

PROPERTY NEWS, EVENTS, CULTURE
AND LIFESTYLE IN W6 AND W12
ISSUE 1 FEBRUARY 2014

OUR PATCH

THE RETURN OF SOPHIE ELLIS-BEXTOR

The Hammersmith singer takes the wraps off her new album *Wanderlust* during her triumphant Bush Hall homecoming gig

SEE PAGES 8-10

**GREAT
OFFERS!**

Check out our local
Partners deals
PAGES 11-13

hortonandgarton

CONTENTS

NEWS ROUND-UP 2-3

A quick look at what's been going on in Hammersmith and Shepherd's Bush

YOUR SHOUT: NEW TOWN HALL 4-5

Local residents sound off on plan to rebuild ugly town hall extension block

LOOKING BACK: HAMMERSMITH CREEK 6-7

Once one of London's worst slums, it's now a leafy haven

COVER STORY: SOPHIE ELLIS-BEXTOR 8-10

Returning home never felt so sweet for the local singer and mum

PARTNER PROFILE: BRACKENBURYS DELI 11

Two top offers from our first Partner with two great local delis

PARTNERS & MAPS 12-13

Shop local! We bring you six more local businesses and their free offers

WHAT'S ON 14-15

From the Empire to the Apollo, the best in theatre, music, comedy and arts

TALKING HEADS: JEAN SHIPTON 16-17

The life of the St Peter's primary headteacher is certainly never dull

MAKING GOOD: OUR FEATURED PROPERTY 18-19

I've seen many improvements, but none as good as this!

PROPERTY GRID 20-22

The search for your dream home in W6 and W12 starts here

CYCLE COMPETITION 23

Win £150 of Bikeworks vouchers!

PUBLISHED BY
Horton and Garton
www.hortonandgarton.co.uk

EDITOR
Geoff Cowart

DESIGN
Michael Stafford & Alison Tilley
design@staffordtilley.co.uk

DISCLAIMER
We thank our advertisers for supporting Our Patch, but Horton and Garton does not accept responsibility for goods or services offered by advertisers

Printed by Pubrooks
Distributed by
Letterbox Distribution

NEWS ROUND-UP



AND... ACTION!

Plans to regenerate the world-famous former BBC Television Centre in White City – preserving the Grade II listed central ring, the famous Studio 1 and other historic features at their heart – have been approved.

Developer Stanhope, the new owner of the five-hectare site on Wood Lane, will now build more than 1,000 homes, a hotel and new shops. The plans – which bring £10 million in community improvements and could create around 2,745 jobs according to the developers – will enable the centre to remain at the heart of the community where it has stood for the past 53 years.

The scheme involves replacing four

television studios, the restaurant and drama blocks, the east tower and connected buildings with up to 1,025 homes, a hotel, cinema, health and leisure club, restaurants, cafes and offices.

One storey will be added to the height of Television Centre and two will be created at basement level, while the façade of the Grade II-listed building will be retained and restored. The well-known central ring, Studio 1 and Helios sculpture will also remain with the current courtyard being opened up to create a new public space and a new path that links Wood Lane to Hammersmith Park.



FREE WI-FI IN LYRIC SQUARE

Hammersmith workers, residents and visitors can celebrate as new wi-fi has been installed in Lyric Square. Now Hammersmith's prime public space is fully interactive, as people can connect to the HammersmithLondon wi-fi for free and with no password required.

FILM CREW FALLS IN LOVE WITH 'GLAMOURSMITH'

A group of Cambridge film students chose Hammersmith as the subject of their latest short film. Shooting last autumn, the students set out to try to capture the true spirit of the borough and showcase its best features in less than two minutes! The project will now be sent off to be marked as part of the students' final dissertation.

The film, entitled 'Why Hammersmith Is Home', is now available to view on the Horton and Garton Youtube channel. Visit: www.youtube.com/hortonandgarton to check it out.

BRIDGE CLOSURES FOR REPAIRS



Hammersmith Bridge is still closed southbound for urgent repair works during weekdays and on selected weekends. The essential work means that the bridge will be partially closed

on weekdays until the end of February.

The southbound lane over the bridge (A306) will be closed between 7am and 3pm every Monday to Friday from until February 28, to allow essential repairs to the 126-year-old bridge's wooden decking panels.

There will also be three full weekend closures, which are currently proposed for January 25-26, February 1-2 and February 8-9, from 8am on Saturday to 5am on Monday. The diversions will be via Fulham Palace Road and Putney Bridge for southbound traffic and northbound traffic will be diverted to Chiswick Bridge during the weekend closures.



WELCOME TO OUR PATCH FROM JOHN HORTON

Hammersmith and Shepherd's Bush has been my home and place of work now for over 17 years and in that time my love for the area has only grown.

For me, it offers an array of fantastic features and landmarks which really set it apart from other more expensive and traditionally more fashionable areas of London. Features such as the river, the bridge, the parks and the fantastic array of local businesses all feed the thriving and friendly community at its heart.

There's more to experience as a real 'purple patch' seems to be under way

And these are the things which we've set out to celebrate and report on within this magazine. Expect local news, events, offers and exclusives – our aim is to keep you up to date with everything that's worth knowing about in Hammersmith and Shepherd's Bush. Hopefully we can fit everything in! It seems there's more to see and experience every month as a real 'purple patch' seems to be under way.

