

BROMLEY-BY-BOW GASWORKS

St William
Designed for life

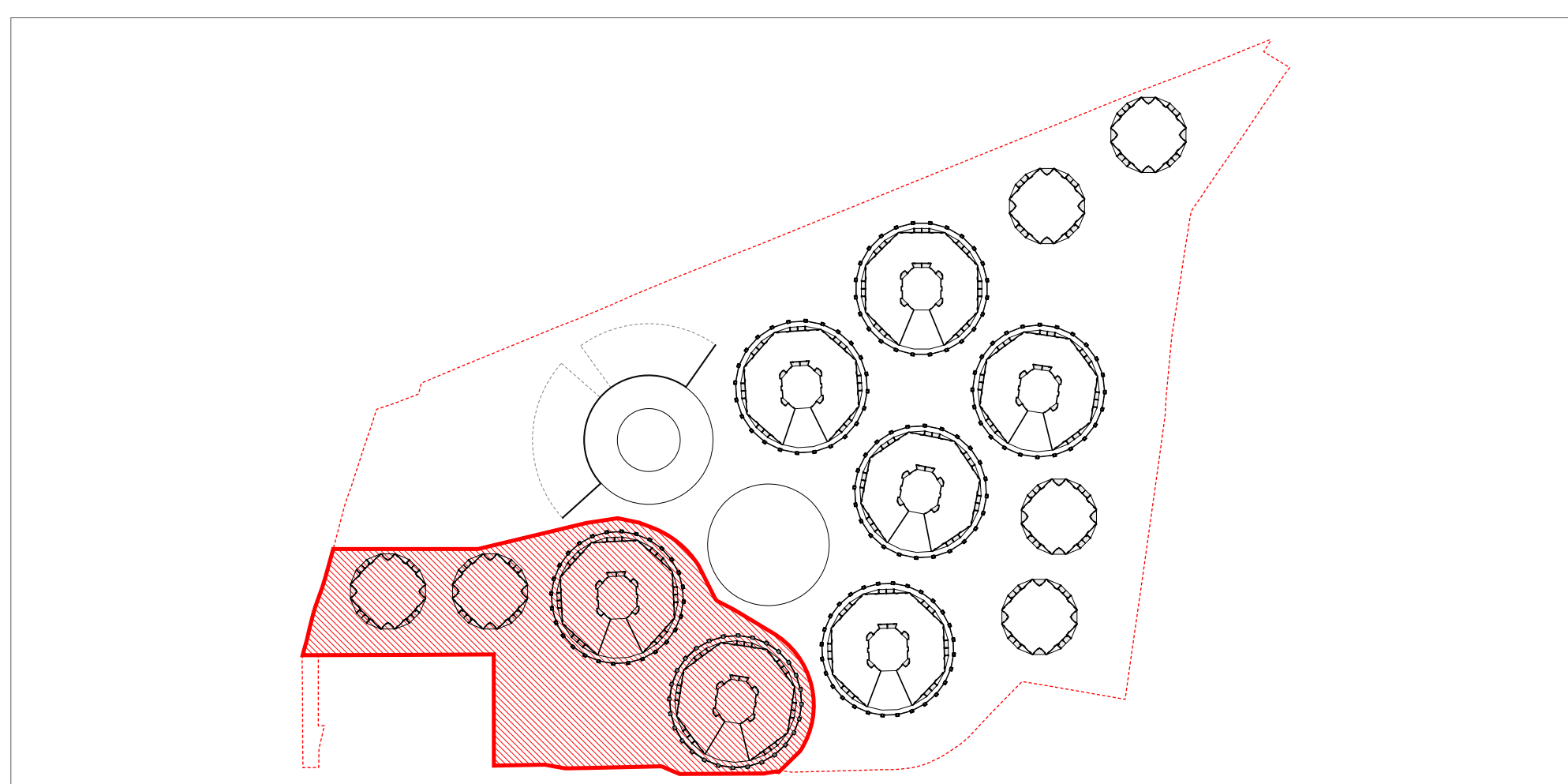
AUTUMN 2023



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.

Since March 2022 an extensive engagement programme has been undertaken, centred on celebrating and recording the history of the site and securing feedback on how the area could be transformed.

A planning application has now been submitted to Newham Council. The planning application is seeking outline planning permission for the comprehensive mixed use development of the site and detailed planning permission for gasholders no.1 and no.2, as shown below in red.



