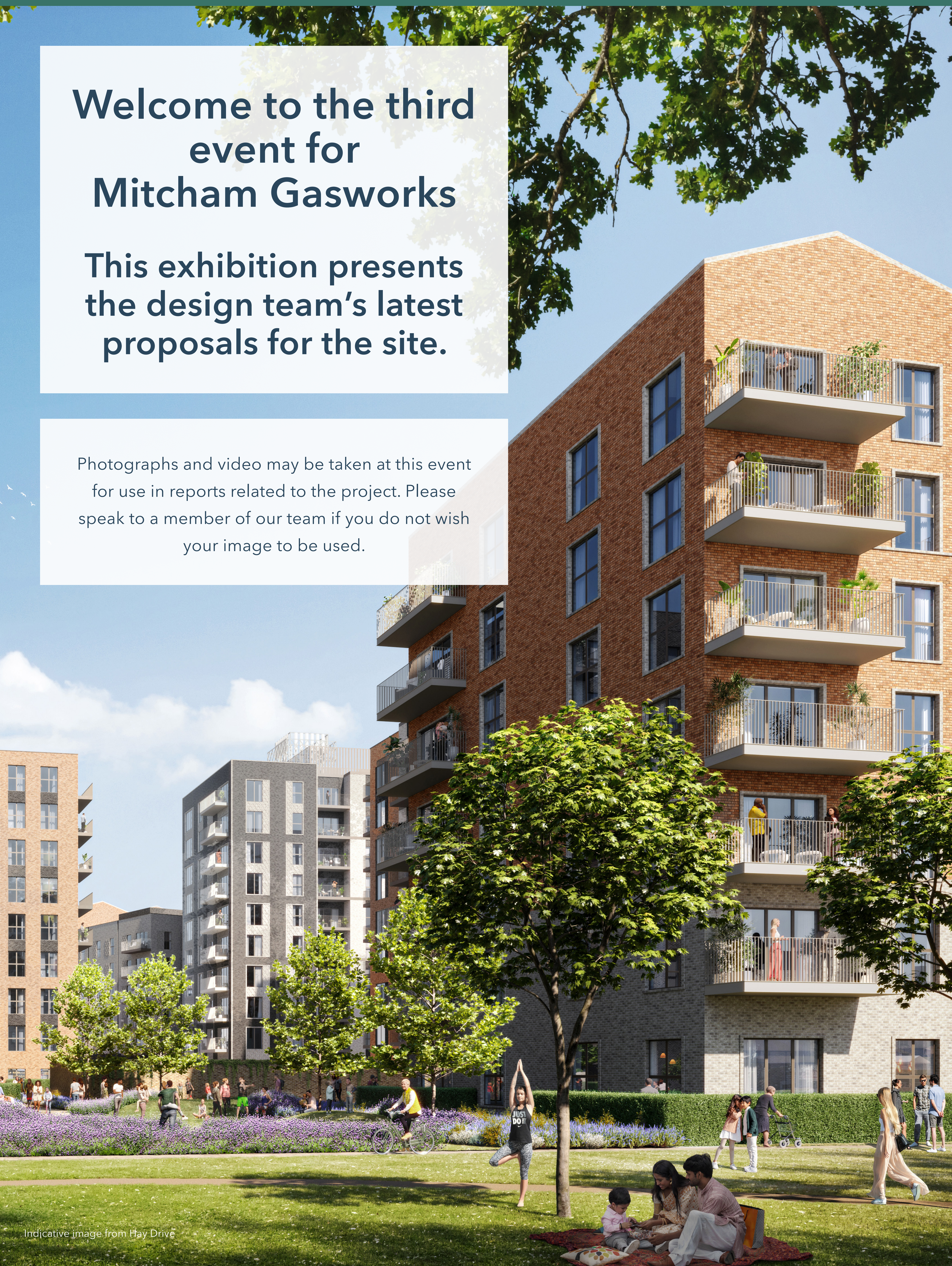


Welcome to the third event for Mitcham Gasworks

This exhibition presents
the design team's latest
proposals for the site.

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

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.

Feedback from our public consultations in January and June, together with discussions with the Council and other stakeholders, has helped inform design development.

This exhibition provides further information on our proposals, the changes we have made in response to feedback and the benefits they will deliver.



Aerial view of the existing Mitcham Gasworks

ST WILLIAM

St William was formed as a joint venture between the Berkeley Group and National Grid to regenerate underutilised gasworks and gasholder sites. Our goal is to reconnect these sites with the local community and transform them into places where people want to live, work and spend time.

