

BROMLEY-BY-BOW GASWORKS

St William
Designed for life

WELCOME



INTRODUCTION

Welcome to our second consultation event for Bromley-by-Bow Gasworks.

Bromley-by-Bow Gasworks is a unique place. Decommissioned a decade ago, the seven Grade II listed Gasholders played a large part in the East End's rich history of innovation and invention.

The redevelopment of Bromley-by-Bow Gasworks seeks to create a new, publicly accessible landmark, built around the retained Gasholders.

As we start to look in more detail at how the site can be transformed, we want to collaborate with local people and communities to deliver a development that brings genuine benefit to the area. As such, we welcome your comments and questions on these initial ideas and invite you to be a part of the ongoing process.

This exhibition presents our vision and approach to capturing and celebrating this wonderful heritage as a thriving and dynamic new neighbourhood for generations to come.

THE TEAM

St William

The site is owned by St William. St William is the specialist arm of the Berkeley Group, focused on the regeneration of redundant Gasworks sites across London and the South of England. We operate on a landscape led approach based on the premise of 'First Life, Then Space, Then Buildings' which is something we seek to embody at Bromley-by-Bow.

RSHP

Founded in 1977 as the Richard Rogers Partnership, RSHP has evolved over four decades into one of the world's most celebrated architectural practices. The proposals for Bromley-by-Bow Gasworks are led by Senior Partner Graham Stirk, who describes RSHP's work as:

"Our design solutions are never the same because we analyse every aspect of the site, looking at both the physical and the socio-economic contexts, to create a building that is an original, but entirely fitting, response."

GASHOLDER CONDITION & REFURBISHMENT

The images below show the current condition of the Gasholders



REFURBISHMENT

Specialist consultants have carried out detailed surveys of each of the Gasholder and have prepared a comprehensive refurbishment strategy. This strategy advises that the Gasholder frames would need to be dismantled and carefully refurbished off site. The frames would then be re-erected in their original positions. A similar process was adopted for the three Gasholders at Kings Cross.



You can view a short animation to illustrate the dismantling & refurbishment process here.



BROMLEY-BY-BOW GASWORKS

THE GASHOLDERS AND SITE HISTORY

Originally marshlands, the site was converted into Bromley-by-Bow Gasworks in the 1870s, contributing to the Lower Lea Valley’s transformation into an industrial powerhouse of London.

The Gasworks started producing and supplying gas to homes in 1872, bringing accessible heat and light to neighbouring communities.

The area was heavily bombed in the Blitz, causing damage to Gasholders 3 & 5. Gasholder 5 was subsequently completely removed and Gasholder 3’s above ground structure was dismantled leaving a perfectly circular pond.

The country’s conversion to North Sea Gas meant that town gas (gas extracted from heating coal in a process known as gasification) was no longer needed, making large parts of existing gaswork sites redundant.

As a result, the gas-producing section at Bromley by Bow was redeveloped to become the site of Prologis Business Park.

The remaining 22.6 acres housing the Gasholders was retained and continued to be used for the storage of gas until they were decommissioned in 2010. Today, the only remaining section of working gas infrastructure is the pressure reduction system (PRS).

