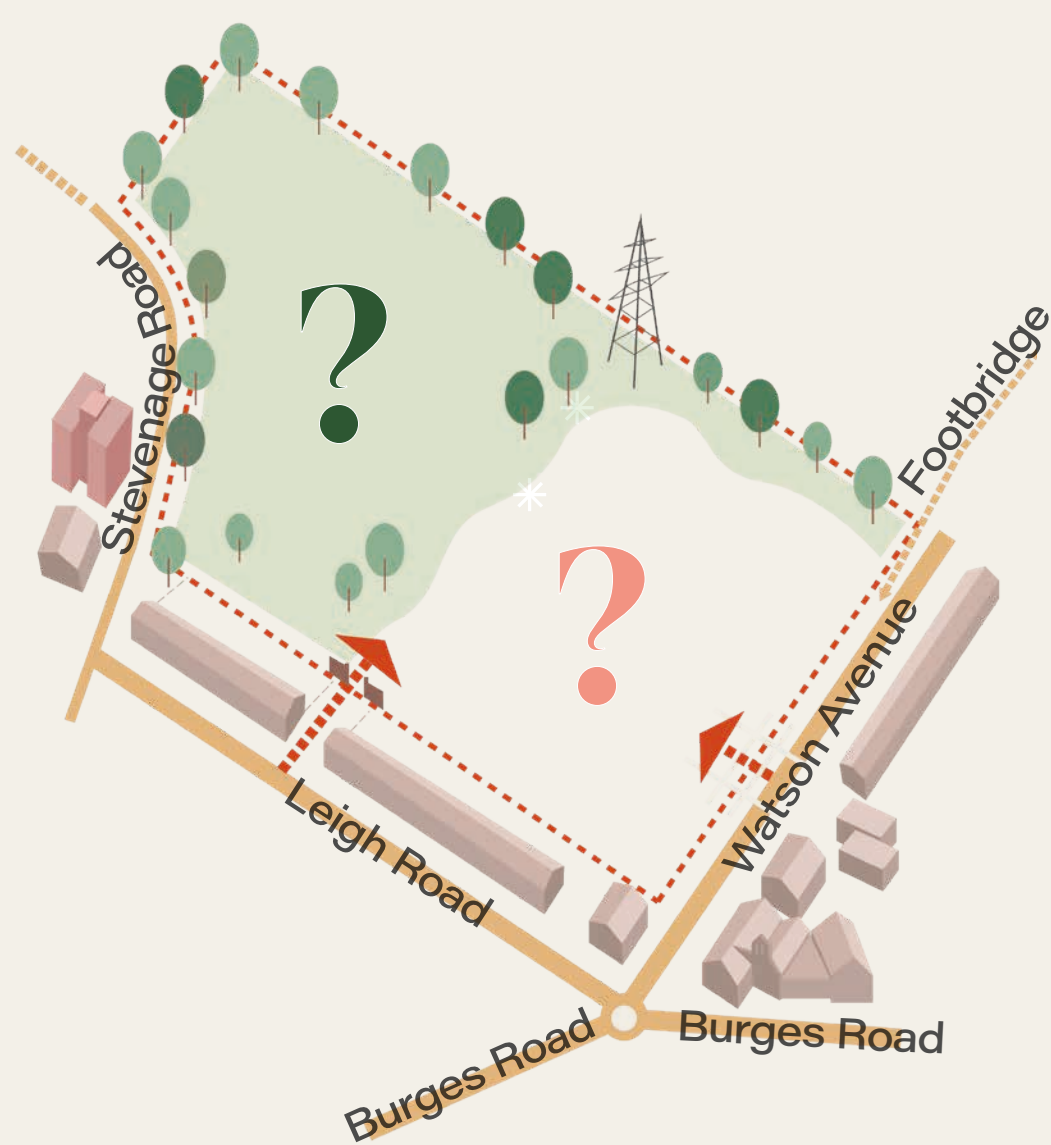
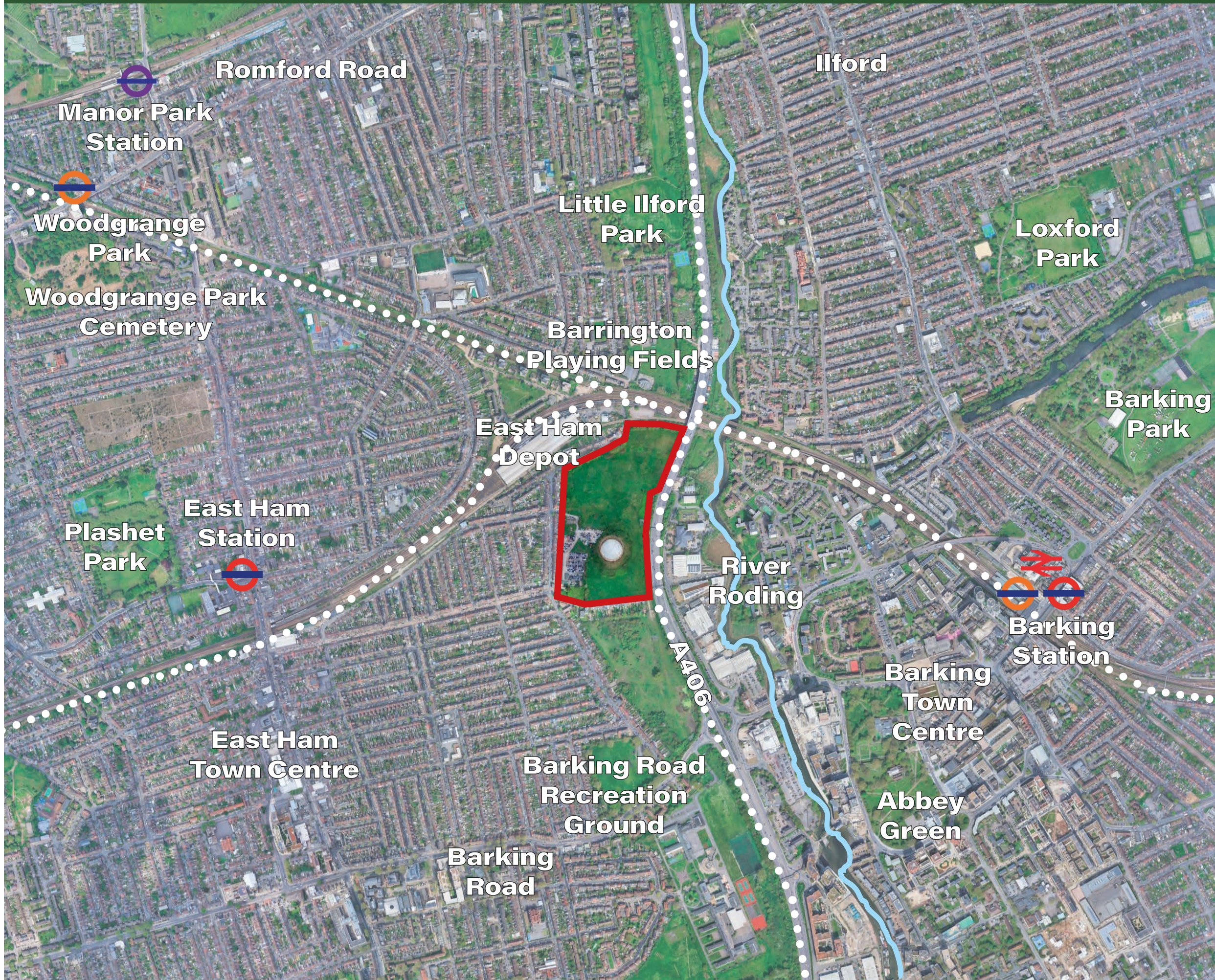


## Introduction & Welcome

Aerial Views of Site with Red Line Boundary



## Welcome to the East Ham Gasworks Community Co-design Event!

We need your help to shape a new place for living,  
socialising, enterprise and culture.

### Project Background

The former gasworks has a rich history of industrial and sporting uses, but has been largely derelict and fenced off since it was decommissioned by National Grid in 2012. The western part of the site is partly occupied by a car maintenance and repair service provider, with the rest of the site fenced-off and currently inaccessible to the public.

St William has appointed architects JTP to engage with the local community to help shape ideas for a new public park, sports facilities and residential neighbourhood of around 600 homes. Your ideas and feedback are important in shaping what this place could become.