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. St William operate on a landscape led approach based on the premise of 'First Life, Then Space, Then Buildings' which is something they 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."

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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 gasworks 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 Station (PRS).

1850S

1870

1940

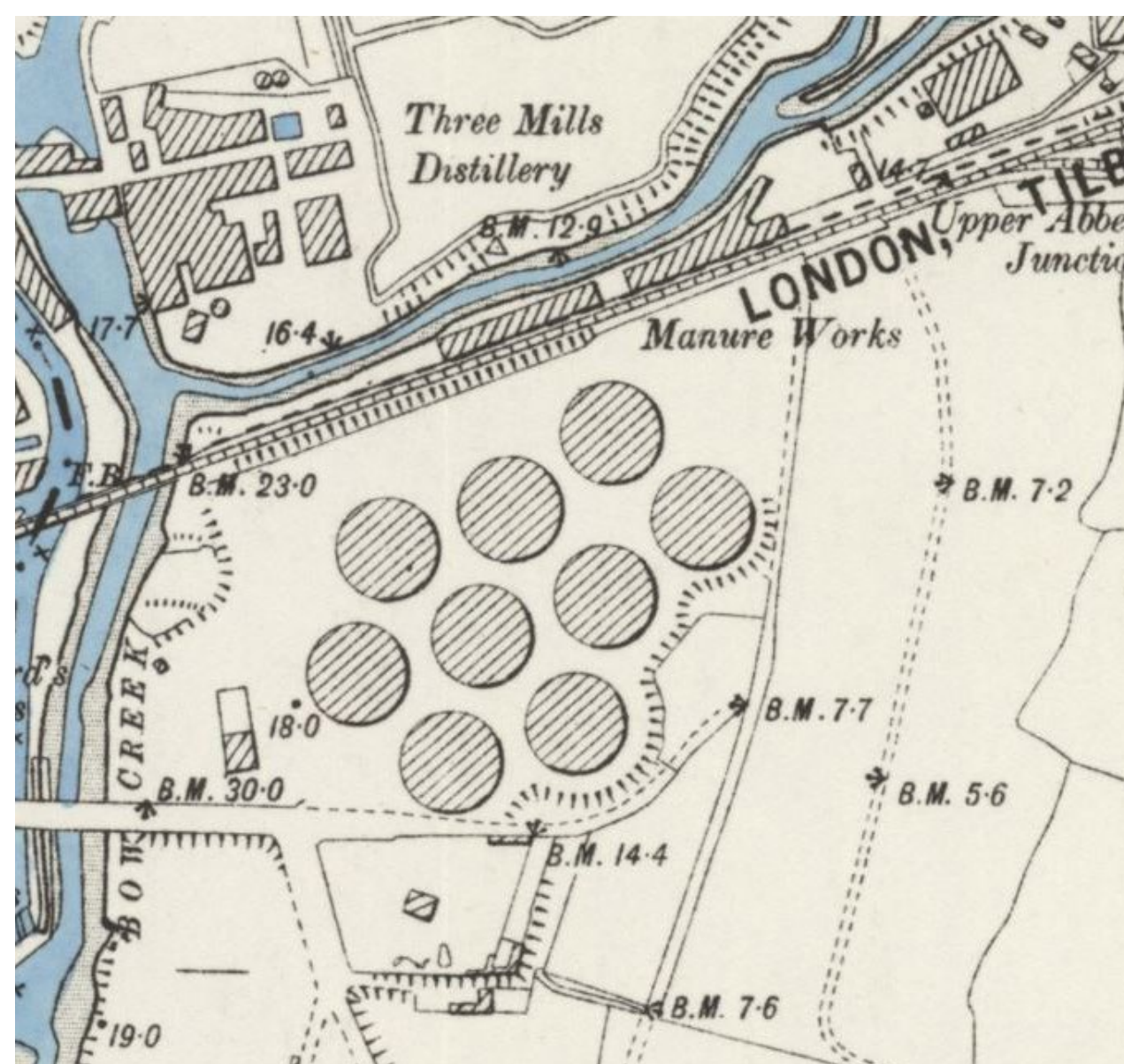
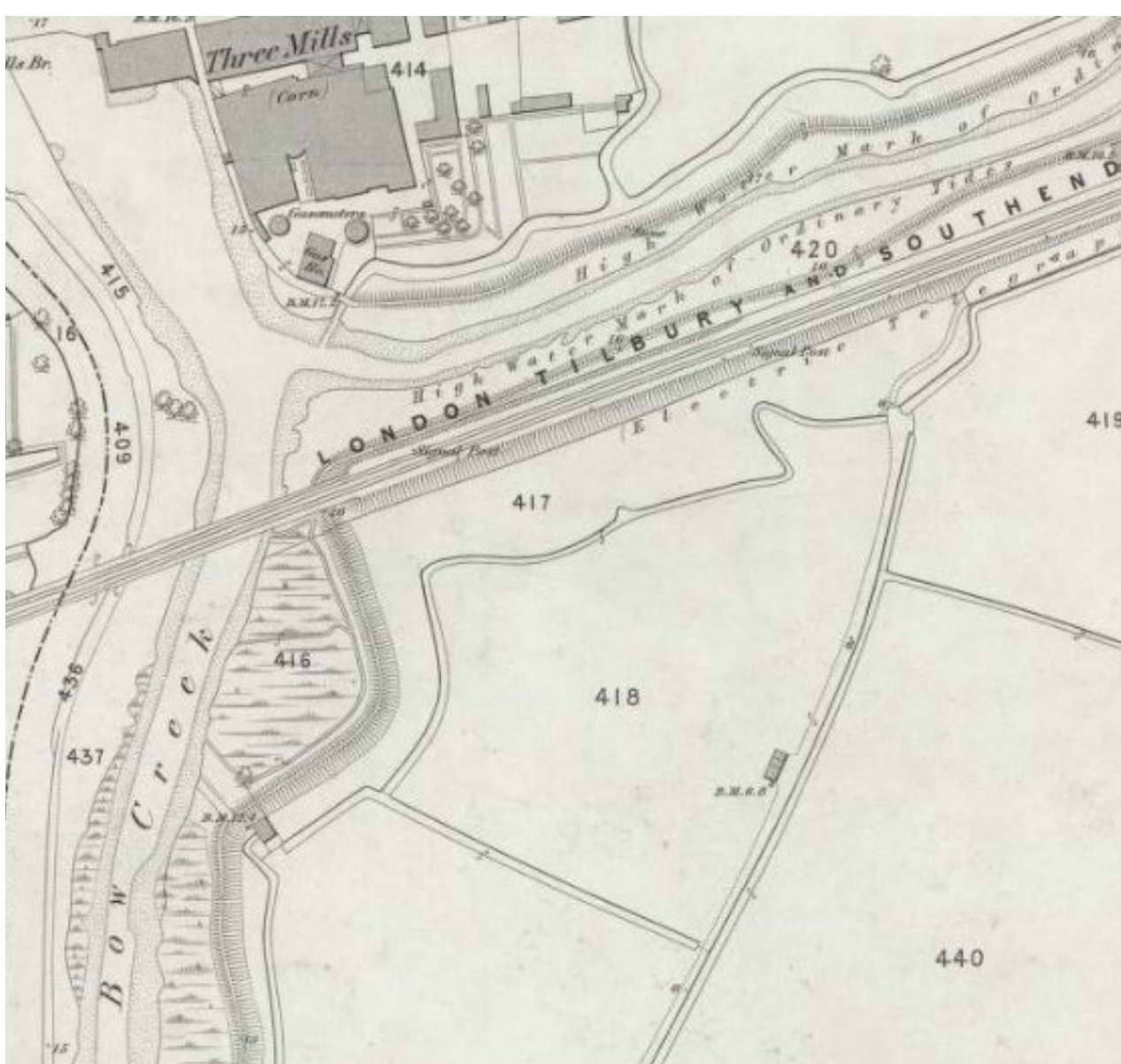
1976