From an estate agent's point of view, you need only look at the local property prices to see how things have changed. According to Rightmove, our borough is now the third most expensive in London with only our central Zone 1 neighbours Kensington and Chelsea and Westminster ranking higher – a staggering statistic which shows the rest of London is finally starting to take notice of the neighbours to the west!

Hammersmith and Shepherd's Bush is definitely where my heart is, and I'm proud to call it my patch. ■

hortonandgarton

BOJO: NEW RIVERSIDE STUDIOS IS GO GO



The Mayor of London Boris Johnson has given the green light to developers to build a state-of-the-art facility for Riverside Studios with new production studios, a cinema, theatre facilities, rehearsal space, new riverside restaurant and café/bar, as well as 165 new apartments. A new riverside walkway will finally connect the Thames Path to Hammersmith Bridge. The plans, supported by local comedian Bill Bailey (left), Jo Brand and Simon Callow, were vocally opposed by some local residents.

SUPER HOOPS ON RIGHT TRACK TO NEW STADIUM IN OLD OAK

Queens Park Rangers have signalled they want to build a 40,000-seater sports stadium in Old Oak Common.

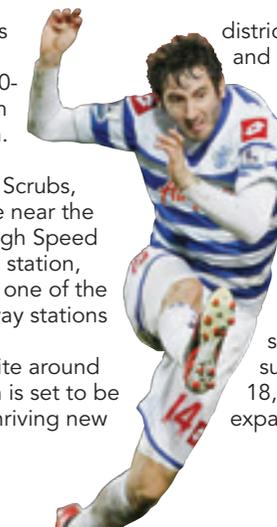
Sitting just to the north of Wormwood Scrubs, the ground would be near the location for a new High Speed 2 (HS2) and Crossrail station, potentially making it one of the best connected railway stations in the UK.

The 155-hectare site around the proposed station is set to be transformed into a thriving new

district with up to 24,000 new homes and 55,000 jobs.

QPR and their development partners, Stadium Capital Developments, unveiled plans for an ambitious mixed-use district focused on a new stadium and leisure complex in December.

QPR chairman Tony Fernandes, said: "Loftus Road is – and always will be – a special place for the club and our supporters, but we need more than 18,000 seats. With no option to expand, we have to look elsewhere."



YOUR SHOUT

NEW PLANS FIT FOR A KING STREET APPROVED

New proposals would replace one of the area's ugliest blocks and welcome a new Curzon Cinema to Hammersmith

£150m
Regeneration scheme to go ahead

TIMELINE

- EARLY 2014**
Greater London Authority set to give verdict on scheme
- END OF 2014**
Work starts after site assembly, tendering of construction works and mobilisation of contractors etc is complete
- BY 2017**
Works to west of Nigel Playfair complete
- BY 2018**
Everything finished



New shops and restaurants will breathe fresh life into the western end of King Street, while a new town square will be designed for events

Does new town hall scheme fit the bill?

After many years of wrangling, H&F Council has been given the green light by its planning committee for its £150million plan for a new-look town hall and the regeneration of the western end of King Street.

Goodbye ugly town hall extension. Hello modern glass box. Goodbye Cineworld. Hello to the new three-screen Curzon arthouse cinema. And we'll also be saying hello to a new public square, and a new supermarket and shops, 196 new homes and new offices.

The Grade-II listed town hall will have its former ceremonial stone steps reinstated to link up with the new public piazza while the replacement council offices will be built to the west of Nigel Playfair Avenue. The developer will also provide £5.25m towards a regeneration fund to boost the surrounding area and refurbish the original town hall, which was built in 1938.

A previous plan, which included taller buildings and a bridge across the motorway to Furnivall Gardens, was referred to the Mayor of London but then withdrawn in December 2011 following anger from local residents.

So now, none of the new buildings in the new scheme will be taller than the current town hall extension. The council received just eight objections to the development and

a further five responses in favour during the consultation. And even better, the new town hall and public square will come at no cost to local taxpayers as it will be financed by the sale and letting of the homes and offices in the larger scheme.

But what do you think?

We hit the streets to find out. And it wasn't hard to find locals with something to say.

"Anything is better than the way it is now!" said **Noelle Healy** of Emlyn Road, Shepherds Bush.

And **Teresa Taylor** of Addison Gardens, Hammersmith, said: "I'm in favour of it if it doesn't cost the taxpayers. And the money also needs to be spent on the rest of King Street – it's a mess!"

But not everyone was blown away by the watered-down plans. **John Barrett** of Riverside Gardens, Hammersmith, said: "My mother lives opposite the town hall and she's worried the new buildings will obscure the light into her flat."

If all goes smoothly, work will start at the end of this year, and be finished by 2018. ■



Looking across the square

TALKING HEADS

ST PETER'S SCHOOL HAMMERSMITH

Headteacher Jean Shipton talks to James Beck about her 23 years at the school



St Peter's primary school – located over three sites in close proximity to St Peter's Church – is a school which boasts a rich history. One of the first charity schools set up in west London, the school was founded by George Scott and his daughter Lucy Hannah Scott in 1849 when they realised that there was an acute shortage of even the most basic education for the children of labourers who lived in the district.

This policy of inclusivity is one that headteacher Jean Shipton explains continues to be very much at the core of the school's ethos today.

How long have you been at the school?

I've been at the school for around 23 years and I've been head since 2000. I joined originally as a maths co-ordinator and after working in a variety of areas eventually became deputy head. When the previous head left, the school couldn't appoint, so as deputy I had to take the role and after a few months in the role – by which point I'd decided I really liked it – I was officially appointed.

