

welcome to our public event

wandsworth gasworks

the last remnant of the huge wandsworth gasworks is bowing out - the giant gasholder that has presided over this part of town is no longer needed.

we plan to **regenerate** the site of the former gasholder and the current calor gas site in wandsworth town, opening up this island site to the community and restoring **200m** of the river wandle. the proposals include a mix of uses, including **new homes**, shops, bars, restaurants and workspace, all set within a **new urban park** alongside the river.

we will build new homes across multiple tenures and deliver workspace, bars and restaurants to make the **place buzz**. we would really like to know what you think of our proposals and thank you.

delivery team

the land which these proposals relate to is owned by a company called sgn mitheridge ltd – this is a joint venture between gas infrastructure company sgn, and funds managed by mitheridge capital management.

the development is being managed on their behalf by a team from developer common projects.

we have assembled a world-class team of architects, engineers, and other consultants to work on the design of these proposals.



digbeth

shedkm



elephant park

BD Landscape



wilton road

MAX Architects



bfi southbank

Carmody Groarke



greenwich design district

Whitby Wood



chelsea barracks

Atelier Ten



birmingham

Kaizen



lombard wharf

QUOD

site introduction

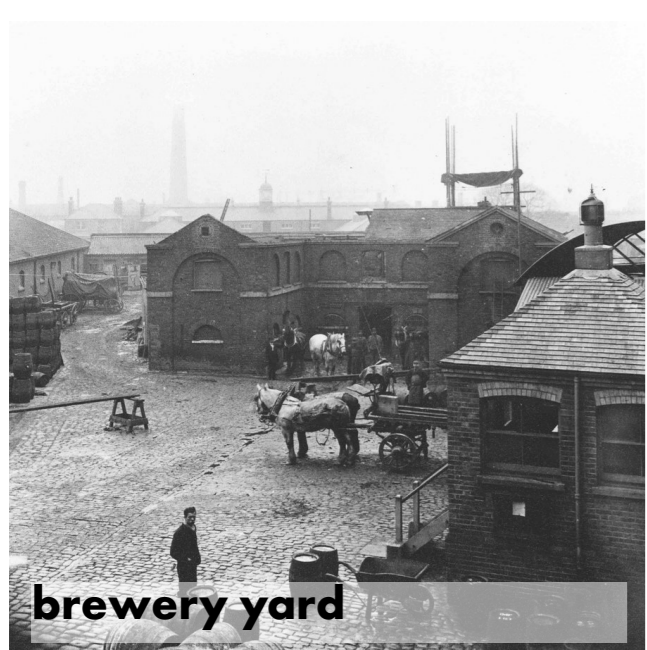
the site is bound by the a3, the river wandle and the rail viaduct to the north.

as a former gasholder site and canal basin, the site contains a lot of the challenges you would expect from former industrial brownfield land and multiple major strategic live services running through the site.

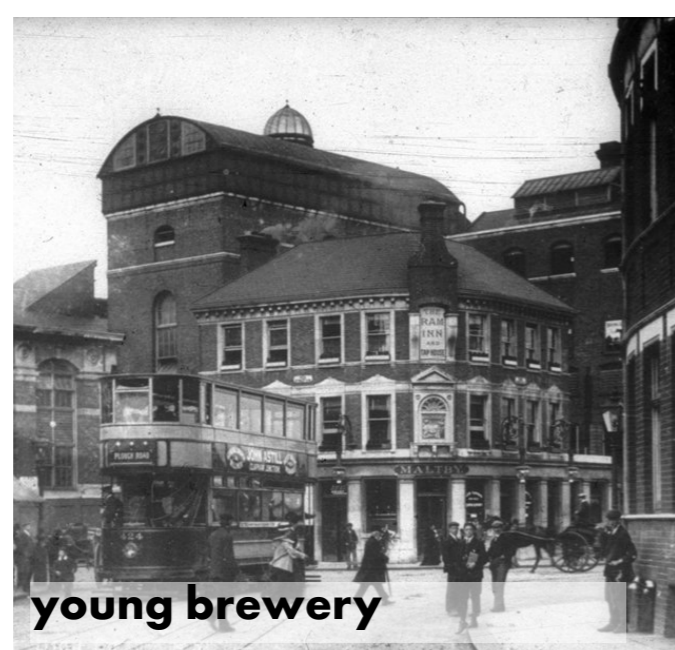


site history

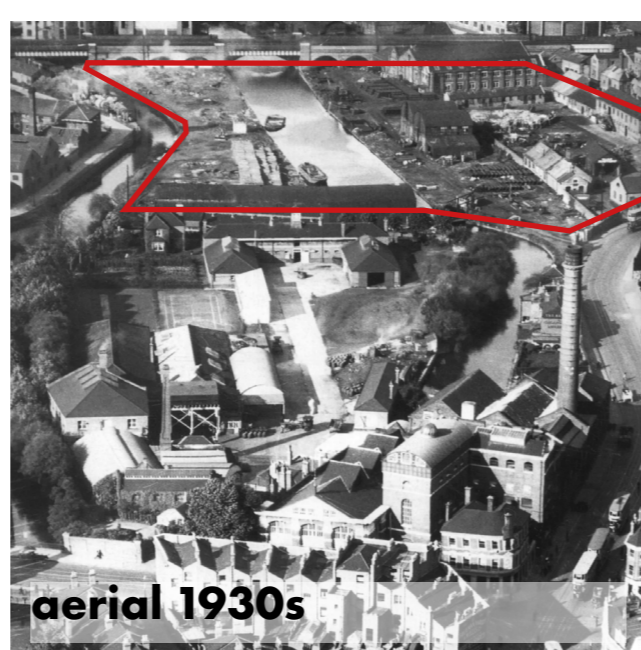
the river wandle, along with new man made navigations like the old canal that now hides beneath our site, brought with it industry - using the water from the river to brew, and transporting coal and other goods by the canal. Thus, the area was typified by water and brewing, general industry, and the making and storage of gas.



