

# BROMLEY-BY-BOW GASWORKS

St William  
Designed for life

## JUNE 2023: DESIGN UPDATE



### INTRODUCTION

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 continue 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 the design and landscape approach shared.

#### 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.





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## 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

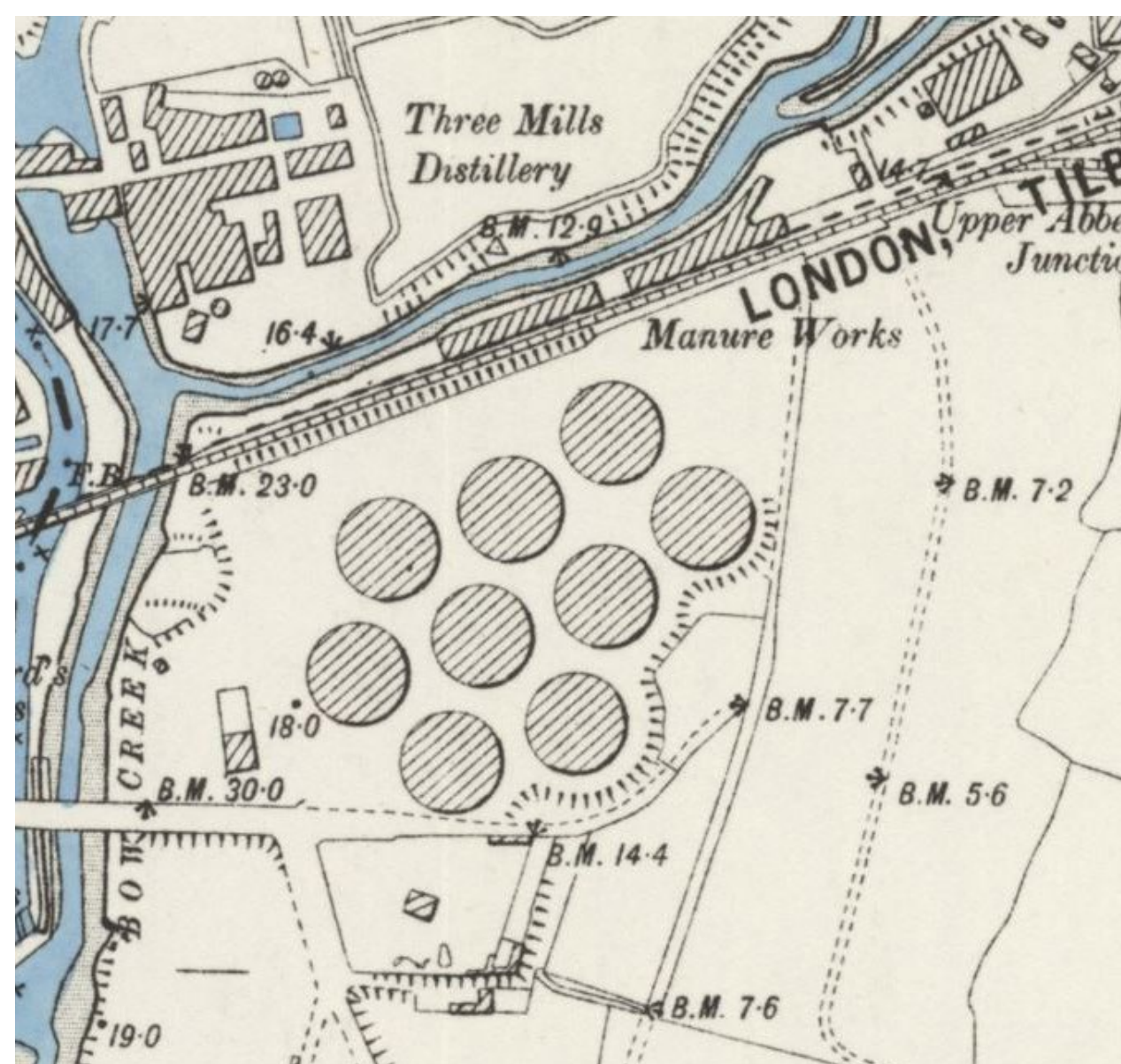
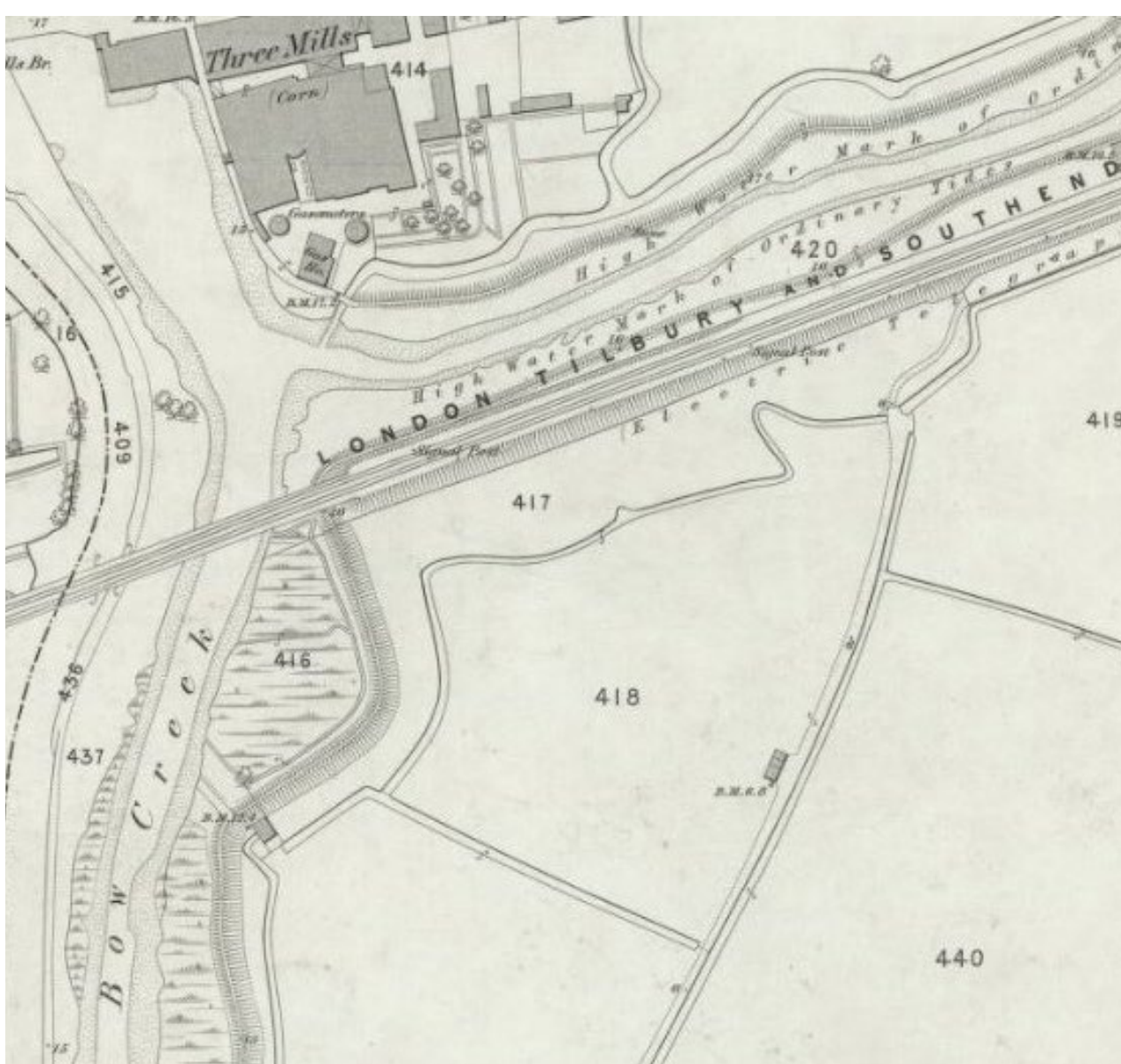
1976