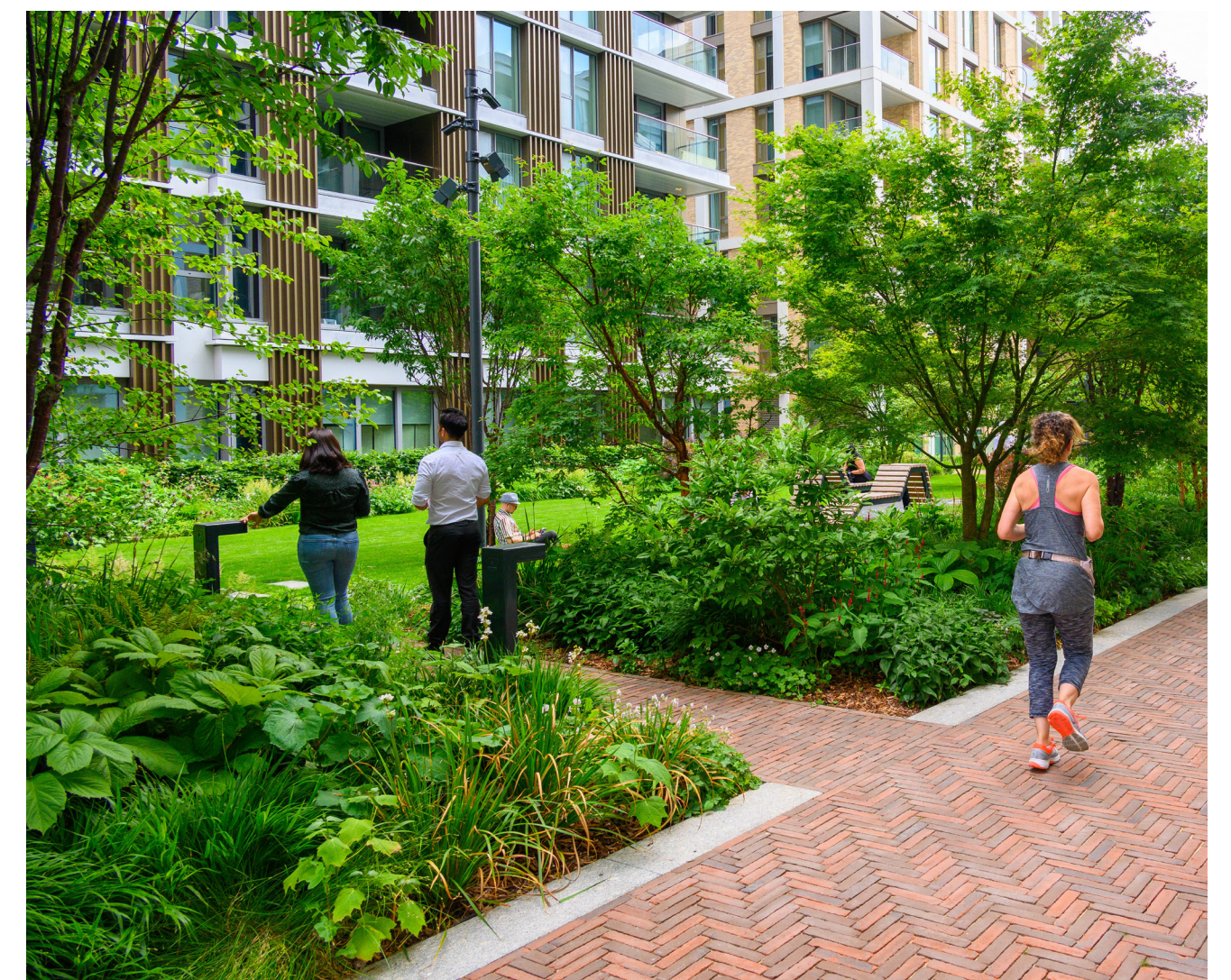
St William are unlocking some of the most technically complex regeneration sites at the heart of communities across London and the South of England, creating homes for everyone.

The places built by St William will be renowned for the quality of their public realm & open spaces. To achieve this we adopt a landscape-led approach, on every site, which can be summarised as "first life, then spaces, then buildings."

ST WILLIAM REGENERATION PROJECTS



Clarendon, Haringey



Prince of Wales Drive, Battersea

BERKELEY GROUP REGENERATION PROJECTS



Kidbrooke Village, Greenwich



Royal Exchange, Kingston

THE GASHOLDERS AND SITE HISTORY

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.

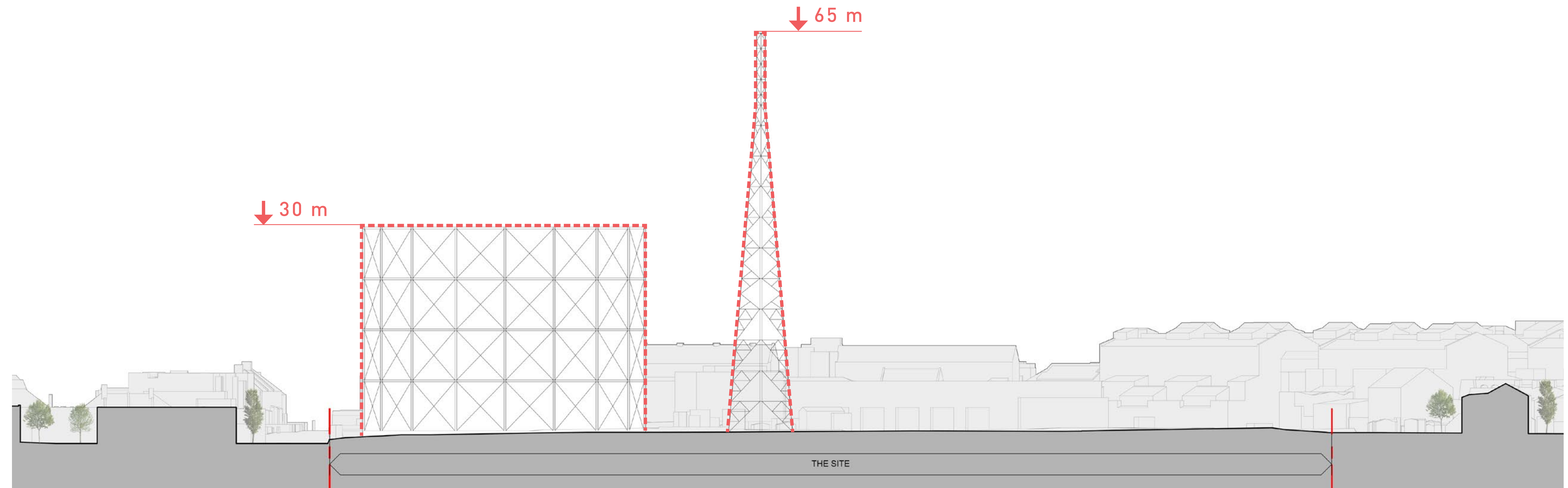
Gas manufacture ended in 1960 but the gasholders continued to be used for storage of gas for a number of years. Offices were constructed on site in the latter part of the 20th century and were used by British Gas until their demolition in 2006.

