

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

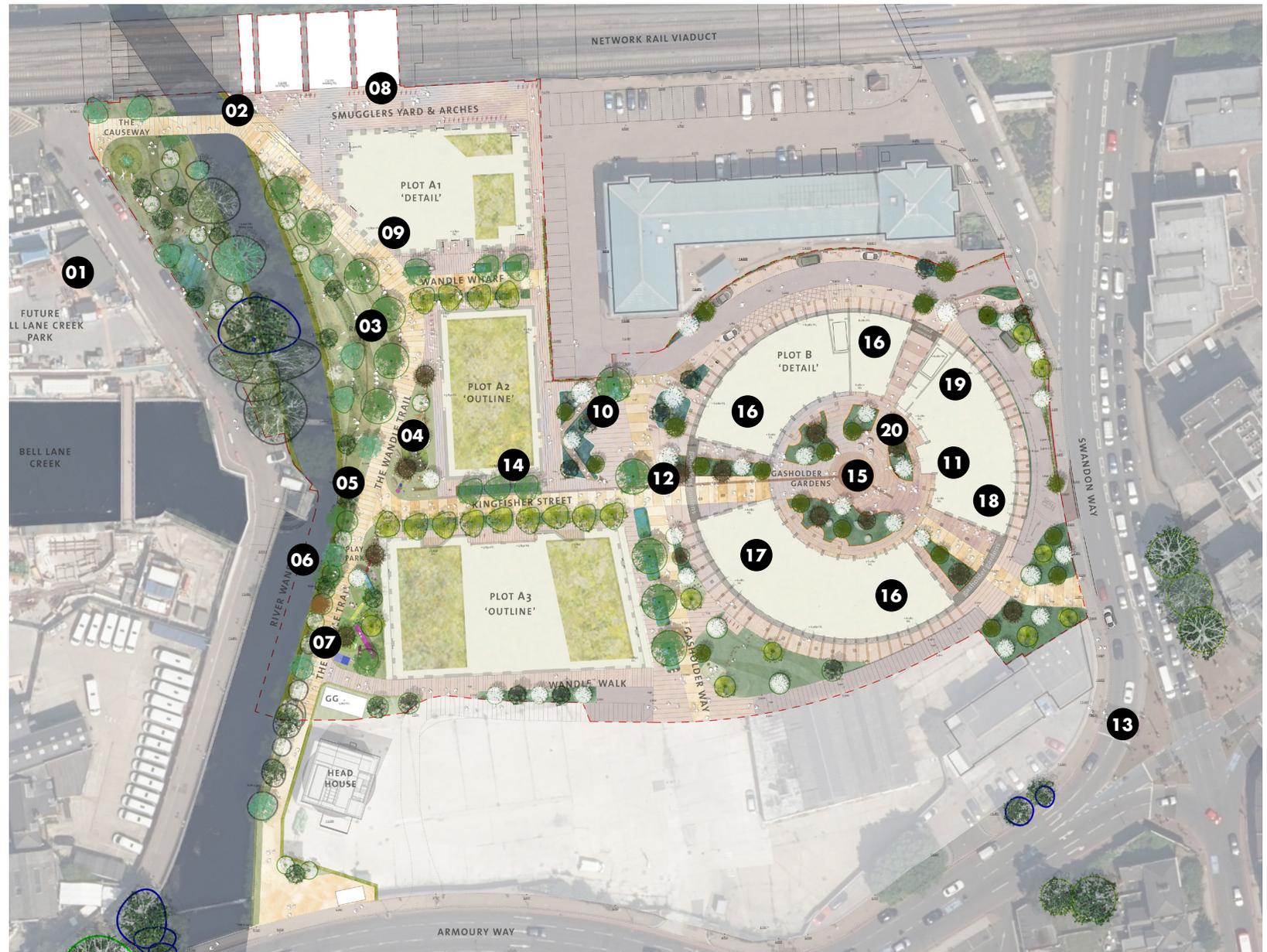
- by keeping the gasholder foundations we save **4,000 tonnes of carbon** (106 new homes)
- over **6,500 sqm** of biodiverse habitats including alongside the river wandle
- buildings designed with a **low embodied carbon** and to be low energy
- **carbon zero** ready energy centre to power site
- **restoring**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

+ 9000m² 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

+ 6500m² 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

+ 2500m² doorstep, local,
neighbourhood + natural play



SUDS AS GREEN INFRASTRUCTURE

+ 520m² of RAIN GARDENS
+ 5700m² of permeable paving



rail arches activated

new footbridge

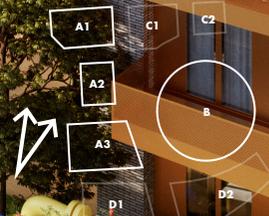
west facing public park

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



view from corner of old york road and armoury way
red lines show previous heights