof flat fronted houses with a continuous string course below the first floor windows. Entrances are individual with canopies. Unfortunately, there has been some loss of multi-paned windows and hedges and some unsympathetic modern porches have been built.

The Phoenix Academy Campus

5.157 Although the Phoenix Academy Campus site is located within the Conservation Area, some of the buildings on the main school campus are tired and plain in appearance and have little architectural or historical merit. The buildings have a poor street presence and do not make any particular contribution to the appearance of the Conservation Area. The site, initially forming two separate schools, comprises a cluster of post-war buildings grouped around a hard play courtyard area, with various separate buildings and areas of soft landscaping around the edges of the site. The main teaching block is the West Wing which is a 1950s/1970s part three, part four storey building to the west and south of the hard play courtyard. The Main Hall and East Wing located to the north and east of the hard play courtyard comprise a 1950s part two storey, part single storey block. The Hall has some character and architectural interest in its facade. The Reddaway Block, located to the south-east corner of the hard play courtyard is four storeys in height and has been refurbished. The distinctive form and colours of the recently completed Sixth Form Centre lifts the appearance of the site but would benefit from the relocation of the car park. A replacement school keeper's house was built fronting The Curve at the same time as the Sixth Form Centre. The Phoenix Fitness Centre and Janet Adegoke Swimming

Pool on the east of the site have recently been completed. The opportunity should be taken to provide a more active frontage to the site, create a legible entrance and welcoming reception area and improve visual and physical linkages to the potentially expanded area of the campus and surrounding area.



The Main Hall is visible between more modern buildings on the Phoenix Academy Campus.

5.158 Cambridge School makes a positive contribution to the character of the Conservation Area. It was opened in 1931 by the former London County Council (LCC) as Wormholt Estate Central School later changing its name to North Hammersmith Central School. It forms one of the original public buildings on the Wormholt Estate. Built in red brick with clay tiles, timber windows divided into multiple panes and hipped roofs it evokes the cottage image so typical of Wormholt Estate, the conservation area and the garden suburb movement in general. Originally the north elevation had veranda corridors, now enclosed. Now occupied by Cambridge School, it was formerly the Bryony Centre, an adult education centre.

5.159 There are views of Cambridge School from three different vantage points in the surrounding streets (see chapter 7 - Key Views). Given the historic and architectural importance of the Bryony Centre and its positive contribution to the surrounding area, these views of the retained building from the street scene should be retained so as to preserve the character of the conservation area.

5.160 The Council adopted a planning brief for the educational campus in June 2009 "Phoenix School Campus incorporating the Bryony Centre" which is available on the Council's website www.lbhf.gov.uk

Viola Square

5.161 The square is enclosed by three terraces containing 4 red brick and tiled roof houses in each terrace. The terraces on the right and left sides of the lawns are terminated by paired gables whilst the central part of each terrace is single storey with entrances set under the eaves. The passageway to the rear of the premises has been in filled to provide residential accommodation with a window.



Entrance set under the eaves. Viola Square.

Wallflower Street

5.162 Nos. 1-7 (odd) is a red brick terrace with pantile roofs where the end houses are set forward with centralised windows at first floor level and gables. Entrances are individual with canopies.

5.163 Nos. 2-8 (even) is a red brick terrace with tiled roof. The houses have paired gables and the central section of the terrace is only one storey so that middle houses have entrances set under the deep eaves. End houses have individual entrances with canopies.

5.164 Nos. 9-23 (odd) and 10-20 (even) are red brick houses with a distinct style not found elsewhere on the estate comprised of short 2 and 3 house terraces. The end houses have prominent double height bays with centralised windows at first floor level and gable roofs. A distinguishing feature is the small dormers which project from the pantile roofs on the side of the gables. These have small windows with small panes. Houses have individual arched porches with key stones.



Small dormer projecting from behind the pantiled roof gable. Wallflower Street.

5.165 Unfortunately several front gardens have been adapted for car parking on this street and have lost their hedges in the process.

Wormholt Park

5.166 The park retains its original path layout and some play and sports facilities and many mature trees. Enhancements have been implemented following the production of plans initiated by the Friends of Wormholt Park. The park, its landscape and planting makes a positive contribution to the character and appearance of the conservation area.



*A view of the west façade of The Bloom building
(Cranston Court, 56 Bloemfontein Road) across Wormholt Park.*

Wormholt Road

5.167 Nos. 82-104 (even) are attractive Edwardian houses, predating the construction of the Wormholt Estate. The houses are terraced or semi-detached with slate roofs and full height, canted window bays with gables above. Window surrounds and architraves around the entrances are stucco (patterned around the entrances). A continuous, full width cornice runs across each façade above ground floor level. Entrances are wide and recessed within porches and many original timber patterned doors remain intact. Windows are timber sash. Front gardens are generous and some contain original pattern tessellated tiles.



Original door and tessellated tiles on path. Wormholt Road.

5.168 Nos. 91-97 (odd) (tiled roofs) and 106-112 (even) (pantiled roofs) are two storey houses typical of the Wormholt Estate and are red brick and are mainly flat fronted with a brick string course below the first floor windows. Entrances are either paired and set within arched porches or are individual with small canopies. Two properties have unsympathetic modern front porches.

Yew Tree Road

5.169 Nos. 1-11 (odd), 2-12 (even), 37-41 (odd) and 38-42 (even) are short, red brick terraces of 3 houses with tiled roofs and a brick string course under first floor windows. Each short terrace has a full height bay with hipped gable roofs at one or both ends of the house and entrances are individual with canopies. Most houses have retained multi-paned windows. Front gardens are deep and there has been some loss of soft landscaping and front boundary treatment to create car parking spaces.

5.170 Nos. 14-36 (even) and 13-35 (odd) are set around lawns either side of Yew Tree Road which has the effect of creating a square. The houses are mainly flat fronted but in order to provide some articulation and interest, some houses have full height bays and gable roofs which are set out symmetrically around the square. Bays have centralised windows on both floors and arched soldier courses above first floor windows. The central houses along the long sides of the terrace have oriel windows at first floor level. Houses have individual entrances with canopies and most have retained small paned windows. Unfortunately, some pipework has been installed unsympathetically on a few facades. Those houses that front entirely onto the lawns only have shallow front gardens but many have intact hedges which helps to create a sense of enclosure around the square. There are also some mature trees in the square and several street trees which provide a green foil to the built form and assist with enclosure.



Nos. 24 and 26 on the east side of Yew Tree Road.



West side of Yew Tree Road.

5.171 Nos. 43-53 (odd) and 44-54 (even) are red brick houses with pantile roofs, set out in short terraces of 3 houses. Houses have a brick string course below first floor windows and a vertical pattern of recessed brick bands at the ends of the terraces and bays. The end houses have wide double height bays with hipped gable roofs and centralised windows on both floors. Nos. 44-54 (even) have individual entrances with canopies. Those on the west side have front and side arched porches of clay tiles with keystones.

5.172 At the junction with Hemlock Road there are four neat greens, surrounded by tall hedges which are a significant local landscape feature.

BROAD DESIGN GUIDELINES

6.1 The previous section described the character and appearance of the conservation area, looking at its historic development, individual buildings, groups of buildings and the general townscape. This section outlines the broad design guidelines which will be applied to ensure that the character or appearance is preserved or enhanced by any proposal.

Land Uses

6.2 The mixture of uses within a conservation area is a component of character and often reinforces the role and quality of its individual buildings and local townscape. The impact of changing the balance of uses on that character must be carefully considered. Where new uses are proposed, they should be configured and accommodated in a

manner that is consistent with the character of the conservation area and its architectural form, scale and features.

6.3 The experience of the particular mix of uses within a historic area helps determine its character. This often reinforces the role and quality of its individual buildings and local townscape. The balance of uses within a conservation area is, therefore, important in defining its character, particularly if they reflect the historic development of the area. Conservation area designation is seen as the means of recognising the importance of such factors and in ensuring that appropriate policies are adopted to address the preservation or enhancement of such character by maintaining the balance of uses where it exists.

Urban Design

6.4 New development should contribute positively to the townscape and visual quality of the area and achieve a harmonious relationship with its neighbours to preserve or enhance the character and appearance of the conservation area. A successful design will take account of the characteristics of setting, urban grain, key townscape features, architectural details, landscape features, views, landmarks of the conservation area.

6.5 New development will be considered on the basis of the following urban design characteristics:

a. Setting

The setting of the conservation area is determined by its surroundings within which the area is experienced and describes its relationship in particular to the spatial, visual, historic and topographic context. The setting may contain buildings or features that have a positive, neutral or negative impact on the significance of a conservation area. Where necessary, applicants should describe the impact of their proposals on the setting of a conservation area in accordance with the method outlined in Historic England's Good Practice Advice Note: The Setting of Heritage Assets (2015).

b. Urban Grain

The urban grain of an area is composed of the plot layout, form and scale of buildings, the public realm and street pattern that define the distinct character of the conservation area and give clues to its historic development.

c. Key Townscape Features

All new development should respect the key townscape features, such as height and massing, building types and density, that define the sense of place. Proposed works within consistent groups of buildings such as terraces or set piece developments should respect the established homogeneity of the townscape.

d. Architectural Detail

The scale, proportion, alignment, style and use of features and materials must be carefully conceived to achieve high quality buildings that form a harmonious relationship with their neighbours.

e. Landscape Features

All new development should respect terrain and landscape features of the site and surroundings and respect its relationship to the built context.

f. Views

Significant views in and out of a conservation area and within it that can be appreciated from the street should be protected and opportunities to enhance existing views and shape or define new ones should be sought when considering new development.

g. Landmarks

Established landmarks, such as a church, school, Underground station, mansion block or shopping parade, should be retained as visual focal points where they make a positive contribution to defining and identifying the character of the conservation area.

Further guidance can be found in 'Building in Context: New Development in Historic Areas', CABE 2001.

6.6 The council will require applications for planning permission, whether outline or full, to be in sufficient detail for a judgement to be made in relation to the impact of the proposal on the character and appearance of the adjoining buildings and street scene and the conservation area as a whole. For this reason an outline application without any details is unlikely to provide sufficient information.

New Development, Extensions and Alterations

6.7 New buildings, extensions and alterations should be sympathetic to the architectural character of the built context and should not have a harmful impact on the character and appearance of the conservation area. Characteristics such as building heights, building lines, roof forms, rear and side additions, front gardens and boundary treatment, lightwells, materials, windows and building features as well as disabled access measures should be considered in this context.