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.

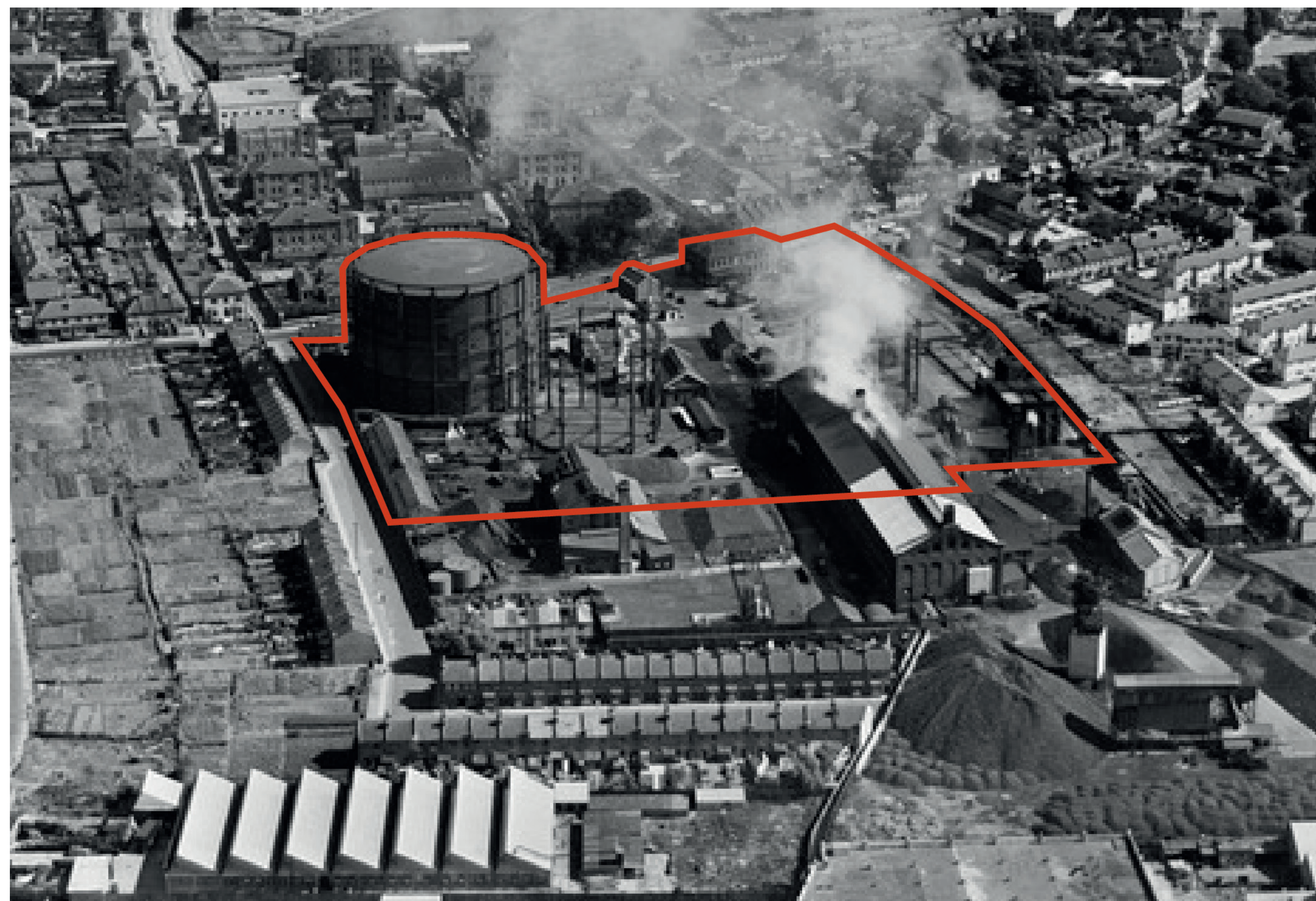
The western part of the gasworks was sold to Barratt in 2012. This land was remediated and redeveloped in to the housing development "Lavender Gardens", completing in 2014.



The gasholder and communications tower, 2021



Cross section through the site



Aerial view, 1937



Southern end of Western Road, 1975



James' Estate, 1975



Redevelopment on site of Sibthorpe and Gladstone Roads, 1972. The gasholders and office block can be seen in the centre of the image.