1850S

1870

1940

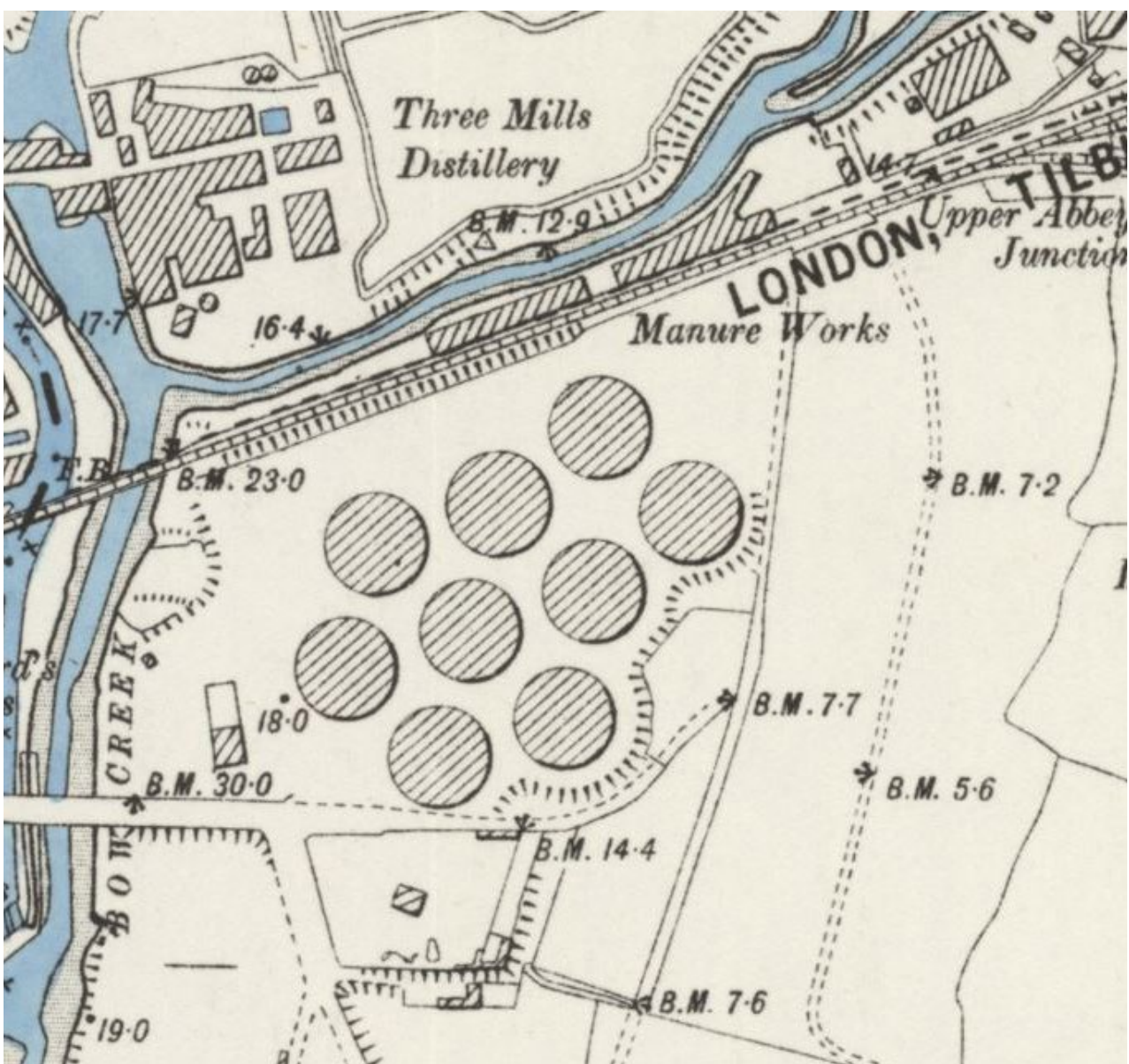
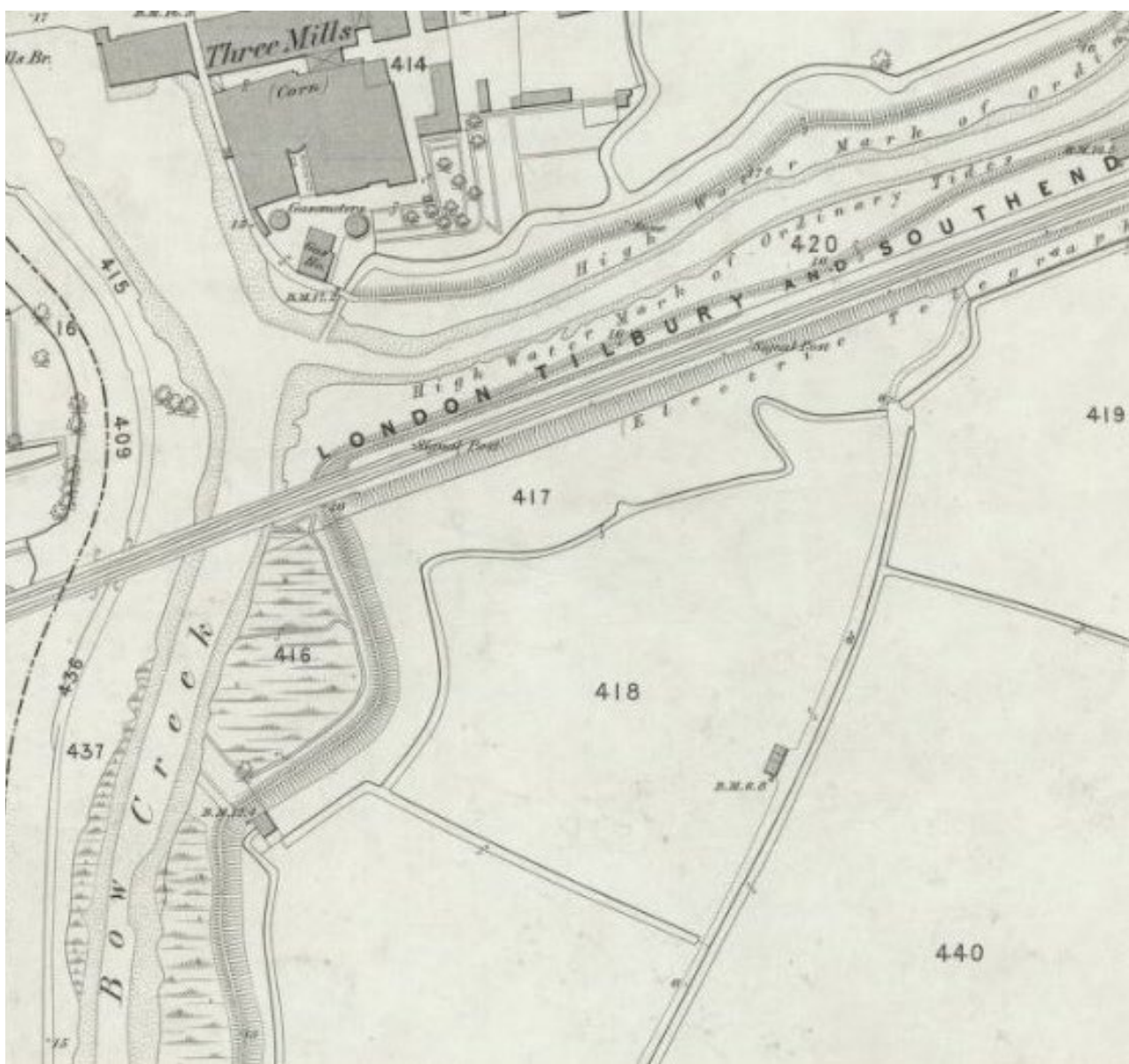
1976