6.8 The following building characteristics are relevant when planning new development, extensions and alterations:

a. Building Height

Any new development should respect the general townscape and prevailing height of buildings in each area where there is general consistency in height and scale. Where this is not the case, a townscape analysis would be required that supports the judgement about appropriate building heights on a site.

b. Building Line

The relationship between the frontages of buildings and the street space they are enclosing is an important townscape characteristic. New development should respect the dominant building line and the general rhythm of the facades within a street. The building line of the rear of buildings, often with a repetitive pattern of original subordinately designed rear extensions, can also be important in its relationship with gardens. It should be respected by the careful design of any proposed rear extensions.

c. Roof Extensions

Front roof extensions are likely to interrupt continuous parapet and eaves lines in the townscape and are generally unacceptable for typical building styles within the Borough. Rear roof extensions should be sympathetic and special attention should be paid to their design where they are visible from the street and from surrounding properties. Alterations to the ridge height and the front roof slope are considered to be unacceptable where they harm the uniformity of a terrace or the proportions of a building. The use or reinstatement of original rainwater goods, decorative detail and materials including tiling patterns will be expected where appropriate. The demolition of original chimney stacks that are a significant feature in the roofline and silhouette of a building or terrace is considered to be a material alteration to the roofscape and shape of a dwelling house. Their removal may require planning permission and will be resisted. Similarly, original chimney pots should be retained wherever possible.

d. Hip to Gable Roof Extensions

Hip to gable roof extensions can undermine the symmetry of groups of properties or terraces. Where hipped roofs form part of the pattern of original development in an area their loss will be resisted.

e. Other Extensions

Extensions should never dominate the main building and should adhere to the section of the Planning Guidance Supplementary Planning Document on Housing Standards with regard to the provision of garden space, its proportions and quality. The size of rear and side extensions should have regard to existing building patterns within a conservation area and respect the symmetry of original additions in terraces. The design and materials of such extensions should integrate successfully with the host building and its neighbours.

f. Front Gardens

Front gardens define the edge of the public realm and form an important element of the character of most of the Borough's streets and terraces. Planted front gardens improve privacy, the appearance of properties and their relationship to the street, amenity value and local biodiversity. The retention and maintenance of planted front gardens will be encouraged and their destruction in order to create vehicular crossovers, access and hard standings will be resisted. Further guidance can be found in the Sustainable Drainage Systems, Biodiversity and Transport sections of the Planning Guidance Supplementary Planning Document.

g. Boundary Treatment

Traditional front boundaries are important in defining the character of a street and visually unite street frontages of buildings. Alterations to or removals of front boundaries that interrupt the sense of enclosure and rhythm in the relationship between private and public space will be resisted, and where missing, front boundaries should be replaced to their original design. Boundaries of Victorian and Edwardian houses can vary from the earlier style of metal railings on a stone plinth with matching gates, to the later style of low brick walls with stone copings (simple flat blocks or more distinctively moulded) surmounted by metal railings or panels, and matching gates all flanked by stone or terracotta capped piers, and hedges, or a combination of these. In the majority of cases black or dark green is the most appropriate colour to paint metal railings and gates, but wherever possible the original colour scheme should be investigated. Invisible Green (Dulux Colour Reference 8406 G78Y) is often used. The front boundary treatments on the Old Oak and Wormholt Estates are notable for their cottage garden character and are typified by picket fences and/or hedges. Visible side and rear boundary treatments can be of equal visual importance and their original design should be retained or reinstated. Any new structure over one metre in height on a boundary adjoining the highway and over two metres in height on a boundary at the rear of properties would require planning permission. Where the installation of bin, cycle or meter enclosures in gardens is considered to be acceptable, their design should be in proportion to the height of the boundary treatment and the size of the garden, and the enclosures should not be accessed through new openings in boundary walls, hedges or railings.

h. Lightwells

Where lightwells are considered to be appropriate they must be sensitively designed and proportioned to accord with the Basement and Lightwells design guidance in the Planning Guidance Supplementary Planning Document. The creation of lightwells by the excavation of all or part of the front garden of a

residential property to provide windows to basements requires planning permission, as does the enlargement of an existing lightwell. The loss of a substantial part of front gardens that form an integral part of the character of the terrace or street will be resisted.

i. Brickwork and Stonework, Painting, Render and Cladding

External brick or stone walls (including pilasters to shop surrounds) should be retained in their original condition and should not be painted, rendered or clad in any material. Existing brick or stone elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary (usually with lime based mortar in a flush finish). Properties that have original unpainted stucco rendering, or have stucco mouldings, should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. Where render or stucco is painted, it should be repainted an appropriate matt colour (or colours) i.e. white, pale or pastel shades rather than vivid colours. Glazed bricks or tiles and terracotta tiles or decorative panels should not be painted. Planning permission may be needed for changes to original facades and consultation with the Borough's Conservation Officer should be sought.

j. Windows and Original Features

Original architectural features such as timber sash windows, timber or metal casement windows, panelled doors, decorative stucco, moulded window surrounds and door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable, owners are encouraged to reinstate these with exact replicas in the original style, detailing and materials. Replacement windows should be designed with matching opening styles, frame materials and profiles, pattern of glazing bars and glazing types. The type of glazing including secondary glazing options and design details should be carefully considered on a case by case basis. Planning permission may be needed for replacement windows and advice from the Borough's Conservation Officer should be sought. Owners of properties with inappropriate replacement windows, including PVC (plastic) windows, will be encouraged to change them for those of a more appropriate design and materials to match the originals when an opportunity arises.

k. Disabled Access

Applications for development affecting heritage assets should achieve accessible and inclusive design wherever possible and practicable. The Council supports the dignified and easy access for disabled people to and within historic buildings and historic public spaces. Suitable access for disabled people, which does not compromise a building's or area's special interest, can normally be achieved if treated as part of an integrated review of access

requirements for all visitors or users, and if a flexible and pragmatic approach is taken. The Historic England publication – Easy Access to Historic Buildings (2015) provides useful guidance.

Shopfronts, Shop Signs and Awnings

6.9 The removal of historic shopfronts will be resisted and where they have been fully or partially removed, restoration will be encouraged. New shopfronts, including signage, lighting and other external installations, should incorporate high quality designs and materials which are appropriate to the architectural character of the building.

6.10 Proposed works to shopfronts will be considered with regard to their characteristic setting and features:

a. **Shopfronts**

New shopfronts and alterations should be designed to achieve a satisfactory visual relationship between the frontage and the rest of the building. Shopfronts spanning more than one original shop unit should not disrupt the vertical emphasis by the removal of intermediate pilasters and corbel brackets that originally divided the individual shop units.

b. **Shopping Parades**

A group of shops within a terrace normally has a unified appearance within well designed surrounds common to each shop and with related shopfront designs. The replacement of shopfronts with individual features and surrounds that are not common to the group would harm the unified appearance of the terrace. The retention, repair or restoration of original shop surrounds and frontages therefore is of high importance to the character and appearance of historic buildings and conservation areas.

c. **Shop Fascias, Signage and Lighting**

Fascia panels and shop signs should be integrated into the design of a shopfront, respect architectural details, use appropriate materials of high quality and should be located below the perceived floor level of the first floor. Internally illuminated box fascias and signs are considered to be inappropriate for shops within conservation areas.

d. **Shop Security Shutters and Awnings**

Security grilles, where absolutely necessary, should consist of an open mesh to avoid dead frontages and be located internally. Shutter boxes should always be hidden from external views. Awnings should be traditionally designed and integrated into the shopfront.

More detailed guidance can be found in the Planning Guidance Supplementary Planning Document.

External Installations

6.12 Any external installations, such as solar/PV panels, satellite dishes and antennae, must be integrated into the design of a building by installing these within the envelope of the building or in a discreet manner in the least intrusive locations to minimise their visual impact both in ground level and high level views. Such installations within a conservation area may require planning permission and need careful consideration.

6.13 The proposed details of the installation of the following external additions must be considered:

a. **Energy Efficiency Measures**

Installation of energy efficiency technologies such as microgeneration equipment must be sensitively designed and situated to limit their visual impact on heritage assets. Internal alterations to increase energy efficiency, such as secondary glazing or heat pumps that require the installation of external grilles, should be designed to be sympathetic to the exterior character.

b. **Satellite Dishes**

Satellite dishes will not be permitted where they would be visually obtrusive and where alternative locations are possible.

c. **Other Additions**

External impedimenta such as original rainwater goods should be replaced in their original form and material. In some cases, powder coated aluminium may be acceptable but the use of PVC (plastic) is considered visually inappropriate. The installation of small size equipment such as alarm and antenna boxes and cameras should be limited and sited away from important architectural details and screened appropriately. The routing of cables should be internal – where this is not possible, cable routes should be in the least prominent locations with a colour finish to match the background.

Open Spaces, Trees and Streets

6.14 Open spaces, trees and streets make a significant contribution to the character and appearance of conservation areas. It is important that any proposed changes preserve the character and reinforce local distinctiveness of the area.

6.15 Proposals will be assessed with regard to the following considerations:

a. **Open Spaces**

Public and private open spaces within a conservation area have a major visual and amenity value and impact upon the character of an otherwise built up area. Many open spaces within the Borough's conservation areas are identified within the Council's Local Plan as Nature Conservation Areas or Metropolitan Open Spaces. Any development should be designed to ensure it is harmonious with the open space context, and views within and from the outside of open spaces should be given special consideration. Where sports pitches, playgrounds and associated lighting are appropriate and satisfy these policies, they must be carefully integrated within the original layout and landscape to minimise their visual intrusion and enhance their surroundings.

b. Trees

Mature planting and trees are an important characteristic of historic areas and most trees in a conservation area, including those in rear gardens, are protected [see the Town and Country Planning [Trees] Regulations 2012]. Owners are urged to look after trees on their land and plant new ones, and the Council will continue to re-instate and plant new street trees where appropriate, in order to ensure a continuing stock of mature trees for future generations and to provide an opportunity for biodiversity. Trees and shrub planting along boundaries of properties is a common characteristic in conservation areas, and their retention and maintenance will be encouraged.

c. Streets

Roads, pavements and public spaces should form a neutral setting for buildings within the conservation area and all work should be carried out in accordance with the Council's Streetscene design guide "Street Smart". Original kerb stones and historic paving should be kept and repaired. Where this is not possible, high quality natural materials such as York stone and granite setts can greatly add to the visual interest of an area, however, surfaces should be visually subordinate within the townscape, providing a coherent character throughout the conservation area. Any hard and soft landscaping, paving, road surfaces or footpaths should be designed to contribute where necessary to managing surface water run-off in accordance with the Flood Risk Mitigation and Sustainable Drainage section of the Planning Guidance Supplementary Planning Document.

d. Street Furniture

The Council is committed to improving the street scene. The aim is to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. Historic cast iron bollards, railings and cast iron or enamel street name plates add to the visual character of an area and should be retained and repaired or, if appropriate, replicas installed. New lighting columns and

lanterns should be designed in keeping with the local character and context within the conservation area.

7.0 KEY VIEWS ANALYSIS

7.1 The analysis of the conservation area has identified 25 key views which are described in this chapter and shown on the map below:



Key map showing views in and around the Old Oak and Wormholt Conservation Area.

Key Views Descriptions

View 1: The Bloom (Cranston Court), 56 Bloemfontein Road



7.2 A striking modern building of significant scale with an eye catching colour scheme has become a local landmark. The viewpoint is from north and south along Bloemfontein Road.

View 2: Cambridge School from Bryony Road



7.3 The view is from Bryony Road along the driveway leading to Cambridge School.

View 3: Cambridge School from Bryony Road



7.4 The view is between the rear garden of No. 2 Erica Street and No. 41 Bryony Road and shows the hipped roof and fenestration of Cambridge School.

View 4: Cambridge School from Erica Street



7.5 This glimpsed view is between the end of terrace houses, Nos. 12 & 14 Erica Street and shows the characteristic hipped roof of Cambridge School.

View 5: Nos. 232-266 (even) Du Cane Road



7.6 The view is into the crescent and gardens from a variety of positions on Du Cane Road approaching from the east and west.

View 6: Nos. 107-133 (odd) Erconwald Street



7.7 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space in front of the houses.

View 7: ARK Conway Primary Academy, 60 Hemlock Road



7.8 The viewpoint is from outside no.3 The Curve where the Grade II listed Ark Conway Primary Academy (former Wormholt Library) is on the west side of the street. From this position the cupola and the curved bay of the east elevation are clearly visible. The greens to its north and east have been annexed and a new 2 storey school building will rise and terminate the view behind the Listed building.

View 8: Hilary Road



7.9 Views into the Y shaped junction of Hilary Road and Yew Tree Road. The terraces and mature trees create a well enclosed space.

View 9: Nos. 75-113 (odd) Melitus Street



7.10 The view is from Braybrook Street along Osmund Street to the focal point formed by the white rendered gable which is shared between Nos. 93 & 95 Melitus Road framed by attractive landscaping.

View 10: Nos. 35-73 (odd) Melitus Street



7.11 The view is from Melitus Street into the formally arranged and enclosed landscaped space in front of the houses.

View 11: Nos. 170-212 (even) Old Oak Common Lane



7.12 The view is from Old Oak Common Lane into the formally arranged and enclosed landscaped space in front of the houses.

View 12: Sundew Avenue



7.13 Views along the length of the street from both ends. Notable for tree enclosure and the formal arrangement of lawns and landscaping around junctions.

View 13: Tamarisk Square



7.14 The view is from Hemlock Road looking north-west into Tamarisk Square, focusing on the shared hipped gable. A view through the shared passageway under the gable is glimpsed towards Hilary Road.

View 14: Wormwood Scrubs Prison from Braybrook Street



7.15 There is a sequential view along Braybrook Street of the Grade II listed cell blocks at Wormwood Scrubs Prison which lies just outside of the conservation area. The gable, towers and roof at the north side of the west wing are prominent in these views.