SITE CONTEXT

SITE CONSTRAINTS

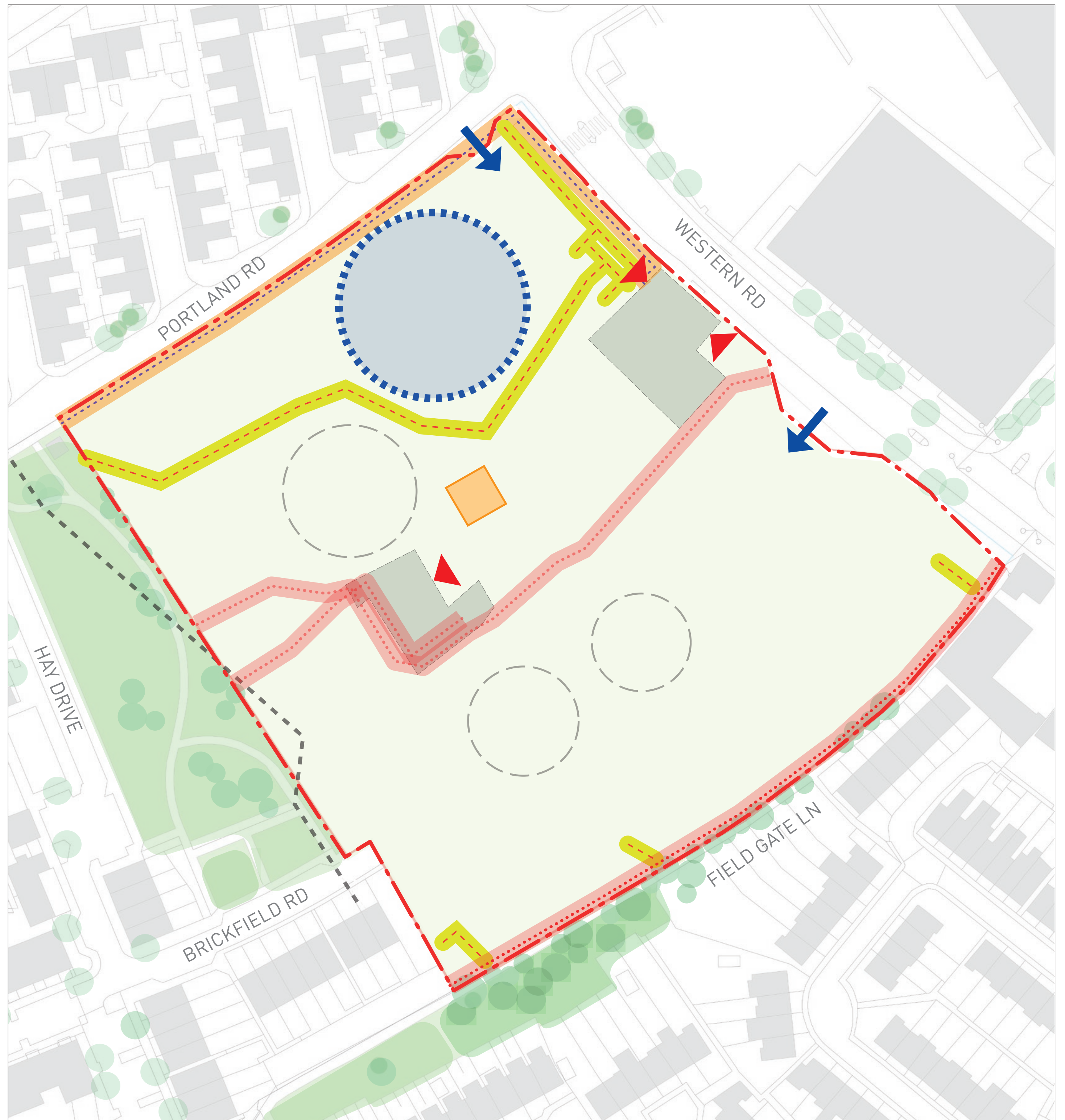
The site has some significant constraints that must be addressed including underground structures, changes in ground level, and retained gas and communications infrastructure.

The key site constraints are shown in the diagram on the right.