PRESENT DAY

BROMLEY GASWORKS
COMPLETED

GAS HOLDER 5 AND 3
FRAME WAS REMOVED

BROMLEY GASWORKS
CLOSED



Marshland



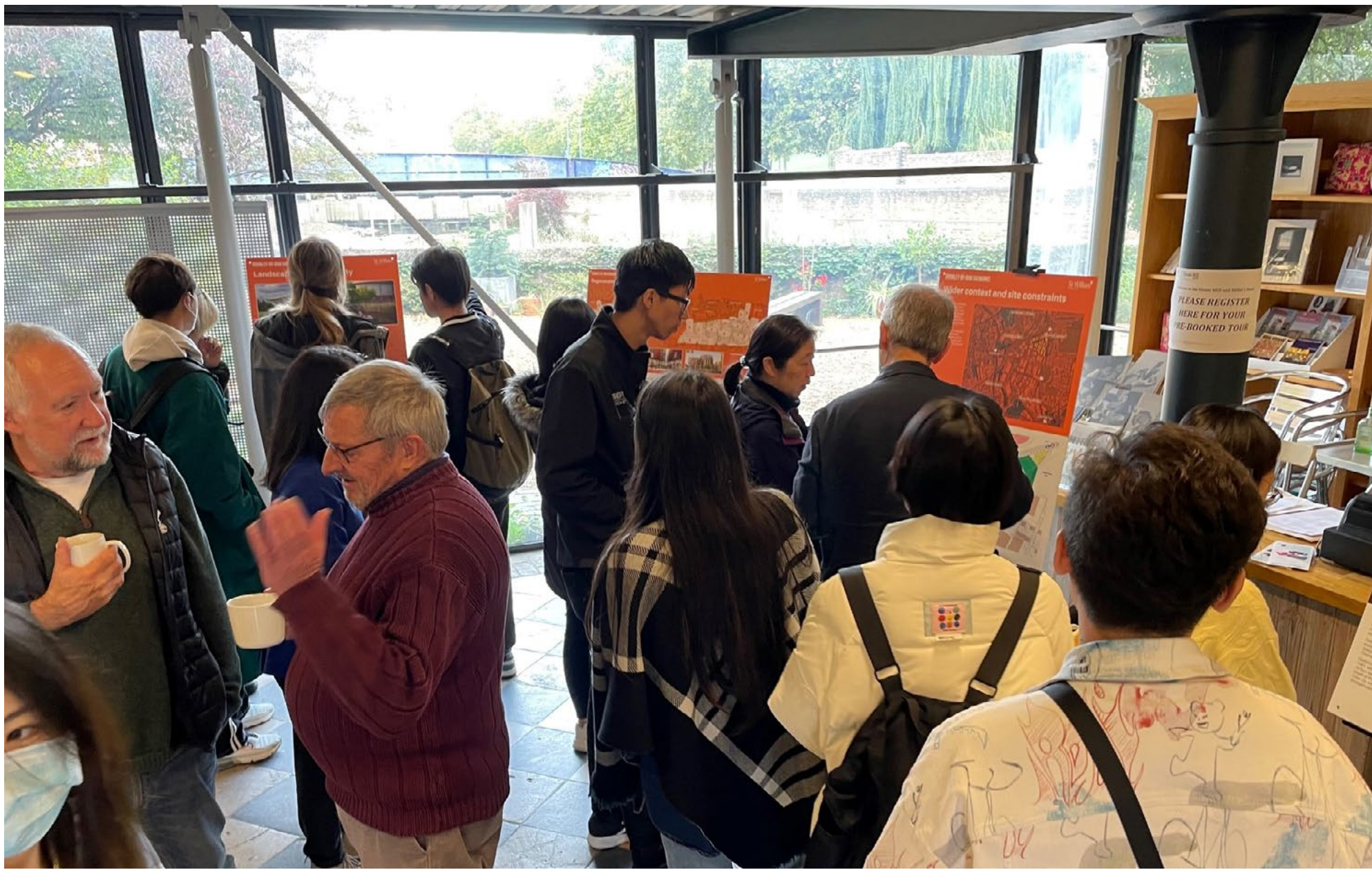
Working Gaswork



Brownfield Site

BROMLEY-BY-BOW GASWORKS

ENGAGEMENT



We held an initial consultation drop-in event last year where we asked people to tell us their priorities. Alongside the drop-in event, we ran six guided tours, welcoming over 200 people onto the site and worked with 140 students from local schools, engaging them with the emerging designs and providing career insights.

We would like to thank those who have provided comments so far, we have reviewed all of these in detail.