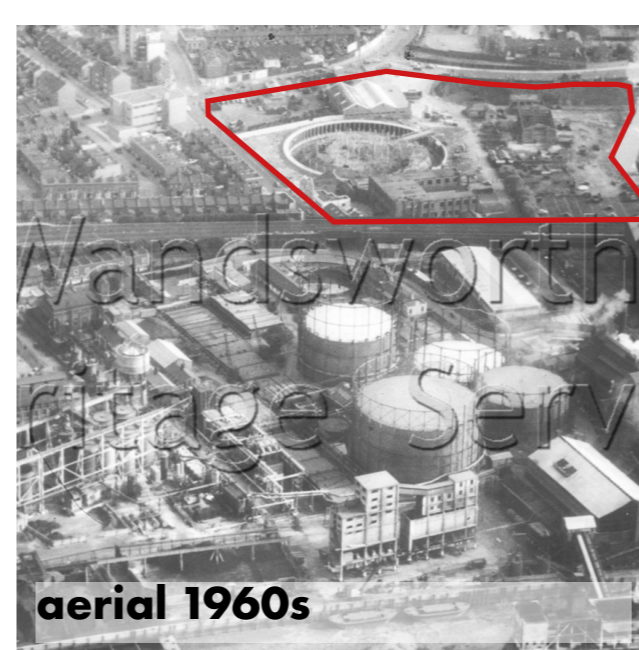
brewery yard



young brewery



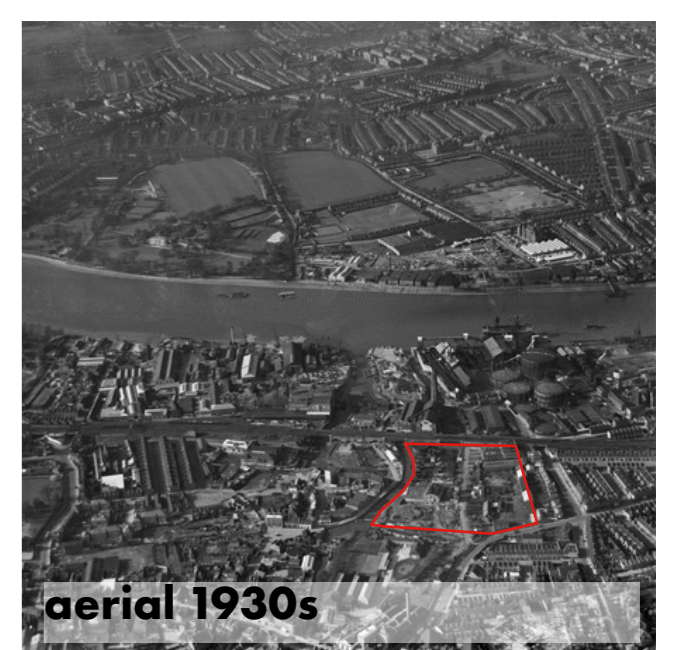
aerial 1930s



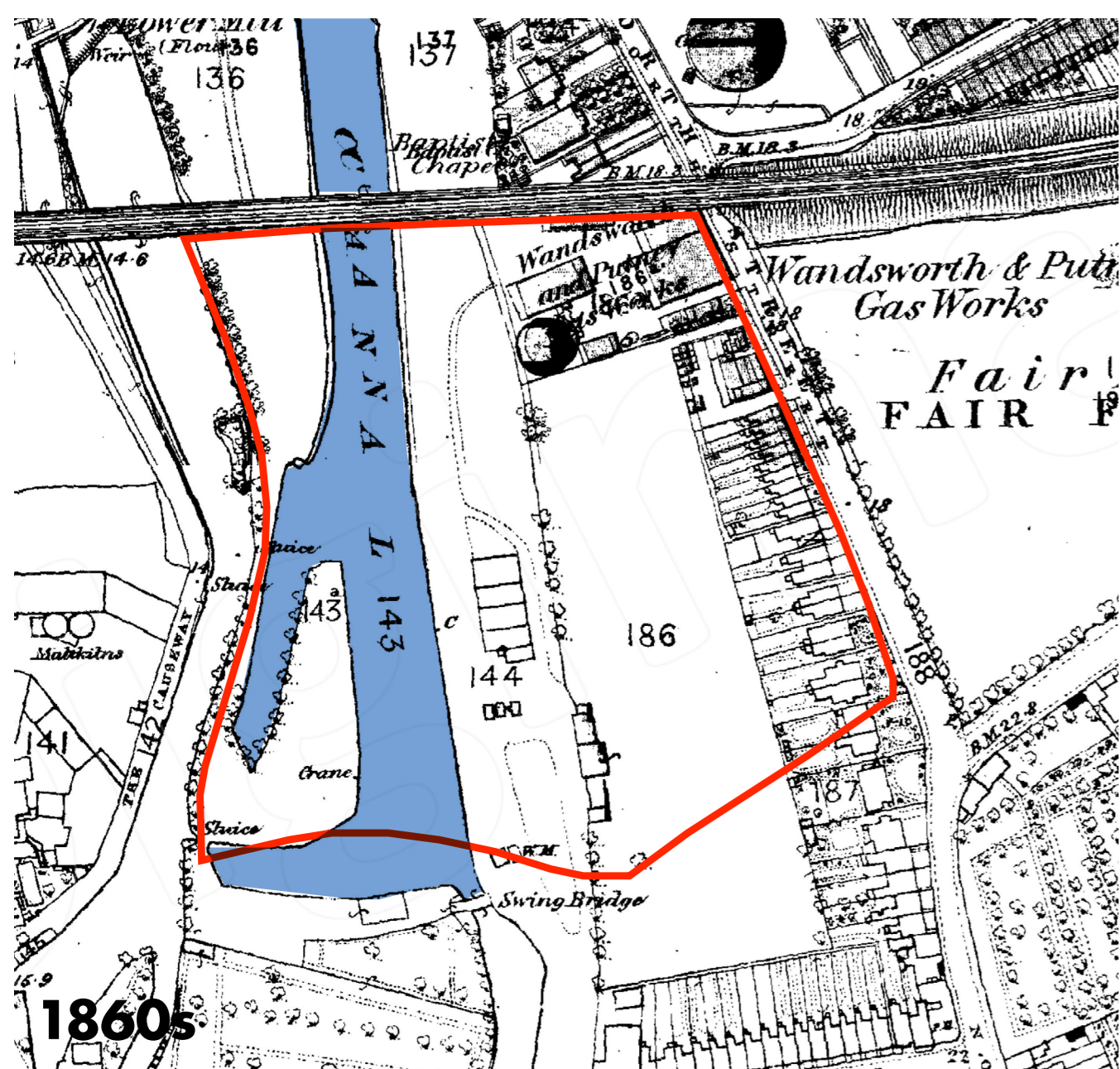
aerial 1960s



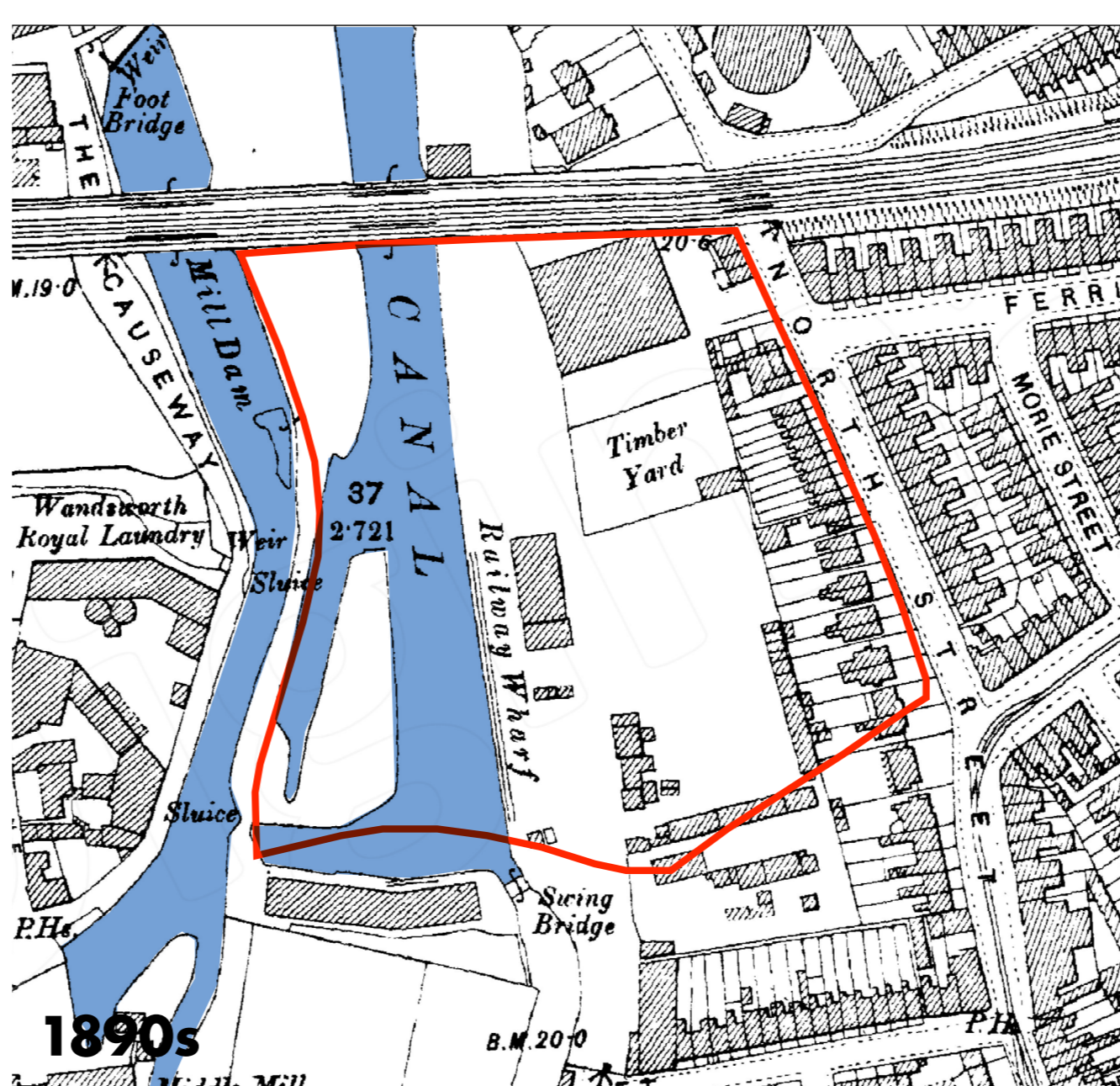
aerial 1920s



aerial 1930s



1860s



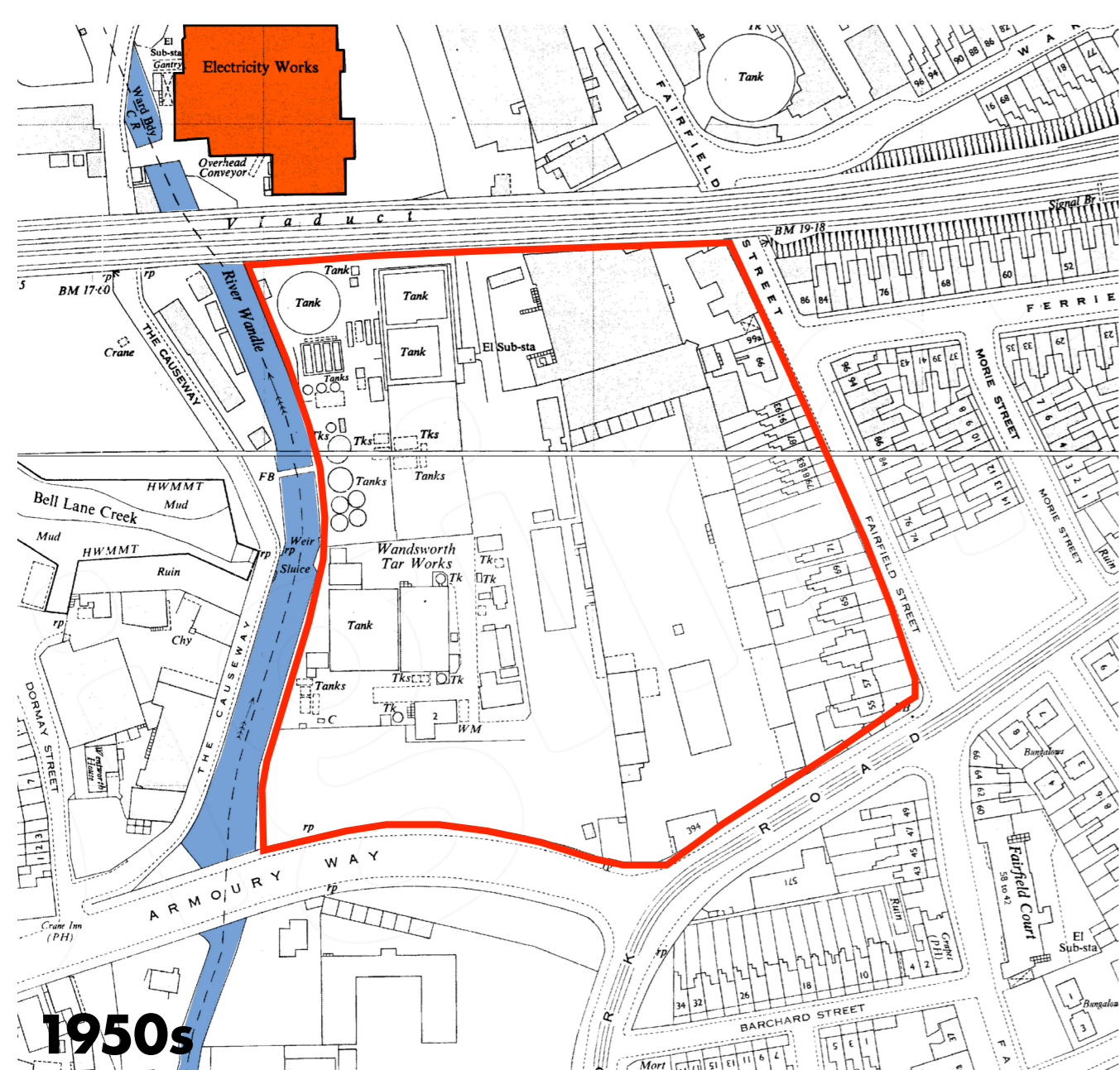
1890s



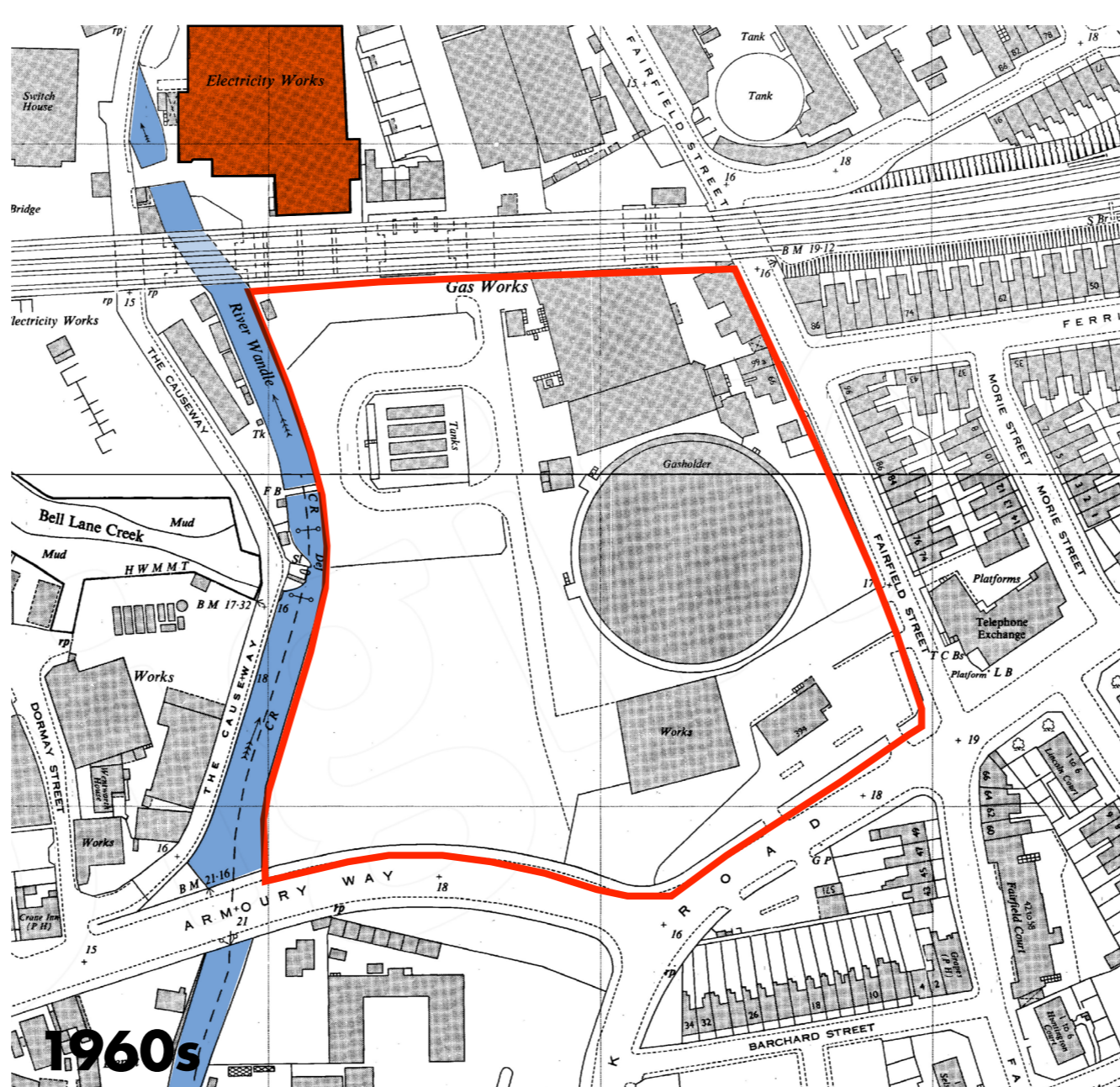
- original canal running below the site serving young's brewery (began brewing 1831)
- industrial activity including flour mills powered by the river wandle and gas and chemical works to the north.

- timber yard, flour mills, Royal Laundry and dye works along river wandle.
- expansion of terraced housing in surrounding area and tram way along north street towards town centre.

- 1940's aerial photo of wandsworth with the town hall in the foreground



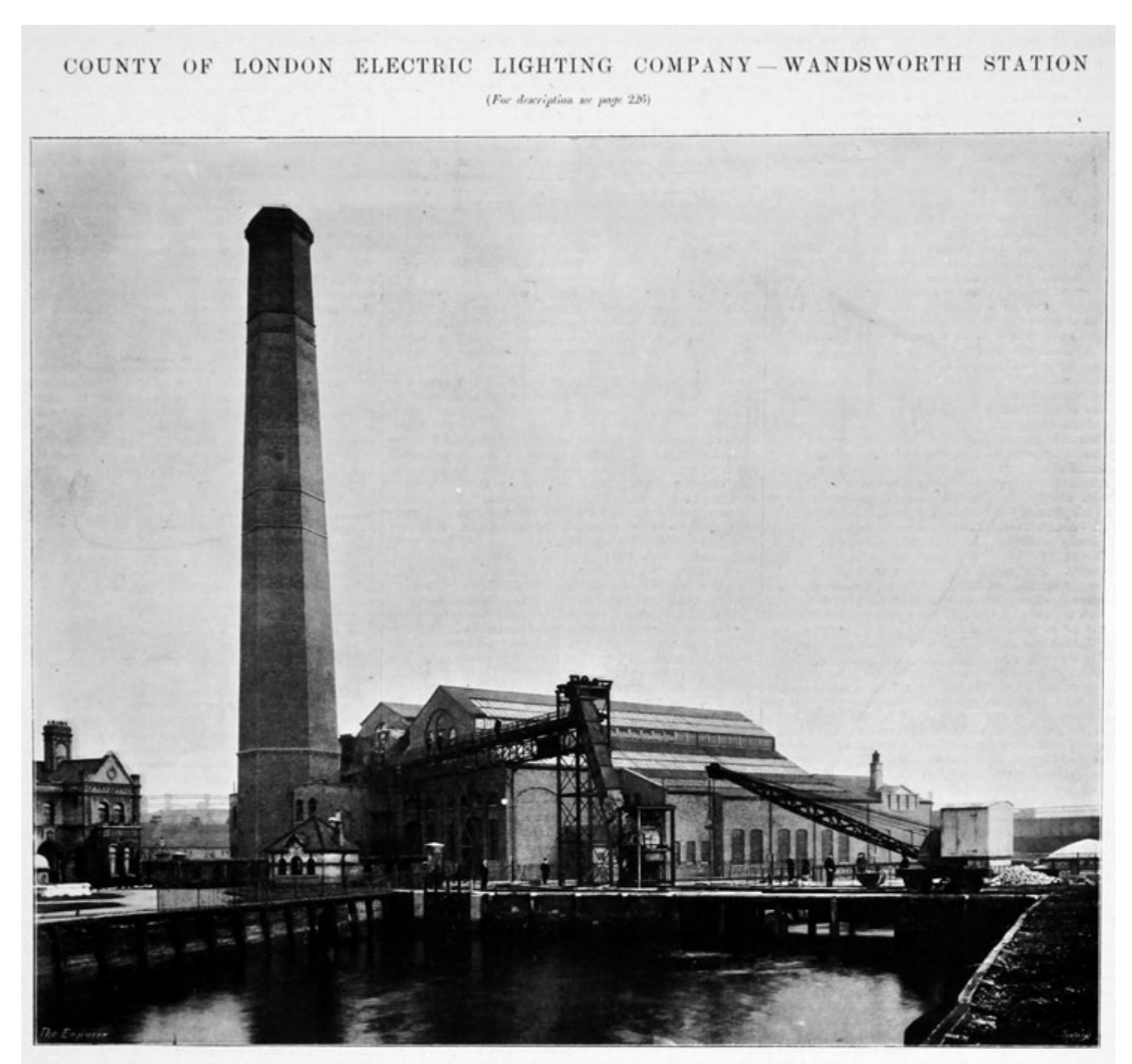
1950s



1960s

- wandsworth tar works and wandsworth power station to the north of the site.
- filling in of young's brewery canal, addition of armoury way and york road.