View 15: Wormwood Scrubs Prison from Du Cane Road



7.16 The view is from the junction of Wulfstan Street and Du Cane Road towards the Grade II listed cell blocks at Wormwood Scrubs Prison. The gable and towers of the south side of the west wing are prominent in this view.

View 16: Nos. 29-51 (odd) Wulfstan Street



7.17 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space in front of the houses.

View 17: Nos. 52-90 (odd) Wulfstan Street



7.18 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.

View 18: Nos. 136-174 (even) Wulfstan Street



7.19 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.

View 19: Nos. 176-214 (even) Wulfstan Street



7.20 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.

View 20: Nos. 159-197 (odd) Wulfstan Street



7.21 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.

View 21: Yew Tree Road



7.22 The views are from outside Nos. 9 & 11 looking north-west and from outside No. 27 & 36 looking south-west, of the formal arrangement of lawns enclosed by the terraces at Nos. 13-33 (odd) and 14-36 (even).

View 22: Nos. 74-80 (even) Old Oak Road & No. 1 Westway



7.23 The views are from points west and south around the junction of Westway and Old Oak Common Lane. The arrangement of this terrace around the corner of two major roads, its distinctive Mock Tudor gables and steep roof, chimney stacks and dormers make this a landmark at a main entry point to the Conservation Area.

View 23: Old Oak Common Lane looking South



7.24 The viewpoint is from opposite the terrace nos.118-148 Old Oak Common Lane and the similar terrace nos.117-139 which is outside of the conservation area in the London Borough of Ealing. The view is looking south along the street to the junction with Westway. It is linear and defined by the 2 storey houses with prominent chimneys and gardens lining the street and softened by the continuous row of mature trees in the grass verge on the west side of the street. The view is terminated by low rise buildings on Old Oak Road with the 7 storey Savoy Circus Student building on the left of the view with the 12 storey Burghley Tower behind them.

View 24: Erconwald street North and South

View direction North



View direction South



7.25 The view is along the full length of Erconwald Street in both directions. The view is partially obscured by the central line tube bridge crossing the street but it is a continuous view below the bridge. The views are long, linear and strongly defined by short terraces of 2 storey houses with small gardens fronting the street. The linearity is reinforced and softened by continuous rows of street trees on both sides of the street. The view at the south-west end is terminated by the modernist façade of the Catholic Church of St.Aidan on Old Oak Common Lane which is outside of the conservation area in LB Ealing. The view at the north-east end is terminated by the trees and open grassland of Wormwood Scrubs with open sky above.

View 25: Wulfstan Street north and south

View direction North



View direction South



7.26 The view is along the full length of Wulfston Street in both directions. This is a long, linear view with strongly defined edges comprised of 2 storey terraced houses and front gardens and reinforced and softened by consistent rows of mature pollarded street trees on both sides of the street. The view at the north-west end of the street is terminated by a railway embankment, wall and trees with open sky above. The view at the south-west end of the street is terminated by mature trees along a railway embankment.

8.0 STATUTORY LISTED BUILDINGS IN THE CONSERVATION AREA

Hemlock Road, W12

- Ark Conway Primary Academy (Former Wormholt Library and Infant Welfare Centre), No. 60; Grade II

9.0 BUILDINGS OF MERIT IN THE CONSERVATION AREA

There are no buildings within the Conservation Area on the Local Register of Buildings of Merit.

10.0 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

10.1 Planning permission is needed for most forms of development, including many building alterations. However, in order to prevent unnecessary interference in more straightforward work *The Town and Country Planning (General Permitted*
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Development) (England) Order 2015 grants a general planning permission for some types of development, including some alterations to dwelling houses. Because even these simpler developments can harm the character and appearance of a conservation area, Local Planning Authorities can remove these permitted development rights. This is done by the Council making a Direction under Article 4 of the General Permitted Development Order. The following directions are in force within this conservation area:

Wormholt and Old Oak No. 1 (29th June 1984)

10.2 This Article 4 Direction restricts various works from being undertaken as permitted development, and planning permission will be required for the following where a capital letter is shown in brackets after the address in the list below:

Article 4 Classes:

- A. Alterations the roof, gables and dormers (including roof coverings) at the front of the property and the alteration of roof coverings at the rear thereof.
- B. The rendering or use of stone or other cladding on external walls.
- C. The painting of external walls.
- D. The enlargement, improvement, or other alterations of the dwelling house (including changes to fenestration and roof coverings).
- E. The erection or construction of a porch outside any external door at the front of the dwelling house.
- F. The construction, within the curtilage of the dwelling house, of a hard standing for vehicles for a purpose incidental to the enjoyment of the dwelling house.
- G. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic, or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences walls or other means of enclosure so long as such improvement or alteration does not increase the above the height appropriate for a new means of enclosure.
- H. The painting of rendered properties where the colour adopted is other than Light Green BS14C35.”

10.3 This Article 4 direction affects the following properties:

The Curve - Nos. 2-28 (even) (B, C, D, E, F, G)

Du Cane Road - Nos. 232-266 (even) (B, C, D, E, F, G)

Erconwald Street - Nos. 42-56 (even), 80-118 (even) (B, C, D, E, F, G)

Erconwald Street - Nos. 47-59 (odd), 83-137 (odd) (B, C, D, E, F, G)

Fitzneal Street - Nos. 1-43, 47-103 (odd) (B, C, D, E, F, G, H)

Fitzneal Street – Nos. 2-140 (even) (B, C, D, E, F, G)

Foliot Street – Nos. 5-35 (odd) (B, C, D, E, F, G)

Foliot Street – Nos. 4-48 (even) (B, C, D, E, F, G)

Hemlock Road – Nos. 1-31 (odd), 41-55 (odd) (B, C, D, E, F, G)

Hemlock Road – Nos. 2-24 (even), 36-50 (even) (B, C, D, E, F, G)

Henchman Street – Nos. 1-35 (odd) (B, C, D, E, F, G)

Henchman Street – Nos. 2-6 (even) (B, C, D, E, F, G)

Hilary Road – Nos. 17-31 (odd) (B, C, D, E, F, G)

Hilary Road – Nos. 18-40 (even) (B, C, D, E, F, G)

Sundew Avenue - Nos. 7-15 (odd), 27-47 (odd) (B, C, D, E, F, G)

Sundew Avenue – Nos. 10-18 (even), 30-50 (even) (B, C, D, E, F, G)

Tamerisk Square - Nos. 1-24 (consec.) (B, C, D, E, F, G)

Viola Square – Nos. 1-12 (consec.) (B, C, D, E, F, G)

Wallflower Street – Nos. 9-23 (odd) (B, C, D, E, F, G)

Wallflower Street – Nos. 10-20 (even) (B, C, D, E, F, G)

Wulfstan Street – Nos. 13-27 (odd), 29-51 (odd), 53-113 (odd), 115-153 (odd), 159-197 (odd) (A, B, C)

Wulfstan Street – Nos. 1-50 (even), 52-90 (even), 92-124 (even), 126-134 (even), 136-214 (even), 216-230 (even) (A, B, C)

Yew Tree Road – Nos. 1-53 (odd) (B, C, D, E, F, G)

Yew Tree Road – Nos. 2-54 (even) (B, C, D, E, F, G)

Wormholt and Old Oak No. 2 (8th December 1993)

10.4 This Article 4 Direction restricts various works from being undertaken as permitted development and planning permission will be required for the following works:

- Alteration to the front or side elevation of the dwelling house by removal or relocation of the main entrance door.
- Erection or construction of a porch outside any external door of the dwelling house.
- Painting of the exterior of any building or work.

10.5 This Article 4 Direction affects the following properties:

Hilary Road Nos. 39-43 (odd), Nos. 48 to 52 (even)

11.0 TREE PRESERVATION ORDERS

11.1 There are several protected trees in the Old Oak and Wormholt Conservation Area, the highest concentration of which are located within the sub-area of Westway environs. There are also a number of TPO trees within the Wormholt estate. Due to the life-cycle of trees as natural townscape elements, Tree Preservation Orders are often subject to change and are therefore kept under continual review by the Council. Further enquiries about Tree Preservation Orders should be directed to Hammersmith and Fulham's Urban Design and Conservation Team. All works to a tree within a Conservation Area will require prior notification be given to the Council under Section 211 of the Town and Country Planning Act 1990.

12.0 GLOSSARY

Architrave: A strip or moulding used to cover the joint between a frame and a wall, around a door or window frame; the lowest of the three sections of an entablature in classical architecture.

Apron: Mainly rectangular projecting section of brickwork often found below a window.

Baluster: A pillar or column supporting a handrail or coping, a series forming a balustrade.

Barge board: A board fixed to the projecting end of a roof over a gable, usually in pairs, one to each slope.

Bays: Compartments into which the nave or roof of a building is divided. The term is also used for projecting windows.

Bow window: Similar to a bay window but curved in plan.

Bracket: A projecting support. In brickwork or masonry it could be called a Corbel.

Building line: The main mass of a building as defined by its facades.

Canopy: A roof-like projection over a door or window; a hood.

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Capital: The head or crowning feature of a column.

Cill/Sill: A slab of stone or wood at the base of a window or door opening giving protection to the wall beneath.

Colonnade: A series of columns.

Console: An ornamental bracket.

Corbel: A projection from a wall, often in brick, iron, wood or stone, which provides support for a beam or roof truss. Sometimes decorated.

Corinthian: The Corinthian, is the most ornate of the three main orders of classical Greek architecture, characterized by slender fluted columns and elaborate flared capitals decorated with acanthus leaves and scrolls. There are many variations.

Cornice: Projecting horizontal moulding. There are many variations in design. Usually placed on the parapet, at the top of bays or on the entrance entablature.

Curtilage: The total land area attached to a dwelling house.

Dentils: A row of small rectangular blocks forming part of the bed mould of a cornice.

Doric: The Doric is the oldest and simplest of the three main orders of classical Greek architecture, consisting typically of a channelled column with no base. The capital takes a simple circular form supporting a square abacus.

Dormer: A window in a sloping roof, usually that of a sleeping-apartment, hence the name.

Eaves: The lower part of a roof projecting beyond the face of the wall.

Entablature: The upper part of an Order of architecture, comprising architrave, frieze and cornice, supported by a colonnade.

Façade: The face or elevation of a building.

Fascia: The wide board over a shop front.

Finial: The upper portion of a pinnacle, bench end or other architectural feature.

Gable: The triangular portion of a wall, between the enclosing lines of a sloping roof. In Classic architecture it is called a pediment.

Gault bricks: gault clays are often heavy and tough, but contain enough chalk to make the bricks pale yellow or white when burnt. In their uncleaned state they often look grey.

Gibbs surround: A surround of a door, window, or niche consisting of large blocks of stone interrupting the architrave, usually with a triple keystone at the top set under a pediment. It is named after the architect James Gibbs (1682 – 1754).

Glazing bar: A thin rebated wood b& which divides a large window into smaller lights.

Hipped gable: A roof which is hipped at the upper part of its end but has a part gable below the hip.

Hipped roof: A roof which is sloped at its ends as well as on the sides.

Ionic: The Ionic order is lighter, more elegant, than the Doric, with slim columns, generally fluted. It is principally distinguished by the volutes of its capitals.

Light: One window as bounded by the mullions and transoms and sometimes itself divided into several panes.

Lintel: The beam spanning the opening of a window or doorway. It may be wood, concrete, stone or steel.

Mansard roof: A roof with steep lower slope and flatter upper portion, named after Mansart. Also known as 'gambrel' roof.

Modillion: a projecting console bracket under the corona of the Corinthian and Composite orders.

Order: An Order in architecture comprises a column, with base (usually), shaft, and capital, the whole supporting an entablature. The Greeks recognised three Orders: Doric, Ionic and Corinthian. The Romans added the Tuscan and the Composite (later known as Roman), while using the Greek Orders in modified form.

Pantile: A shaped clay tile with a double curve across its width from concave on one side to convex on the other so that it overlaps the tile adjoining it on the side.

Parapet: The portion of wall above the roof gutter, sometimes battlemented; also applied to the same feature, rising breast high, in balconies, platforms and bridges.

Party wall: A wall separating two adjoining buildings and common to them.