What changes have you seen in that time?

I've seen quite a few changes in that time, for example when I first joined, the school hall was in the middle building. We're a school spread across three sites: a Key Stage 2 site, a Key Stage 1 site and an early years site, and it was very small and cramped. Since then the hall has moved to the larger Key Stage 2 site which was a fairly major change.

In terms of the intake of children I would say it has stayed fairly similar, but we've probably seen an increase in children from different ethnic groups and a higher number of EAL (English as an additional language) students. So I would say that the demographic has changed and is changing slightly.

What changes are coming to the school in the future?

The biggest change will be that our nursery will be closing in the summer. This is because of changes at local level which means that our funding has unfortunately been cut and we literally can't afford to keep it going.

For me this is really sad as we won't get to see the children start in the nursery and come all the way through the school.

The brilliant thing about how the school was founded is that Lucy Hannah Scott's influence continues to this day and whatever is done with the nursery site now, it has to be for the benefit of the local children. Because of this we can't sell the site and while we don't know what will become of it in the long term, in the short term we will move some classes to this building while work is done on a possible extension to the main building.

If approved, work will take around a year and a half to complete so it's going to be a challenging time ensuring that the school still operates at its best and we manage the health and safety of the children through this period.

What do you think makes St Peter's School special?

I think it's the school community. Most people when they visit the school feel that it's a very strong community.

We are a church school and that makes a big difference; lots of people



Jean Shipton in the classroom

in others and it's about supporting them in these areas.

The way the parents interact with the school is another very special thing. We have the brilliant 'FOSP' (Friends of St Peter's) which is made up of parents and local members of the community who volunteer to help organise events which not only raise money but also continue to draw the community into getting involved with the school.

What do you think of the new West London Free School?

When the new site opposite the Polish Centre on King Street opens it may well have an effect as there will be more competition at primary school level. However, looking at their mission statement and what they believe as a school it differs greatly from what St Peter's offers.

Ours is very much inclusive and focuses on the whole child approach, and though the Free School is also very interested in the whole child the focus is very much about things such as competitive sport, Latin and smartness which differs from us slightly.

Obviously the biggest difference is, as a free school, they have a lot more freedom to do what they want whereas we have to follow the national curriculum. My view is that we have plenty of freedom to do what we want to do within the national curriculum as the flexibility within it is huge and allows us to tailor the structure to our children and our community. ■



A school photo from the 1950s

come here who are from a church background. But then we have people of lots of other different faiths as well and so it's very important to remember that while we are a church school, we are not a church. This means that the children won't hear that Christianity is the only way – it's about respecting others' beliefs.

We're also an inclusive school so we have children of all sorts of abilities and needs and we try to meet those needs as much as possible. For example we have some very gifted dyslexic pupils who, while they may struggle with some aspects of school, really excel

COVER
STORY

SOPHIE ELLIS-BEXTOR

The Hammersmith star chooses Bush Hall to launch her fifth album, Wanderlust. Working with Shepherds Bush troubadour Ed Harcourt, it marks a strong return for the singer/songwriter hitting the charts at number four. Helen Clarke joins the party »



Hammersmith's Sophie Ellis-Bextor chose a venue close to her home – and heart – to return to the stage to unveil her fifth album.

“Wanderlust means an impulse to travel. So it's kind of funny that I'm launching the album about 10 minutes from my home,” she laughs. Luckily, 10 minutes from home for her means Uxbridge Road's Bush Hall, in all its red velvety, chandelier splendour. The perfect venue for a highly polished pop princess.

Born in Twickenham to former Blue Peter present Janet Ellis and film director and producer Robin Bextor, she moved to Hammersmith at the age of 11, when she joined St Stephen's Primary School – right across the road from the Bush Hall – and later Godolphin and Latymer public school. Mum Janet is also a Hammersmith lifer, having lived in the same house for some 23 years and playing an active role in the local community, including volunteering at Tudor Rose Children's Centre, in Shottendane Road, Fulham.

Since her previous record, *Make a Scene*, was released in 2011, Sophie has taken a step back from the limelight, focusing on looking after her three sons – Sonny, nine; Kit, four; and Ray, one. But, after a timely appearance on BBC 1's *Strictly Come Dancing*, that's all about to change, as she unleashes her first independently released album.

The Bush Hall show saw her perform the record in its entirety – and those expecting more of the disco dancefloor fillers that she's best known for were in for a shock.

Written and recorded with prolific Shepherds Bush-based singer/songwriter Ed Harcourt, its roots are much closer to her teenage indie days, as a singer in guitar band theaudience. This time around Sophie, 34, has thrown a little more drama into the mix. How would she describe the end result? “The soundtrack to an eastern European 70s film,” she reckons. There are some things that you can't really talk about in dance music,” she explains, before listing some examples: “Trips to Eastern Europe, fairytales, Roald Dahl's short stories, Twin Peaks....”

The change in themes and sound isn't the only difference with this record. It was, she proudly told the crowd, entirely self-funded and released on her own label, EBGBs. It was a brave move that risked isolating the army of

fiercely loyal fans she's spent 14 years collecting. But it was a gamble that paid off; *Wanderlust* charted at four in its first week of release – a slap in the face to some of the negative early reviews it earned.