SPRING ENGAGEMENT: MARCH – MAY 2022

- One-to-one meetings with community groups
- Guided tours of the site with community groups
- 8 students from the Harris Academy for a week of career insights
- A day of workshops with 90 Harris Academy Year 7 students



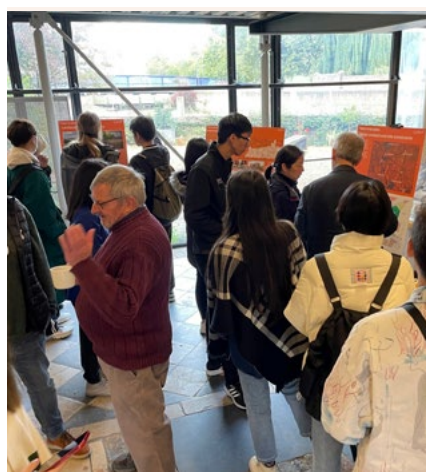
SUMMER ENGAGEMENT: JUNE - AUGUST 2022

- 4 guided site tours with local community groups
- 8 public tours welcoming over 80 people on site



AUTUMN ENGAGEMENT: SEPTEMBER - OCTOBER 2022

- 10 meetings and guided tours with local community groups
- Pop-up at Stratford market
- 6 public tours of the site, welcoming over 80 people on site
- Over 50 people at our first drop-in consultation at the Millers House Café
- Over 40 Year 2 students at Cleve's Primary School



WINTER ENGAGEMENT: NOVEMBER - DECEMBER 2022

- Guided site tour with local residents who previously worked on site
- Review of all feedback in detail



People said their priorities were:



RETAINING THE GASHOLDERS AND
PRESERVING THE INDUSTRIAL HERITAGE



PROVIDING OPPORTUNITIES FOR NATURE AND
PUBLICLY ACCESSIBLE GREEN SPACES



ENSURING THE DEVELOPMENT IS
ENVIRONMENTALLY SUSTAINABLE



CREATING NEW PEDESTRIAN
ROUTES AND CONNECTIONS

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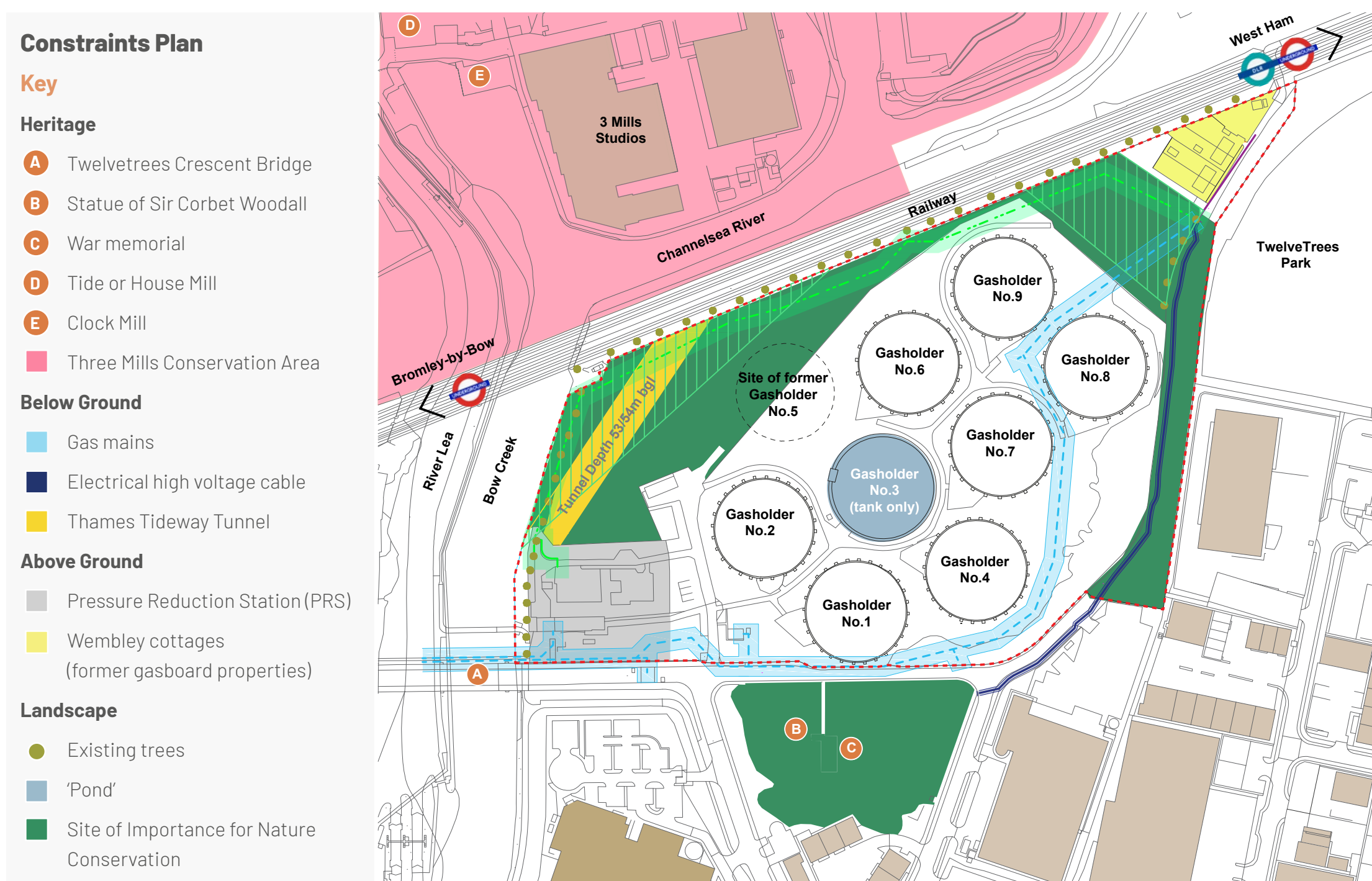
DESIGN PROPOSALS



Massing and Built Form: View from the South



Massing and Built Form: View from the West



THE CURRENT DESIGN PROPOSALS FOCUS ON:

- 1** The retention and refurbishment of all 7 Gasholder frames
- 2** Sensitive placement of new buildings in and around the retained gasholders with careful consideration of key heritage views
- 3** The delivery of circa 2000 new homes
- 4** Creating a new neighbourhood with amenity, leisure and community spaces at ground floor
- 5** Cycle parking and other sustainable transport options
- 6** Integration of sustainable energy sources

Given their importance to the landscape, the height of the buildings proposed within the gasholders will remain in keeping with their structures. The taller buildings proposed in the scheme will be located to the eastern and western edges of the site to frame views of the Gasholders.