1. View of Gasholder from Watson Avenue (North)



2. Southend Rd Approach (East)



3. A406 Boundary (East)



4. Central Site from Hardstanding



5. Watson Avenue (West)



6. Stevenage Road (North)



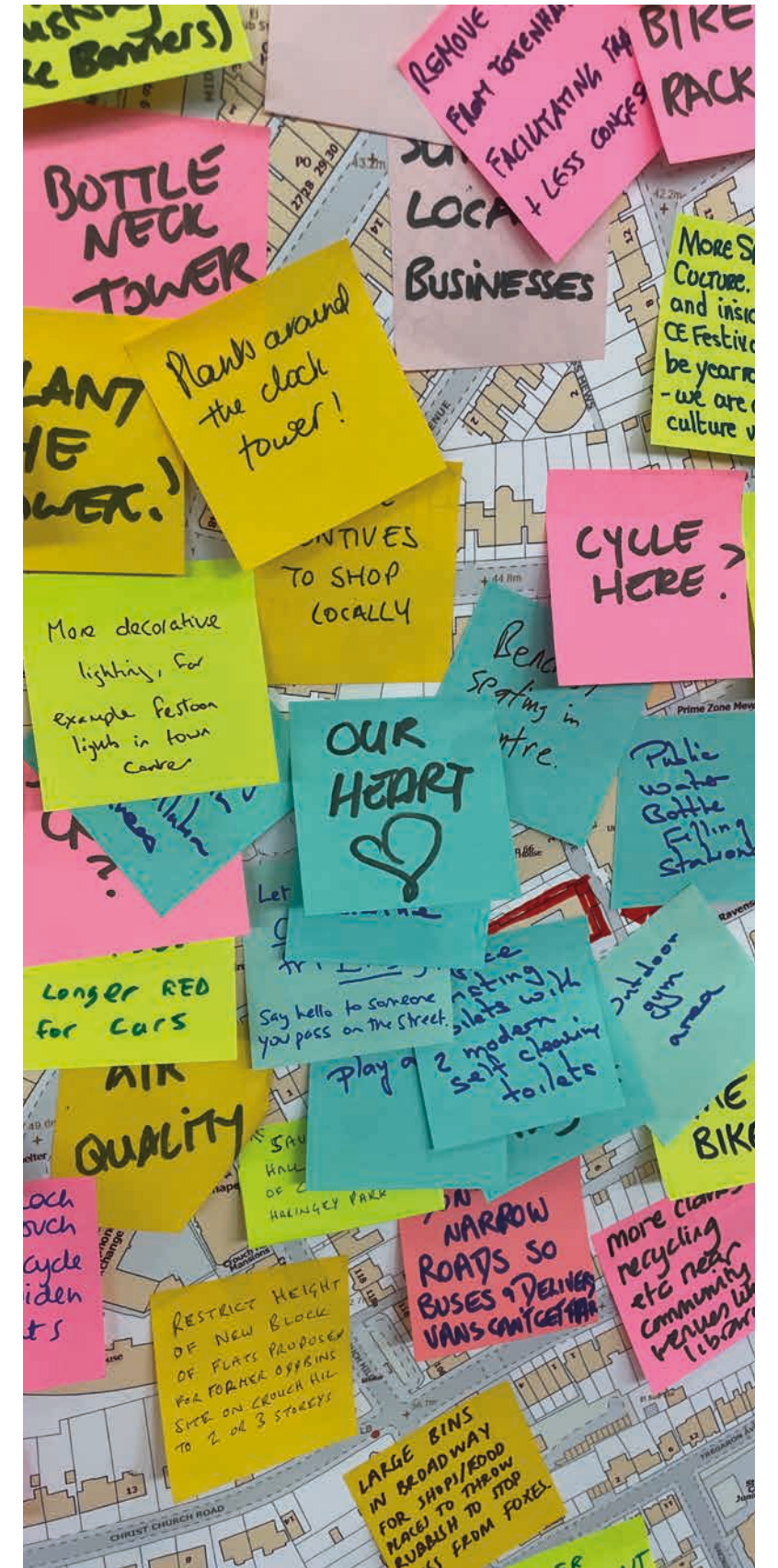
Key Plan





## The Engagement Process

### What to Expect at a Community Co-Design Event



### Community Co-Design

On the 31st of January 2026 from 1pm to 4pm, we are hosting an interactive, activity packed day of co-designing with the community, to shape the visions for the future of the Former East Ham Gasworks.

You will have the opportunity to post your comments on a huge wall map, sit down with the design team to draw up your ideas, and take part in lots of other activities for all age groups throughout the day, including:

- Site Walkabout
- Background Exhibition
- AI Image Generation
- Kids Activity Table
- Face Painting
- Free Locally Sourced Coffee and Snacks

### Design Table Workshop

There will be two additional opportunities for you to take part in a design table workshop – a chance to sit down with the architects and draw your ideas for the Former East Ham Gasworks. There is no need to pre-register:

- Workshop 1: 1:15pm to 2:00pm
- Workshop 2: 2:45pm to 3:30pm

### Help Shape a Shared Vision for the Former Gasworks!

Following the Co-design Event, St William and JTP will analyse the outcomes and draw up an illustrated plan for the former gasworks, which will be reported back with an online video presentation on **Tuesday 10 February**, available from the webpage: [jtp.co.uk/projects/eastham-gasworks](http://jtp.co.uk/projects/eastham-gasworks).

### Community Engagement Timeline of Events

St William appoint Architects JTP as design team to engage with the community.

A Programme of Engagement is developed.

**Community Co-Design Day**

Online presentation report back to community.

Target date for Outline Planning Application Submission

Summer  
2025

December  
2025

31st January  
2026

10th February  
2026

Summer  
2026





## The Team

### Applicant: St William

**St William**  
Designed for life

St William are unlocking some of the most technically complex regeneration sites at the heart of communities across London and the South East of England, creating homes for everyone. The places built by St William will be renowned for the quality of their public realm and 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." So on every site, we start with the landscape.



### Architects, Masterplanners & Placemakers: JTP

jtp

JTP is a local placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. Our goal is to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint free, with a strong sense of identity. In short, places where people feel they belong.



### Planning Consultants: Quod



Quod is a dynamic independent consultancy at the cutting edge of planning, development economics, socio-economics and environmental planning based in London and Leeds. Founded in May 2010, we use our extensive and unrivalled experience in advising on strategic and complex sites to help deliver some of the most exciting developments in London and across the UK.

### Supporting Consultants:



### Landscape Architects: m a t c h Match Landscape Architects

landscape architects

Match Landscape Architects is a people, place and planet focused design studio. Match LA was founded in 2023 with the goal of creating beautiful and lasting places that enhance their setting, improve the lives of local people and create biodiversity enrichment. We work at all scales including international strategic infrastructure, large scale high-density regeneration, suburban placemaking, and crafted urban infill, bringing a passion for design to all projects.



### Collective Experience

St William, JTP and Quod have extensive experience working together to deliver high quality housing and landscape-led masterplanning.



