

Welcome to the second public consultation for Mitcham Gasworks.

This exhibition presents the design team's design proposals. We look forward to hearing your thoughts.



Photographs and video may be taken at this event for use in reports related to the project. Please speak to a member of our team if you do not wish your image to be used.

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.

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

We held a public consultation on our initial design ideas in January 2022.

Feedback from the public consultation, together with discussions with the council and other stakeholders, has helped inform design development.

This exhibition provides further information about the evolution of our proposals, how they respond to the feedback received and the benefits they will deliver

We are now preparing a planning application that we aim to submit to the London Borough of Merton this summer.

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

We look forward to hearing your thoughts.

YOUR FEEDBACK

We welcome your comments on the exhibition material. You can complete a feedback form here at the public consultation or online by scanning the QR code.



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.

- www.mitchamgasworks.com
- info@mitchamgasworks.com
- 020 3675 1502

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 part of the Berkeley Group and specialises 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 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.

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

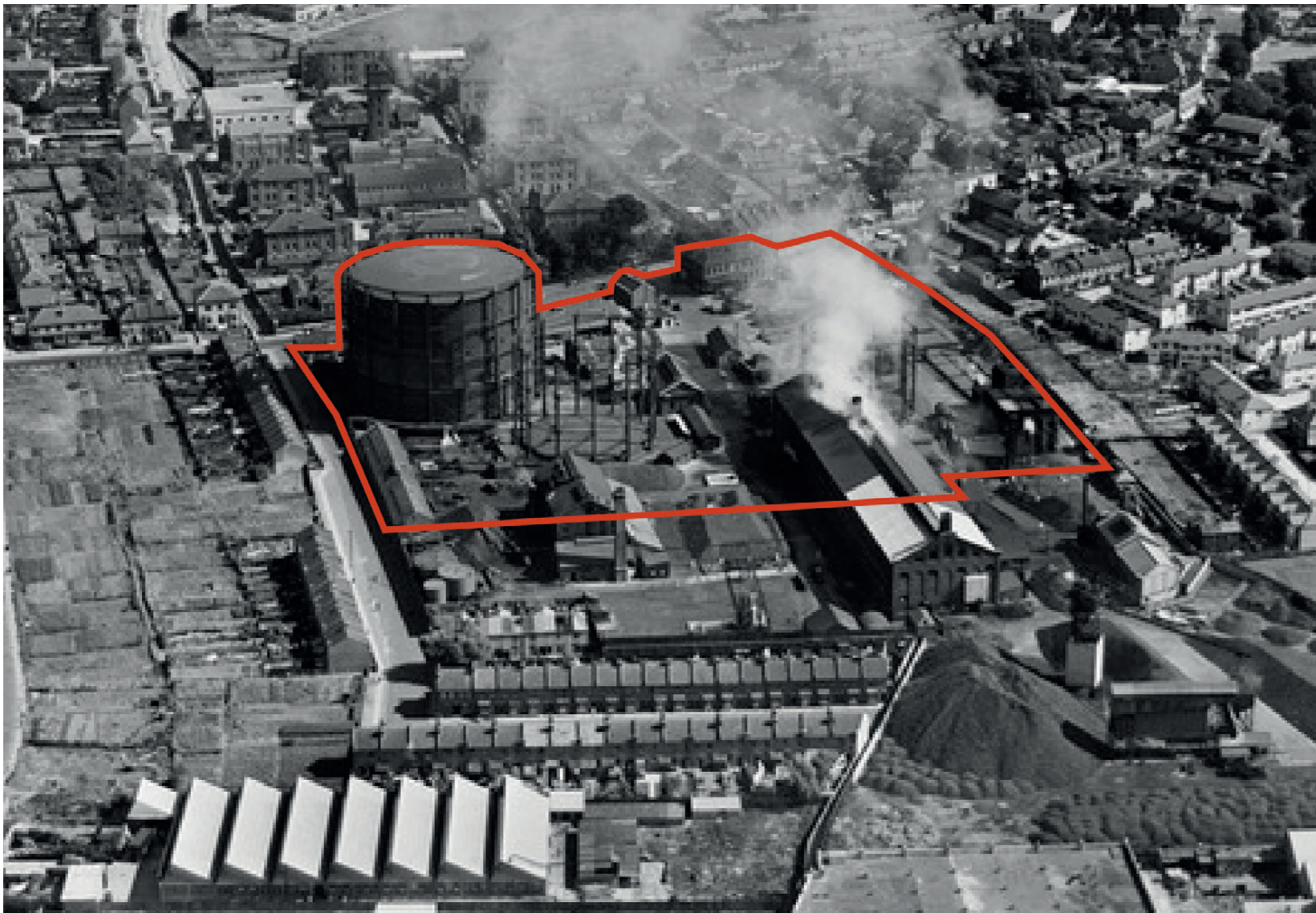
Mitcham Gasworks was first constructed in 1849 by James Stevens and Company.