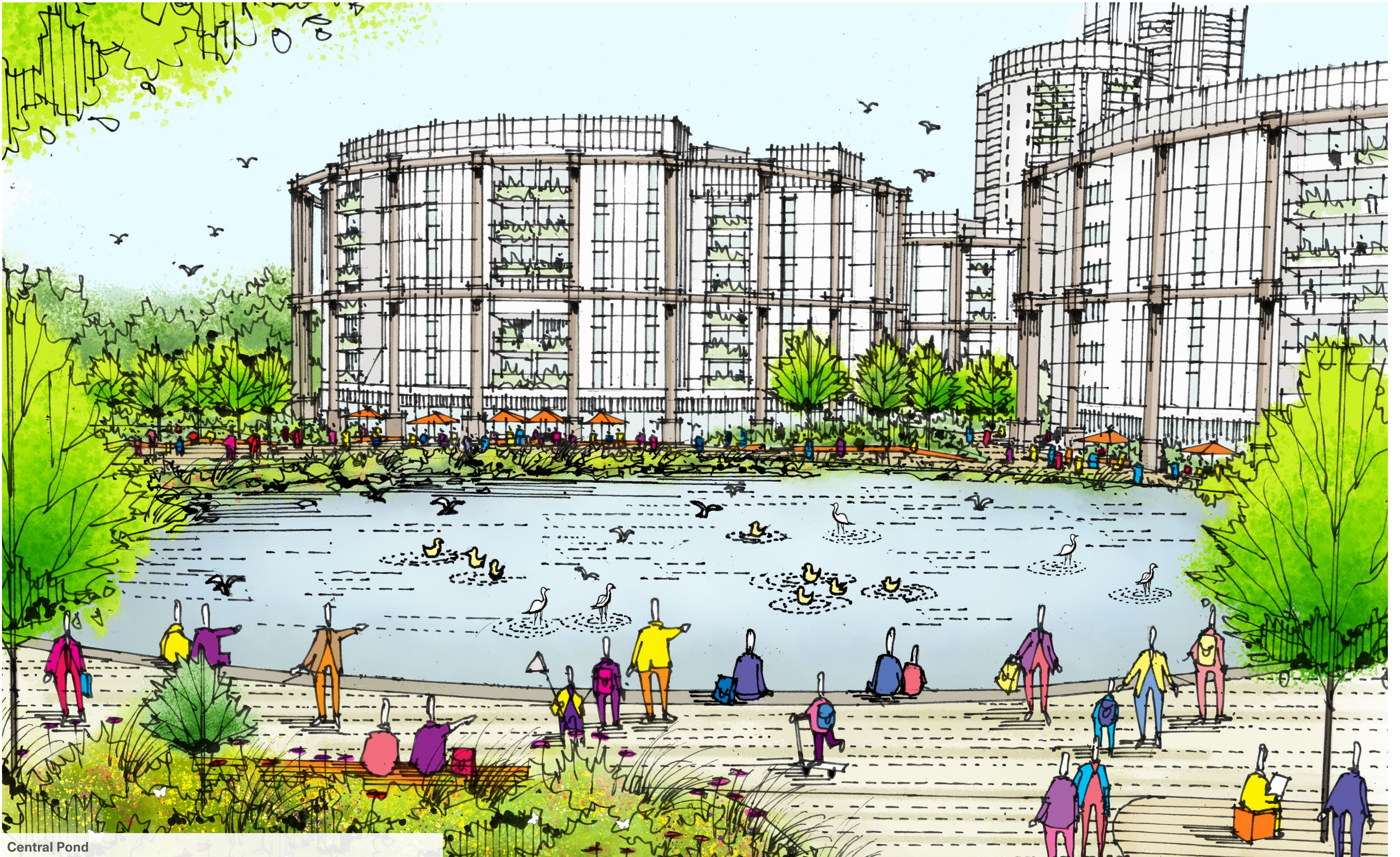


You can view a scale and massing model here.