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



SUMMER ENGAGEMENT: JUNE 2023

- 6 sketch & walk tours with local artist, welcoming 72 people on site
- 4 public heritage tours, welcoming 50 people on site
- Ongoing one-on-one meetings with community groups



Let us know what you think of the final designs.

If you are interested, or know a community group that would be interested in getting involved in the ongoing stages of the project, please contact the team:

info@bromley-by-bow.com



BROMLEY-BY-BOW GASWORKS

MASTERPLAN

THE LANDSCAPING PROPOSALS SEEK TO DELIVER:

- 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.
 - 7 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
- Retention and relocation of the underground structure of Gasholder 4

Scan the QR Code below to view two, 360-degree visualisations of the proposals



LANDSCAPING APPROACH

There are clear and distinguished character areas on the Site, the northwest remains wild and for the benefit of nature and resident's recreation whilst the southeast transitions to a more urban space.

- Riverside Park
- Public Open Spaces
- Southern Entrance
- Central Water Feature
- Former Gasholder No. 5 Heritage
- Feature Gasholder Neighbourhood Park
- Eastern Gateway
- Gasholder Courtyards
- Eastern Boundary
- Residential Realm



BROMLEY-BY-BOW GASWORKS

LANDSCAPE CHARACTER AREAS

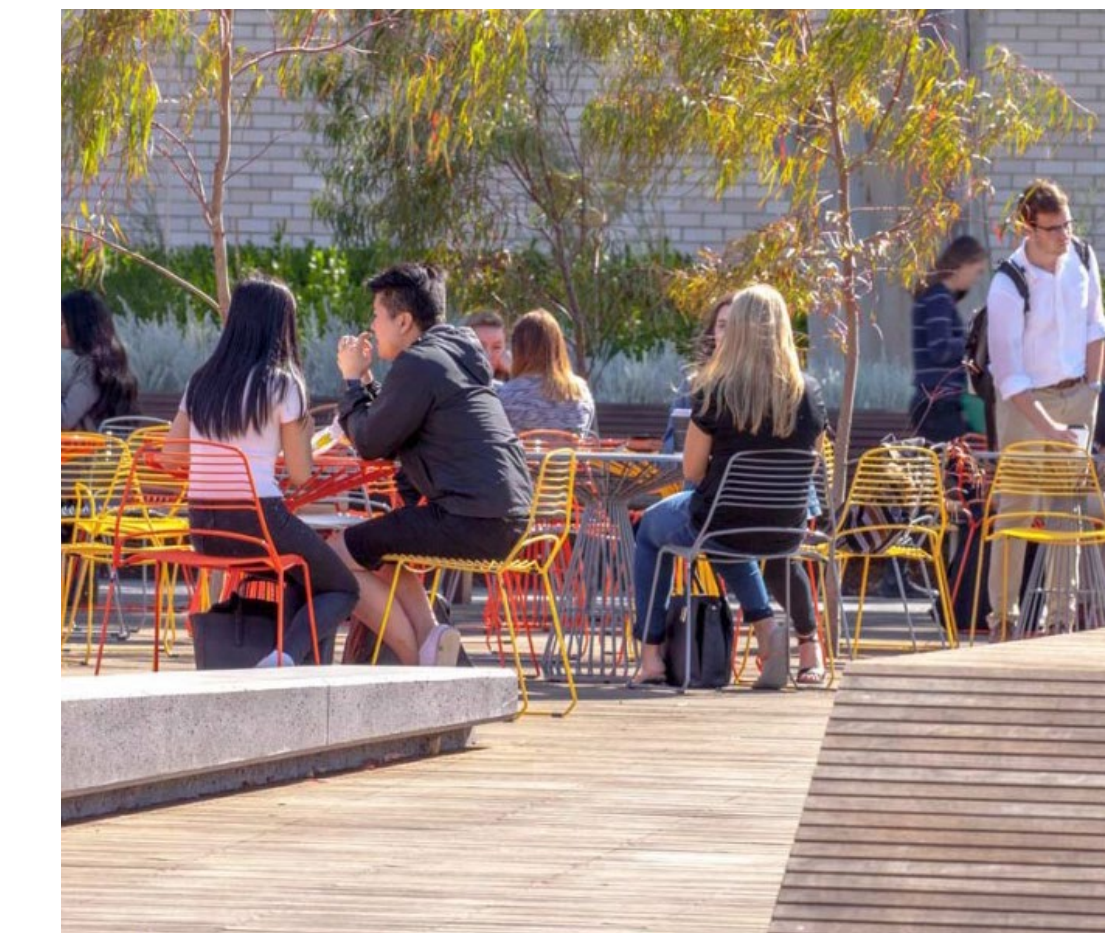
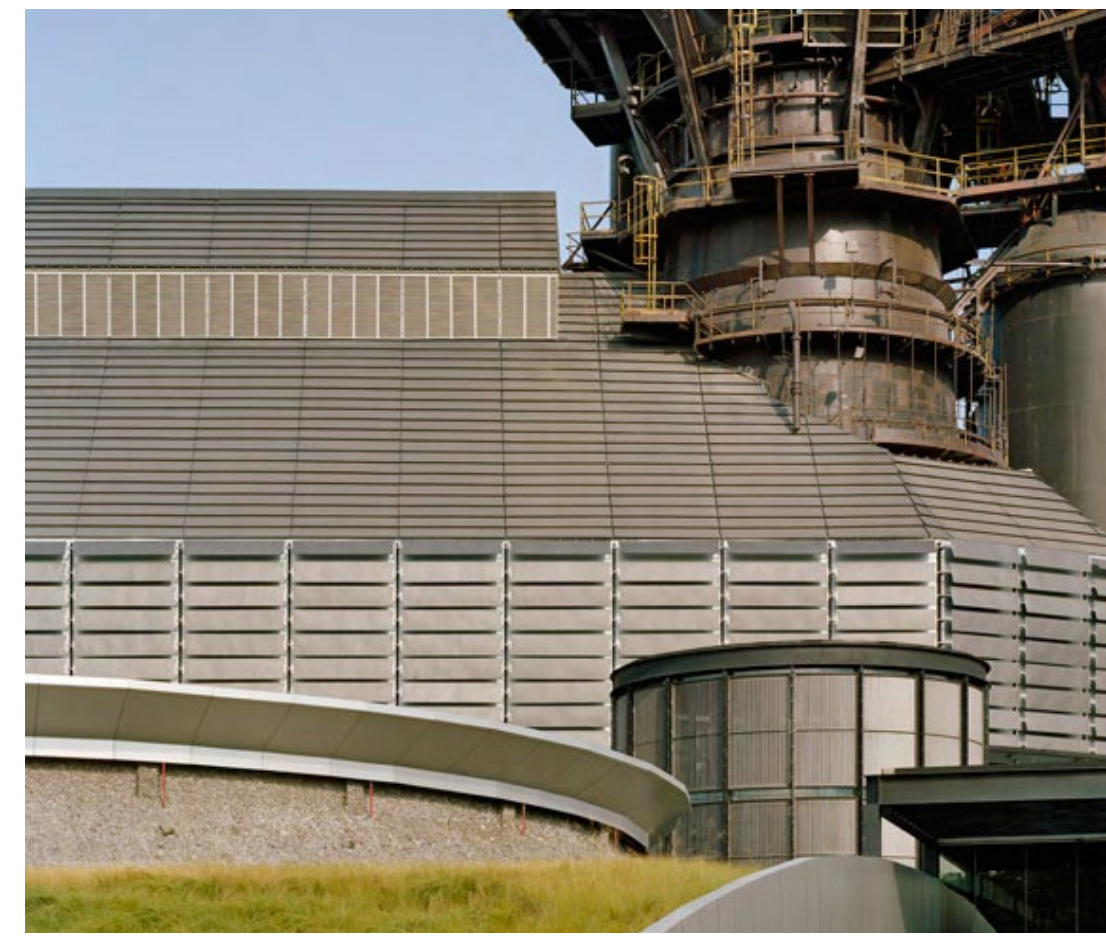
RIVERSIDE PARK

- Immersive landscape design
- Nature led design
- Reinforcing the bond between humans and nature
- Riverfront connection
- Quiet recreation spaces
- Education playful zones



PUBLIC OPEN SPACE

- Public spaces sit along the central 'swathe'
- Primary circulation through the Site's key public realm
- Celebrating historical and industrial features
- Key amenity focused spaces
- Natural play and leisure opportunities



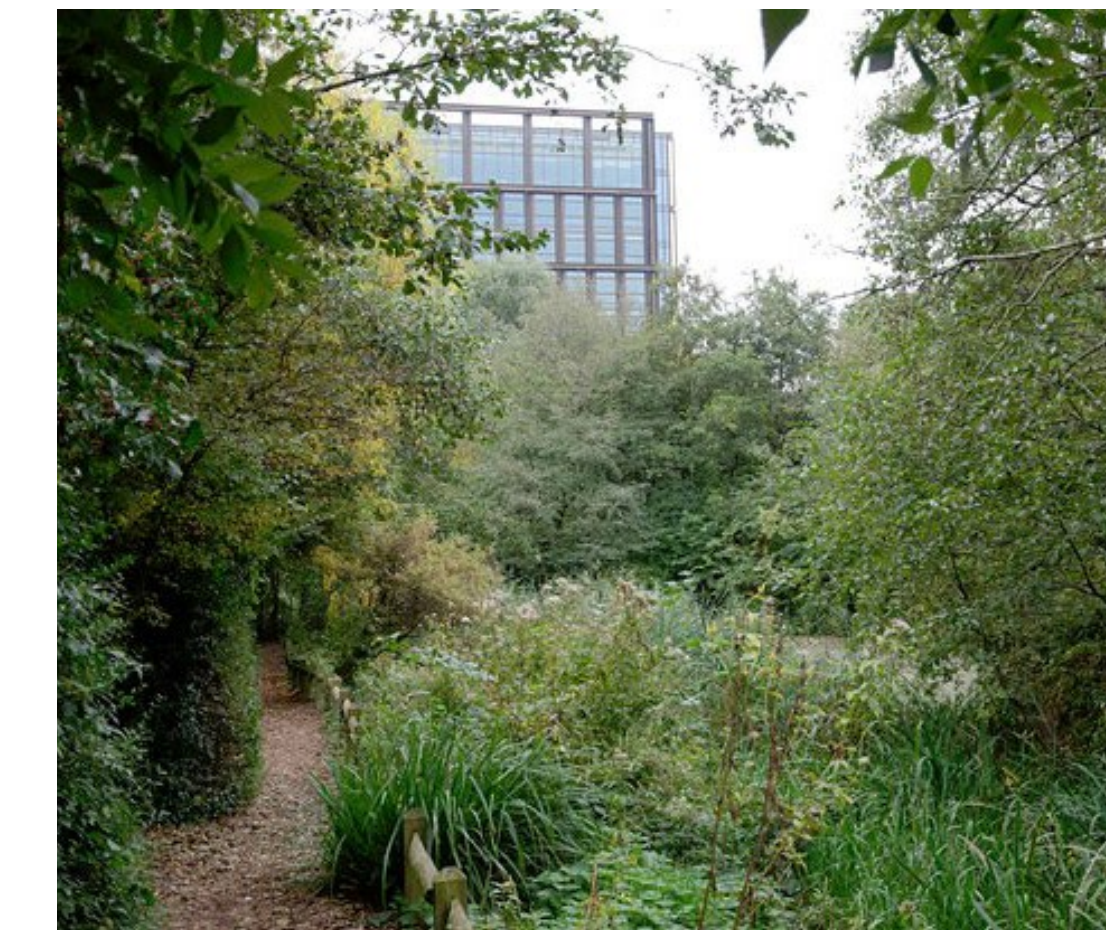
GASHOLDER COURTYARDS

- Private communal residential courtyards
- Visual amenity from homes
- Quiet shady oasis gardens
- Lush green shade tolerant planting suitable for enclosed location
- Simple natural doorstep play equipment