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



Site constraints plan

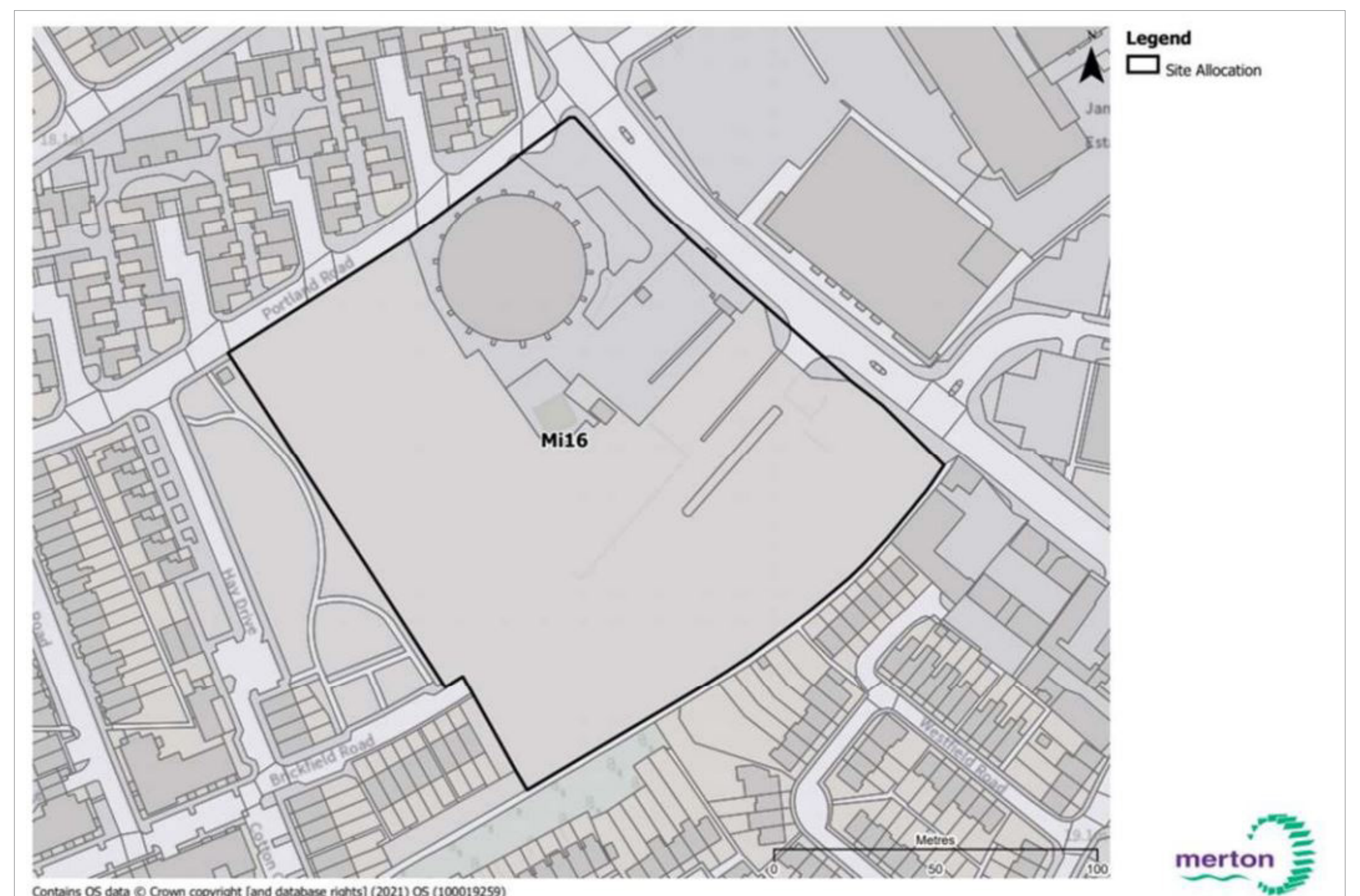
PLANNING POLICY CONTEXT

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 a review with the Government's Planning Inspectorate.

The Council is proposing to allocate the site for around 650 homes and heights up to 10 storeys which is supported by the Greater London Authority (GLA) who will help the Council determine the planning application.

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



Merton Emerging Local Plan Mitcham Gasworks Site Allocation

CONSULTATION AND HOW WE HAVE RESPONDED



We have hosted public consultations on the redevelopment of Mitcham Gasworks in January and in June 2022.

In January, 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 June, 56 people attended the public consultation, completing a total of 48 feedback forms. 7 emails were also received with further comments.

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

Our response

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

HEIGHT, SCALE AND MASSING

The proposed buildings have been reduced to 5-10 storeys following public consultation.

QUANTUM AND DENSITY

The number of homes has been reduced from 700 homes in January, to up to 650 homes in June and now up to 600 new homes are proposed.

LANDSCAPING

Movement of the main access road to create a new publically accessible central open space including safe children's play spaces, inspired by the Wandle Valley and the historic lavender fields of the area.

COMMUNITY BENEFITS

New non-residential uses will be provided for the public, such as a new café, and a total of up to £8 million in financial contributions to fund infrastructure improvements and local amenities.

CAR PARKING

The proposed development includes up to 140 car parking spaces and over 1,000 secure cycle spaces to improve sustainable modes of transport. St William would also be willing to fund surveys to support the creation of a Controlled Parking Zone (CPZ) if demand exists.

CLIMATE CHANGE AND SUSTAINABILITY

Berkeley Group and St William have a joint commitment to tackling climate change, including a minimum 10% net biodiversity gain across all sites and creation of low-carbon homes led by an air-source heat pump-led energy strategy.

OUR PROPOSALS



Aerial view

The proposals will deliver:

- The transformation of the site from an inaccessible and redundant gasworks into an inviting new neighbourhood
- The removal of the boundary walls, improving the feeling of safety
- Around 600 new one, two and three bedroom homes in a mix of both private and affordable homes, which will be integrated throughout the development
- Non-residential uses, which could include a cafe
- High quality urban design with buildings ranging from 5 - 10 storeys
- A renewable energy heating strategy
- Up to 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

Why are you proposing so many homes?

The London Plan (2021) sets a housing target for Merton of 9,180 homes for the ten year period 2019/20 to 2028/29. This is equivalent to an annual completion rate of 918 homes.

This means that suitable and sustainable brownfield locations that ensure the most efficient use of land will need to come forward to meet this target.

The proposed number of homes has been reduced from 700 homes in January, to up to 650 homes in June, and is now proposed to be around 600 homes.

We consider this an appropriate number of new homes for this location, balancing the need to deliver new homes, including affordable homes, for Merton and London.

What are non residential uses? Does it include shops?

The proposals include flexible community/ commercial spaces at ground floor on Western Road suitable for uses such as a cafe.

We are not proposing any shops on site, in line with planning policy, to avoid competing with the Mitcham Town Centre.

What will it really look like?

The sketches and artist impressions presented at our consultation events are all accurately drawn representations of the proposed development from street level. They show the true height and form of the proposed building. Materials and architectural details might change.

How long will this take to build?

We currently anticipate the project to take up to 5 years in construction with the first new homes completed 2 years after we begin on site.



