



Former
East Ham Gasworks

Community Co-design Report Back

February 2026

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Delivering Much-Needed Housing and Green Open Space for East Ham.

This proposal transforms a neglected, fenced-off, former Gasworks site into a vibrant new destination just 800m from East Ham Station.

The plan delivers a landscape-led masterplan benefitting the local community and ecology whilst delivering new homes and sporting facilities for Newham.

Our Experience

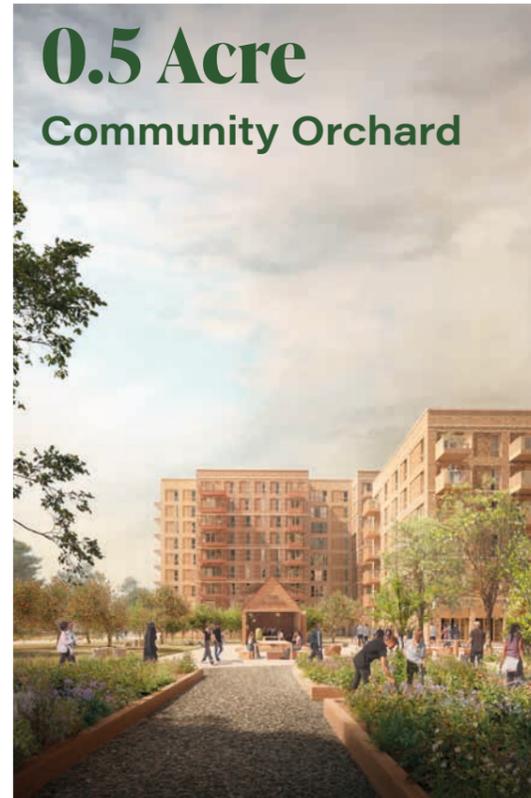
Former
East Ham
Gasworks

St William, Quod & JTP



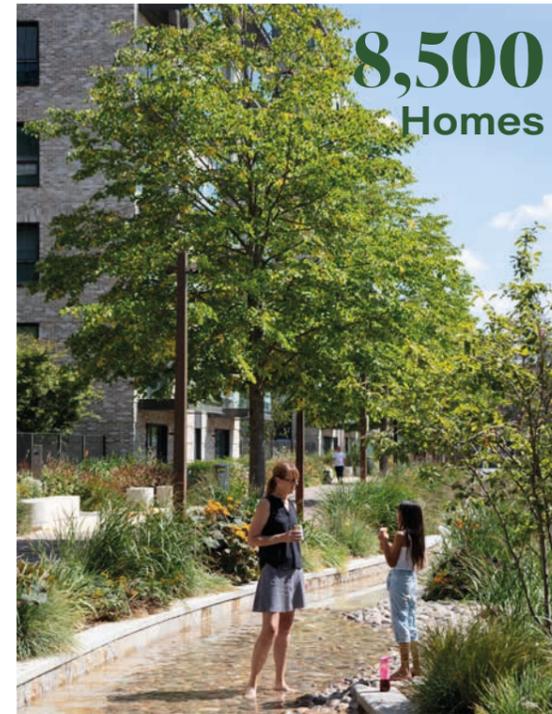
5 Acre
Riverside Park

Beckton Riverside



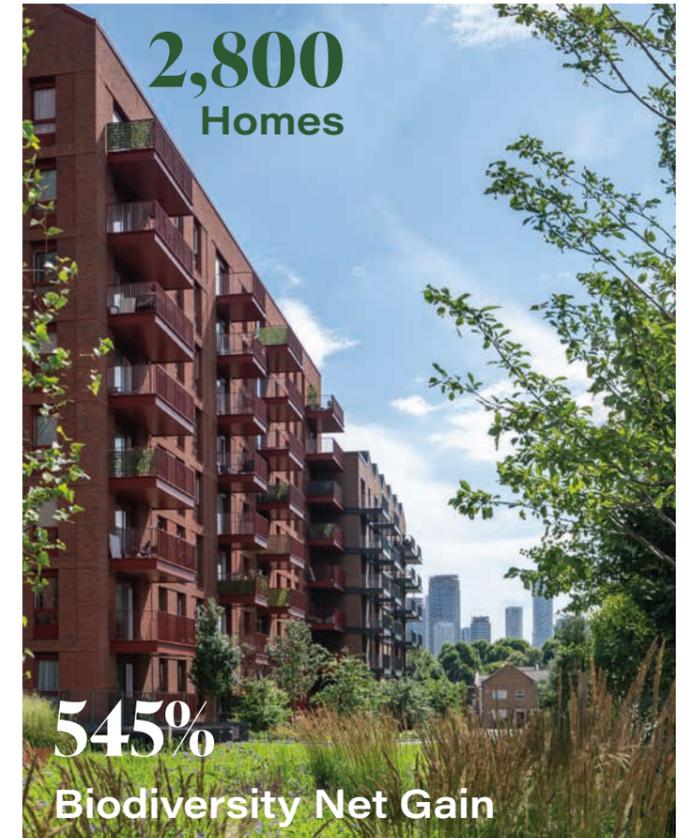
0.5 Acre
Community Orchard

Beckton Riverside



8,500
Homes

The Green Quarter, Southall



2,800
Homes

545%
Biodiversity Net Gain

Heron Wharf, Poplar



2,900
Homes

Beckton Riverside



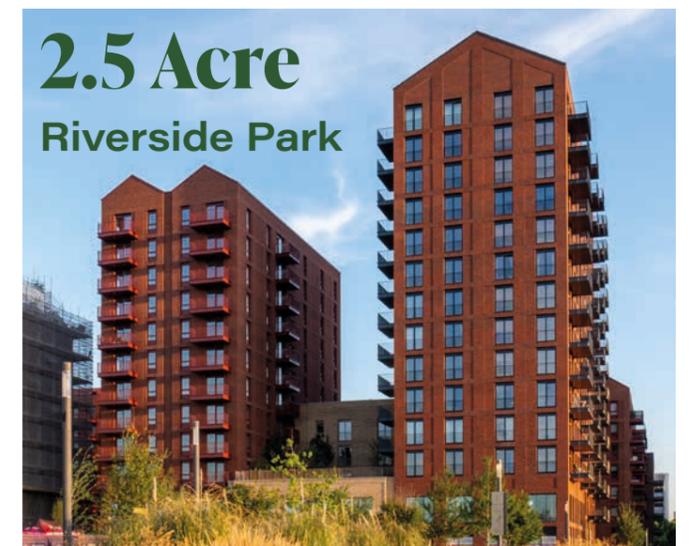
600
New Trees

Beckton Riverside



88 Acre
Site

The Green Quarter, Southall



2.5 Acre
Riverside Park

Heron Wharf, Poplar



02



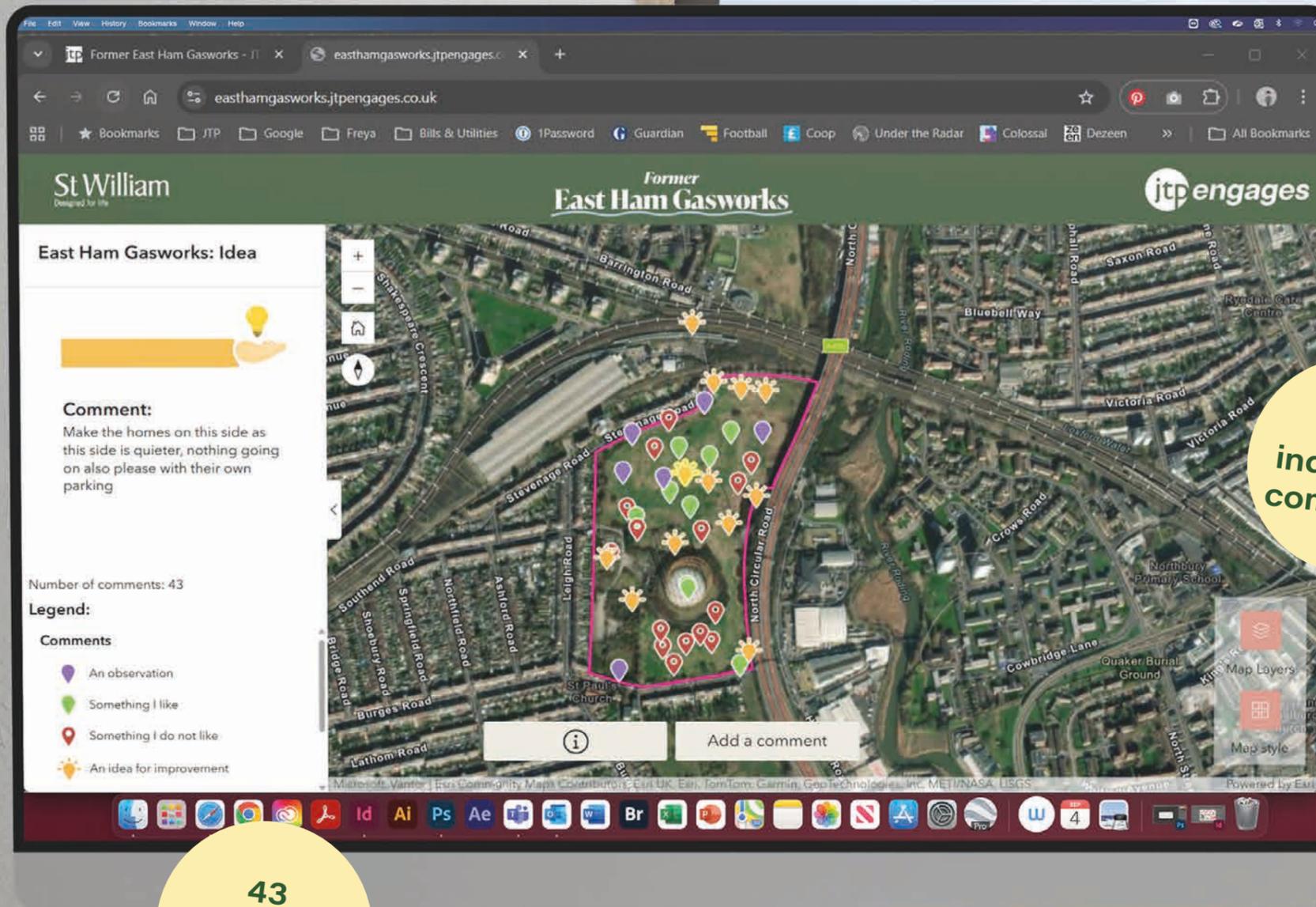