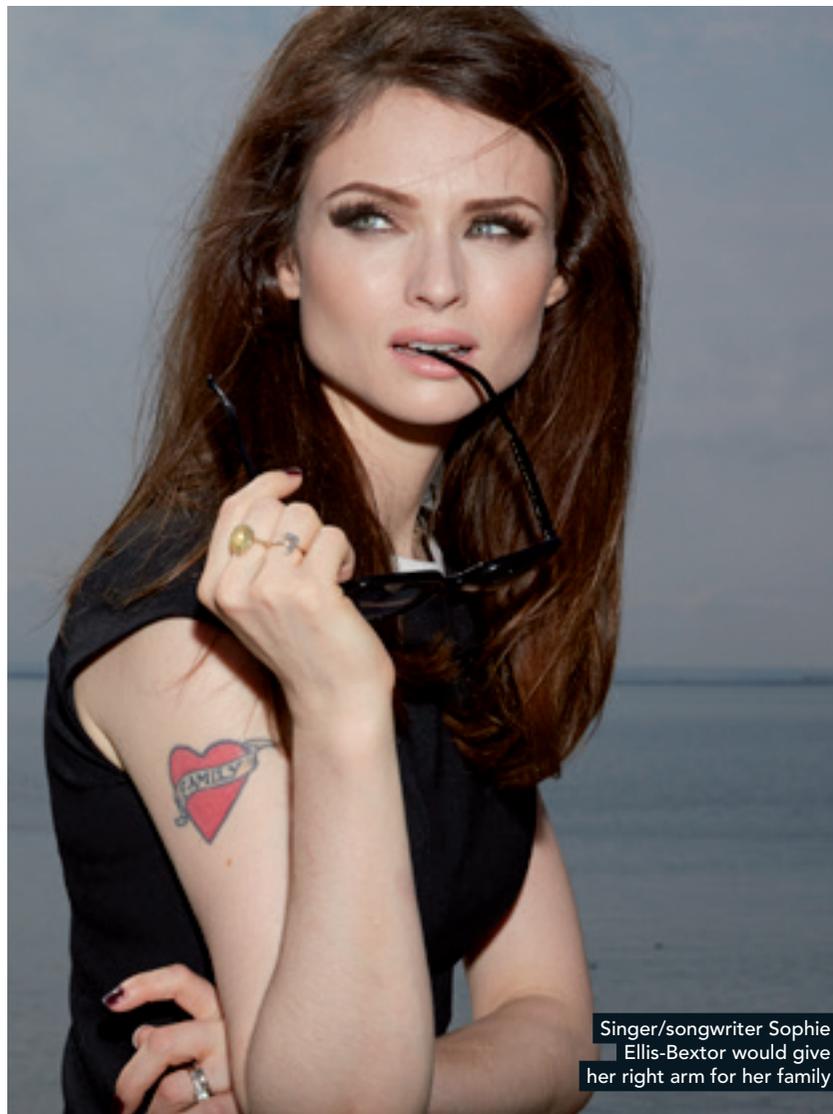
Wanderlust means an impulse to travel. So it's kind of funny that I'm launching the album about 10 minutes from my home

It must be a nail-biting time; putting her money and reputation on the line, but if she was nervous at the launch show, she hid it well, and she beamed throughout, making easy chitchat with

the crowd. She was joined on stage by Harcourt and the rest of the musicians who played on the album – including her step brother Jackson Ellis-Leach on drums and husband Richard Jones, who plays bass with The Feeling.

The pair met when he auditioned to be in her backing band, and they married in Italy in 2005. They weren't the only family members watching proudly; her father was also looking on among the friends, fans and guestlisters.

She closed the evening perched atop the hall's famous grand piano played by Harcourt at the back of the room, sending the crowd on its way with the refrain of “I'm heading home tonight”. Which in many ways is exactly what she's doing with *Wanderlust*. ■



Singer/songwriter Sophie Ellis-Bextor would give her right arm for her family

PARTNER PROFILE



BRACKENBURYS DELI

In every issue of Our Patch we will showcase a local business from our Partners scheme. The new Horton and Garton scheme aims to reward residents for shopping locally and supporting the community. First up, Brackenburys Deli

Founded in 2011 by local residents and long-time friends Sharon Isaac-Upton and Tom Roche, the deli business started after Sharon decided to pursue her love of excellent coffee and fine food. Coupled with Tom's background in catering, they were on to a winner. And less than one year later, they opened a second branch in Askew Road, W12.

“We now have a third branch in Barnes which we opened as a weekend café in September 2013 and this is also available for events and functions,” says Sharon with a proud smile. “And we also run a food distribution business from the W12 branch, which distributes hand-made produce to Waterstones which they sell in-store.”

So what do they put their success down to? Sharon says: “One of the things we wanted to focus on when we opened was good coffee, and all of our coffee is hand roasted to order.”

Tom adds: “We also try to use as many local suppliers as possible to make sure we get products which have a bit more of an origin and that bit more quality, and we do seem to get a very positive response.”

As long-term residents in the area before opening Brackenburys, what is it that Tom and Sharon feel makes the areas their two shops are located in so special? “For me I think it's the community,” says Sharon. “Brackenbury is really is like a proper village within a very busy Zone 2 area of London. In terms of Askew Road,

I think it is becoming more like a village as we are seeing more people supporting local businesses, and again I'd say the majority of customers at the W12 branch are regulars.”

And Tom adds: “We actually see some people twice a day – they start off in our Askew Road shop and then later the same afternoon we see them in our Brackenbury Village shop!”

www.brackenburys.co.uk
Email: info@brackenburys.co.uk

Turn the page to see the full list of Partners and offers. To find out more, keep an eye out for our Partner stickers in windows in W6 and W12!