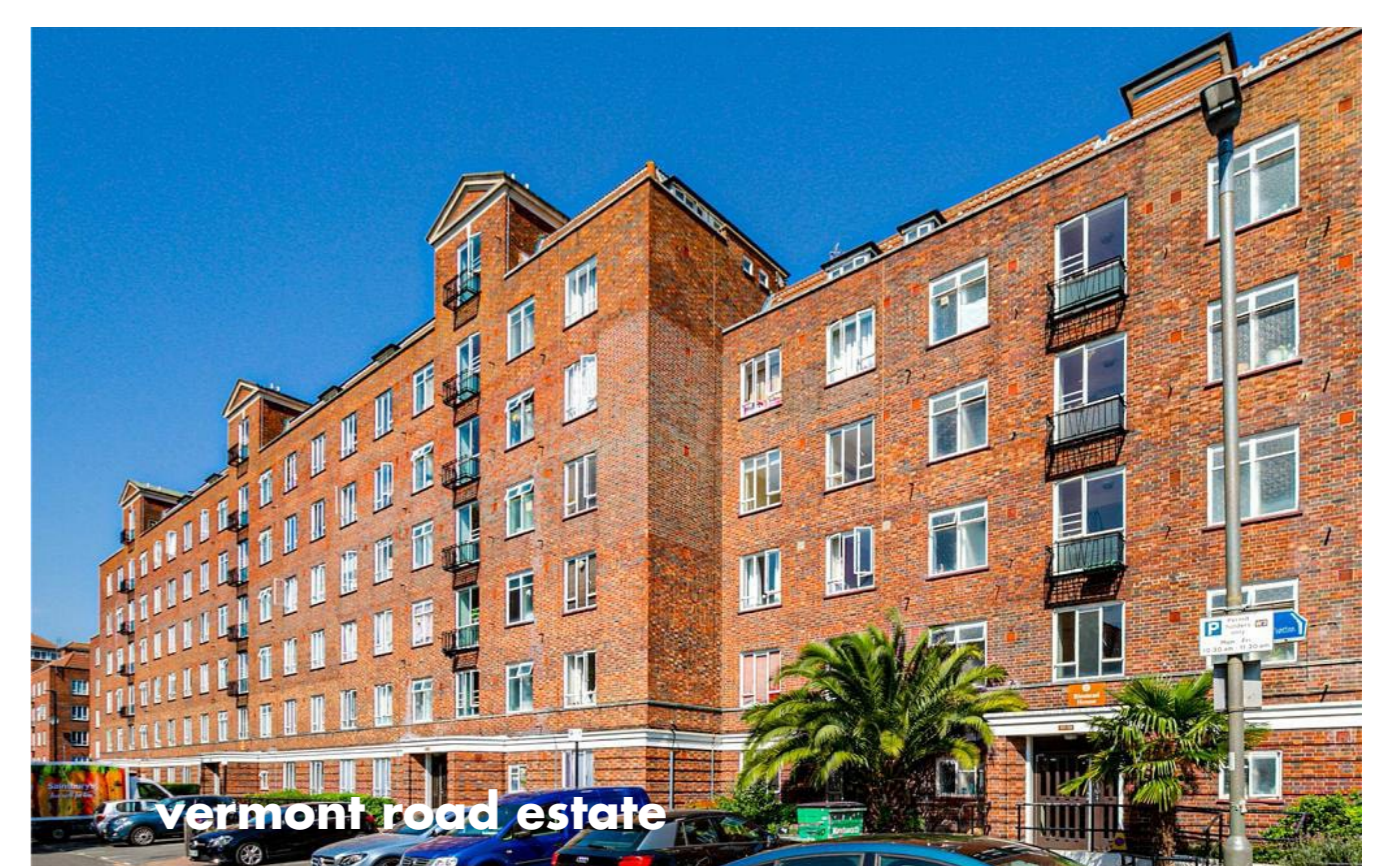
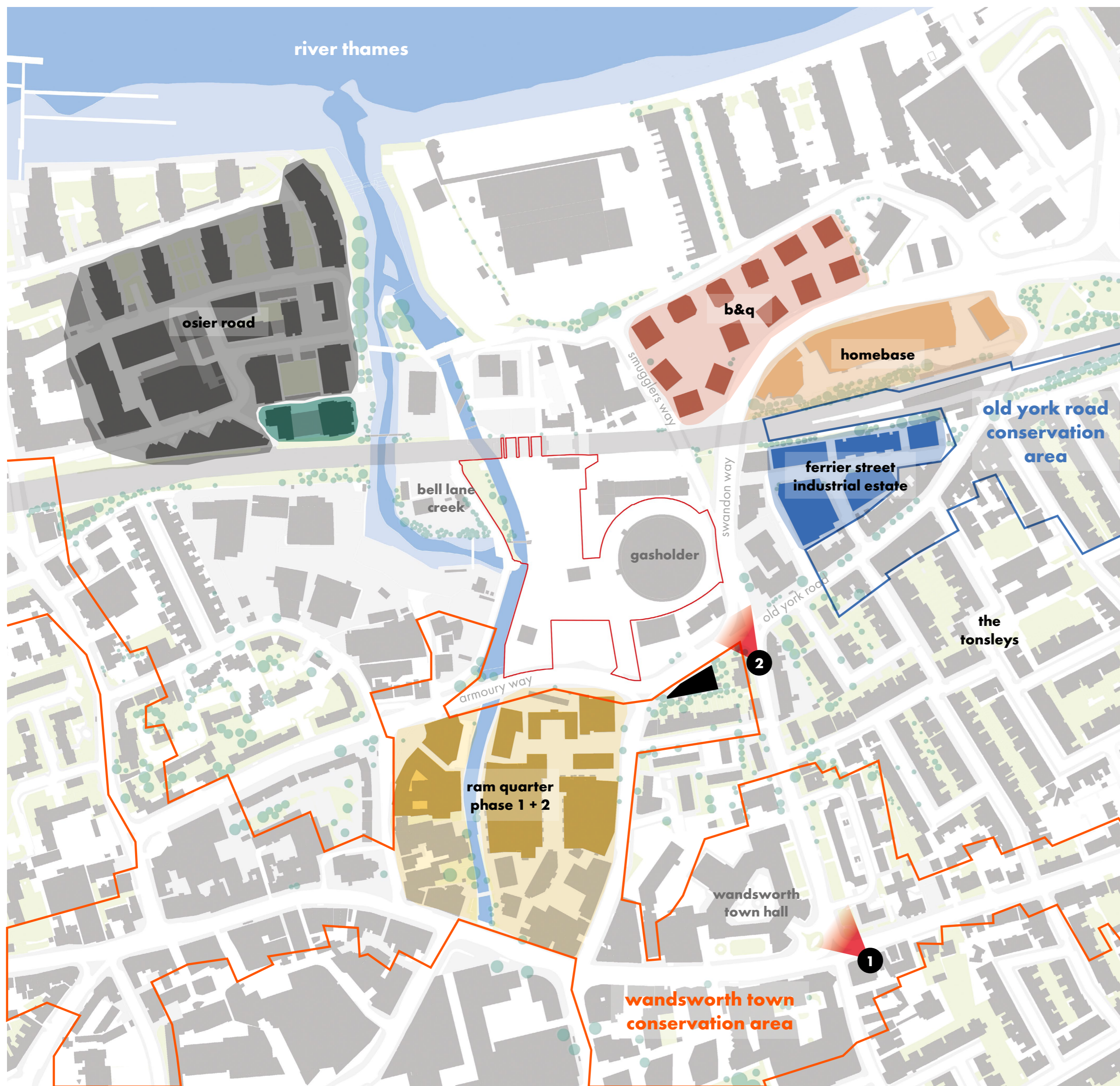
- tar works replaced by gas works with large gasholder dominating the site.
- removal of terraced housing and tramway.



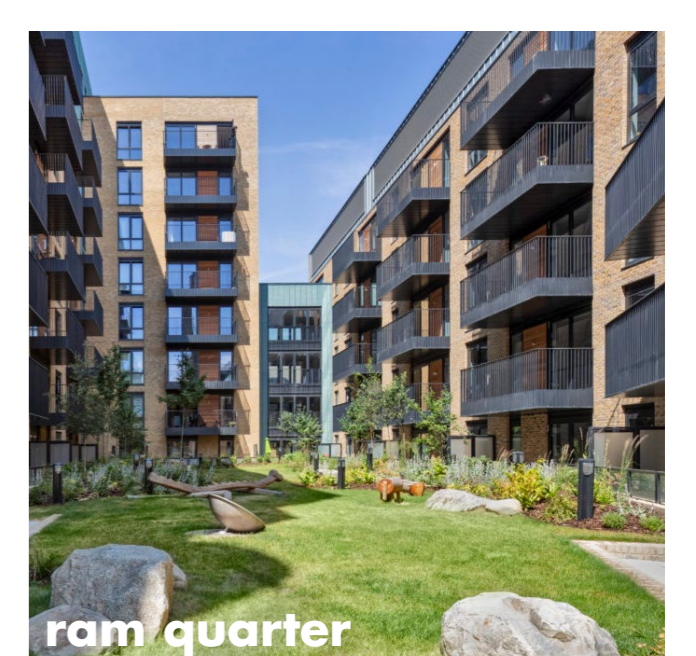
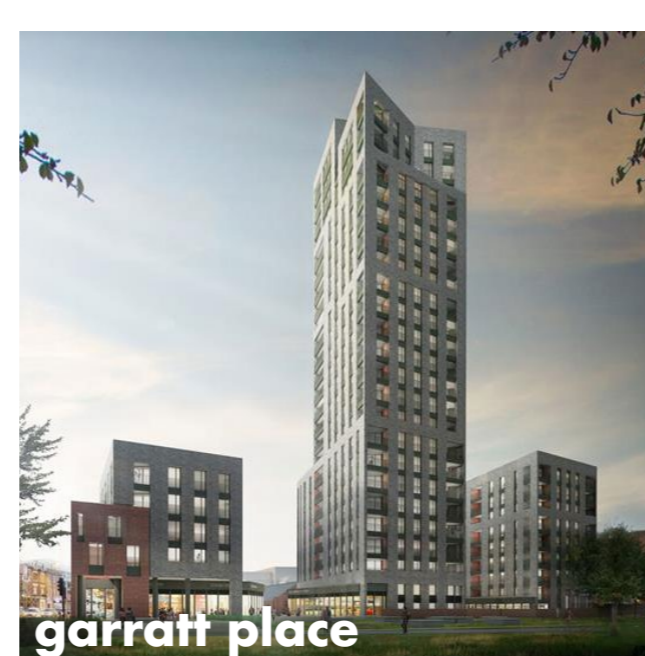
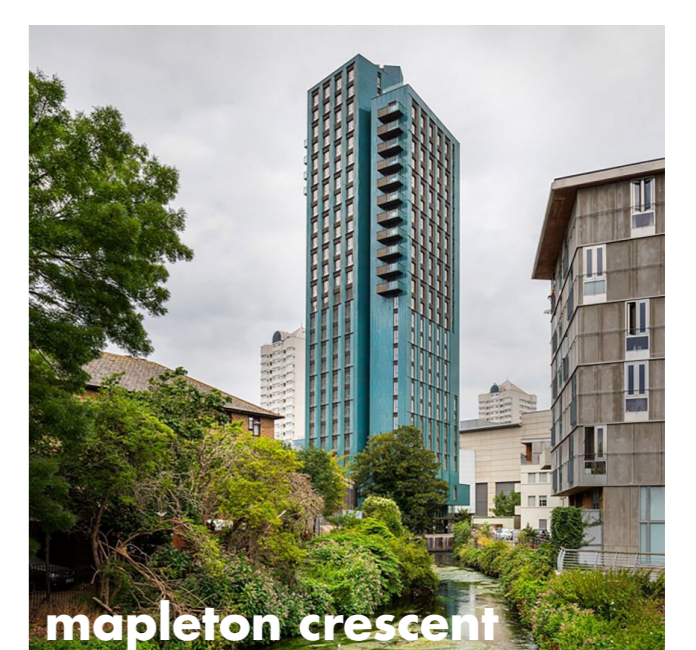
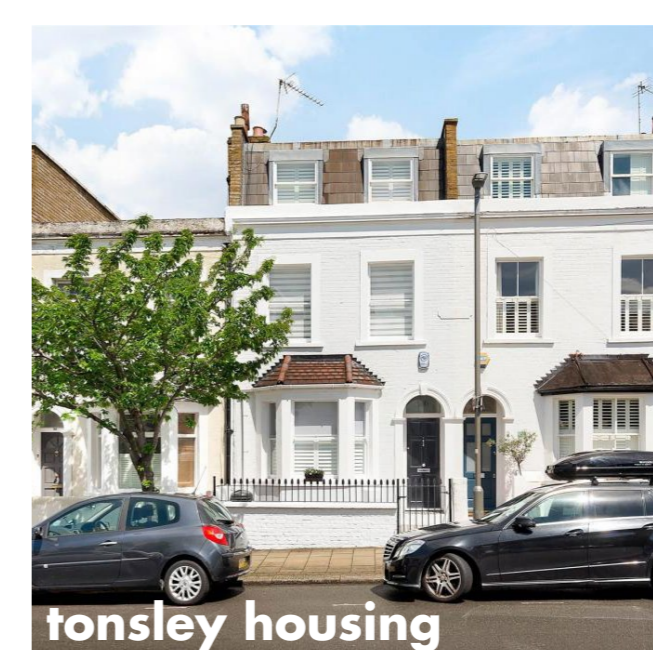
- wandsworth power station on the river wandle, decommissioned and demolished in 1964.

existing + emerging context

from the civic portland stone town hall through to the metallic tones of the gasholder set against a background, existing and emerging, of high-quality brick buildings and homes.



emerging + existing context

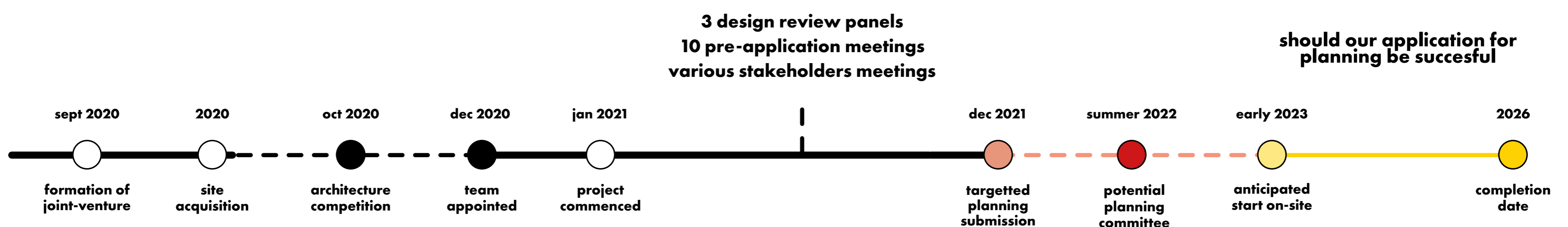


the journey so far...

the timeline below captures the evolution of the proposals, from an open design competition to an extensive collaborative appraisal with our own design team, local stakeholders, community and pre-application meetings and workshops with the planning authority.

