

LONDON

REVIEW PANEL

[REDACTED]
Community Regeneration Manager
Hammersmith and Fulham Town Hall
145 King Street
London
W6 9XY

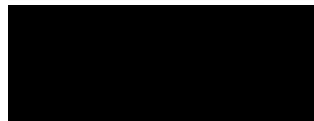
16th April 2024

Dear [REDACTED]

London Review Panel: TRA Hall Lillie Road

Please find enclosed the London Review Panel report following the design review of the TRA Hall on Lillie Road on the 28th of March 2024. I would like to thank you for your participation in the review and offer ongoing Mayor's Design Advocate support as the scheme's design develops.

Yours sincerely,



[REDACTED]
Mayor's Design Advocate

cc.

All meeting attendees
Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills
Philip Graham, Executive Director of Good Growth, GLA
Louise Duggan, Head of Regeneration, GLA

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Report of London Review Panel meeting for TRA Hall Lillie Road

Thursday 28th March 2024

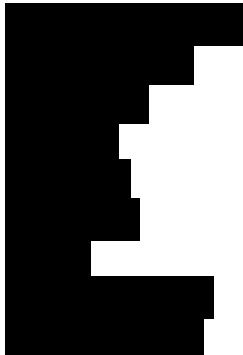
A site visit took place ahead of the review with a tour and briefings given by the client team and the Design Team.

London Review Panel



MDA (Chair)
MDA
MDA
MDA

Attendees



LB Hammersmith and Fulham
LB Hammersmith and Fulham
LB Hammersmith and Fulham
Freehaus
Freehaus
GLA Place Unit
GLA Place Unit
GLA Design Unit
GLA Design Unit

Report copied to

Jules Pipe	Deputy Mayor for Planning, Regeneration and Skills
Philip Graham	GLA Executive Director of Good Growth
Louise Duggan	GLA Head of Regeneration

Confidentiality and publication

Please note that while schemes not yet in the public domain, for example at a pre-application stage, will be treated as confidential, as a public organisation the GLA is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review. Review reports will target publication to the London Review Panel webpage six months following the review unless otherwise agreed.

Overview

The Lillie Road Community Centre and Gardens Project aims to deliver significant improvements to the local community of West Kensington and Gibbs Green Estate. It involves the construction of a new 226m2 community TRA Hall designed to benefit all residents, with flexibility for a range of uses. This project aims to revitalise the area related to the regeneration of Earl's Court. Hammersmith and Fulham Council, in collaboration with the West Kensington Tenants and Residents Association, are spearheading the initiative to rebuild trust and invest in the local area. Objectives include understanding the community's needs, delivering a sustainable fit-out, and reflecting the community's aspirations.

The approved development's proposal includes 42 new homes, a multi-functioning community hall, and energy-efficient spaces. Planning has been approved by Hammersmith and Fulham Council for this design. Included in the proposal, is a TRA Hall that will feature open hall space, kitchen, WCs, an office, and storage to accommodate diverse uses. The project budget is £580,000, with additional funding allocated for fit-out design and community garden elements. Overall, the project aims to create a vibrant and inclusive space that fosters community engagement and pride while addressing the area's social and cultural needs for now and the future.

London Review Panel's Views

Summary

The panel began by praising the development of the brief so far, highlighting the attention paid by the design team to integrate comments from residents in community engagement. The panel appreciates the early stages of exploring and testing materiality and functionality for the community hall.

The panel highlighted the importance of creating clarity around the fixed elements while embracing the potential for positive changes over time. There is a strong call for ongoing community engagement, emphasising the significance of landscape design, wayfinding, and catering to diverse demographic needs. The comments also emphasise the value of long-term community involvement. The panel highlights the importance of post-occupancy evaluation, empowering resident voices and focusing on fostering community pride by ensuring adaptability of the space for the future.

Main Themes:

1. Continuous Community Engagement and Co-Production

Focusing on the clarity of the brief will support the range of ownership scenarios for the community hall. Long term uses can then be identified to futureproof the design if the community needs change post-completion. The panel recommends creating a post-completion community consultancy that can evaluate the current and ongoing uses of the community hall. The architectural and landscape designs should be made resilient and flexible enough to anticipate and accommodate this long view.