GREAT OFFERS FROM H&G LOCAL PARTNERS



W12 and W6 make up our patch, and to celebrate all that's great about the neighbourhood we've teamed up with some of our favourite local businesses to offer great deals for Our Patch readers.

Simply present this edition of Our Patch at the featured Horton and Garton Partners outlet to claim your exclusive deal, and look out for the purple stickers in Partners' windows.

W12 OFFERS



1 ASKEW WINE

Competitive prices, expert knowledge and quality independent produce

10% off any purchase of wine over £50 (not including special offers)

Offer valid until 28 February



2 BRACKENBURYS W12

Hand-roasted coffee, loose-leaf tea, artisan breads and local produce

INSTORE: Enjoy a free coffee when you spend £4 or more in a single transaction

DELIVERED: Get 10% off* lunch platters and party catering orders

Both offers valid until 14 February. Please bring this magazine to redeem the offers. *Orders must be £25 or over and be paid for in full by end of promotion date



3 CHERRY RED

Creating great hair while making you feel relaxed and pampered. Winner: H&F Best New Business award

Free deep conditioning treatment with every cut & blow dry or blow dry



4 THE OAK W12

Restaurant combining Mediterranean food and a gorgeous cocktail bar lounge

20% off Monday to Thursday dinner

From February 1 to March 31 2014 (excluding 14 February)

For reserved bookings only, please quote OUR PATCH when making your reservation 020 8741 7700 and present this magazine on arrival



W6 OFFERS



5 THE ANDOVER ARMS

'London's Hidden Gem' bringing charming pub hospitality to west London

A complimentary 125ml glass of house wine to all lunchtime diners, Monday to Friday from 12pm to 3pm

Offer ends 28 February 2014. Please bring this magazine to redeem this offer



6 BRACKENBURYS

Hand-roasted coffee, loose-leaf tea, artisan breads and local produce

INSTORE: Enjoy a free coffee when you spend £4 or more in a single transaction

DELIVERED: Get 10% off* lunch platters and party catering orders

Both offers valid until 14 February. Please bring this magazine to redeem the offers. *Orders must be £25 or over and be paid for in full by end of promotion date



7 INDIAN ZING

Award-winning restaurant recognised as one of the finest Indians in London

2-course meal for £12

3-course meal for £15

Offer only inclusive of the Express Lunch Menu



8 THE HAMPSHIRE HOG

Delightful gastro pub with top-notch restaurant quality food, a killer drinks menu and healthy options

Get a cup of soup and a starter of your choice for £10

Lunchtime offer only, Monday to Friday 12 to 4pm



WHAT'S ON

February



1 Feb
● The Musicians of Bremen, Lyric Theatre W6
 Charming 45-minute children's show at 11am, 1pm and 3pm, suitable for ages 3-9. It's a puppet show, billed as Toy Story meets the Brothers Grimm. £8
 020 8741 6850
 www.lyric.co.uk



1 Feb
● Steve Morrison and Alan Glen, Brooks Blues Bar W6
 Bluesmen come to Polish Jazz Café, Posk, in King Street. Glen was one of the early Yardbirds, so the pair have a terrific pedigree. Backed by drummer Mark Walker and pianist Tim Penn. 8pm. £8
 07810 647199
 www.brooksbluesbar.co.uk

1-8 Feb
Ciphers, Bush Theatre W12
 Last week of Dawn King's spy thriller about the life and death of a female intelligence officer. Blanche McIntyre directs at the Uxbridge Road theatre. £19.50 (£12 concs)
 020 8743 5050
 www.bushtheatre.co.uk

4-8 Feb
● Burlesque on Ice, Bush Hall W12
 Combines the glitter and glamour of burlesque with the skills of figure-skating on the ice at the Uxbridge Road venue, featuring Gwendoline Lamour and Vicky Butterfly. Over 18s. Doors open 6.45pm. £12-£60
 020 8222 6955
 www.bushhallmusic.co.uk

7 Feb
● Del Amitri, Eventim Apollo W6
 It may have been 30 years since their debut single, but the Glasgow rockers are still doing their stuff. 7pm. £33.25
 0844 249 1000
 www.eventimapollo.com

9 Feb
● The Night of the Hunter (12), Riverside Studios W6
 A 1955 classic drama starring Robert Mitchum as a tattooed preacher shows at the Crisp Road cinema, directed by Charles Laughton. Digitally restored. 8pm. £8.50
 020 8237 1111
 www.riversidestudios.co.uk

12 Feb to 2 Mar
● Kiss Me, Figaro!, Riverside Studios W6
 A rom-com with music from Mozart, Handel and Puccini, performed by the Merry Opera Company. 7.30pm. £22.50 (£20 concs)
 020 8237 1111
 www.riversidestudios.co.uk



BRITAIN: ONE MILLION YEARS OF THE HUMAN STORY

11 Jan to 27 Sept
 Major exhibition at the Natural History Museum (daily 10am-5.50pm. Adults £9, children £4.50. Family discounts). A look back at Britain before the Romans, Saxons and Vikings pitched up, with rarely seen specimens on display including a skull from the earliest known Neanderthal in Britain, and the oldest spear in the world
 020 7942 5000
 www.nhm.ac.uk

13 Feb
● The Strypes, O2 Shepherds Bush Empire W12
 One of the liveliest bands of last year starts a new tour. 7pm. £16.42
 020 8354 3300
 www.O2shepherdsbushempire.co.uk