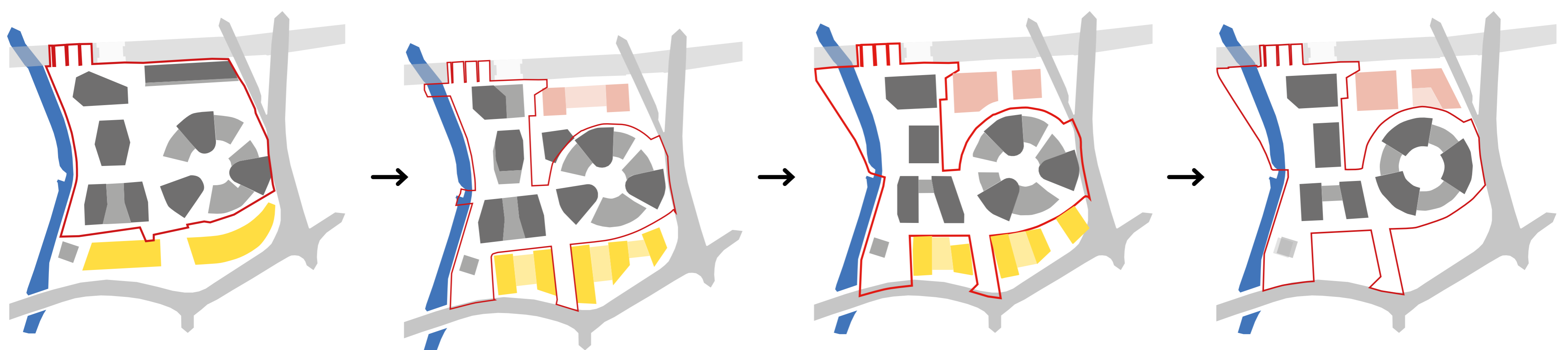
stakeholder engagement:

- environment agency (EA)
- national grid
- greater london authority
- transport for london
- wandsworth society
- south east rivers trust
- sgn operations
- wandle valley forum
- network rail
- neighbouring landowners - downing student living + delta
- london fire brigade
- metropolitan police crime prevention
- ukpn



pre-planning application evolution:

the series of evolution diagrams below illustrate the proposals presented to wandsworth borough council from january 2021 and to present.



key

- delta illustrative proposal
- site owned by downing student and being brought forward separately

overall vision and strategy

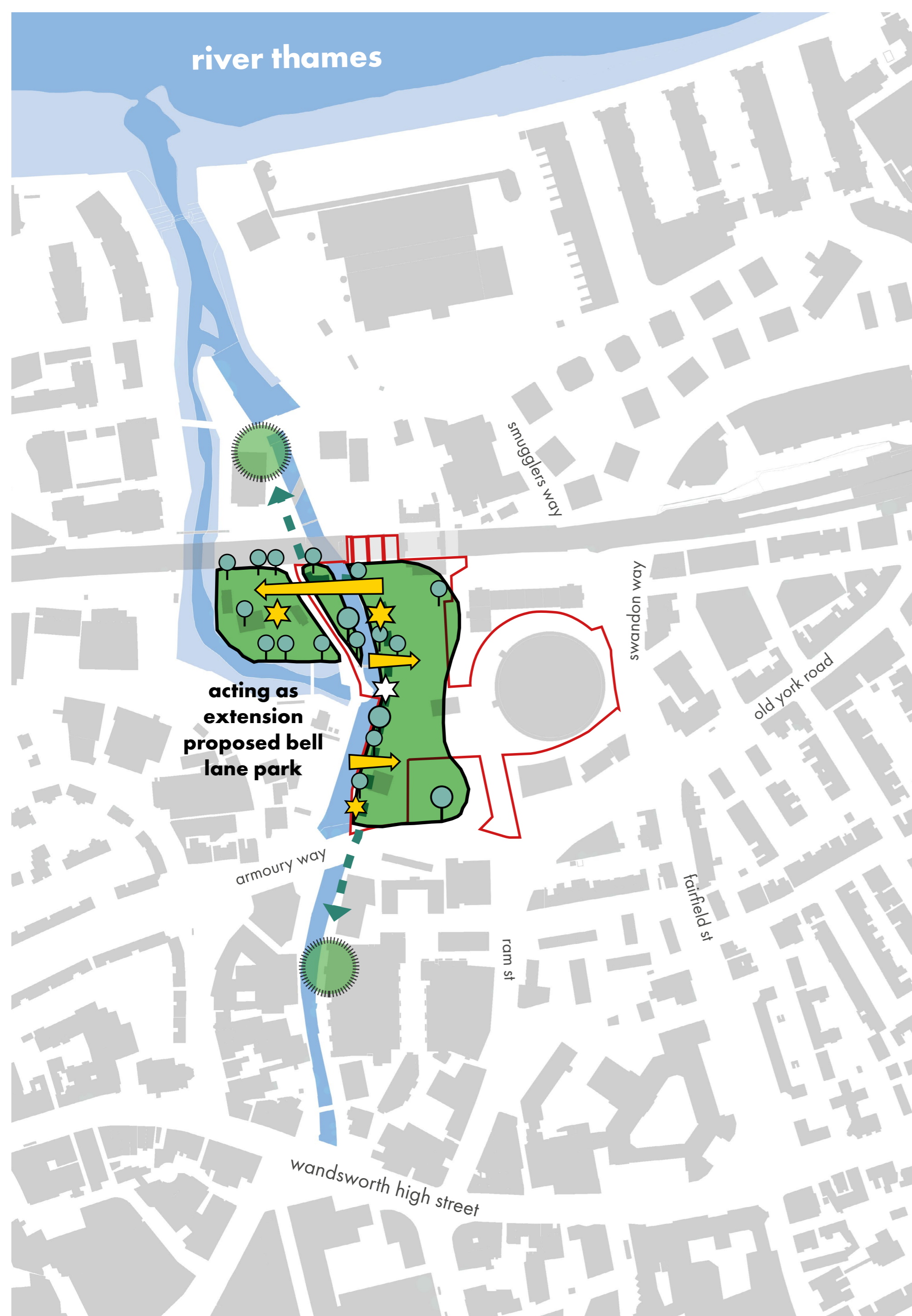
re-greening an industrial site

we are seeking to green this industrial brownfield site into a vibrant, new riverside, diverse community that successfully stitches back into wandsworth.

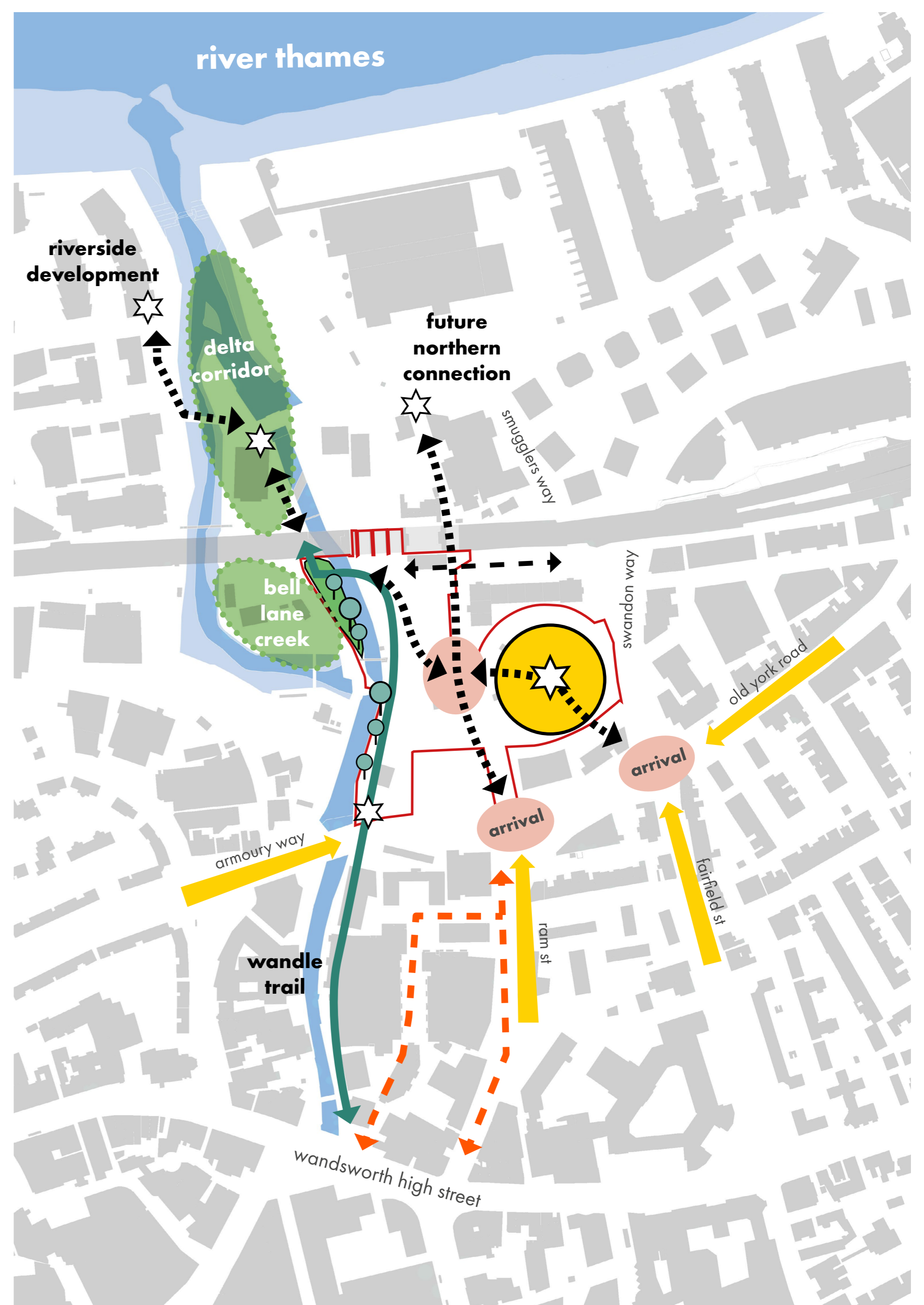
our strategic vision is:

- + opening up a hidden stretch of the river wandle to bridge the gap between wandsworth high street and the river thames.
- + establishing routes across our site to better link the riverside development on the thames to old york road.
- + acting as an extension to the proposed bell lane creek park.
- + opening out the riverside to create a verdant landscape at key moments and provide open space for recreation.
- + re-use of the existing gasholder base to make the development as carbon efficient as possible.
- + creating a new river footpath for the public (200m).
- + naturalising and greening the river banks (300m).
- + vastly improving the biodiversity of the site.
- + creation of new homes across a mixture tenures - affordable, private and senior living.

increased parkland



improving connectivity



planning policy context

we understand that planning policy is a bit dry for some people, but it is an important part of framing new development proposals. these proposals are being brought forward in the context of some key pieces of planning policy:

- + wandsworth local plan
- + emerging wandsworth local plan
- + wandle delta spd
- + london plan (gla)



we aren't going to go into the detail of how our proposals fit in with these key documents, but we thought to share a checklist that we have done against some of the aspirations of the council's recently adopted wandle delta spd.

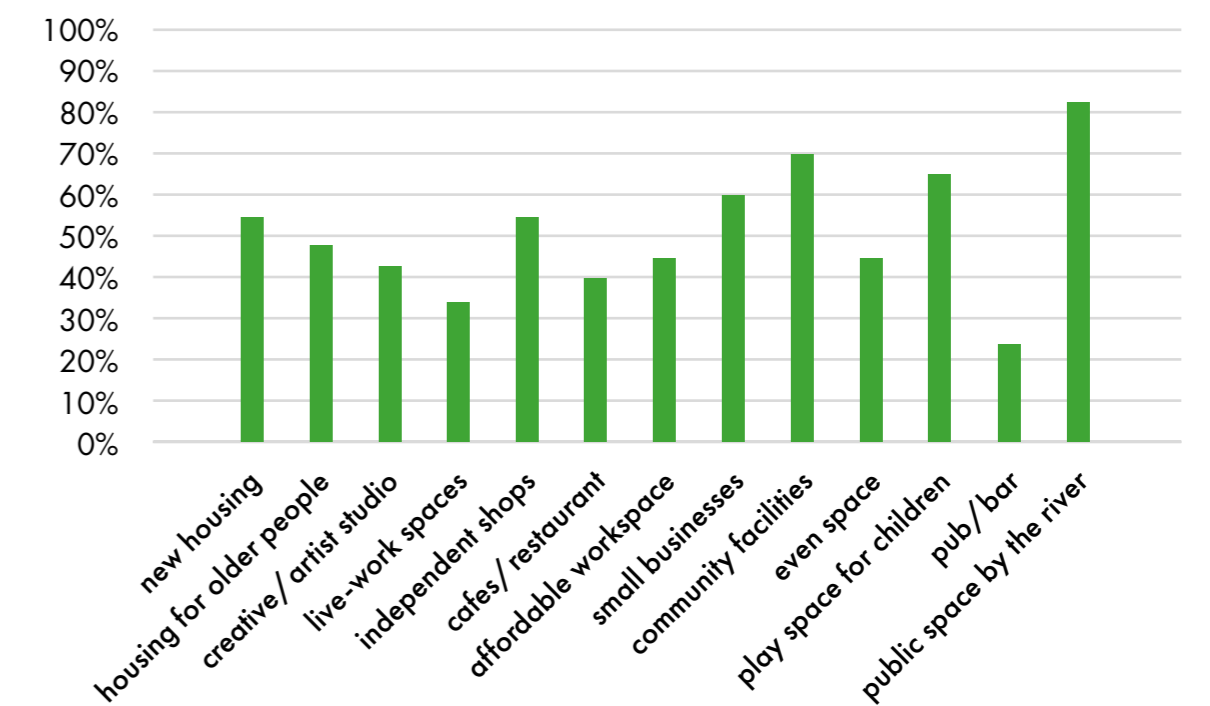
- ✓ gasholder cluster site should be delivered as a masterplan .
- ✓ suggested public open space + provide a linear park that incorporates the riverside walk .
- ✓ create/extend two street axis:
 - south-north from armoury way.
 - east-west from ferrier street (visual connection).
- ✓ mediate between the scale and characters of the town centre and the thames riverside.
- ✓ furthermore, the emerging wandsworth local plan says, "there is potential for towers marking prominent/ gateway locations in the north-west and south-east corners of the site. buildings should rise along swandon way to a gateway location in the south-east corner. massing along the wandle riverfront can be varied."



engagement findings to date

here are a few things we have learnt from talking to local people.