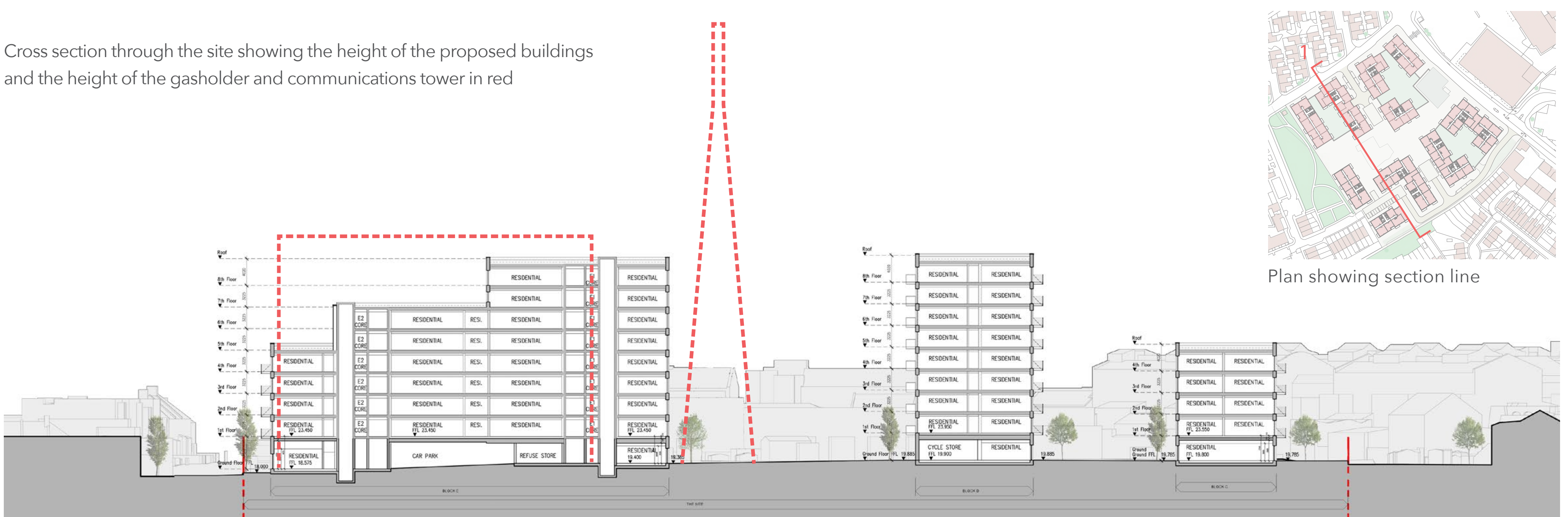
Illustrative masterplan

BUILDING HEIGHTS



Roof plan showing the height of the proposed new buildings in storeys

Cross section through the site showing the height of the proposed buildings and the height of the gasholder and communications tower in red



Plan showing section line

The approach has been to locate taller buildings in the centre of the site and keep buildings lower at the edges.

Why 10 storeys?

The emerging Merton Local Plan describes Mitcham Gasworks as suitable for buildings up to 10 storeys.

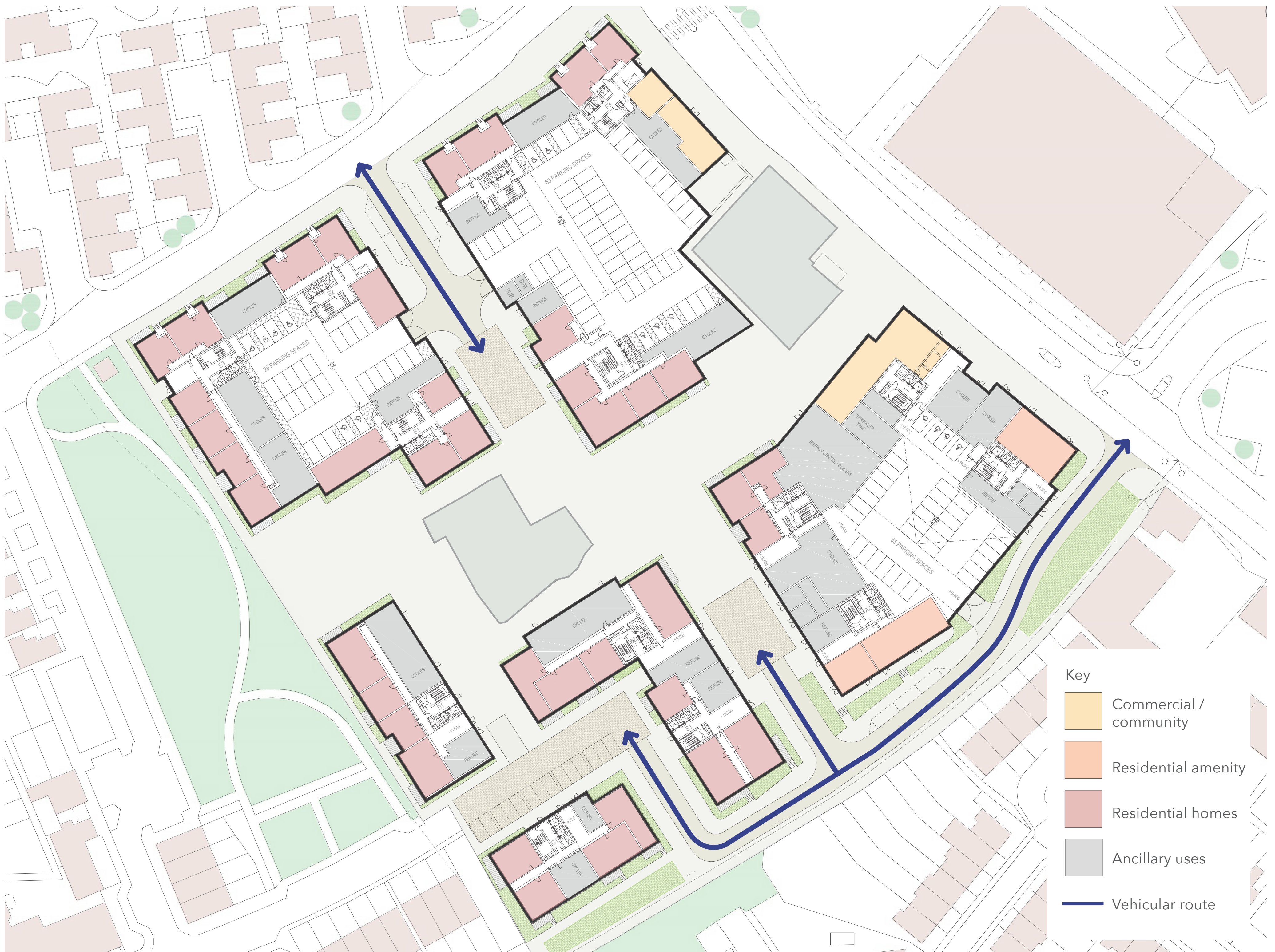
The recently dismantled gasholder was the equivalent height of a building of 10 storeys.