2. Adaptability of the Community Hall

The panel suggests that the team defines what is fixed within the design, and what areas are adaptable and flexible. The panel highlights that continuous community engagement and testing would support the usability of the hall. This will accommodate long term evolution of

the space so that it can adapt easily to changing community use, 1, 2 or even up to 10 years in the future.

The panel questioned what defines the communal spaces and where formal and informal separations might be necessary. The panel suggests that an investigation of different hall layouts, reviewed by the community, will help with this definition.

The panel critiqued the openness of the community hall facing the main road advising that users would typically prefer a level of privacy. In response to the proposed layout, the panel suggested that rotating the office 90 degrees would provide passive surveillance between the office and the main hall space.

3. Safety and Inclusivity

The panel noted that the hall should be designed to enable users to be free from harassment within the building and in connection to the wider landscape. Identifying the demographic of users for the community hall would enrichen the proposal. The team should reference the GLA's guidance on [Women, Girls and Gender Diverse People – Safety in Public Space](#). The panel encourages a thorough investigation as to how the sense of safety can be improved in the community hall. A nighttime study applied to the design would help identify how design elements transform in use from day to night. The landscape design; seats, planting, hard and soft surfaces, boundary treatments and the shape of the pathways should be carefully reviewed in this context.

4. Landscape Design and its relationship with Public Realm, Entrance and Street Interface

The landscape, which forms part of the wider public realm network, is a vital aspect of this development, impacting both residents and the wider public. This proposal would significantly benefit from a comprehensive investigation of the surrounding landscape and its effect on walkability and navigation to neighbouring estates. Such exploration will aid in resolving disparities between public and private spaces. The panel raised the opportunity to significantly enhance the site's signage and wayfinding. Further agreement and thought can be made for the external layout, this includes deciding the use for external spaces, organising spill out areas, investigation into shade and exposure anticipated for social activity and what external spaces are available to use for circulation and rest. To summarise, a developed understanding of the purpose and goals of the outdoor space will be beneficial to this proposal.

Signage and wayfinding should be seamlessly integrated into the design for the surrounding environment at this stage, and not as an afterthought. Considerations include the form of wayfinding elements - whether they take the form of signs or alternative formats. Signage should be inclusively and accessibly designed. The panel wishes to amplify the community's suggestion to include a notice board as a means of sharing information locally.

5. Creating a Sense of Place and Identity for Local People

The main themes discussed by the panel was the sense of belonging and community pride.

The aim of community engagement is to enable residents and future users to begin shaping the space according to their preferences and needs. Incorporating residents' requests for the space's day-to-day use, can give clarity to its intended functions. The panel appreciates having multiple secondary spaces which takes pressure off the hall as the main usable space. The panel highlights that further exploration of the materiality can be carried out, identifying a key colour palette that reflects the identity of the community residents.

The image of the space will be communicated by signs, light and information, therefore these should be carefully designed to positively represent the identity of this social use. Notice boards should also be carefully located and given enough space.

Consider how the ceiling could be integrated in terms of light, acoustics, atmosphere. Details such as door handles can be civic in feel and quality.

Next Steps

Feedback for the design team to implement:

- A focus on enhancing community engagement and co-production through a clear brief and ongoing dialogue to address ownership concerns.
- A post completion community consultancy to evaluate the hall's usage and ensure flexibility for future needs can be considered by the client team.
- Clarity and adaptability in design elements are emphasised, along with safety measures and inclusivity considerations, especially regarding demographics and nighttime use.
- Additionally, a thorough study and review into landscape design and wayfinding improvements is proposed, to clarify what the brief for the landscape design is and its relationship with the building uses, provide for safe pedestrian access and amenity, and to explore types of signage for public use.

These actions aim to foster a sense of belonging and community pride while ensuring the hall's functionality aligns with diverse user needs, paving the way for a resilient, inclusive and valued public space over many years.