PRESENT DAY

BROMLEY GASWORKS  
COMPLETED

GAS HOLDER 5 AND 3  
FRAME WAS REMOVED

BROMLEY GASWORKS  
CLOSED



Marshland



Working Gaswork



Brownfield Site



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## ENGAGEMENT

### 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



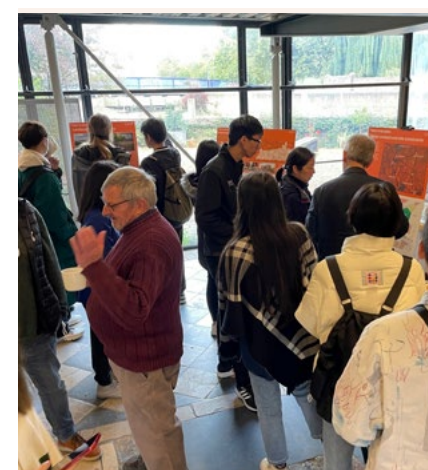
### SUMMER ENGAGEMENT: JUNE - AUGUST 2022

- 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 - FEBRUARY 2023

- Review all feedback in detail
- Guided site tours with local residents who previously worked on site and local community groups
- 6 guided tours of the site, welcoming over 70 people on site
- 2 drop-in consultation events, meeting almost 90 people
- A day of workshops with 140 Harris Academy students