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

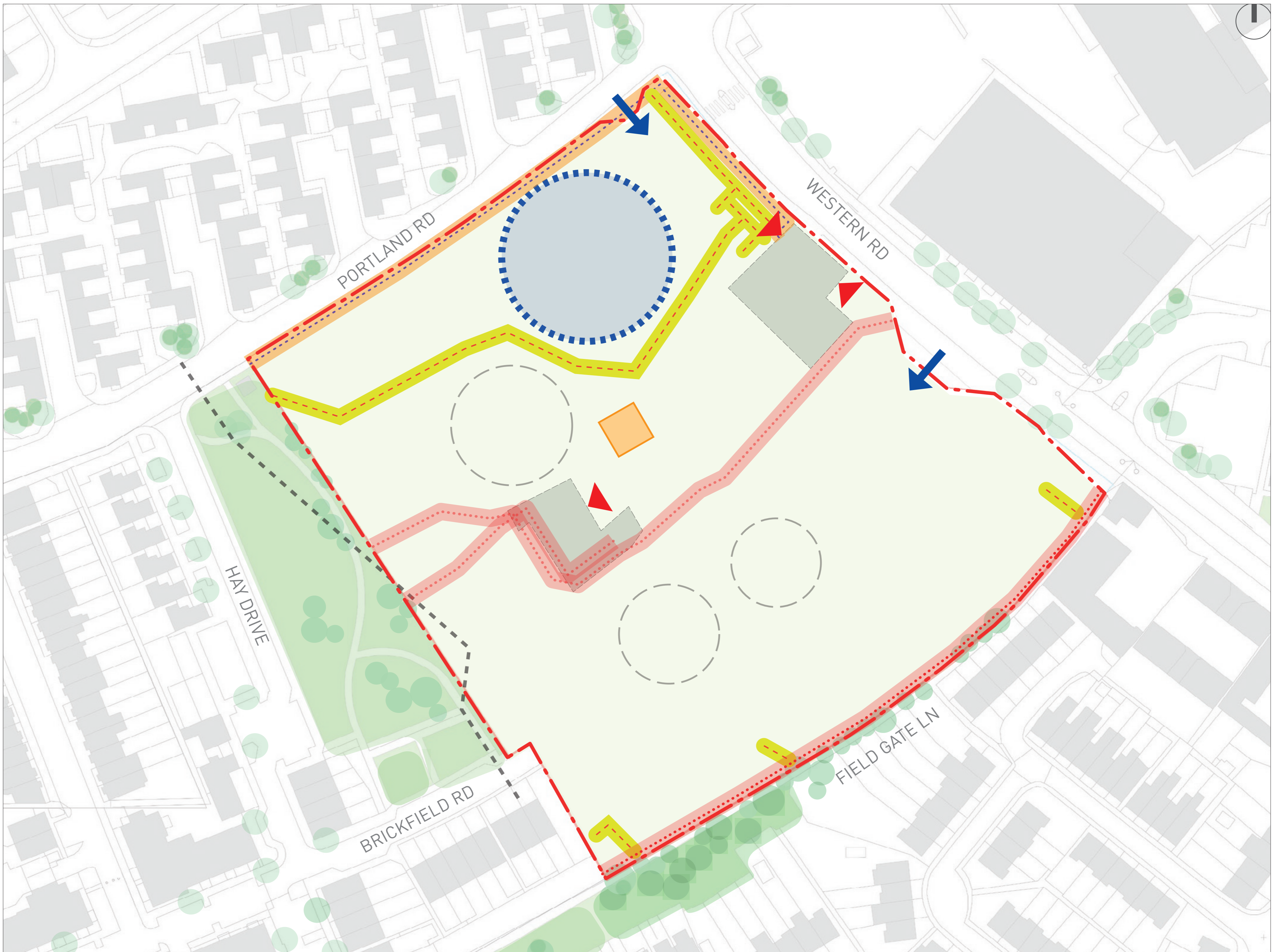


James' Estate, 1975



Southern end of Western Road, 1975

SITE CONTEXT



PLANNING POLICY CONTEXT

The site is allocated in both adopted and emerging planning policy for residential led, mixed-use development with open space and community use.

The Local Plan is currently going through an Examination in Public and will likely be adopted next year.

The Council is proposing to allocate the site for around 650 homes and heights up to 10 storeys.

The approach to tall buildings has also been agreed with the Greater London Authority (GLA)

SITE CONSTRAINTS

The site has some significant constraints that must be addressed including underground structures, changes in ground level, and retained gas and communications infrastructure.

The key site constraints are shown in the diagram above.

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 gas infrastructure
- ▶ Access to retained gas infrastructure
- ➔ Existing vehicular access

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



CONSULTATION



We hosted our first public consultation on the redevelopment of Mitcham Gasworks in January 2022.

A total of 52 people attended the consultation, completing 22 feedback forms at the event and eight via our online feedback form.

14 emails were also received with further comments.

In summary, the principle of redevelopment was generally welcomed, as were the key design principles of new routes, connections, open space and design character.

The consultation also highlighted some key areas of community interest that we have responded to.

These include the following:

Height

Height has been reduced from 5 - 13 storeys to 4 - 10 storeys following feedback from local residents and in line with emerging planning policy.

Number of homes

The proposed number of homes has been reduced from 700 to less than 650. This aligns with the emerging site allocation for around 650 new homes

Non residential uses

Flexible community / commercial space will be provided along with a potential separate cafe.

Field Gate Lane

Further improvements are proposed with widening of the route to accommodate both cyclists and pedestrians. Planting and connections with the adjacent Community Orchard are proposed, including wildflowers to increase biodiversity.

Design and Architecture

This exhibition provides further details on the design and character of the architecture.

Permeability

Boundaries are made permeable wherever possible, with significant greening provided at all edges