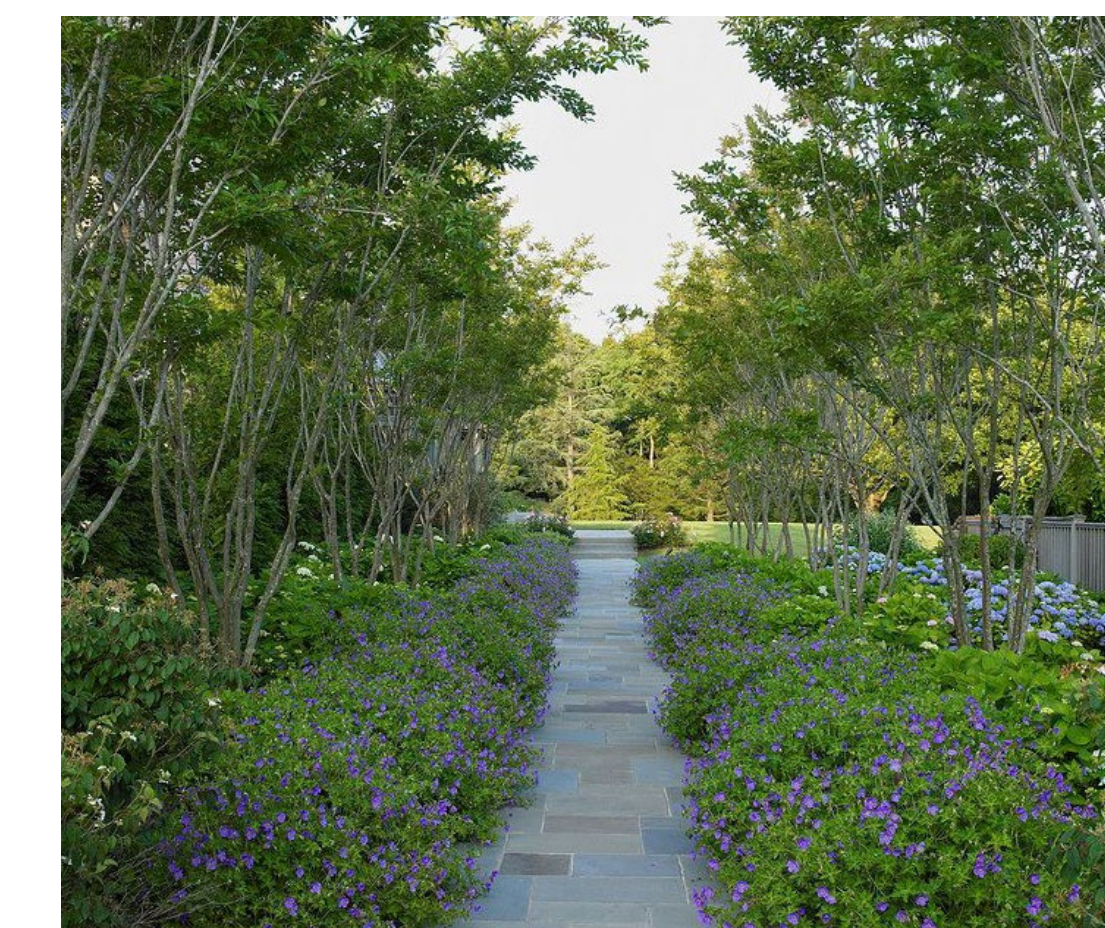
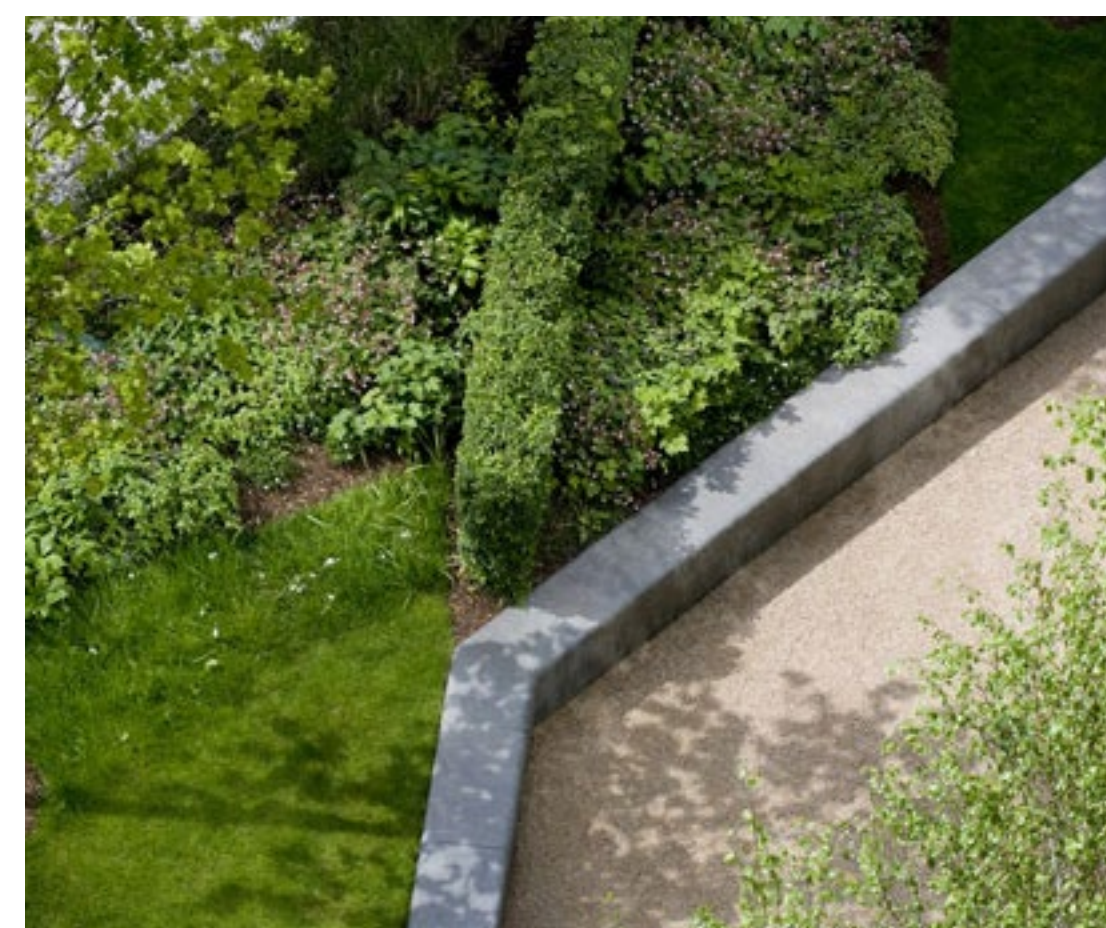
EASTERN BOUNDARY

- Embracing the mains vehicle access route with the buffer planting
- Buffering the Site from the adjacent commercial units
- A dense matrix of planting to provide year round enclosure
- Opportunity to create nature corridors for the benefit of local



RESIDENTIAL REALM

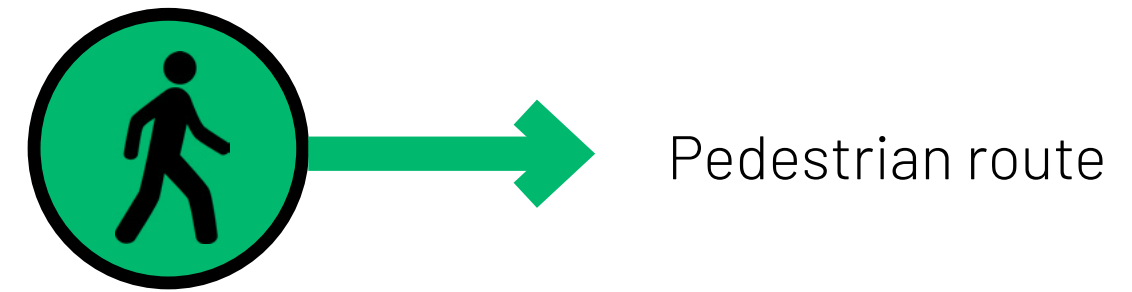
- Building a strong sense of community
- Integrated natural 'play-along-the-way'
- Green spaces for socialising and leisure
- High quality of ornamental planting with



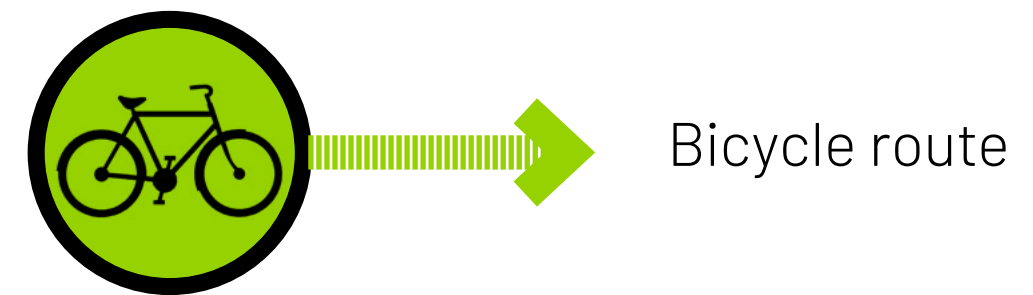
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PEDESTRIAN AND CYCLE LINKS THROUGH THE SITE