13 Feb
● Keston Cobblers Club, Bush Hall W12
 With Patch & The Giant. 7.30pm. £9
 020 8222 6955
 www.bushhallmusic.co.uk

14 Feb
● Gill Manly and the Simon Wallace Trio, Posk W6
 Valentine's Night performance of the Etta James story comes to the Polish Jazz Café in King Street. Hits will include Hoochie Coochie Girl and Something's Got a Hold on Me. 8pm. £8
 020 8741 1940
 www.jazzcafeposk.org



15 Feb
● A Roo in my Suitcase, Lyric Theatre W6
 Intriguing title of a children's show with shows at 11am and 1pm. Ages 3-7. £8
 020 8741 6850
 www.lyric.co.uk

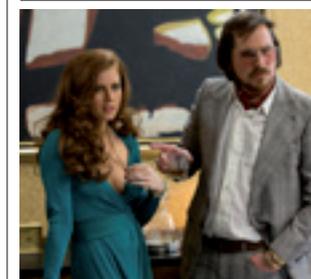
22 Feb
● Jack Whitehall, Eventim Apollo W6
 He has hosted Live at the Apollo and performed in Royal Variety shows, as well

as dominating the BBC3 schedules. 7pm. £18
 0844 249 1000
 www.eventimapollo.com

23 Feb
● Beyaz Show, Eventim Apollo W6
 One of the more unusual events at the Eventim Apollo in Hammersmith, the Beyaz Show is a Turkish TV talk show which has been reinvented for the stage, featuring comedian Beyazit Ozturk. He interviews Turkish celebs. Doors open 7pm. Tickets from £32.75
 0844 249 1000
 www.eventimapollo.com

26 Feb
● Noah Francis Johnson, Bush Hall W12
 Funky singer shows off tunes from his debut solo album. 7.30pm. £10
 020 8222 6955
 www.bushhallmusic.co.uk

27 Feb
● Gavin DeGraw, O2 Shepherds Bush Empire W12
 With a new album, Make A Move, the performer's vocal talents will be on show and broadens the scope of his music. 7pm. £22.50
 020 8354 3300
 www.O2shepherdsbushempire.co.uk



28 Feb
● American Hustle (15), Riverside Studios W6
 Christian Bale stars in this tale about a conman which has been nominated for a host of Oscars, and won the Golden Globe for best film
 020 8237 1111
 www.riversidestudios.co.uk



The second wave of Secret Theatres have been announced after Secret Theatre 3 at the Lyric was a controversial success

SECRET THEATRE 4 LYRIC THEATRE W6

Feb 7 to March 8
 The popular Secret Theatre season returns as its 20-strong ensemble of actors, directors, writers, designers and dramaturgs promise another season of taking risks. For theatre-goers who like a surprise, this is the hottest ticket in town. Buy a ticket, turn up and enjoy. No details about the play or the cast are announced in advance. For its fourth incarnation and because of the extensive building works at the Lyric, the show will take place in a space where the company has not previously performed. And for a further hint, the work is a new take on a classic, written by an exciting new writer. 7.30pm. £15
 020 8741 6850
 www.lyric.co.uk

* FREE FIRST NIGHT!

Live or work in Hammersmith & Fulham? If so, you can claim two free tickets to see Show 4 on Friday, February 7, at 7.30pm. Bring proof of your home or work address to the Ticket Office on either the Friday or Saturday before the performance to pick up their free tickets.



Steven Webb and Leo Bill in Secret Theatre 3



22 Feb
 Jack Whitehall
 Eventim Apollo

LOOKING BACK

THE CREEK & LITTLE WAPPING

HAMMERSMITH

Ever wonder what the riverside in Hammersmith was like 100 years ago? The streams which formed the Stamford Brook joined the River Thames at The Creek which divided the Lower and Upper Malls at Hammersmith. Until the 1930s the inlet, which extended as far as King Street, was lined with buildings, both industrial and residential, and was spanned by a wooden humpbacked bridge called the High Bridge.

The Creek is believed to have been one of the earliest areas of settlement in Hammersmith, forming a sheltered harbour for fishermen and riverside dwellers and providing wharves for barges to transfer goods between the Thames and the main highway.

The area became heavily industrialised with lead and oil mills, malt houses, boat builders, lime sheds, timber yards and builders'

merchants packed into every available space. Between the factories was a labyrinth of slum housing, known as Little Wapping.

A report of 1913 vividly described The Creek area as "one of London's poorer and apparently more hopeless districts... situated in the alleys, unpenetrated by any road...The inhabitants are costers, flower sellers, casual labourers, chronic invalids; mothers habitually tired; and children, children, children...The housing accommodation is what you might expect - in one street there is one water-closet to four houses...in another the costers' donkeys are led through the houses entering at the front door, and going along the passages, to the hovels in the yards at the back."

In his book-lined study at Kelmescott House in Upper Mall, designer William Morris was regularly disturbed by the 'yells and shrieks' of street urchins from 'the foul and degraded

lodgings' of Little Wapping who swung on his gate.

As part of the Southern Improvement Scheme of 1922, Hammersmith Borough Council planned to clear the area and build new housing and in 1927 the council bought property around The Creek for £8,000. Old houses were demolished to make way for blocks of flats at Riverside Gardens. Preparations for the construction of the new Town Hall in King Street began in 1936 when The Creek was culverted and the bed of the inlet filled in.

