

common

MITHERIDGE

SGN  
Place

# wandsworth gasworks

wandsworth



# the journey

## how it started

- **the site was purely industrial** with the former gas holder and other light industry
- Common Projects assembled a team of **award winning organisations** to put together a new plan for the site
- **the vision** is to regenerate the site with a high-quality development with a strong sense of place, beautifully designed, sustainable and energy efficient. And, most importantly, packed with life and buzzing with cultural activities, welcomed by, enjoyed by, and open to all residents of Wandsworth and beyond.

## what has happened so far

- the team have been working on the designs **since 2020**
- there has been substantial engagement of the community and stakeholders – over **1500 people** interviewed
- **summer 2021** - large scale outreach to understand local issues and aspirations to inform the design - **552 people** engaged
- **autumn 2021** - sharing the initial design proposals with public exhibition, online and outreach based engagement – **460 people** engaged
- **spring 2023** - re-engagement of the community post pandemic to share updated designs, with large scale outreach and stakeholder meetings - **550 people** engaged
- events + stakeholder workshops including a **co-design** project with **local school children**

## what people have said

- largely **very positive response** from the community at each stage
- in the Spring of 2023, the following key points were raised
- **69% rated the proposals positively**, saying they were very good or good (11% thought they were not poor or very poor)
- **82%** thought the quality of the **landscaping was excellent**, very good or good
- **concerns** raised were mainly **about affordability** of homes, parking and lack of infrastructure
- some people were also **concerned about the height of the buildings**
- **engagement was successful** in reaching under-represented groups and over 80% said they had either never been consulted with before or not much before

## what is happening now

- the **designs** have been **updated to respond to the concerns** people expressed
- the **proposal** will be submitted to the council for planning approval **this autumn**
- a **final phase of engagement** to share the updated plans, to get feedback from **people** who reflect the **diversity** of the area and to encourage people to view the full scheme and be part of the planning decision making



# key facts

## living



**620  
new  
homes**



over  
**78%**  
dual aspect  
apartments



over  
**40%**  
affordable homes  
**732**  
total affordable habitable  
rooms



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



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

## amenity



over  
**2,500 sqm**  
of doorstep,  
neighbourhood & natural  
play



residential shared  
**internal  
amenity**  
spaces



over  
**7000 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  
over  
**225 l/m** of  
naturalised River Wandle



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



**carbon zero**  
ready energy centre to  
power site



**restoring**  
a heavily contaminated  
industrial site

## place



over  
**155**  
semi mature trees



site acts as  
**phase 1**  
of proposed  
Bell Lane Creek Park



over  
**1,500  
people**  
from local community already  
engaged with



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



a collective of  
**award-  
winning**  
designers

## connectivity



nearly  
**150 m**  
linear meters of improved  
accessible river frontage



new public  
**footbridge**  
provided to connect  
local residents



**pedestrian  
and cycle**  
focused design



improvements to  
**causeway  
park**  
included



improvement route between  
the **town centre  
+ riverfront**

# key facts

## living

- **620** new homes
- **78%** dual aspect apartments
- over **40%** affordable housing + **259** total affordable homes
- commercial space including: **bars, restaurants, workspace**
- 3 reactivated **railway arches**
- over **2,500 sqm** of doorstep, neighbourhood & natural play
- shared amenity space for residents, including: **rooftop gardens**

## environment

- by keeping the gasholder foundations we save **4,000 tonnes of carbon** (106 new homes)
- over **6,500 sqm** of biodiverse habitats including alongside the river wandle
- buildings designed with a **low embodied carbon** and to be low energy
- **carbon zero** ready energy centre to power site
- **restoring** a heavily contaminated industrial site
- over **155** semi mature trees