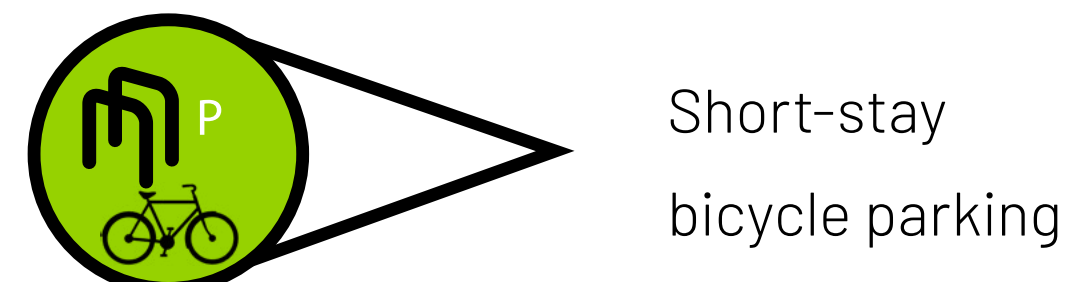
Key



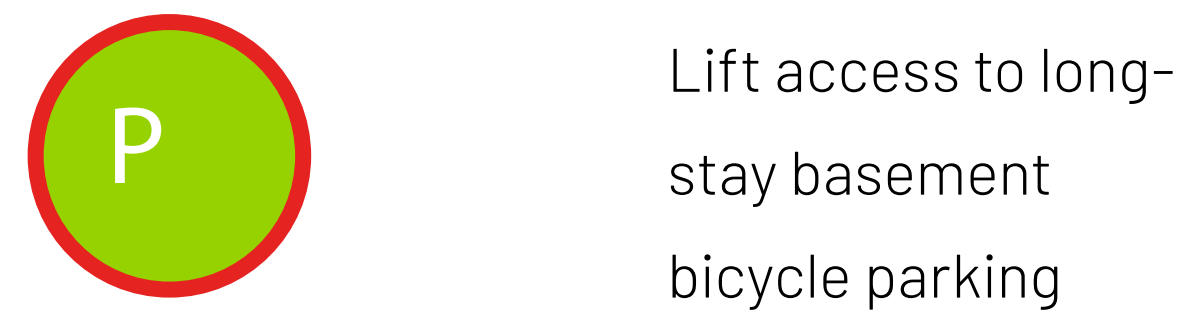
Pedestrian route



Bicycle route



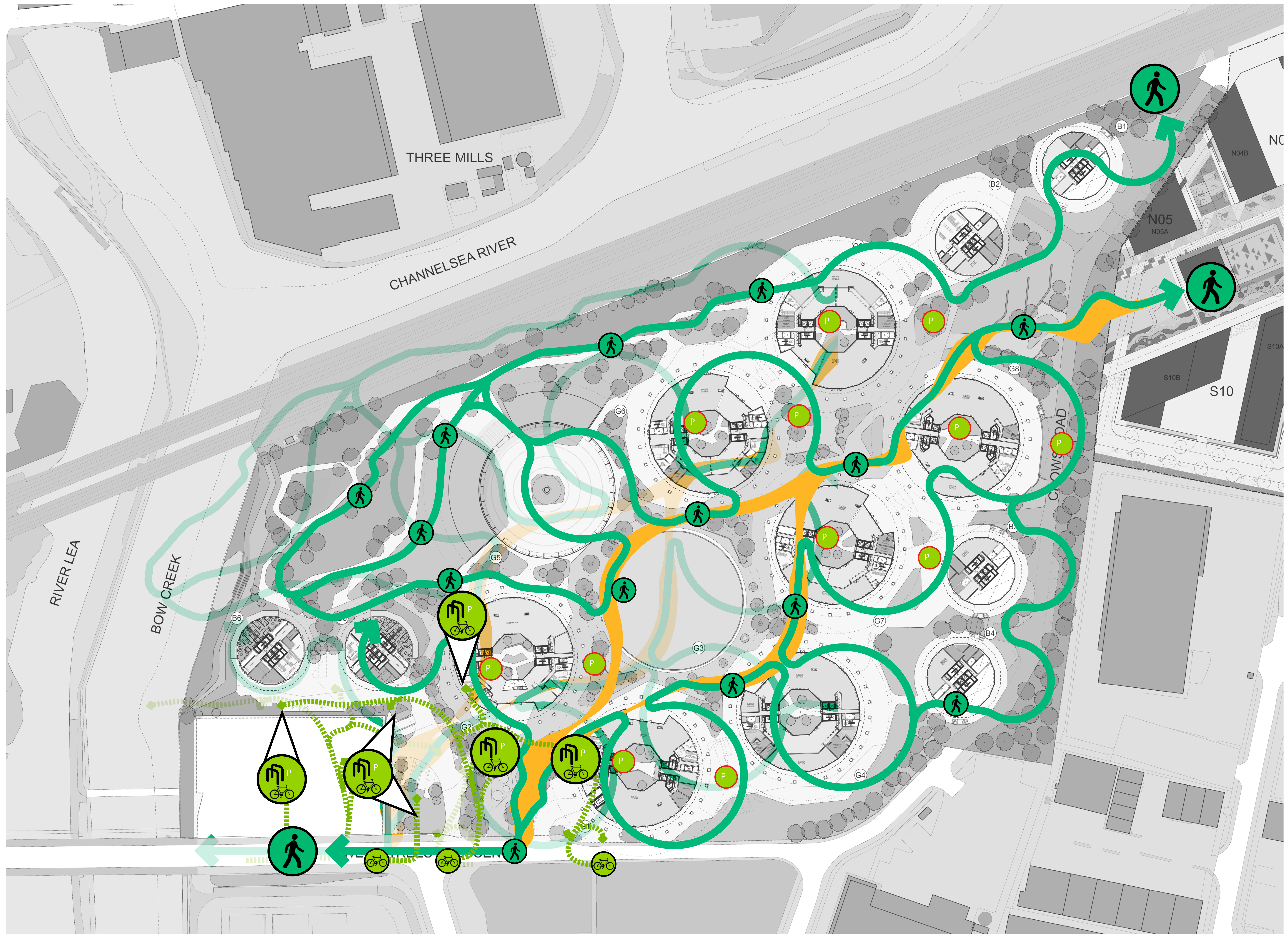
Short-stay
bicycle parking



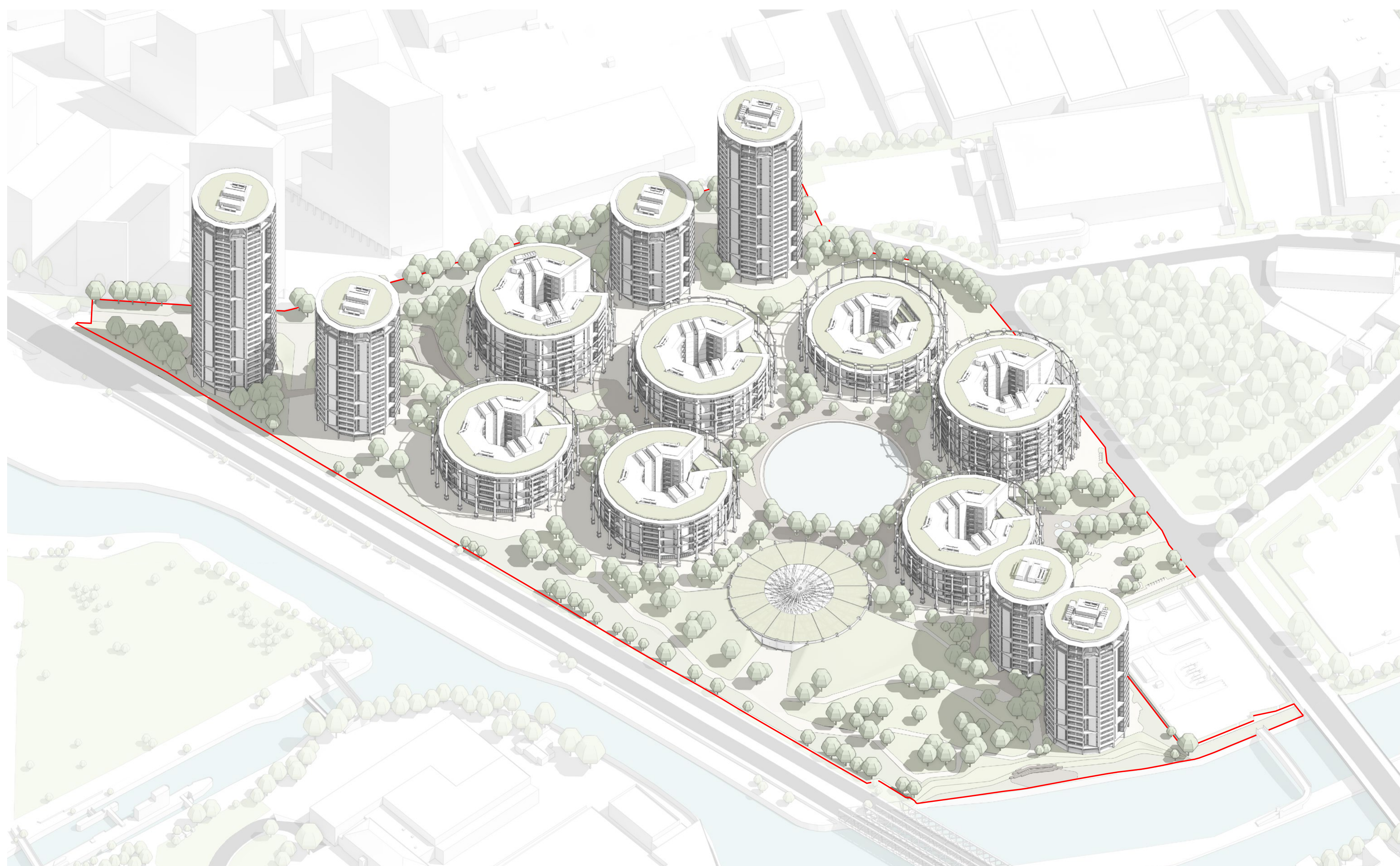
Lift access to long-
stay basement
bicycle parking