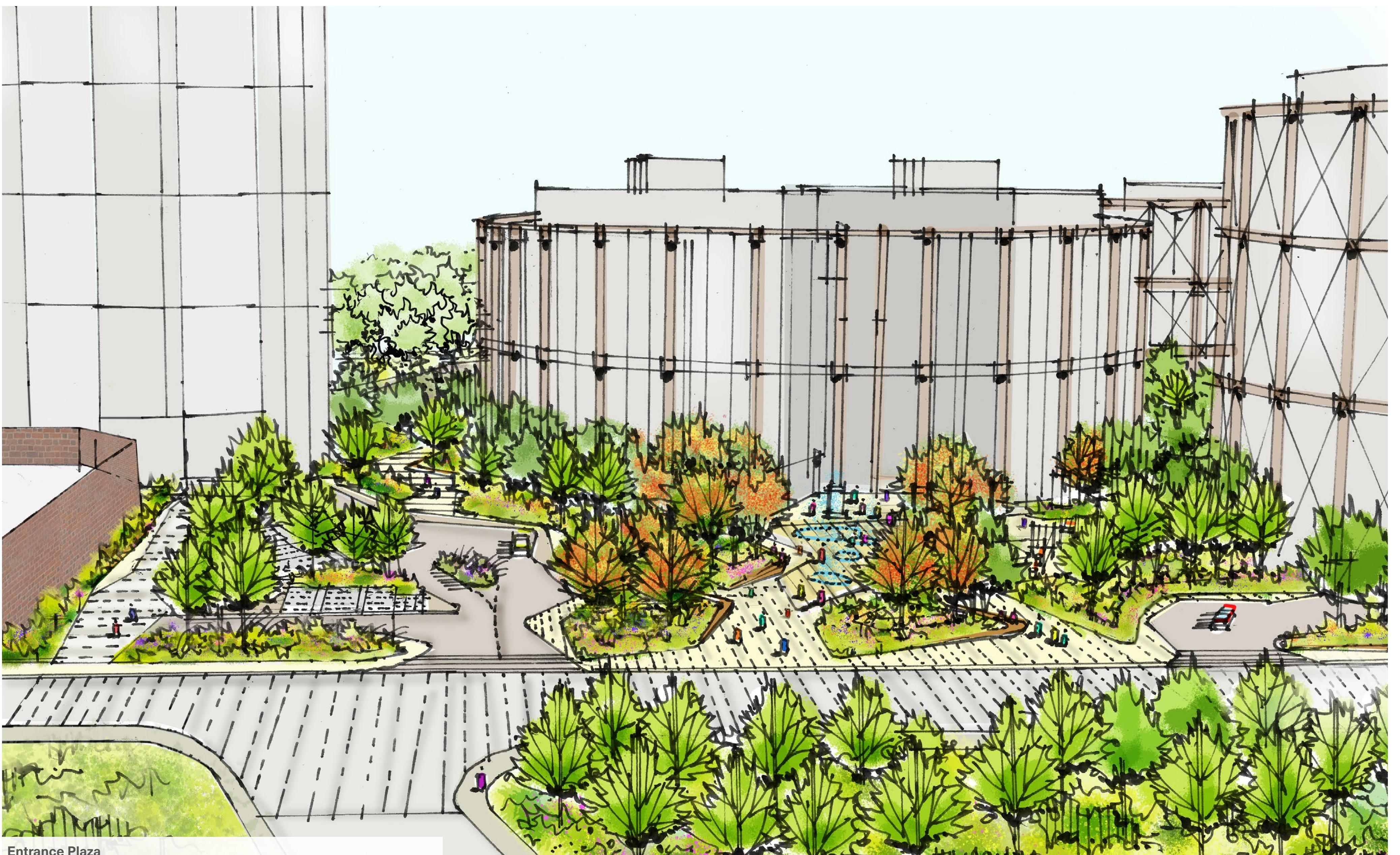
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LANDSCAPING