Heron Wharf, Poplar



Beckton Riverside



Beckton Riverside



Heron Wharf, Poplar



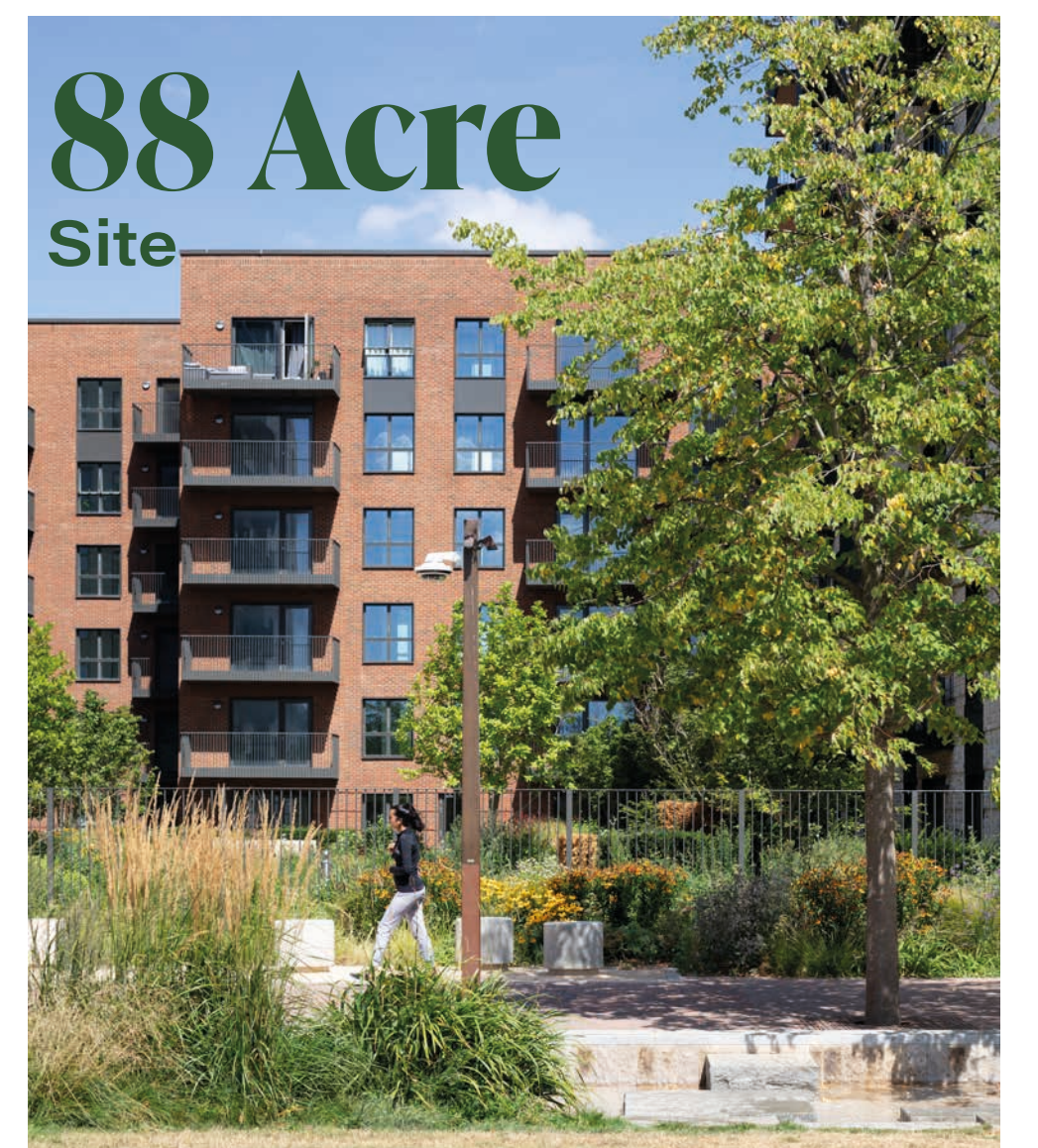
Beckton Riverside



The Green Quarter, Southall



Beckton Riverside



The Green Quarter, Southall





## The Local Context

### Wider Connections and Setting



London Borough of Newham Location within Greater London

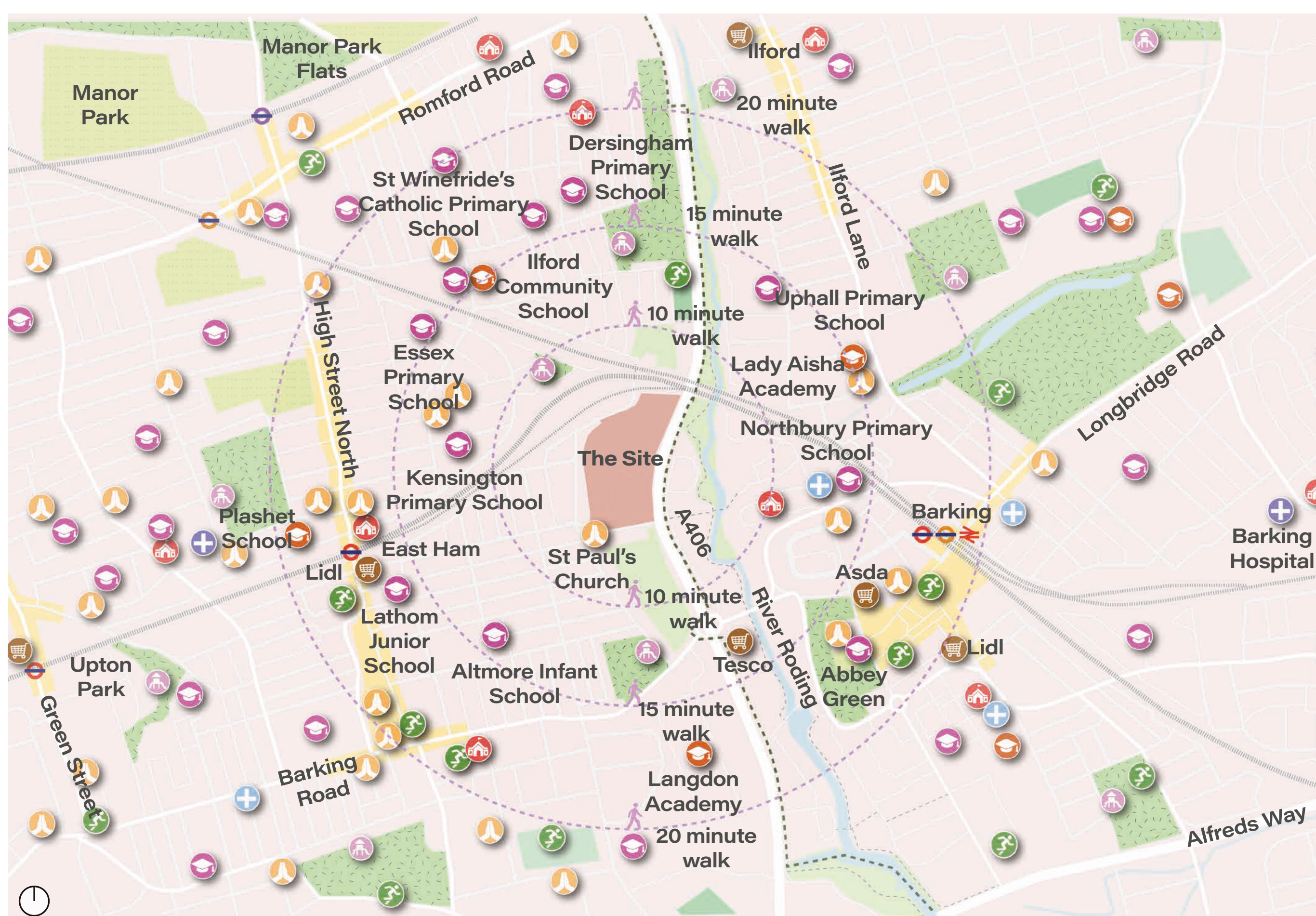
- Open Space
- Water
- Local Centre
- Railway
- ⊖ Underground Station
- ⊖ Elizabeth Line Station
- ⊖ DLR Station
- London Borough Boundaries



### Local Services and Amenities

**Located directly between East Ham and Barking Stations, the site is under 12 minutes walk from connections to Central London and further.**

With an aim to deliver high quality open realm, homes and amenities, the East Ham Gasworks site has the potential to connect the vast array of surrounding green spaces, schools and shops, all within 20 minutes walk.



- Park
- Sports Pitches
- Non public green spaces
- Cemetery
- River Roding
- High Street
- Pedestrian Routes
- Railway
- ⊖ Elizabeth Line Station
- ⊖ Overground Station
- ⊖ Underground Station
- National Rail
- London Borough Boundaries
- Walking distance from site
- ⊖ Primary School
- ⊖ Secondary School
- ⊖ Supermarket
- + Hospital
- + GP/ Medical Centre
- ⊖ Religious building
- ⊖ Community building
- ⊖ Sport pitch/ Gym
- ⊖ Playground





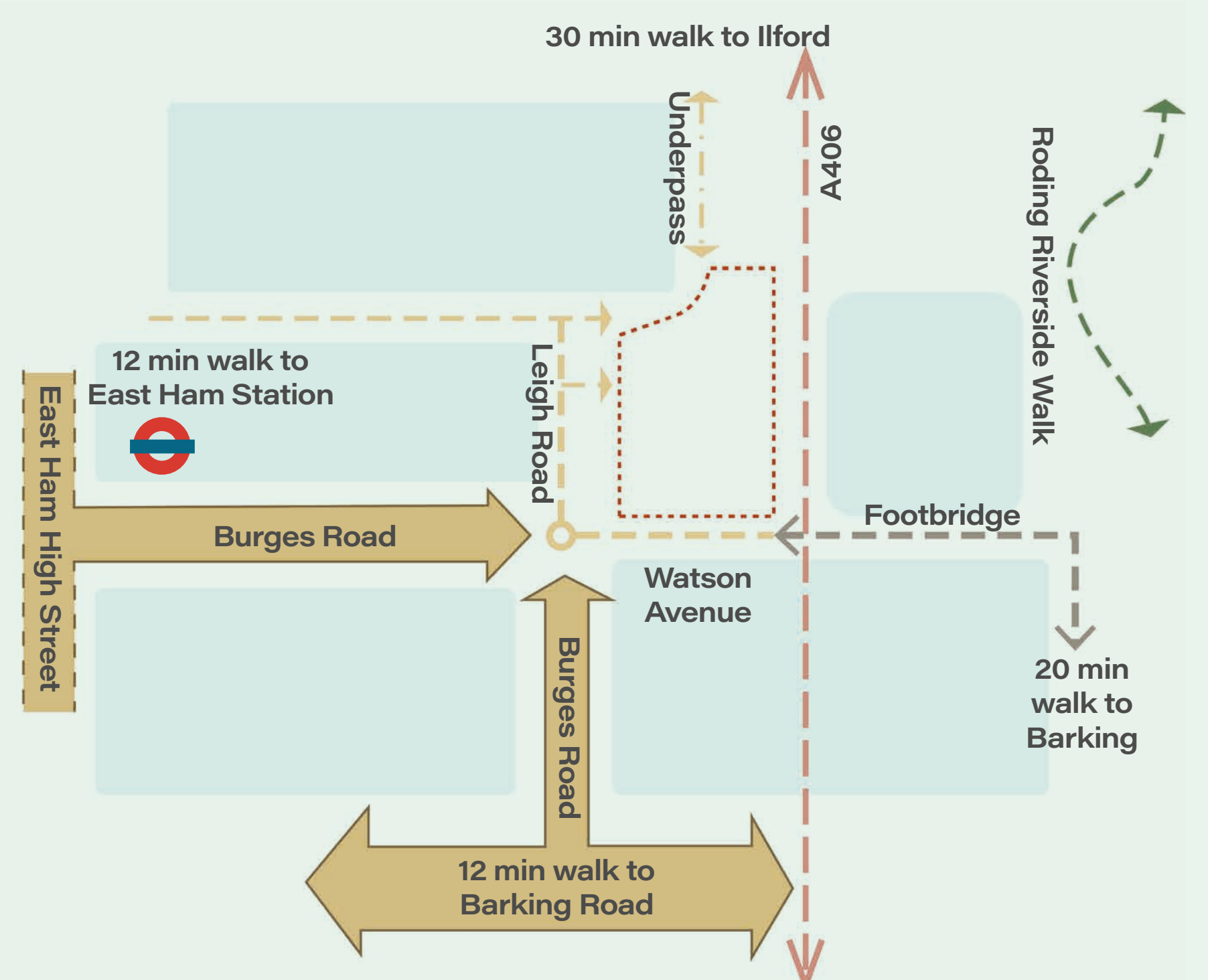
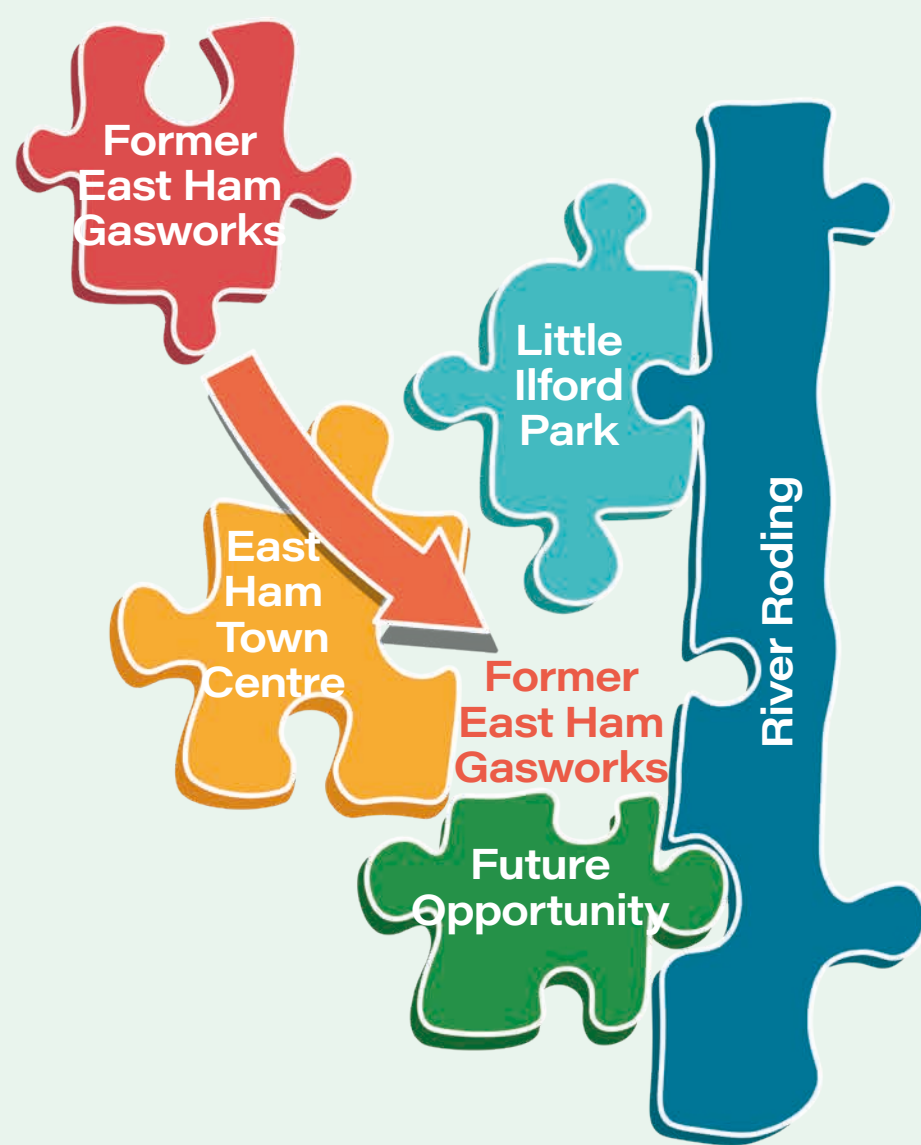
## Local Context & Connections

