

## WELCOME



Aerial View of the existing Mitcham Gasworks

### INTRODUCTION

Mitcham Gasworks is a 5.67 acre site, formerly used for the production and storage of gas.

The London Borough of Merton has allocated the site for residential led mixed-use development, to deliver much needed new homes to the area.

This consultation event is an opportunity to present our initial thoughts, whilst getting feedback and allowing local residents to inform how the design progresses.

Our vision for Mitcham Gasworks is to transform the redundant former gasworks into a sustainable new neighbourhood, opening up a site that has been inaccessible to the public for over a century, whilst acknowledging the site's important industrial past.

The new community will provide a variety of new mixed-tenure homes and beautiful landscaping, that will be open to the community.

### OUR TIMETABLE

We are currently consulting on our design proposals with the London Borough of Merton, the Greater London Authority and other stakeholders.

The design proposals are still at an early stage. This consultation, together with discussions with the council and other stakeholders, will help inform the next stage of design development.

We will be progressing design over the coming months, with the aim of submitting a planning application in the summer.

Subject to receiving planning permission we aim to start construction as soon as possible.

We look forward to working collaboratively with the local community and stakeholders.

### YOUR FEEDBACK

We welcome your comments on the exhibition material which will inform the design development.

Please complete a feedback form and/or write your comments and ideas on post-it notes and stick them to the last information board.

### KEEP IN TOUCH

Please let us know if you would like to be added to our mailing list.

You can keep up to date with how the project is progressing and find details of other consultation events on our website.

### CONTACT

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## OUR TEAM



Prince of Wales Drive by St William



Hertford Locks by St William



Deptford Foundry by Rolfe Judd Architecture



Riverlight, landscape designed by Gillespies

### ST WILLIAM HOMES

St William is a joint venture between the Berkeley Group and National Grid. St William specialise in transforming redundant gasworks and are experienced in unlocking some of the most technically complex regeneration sites at the heart of communities across London and the South East.

St William is a landscape-led developer, meaning the approach to development starts with quality design of the public realm and open space. This helps the wider community reconnect with places that have been closed off from the public for decades.

### ROLFE JUDD ARCHITECTURE

Rolfe Judd Architecture specialises in designing solutions for complex sites with multiple constraints. They are experts at mixed use developments of all sizes and know how to maintain a human scale at the heart of regeneration design.

Their deep understanding of the planning system helps them to unlock sites in a creative yet viable and sustainable manner. Their designs are contemporary and contextual, working in harmony with their surroundings, including historic and listed buildings.

Through their work, they aspire to generate pride and pleasure from the built environment.

Rolf Judd Architecture's creativity is underpinned by their reputation for professionalism, quality and pragmatism, and is driven by proactive working practices, consultation, collaboration, a natural desire for originality and sustainable results. They seek the highest standard of excellence for all of their projects and a worthy legacy for future generations.

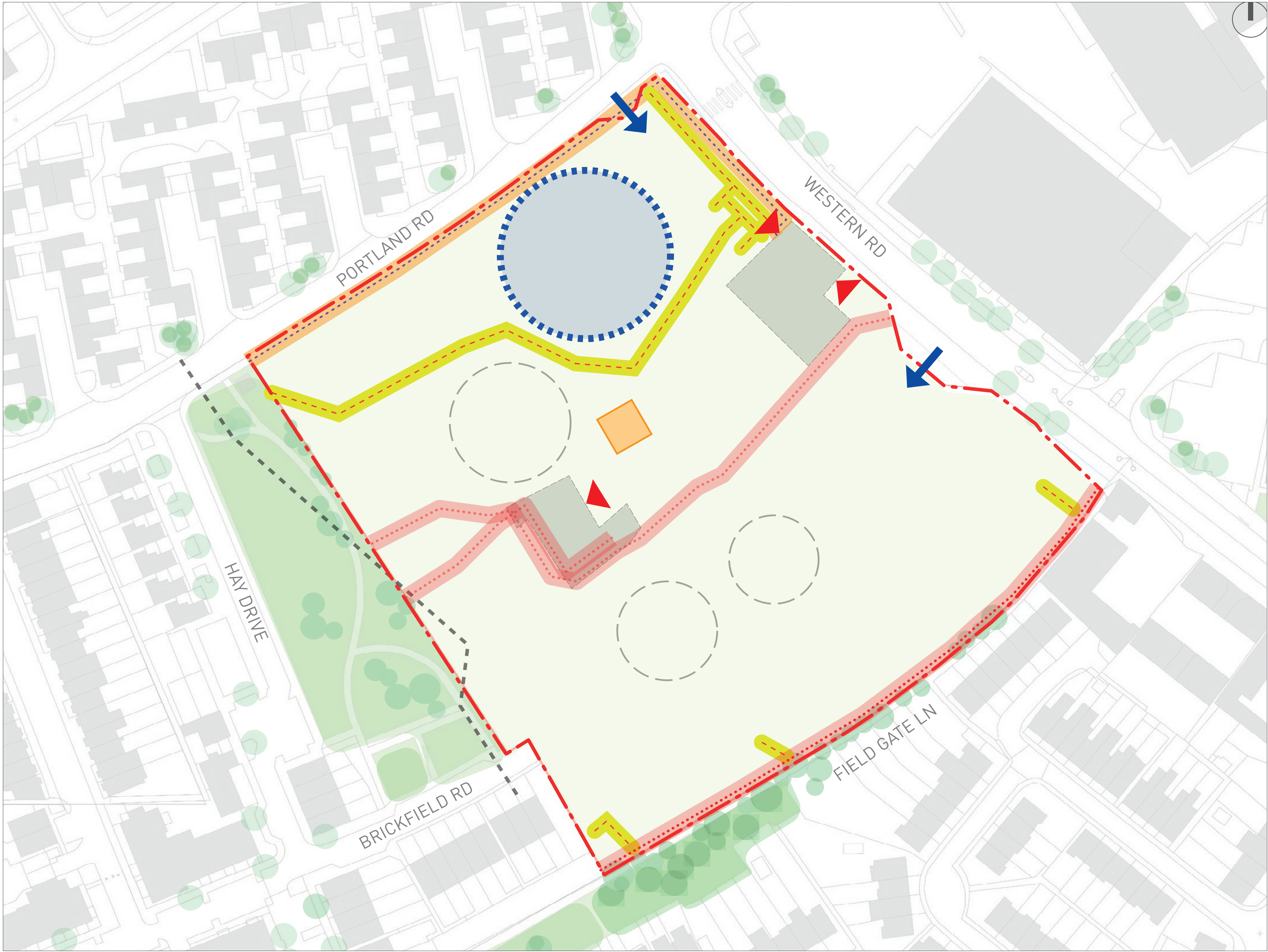
### GILLESPIES

Gillespies is a leading landscape architecture, urban design and planning consultancy with extensive experience in the design and delivery of award winning public realm landscapes both in the UK and internationally. The practice has a reputation for exceptional quality, creativity and environmental responsibility in place making, helping clients lead the way in the delivery of outstanding and vibrant places that are functional, inherently flexible, beautiful, sustainable and resilient.