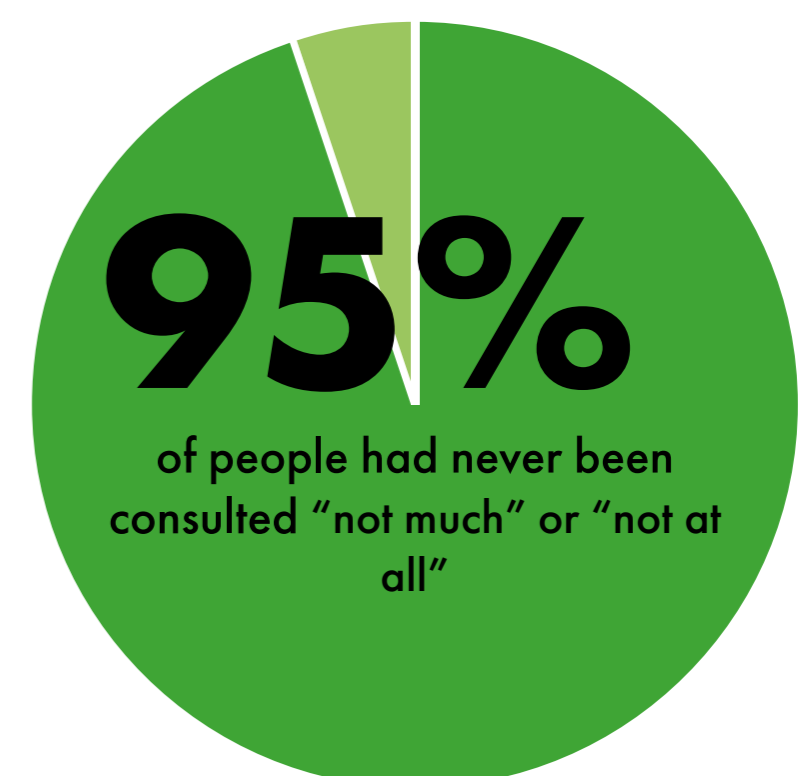
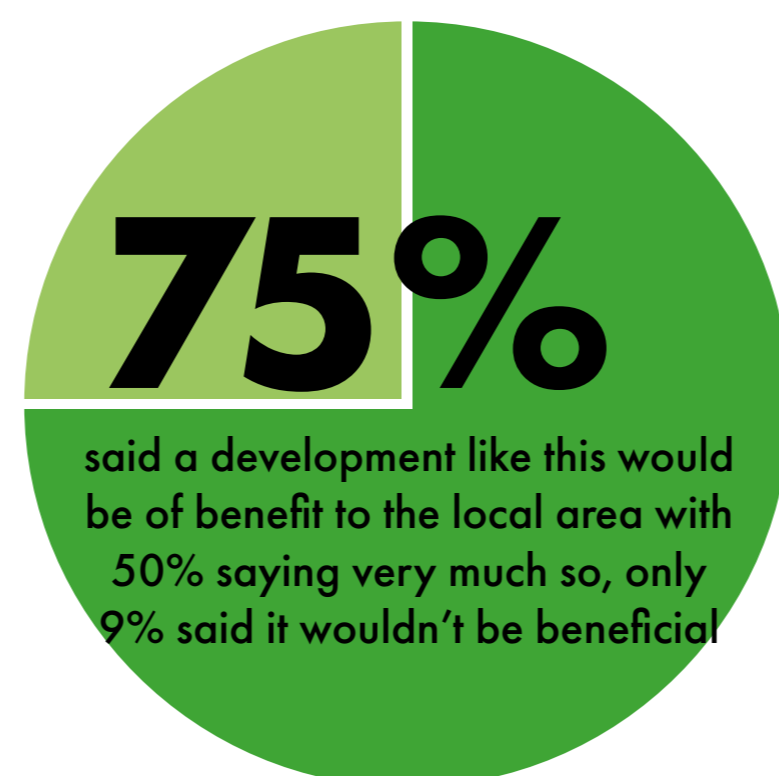
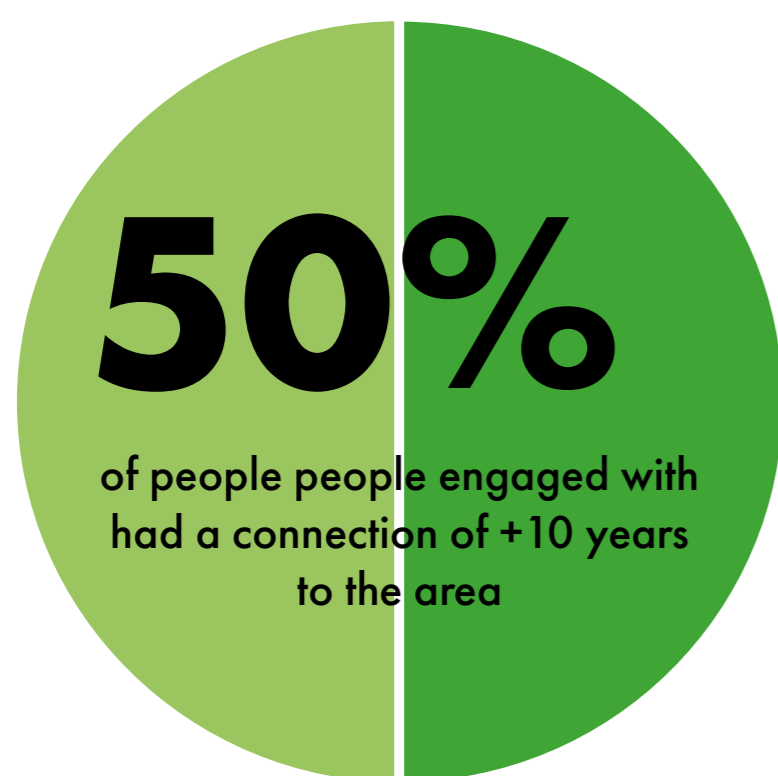
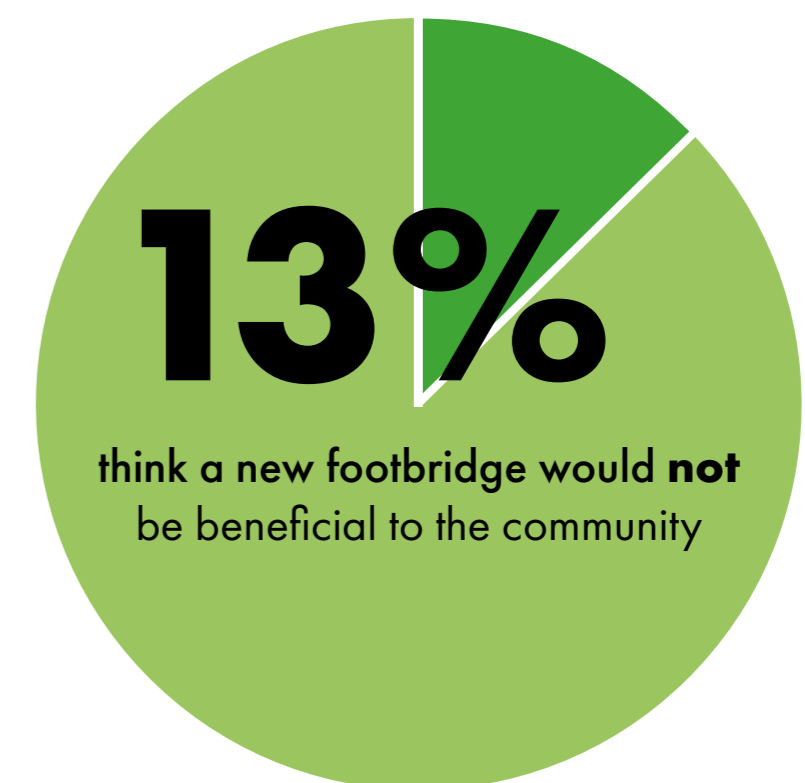
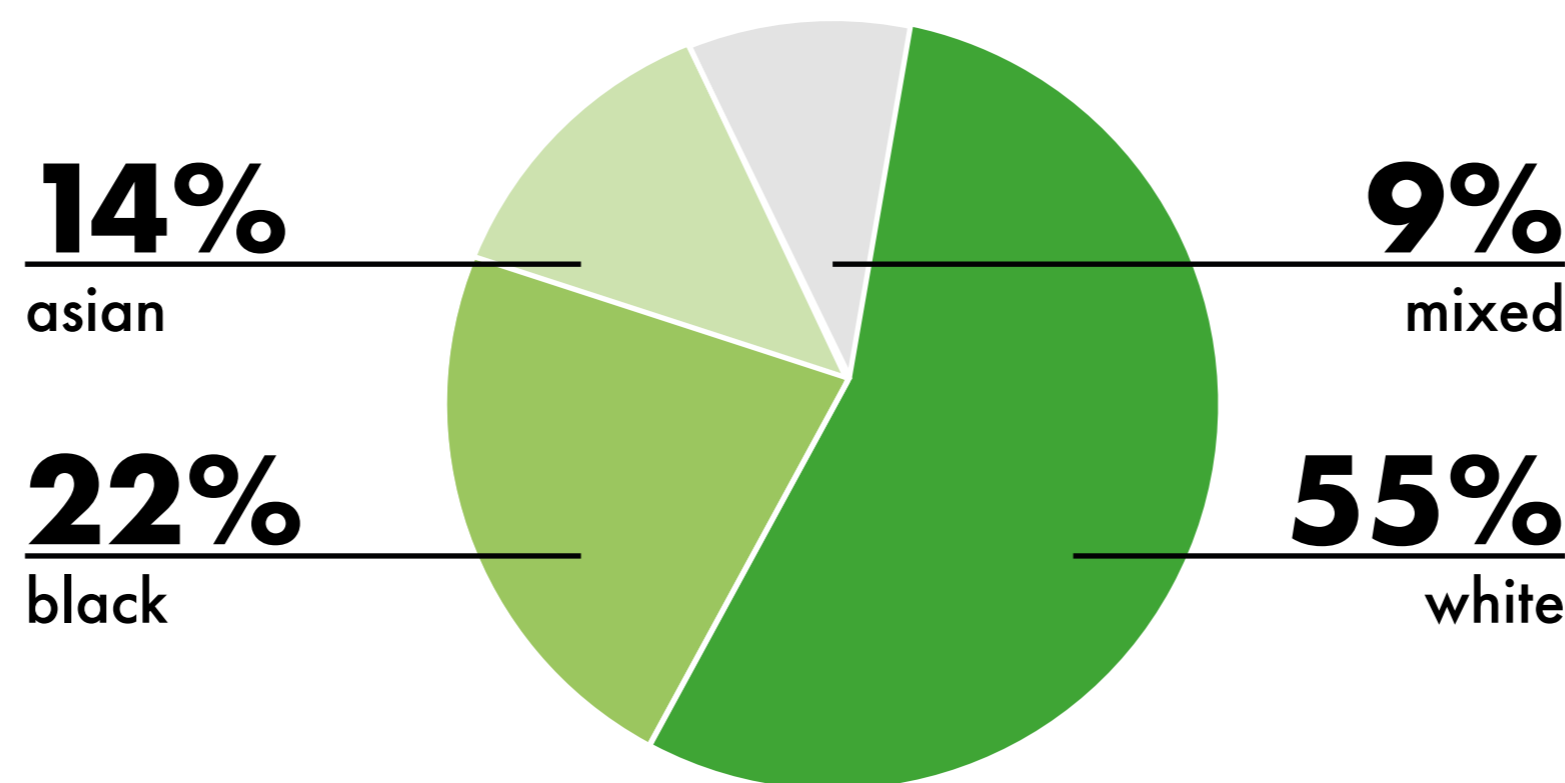
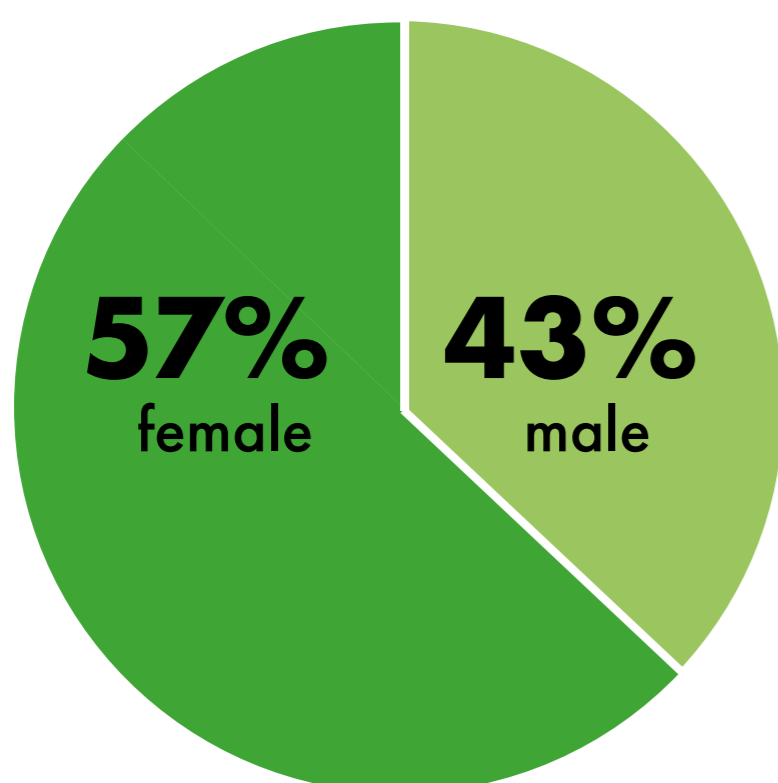
what sort of elements would be good to include in the development plans for the site?



over 500 people have given their views so far:



of those we spoke to



some interesting views/stats/findings

TOP 3

words best sum up how the place should feel are:
inclusive, welcoming, green

TOP 5

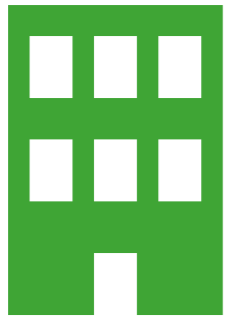
landscaping elements are:
benches and seating, river side seating, trees, grass area to relax, community planting

public benefits + our approach

living



over **600** new homes



over **70%** dual aspect apartments



targeting **35%** affordable housing



commercial space including **bars, restaurants, workspace**



3 reactivated **railway arches** (potential for up to 10)

amenity



over **1,500 sqm** of doorstep, neighbourhood & natural play



residential shared **internal amenity** spaces



over **9,000 sqm** of public open and amenity space at ground floor



200 m private aerial exercise loop for later living residents



shared residents **rooftop amenity** across all buildings

environment



by keeping the gasholder foundations we save **4,000 tonnes of carbon** (106 new homes)



over **6,500 sqm** of biodiverse habitats



buildings designed with a **low embodied carbon** and to be low energy



carbon zero ready energy centre to power site



restoring an industrial site

place



over **175** semi mature trees



site acts as extension to **phase 1** of proposed bell lane creek park



over **500** people from local community already engaged with



three of the uk's **best music record labels** within 1/2 mile



Placing older residents at the heart of a mixed-use and **mixed tenure community**

connectivity



nearly **200 m** of improved accessible river frontage



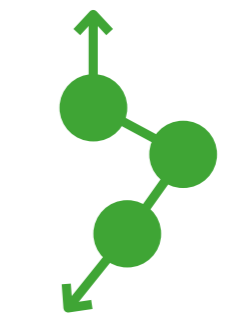
new public **footbridge** to improve wider connectivity