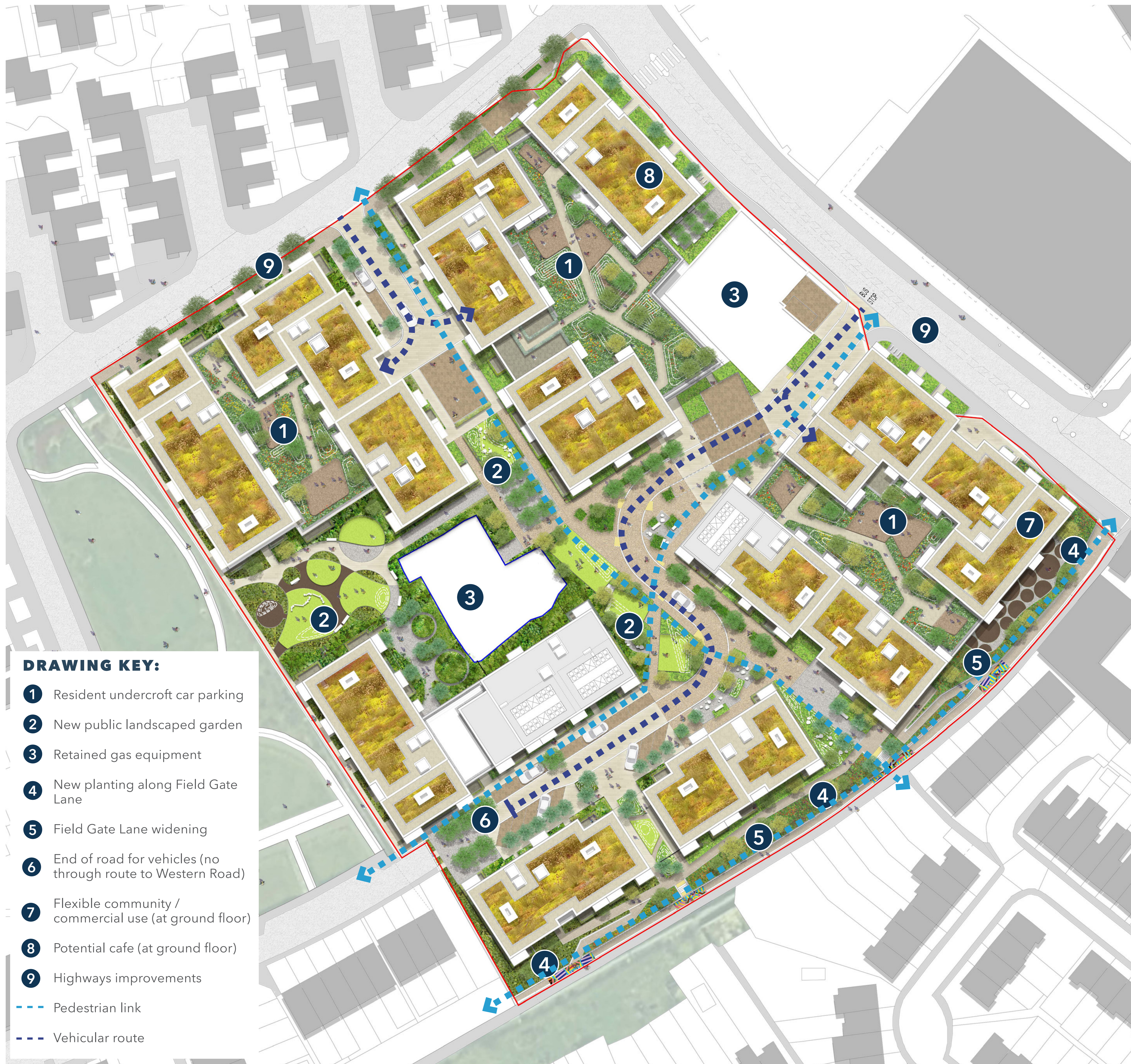
Highways and parking

The main site entrance will be from Western Road and no vehicle through roads will be provided on site.

140 undercroft car parking spaces are proposed. These are predominately located beneath courtyard gardens. Parking and highways surveys have been carried out to assess local capacity and ensure the proposals do not have a significant impact on existing capacity.

A zebra crossing is also proposed on Western Road to improve safety and permeability.

THE ILLUSTRATIVE MASTERPLAN



DRAWING KEY:

- 1 Resident undercroft car parking
- 2 New public landscaped garden
- 3 Retained gas equipment
- 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 Flexible community / commercial use (at ground floor)
- 8 Potential cafe (at ground floor)
- 9 Highways improvements

--- Pedestrian link

--- Vehicular route

Emerging illustrative masterplan

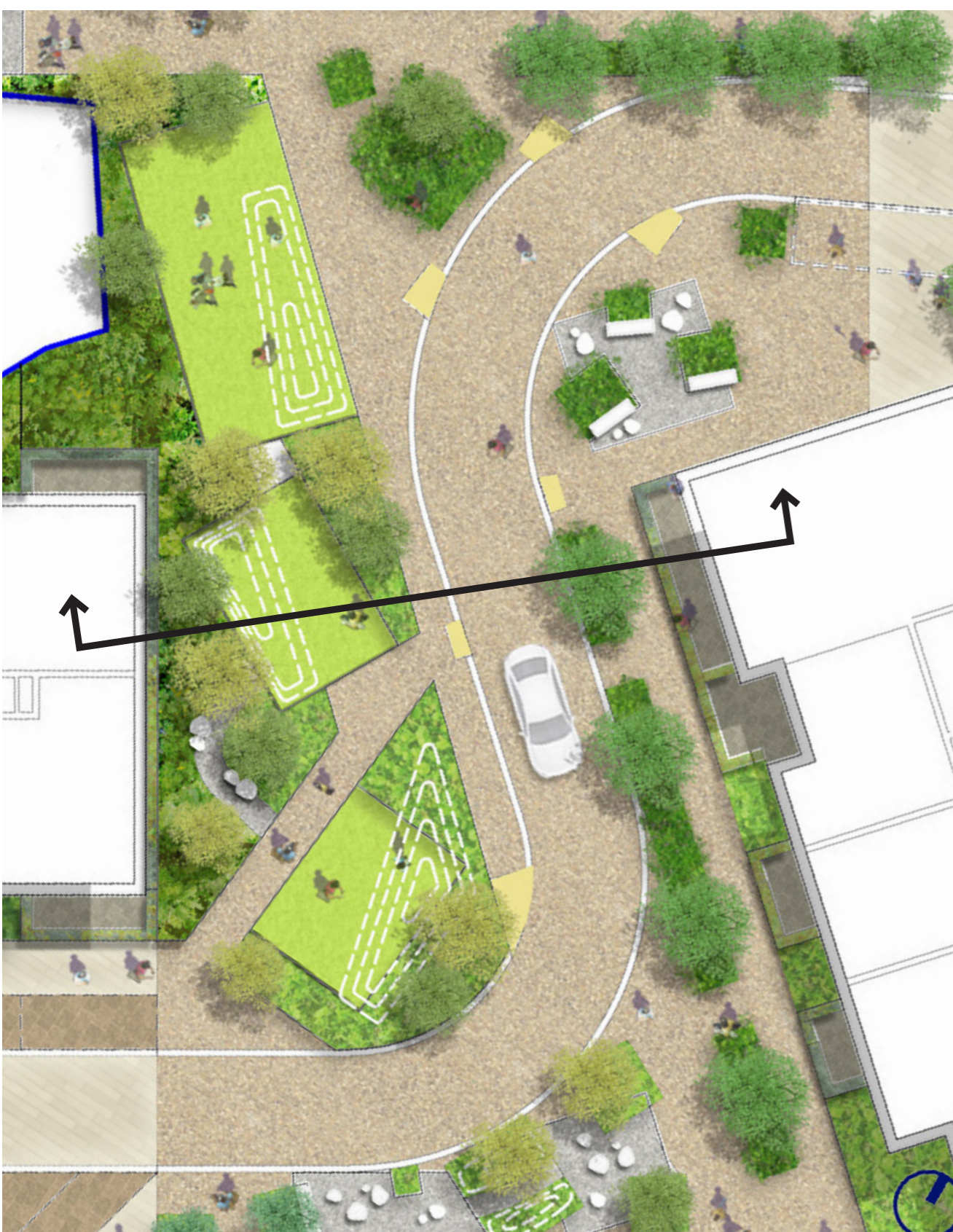


Roof plan with the number of storeys

MITCHAM GASWORKS WILL DELIVER:

- The transformation of the site from an inaccessible and redundant gasworks into an inviting new neighbourhood
- Removal of uninviting boundary walls
- 625 - 650 new one, two and three bedroom homes
- A mix of both private and affordable homes
- Two non-residential uses, which could include a cafe
- High quality urban design with buildings ranging from 4 - 10 storeys
- A renewable energy heating strategy
- 140 car parking spaces, including disabled spaces and electric vehicle charging points
- Over 1,000 cycle spaces
- New pedestrian routes across the site that are open to all and link towards the town centre
- New pedestrian footpath on the southern side of Portland Road
- Improved connections to the local area, including a new zebra crossing on Western Road
- New public realm that is to open all and links to existing green spaces such as the orchard on Field Gate Lane
- Play space for children of all ages
- A minimum 10% net biodiversity gain
- New job opportunities and local investment
- Financial contributions to local services