Gillespies advocate a landscape led approach to designing new residential schemes, helping shape developments that enhance and contribute to restoring their surroundings; ensuring new and existing communities experience long term benefits from the external environment. Their's is a sustainable urban ecology, based on water conservation, active travel, flexible spaces, adaptive microclimates and the best use of limited resources. They pride themselves in creating multi-functional, healthy, engaging urban landscapes with a clear-cut purpose: to improve the way people live and interact with nature and each other.



SITE CONTEXT



DRAWING KEY:

- Site boundary (wall)
- Vodafone cable
- Above ground structure (gasholder frame now demolished)
- Former gasholder walls and bases (hidden below ground)
- Gas mains to be removed
- Telecoms mast (to be re-provided within the development)
- New gas mains
- Retained gas mains
- Retained pressure reduction station (PRS)
- PRS access
- Existing vehicular access



Note that the PRS and gas mains (new or retained) cannot be built over



## THE GASHOLDERS AND SITE HISTORY



Western Road, 1960



Portland Road, 1970



Map of Mitcham Gasworks, 1952



Redevelopment on site of Sibthorpe and Gladstone Roads, 1972

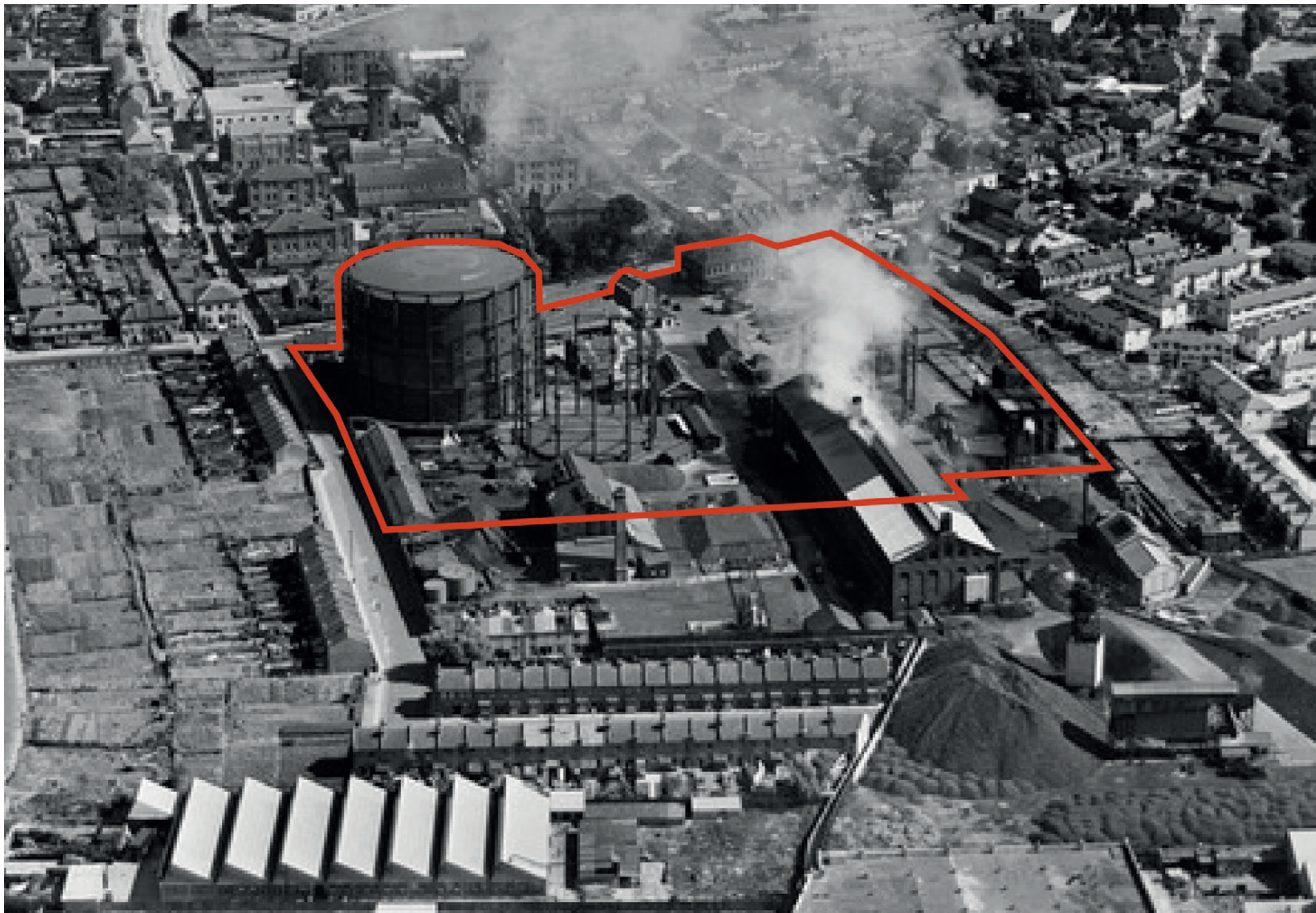
Mitcham Gasworks was first constructed in 1849 by James Stevens and Company.

Four gasholders are understood to have been present on site across its history, whilst at its peak there were three gasholders and 192 retort houses. During the 1930's around 200 tonnes of coal were burned per day.

Gas manufacture ended in 1960 but the gasholders continued to be used for storage of gas for a number of years. Offices were constructed on site in the latter part of the 20th century and were used by British Gas until their demolition in 2006.

Technological improvements in the storage of gas resulted in gasholders being made redundant, providing the opportunity for the site to be redeveloped. The gasholder was demolished last year by National Grid following approval by the Council.

The western part of the gasworks was sold to Barratt in 2012. This land was remediated and redeveloped in to the housing development "Lavender Gardens", completing in 2014.



Aerial view, 1937



James' Estate, 1975



Southern end of Western Road, 1975



## THE EMERGING VISION



The redevelopment of Mitcham Gasworks provides the opportunity to create new connections across the site, connecting it to surrounding neighbourhoods and opening it up for public access for the first time in 170 years.

Pedestrian routes will cross the site, providing safe and convenient new connections to the town centre.

The new routes will meet in the centre of the site at a new public open space for everyone to enjoy. This space will be landscaped and provide places to sit, meet and relax.

The new east west connection will be a natural extension of Brickfield Road for pedestrians and a no through route for vehicles.

The boundary wall along Field Gate Lane will be removed, with new landscaping introduced along its entirety.

The boundary wall along Portland Road will be removed and a new footpath created on the south side of the road.