The existing telecoms mast is 65m and the equivalent to approximately 20 storeys.

The tallest proposed building is 10 storeys which has been carefully located within the central part of the site.

The visual impact of the proposed development has been assessed from various key locations/viewpoints agreed with the Council.

TRAVEL & CAR PARKING



Ground floor plan showing car parking and vehicular movements

TRAVEL

The proposed development will encourage more sustainable and active modes of travel by creating new pedestrian and cycle routes through the site making it easier for existing residents living around the site to get to the town centre, ASDA and bus stops on Western Road.

A new pedestrian zebra crossing on Western Road will further add to better and safer pedestrian connections, particularly to bus services.

Local bus services will also be improved through financial contributions.

New residents will have access to 140 electric car charging points and every home will have secure cycle parking with over 1,000 spaces provided on site.

CAR PARKING

We are proposing 140 car parking spaces for residents, a ratio of 0.23 or 23%.

Why only 140 car parking spaces?

Data and our experience of similar developments shows that car ownership is declining, particularly with younger people in London and greater focus on climate change.

This trend is also reflected in planning policy at local and regional levels that seeks to minimise car usage, whilst encouraging more sustainable transport such as public transport and cycling.

Controlled Parking Zones

Controlled Parking Zones (CPZ) provide a good mechanism for ensuring local residents that own a private vehicle can park close to their home.

This is done by preventing residents in new developments that do not have access to a parking space within the development from getting a CPZ permit based on their

address - a tried and tested technique used throughout London.

St William is aware that there is not currently an active CPZ in the streets surrounding Mitcham Gasworks, despite the proximity of the town centre which is covered by MTC1.

In response to this and the feedback from residents, St William and could fund the necessary surveys to support the creation of one should existing residents and the council decide this is the correct action to be taken.

The current cost of a resident CPZ permit for MTC1 is £80/year (£20/year for an electric vehicle).

What else is being done?

We will also be providing spaces for car club, which have been proven to significantly reduce the number of privately owned cars within a development, along with extensive secure cycle storage for residents.

WESTERN ROAD



Artist's impression (CGI) looking from Western Road

LANDSCAPE-LED DEVELOPMENT



Our proposals will provide a series of publicly accessible open spaces that are connected, and create safe and inviting spaces for play, recreation, and relaxation.

New trees and landscaping will be provided, taking inspiration from the historic lavender fields of the area and the Wandle Valley.

Sustainable urban drainage will be integrated throughout whilst the roofs will be planted to encourage wildlife alongside solar panels.

The landscape-led approach will deliver a minimum 10% net biodiversity gain.

The careful design of the new buildings will ensure the new public open space will have good levels of sunlight, particularly the area next to Hay Drive open space shown above.