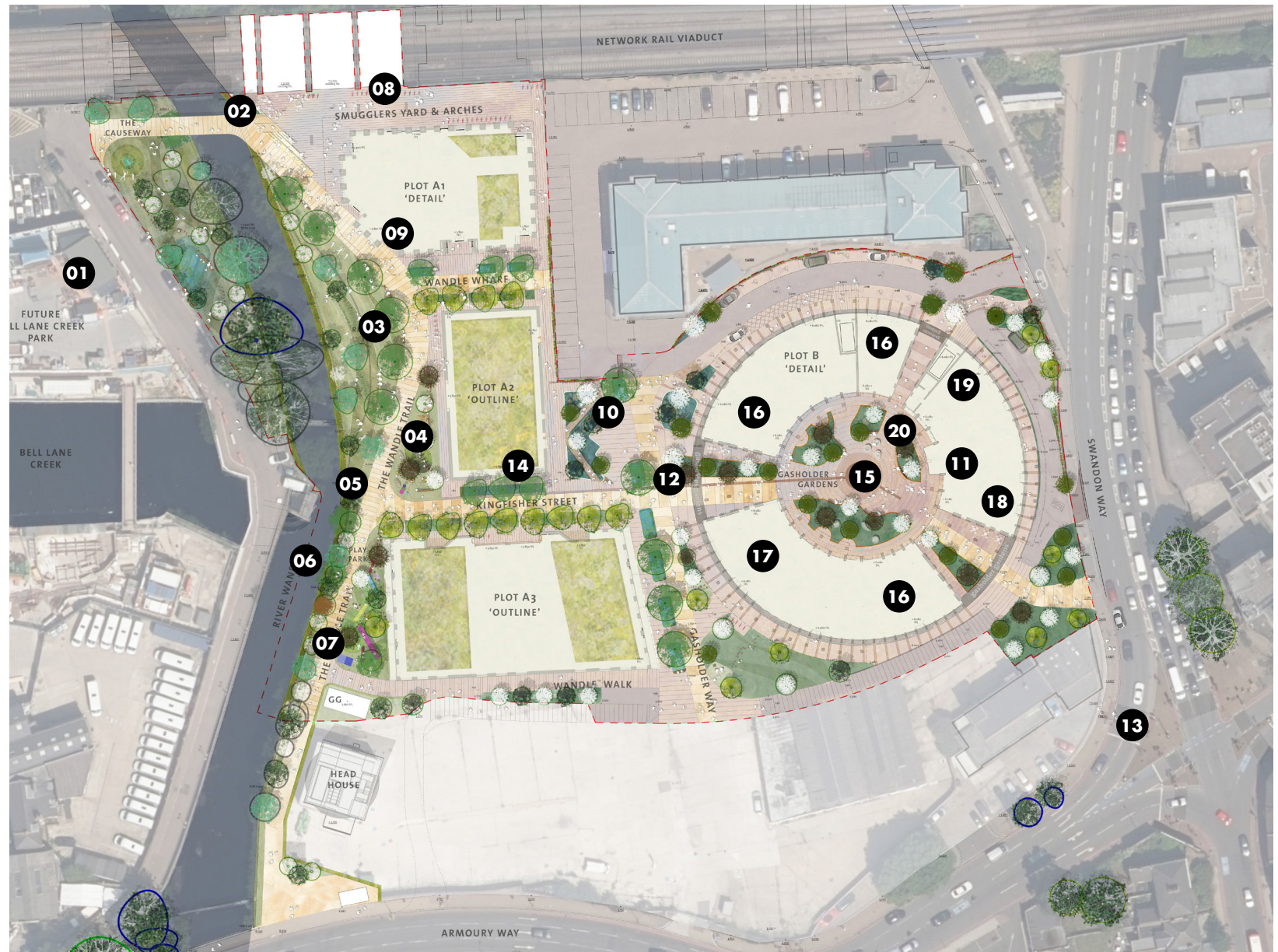
## connectivity

- nearly **150 meters** of improved accessible river frontage
- new **public footbridge** provided to connect local residents
- **pedestrian and cycle** focused design
- improvements to **causeway park** included
- improved route between the **town centre and riverfront**



# the proposed masterplan

- 01 future bell lane creek park
- 02 new footbridge
- 03 large west facing public park
- 04 new play space and seating
- 05 improved biodiversity
- 06 river wandle
- 07 150m of accessible riverfront
- 08 reactivated rail arches
- 09 new homes and commercial spaces
- 10 sustainable urban drainage
- 11 memory of gasholder reinterpreted
- 12 pedestrian and cycle focused-design
- 13 connectivity over armoury way to old york road
- 14 new community room and wc
- 15 public gardens
- 16 creative workspace
- 17 cinema
- 18 restaurant
- 19 residents lounge
- 20 residents entrance



# landscape vision



## CREATE INCLUSIVE COMMUNITY PLACES

+ 9000m<sup>2</sup> of riverside park, play park,  
gardens + people places



## PROMOTE SUSTAINABLE TRAVEL

+ 1 km of new streets, riverwalk  
+ public realm



## TACKLE CLIMATE CHANGE

+ 155 semi mature trees



## INCREASE BIODIVERSITY

+ 6500m<sup>2</sup> of biodiverse habitats  
+ 225 linear metres 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

+ 2500m<sup>2</sup> doorstep, local,  
neighbourhood + natural play



## SUDS AS GREEN INFRASTRUCTURE

+ 520m<sup>2</sup> of RAIN GARDENS  
+ 5700m<sup>2</sup> of permeable paving





rail arches activated

new footbridge

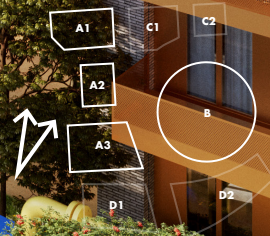
west facing public park

improvements to causeway park

150m of accessible riverfront

new cafes and bars

new play areas and seating











view south from new footbridge



# key changes

there have been a number of changes made to the masterplan in response to feedback from community and stakeholders. Key changes include:

- **height reduction** – 7 floors removed from across 4 buildings
- **more affordable homes** – there will now be **40%** affordable homes, most of which are **social rent**, compared to 35% before (most of which were shared ownership)
- **new road access and updated servicing strategy for the site** – making easier access for vehicles from Swandon way, including for bin
- **clearer pedestrian route** into the site from Old York Road and Swandon Way