### SPRING ENGAGEMENT: MARCH - APRIL 2023

- One-on-one meetings with community groups
- 2 week work experience with 40 students from Newham College





# BROMLEY-BY-BOW GASWORKS

## LANDSCAPE VISION

Deliver c. 5.8ac of green open space with public amenity and ecological value

Native planting to support biodiversity

Educational trails embedded in the landscape

High quality public realm with planting incorporated into the connecting thoroughfare through the site

Natural timber play spaces scattered throughout the site

A central water feature in the historic footprint of Gasholder no.3 which was lost during WWII





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## SOUTHERN ENTRANCE

This is the gateway to the whole site and sets the tone for the development. It aims to provide a welcoming space for those arriving at the site. The space provides important amenity space, and gathering points for those arriving, with plenty of seating opportunities and flexibility as a small events space. Planted islands buffer the adjacent PRS and vehicle circulation and merge the pedestrian and vehicle circulation with minimal interference. As a prominent entrance to the site, the material palette will be a high specification to achieve the desired grand arrival space for the whole development.

Landscape Character Area: Southern Entrance

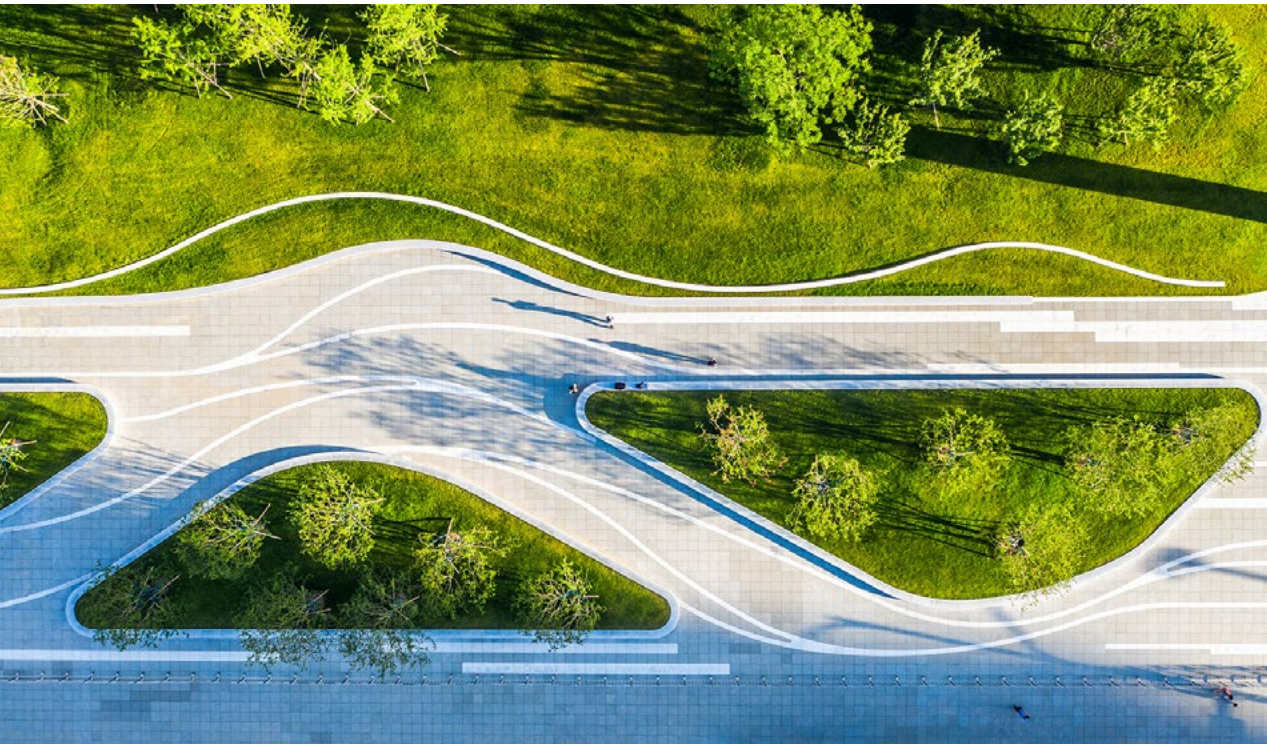
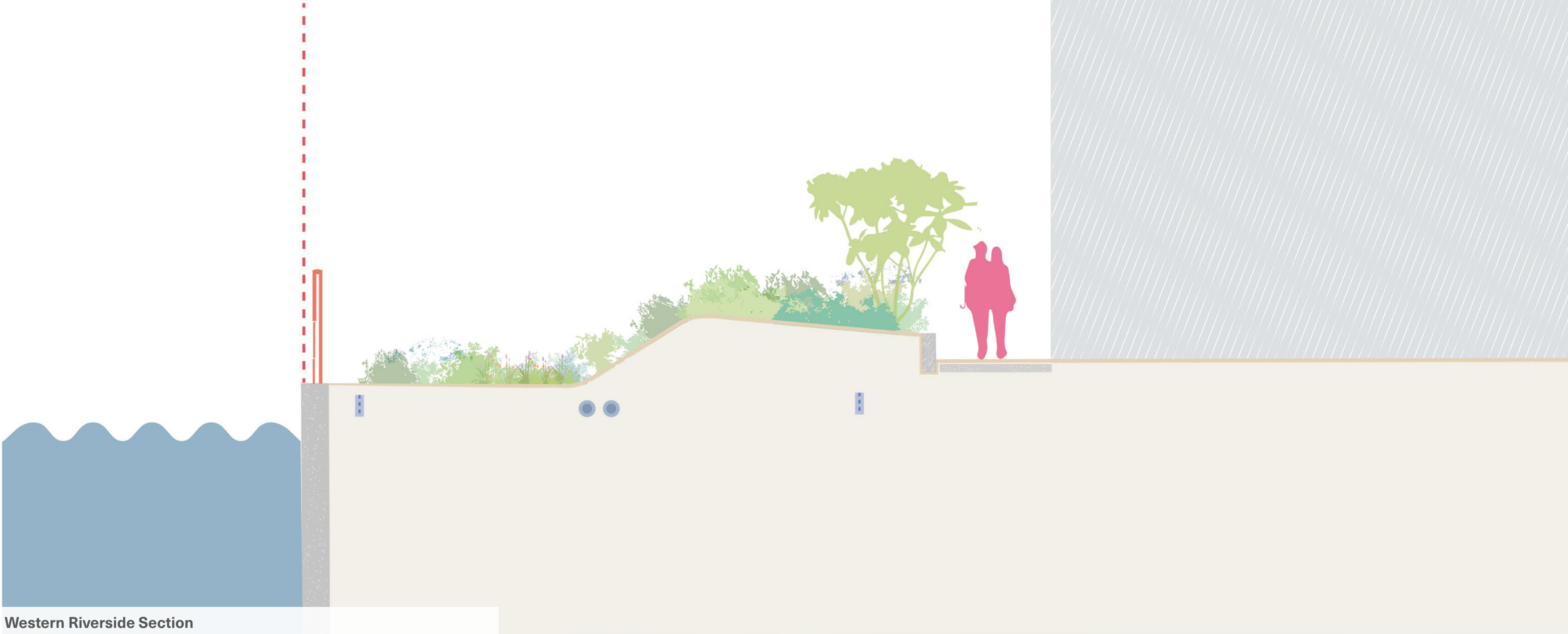