pedestrian and cycle focused design



improvements to **causeway park** included



improved route between the **old york road + riverside**

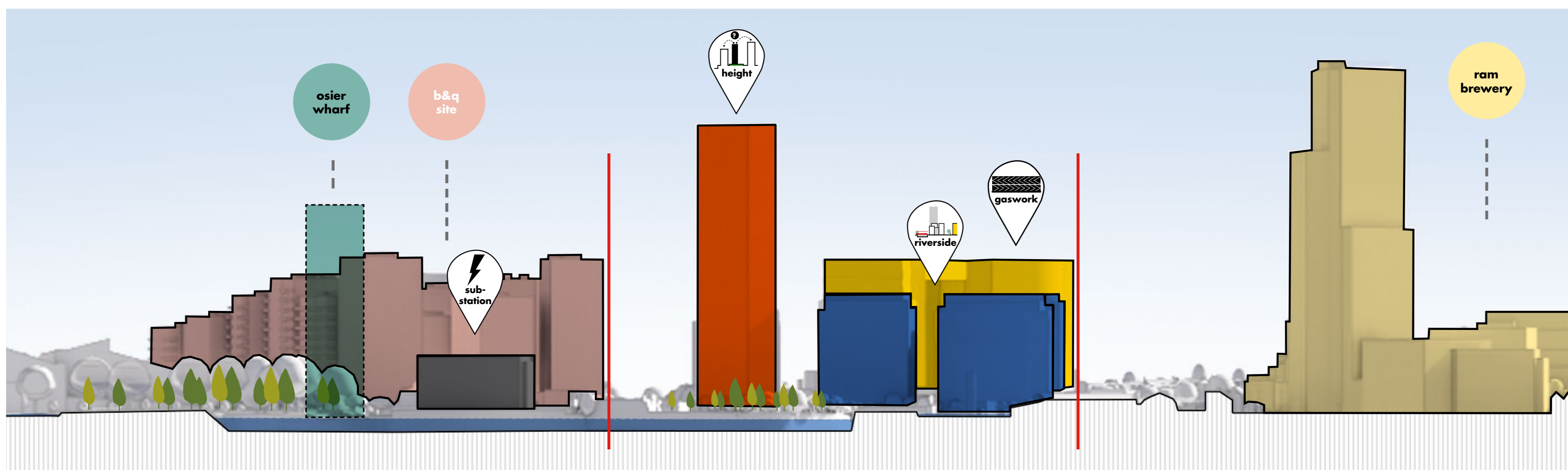
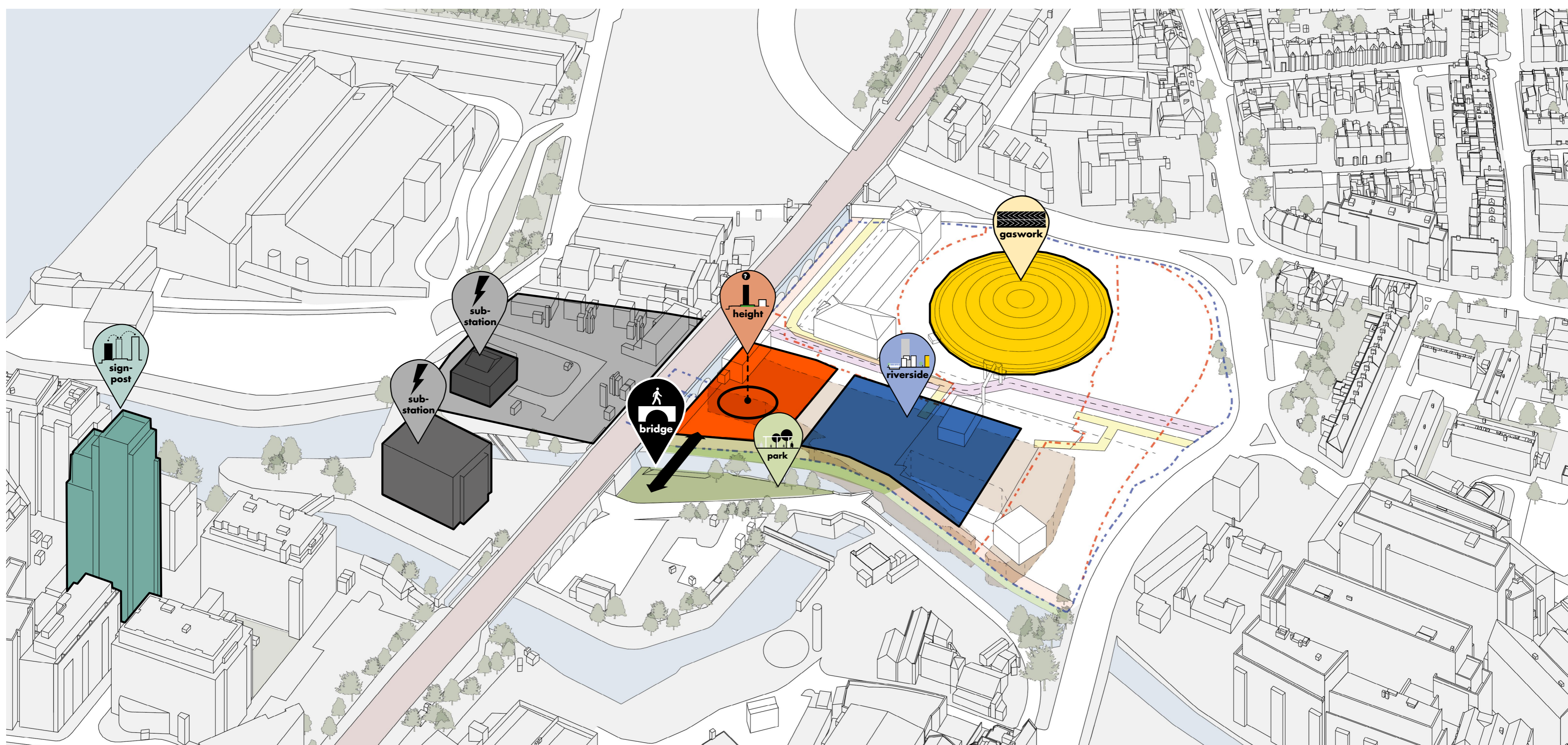


key moves

delivering all these public benefits is the right thing to do. all this costs money and requires a certain amount of developed area on a heavily constrained site.

core elements of our approach have been to:

- + re-use the existing gasholder base to make the development as carbon efficient as possible, which dictates the form of the development on the eastern portion of the site.
- + locate the most dense part of the development to the north-west corner where it has the least sensitive neighbours.
- + maximise the amount of landscaping created for public use by optimising building heights.
- + open up the site to the public and improve accessibility and connectivity across the local area.



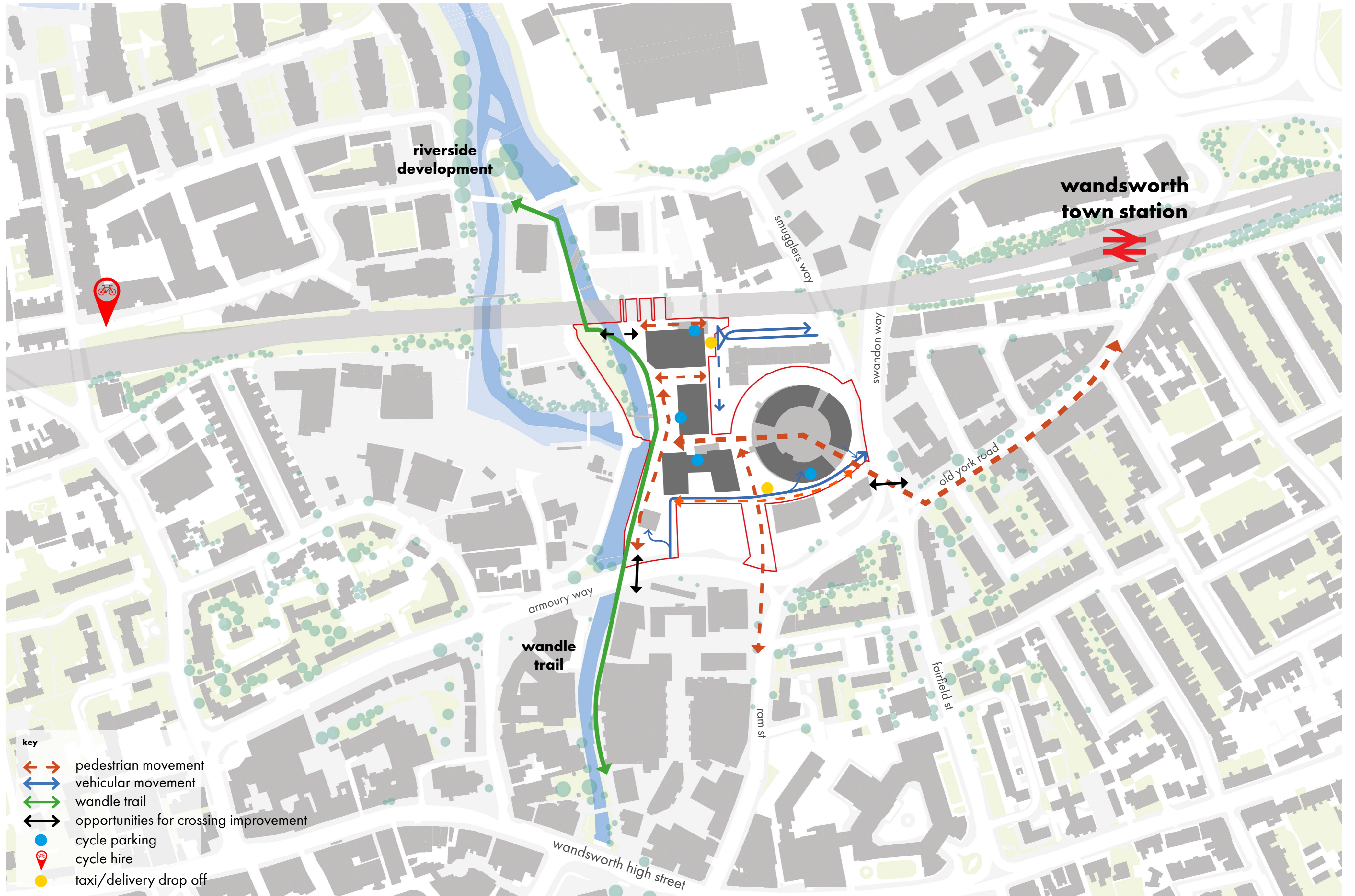
activating the ground floor

ground floors are activated with a mix of uses, from family duplex units to residents' cafes and community meeting space designed to create safe and animated walking routes through the site.