LANDSCAPE DESIGN



Our proposals for Mitcham Gasworks have a landscape-led approach, with a focus on:

- Continuing the green elements of the Community Orchard and Hay Drive
- Providing a series of publicly accessible open spaces which are connected and varied
- Delivering new green streets which integrate trees and sustainable drainage into their design
- Introducing new trees and planting, including lavender, to reflect the historic lavender fields of the area
- Creating safe and inviting spaces for play, recreation, and relaxation
- Shared surfaces that prioritise pedestrian movement
- Providing elements of living roofs alongside solar panels
- Delivering at least a 10% net biodiversity gain



NEW GREEN STREETS



Indicative sketch of the green streets



Precedent images for green streets



Indicative view of the green streets

FIELD GATE LANE



Indicative sketch of Field Gate Lane



Field Gate Lane existing condition



Precedent images for new planting

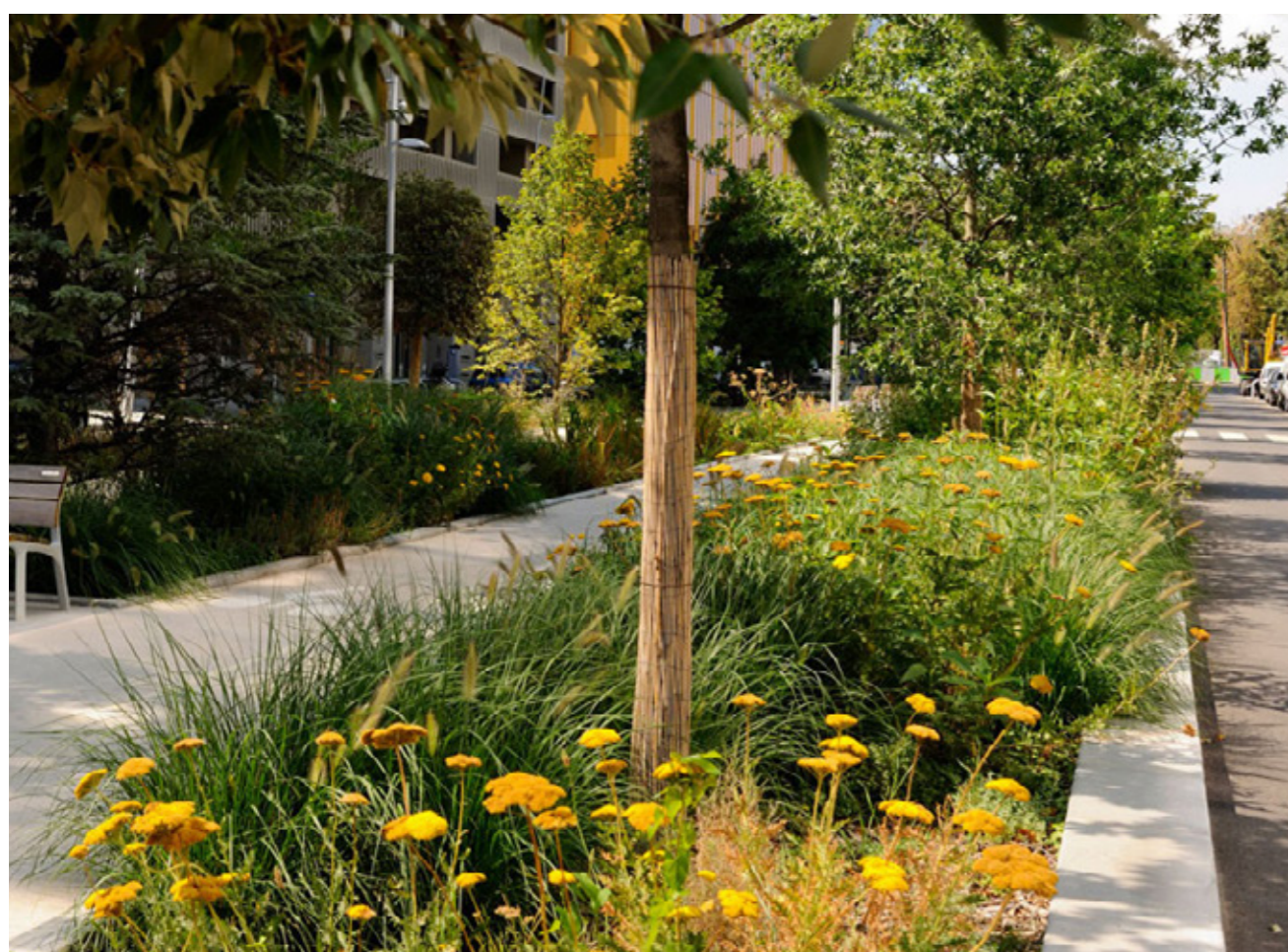


Indicative view of Field Gate Lane

PORTLAND ROAD



Indicative sketch of Portland Road

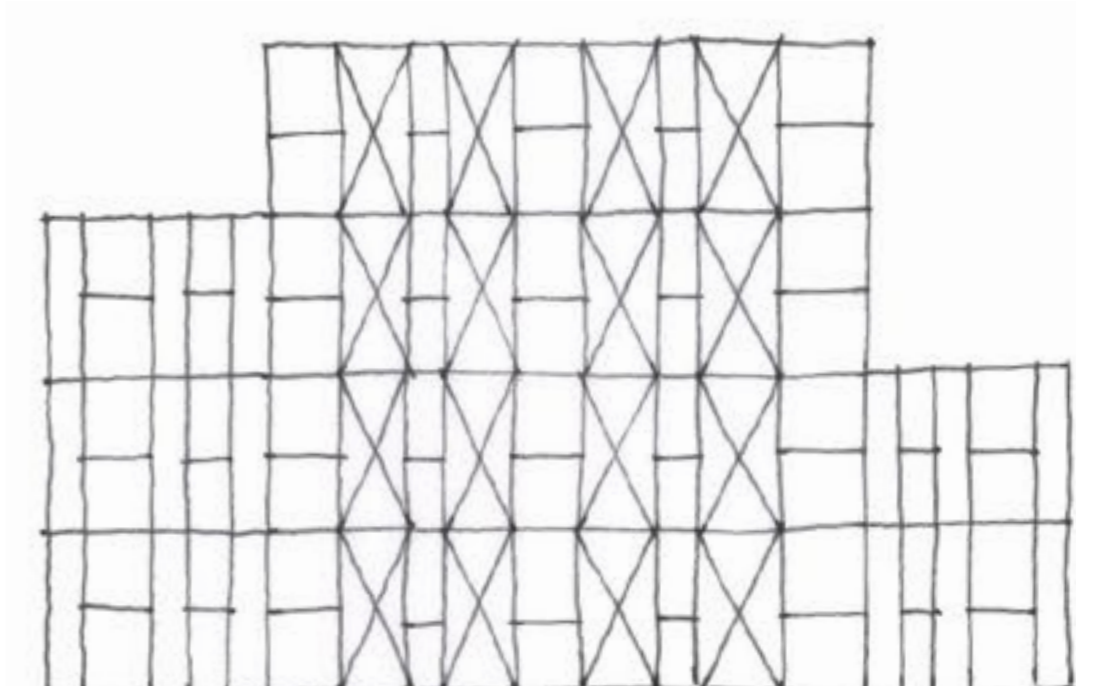
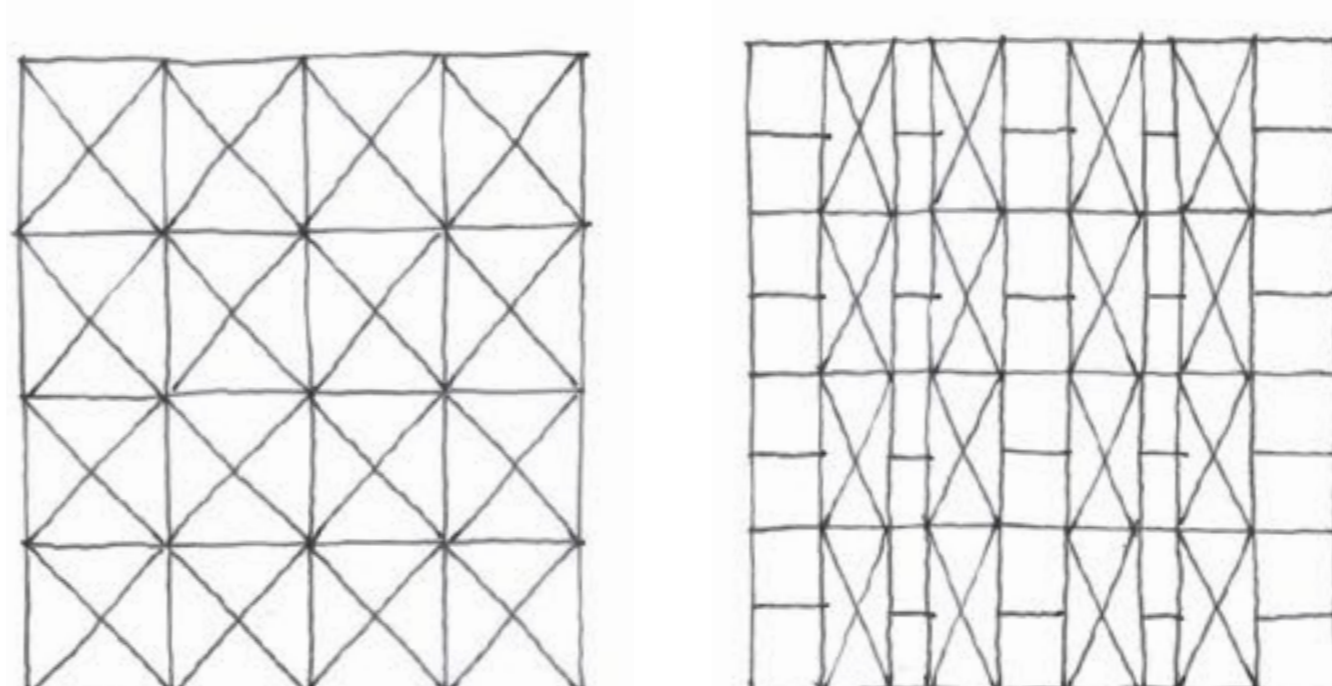
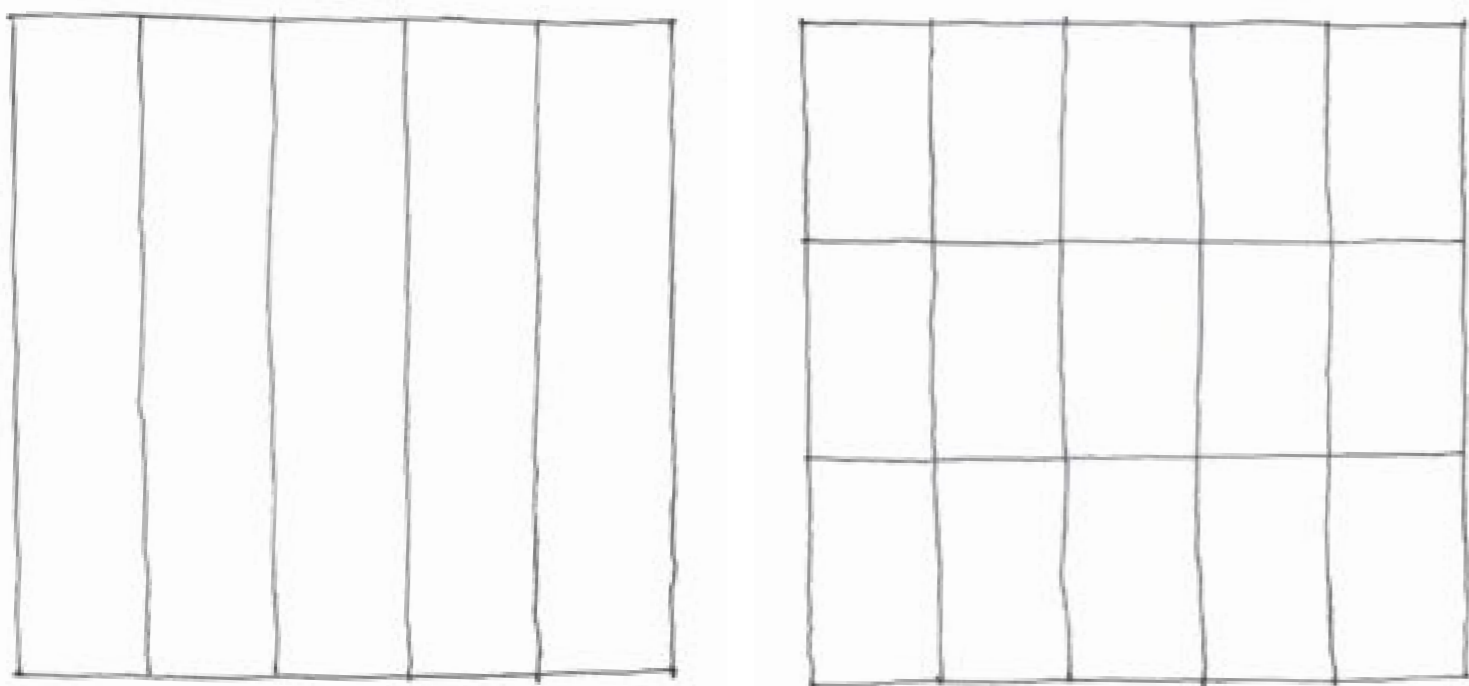
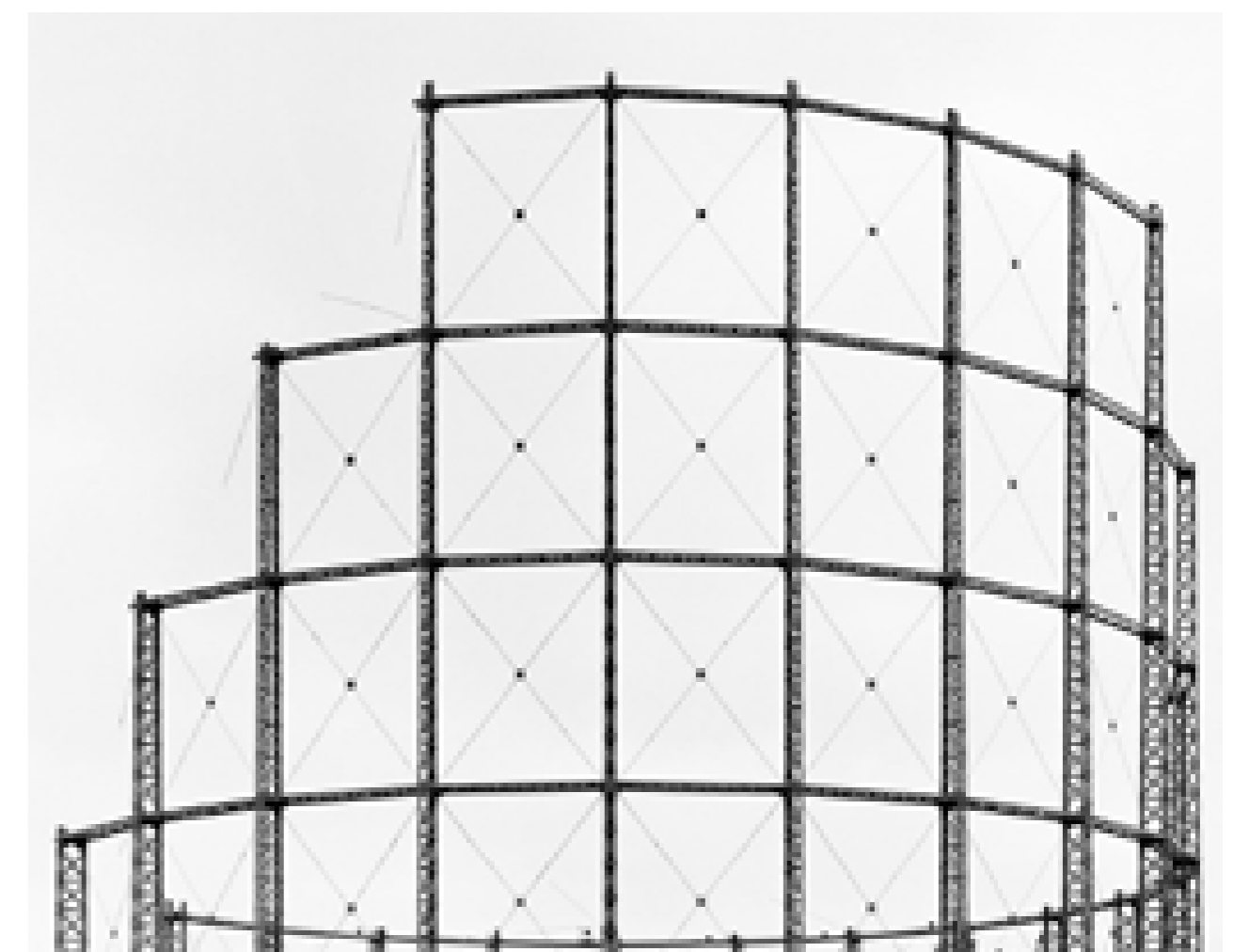