The district changed beyond all recognition after a flying bomb destroyed factories and properties along the riverside on the night of 24 July 1944. Furnivall Gardens was created in 1951 on the site of The Creek, sweeping away the last remnants of the area known as Little Wapping. ■

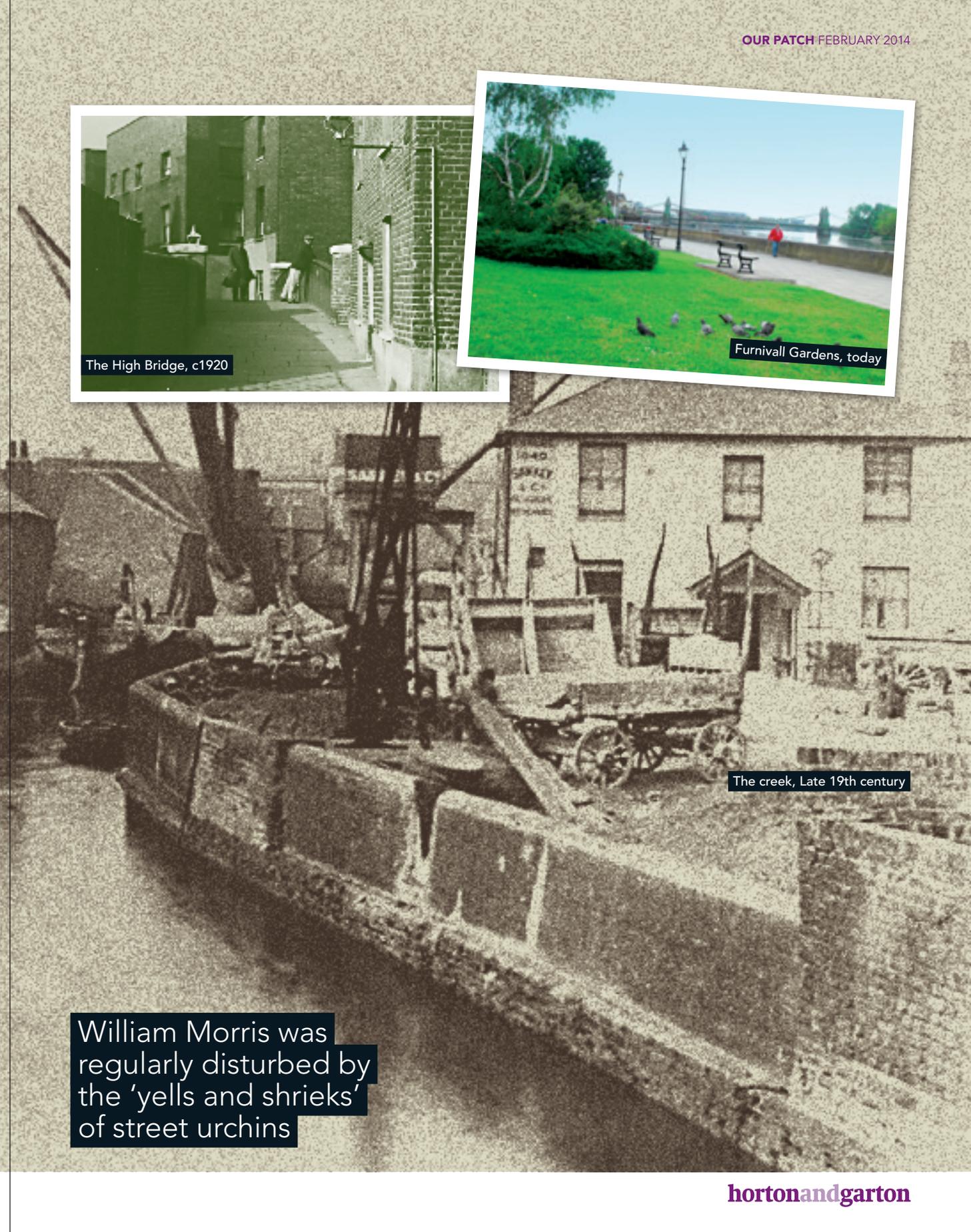
William Morris was regularly disturbed by the 'yells and shrieks' of street urchins



The High Bridge, c1920



Furnivall Gardens, today



The creek, Late 19th century

MAKING GOOD



A 'shell' actually goes no way to describing the state the property was in – 'dump' was probably a more apt description



I was unsure of what to expect but excited to see what the new owner had made of it, however I was not prepared for the transformation I walked into...



BEFORE & AFTER

The rough diamonds in the property market are in higher demand than the finished product. So are we all property developers now? asks expert estate agent John Horton

Has the renovation bug bitten you? Thanks to property programmes such as Grand Designs and Homes Under the Hammer, it's an increasingly profitable way to shop for a property. And locally, un-modernised properties are now in far higher demand than the finished article.

I've seen a few examples in my 17 years as a local estate agent, with varying results. But no doubt the most spectacular transformation I've ever seen is a house I have sold – twice!

The property is in Hammersmith's Southerton Road. A 'shell' actually goes no way to describing the state the property was in – 'dump' was probably a more apt description. It was so bad you had to wipe your feet on the way out!

It was clear from the beginning that it was going to take a buyer with some imagination. After all, it was being squatted and was completely dilapidated as a result. It lacked heating and electrics – even the windows had been replaced by breezeblocks.

Viewings began in January which meant a torrid few weeks with freezing visits by torchlight. But thankfully, it paid off and we sold the property to a professional developer for £620,000.