Central pedestrian
public 'swathe'



SITE MASSING AND PHASING

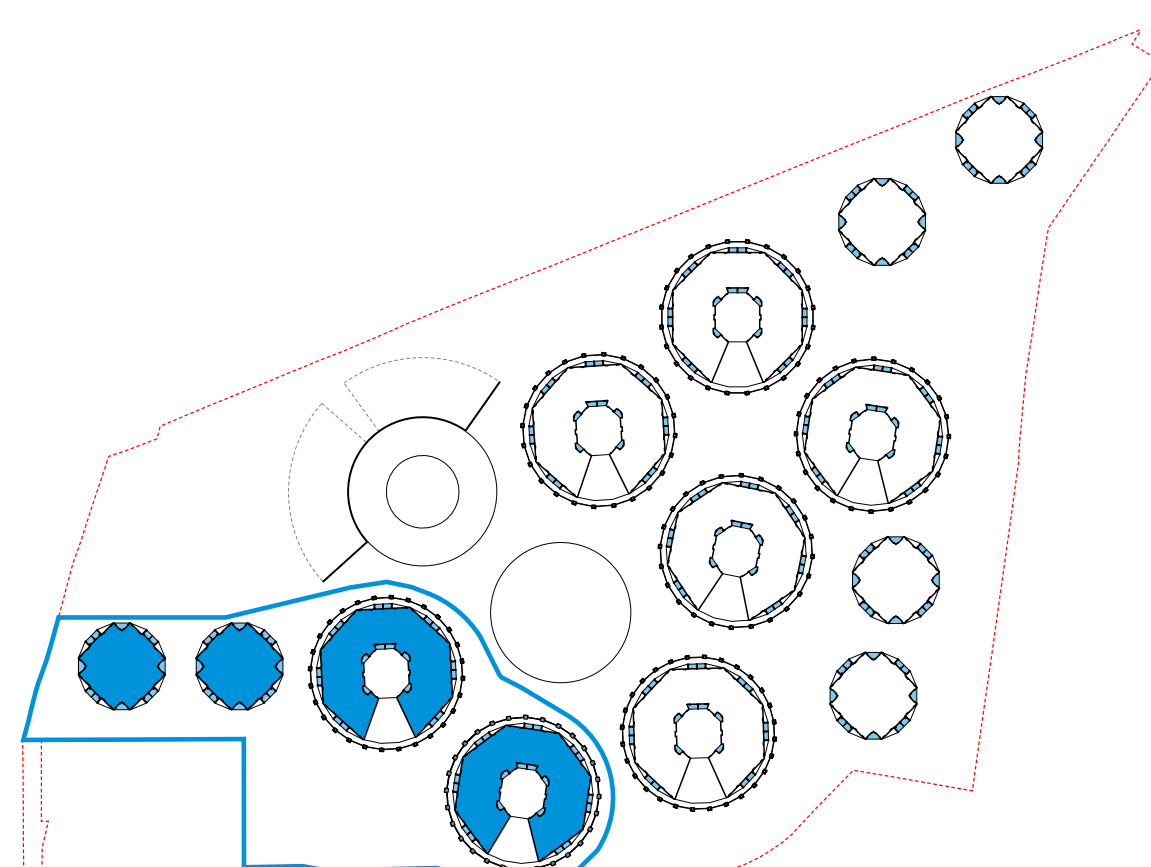


The development will be delivered in four phases - three residential phases plus a park phase as follows:

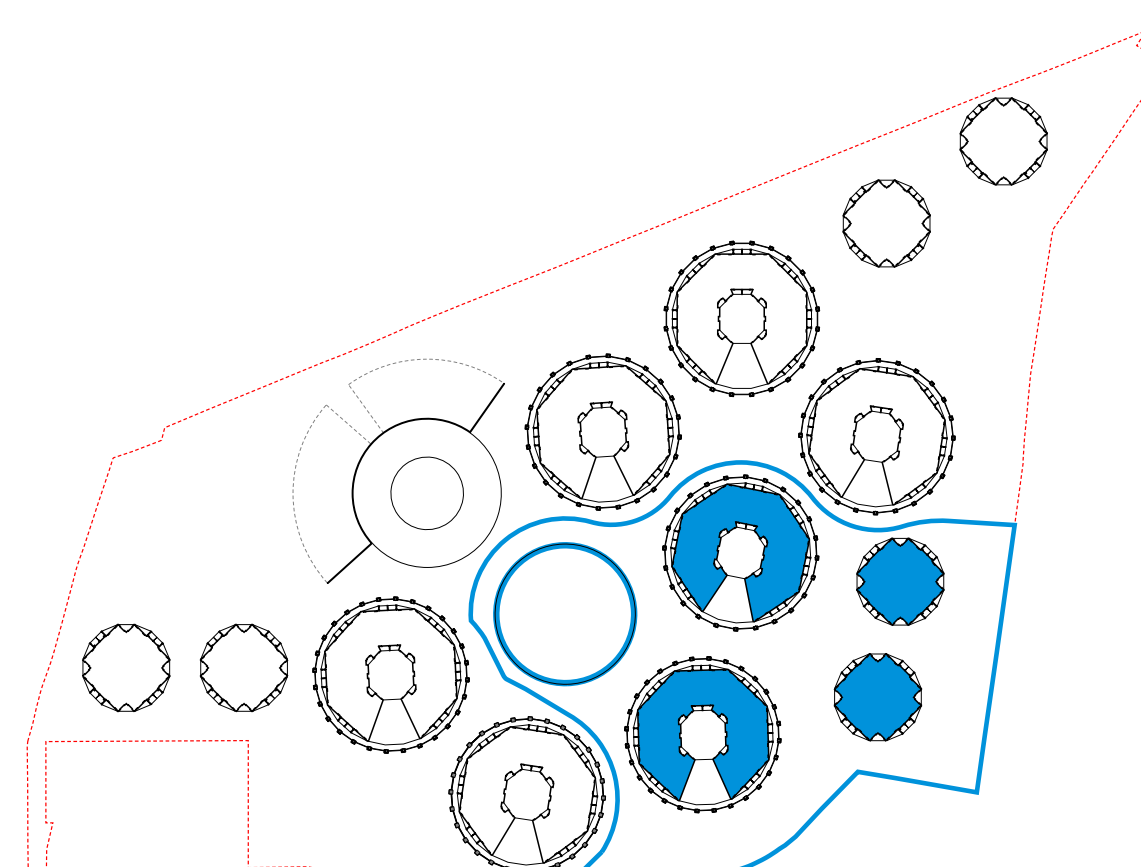
- Phase 1 (which comprises the detailed component of the hybrid application) including Buildings G1, G2, and Buildings B5 and B6
- Phase 2 (comprising part of the outline component) including Buildings G4 and G7, and Buildings B3 and B4.
- Phase 3 (comprising part of the outline component of the hybrid planning application) including Buildings G6, G8 and G9, and Buildings B1 and B2; and
- Park Phase (comprising part of the outline component) covering the new Riverside Park.