New landscaped routes



Removal of boundary walls



Sustainable urban drainage



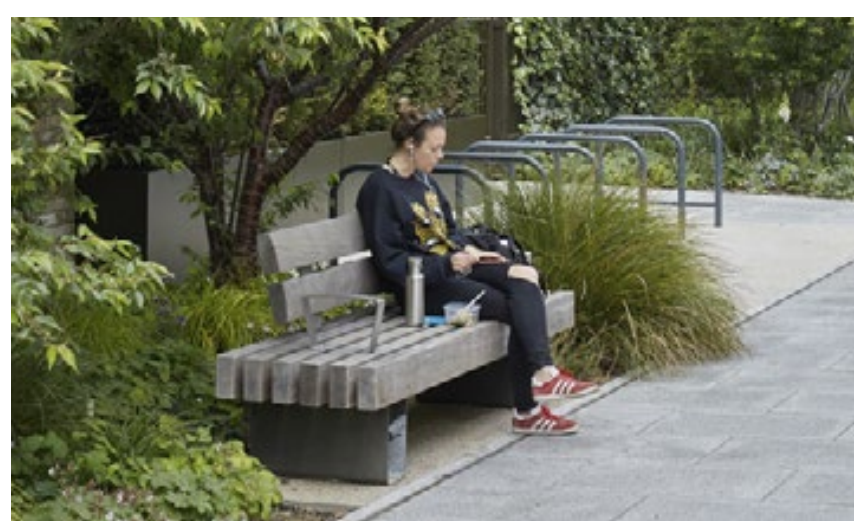
Places to play



Local heritage



New public gardens



Places to sit



Enhanced biodiversity



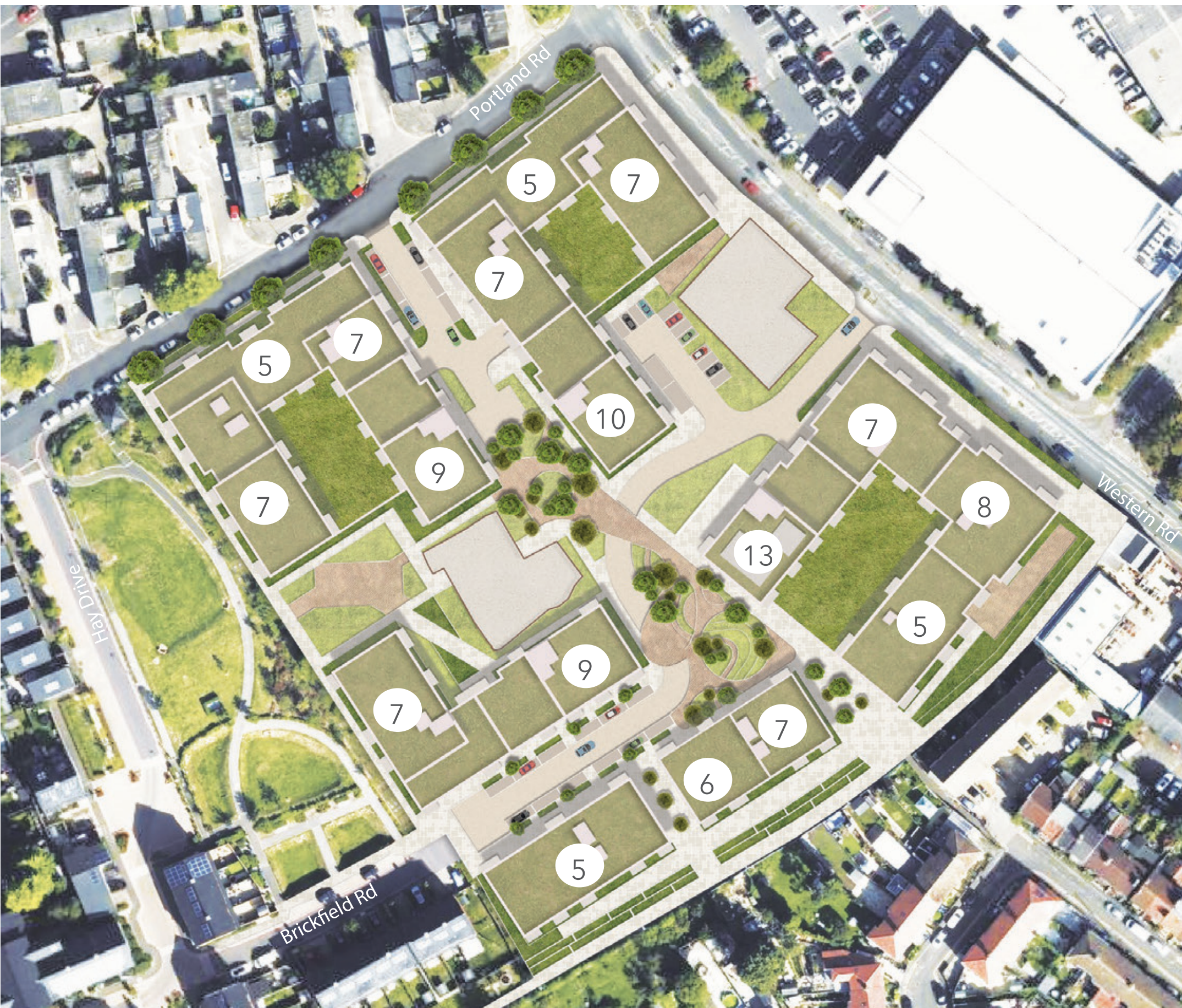
Green streets



THE EMERGING MASTERPLAN



Emerging illustrative ground floor plan



CURRENTLY  
PROPOSED  
BUILDING  
HEIGHTS

Please note that the storey heights on the plan to the left and shown in the sketch below are emerging and subject to change.



Early sketch of the view down Brickfield Road

DRAWING KEY:

- 1 Resident podium courtyard garden
- 2 New public landscaped garden
- 3 Pressure Reduction Station (retained)
- 4 New planting along Field Gate Lane
- 5 Field Gate Lane widening
- 6 End of road for vehicles (no through route to Western Road)
- 7 Residential facilities (at ground floor)
- 8 Non-residential uses (at ground floor)