Pediment: In Classic architecture, a triangular piece of wall above the entablature, enclosed by raking cornices. In Renaissance architecture used for any roof end, whether triangular, broken or semi-circular. In Gothic such features are known as gables.

Pilaster: A rectangular feature in the shape of a pillar, but projecting only about one-sixth of its breadth from a wall, and the same design as the Order with which it is used.

Porch: A roofed projecting structure to give protection against the weather to an entrance.

Quoin: A term generally applied to the cornerstones at the angles of a building and hence to the angle itself.

Ridge tile: A tile for covering the ridge of a roof: commonly of half-round or angular section.

Rustication: A method of forming stonework with roughened surfaces and recessed joints, principally employed in Renaissance buildings.

Sash: The sliding light of a sash window.

Semi-basement: A storey set halfway below ground level below the ground floor storey of a property.

Stock brick: The most commonly used in the district at any given time. In London mostly yellow or red stock bricks were used. Also the gault brick can be found in parts of Hammersmith and Fulham.

Storey: The part of a building between each floor level and the floor above it.

String course: A decorative or slightly projecting horizontal band of brickwork or stone in the external face of a wall.

Stucco: A fine quality of plaster, much used in Roman and Renaissance architecture for ornamental modelled work in low relief. In England, it was extensively employed in the late 18th and early 19th century as an economical medium for the modelling of external features, in lieu of stone.

Terracotta: Clay material moulded and burnt and used for features such as cornices, vases etc. Can be used with or without a glazed finish.

Voussoirs: The wedge-shaped stones or bricks of an arch.

Volute: The scroll or spiral occurring in Ionic, Corinthian and Composite capitals.

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<p>London Borough of Hammersmith & Fulham</p> <p>CABINET</p> <p>5 NOVEMBER 2018</p>		
<p>BUSINESS CASE & PROCUREMENT STRATEGY – APPROVAL TO PROCURE CONTRACTOR FOR DRAINAGE AND LANDSCAPE WORK AT SHEPHERDS BUSH GREEN</p>		
<p>Report for the Cabinet Member for the Environment – Councillor Harcourt</p>		
<p>Open Report</p>		
<p>Classification: For decision</p> <p>Key Decision: Yes</p>		
<p>Consultation: Finance, Legal, Procurement</p>		
<p>Wards Affected: Shepherds Bush Green</p>		
<p>Accountable Director: Mahmood Siddiqi, Director for Highways and Parks</p>		
<p>Report Author: Alice O'Mahony Parks Project Officer</p>		<p>Contact Details: Tel: 078 2534 2949 E-mail: alice.o'mahony@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

- 1.1. A Cabinet Member Decision Report was approved in September 2018 to progress the landscape and drainage design works. Officers now seek Cabinet approval to proceed to procurement of a contractor to complete the works.
- 1.2. The strategy for the procurement of the contract is set out in Appendix 1 attached.

2. RECOMMENDATIONS

- 2.1. That in accordance with the Council's Contracts Standing Orders 8.12 and 10.2 Cabinet approves the Business Case & Procurement Strategy for the procurement of a contractor to complete the landscaping and drainage works at Shepherds Bush Green, as set out in Appendix 1, with an estimated value of £350,000.

3. REASONS FOR RECOMMENDATIONS

- 3.1. A Council Priority is Taking Pride in Hammersmith and Fulham which seeks to ensure a safe, clean and green borough for residents. The key aim of the works is to enhance the appearance and usability of Shepherds Bush Green. The poor drainage across the common means that large areas are frequently not useable following periods of heavy rain. This has a knock-on effect of damaging the grass in the surrounding area. The procurement of the works will comply with the requirements contained in Contract Standing Orders to seek Cabinet approval before commencing procurement of a contract in excess of the £100k threshold.
- 3.2. We further recommend that authority is delegated to the Director for Transport, Highways, Parks and Leisure in consultation with the Cabinet Member pursuant to CSO 17.3.1 which will enable the award of the contract following evaluation.

4. INTRODUCTION AND BACKGROUND

- 4.1. Section 106 funds, of which £503k remains was allocated to improvements to Shepherds Bush Green in a Cabinet Key Decision in February 2009. Of this, £36k has been approved via a Cabinet Member Decision Paper for the completion of the design works.
- 4.2. The primary aim of this phase of work is to address drainage and landscape issues across the open area of the site.
- 4.3. In recent years, Shepherds Bush Green has suffered from prolonged periods of water logging after periods of rainfall. This has resulted in ponding of surface water across the site which has meant areas have not been accessible to site users and portrays the site to be in poor condition and visually unappealing. Additionally, the site has also suffered from compaction from the heavy vehicles which use the site as an event space. This has meant that levels across the site are uneven and have dropped down considerably from the footpath levels. This has meant that existing service covers in the green are now elevated with respect to the surrounding ground and represent a trip hazard. The proposed works will address these fluctuating levels, improve drainage, and look to increase the resilience of the grass and capacity to recover after events.
- 4.4. In 2016 PSD Agronomy Ltd were instructed to carry out an initial assessment of the site and complete a report outlining recommendations for improving the drainage. Further to this, additional investigation was completed in 2017 into the presence of historic underground bunkers. An initial underground radar survey was commissioned to locate and map the positions of these bunkers. A further intrusive investigation was commissioned to investigate areas of concerns which were identified as possibly containing voids. Each of these areas of concern was excavated and no voids were identified.
- 4.5. The design of the drainage was let in September 2018 to PSD Agronomy who will complete the specification for the works. Approval to tender the construction

contract will allow the progression of the drainage and landscape design works and will improve the appearance and usability of Shepherds Bush Green.

5. PROPOSAL AND ISSUES

- 5.1. The proposal is for the Council to tender the landscape and drainage works in accordance with the Contract Standing Order 10.2 table 10.2c via the online tender portal CapitalESourcing and publication of a notice on Contracts Finder. The pre-tender estimate for the works is £350k.

6. OPTIONS AND ANALYSIS OF OPTIONS

- 6.1. **Option 1:** Approval to undertake a competitive procurement process for the drainage and landscape works and invite quotes from multiple contractors at Shepherds Bush Green and improve local resident's satisfaction. Appendix 1 sets out the commercial and procurement options, together with an analysis of these options.
- 6.2. **Option 2:** Fail to appoint a contractor or do nothing. This will result in the condition of the green deteriorating further, with large areas being unusable during periods of wet weather. The council will also face loss of reputation, from park users and stakeholders.
- 6.3. **Option 3:** Use of an existing Framework. The frameworks detailed in the Crown Commercial Services, East Shires Purchasing Organisation and Yorkshire Purchasing Organisation have been reviewed and no applicable framework was identified
- 6.4. Officers recommend progressing Option 1 and further details of the options and recommendations are set out in Appendix 1 – Procurement Strategy.

7. CONSULTATION

- 7.1. The Parks and Events teams have been consulted about the proposed works. Further consultation with local residents and stakeholders will be carried out once the design work is under way and more information is known about the timing and duration of the works. Further details are included in Appendix 1 – Procurement Strategy.

8. EQUALITY IMPLICATIONS

- 8.1. As required by Section 149 of the Equality Act 2010, the Council has considered its obligations regarding the Public Sector Equality Duty and it is not anticipated that there will be any direct negative impact on groups with protected characteristics, as defined by the Act, from these proposals.
- 8.2. Implications completed by: Peter Smith, Head of Policy & Strategy, tel. 020 8753 2206.

9. LEGAL IMPLICATIONS

- 9.1. The value of the proposed works contract at £350,000 falls below the threshold requiring full compliance with the Public Contract Regulations 2015 ("PCR") for a works contract which is currently £4,551,413. As such, the full procurement regime under the PCR does not apply
- 9.2. The Council's Contract Standing Orders ("CSOs") require that, where there is no existing framework, works contracts with a value over £250,000 and below £4,551,413, be awarded by advertising the opportunity on the e-tendering webpage and Contracts Finder (see CSO 10.2).
- 9.3. Under Regulation 110, the Council must also advertise on Contracts Finder. Further the Council shall not include a pre-qualification stage in the procurement (for the purposes of the reducing the number of candidates who proceed to a later stage of the procurement).
- 9.4. Where the Council assesses suitability of tenderers, each question must be relevant to the subject- matter of the procurement and proportionate.
- 9.5. Under Regulation 112, LBHF must, within a reasonable time of the contract's award, publish on Contracts Finder the name of the contractor, the date on which the contract was entered into, the value of the contract, and details as to whether the contract is a small- or medium-sized enterprise (SME) or voluntary, community and social enterprise (VCSE). CSO 18.6 also requires that the contract be published in the Council's Contracts Register.
- 9.6. Officers should ensure that all contractual terms (including any necessary amendments or additional to the JCT contract) are sent out with the tender documents. The Council must ensure that appropriate terms and conditions are used for the contract and that these comply with the requirements of CSOs 19.1 and 19.2.
- 9.7. Under Contract Standing order 17.3.1 provided the successful tender is not above 10% of the estimated contract value (of £350k) the contract can be awarded by the Cabinet Member. Delegated authority to Lead Director for Transport, Highways & Parks in consultation with the Cabinet Member for Environment has been requested as part of the recommendations.
- 9.8. Implications verified/completed by: Sally Stock, Partner, Sharpe Pritchard LLP, external legal adviser on secondment to the Council, sstock@sharpepritchard.co.uk.

10. FINANCIAL IMPLICATIONS

- 10.1. There is £467k remaining in funds allocated to improvement of Shepherds Bush Green by Cabinet in 2009. This report seeks to request the permission to spend approx. £350k to fund the costs associated with the landscaping, and drainage work at Shepherds Bush Green.

- 10.2. This amount is to be fully funded within the S106 account held by the council and the planned expenditure meets the criteria of S106 accounts. (AKA827).
- 10.3. The remaining approx. £100k will be allocated to improvements of the hard landscaping, street furniture and children's playground. The financial approval for these works will be completed via a further report and decision.
- 10.4. Implications completed by: Sally Swaray Principal Accountant, tel. 02087532524.
- 10.5. Implications verified by: Emily Hill, Assistant Director, Corporate Finance, tel. 020 8753 3145.

11. IMPLICATIONS FOR BUSINESS

- 11.1. This contract will aim to cause minimal disruption to local businesses. The amount of disruption will be minimised with effective consultation and local business engagement prior to the project commencing. Letters will be delivered to all local businesses and residents in advance of the works taking place and information notices will be placed around the park informing people of the upcoming works. Relevant contact details will be provided in case of any issues arising.
- 11.2. The procurement will follow Council procurement rules and standing orders. Local contractors will be engaged proactively through the Council's Local Supply Chain programme, led by the Economic Development Team. Suitable contractors will be encouraged to bid.
- 11.3. The tender specification will include clear social value criteria, particularly around creating employment and skills opportunities for local residents and supply opportunities for local businesses.
- 11.4. Implications verified/completed by: Albena Karameros, Economic Development Team, tel. 07739 316 957.

12. COMMERCIAL IMPLICATIONS

Contract Award Criteria

- 12.1. In assessing the Works Contractor tenders, it is proposed that the submissions will be judged 60% on quality and 40% on price.

Quality proposals (60%) to be based on:

Bidders will be expected to provide information regarding: programme of works, risk management, method statement and local investment.

Price proposals (40%) to be based on:

Bidders will be expected to provide a single cost for carrying out the construction works.

Procurement Procedure

- 12.2. The estimated value of this project is £350k. This is under the statutory financial thresholds for works, currently set at £4,104,394. According to Contract Standing Orders (CSOs) 10.2, the method for selecting potential bidders for tenders in the first instance is to call off from an existing framework agreement where one exists otherwise go out to tender. An opportunity listing will need to be placed on the e-tendering system webpage and a Contract Notice published in "Contract Finder".
- 12.3. A Tenders Appraisal Panel will consist of a minimum of three officers who will evaluate the tender returns. All evaluation and moderated scored will be logged on the e-tendering system for a good audit trail.
- 12.4. Implications verified/completed by: Joanna Angelides, Procurement Consultant, tel. 0208 753 2586 on behalf of Simon Davis.