Central Pond



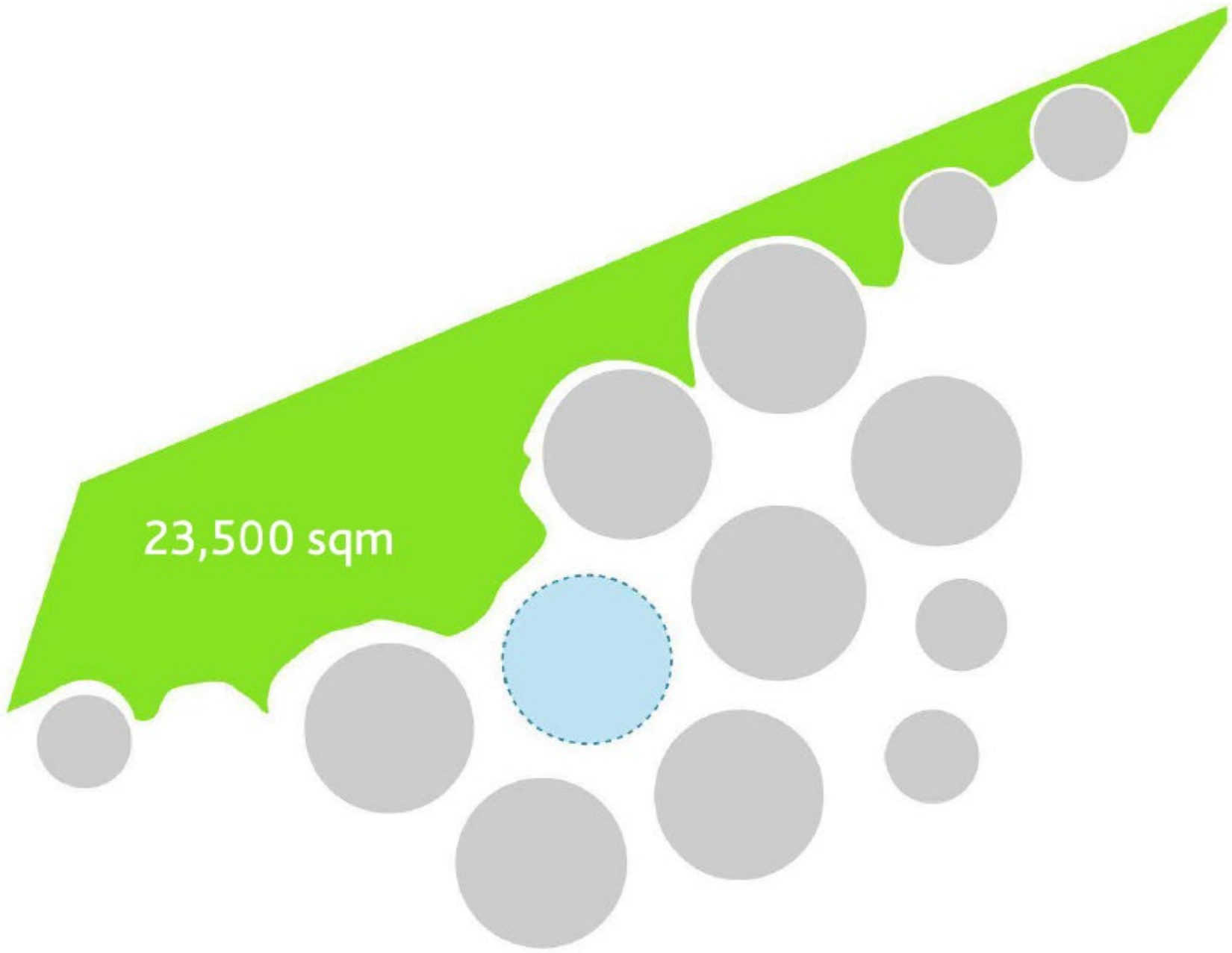
Entrance Plaza


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LANDSCAPING



THE LANDSCAPING PROPOSALS SEEK TO DELIVER:	
1	Deliver c. 5.8ac of green open space with public amenity and ecological value
2	Native planting to support biodiversity
3	Educational trails embedded in the landscape
4	High quality public realm with planting incorporated into the connecting thoroughfare through the site
5	Playspace
6	A central water feature in the historic footprint of Gasholder no.3 which was lost during WWII





You can view an interactive map of the proposals here.

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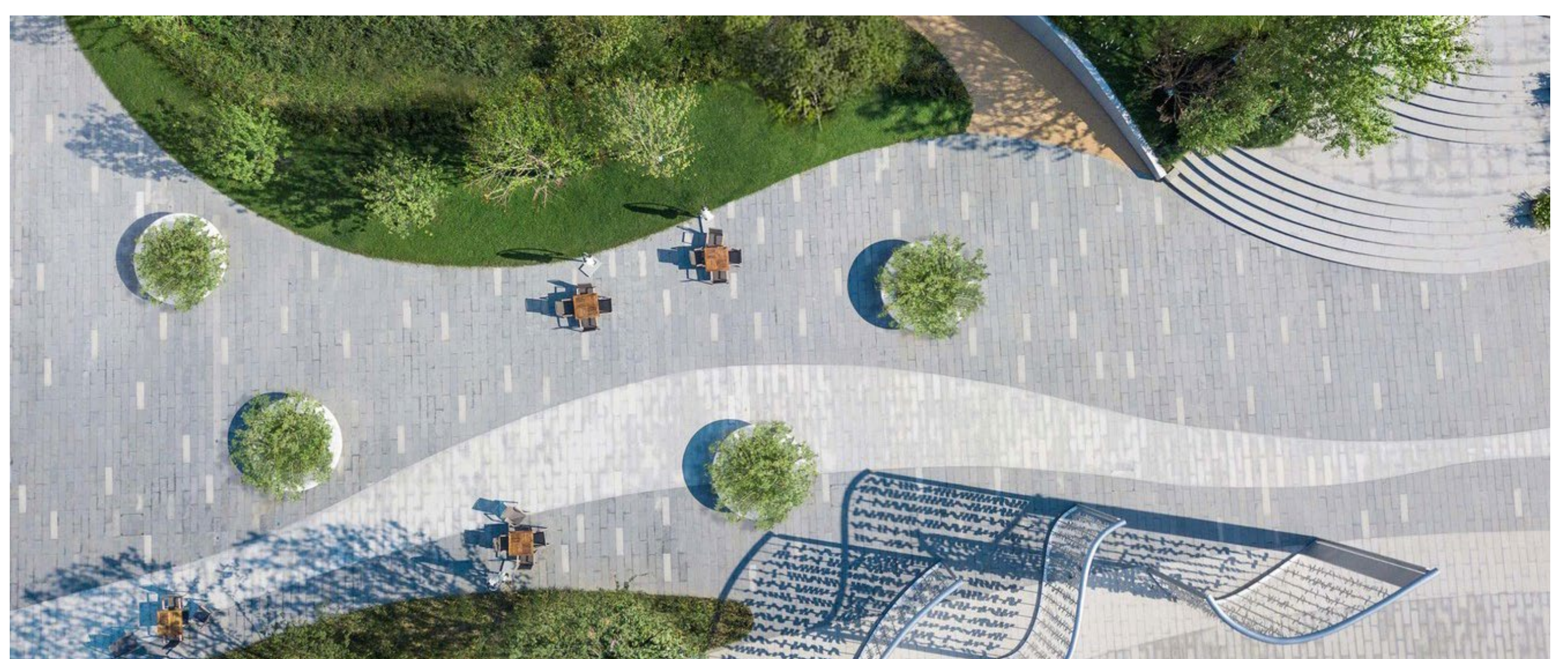
NEW CONNECTIONS



NEW CONNECTIONS

The new development will deliver new connective routes between Bromley-by-Bow and West Ham stations, reducing current journey times.