--- Pedestrian link

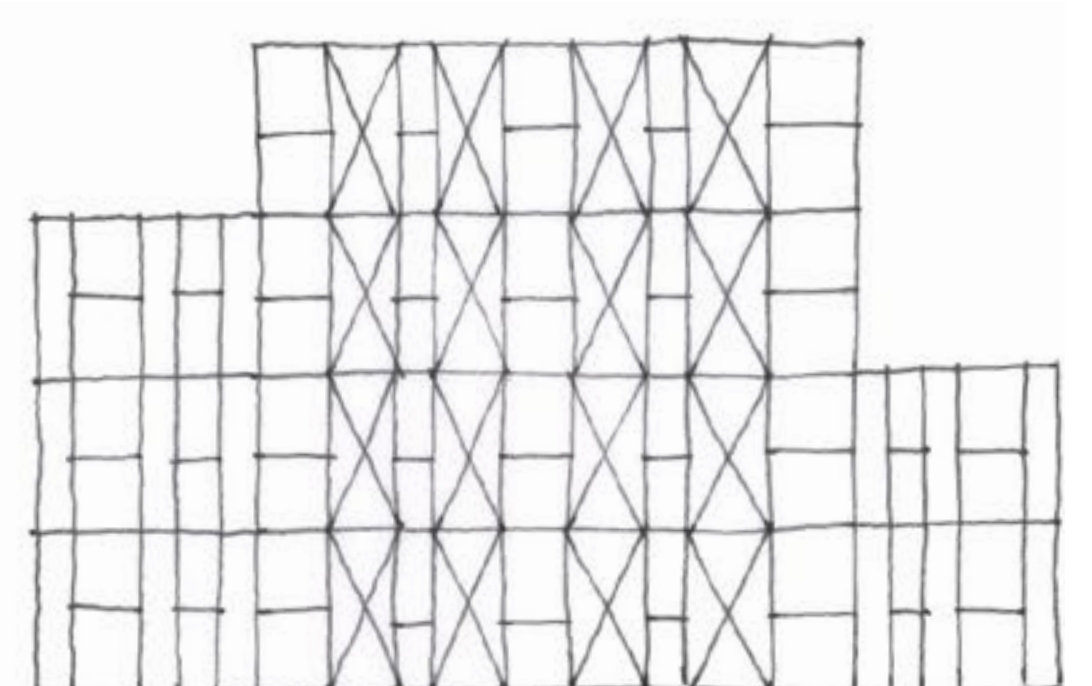
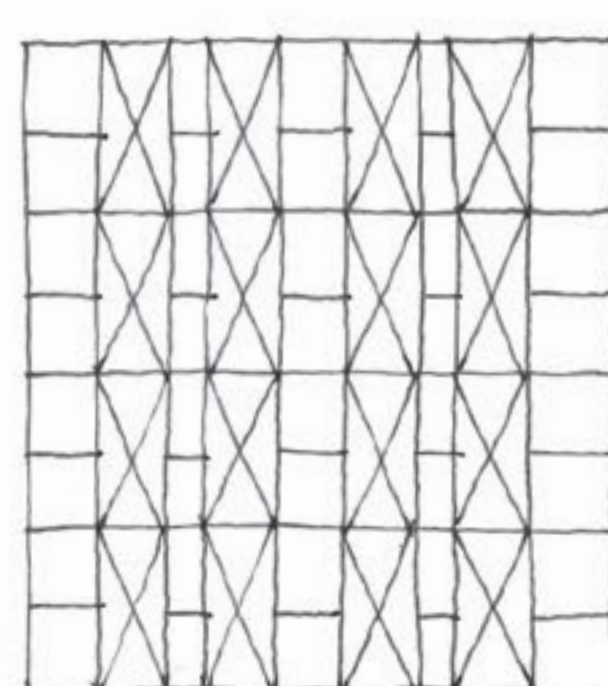
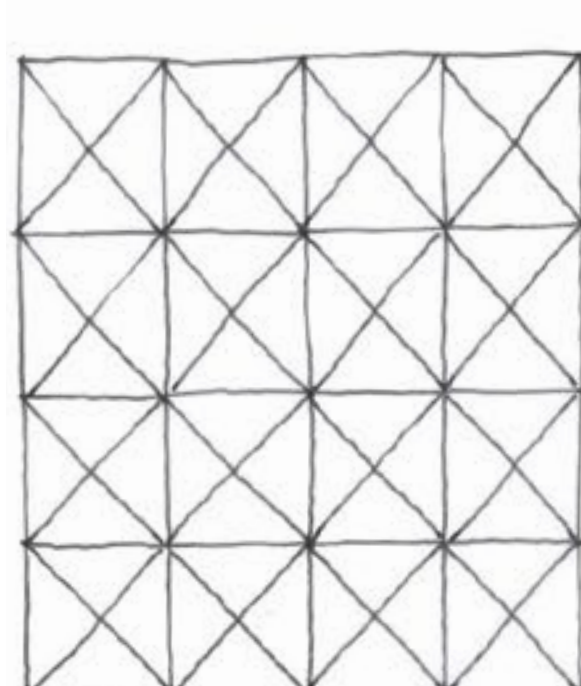
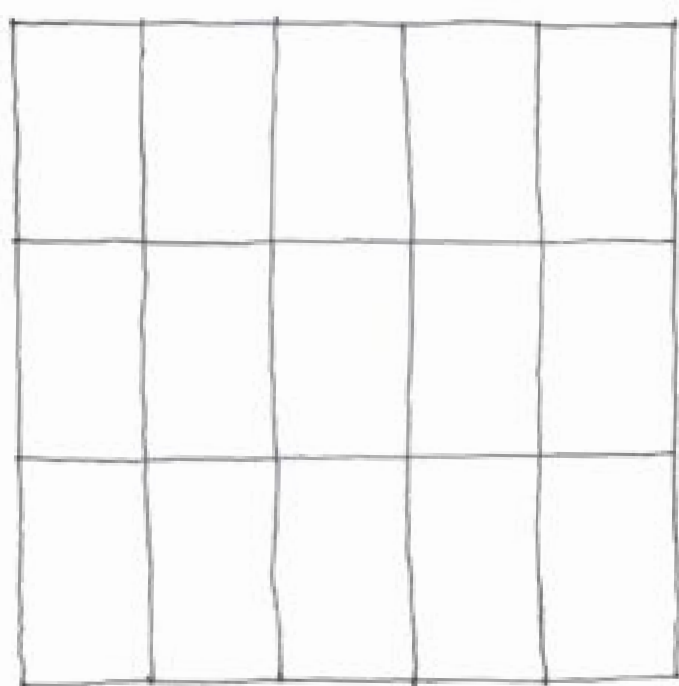
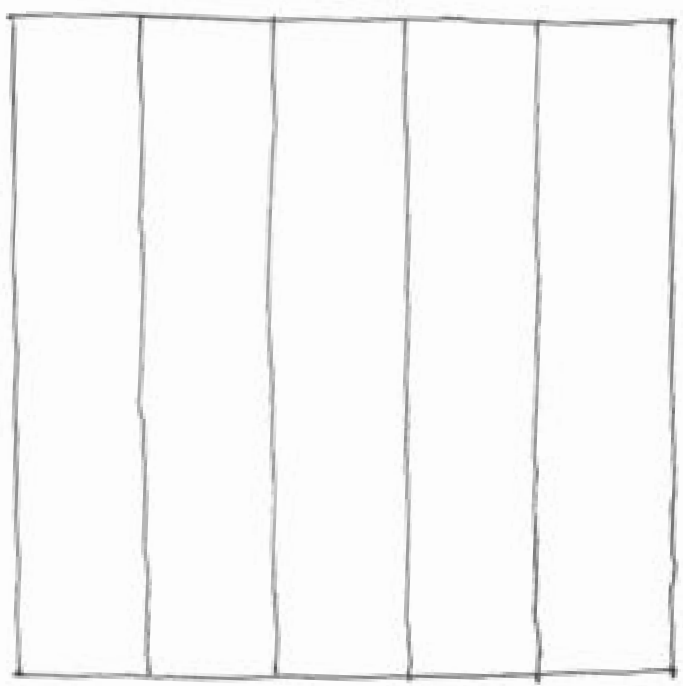
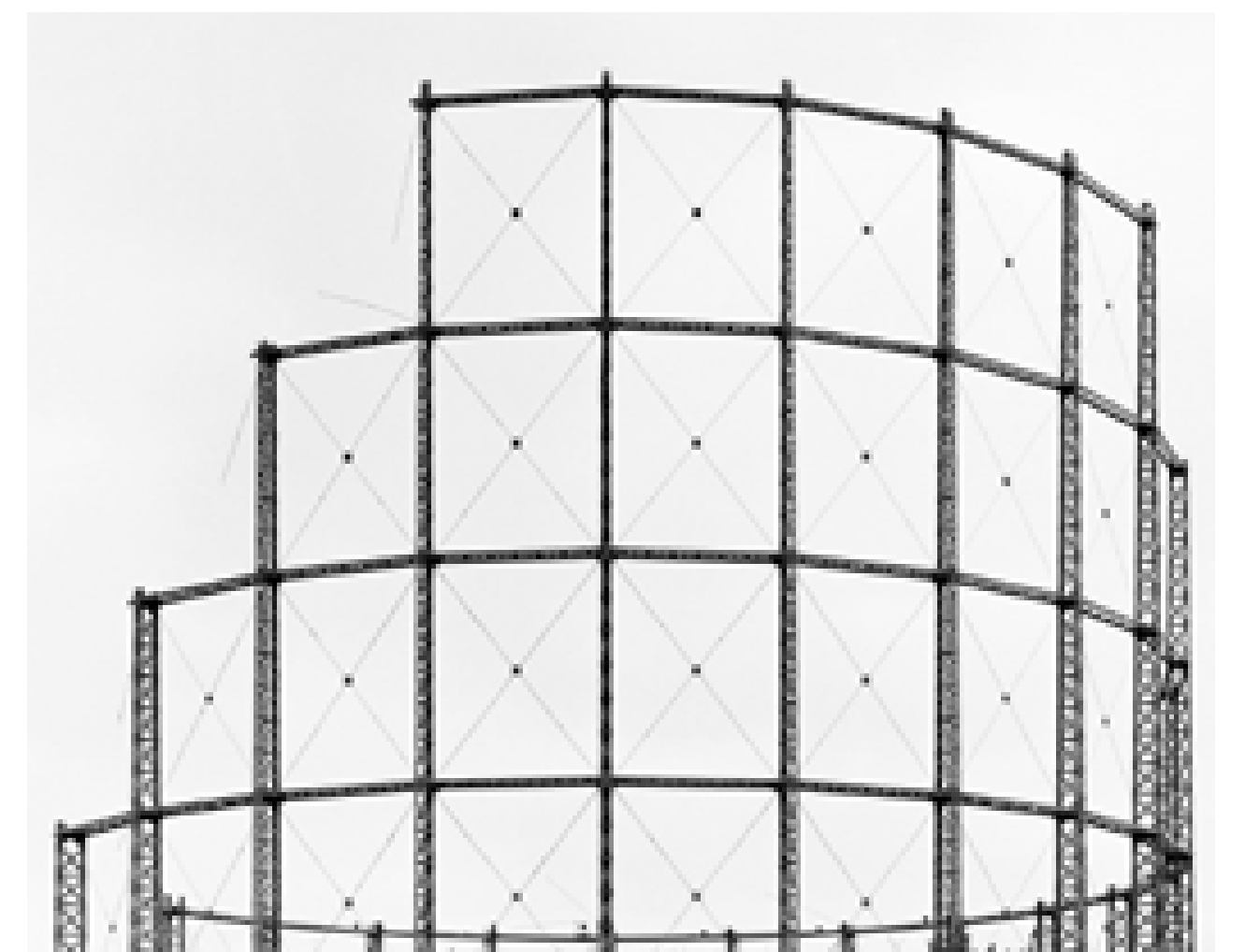
--- Vehicular route