13. SOCIAL VALUE CONSIDERATIONS

- 13.1. Social Value is considered as part of the awarding criteria, at 5% of the technical envelope. Social Value considered will add value around creating employment and skills opportunities for local residents and supply opportunities for local businesses. This is in line with the Council's policy.
- 13.2. Further details of the Social Value considerations identified under the requirements of the Public Services (Social Value) Act 2012 are given in Appendix 1 (see Section 6).
- 13.3. Implications verified/completed by: Ilaria Agueci, Procurement Consultant, tel. 020 8753 2284.

14. IT IMPLICATIONS

- 14.1. This contract will have no impact on IT.
- 14.2. From an Information Governance point of view, the proposal does not appear to include the management of personal data - therefore there are no additional information management implications. However, if the contractor will be processing sensitive personal data on behalf of H&F (for example details of residents living in and around Shepherd's Bush Green where work will be undertaken), a Privacy Impact Assessment will need to be completed asap to ensure all potential data protection risks in relation to this project are properly assessed with mitigating actions agreed and implemented. For example, a contract data protection and processing schedule or an information sharing agreement template and a Supplier Security Checklist to ensure the systems used by the new contractor comply with H&F's regulatory requirements.
- 14.3. The contract will need to include H&F's new data protection and processing schedule. These are compliant with the General Data Protection Regulation (GDPR) enacted from 25 May 2018.

- 14.4. Implications verified/completed by: Karen Barry, Strategic Relationship Manager, tel. 0208 753 3481.

15. RISK MANAGEMENT

- 15.1. Improvement to the local environment is in accordance with our Council Priority Taking Pride in Hammersmith and Fulham and specifically making sure our residents deserve a place that is safe, clean and green. By approving the request to tender the landscape and drainage works at Shepherds Bush Green, the appearance and usability of the green will be enhanced. There will be supervision of the contractor, once onsite, and all aspects of their work will be signed off. This will minimise the risk that the works are not completed to the high standard.
- 15.2. Implications verified by Michael Sloniowski, Risk Manager, tel. 020 8753 2587.

16. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

None

LIST OF APPENDICES

Appendix 1: Business Case

APPENDIX 1:
REPORT RELATING TO
BUSINESS CASE;
PROCUREMENT STRATEGY; and
PROJECT MANAGEMENT AND GOVERNANCE
FOR SHEPHERDS BUSH GREEN – APPROVAL TO PROCURE A
WORKS CONTRACTOR TO COMPLETE DRAINAGE AND
LANDSCAPE IMPROVEMENTS

BUSINESS CASE

1. BUSINESS CASE – WHY THE PROCUREMENT IS NEEDED

- 1.1. Hammersmith and Fulham Council is committed to taking Pride in Hammersmith and Fulham and specifically making sure our residents deserve a place that is safe, clean and green. Currently Shepherds Bush Green frequently suffers from flooding rendering large areas unusable to local residents. In addition, the compacted nature of the soils means that the surface levels are not even with many service covers now sitting at a higher elevation than the surrounding soil creating a potential trip hazard.
- 1.2. By addressing the poor infiltration across the site and improving the drainage and landscaping, the green will be a revitalised green space for people to enjoy through the year.

2. FINANCIAL INFORMATION

- 2.1. The funds for the improvement works are being funded from s106 contribution allocated to improvement of Shepherds Bush Green. The total remaining balance is £467k.
- 2.2. £36k has been allocated to the design works.
- 2.3. £350k is to be allocated to the main contractor works to complete the drainage and landscaping improvement.
- 2.4. The remaining approx. £100k will be allocated to improvements of the hard landscaping, street furniture and children's playground. The financial approval for these works will be completed via a Cabinet Member Decision.

3. OPTIONS APPRAISAL AND RISK ASSESSMENT

- 3.1. The following options have been reviewed:

Option 1: Approval to undertake a competitive procurement process for the drainage and landscape works and invite quotes from multiple contractors at Shepherds Bush Green and improve local resident's satisfaction.

Option 2: Fail to appoint a contractor or do nothing. This will result in the condition of the green deteriorating further, with large areas being unusable during periods of wet weather. The council will also face loss of reputation, from park users and stakeholders.

Option 3: Use of an existing Framework. The frameworks detailed in the Crown Commercial Services, East Shires Purchasing Organisation and Yorkshire Purchasing Organisation have been reviewed and no applicable framework was identified.

- 3.2. Overall, the route that best meets the Councils objectives of flexible, rapid delivery that provides value for money is to procure a main works contractor through an open public procurement process (Option 1).

4. THE MARKET

- 4.1. Given the number of companies on CapitalESourcing it is expected that the Council will receive strong tender response to this opportunity. The contract will also be advertised on Contracts Finder.

PROCUREMENT STRATEGY

5. CONTRACT PACKAGE, LENGTH AND SPECIFICATION

- 5.1. The contract will be to complete the landscaping and drainage works as per the specification to be compiled by our approved designer PSD Agronomy Ltd. PSD Agronomy will work closely with the contractor to ensure the works are being completed to the agreed specification and standard required.
- 5.2. The contract will last until completion of the defects / maintenance period, the defect period will commence following successful establishment and is expected to last 16 months.
- 5.3. Key milestones / timetable is set out in Section 12 of this Procurement Strategy.
- 5.4. The detailed project specification will be included within the construction brief; however, the core principles are set out below:
- Improved drainage increasing infiltration and minimising the amount of standing water across the site after periods of rainfall;
 - Importation of topsoil to makeup levels across the site to ensure even surface; and,
 - Planting of special grass blend aimed to decrease recovery time following events.

6. SOCIAL VALUE, LOCAL ECONOMIC AND COMMUNITY BENEFITS

- 6.1. The Council's employer's requirements that form part of the construction contract will include provisions for social return on investment.
- 6.2. The social value, local economic and community benefits will form part of the technical qualification criteria, it has been recommended that 5% of the award criteria be allocated to this section.
- 6.3. The approach will be developed throughout the pre-procurement period, but considerations could include:
 - Setting appropriate standards for environmental performance and considerate construction.
 - Requiring engagement with local communities in the vicinity of new projects and taking account of their views.

7. OTHER STRATEGIC POLICY OBJECTIVES

- 7.1. The award of the construction tender aligns with Hammersmith & Fulham's commitment to providing high quality outdoor green space for its local residents.

8. STAKEHOLDER CONSULTATION

- 8.1. The Parks and Events teams have been consulted about the proposed works. Further consultation with local residents and stakeholders will be carried out once the design work is under way and more information is known about the timing and duration of the works. The Parks team will endeavour to involve local residents as much as possible in the process

9. PROCUREMENT PROCEDURE

- 9.1. An open procurement procedure will be used to ensure the most economically advantageous tender is awarded the contract. The open procedure will be run as an open process on the capitalEsourcing system
- 9.2. With an estimated value of £350k the financial threshold for this scheme is below the statutory amount for works related tenders (OJEU value c.£4.1m).
- 9.3. For below threshold procurements, the Public Contracts Regulations 2015 (as amended) require the opportunity to be advertised in the UK's Contracts Finder website.

10. CONTRACT AWARD CRITERIA

- 10.1. Works: In assessing the Enabling Works tenders, it is proposed that the submissions will be judged 60% on quality and 40% on price.

PROJECT MANAGEMENT AND GOVERNANCE

11. PROJECT MANAGEMENT

- 11.1. **Members:** Regular updates will be provided by the Lead Director for Transport, Highways, Leisure & Parks to the Cabinet Member for Environment– Councillor Wesley Harcourt.
- 11.2. **Internal:** The Parks & Leisure Service will manage this process and ensure that internal colleagues in Finance, Procurement and Legal are well informed of the progress and any decisions made.
- 11.3. **External:** The Council will be supported by PSD Agronomy Ltd throughout the procurement process.

12. INDICATIVE TIMETABLE

- 12.1. The table below sets of the high level key milestones for the project.

Activity	Date (and Time)
Key Decision Approval	November 2018
Issue Invitations to Tender, Contract Finder Notice	Mid November 2018
Closing date for receipt of Tenders	Early December
Tender evaluation period	December 2018
Contract Award	December 2018
Commencement Date of Contract	February 2019

13. CONTRACT MANAGEMENT

The contract will be managed by the Parks & Leisure Service, the point of contact will be Alice O'Mahony, LBHF Parks Projects Officer.

Agenda Item 9

<p>London Borough of Hammersmith & Fulham</p> <p>CABINET</p> <p>5 NOVEMBER 2018</p>		
THE HAMMERSMITH AND FULHAM PLASTIC FREE POLICY PROPOSAL		
Report of the Cabinet Member for the Environment - Councillor Wesley Harcourt		
Open Report		
Classification – For Decision		
Key Decision: Yes		
Consultation - The Policy Team, Corporate Property, Amey, Media & Communications, The Environment and Sustainability Team, Hubbub, Surfers Against Sewage, Thames21, BREEAM (Building Research Establishment Environmental Assessment Method) and Port of London Authority		
Wards Affected: All		
Accountable Director: Terry Oliver, Interim Director – Cleaner, Greener and Cultural Services		
Report Author: Tom Baylis, Waste Action Development Manager		Contact Details: Tel: 020 7341 5156 E-mail: Thomas.baylis@rbkc.gov.uk

1. EXECUTIVE SUMMARY

- 1.1. This report puts forward a proposal for how we can reduce and minimise our use of plastics (with a strong focus but not exclusively on single-use plastics) and work with businesses, residents and local organisations to do the same across the borough. Cabinet approval is sought for the launch of a Plastic Free H&F Campaign and for the Plastic Free H&F Policy Statement.
- 1.2. Significant research and work has already been carried out by the Council's Waste Action Team and as such, the expertise to deliver this project does not need to be brought in externally. In addition, existing budgets can cover planned communications, events and other associated activities. Cross departmental input is required, with representatives from key areas to lead in delivering the Plastic-Free H&F Policy Statement.

2. RECOMMENDATIONS

- 2.1. To approve the Hammersmith and Fulham Plastic-Free Policy Statement.
- 2.2. To approve the Hammersmith and Fulham Plastic-Free campaign for residents and businesses, including the promotion of pledges.

3. REASONS FOR DECISION

- 3.1. Approving the two recommendations above will allow us to deliver on the following Business Plan commitments:
 - Seek to build an alliance of local organisations that commit to ending the use of single-use plastic.
 - Have the Council review all its uses of plastics and develop ways to minimise the use of all plastics.
- 3.2. Furthermore, it will be an endorsement to work towards gaining plastic free community status and other equally ambitious objectives, that will help contribute to Hammersmith and Fulham becoming the greenest borough in the country.

4. PROPOSAL AND ISSUES

Background

- 4.1. Plastic is an extremely useful material due in large part to its versatility, durability, cheapness and availability. However, it comes with a high environmental impact which needs to be addressed. Plastics are accumulating in the natural environment and threatening wildlife, damaging ecosystems and causing large scale littering. This has a devastating impact on our oceans and marine life.
- 4.2. This is taken seriously by the Council who have two Business Plan commitments relating to cutting the use of plastics and who also strive for Hammersmith and Fulham to become the greenest borough.
- 4.3. Hammersmith and Fulham are a key player in bringing about positive change in their community because of the services provided and the links and relationships with organisations and individuals, that arise from doing so. We are especially well placed to bring about a change in this field because:
 - We already work closely with the community, schools and businesses, with representatives from Hammersmith BID and the Lyric Theatre already expressing an interest in working with us in this area.
 - We collect a huge amount of plastic waste and recycling from our residents and businesses. Last year plastic accounted for 8800 tonnes of waste and 1250 tonnes of recycling collected.

- We are one of the largest employers in the borough and are responsible either directly or indirectly for the management of many buildings and services, such as Hammersmith Town Hall, libraries, parks and sport centres. We also manage a wide variety of contractors such as Serco, Ideverde and Amey and are responsible for procuring millions of pounds of goods and services every year.
- We run a number of high profile events, like the Boat Race in Bishops Park and Fire Works nights, and are responsible for licensing many others.
- We have an existing annual programme of visiting and educating around 15- 25 schools on recycling and waste minimisation.