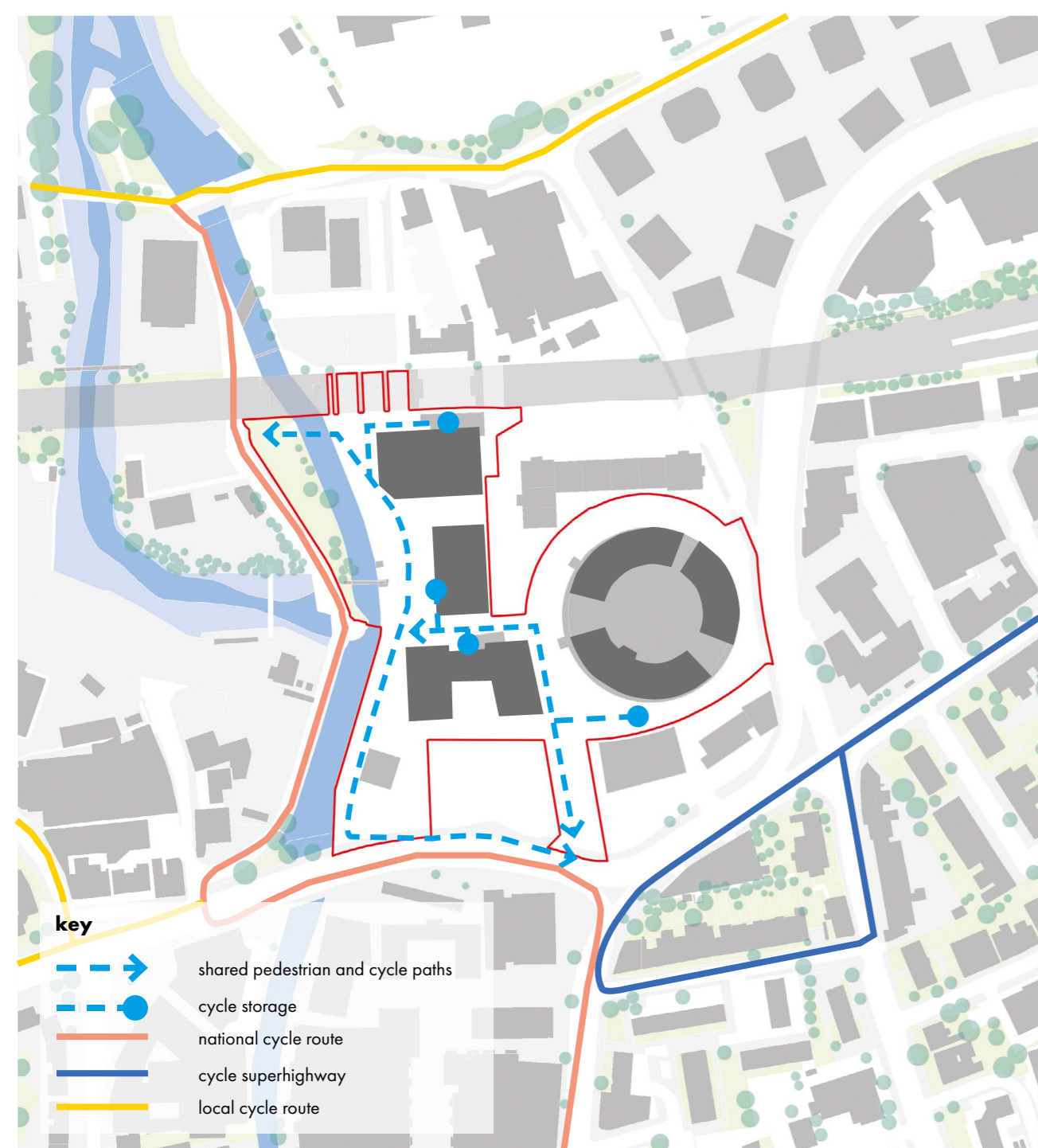


accessibility and connections

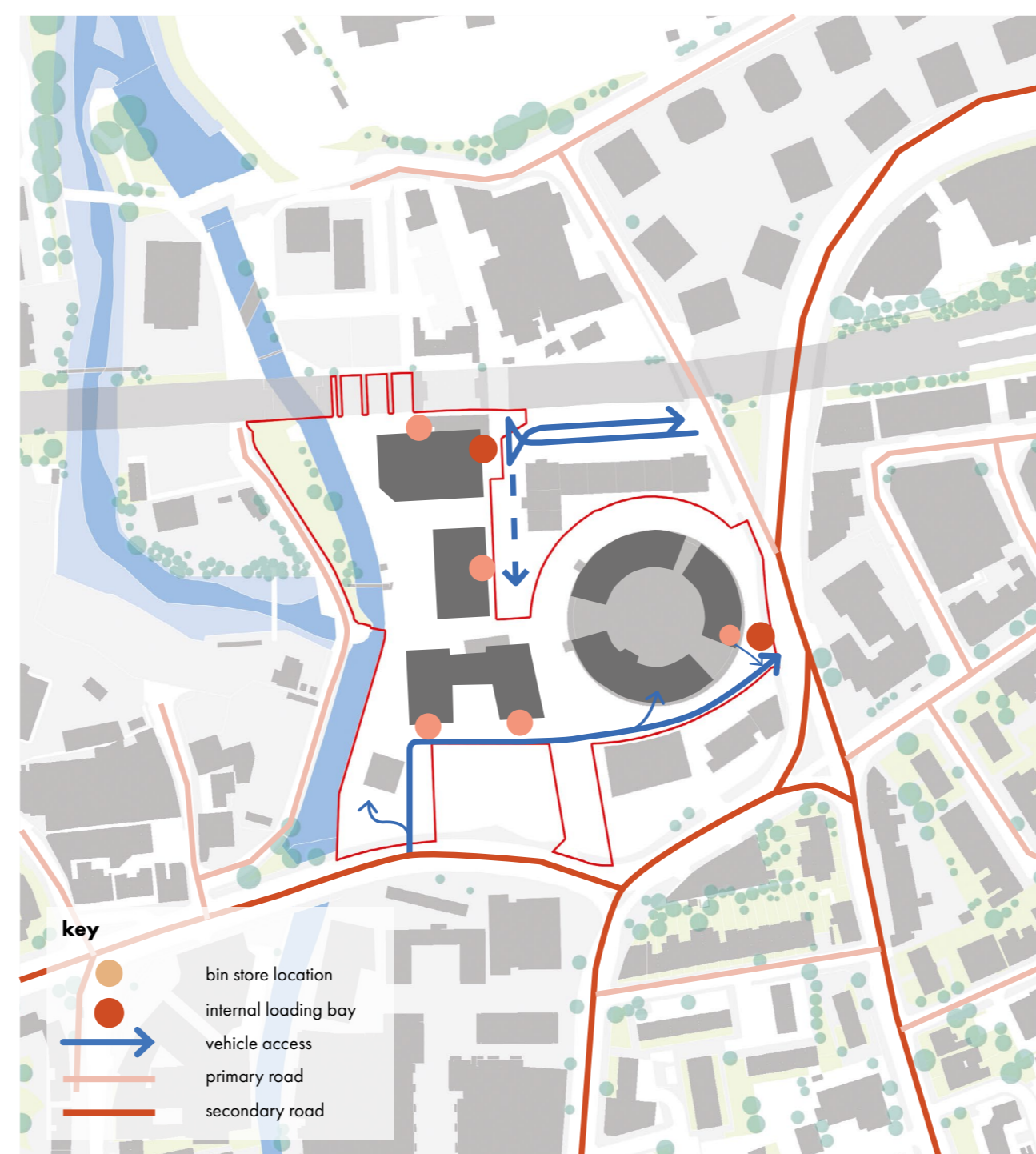
the masterplan will provide an improved connection between wandsworth high street, old york road and river thames.



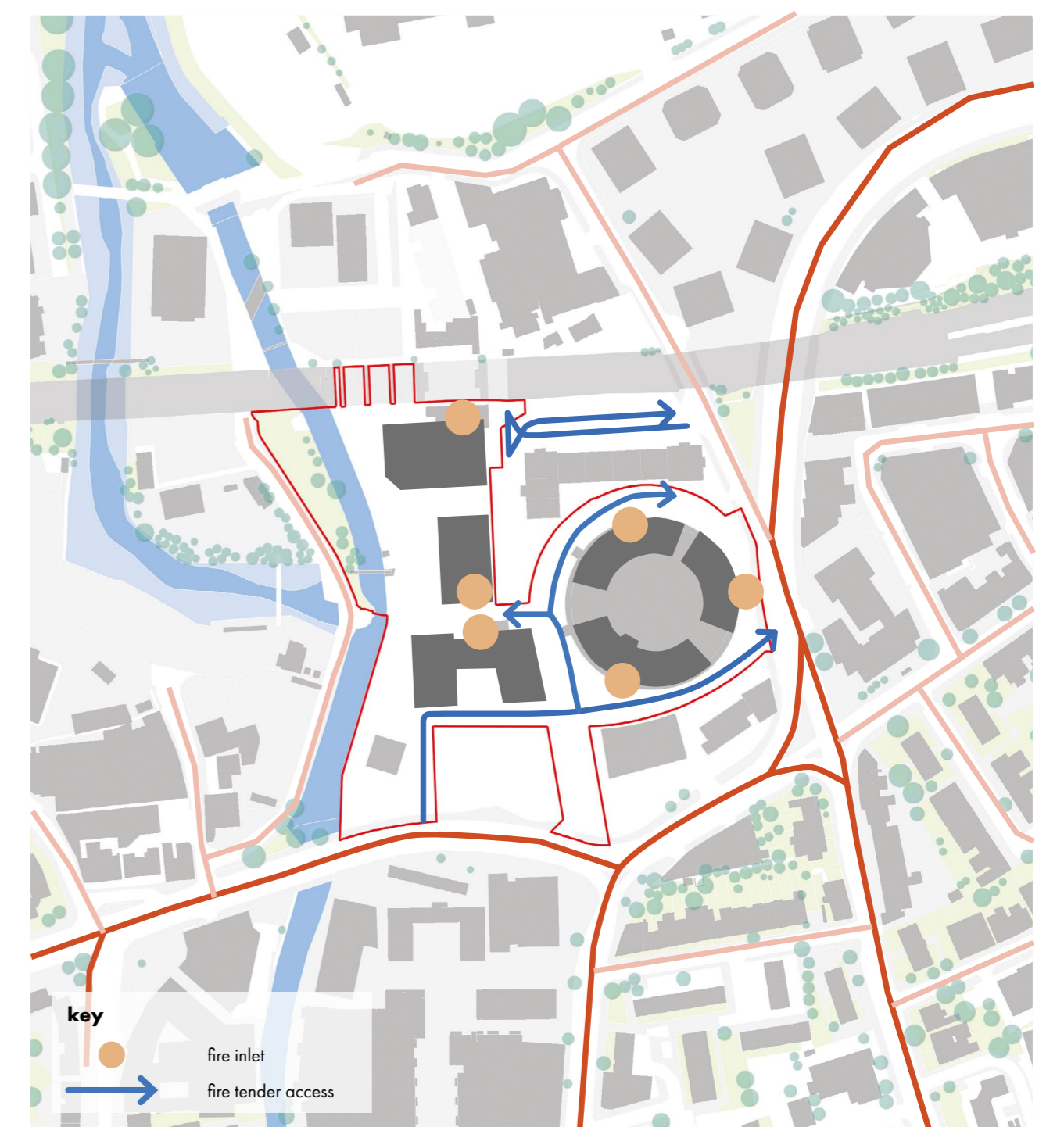
cycle strategy



access + refuse strategy



emergency access strategy



public spaces

the landscape led vision



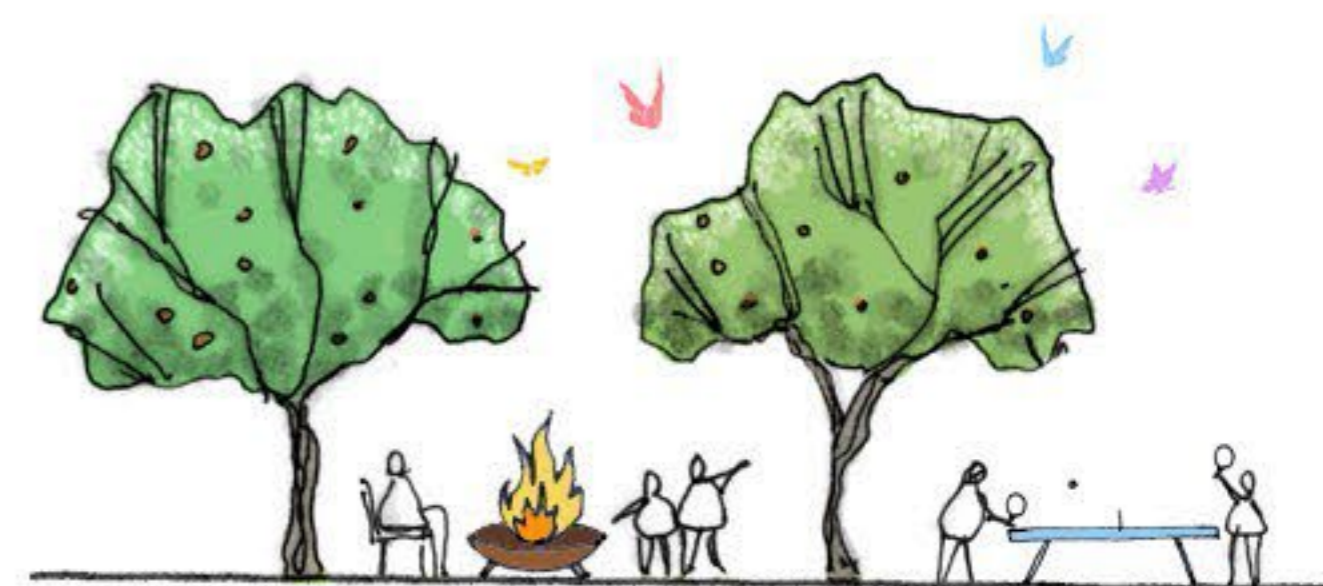
create a biodiverse, engaging pedestrian + cycle shared route along the river wandle

improved pedestrian connections



biodiversity net gain with a high urban greening factor

a green + connected riverside



create treasured public space where people can come together

health + well-being



create an engaging playable landscape that is inspired by the site

grounded in history and heritage



create active riverside parkland as a green lung for the development

contact with nature



create green streets and public realm that incorporates sustainable urban drainage

a hardworking landscape

our priorities for change



create inclusive community places

+ 9000m² of riverside park, play park, gardens + people places



promote sustainable travel

+ 1 mile of new streets, riverwalk + public realm



tackle climate change

+ 175 semi mature trees



increase biodiversity

+ 6500m² of biodiverse habitats + 370 l/m of naturalised river wandle



reference industrial history + heritage

play park reusing gas infrastructure, revealing the gasholder ring beam



rain water harvesting + blue roofs within plots

+ biodiverse living roofs and native climber green walls



incidental natural play to connect children with nature

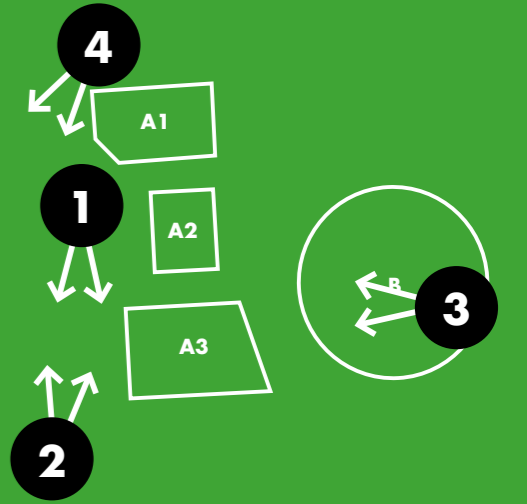
+ 1500m² doorstep, local, neighbourhood + natural play



suds as green infrastructure

+ 350m² of rain garden + 5500m² of permeable paving

public spaces



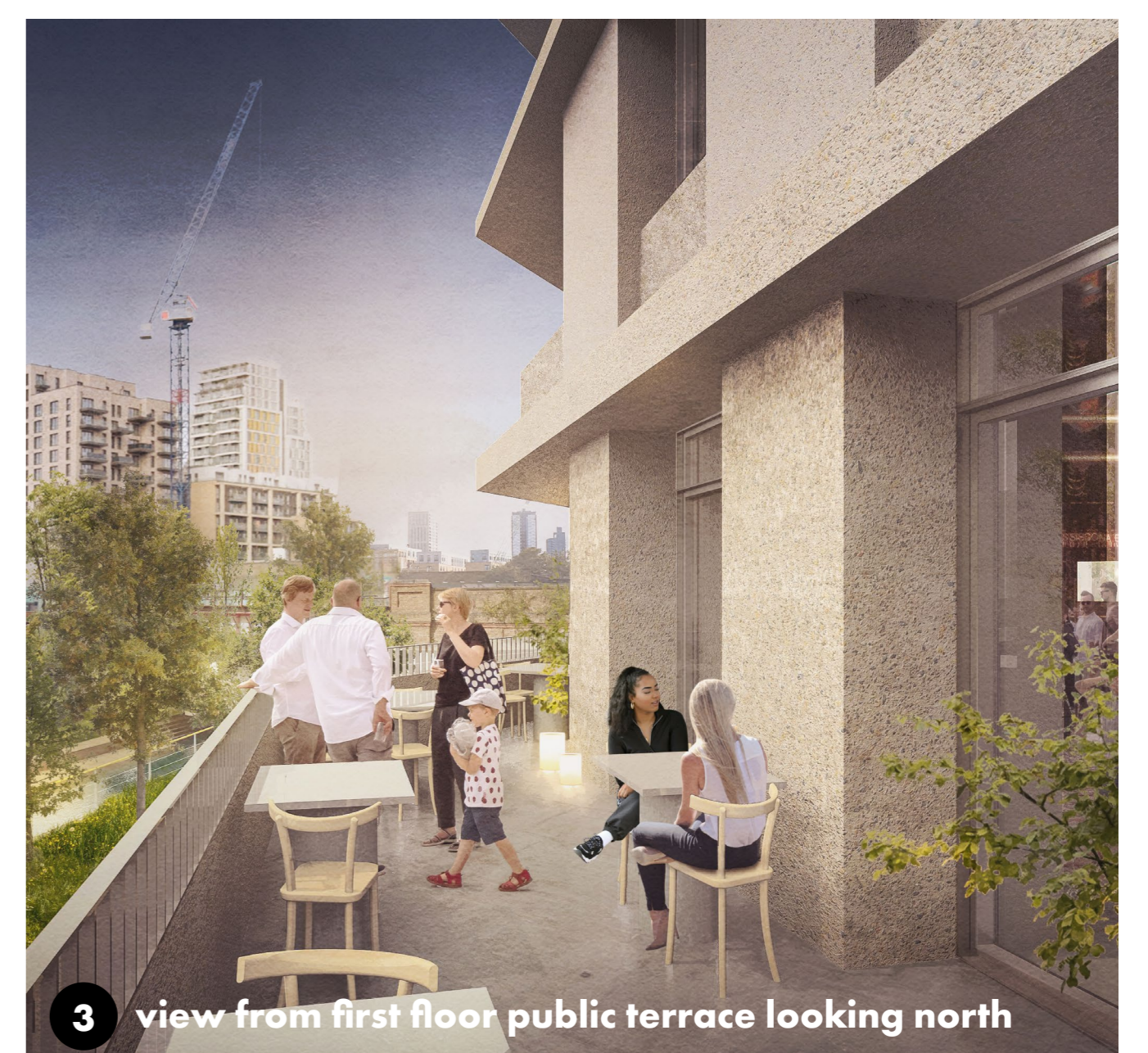
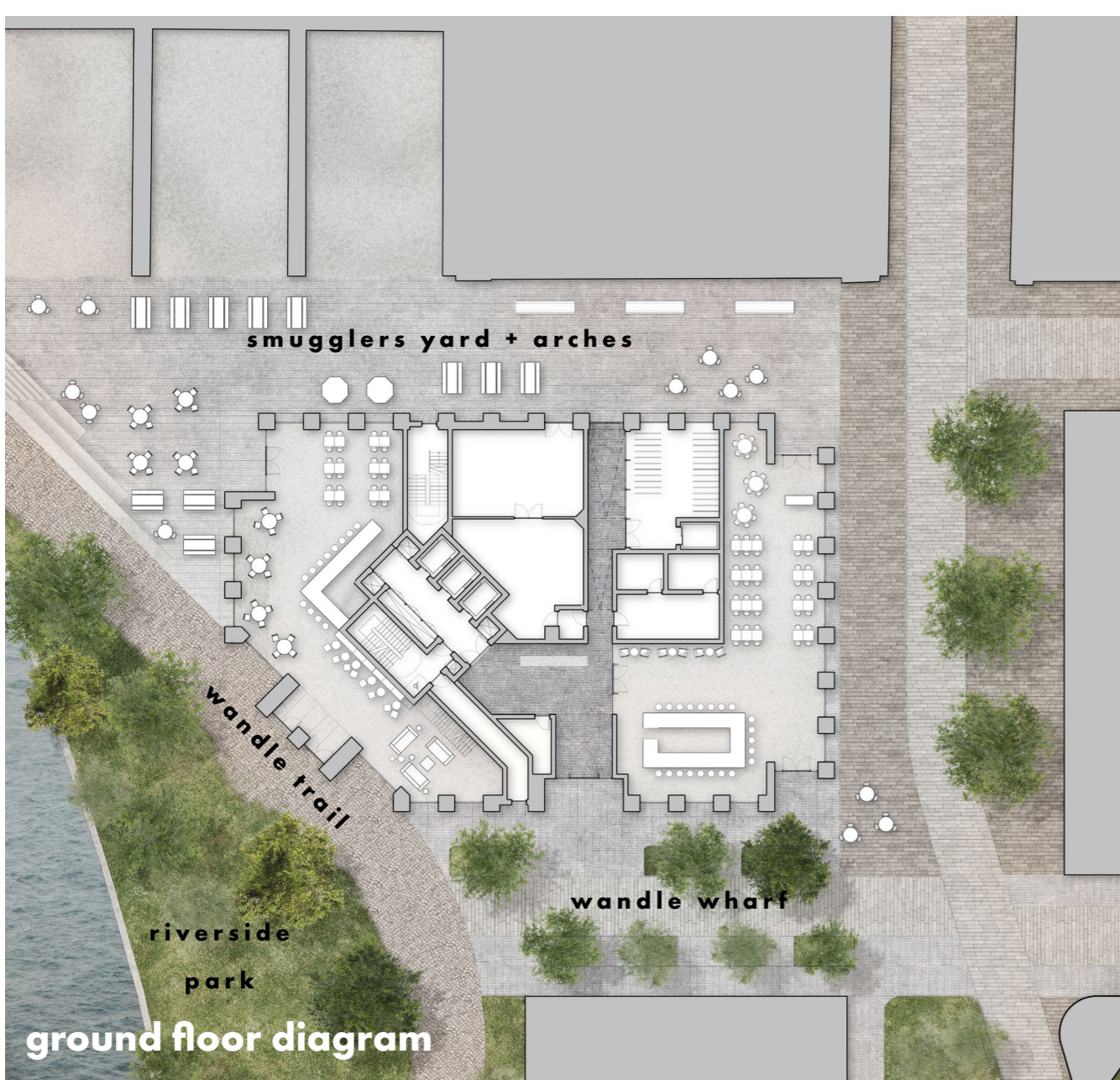
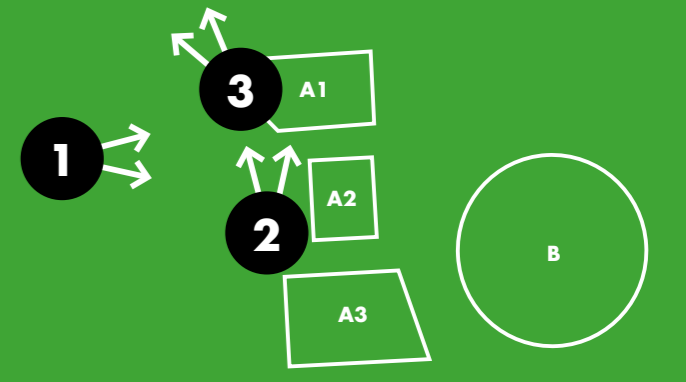
delivering the vision