Site Aerial of Local Area



This is the opportunity to create high-value publicly accessible open space in East Ham.

By unlocking this land and working with the existing surroundings, together we bring forth new green space to existing neighbourhoods, delivering improvements to life, work, leisure and play.





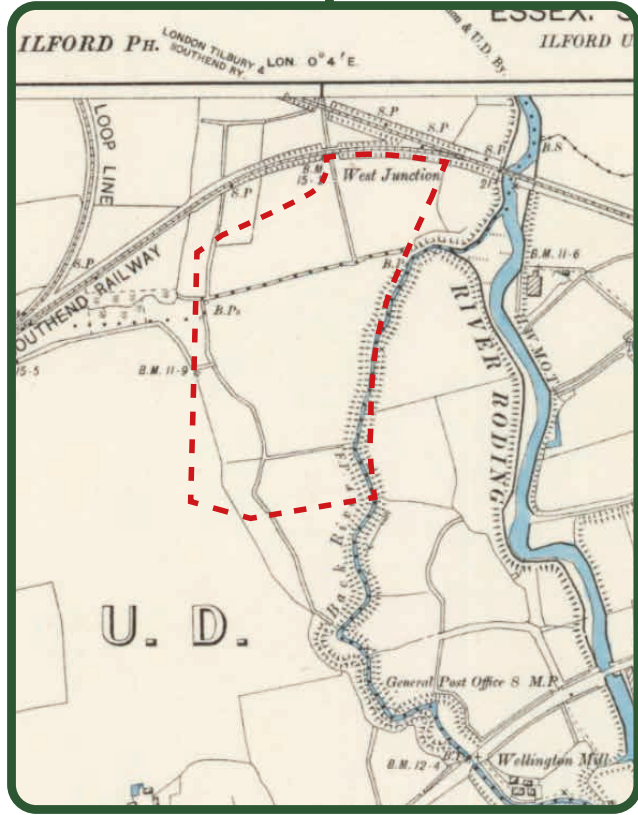
## The History of The Site

### 2006, Old Lions, Carlsberg Advert

Carlsberg, 2006. Old Lions (180 seconds). [Advert]. Saatchi & Saatchi. 15 April 2006.



#### Pre 1900 Map\*



East Ham pre 1900 was a marsh agricultural land, and to improve and control the water, aiding industry downstream smaller rivers like the Back River were created off the River Roding.

#### 1946 Aerial Photography\*



In 1939, the site is labelled as a sports ground for the welfare of the North Thames Gas Board workers.

It had:

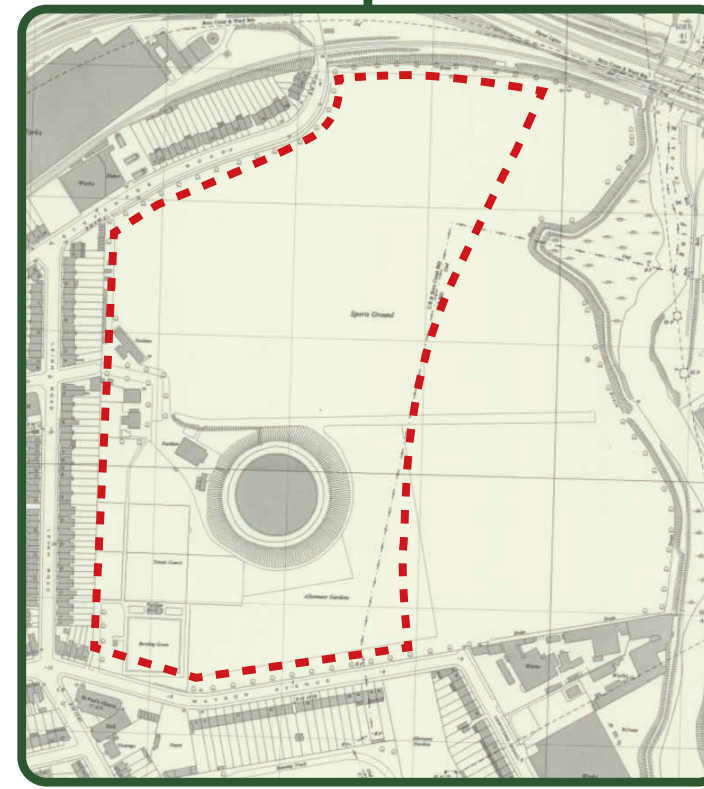
- A Bowling Green
- Tennis Courts
- 2 Pavilions
- Football Grounds

In 1966 the land south of the gas holder was used as allotments.

#### 1959 Map\*



#### 1962 Map\*



#### 1984 Aerial Photography\*



The allotments were removed by 1984.

#### 2025 Map



The A406 was built in the late 1980s; severing Newham and Barking.

The sports pavilions were demolished, and sports pitches removed, in 2013/14.

\*Select maps reproduced with the permission of the National Library of Scotland\*  
\*Select maps designated 'out-of-copyright'\*

### Illustrated Timeline

#### 1911

Beginning as a mission church in the 1908, St. Paul's Church was a result of development by Colonel Ynyr Burges from 1887.

#### 1836

Gas holder built in 1836, before incorporated by Barking Gas Co. in 1867 and the Gas Light and Coke Company in 1912.

#### 1940s

'The Roding' Public House was established.

#### 1858

Part of the District and Hammersmith & City lines, original roof canopies are still visible at East Ham Station.

#### 1980s

The A406, also known as North Circular Road was built and upgraded after WWII.

#### 2006

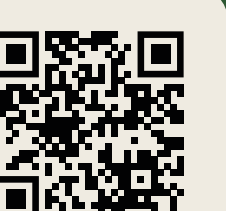
Carlsberg's 'Old Lions' advertisement utilised the site which featured legendary footballers like Bobby Charlton and Alan Ball in the run up to the 2006 FIFA World Cup.

#### 1900s

The local area has a rich cricketing history with Barking CC established in 1901 and Newham CC founded in 2008.

#### 2020s

In a previously heavily industrialised landscape, re-wilding of the River Roding began, in an effort to support wildlife and visitor opportunities.