Precedent images



Indicative sketch of Portland Road

DESIGN CHARACTER



St William have considered the sites previous industrial use as a gasworks to inform the architectural design and material choices.

Our proposals include a brick palette of tones that reflect the surrounding buildings and those that previously existed on site.

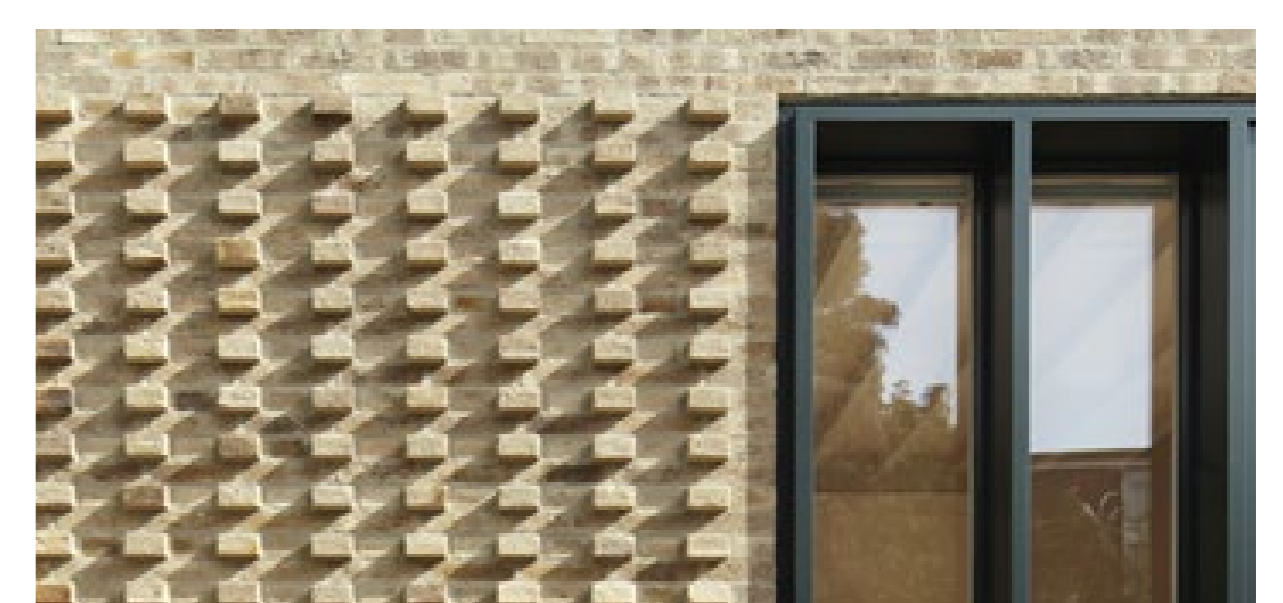
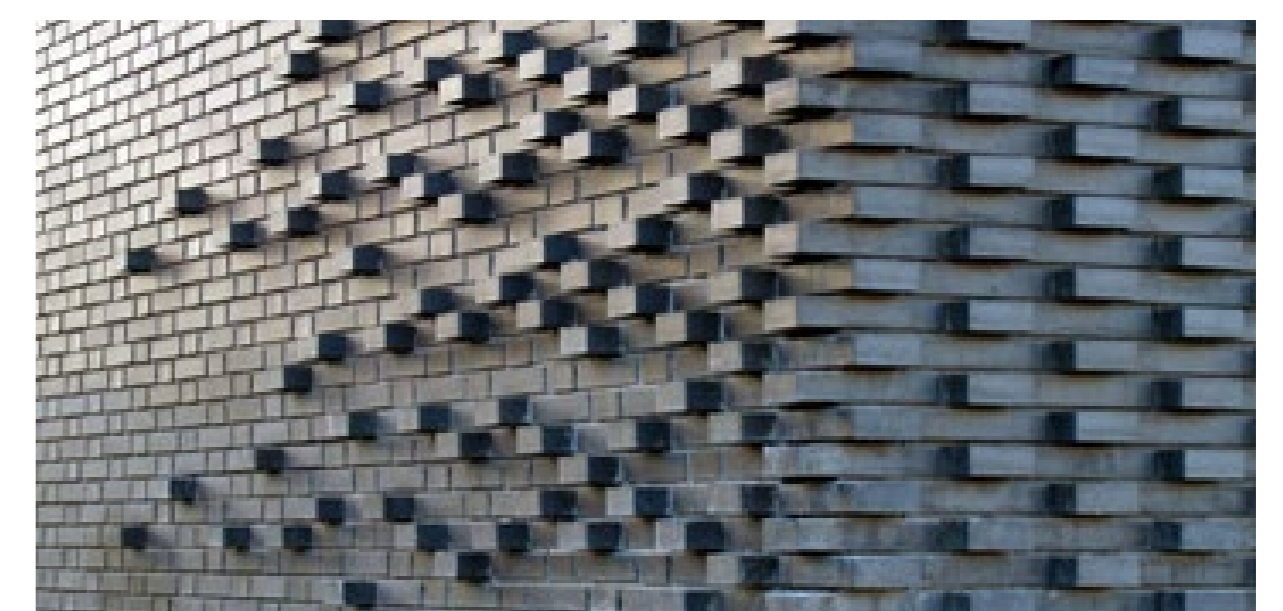
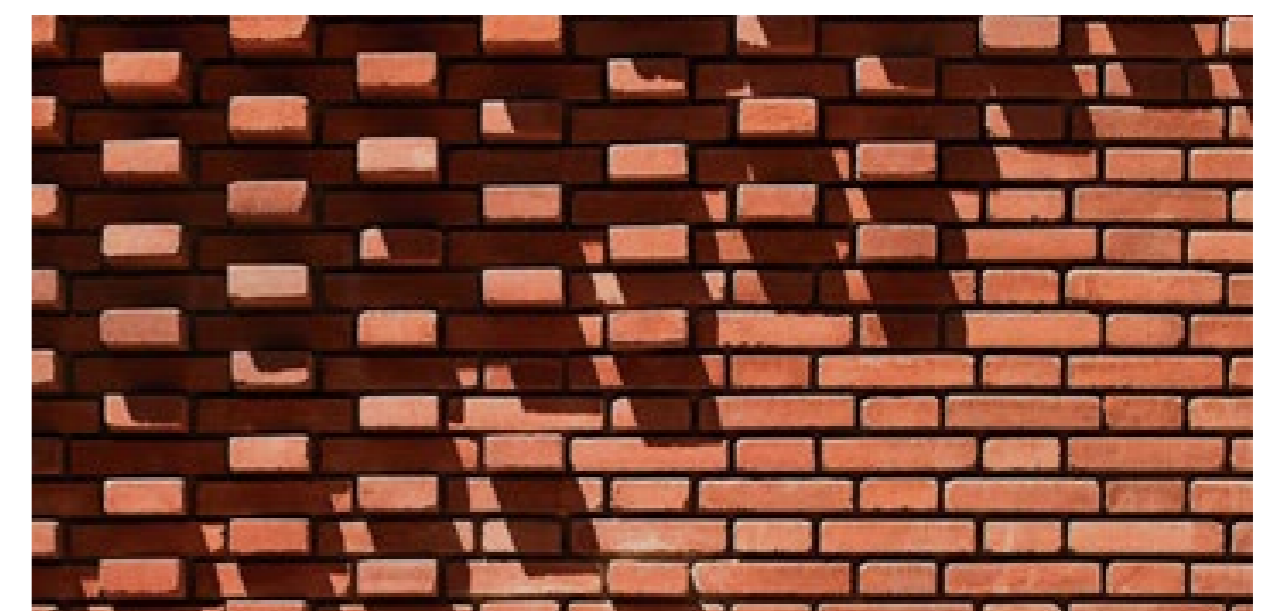
Detailing has also been added to the facades and roof lines to provide texture and interest to the buildings.