The Proposal

- 4.4. To form a plastic-free working group with representatives from across the Council, and an alliance of local organisations to deliver the policy statement (appendix 1) and achieve the following objectives:
1. By December 2018 a Plastic Free Working Group will be established with representatives from key Council departments and local businesses and organisations. They will produce a detailed action plan to tackle plastic waste.
 2. By the end of 2019 make all Council buildings free of non-essential single use plastic and have the best recycling facilities in place. (Audit and action plan to be completed by July 2019)
 3. By December 2020 be able to evidence that all our contractors are free of non-essential single use plastic, and have the best recycling facilities in place. (Audit and action plan to be completed by September 2019)
 4. By December 2020 be able to evidence that all our events are free of non-essential single use plastic, and have the best recycling facilities in place. (Audit and action plan to be completed by September 2019)
 5. By December 2020 achieve plastic free community status, as recognised by the charity, Surfers Against Sewage.
 6. By December 2018 promote a list of plastic free pledges to our residents, businesses and local organisations.
 7. By December 2020 have 42 business achieve plastic free status, as recognised by the Surfers Against Sewage community leader.
 8. By December 2020 be able to demonstrate that the borough has the best bin infrastructure and litter capture methods in place, to stop plastic litter ending up in the Thames and provide people opportunities to recycle plastics while outside. (Audit and action plan to be completed by September 2019)
 9. Every Year hold 5 plastic free community events and clean ups.
 10. By December 2020 work with 5 schools to become free of non-essential single use plastic.
- 4.5. The Plastic-Free Working Group will be led by the Council's Waste Action Team, who have significant experience in working and engaging with the community to promote recycling and waste minimisation. The group will meet monthly, and produce and deliver an action plan. The Waste Action Team will

lead in a number of key areas and provide guidance and assistance across the board.

- 4.6. To deliver the policy statement objectives and action plan, cross departmental council support is needed, as well as support from residents, businesses and organisations. We will work in partnership with Surfers against Sewage(SAS), to gain plastic-free community status accreditation.
- 4.7. Surfers Against Sewage are a charity who offer free support and guidance through their community leaders. Their leaders support communities in becoming 'plastic-free' which essentially involves realising a number of criteria based on the type of area represented. For example, the number of 42 business becoming 'plastic-free' in policy number 6 is stipulated by SAS and arrived at by using a formula based on population size. Despite its name this charity is not just interested in working with coastal areas and is assisting communities throughout the country, including communities in London, such as Canary Wharf.
- 4.8. The working group will have a representative for the following areas:
 - **Council buildings** – Responsibilities include producing or working with site managers to produce an audit of the current use of plastics. Helping to design and implement a plastic reduction action plan. Assisting in delivering objective 1.
 - **Council contractors** - Responsibilities include producing or working with contract managers to produce an audit of the current use of plastics. Helping to design and implement a plastic reduction action plan, embedding best practice through making use of existing KPI's and introducing new ones where plausible. Assisting in delivering objective 2.
 - **Events** - Responsibilities include producing or working with event organisers to produce an audit of their current use of plastics. Helping to design and implement a plastic reduction action plan making use of existing policy levers and mechanisms such as licensing. Assisting in delivering objective 3.
 - **Local businesses**– Responsibilities include linking the group with local businesses in the borough, and helping create an environment welcoming to zero waste and plastic free businesses. Assisting in delivering objectives 5 and 6.
 - **Communications and resident and staff engagement** - The Waste Action Team will lead this area. Responsibilities include working with the corporate communications team to build and promote the borough wide H&F plastic free campaign, working with the community to deliver plastic free education and clean up events, and holding internal plastic education workshops. Assisting in delivering objectives 1, 5, 6 and 8.
 - **Schools** – The Waste Action Team and Western Riverside Waste Authority will lead in this area. Responsibilities include encouraging schools to undertake audits of their use of plastics and implementing

action plans and running educational sessions for staff and children. Assisting in delivering objective 9.

- **The public realm-** The Waste Action Team will lead in this area. Responsibilities include reviewing all recycling bins in the borough to ensure people are able to recycle their plastics effectively while on the move. Researching the merits of introducing a deposit return scheme. Exploring the different options for installing floating litter captures off our docks and bidding for external funding. Reviewing all litter bins near the riverside. Assisting in delivering objective 7.
- **Procurement** – Responsibilities include producing an audit of the current use of plastics purchased, such as stationary. Helping to design and implement a plastic reduction action plan for purchasing goods and services. Making sure new contracts have relevant KPI's Assisting in delivering objective 1.

- 4.9. In addition, a resident led plastic-free and recycling group, will be set up by the Waste Action Team to compliment and feed in to the plastic-free campaign and help identify areas for increasing recycling capture.
- 4.10. Communications will be fundamental to the work of both groups and will focus around having a pledge system for residents and businesses. To engage with residents and businesses a list of pledges regarding reducing or eliminating plastic use will be produced. The pledges and plastic campaign will be promoted via leaflets, livery panel advertising, an interactive website where businesses that have signed up appear on a map, and where residents can sign up to a number of actions to reduce their use of plastic. A programme of community events, will focus around encouraging people to take pledges and sign up on the website.
- 4.11. Note that an extensive list of 'non-essential single-use plastics' has not been included in this report, for good reason. This is for the working group to decide and will become clearer as the audits are carried out in each sphere and alternative options are considered. To give the reader a general idea of the types of items that will be scrutinised, here is a very brief and by no means exhaustive list: plastic bottles, cups, food packaging, bags, cutlery and coffee cups (lids and stirrers).

Costs and challenges

- 4.12. There should be no added cost to the Council for delivering this project with the costs for materials and events, and the expertise required to lead this project already existing in house. Additional funding may be required if we decide to trial a deposit return scheme or install a floating litter capture on the River Thames. However, these are not core deliverables and there are sources of funding available to bid for these things.

Timeframe

- 4.13.
- 5 November 2018 – KD approved by Cabinet

- November 2018 – September 2019 – Conduct audits of the public realm, council buildings, procurement, contractors and events
- 3 December 2018 - Launch plastic free campaign online with website containing pledges for residents and businesses
- December 2018- hold 1st of 5 annual plastic clean up or educational events
- December 2018 - Publish first blog of staff/community member/Cllr speaking about their experiences of cutting out plastics from their lives
- December 2018 – Start work with schools
- September 2019 – November 2019 – Create plastic reduction action plans for the public realm, council buildings, procurement, contractors and events
- November 2019-December 2020 – Implement reduction action plans for the public realm, council buildings, procurement, contractors and events

5. OPTIONS AND ANALYSIS OF OPTIONS

Option 1 Do nothing

- 5.1. This is not an option as the commitment has been made in the H&F Business Plan to reduce plastic in the borough and set up a plastic free alliance. Plastic waste is both a local, national and international problem which requires action, so a do nothing approach is not acceptable.

Option 2 Work with consultants

- 5.2. There is an option to commission a consultant who specialises in reducing plastics to deliver this work, but the Council's Waste Action Team have sufficient expertise, capacity and knowledge to progress this work. Also charities such as Surfers against Sewage offer a free support on reducing plastics and being plastic free. The option to commission a consultant is not recommended for the above reasons, plus it saves the Council resources.

Option 3 In-House delivery

- 5.3. As outlined in this report, with cross departmental support, and working with the community, the Waste Action Team are best placed to lead and deliver this piece of work. This option is recommended.

6. CONSULTATION

- 6.1. To date we have consulted the following: Amey, The Policy Team, Corporate Property, Media & Communications, The Environment and Sustainability Team, Hubbub, Surfers Against Sewage, The Commercial Waste Team, Thames21, BREEAM (Building Research Establishment Environmental Assessment Method) and Port of London Authority.
- 6.2. The following actions have also been delivered:

- Replaced the disposable water cups around Hammersmith Town Hall with plant starch cups.
- Arranged for a discount at the “Credit Munch Café” for staff who bring their own “keep cups”
- Carried out a successful plastic clean-up of Broomhouse Dock.
- Delivered a Lunch and Learn plastics workshop session for all staff at Lilla Husset on 15 August.

7. EQUALITY IMPLICATIONS

- 7.1. As required by Section 149 of the Equality Act 2010, the Council has considered its obligations regarding the Public Sector Equality Duty and it is not anticipated that there will be any direct negative impact on groups with protected characteristics, as defined by the Act, from implementing the plastic free policy proposals.
- 7.2. Implications completed by: Peter Smith, Head of Policy & Strategy, tel. 020 8753 2206.

8. LEGAL IMPLICATIONS

- 8.1. The Council’s Business Plan 2018-2022 as referred to in the body of this report sets out the review and ways to developing the ways to minimise the use of all plastics in the Council, as well as to build alliances of local organisations that commit to ending the use of all plastics.
- 8.2. This report is in addition to those and for noting purposes only. There are no specific decisions required and therefore no legal implications.
- 8.3. Implications verified/completed by: (Poonam Rajput, Solicitor, tel. 0208 753 6378).

9. FINANCIAL IMPLICATIONS

- 9.1. Budget monitoring at the end of month 4 is forecasting an overspend across Resident’s Services of £1.627m. In addition, the 2019/20 budget for the department has yet to be finalised and requires the identification and delivery of significant additional savings. The recommendations in this report are not expected to either improve or worsen the current budget position.
- 9.2. It is anticipated that this project can be delivered at no added cost to the Council as the necessary expertise to lead this project exists within the current staffing establishment. In addition, the Waste Action Team budget - which is used to deliver communications, run events and maintain and improve recycling infrastructure - can be targeted to cover work related to being Plastic Free and existing and scheduled communications and events can be adapted to include or focus on becoming ‘plastic-free’.

- 9.3. There is further support from a previously secured piece of funding from DCLG of £15,000 for 2018/19 to support in delivering an annual programme of waste minimisation and recycling events and communications.
- 9.4. The working group will conduct an audit of single use plastics in several spheres including Council buildings, procurement, contractors, events and the public realm. The scope and type of options put forward by the working group will only be clear after the audits have been completed and a number of options to reduce and eliminate single use plastic will be proposed based on the findings. It is envisaged that any such proposals may contain a mixture of cost-neutral options and proposals which would require additional resources. External funding options will be explored to identify funding for any schemes which would attract additional costs and separate decision reports will be required on these in line with the financial regulations.
- 9.5. Implications verified/completed by: Lucy Varenne, Interim Head of Finance, tel. 020 7341 5777.
- 9.6. Implications verified by: Emily Hill, Assistant Director, Corporate Finance, tel. 020 8753 3145.

10. IMPLICATIONS FOR BUSINESS

- 10.1. Local businesses are major stakeholders and need to be engaged effectively in the development and delivery of this programme. In addition, some local businesses might have already developed innovative solutions which the council could learn from.
- 10.2. Useful ideas and approaches should also be sought through the Council's joint venture with Imperial College and some of the micro businesses and start-ups working on new products and ideas.
- 10.3. Implications verified/completed by: Albena Karameros, Economic Development Team, tel. 020 7938 8583.

11. COMMERCIAL IMPLICATIONS

- 11.1. Before procurement/commercial can make any comments, we need to understand the definition of: "Non - essential single use of plastic".
- 11.2. Social Value provides a practical approach to look for opportunities at each stage of the life-cycle of a contract and to achieve wider outcomes for the local area. We would need to assess how this project will represent an opportunity to contribute to our Social Value policy implementation. This will need to be one of the priorities to be discussed at the Plastic-Free Working Group meetings.
- 11.3. Implications verified/completed by: (Ilaria Agueci, procurement consultant, tel. 0208 753 4762.

12. IT IMPLICATIONS

- 12.1. There are no IT implications contained in this report.
- 12.2. The proposal relates to gathering information at a generic service and business level, rather than collecting individual data, and therefore there are no Information Governance implications.
- 12.3. Implications completed by: Veronica Barella, Chief Information Officer, tel. 0208 753 2927.

13. RISK MANAGEMENT

- 13.1. Plastic is so ingrained in our everyday lives that it can be difficult to avoid. London's growing waste problem poses a serious threat to the environment, wasting natural resources and emitting too much carbon into the atmosphere. This is unsustainable. People are now more socially, environmentally and economically aware of the impact waste is having on the planet. Recent television programmes and environmental campaigns have drawn public attention to waste and recycling. It is costing us and, with an expected population increase, the situation could get worse if action is not taken. Our single use, minute by minute lifestyle is having a serious and long-term impact on the environment.