## Existing Site Plan

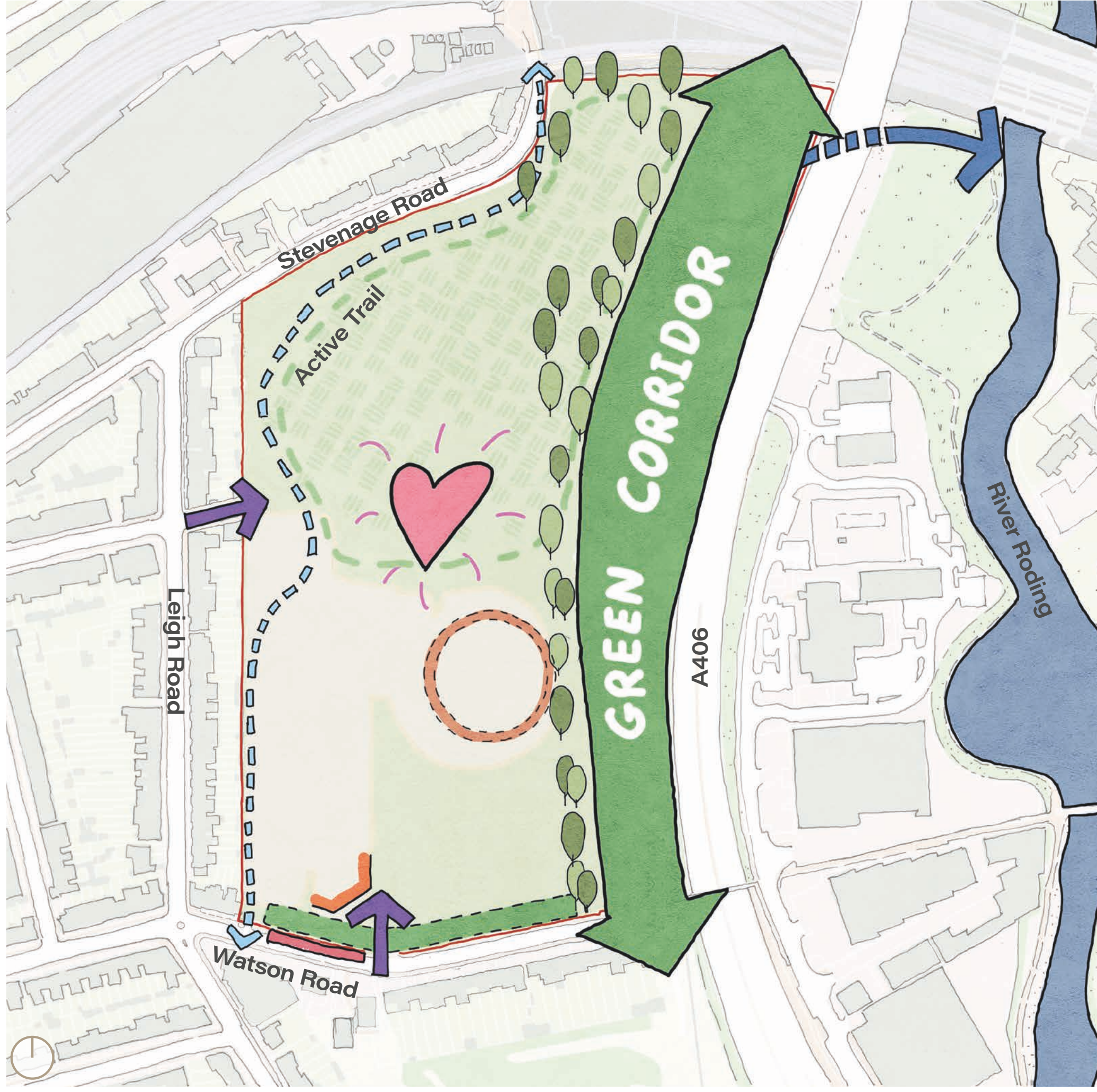
### Key

- Ownership Boundary
- Designated Green Space
- Existing Hardstanding
- Potential Developable Land
- Gasholder Footprint
- Designated Entrances

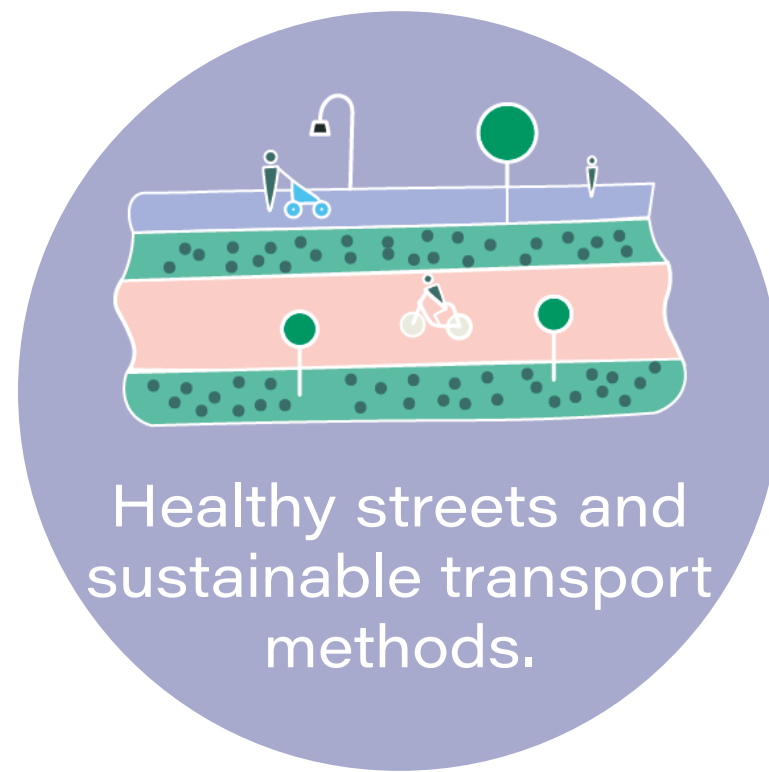
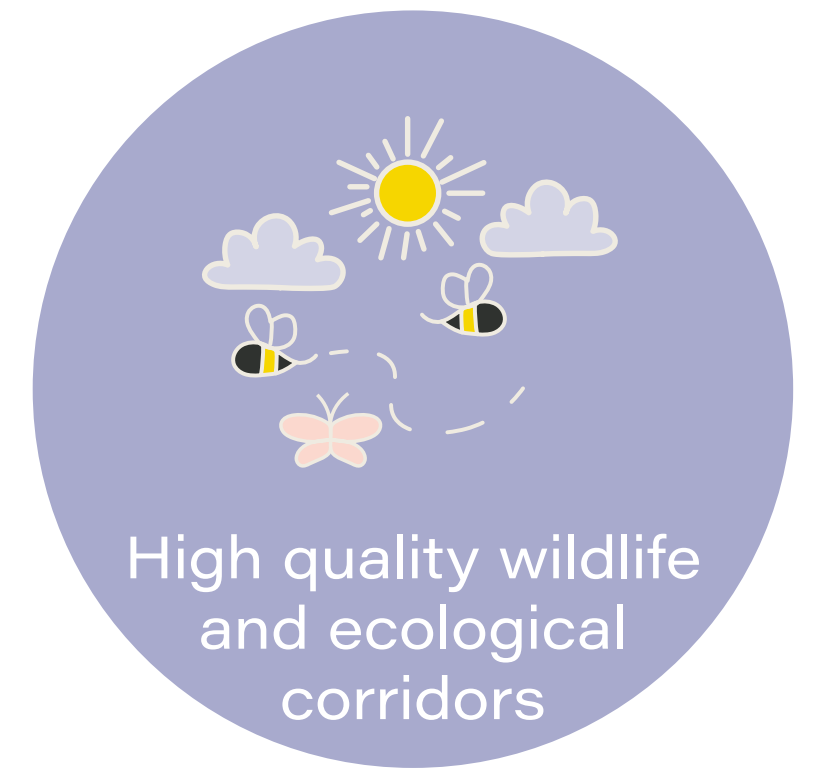




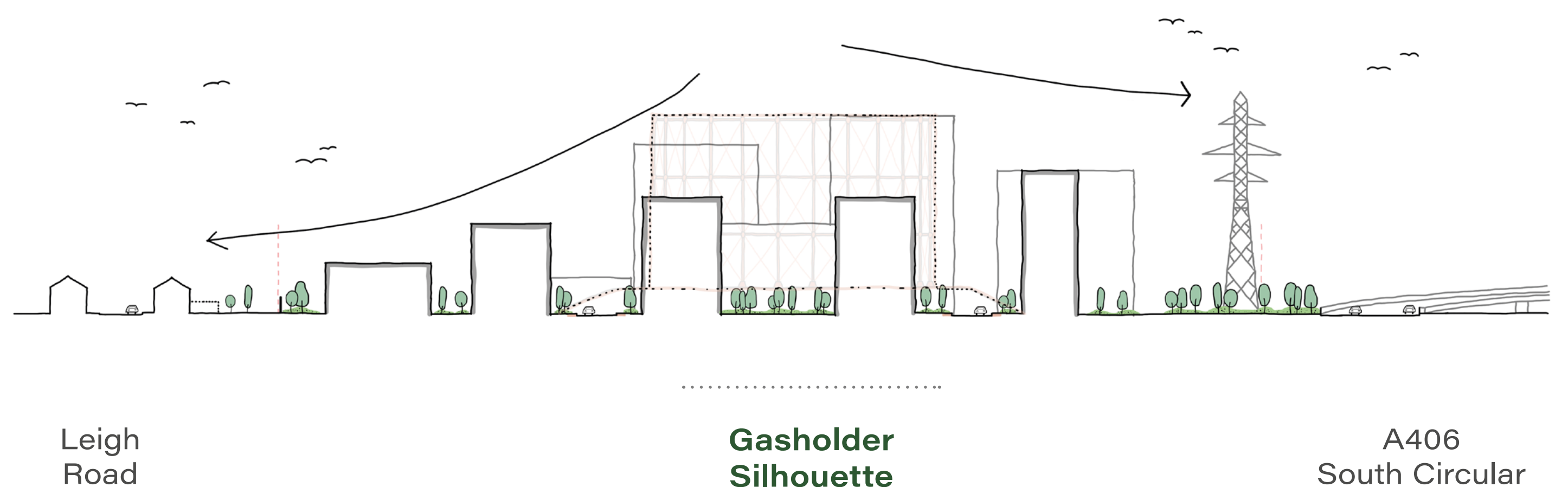
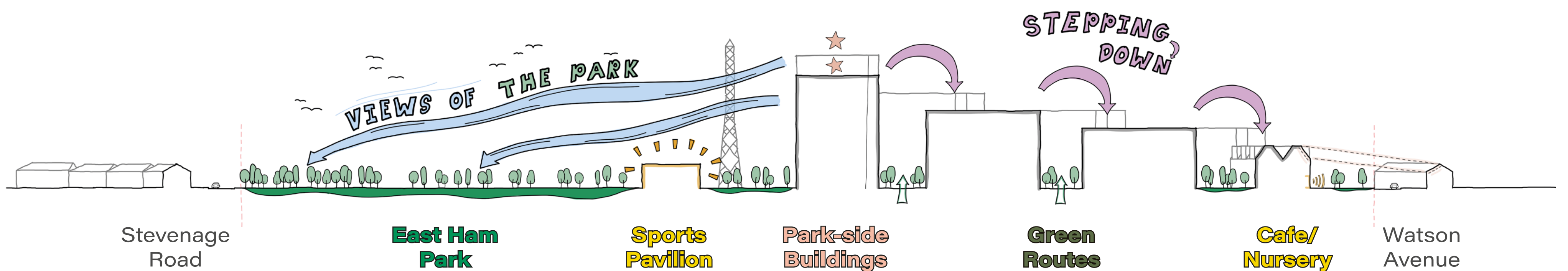
## Site Opportunities



