



The Triangle Hammersmith

Role

Quod was instructed by Romulus Construction Ltd to secure planning permission for the comprehensive redevelopment of this strategic site in the heart of Hammersmith Town Centre.

The proposals involve the demolition of the existing outdated office buildings (The Triangle and Britannia House), four single storey retail units and a two storey terraced building included as a locally listed Building of Merit. A 14 storey office building is proposed which will deliver high quality Grade A office floorspace with retail and gallery uses at ground floor level and significant new areas of public realm.

Quod were initially appointed to provide expert witness and planning evidence in support of a planning appeal against the refusal for the proposals in 2015. However, following significant delays to the inquiry, the client asked the team decided to engage in discussions with LBHF to try and secure support at a local level for a revised scheme. Quod prepared and submitted a new planning application for the revised scheme.

Quod worked closely with planning officers at LBHF to secure a strong recommendation for approval for the new proposals. Despite having strong officer support, the application was refused by planning committee members, who failed to consider fully the changes that had been made to the scheme. On this basis, exceptionally, LBHF agreed to represent the application to planning committee the following month at which the full merits of the application were considered and members resolved to grant consent.

Description

Obtained planning permission for comprehensive redevelopment of strategic town centre site.

Client

Romulus Construction Ltd

Planning Authority

London Borough of Hammersmith and Fulham

Expertise

Planning ✓

CIL

Environmental Planning

Development Economics

Socio-economic

Infrastructure

Strategic Land Promotion

Regeneration ✓

CPO

Project Type

Infrastructure

Major Mixed Use

Residential

Retail & Commercial ✓