Environmental risks include but are not limited to;

- Microfibre contamination from plastics affecting the world's water supply;
 - Polyester, lycra and nylon are all plastic fabrics and cause micro fibre pollution;
 - Chemicals leaching from plastic into water courses and entering the food chain;
 - Plastics are reaching the shores of uninhabited islands, and creating rubbish dumps in the sea;
 - Wildlife are getting stuck in plastic debris;
 - Around 16 million plastic bottles aren't recycled in the UK each year;
 - Every day the UK alone disposes of around 50 million plastic straws.
- 13.2. Several of the capital's leading supermarkets and food outlets are already working towards reducing their use of plastic and more are expected to follow. Additional risk reduction measures will be identified as a result of the Working Group's remit. The report proposals contribute to the Council's Vision to be the most environmentally positive borough in London because the health and wellbeing of our people is so important.
 - 13.3. Implications verified by: Michael Sloniowski Risk Manager, tel. 020 8753 2587.

14. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

- 14.1. None

LIST OF APPENDICES:

Appendix 1 The Hammersmith and Fulham Plastic Free Policy Statement.

APPENDIX 1

Hammersmith and Fulham Plastic Free Policy Statement

Introduction

Plastic use: a global and local problem

The problem of plastic is growing. Plastics are accumulating in the natural environment and threatening wildlife, damaging ecosystems and causing large scale littering. "If marine plastic pollution continues to rise at its current rate, the amount of plastic in the sea will outweigh fish by 2050."¹

The UK uses 13 billion plastic bottles each year and only half of these are recycled.² It is estimated that 40 million single use hot cups and plastic bottles are thrown away in London each year.² Some research has shown that 72% of British tap water contains plastic, rising to 94% in the US, so it's working its way into our food chain³.

Last year in Hammersmith and Fulham plastics accounted for more than 8800 tonnes of waste and 1250 tonnes of recycling, collected by the Council. These figures show that this is a local problem as well, that needs to be addressed locally. We aim to become the greenest borough in the country, and we want to end the use of non-essential single-use plastics as soon as possible and encourage our residents and businesses to follow suit.

The greenest borough and becoming plastic free

Hammersmith & Fulham's environmental vision is to become the greenest borough in Britain. To this end, in our Business Plan for 2018/22 we have committed to reviewing and minimising our use of plastics, and working with an alliance of local organisations to end the use of single-use plastics. More specifically we aim to achieve plastic free community status, accredited by the charity 'Surfers Against Sewage', as part of their plastic free communities project

Our aims

To reduce and remove the use of plastics in our own operations, we will:

¹ Draft Environment Strategy, Mayor of London, Nov 17

² Plastic Bottles: Turning back the plastic tide, UK Government, Dec 17

³ <https://news.sky.com/story/plastic-fibres-found-in-drinking-water-but-scientists-say-still-safe-to-drink-11023422>
https://www.huffingtonpost.ca/2017/09/06/world-tap-water-plastic_a_23199390/?guccounter=1&guce_referrer_us=aHR0cHM6Ly93d3cuYmluZy5jb20v&guce_referrer_cs=BI_aSRu-pld4L9q5ymF_HA
<https://www.theguardian.com/environment/2017/sep/06/plastic-fibres-found-tap-water-around-world-study-reveals>

1. By December 2018 a Plastic Free Working Group will be established with representatives from key Council departments and local businesses and organisations. They will produce a detailed action plan to tackle plastic waste.
2. By the end of 2019 make all Council buildings free of non-essential single use plastic and have the best recycling facilities in place. (Audit and action plan to be completed by July 2019)
3. By December 2020 be able to evidence that all our contractors are free of non-essential single use plastic, and have the best recycling facilities in place. (Audit and action plan to be completed by September 2019)
4. By December 2020 be able to evidence that all our events are free of non-essential single use plastic, and have the best recycling facilities in place. (Audit and action plan to be completed by September 2019)

To bring the community with us, we will:

5. By December 2020 achieve plastic free community status, as recognised by the charity, Surfers Against Sewage.
6. By December 2018 promote a list of plastic free pledges to our residents, businesses and local organisations.
7. By December 2020 have 42 business achieve plastic free status, as recognised by the Surfers Against Sewage community leader.
8. By December 2020 be able to demonstrate that the borough has the best bin infrastructure and litter capture methods in place, to stop plastic litter ending up in the Thames and provide people opportunities to recycle plastics while outside. (Audit and action plan to be completed by September 2019)
9. Every Year hold 5 plastic free community events and clean ups.
10. By December 2020 work with 5 schools to become free of non-essential single use plastic.

How we'll achieve our aims

Hammersmith & Fulham has an action plan to deliver on our ambition. This is a live document that will be continually developed through conversation with all who share our drive to tackle the plastic problem. This problem isn't the council's alone but is shared by all, so the action plan will bring many organisations and perspectives together to collaborate on a broad-based approach. This action plan doesn't exist in isolation but is part of the groundswell of efforts nationwide to be less wasteful, and we'll take every opportunity to tie in with wider movements.

A Working Group has oversight of the action plan and is responsible for coordinating its progress. The Working Group will meet once per month to ensure actions are on track. Actions are assigned to a lead officer within the council, but will be delivered across teams and in cooperation with other organisations.

NOTICE OF CONSIDERATION OF A KEY DECISION

In accordance with paragraph 9 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the Cabinet hereby gives notice of Key Decisions which it intends to consider at its next meeting and at future meetings. The list may change between the date of publication of this list and the date of future Cabinet meetings.

NOTICE OF THE INTENTION TO CONDUCT BUSINESS IN PRIVATE

The Cabinet also hereby gives notice in accordance with paragraph 5 of the above Regulations that it intends to meet in private after its public meeting to consider Key Decisions which may contain confidential or exempt information. The private meeting of the Cabinet is open only to Members of the Cabinet, other Councillors and Council officers.

Reports relating to key decisions which the Cabinet will take at its private meeting are indicated in the list of Key Decisions below, with the reasons for the decision being made in private. Any person is able to make representations to the Cabinet if he/she believes the decision should instead be made in the public Cabinet meeting. If you want to make such representations, please e-mail Katia Richardson on katia.richardson@lbhf.gov.uk. You will then be sent a response in reply to your representations. Both your representations and the Executive's response will be published on the Council's website at least 5 working days before the Cabinet meeting.

KEY DECISIONS PROPOSED TO BE MADE BY CABINET ON 5 NOVEMBER 2018 AND AT FUTURE CABINET MEETINGS UNTIL APRIL 2019

The following is a list of Key Decisions which the Authority proposes to take at the above Cabinet meeting and future meetings. The list may change over the next few weeks. A further notice will be published no less than 5 working days before the date of the Cabinet meeting showing the final list of Key Decisions to be considered at that meeting.

KEY DECISIONS are those which are likely to result in one or more of the following:

- Any expenditure or savings which are significant (ie. in excess of £100,000) in relation to the Council's budget for the service function to which the decision relates;
- Anything affecting communities living or working in an area comprising two or more wards in the borough;
- Anything significantly affecting communities within one ward (where practicable);
- Anything affecting the budget and policy framework set by the Council.

The Key Decisions List will be updated and published on the Council's website on a monthly basis.

NB: Key Decisions will generally be taken by the Executive at the Cabinet.

If you have any queries on this Key Decisions List, please contact

Katia Richardson on 020 8753 2368 or by e-mail to katia.richardson@lbhf.gov.uk

Access to Cabinet reports and other relevant documents

Reports and documents relevant to matters to be considered at the Cabinet's public meeting will be available on the Council's website (www.lbhf.org.uk) a minimum of 5 working days before the meeting. Further information, and other relevant documents as they become available, can be obtained from the contact officer shown in column 4 of the list below.

Decisions

All decisions taken by Cabinet may be implemented 5 working days after the relevant Cabinet meeting, unless called in by Councillors.

Making your Views Heard

You can comment on any of the items in this list by contacting the officer shown in column 4. You can also submit a deputation to the Cabinet. Full details of how to do this (and the date by which a deputation must be submitted) will be shown in the Cabinet agenda.

LONDON BOROUGH OF HAMMERSMITH & FULHAM: CABINET 2018/19

Leader:	Councillor Stephen Cowan
Deputy Leader:	Councillor Sue Fennimore
Cabinet Member for the Environment:	Councillor Wesley Harcourt
Cabinet Member for Housing:	Councillor Lisa Homan
Cabinet Member for the Economy and the Arts:	Councillor Andrew Jones
Cabinet Member for Health and Adult Social Care:	Councillor Ben Coleman
Cabinet Member for Children and Education:	Councillor Larry Culhane
Cabinet Member for Finance and Commercial Services:	Councillor Max Schmid
Cabinet Member for Public Services Reform:	Councillor Adam Connell
Cabinet Member for Strategy:	Councillor Sue Macmillan

Key Decisions List No. 70 (published 5 October 2018)

KEY DECISIONS LIST - CABINET ON 5 NOVEMBER 2018

The list also includes decisions proposed to be made by future Cabinet meetings

Where column 3 shows a report as EXEMPT, the report for this proposed decision will be considered at the private Cabinet meeting. Anybody may make representations to the Cabinet to the effect that the report should be considered at the open Cabinet meeting (see above).

* All these decisions may be called in by Councillors; If a decision is called in, it will not be capable of implementation until a final decision is made.

Decision to be Made by (Cabinet or Council)	Date of Decision-Making Meeting and Reason	Proposed Key Decision Most decisions are made in public unless indicated below, with the reasons for the decision being made in private.	Lead Executive Councillor(s), Wards Affected, and officer to contact for further information or relevant documents	Documents to be submitted to Cabinet (other relevant documents may be submitted)
5 November				
Cabinet	5 Nov 2018	Corporate Revenue Monitor 2018-19 Month 4 - July 2018 Forecast of spend v budget	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Emily Hill emily.hill@lbhf.gov.uk	
Cabinet	5 Nov 2018	Better Solutions for Council Leaseholders in High-rises This report seeks to provide funding for affordable housing in the borough. PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	Cabinet Member for Housing	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): Shepherds Bush Green	
			Contact officer: Labab Lubab Tel: 020 8753 4203 Labab.Lubab@lbhf.gov.uk	

Decision to be Made by (Cabinet or Council)	Date of Decision-Making Meeting and Reason	Proposed Key Decision	Lead Executive Councillor(s), Wards Affected, and officer to contact for further information or relevant documents	Documents to be submitted to Cabinet (<i>other relevant documents may be submitted</i>)
Cabinet	5 Nov 2018	Designation of conservation area extensions and conservation area boundary amendments and adoption of conservation area character profiles Designation of conservation area extensions and boundary amendments affecting 11 existing conservation areas and adoption of conservation area character profiles for three existing conservation areas.	Cabinet Member for the Environment	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): Avonmore and Brook Green; College Park and Old Oak; Fulham Broadway; Fulham Reach; Hammersmith Broadway; Munster; Parsons Green and Walham; Shepherds Bush Green; Town; Wormholt and White City Contact officer: Paul Goodacre, Adam O'Neill Tel: 020 8753 3314, paul.goodacre@lbhf.gov.uk,	
Cabinet	5 Nov 2018	Local Implementation Plan for Transport (LIP3) Sets out transport policies and programmes for period up to 2041 to submit to TfL, in accordance with Mayor's Transport Strategy and requirements of GLA Act 1999, and to delegate authority to Cabinet Member for Environment to agree final version	Cabinet Member for the Environment	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): All Wards Contact officer: Chris Bainbridge Tel: 0208 753 3354 chris.bainbridge@lbhf.gov.uk	
Cabinet	5 Nov 2018	Shepherds Bush Green: Approval to Procure a Main Works Contractor for Drainage and Landscaping Works Approval to procure a contractor to carry out landscape and drainage improvements at Shepherds Bush Green	Cabinet Member for the Environment	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): Shepherds Bush Green Contact officer: Alice O'Mahony Alice.O'Mahony@lbhf.gov.uk	