Once approved, the two listed building applications will provide the necessary framework for the process of refurbishing the seven gasholders required to deliver each phase of the development.

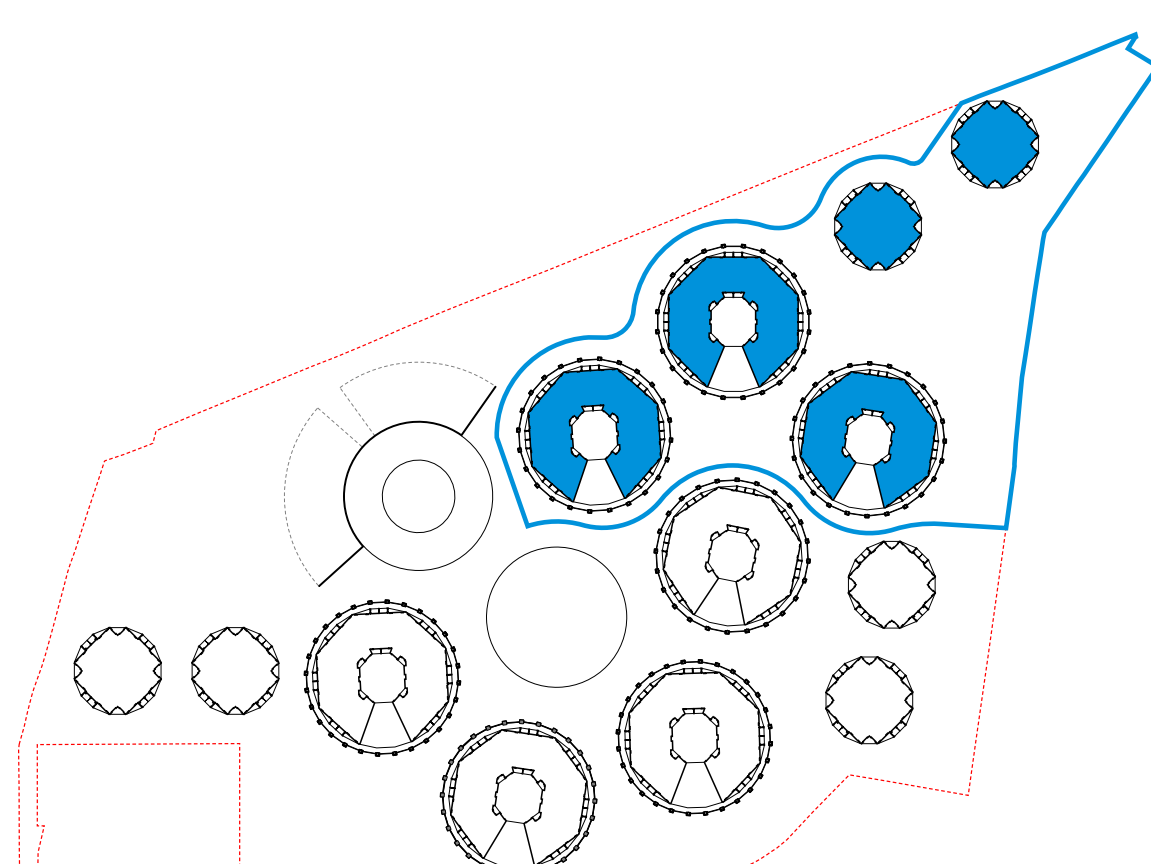
Phase 1



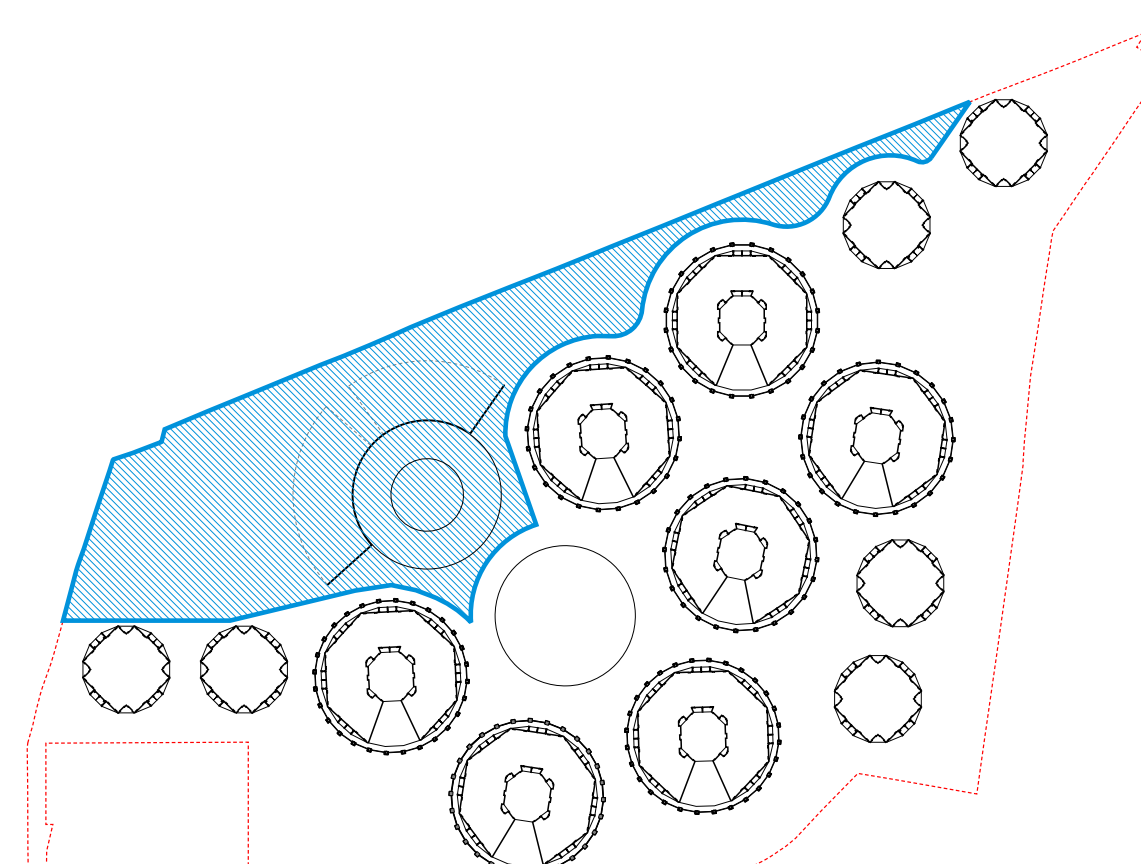
Phase 2



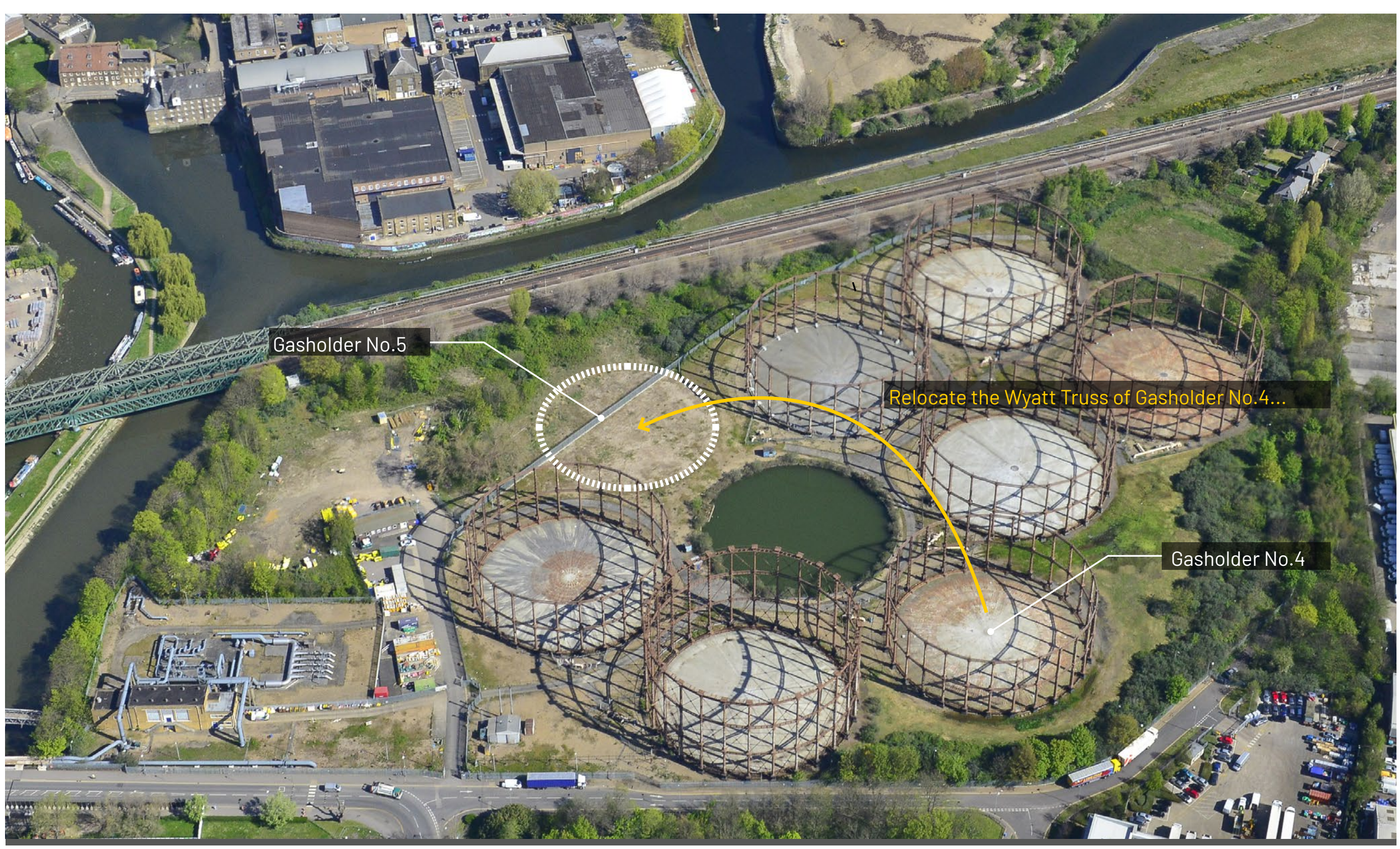
Phase 3



Phase 4



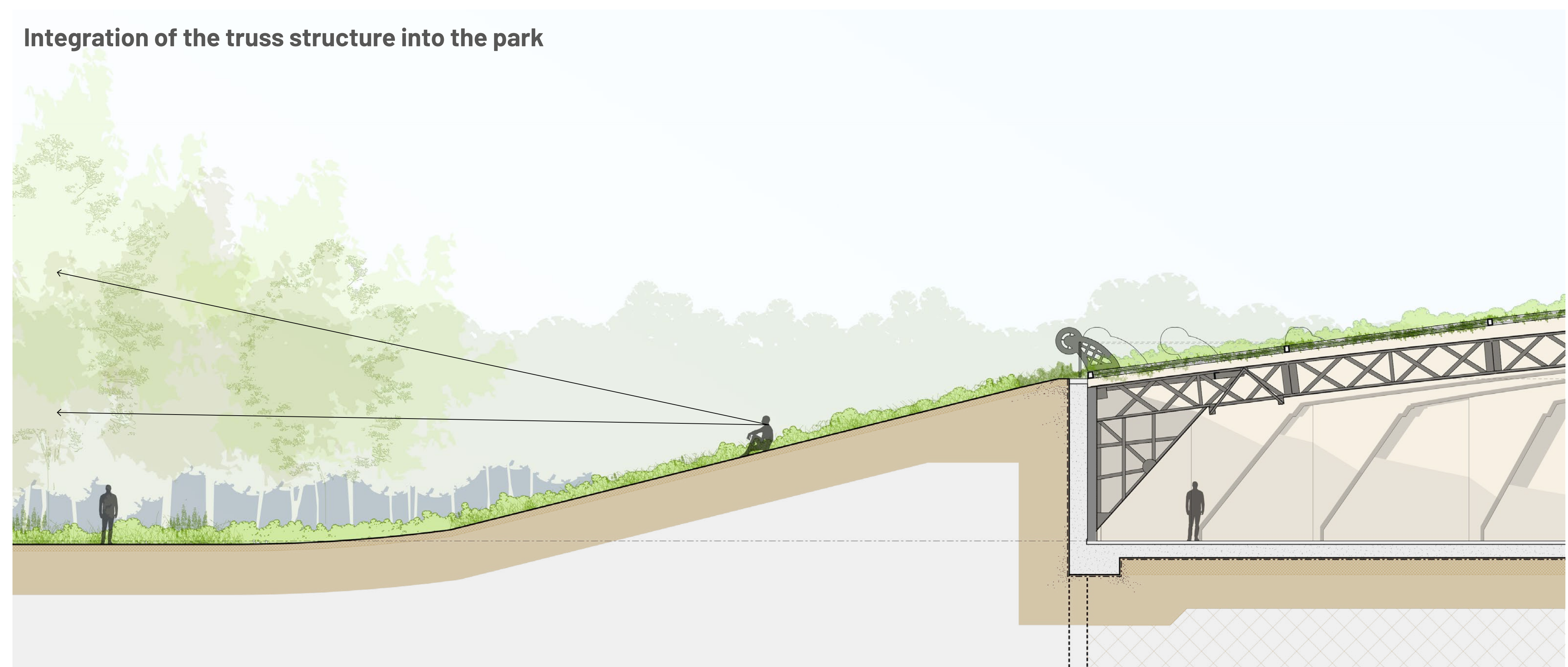
RETENTION AND REUSE OF GASHOLDER 4 FOR COMMUNITY USE



Gasholder 4 was built between 1876 and 1877 with a unique belowground truss structure designed by renowned civil engineer Vitruvius Wyatt. The structure is cast-iron and one of the oldest examples of its type in the world.

Wyatt also designed Gasholder 5, which was bombed in WWII and its structure removed from the site. To ensure the legacy of Wyatt's work is celebrated and continues to be protected into the future, the below ground structure of Gasholder 4 will be retained and moved to the original site of Gasholder 5, as shown in the image above.

The historic cast iron crown will form an innovative open-air space which will be used for outdoor performances, markets, events and a wealth of community activities.