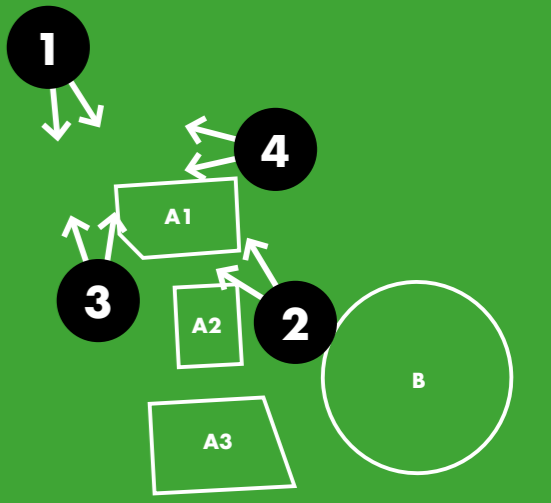
the riverside park + causeway



in the north west corner



plot a1

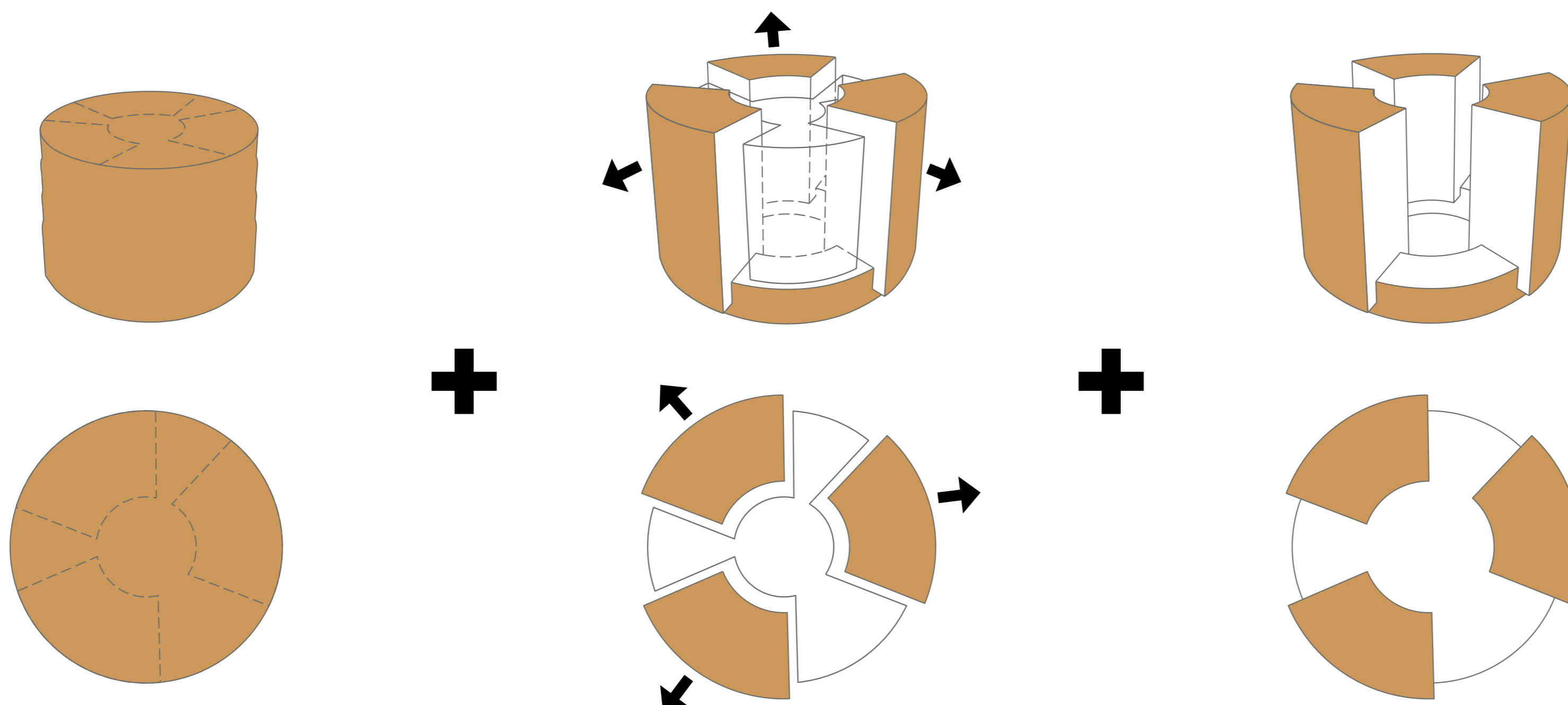


on the site of the old gasholder

gasholder concepts



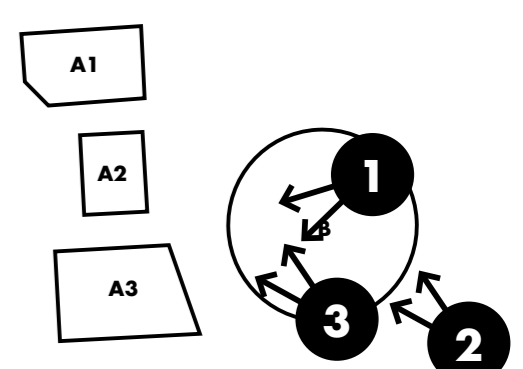
the proposed scheme amounts to just 66% of the volume of the original gasholder tank.



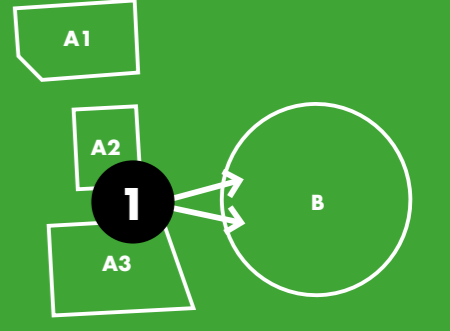
1. former gasholder volume

2. carve out central volume

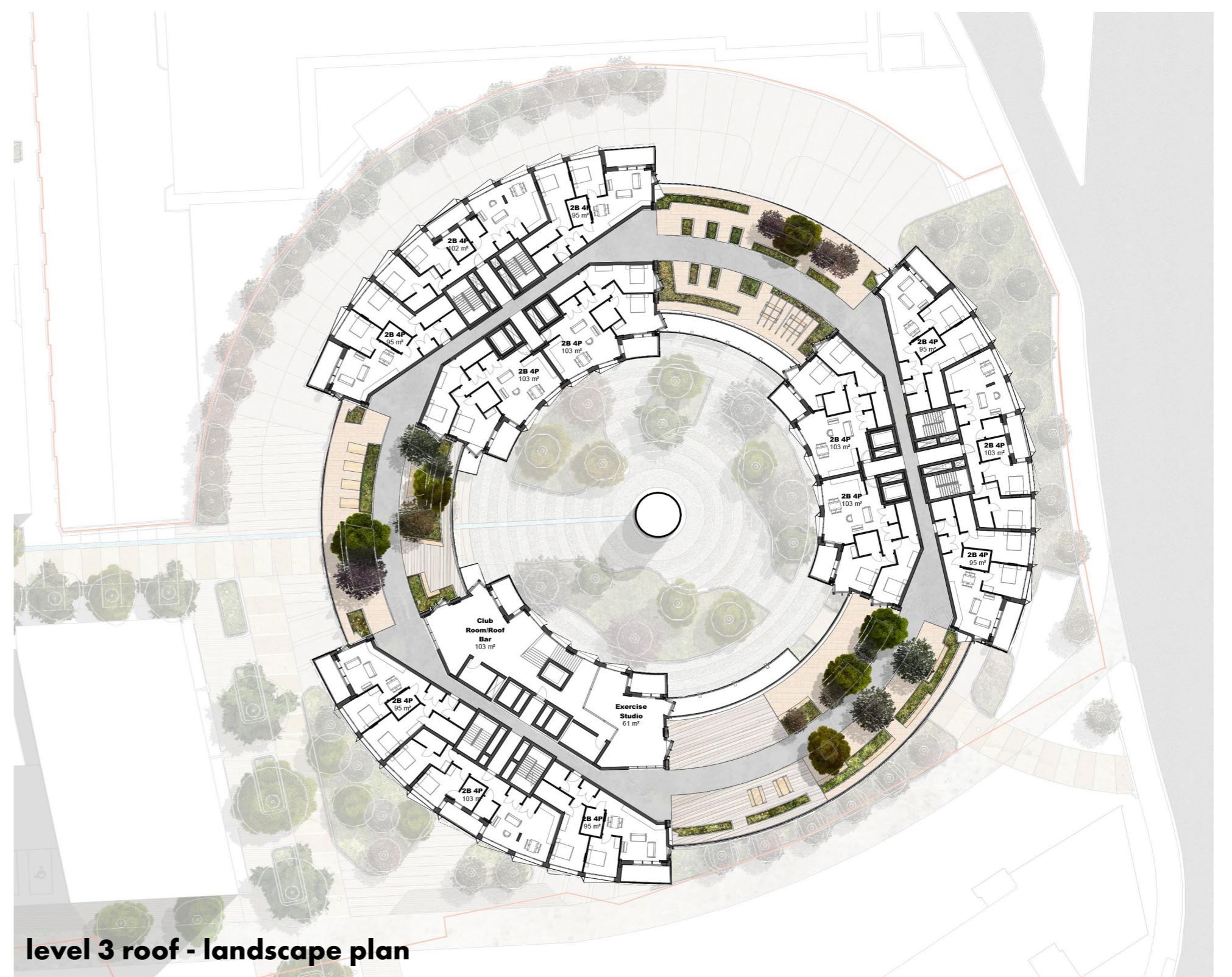
3. pull apart



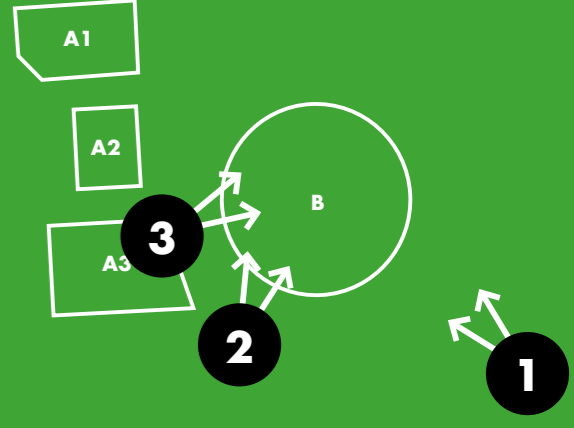
plot b



gasholder gardens



plot b



feedback + next steps...

we'd love to hear your views about what you think we've got right and where you think we're wide of the mark.

and any ideas you might have about things we should consider, which we haven't done already.

please do fill out a survey before you leave, if you have time.