MITCHAM GASWORKS WILL  
DELIVER:

- Circa 700 new high-quality private and affordable homes
- New high-quality public open space and an increase in local biodiversity
- New public pedestrian and cycle routes through the development
- Circa 140 resident undercroft car parking with car club spaces and electric charging points
- Extensive secure resident cycle parking to encourage the use of sustainable forms of transport
- Non-residential uses



## DESIGN CHARACTER

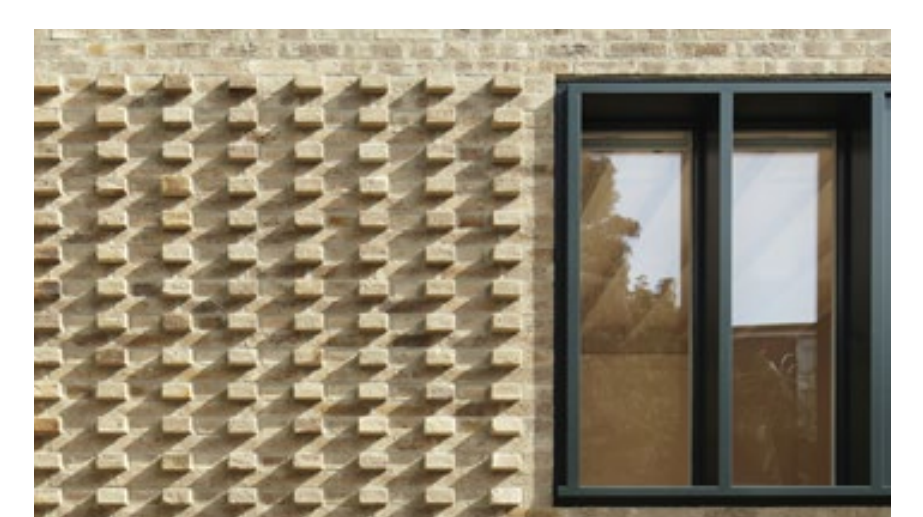
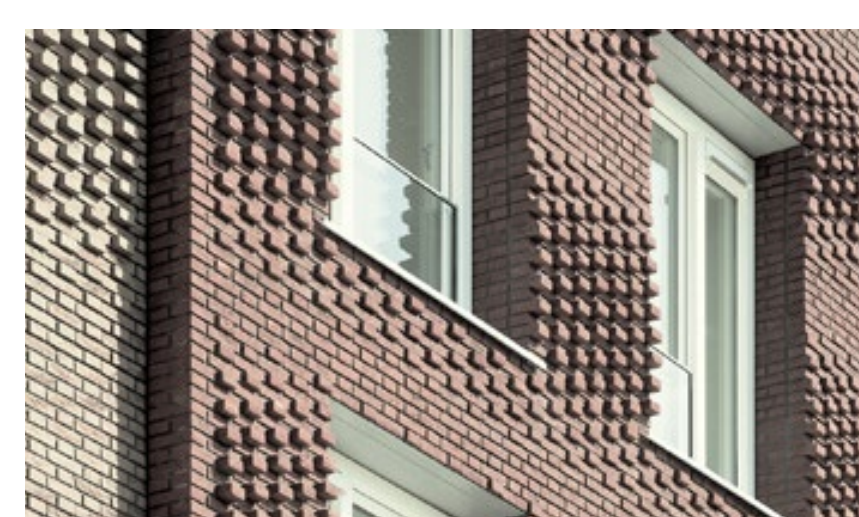
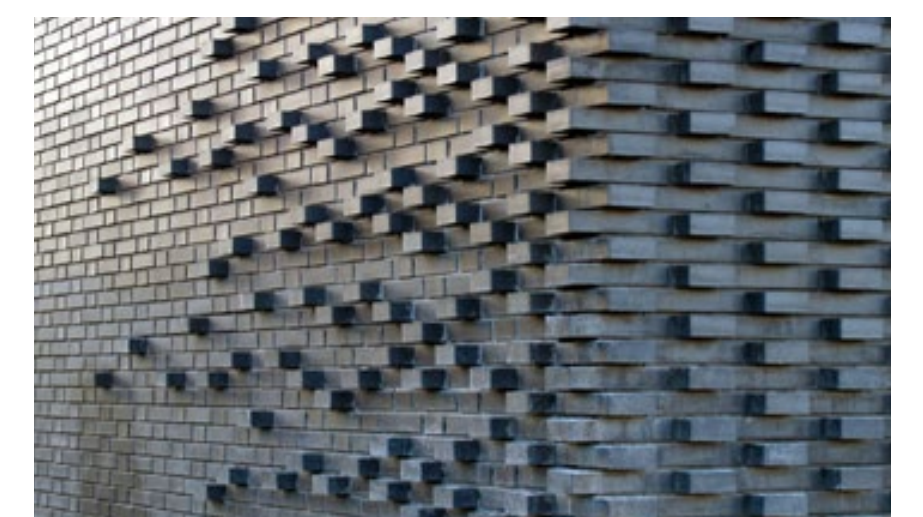
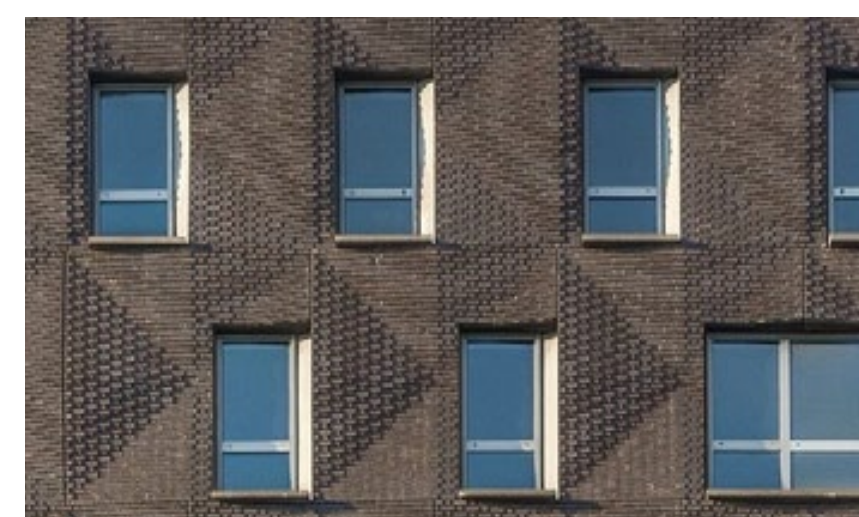
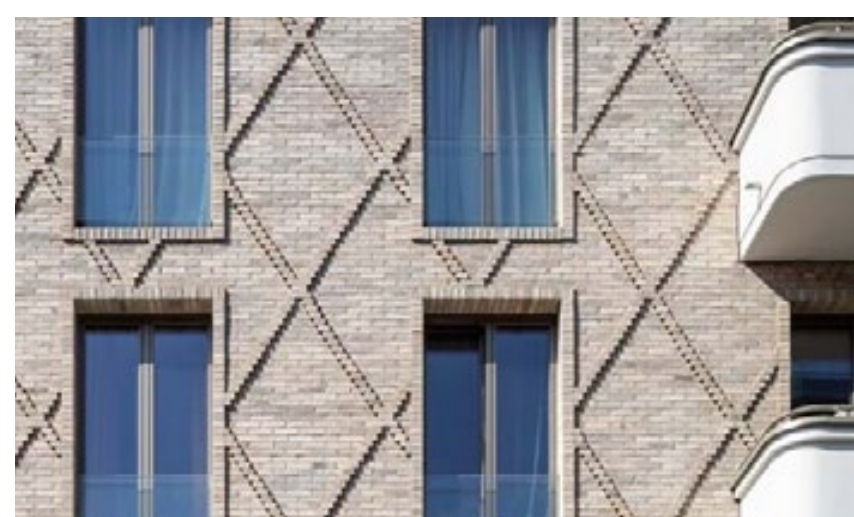
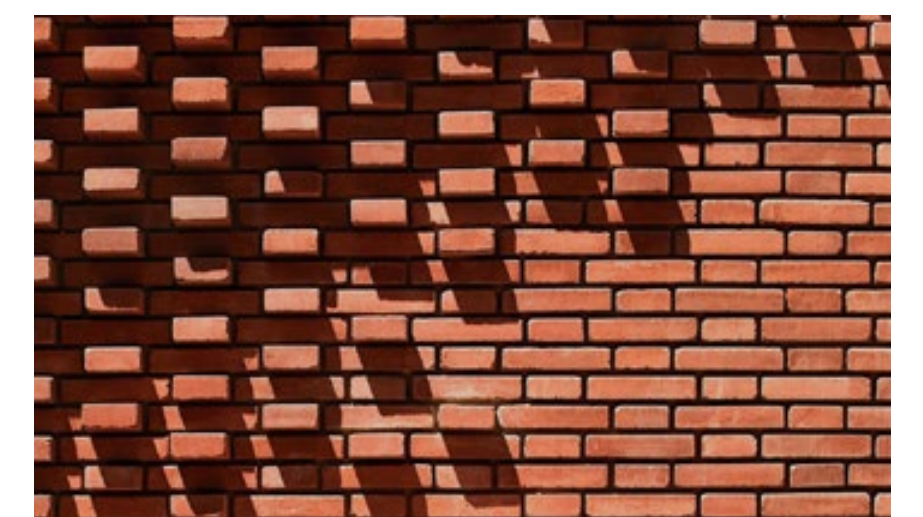
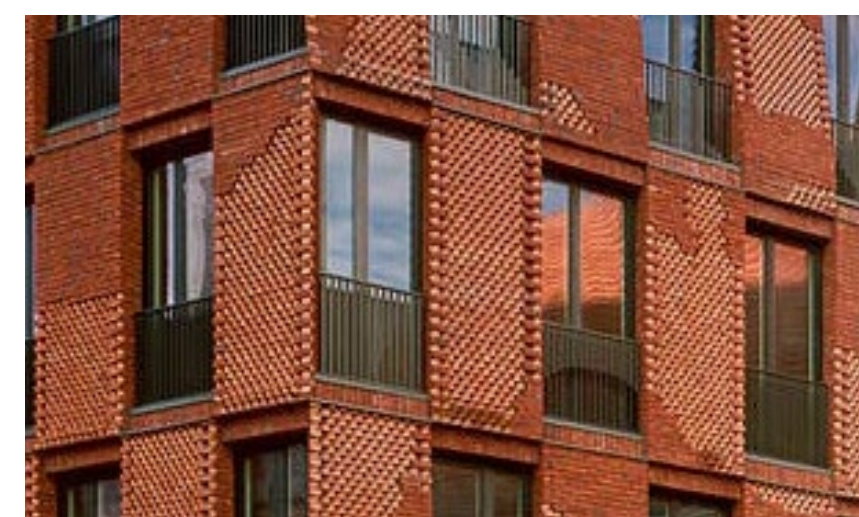
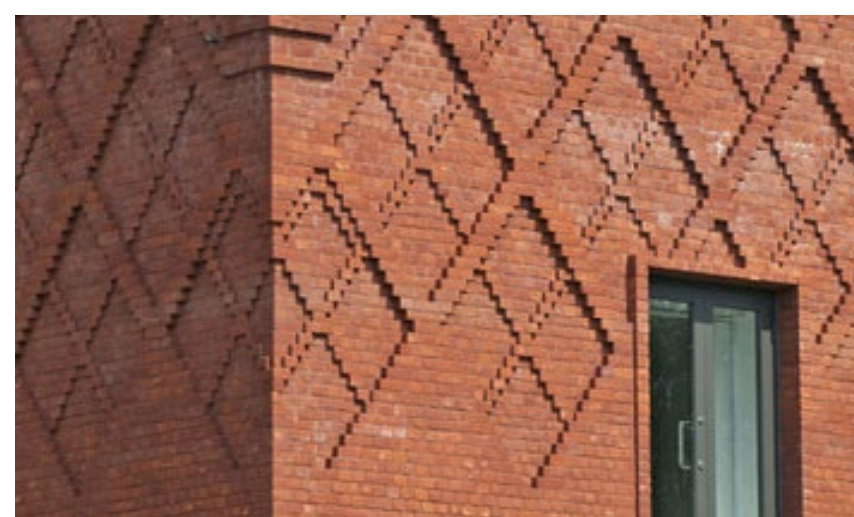