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## RIVERFRONT LANDSCAPE





THE PROPOSALS



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, with the exception of Gasholder holder 8 which extends beyond the frame by approximately 3 levels. 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.



THE PROPOSALS



Pedestrian route from the southern entrance leading to the central pond and the eastern part of the development towards Twelvvetrees Park



View from pedestrian route along the central pond and looking towards lower building within Gasholder 4



Pedestrian route along the central pond looking towards Gasholder 5, the Heritage Feature



Interior view of Gasholder 5, the Heritage Feature, a new civic and amenity space for both residents and the public



THE PROPOSALS



View from gasholder building apartment looking towards east and overlooking central pond



View from south west - 'A family of buildings'



View from the western pencil building balcony looking towards Three Mills Conservation area



View from southern entrance looking towards East



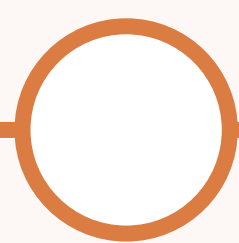
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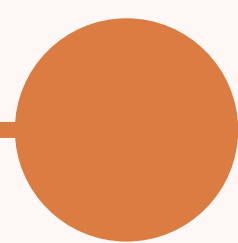
## NEXT STEPS



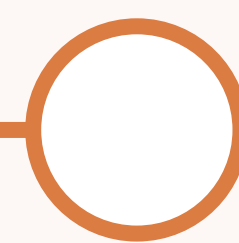
Autumn 2022  
Public Consultation



Winter 2023  
Public Consultation



Spring / Summer 2023  
Public Consultation



September 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](http://Bromley-by-bow.com)

**Email:** [info@bromley-by-bow.com](mailto:info@bromley-by-bow.com)



You can view the feedback form here