- Existing historic wall
- Existing gasholder frame
- Access from Leigh Road and Watson Avenue
- Potential access to the River Roding
- Mixed use opportunity



### A Vision for Former East Ham Gasworks





## Initial Framework Ideas



- Lower shoulder
- Transition layer
- Mid rise layer
- Feature buildings celebrating the historic gasholder

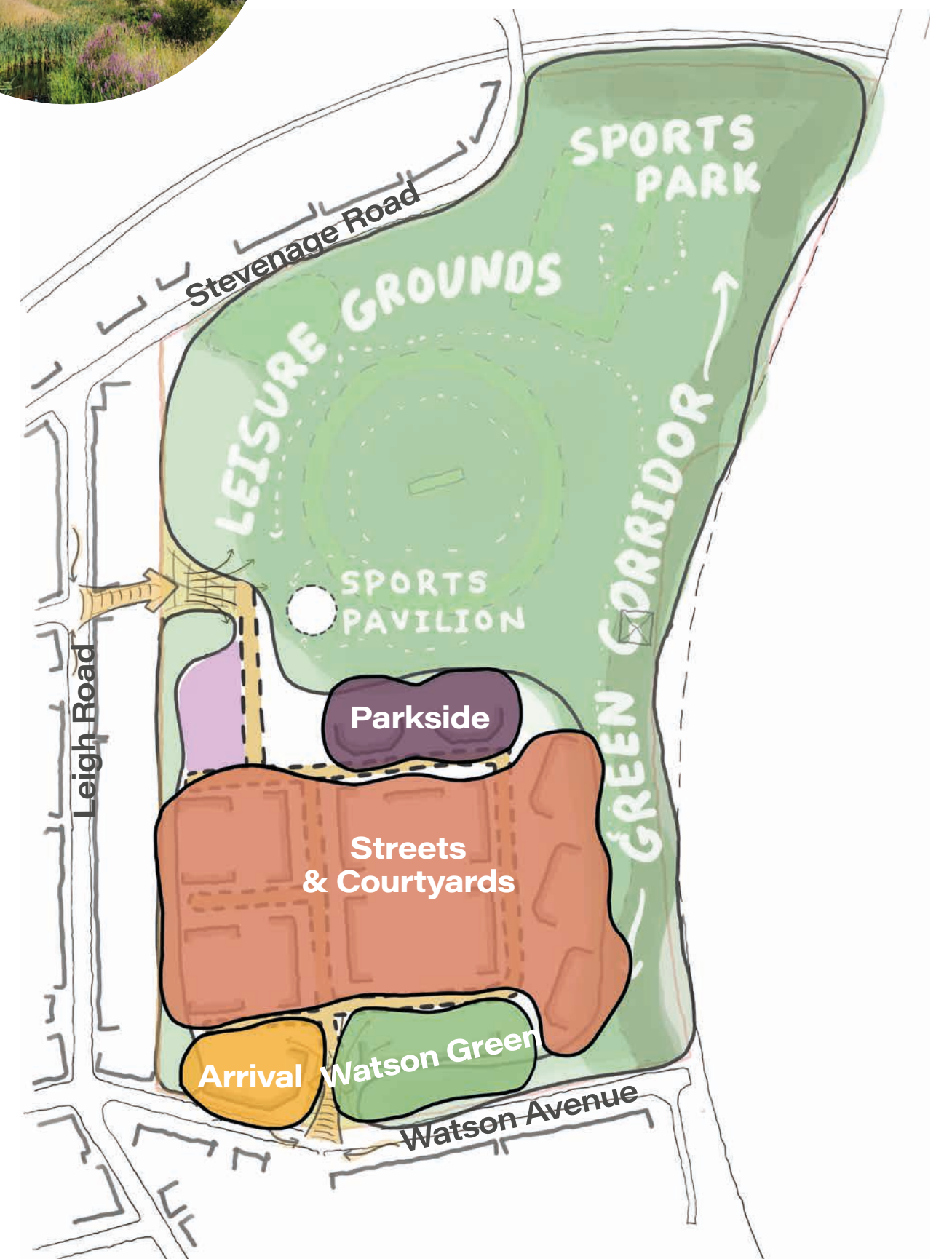
### A Contextually Informed Height Strategy

A crafted townscape to respond to it's neighbouring properties whilst also referencing the existing gasholder frame.

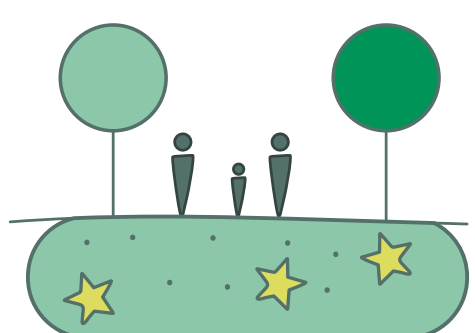


### A Varying Set of Character Areas

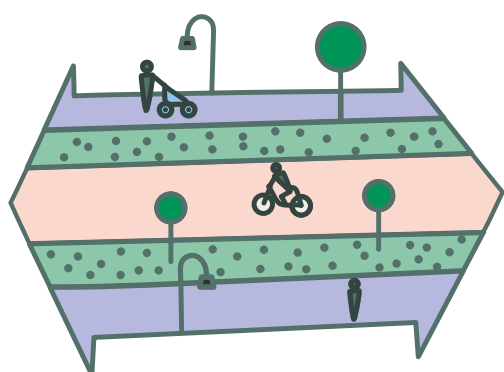
A range of character areas which are distinguished both architecturally and through the landscape strategy.



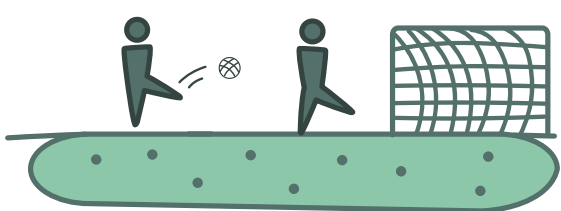
### A Vision for Former East Ham Gasworks



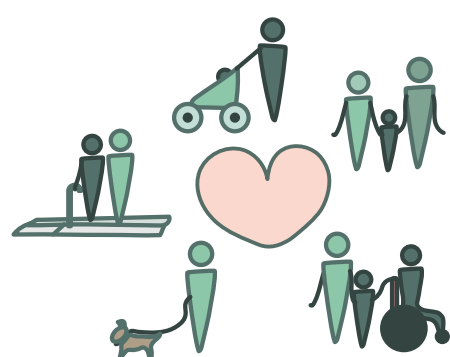
A 6.3ha park delivering approximately 68% high-quality open space.



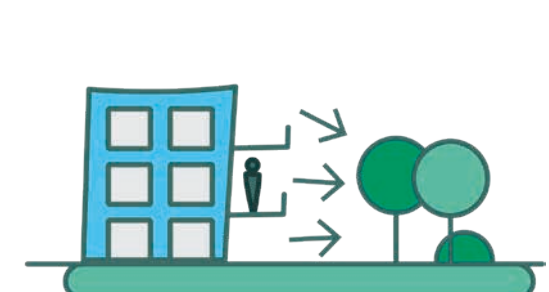
Improved Watson Avenue with new high quality public realm.



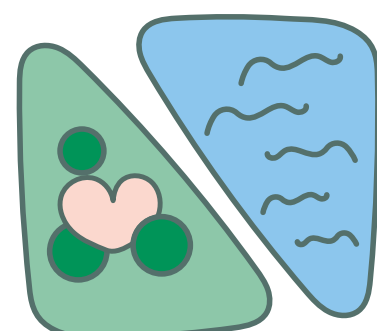
The park encourages outdoor exercise with sports pitches and high quality public space



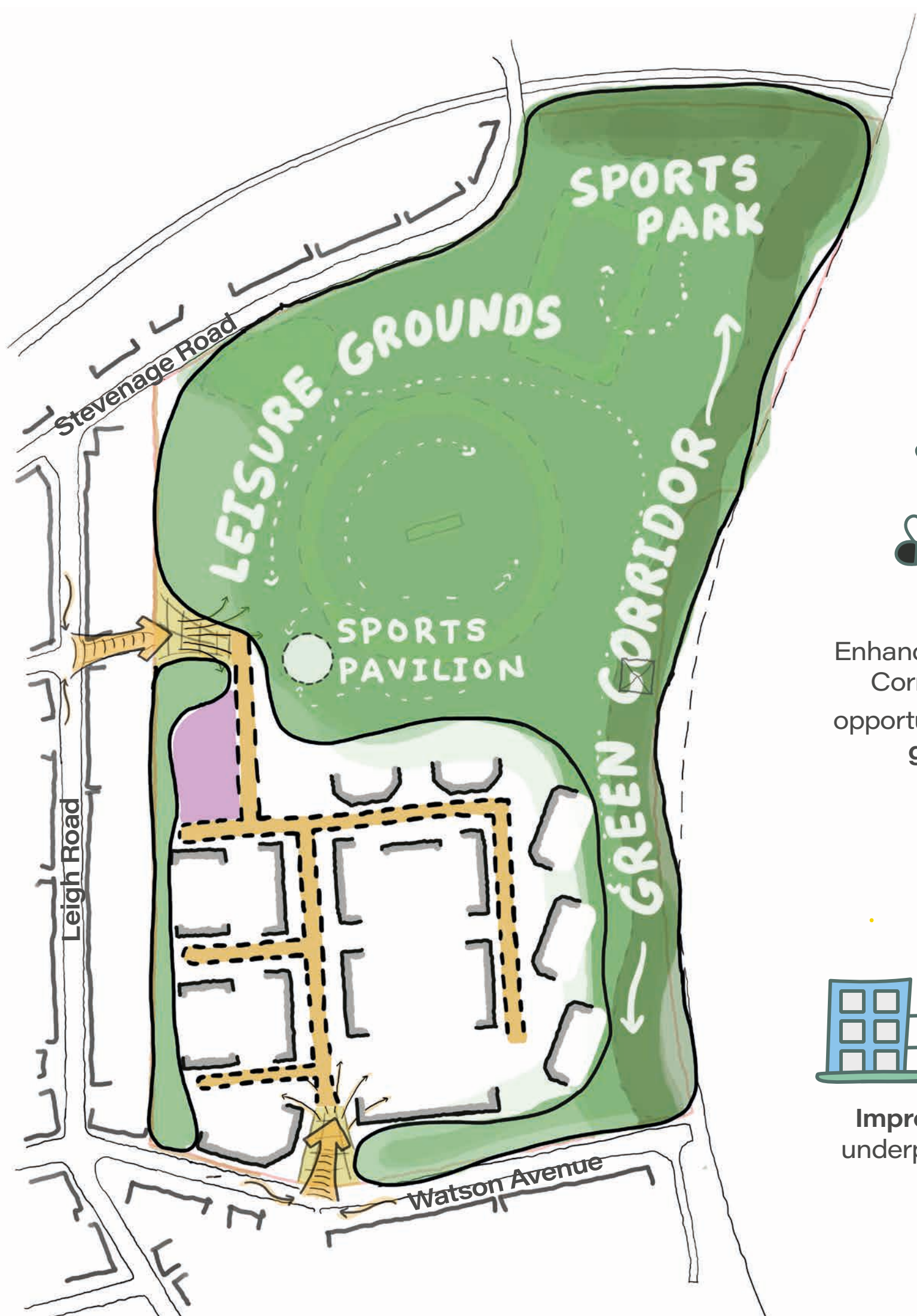
Ensuring inclusive design considering age, gender and disability.