COMMUNITY BENEFITS



~80% / ~5.8a.
Site publically accessible and a new riverside park



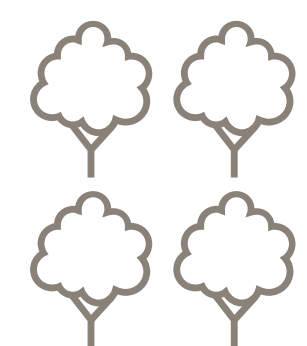
~£18m
Community Infrastructure
Levy & S106 contributions



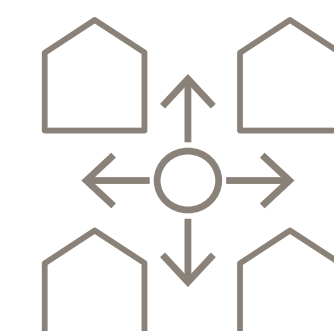
~2000
New Homes



Residential and **community facilities**



Urban Greening Factor exceeding
the London Plan target



Delivery of a **neighbourhood**
in conjunction with adjacent sites



A mix of homes including **homes for families**



~200
New jobs for Newham



A **high quality** place that will have a positive
impact on health and wellbeing



Creation of new **pedestrian
and cycle connections**



Delivery of **affordable homes** for Newham



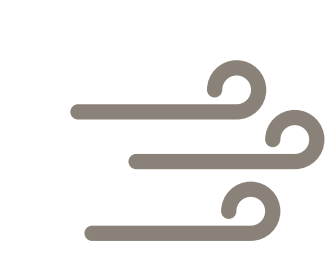
Opportunities for **employment skills &
training** for Newham residents



Environmental improvements
through site remediation



x7 Listed Gasholder frames retained and
refurbished. Including a **new public landscape
feature** reusing Gasholder 4's underground structure



Enhance Air Quality

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