The gasholder was part of Mitcham's built character and is something we feel should be celebrated in the architectural and landscape design.

Grid forms are commonly used in modern architecture for residential and commercial buildings.

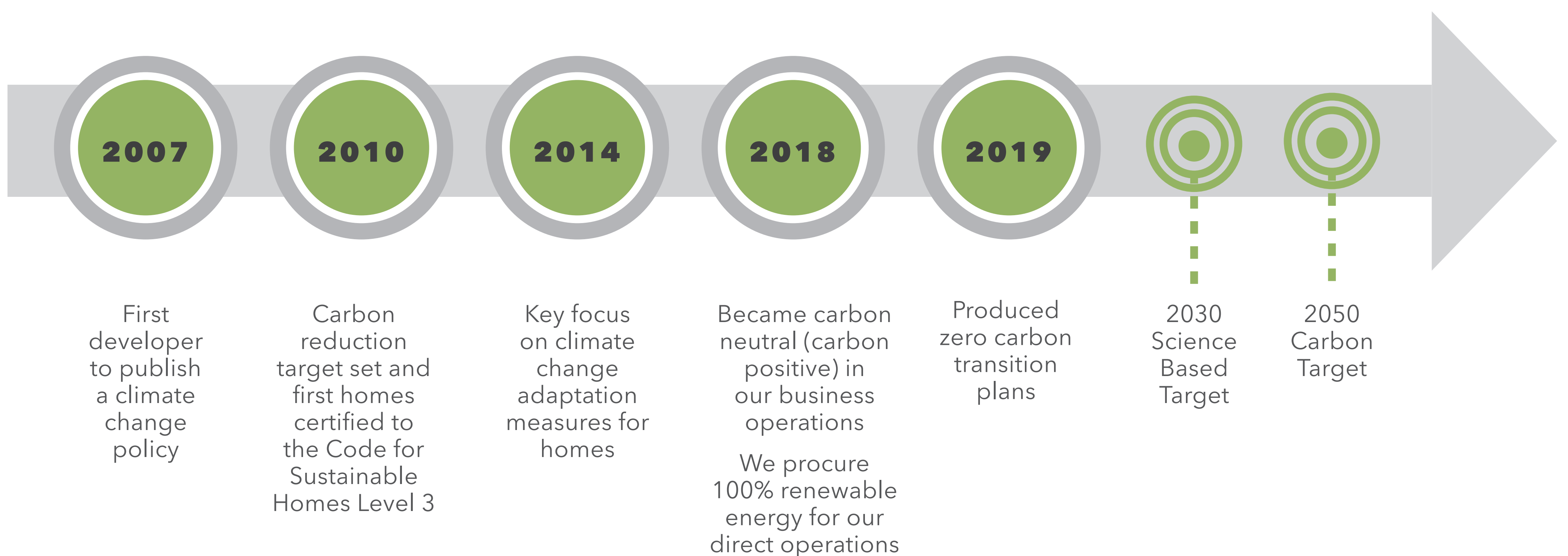
Diagonal patterns are less frequent in architecture and more usually found in engineering works.

The sketch studies above and the precedent images to the right show how the grid and diagonal forms found on gasholders could be incorporated into the facades of the development, evoking the industrial history of the site.