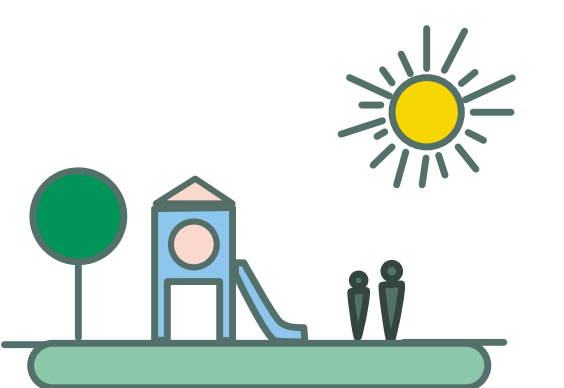
All homes will have doorstep access to green space.



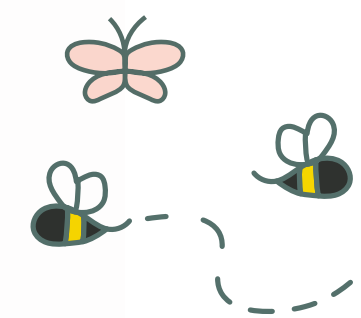
Integration of water strategy within the green infrastructure landscape



Improve health and well-being, and resilience to climate change.



Achieving excellent sunlight levels onto the public realm, green spaces and play spaces.



Enhancement of the Green Corridor to Maximise opportunities for wildlife in green spaces.