A few months passed and I was very pleased to receive a call to go in and re-value the property. I was unsure of what to expect but excited to see what the new owner had made of it.

However, I was not prepared for the transformation I walked into... Not only

had they put the windows back in, but they had transformed the entire interior and exterior of the house. The most impressive addition was a new floor with an excellent west-facing roof terrace and a new kitchenette to enable convenient outdoor entertaining.

After a few weeks of marketing we achieved a sale of £1.225m to a young local couple. Obviously, the vendor achieved a healthy margin, but I can only look back and wonder what the house would have achieved in today's market. My guess would be significantly more based on our sale of a flat in Southerton Road just last year which attracted no fewer than 70 viewings and 20 offers.

What was really interesting to observe, however, was that the house achieved significantly more interest in its un-modernised state compared to the second time round. With today's competitive market and the wave of new buyers arriving in W6 and W12, many prospective buyers already have their architect, builder and interior designer ready to go. So, if you decide to take on your own 'grand design' project, be prepared for intense competition and be sure you're ready.

No buyer wants to pay asking price or above, however it is the buyers who can dig deeper and who have extra spending power that are closing the deals and when it comes to an un-modernised property, there's a good chance it could be money very well spent. ■



sales@hortonandgarton.co.uk
020 8819 0510



lettings@hortonandgarton.co.uk
020 8819 0511

176 King Street
Hammersmith W6 0RA
www.hortonandgarton.co.uk

hortonandgarton



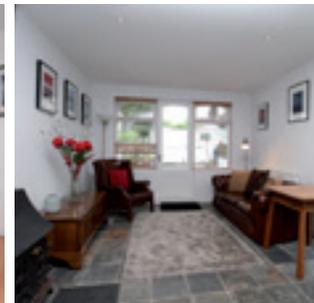
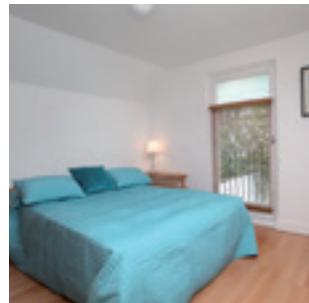
Boscombe Road, W6

£550 per week

A stunning two double bedroom coach house with a secluded courtyard garden. The property has recently undergone extensive refurbishment works whilst retaining the character and many original features of this artist's home.

The bright and spacious ground floor arrangement provides ample living and entertaining space with a wood burning stove, whilst there are two double bedrooms and a modern bathroom to the first floor.

- Two double bedrooms • Private garden
- Converted Victorian coach house • Furnished
- Bespoke feature spiral staircase • EPC rating = D
- Recent new kitchen and bathroom and redecoration



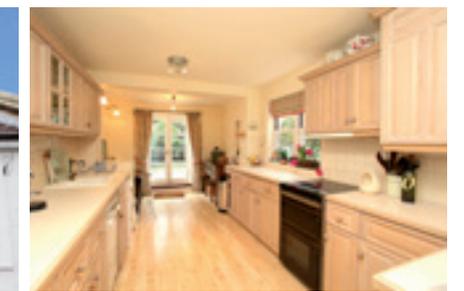
Available to let in March, contact Horton and Garton for more information on 020 8819 0511



Overstone Road, W6

£425,000 Leasehold

One double bedroom | Modern fitted kitchen | Stylish bathroom
Private garden | EPC Rating = D | Brackenbury Village



Nasmyth Street, W6

£1,100,000 Freehold

Three bedrooms | Two bathrooms | Unmodernised
Similar properties required | EPC rating = E | Brackenbury Village



sales@hortonandgarton.co.uk
020 8819 0510



lettings@hortonandgarton.co.uk
020 8819 0511

On your bike!

hg



Tabor Road, W6

£650 per week

- Victorian family house • Four bedrooms
- Three bathrooms • Short let
- EPC rating = F • Brackenbury Village

St Peters Grove, W6

£465 per week

- Victorian cottage • Two bedrooms
- Courtyard garden • Two reception rooms
- EPC rating = E • St Peter's Conservation Area



Bromyard House, W3

£425 per week

- Two double bedrooms • Two bathrooms
- Front and rear gardens • 24hr concierge
- EPC rating = E • The Vale location

King Street, W6

£345 per week

- One double bedroom • Newly refurbished
- Available now • Fully or part furnished
- EPC rating = C • Ravenscourt Park location

To celebrate the launch of Boris Bikes in Hammersmith & Fulham, we're giving you the chance to **win a voucher worth £150** courtesy of Bikeworks! Simply Tweet  us at @hortonandgarton with the hash-tag #onyourbike or head to our Facebook  page and share the *On Your Bike* photo to be in with a chance of winning. There are two vouchers up for grabs and the competition ends Friday 7 February!



176 King Street, Hammersmith W6 0RA

 @hortonandgarton  www.facebook.com/hortonandgarton www.hortonandgarton.co.uk

On your bike!

hg



See inside to find out how to enter our competition to
win £150 worth of cycling vouchers
in celebration of the arrival of Boris Bikes to west London

176 King Street, Hammersmith W6 0RA

 @hortonandgarton  www.facebook.com/hortonandgarton www.hortonandgarton.co.uk



sales@hortonandgarton.co.uk
020 8819 0510



lettings@hortonandgarton.co.uk
020 8819 0511



Winner of the
Hammersmith & Fulham
Brilliant Business Award
for Best Customer Service 2013