The main thoroughfare through the site will be pedestrian and cycle focused and link up to the neighbouring proposals at Twelvetimes Park.



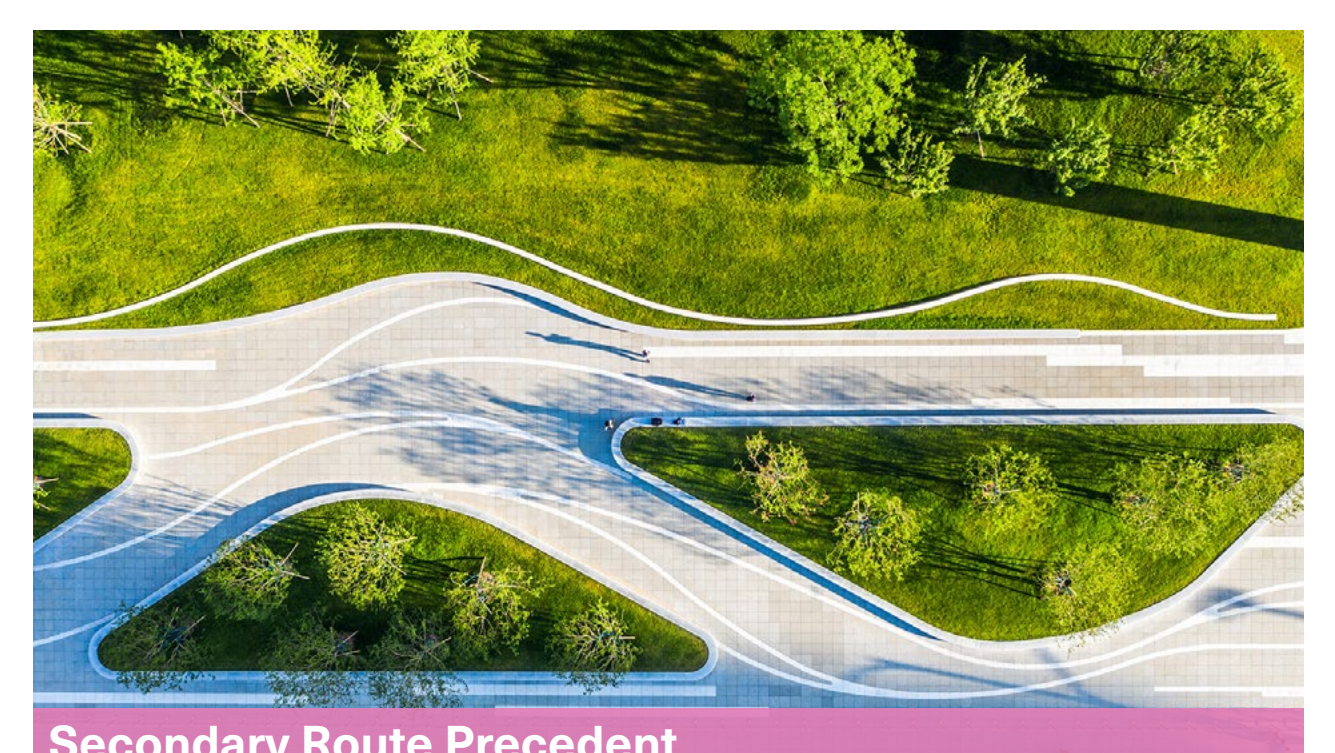
Primary Route Precedent

KEY

- Primary Route
- Secondary Route
- Leisure Route



Leisure Route Precedent



Secondary Route Precedent

EDUCATIONAL OPPORTUNITIES



To ensure the development brings the most meaningful opportunities locally, St William are developing learning resources for students on topics such as:

-  **Geography**
-  **History**
-  **Ecology & Biodiversity**
-  **Architecture & Design**
-  **Construction**
-  **Sustainable Energy**
-  **Engineering**
-  **Economics & Finance**
-  **Politics**
-  **Property Law**
-  **STEM**

If you would like to get involved, email us at:
Info@bromley-by-bow.com



Students at the Harris Academy told us their ideas for the future of the site in 2022. Water played a strong theme in many models on the day, which you can see reflected in the updated landscape design.

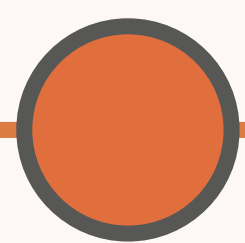
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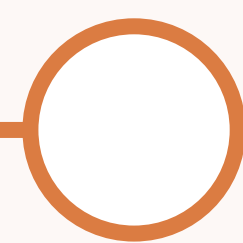
NEXT STEPS



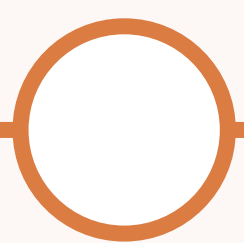
Autumn 2022
Public Consultation



Winter 2023
Public Consultation



Summer 2023
Planning Application Submitted



2025
Start on Site



FEEDBACK

We are keen to hear your thoughts and aspirations for Bromley-by-Bow Gasworks. You can scan the QR code opposite which will take you to a feedback form.

You can also share your feedback by visiting the project website or contact us using the details below:

Project website: Bromley-by-bow.com

Email: info@bromley-by-bow.com



You can view the feedback form here