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

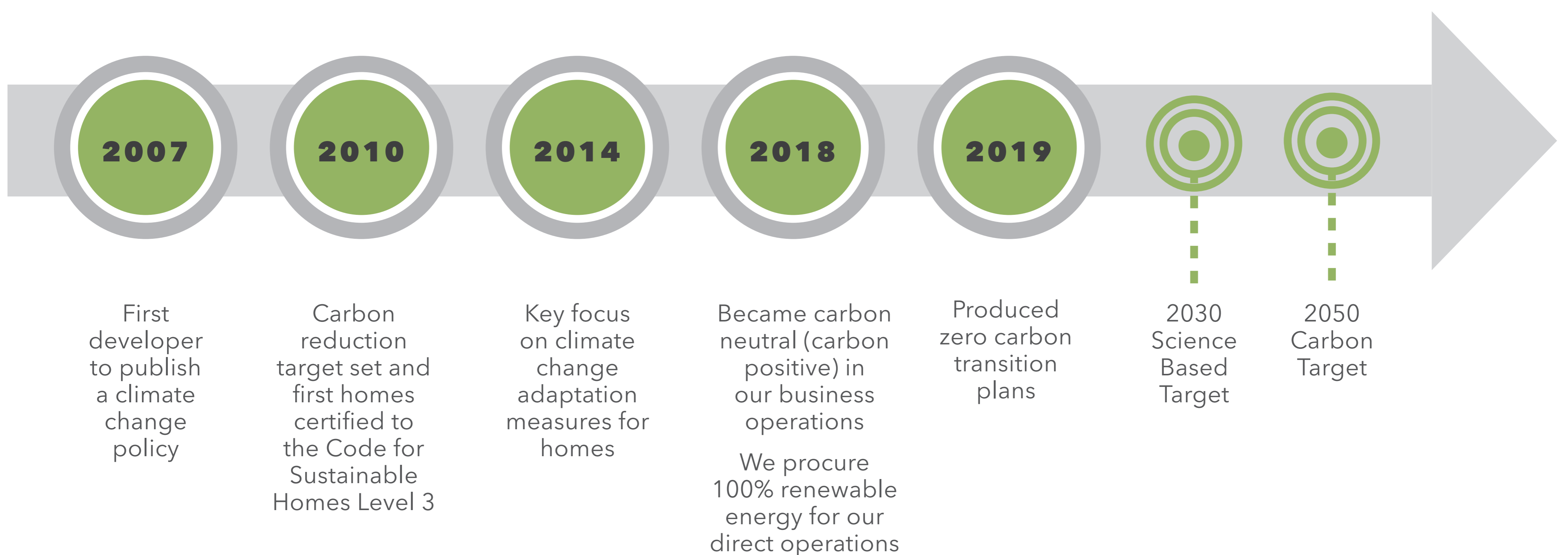
Grid forms are commonly used in modern architecture for residential and commercial buildings.

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



Climate Action and Nature are two of the Berkeley Group's ten strategic priorities that we have committed to as part of 'Our Vision 2030' which is our ambitious strategy for the future.

These priorities 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
- Encourage active modes of travel by providing every home with secure cycle parking - over 1,000 spaces provided on site
- Create low carbon, resilient homes

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



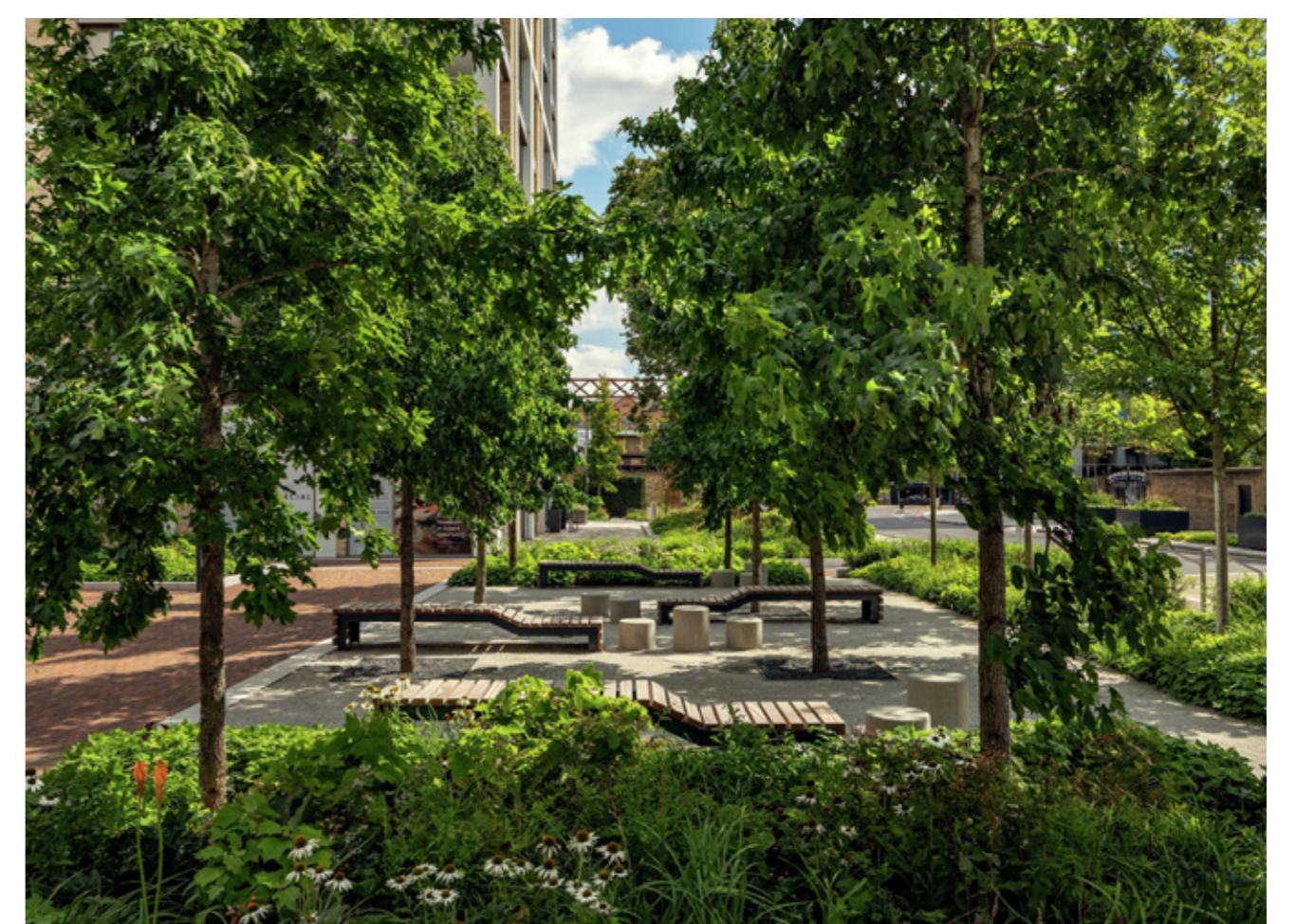
Prince of Wales Drive, Wandsworth



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

- 625 - 650 new private and affordable homes.

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 Road and Field Gate Lane.
- Removal of boundary walls and increased passive surveillance to improve safety.

COMMERCIAL USES

- New non-residential uses will be provided on site and open to all

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.
- Both the construction phase and completed development will generate new job opportunities