## SUSTAINABILITY



As part of the Berkeley Group, we have recently committed to a set of ambitious sustainability goals. These goals align the company with the international effort to limit global warming to creating sustainable places to live, work and enjoy.

This includes commitments to:

- Reduce emissions from our direct operations by 50%, 2019 - 2030
- Reduce the carbon impact of the materials and services we use by 40%, 2019 - 2030
- Reduce the in-use emissions of the homes we build by 40%, 2019 - 2030

In 2020, we were awarded Sustainable Housebuilder of the Year for the second consecutive year.

### BIODIVERSITY AND LANDSCAPE

Some of the specific sustainability targets for Mitcham Gasworks include:

- Minimum 10% net biodiversity gain
- Manage rainwater by incorporating SUDS into the landscape where feasible
- Public open space designed for the existing and new community
- Selection of climate-resilient, domestic species

### HAPPY AND HEALTHY HOMES

- Air Source Heat Pump-led energy strategy
- High quality homes, optimising dual aspect and minimise north facing homes wherever possible
- Meet or exceed national space standards

- 10% Wheelchair User dwellings site-wide
- Assessing all homes to minimise overheating
- Install measures to reduce water consumption by residents
- Provide secure cycle parking for every home to encourage active modes of travel

### WASTE

- Incorporate recycling facilities into every home
- Incorporate sustainable materials and making use of off-site construction where possible, e.g. pre-fab bathroom pods
- Minimise construction waste sent to landfill. We divert 95% of construction waste from landfill across our sites



## COMMUNITY BENEFITS



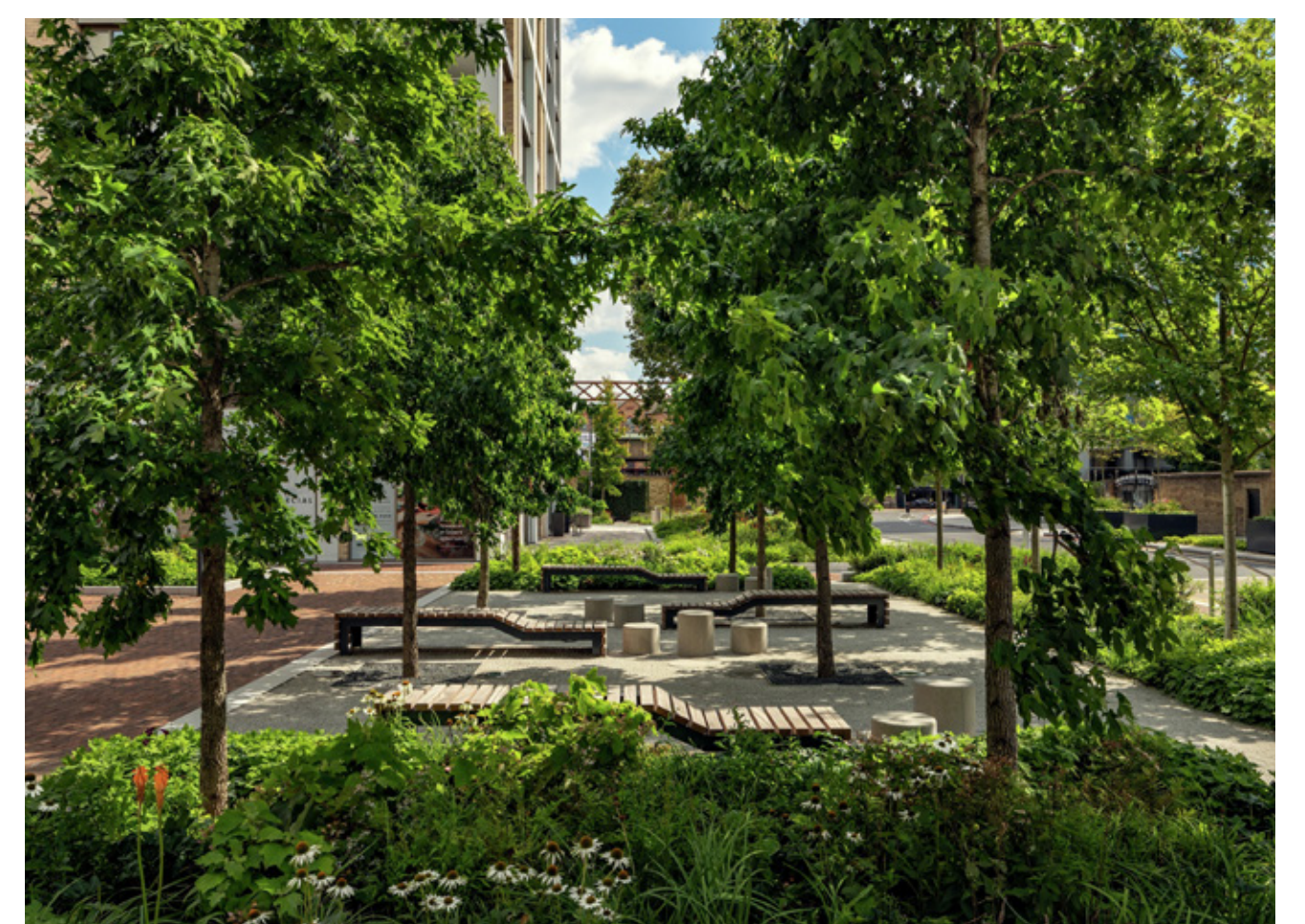
Prince of Wales Drive, Wandsworth



Clarendon, Haringey



King's Road Park, Hammersmith & Fulham



Prince of Wales Drive, Wandsworth

Regenerating this redundant brownfield site will improve the local environment and offer new opportunities for the surrounding community.

### NEW HOMES

- Circa 700 new market and affordable homes across the scheme.

### PUBLIC OPEN SPACE

- New public open space, will be at the heart of the development, linking in to the surrounding green spaces of Hay Drive and the community orchard.
- Safe public routes for pedestrians and cyclists across the site.
- New play space and landscaped areas for a range of age groups.
- Significant improvement to biodiversity.

### FINANCIAL CONTRIBUTIONS

- Financial contributions will be determined in conjunction with the London Borough of Merton but may include contributions for improvements to local bus networks, open space, play areas and community uses.

### LOCAL AREA

- Improved local pedestrian and cycling routes through and across the development towards the town centre.
- Enhanced environment along Western Road, Portland and Field Gate Lane.
- Removal of boundary walls and increased passive surveillance to improve safety.

### JOBS TRAINING AND APPRENTICESHIPS

- The Berkeley Group, together with St William, will support apprenticeships as well as employment opportunities for local residents within the construction phase of the proposed development.
- We are proud to currently have more than 750 apprentices working on over 60 of our sites and offices.
- Berkeley has more than 2,500 direct employees and over 12,750 people working across our sites. The number of jobs supported by Berkeley has more than doubled in the last five years, providing employment to thousands more people.