Precedent image for the open space



Precedent image for landscape transition spaces



Precedent image for the open space



Precedent image for green streets



Plan showing CGI viewpoint

WESTERN ROAD

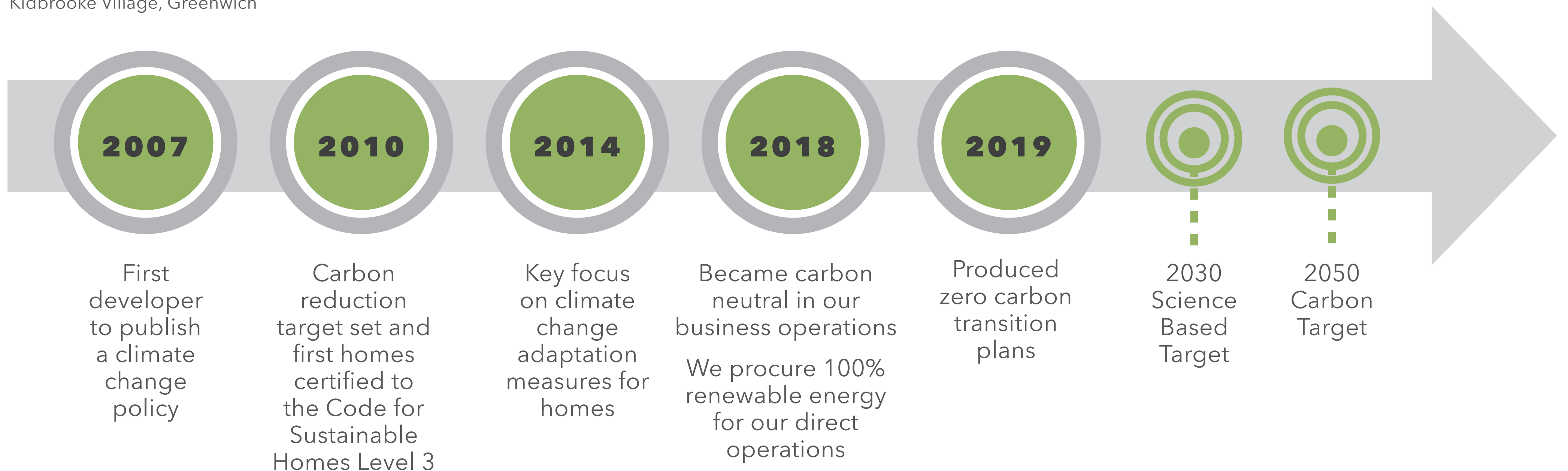


Artist's impression (CGI) looking at the junction of Western Road and Portland Road

CLIMATE CHANGE AND SUSTAINABILITY



Kidbrooke Village, Greenwich



OUR CONTRIBUTION TOWARDS TACKLING THE CLIMATE EMERGENCY

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.

Some of the specific sustainability targets for Mitcham Gasworks include:

Biodiversity and landscape

- 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
- Rainwater harvesting to contribute towards landscape irrigation

Energy

- Circa. 1,000 m² of PV panels, integrated alongside living roofs
- Extensive overheating testing to provide optimal passive mitigation solution
- Achieve a 35 - 40% improvement to Building Regulation Part L 2021

Travel

- 20% car parking
- Car clubs to reduce reliance on cars
- Circa 140 electric car charging points
- Encourage active modes of travel by providing every home with secure cycle parking - over 1,000 spaces provided on site
- Contributions to improve bus connectivity
- New pedestrian and cycle routes through the site

Waste

- Reducing waste and implement circular economy initiatives
- Designing to an internal water use of 105 litres per person per day
- 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

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
- Create low carbon, resilient homes

COMMUNITY BENEFITS



Artist's impression (CGI) of the cafe on Western Road



Kidbrooke Village, Greenwich



Playground at Clarendon, Haringey



Berkeley Group apprentices

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

New homes

- Around 600 new homes.
- Supporting the Council in delivering new homes, on an allocated site, in a sustainable location for growth.

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.

Commercial Uses

- New non-residential uses, such as a new cafe, will be provided on site and open to all.

Local Investment

- Up to £8m in financial contributions, which could be used to improve local bus and tram services, the Mitcham Community Orchard or Parish Centre. The allocation of this funding will be determined in conjunction with the London Borough of Merton.

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.

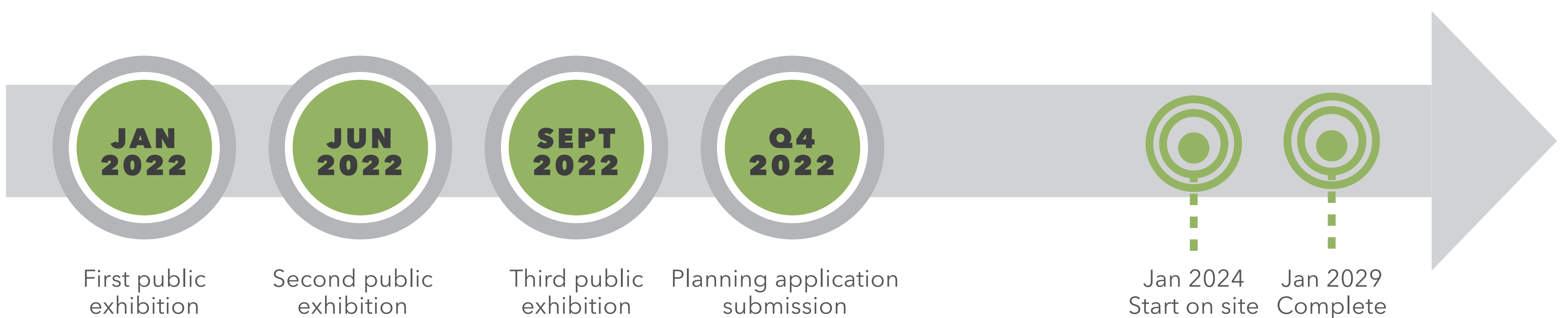
Jobs, Training and Apprenticeships

- 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.
- During the construction period, it is anticipated that around 700 construction industry jobs will be supported in total which is equivalent to around 100 construction jobs per annum throughout the build.
- Based on the proposed commercial uses, it is estimated that the proposed development will create 25 direct full time jobs and a further 8 indirect jobs within Merton and 13 indirect jobs across London.

FEEDBACK, TIMELINE AND NEXT STEPS



Prince of Wales Drive, Wandsworth



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.

We look forward to hearing your thoughts.



OUR TIMELINE

We are preparing to submit a planning application to the London Borough of Merton later this year.

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

We anticipate construction will take approximately 5 years with the first homes ready for residents to move into them after 2 years.

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.

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