A range of different types and mix of housing



Improved safety to the underpass and footbridge close to site



Local facilities may include a nursery and local shop, to serve local needs





## Precedents / Themes



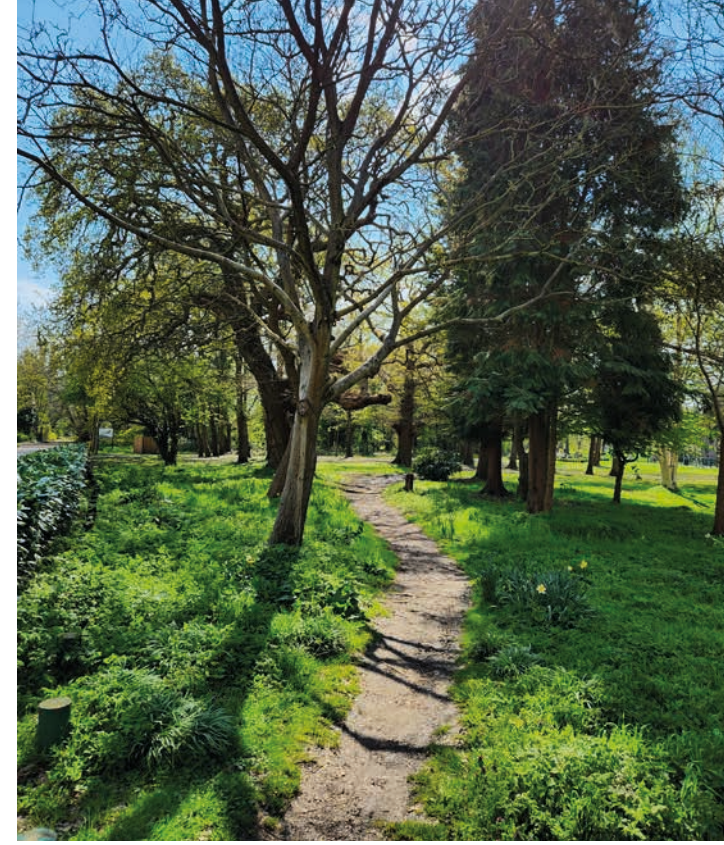
Northala Fields, Greenford



Woodland Walk, London



Caterham Barracks, Surrey



Swakeleys Park, Hillingdon



Boxgrove Gardens, Guildford  
©Fotohaus

## Sports and Recreation Spaces



Wimbledon Hill Park, Wimbledon  
©Fotohaus



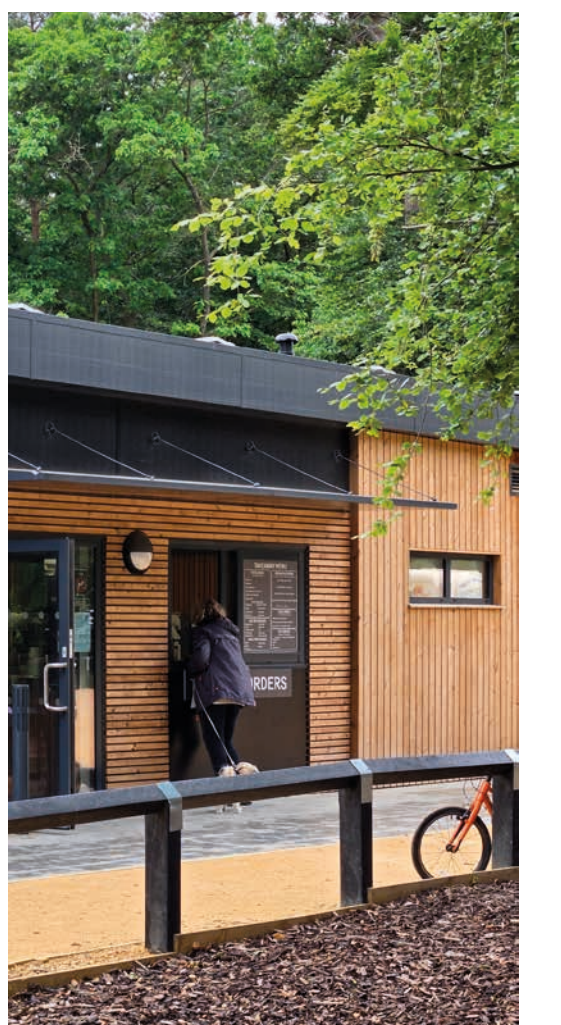
Kidbrooke Village, Greenwich



Oxhey Activity Park, Watford



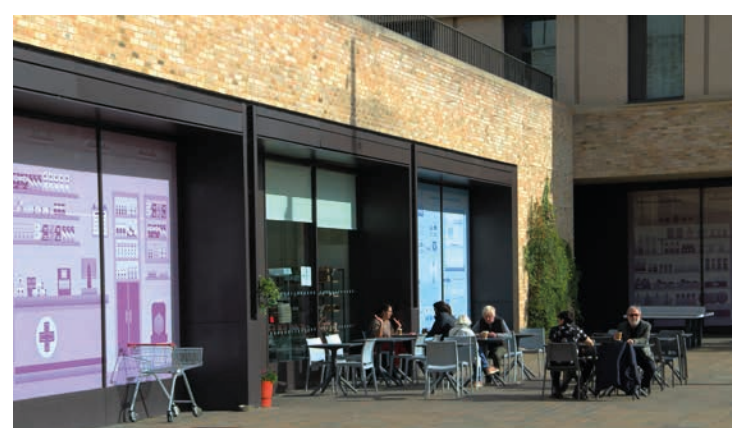
Oxhey Activity Park, Watford



Black Park, Wexham



Elephant Park, Elephant & Castle



Eddington, Cambridge



Eddington, Cambridge



Grenan Square, Greenford



Tree-house Pavilion, Elephant & Castle



Hardriding Farm, Pease Pottage

## Mixed Uses and Ground Floor Space



Woodberry Down, London



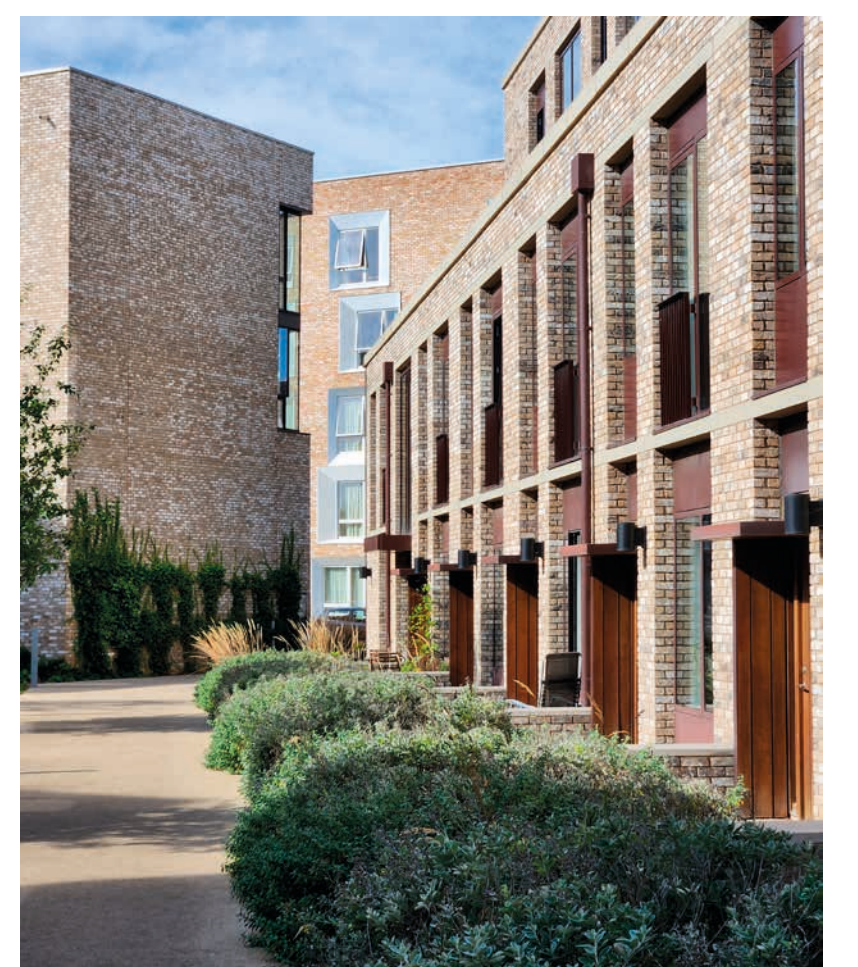
95 Peckham Road, London



Trumpington Meadows, Cambridge



Hornchurch Park Rise, Romford  
©Fotohaus



Eddington, Cambridge





## Landscape Opportunities

Regenerating East Ham Gasworks presents a series of opportunities to make improvements for local people through public access to amenity spaces, biodiversity enhancements and screening to the North Circular road. Here some early open space themes are presented for community consideration and to prompt conversations about how best to utilise any public green space created.

### Active Common

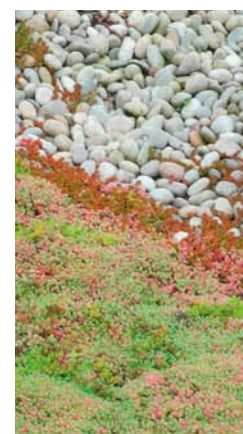
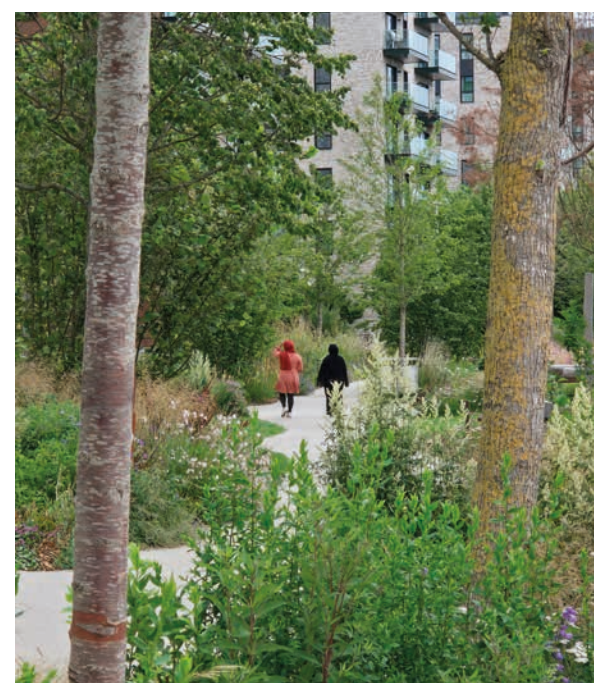
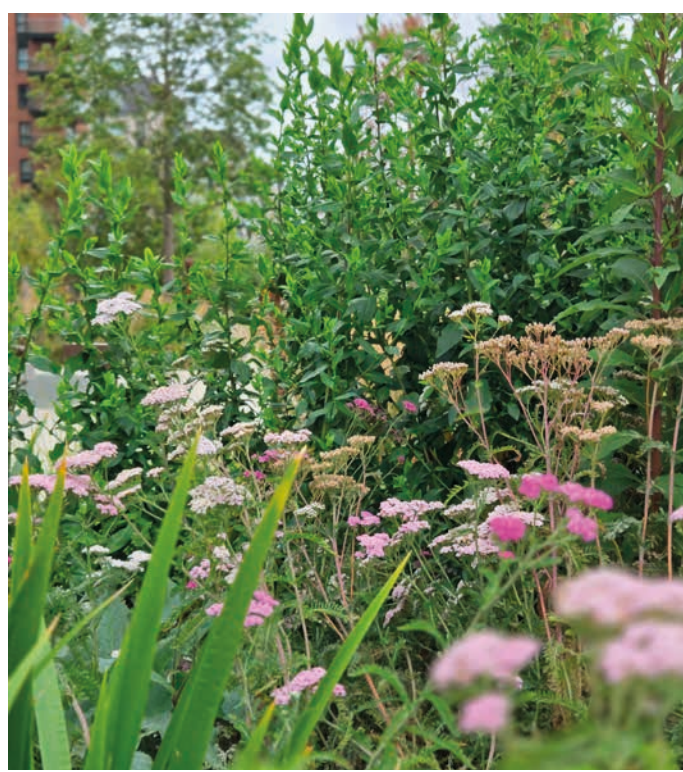
Creating an active park with variation of use and function to improve local access to physical pursuits within a naturalistic setting, responding to open-space deficiencies listed in the local plan.

### Diverse Landscape Types

Utilise topography, water management, planting and substrates to create a tapestry of habitat types, open mosaic, wet woodland, scrub planting and species rich meadow.

### Nature-led Improvement to Local Lives

Manage constraints through landscape design to mitigate visual, air quality, acoustic and health impacts of constraints for the betterment of the local area.



### Softening the North Circular

A 2019 study on Roadside Planting for improving the Quality of Urban Air, identified birch, yew and elder as among the most effective species for filtering air pollution. Could planting these species help clean local air?



Birch



Elder

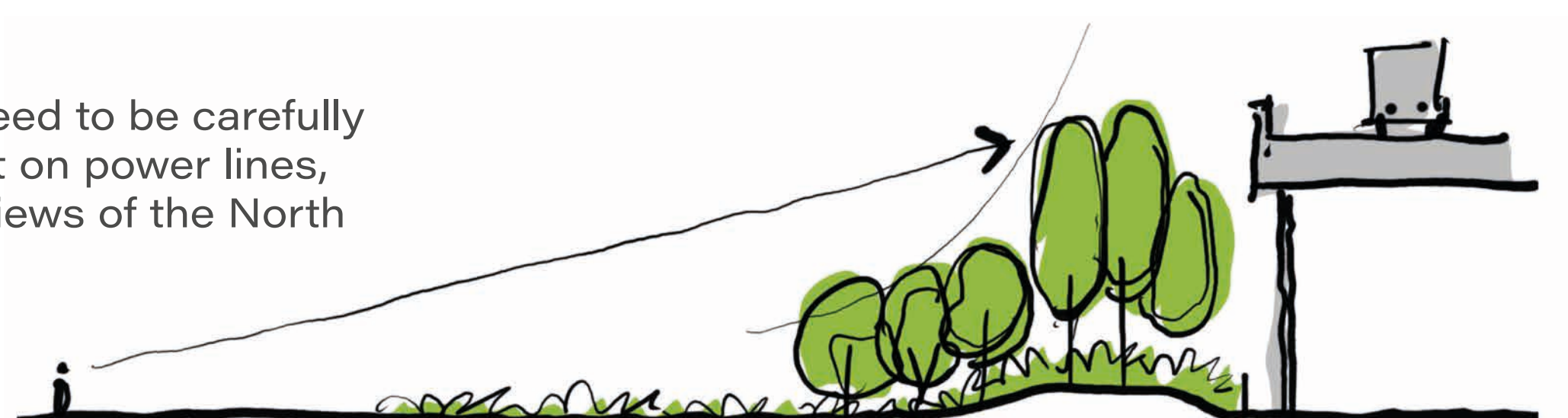


Yew



### North Circular Planting

Trees and mounding would need to be carefully located to avoid future impact on power lines, but in time could soften the views of the North Circular and absorb fumes.





## Amenity and Landscape Options

**An open space at the scale of East Ham Gas works creates the opportunity for a range of landscape types and amenity functions.**

**These could be coupled, such as lawns and cricket, or woodland and jogging trails.**

### Amenities for an Active Lifestyle

Providing the opportunity for active amenities can improve local peoples lives. Here we have provided some images of the types of activities that could be included at East Ham Gasworks.



### Diverse Landscape Types

A diverse range of planting characters, led by opportunities to improve the local setting, could establish a tapestry of nature reserve habitats.



### Meadows

Meadows are low maintenance and hold high biodiversity value.

### Gravel Gardens

Open mosaic habitat areas are spaces where self set planting creates ecological value in low fertility land.

### Woodlands

Localised woodland with trails are good for the environment and create enjoyable amenity spaces.

### Scrub Planting

Fruiting and flowering scrub will have high biodiversity value and offer seasonal fruit picking for local people.

### Sustainable Drainage

Lawn, shrub and scrub areas will capture rain water to store it and reduce the mains burden whilst enhancing local ecology.