Decision to be Made by (Cabinet or Council)	Date of Decision-Making Meeting and Reason	Proposed Key Decision Most decisions are made in public unless indicated below, with the reasons for the decision being made in private.	Lead Executive Councillor(s), Wards Affected, and officer to contact for further information or relevant documents	Documents to be submitted to Cabinet <i>(other relevant documents may be submitted)</i>
Cabinet	5 Nov 2018	Hammersmith and Fulham Plastic Free This report puts forward a proposal for how we can reduce and minimise our use of plastics (with a strong focus but not exclusively on single-use plastics) and work with businesses, residents and local organisations to do the same across the borough. Cabinet approval is sought for the launch of a Plastic Free H&F Campaign and for the Plastic Free H&F Policy Statement	Cabinet Member for the Environment	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
	Contact officer: Jeremy Plester Jeremy.Plester@rbkc.gov.uk			
Cabinet	5 Nov 2018	Appointment of Client Technical Advisor - Town Hall Refurbishment and Heritage Works To seek Cabinet Approval to appoint a Client Technical Advisor for the Town Hall Refurbishment and Heritage Protection Works. The selection process was carried out through competitive bids using Crown Commercial Services framework	Cabinet Member for the Economy and the Arts	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): Hammersmith Broadway	
	Contact officer: Archie Adu-Donkor Archie.Adu-Donkor@lbhf.gov.uk			
3 December				
Cabinet	3 Dec 2018	Proposed Local Discretionary Business Rates Relief Scheme, 2018/19, 2019/20 & 2020/21 To approve the amended Local Discretionary Business Rate Relief Scheme to provide support, by way of the Government Grant, to certain ratepayers who face an increase in their Business Rates bills for the financial year 2018/19 through to 2020/21.	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
	Contact officer: Jamie Mullins Tel: 020 8753 1650 Jamie.Mullins@lbhf.gov.uk			
Cabinet	3 Dec 2018	Business Case & Procurement Strategy for the Housing Management System That Cabinet approves the divergence from the Integrated Management System Procurement	Cabinet Member for Housing	A detailed report for this item will be available at least five working days before the date of the meeting and will include details
	Reason: Expenditure more than £100,000		Ward(s): All Wards	

Decision to be Made by (Cabinet or Council)	Date of Decision-Making Meeting and Reason	Proposed Key Decision Most decisions are made in public unless indicated below, with the reasons for the decision being made in private.	Lead Executive Councillor(s), Wards Affected, and officer to contact for further information or relevant documents	Documents to be submitted to Cabinet (other relevant documents may be submitted)
		Strategy and Business Case to permit the separate tendering of the Housing Management System currently supplied by Northgate (iWorld)	Contact officer: Alistair Nimmons Alistair.Nimmons@lbhf.gov.uk	of any supporting documentation and / or background papers to be considered.
Cabinet	3 Dec 2018	Grove Neighbourhood Council - 7 Bradmore Park Road W6 0DT Grove Neighbourhood Council has approached the Council to acquire the Freehold of the property which they currently occupies under a 99 year lease from 20th January 1983 on a full repairing and insuring basis at a "peppercorn rent". PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): Ravenscourt Park Contact officer: Ade Sule Tel: 0208 753 2850 ade.sule@lbhf.gov.uk	
Cabinet	3 Dec 2018	Offsite Records Storage Service Offsite Records Storage Service, for the secure storage of documents and records in a physical format including paper, microfilms, microfiche and some objects. This will also include retrieval services with the capability of doing scan on demand as well as a bulk scanning service and secure destruction of records as requested. PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): All Wards Contact officer: Ciara Shimidzu Tel: 0208 753 3895 Ciara.Shimidzu@lbhf.gov.uk	

Decision to be Made by (Cabinet or Council)	Date of Decision-Making Meeting and Reason	Proposed Key Decision Most decisions are made in public unless indicated below, with the reasons for the decision being made in private.	Lead Executive Councillor(s), Wards Affected, and officer to contact for further information or relevant documents	Documents to be submitted to Cabinet (other relevant documents may be submitted)
		financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.		
Cabinet	3 Dec 2018	West King Street Renewal Update This is for approvals related to contract for the West King Street Renewal PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information	Cabinet Member for the Economy and the Arts	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): Hammersmith Broadway Contact officer: Archie Adu-Donkor Archie.Adu-Donkor@lbhf.gov.uk	
Cabinet	3 Dec 2018	West King Street Renewal This is for approvals related to contract for the West King Street Renewal. PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in	Cabinet Member for the Economy and the Arts	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): Hammersmith Broadway Contact officer: Archie Adu-Donkor Archie.Adu-Donkor@lbhf.gov.uk	

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		disclosing the information.		
Cabinet	3 Dec 2018	EdCity Development This reports seeks Cabinet authority to support the principles of the development and contracting arrangements. Support for proposals to share in planning costs. Support for the YouthZone arrangements and funding. PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	Cabinet Member for the Economy and the Arts	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000 Is value above £500,000?		Ward(s): Wormholt and White City Contact officer: Jacquie Agyemang-Johnson Tel: 020 8753 6090 Jacquie.Agyemang-Johnson@lbhf.gov.uk	
Cabinet	3 Dec 2018	Interim Review of Polling Place and Polling district boundaries - Sands End Ward The current polling place in SEC polling district is due to close for redevelopment. It is proposed to designate Langford Primary School for use as a polling station in this district. It is also proposed to move the boundary between SEC and SEB polling district to allow residents in the most south westerly part of the current SEC district to become part of SEB district and vote in Saint Matthews Church Hall, which is much closer to them and more convenient than Langford Primary School.	Leader of the Council	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Budg/pol framework		Ward(s): Sands End Contact officer: Zoe Wilkins zoe.wilkins@lbhf.gov.uk	

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Cabinet	3 Dec 2018	Corporate revenue Monitor Month 5 - August 2018 forecast of spend v budget for 2018-19	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Emily Hill emily.hill@lbhf.gov.uk	
Cabinet	3 Dec 2018	AWARD OF H&Fs NON-RESIDENTIAL PROPERTY WATER CONTRACT TO WATER PIUS Following Cabinet approval 15th January 2018 for the council to use its energy purchasing body's (Laser) framework to procure a water utilities provider for water and sewage services to its non-residential property portfolio and meet its requirement under the Water Deregulation 2017 for non-domestic supply. The council has completed a successful procurement tender, reviewed the winning tenderer's terms and condition and is in a position to award the contract depending Cabinet approval	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Sebastian Mazurczak Tel: 020 8753 1707 Sebastian.Mazurczak@lbhf.gov.uk	
Cabinet	3 Dec 2018	BUSINESS CASE IN RELATION TO: EXTENSION OF HOUSING LIFT MAINTENANCE Approval is sought to extend the existing housing lift maintenance contract to September 2019	Cabinet Member for Housing	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Steve Glazebrook Tel: 07976345556 Steve.Glazebrook@lbhf.gov.uk	

Decision to be Made by (Cabinet or Council)	Date of Decision-Making Meeting and Reason	Proposed Key Decision Most decisions are made in public unless indicated below, with the reasons for the decision being made in private.	Lead Executive Councillor(s), Wards Affected, and officer to contact for further information or relevant documents	Documents to be submitted to Cabinet (other relevant documents may be submitted)
Cabinet	3 Dec 2018	Business Case & Procurement Strategy for Housing District/Communal Heating Schemes and Renewal of Plant Rooms Approval is sought for a procurement strategy to refurbish boilers and associated plant serving housing heating schemes	Cabinet Member for Housing	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): All Wards	
			Contact officer: Richard Buckley richard.buckley@lbhf.gov.uk	
Cabinet	3 Dec 2018	CIVIL PENALTIES AS AN ALTERNATIVE TO PROSECUTION FOR HOUSING ACT OFFENCES Recommended adoption of civil penalties of up to £30,000 as an alternative to prosecution for certain specified offences, extension of rent repayment orders to cover illegal eviction, breach of a banning order etc, banning orders for the most serious offenders to tackle poor landlords and protect tenants	Cabinet Member for Housing	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Ann Ramage, Anju Sidhu Tel: 020 7341 5658 Ann.Ramage@rbkc.gov.uk, Anju.Sidhu@rbkc.gov.uk	
Cabinet	3 Dec 2018	Award of Warden Call Contract Following a competitive procure process authoty PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	Cabinet Member for Housing	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Steve Glazebrook Tel: 07976345556 Steve.Glazebrook@lbhf.gov.uk	

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Cabinet	3 Dec 2018	Extension to Gas Maintenance Contract To extend the current gas maintenance contract to allow sufficient time to procure a new long term contract. PART OPEN PART PRIVATE Part of this report is exempt from disclosure on the grounds that it contains information relating to the financial or business affairs of a particular person (including the authority holding that information) under paragraph 3 of Schedule 12A of the Local Government Act 1972, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.	Cabinet Member for Housing	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): All Wards	
		Contact officer: Steve Glazebrook Tel: 07976345556 Steve.Glazebrook@lbhf.gov.uk		
Cabinet	3 Dec 2018	Business Case & Procurement Strategy in Relation to the Procurement of a Contractor for Landscaping Works at Hammersmith Park Approval to procure a contractor to carry out landscaping works to disused bowling green in Hammersmith Park.	Cabinet Member for the Environment	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): Shepherds Bush Green	
		Contact officer: Alice O'Mahony Alice.O'Mahony@lbhf.gov.uk		
14 January 2019				
Cabinet	14 Jan 2019	Corporate Revenue Monitor 2018-19 Month 6 - Sept 2018 forecast of 2018-19 spend v budget	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
		Contact officer: Emily Hill emily.hill@lbhf.gov.uk		

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Cabinet	14 Jan 2019	CAPITAL PROGRAMME MONITOR & BUDGET VARIATIONS, 2018/19 (SECOND QUARTER) This report provides a financial update on the Council’s Capital Programme and seeks approval for budget variations, as at the end of the second quarter	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): All Wards	
	Contact officer: Andrew Lord Tel: 020 8753 2531 andrew.lord@lbhf.gov.uk			
4 February 2019				
Cabinet	4 Feb 2019	Corporate Property Services Framework The report outlines revised LOTS to ensure external advice can be secured on a wide range of property advice to ensure the administrations outcomes on assets are delivered	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): All Wards	
	Contact officer: Nigel Brown, David Burns Tel: 020 8753 2835, Nigel.Brown@lbhf.gov.uk, David.Burns@lbhf.gov.uk			
Cabinet	4 Feb 2019	Corporate Revenue Monitor 2018-19 Month 7 - Oct 2018 forecast of 2018-19 spend v budget	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
	Contact officer: Emily Hill emily.hill@lbhf.gov.uk			
Cabinet	4 Feb 2019	CAPITAL PROGRAMME MONITOR & BUDGET VARIATIONS, 2018/19 (THIRD QUARTER) This report provides a financial	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and
	Reason: Expenditure more than		Ward(s): All Wards	

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	£100,000	update on the Council’s Capital Programme and seeks approval for budget variations, as at the end of the third quarter	Contact officer: Andrew Lord Tel: 020 8753 2531 andrew.lord@lbhf.gov.uk	will include details of any supporting documentation and / or background papers to be considered.
Cabinet	4 Feb 2019	FOUR YEAR CAPITAL PROGRAMME 2019/20 This report presents the Council’s four-year Capital Programme for the period 2019-23	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Expenditure more than £100,000		Ward(s): All Wards	
			Contact officer: Andrew Lord Tel: 020 8753 2531 andrew.lord@lbhf.gov.uk	
Cabinet	4 Feb 2019	REVENUE BUDGET AND COUNCIL TAX LEVELS 2019/20 The 2019/20 revenue budget proposals are set out regarding: • Council tax levels • Savings and growth proposals • Changes to fees and charges • Budget risks, reserves and balances • Equalities Impact Assessments	Leader of the Council	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Andrew Lord Tel: 020 8753 2531 andrew.lord@lbhf.gov.uk	
1 April 2019				
Cabinet	1 Apr 2019	Corporate Revenue Monitor 2018-19 Month 9 - Dec 2018 forecast of spend v budget	Cabinet Member for Finance and Commercial Services	A detailed report for this item will be available at least five working days before the date of the meeting and will include details of any supporting documentation and / or background papers to be considered.
	Reason: Affects 2 or more wards		Ward(s): All Wards	
			Contact officer: Emily Hill emily.hill@lbhf.gov.uk	

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