**Publicity
& Online**

Publicity & Online
Website



Publicity & Online

JTP Engages Interactive Map



101 individual comments

43 comment pins

Flyering

Former
East Ham Gasworks

Community Co-Design Event

Saturday 31 January 2026
12pm to 1pm - Site Boundary Tour
1pm to 4pm - Event Open



You are invited to the **East Ham Gasworks Community Co-design Event**. Come along and help shape ideas for a new public park, sports facilities and residential neighbourhood of around 600 homes in East Ham.

Join us for a site boundary tour, workshops, coffee and facepainting. Bring the family!

There is no need to pre-register. Background and event details overleaf.

Fancy having your say?
We'd love to hear your ideas!

The Community Co-design Event will be held at:
St Paul's Church, Burges Road, London E6 2EU

Contact us
Email: community@jtp.co.uk
Call: Freephone 0800 012 6730
Write to: Freepost JTP (no stamp required)

Can't make it to the event?
You can also have your say online via the interactive map.
Scan the QR code above or visit jtp.co.uk/projects/east-ham-gasworks

Scan the QR code above or visit jtp.co.uk/projects/east-ham-gasworks

St William Designed for life 

Former
East Ham Gasworks

Community Co-Design Event

Saturday 31 January 2026
12pm to 1pm - Site Boundary Tour
1pm to 4pm - Event Open

Background

The site has a rich history of industrial and sporting uses and is now owned by St William. The western part of the site is partly occupied by a car maintenance and repair service provider, with the rest of the site currently inaccessible to the public, due to contamination which currently exists on site.

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.

There will be a variety of ways to take part including the online interactive map, and an in-person Community Co-design Event. There is no need to pre-register.

Next Steps

Following the Co-design Event, the JTP-led team will analyse the outcomes and draw up an illustrated plan for East Ham Gasworks which will be reported back to the local community with an online video presentation on **Tuesday 10 February**, available from the project webpage jtp.co.uk/projects/east-ham-gasworks

The design team will then move forward to prepare an outline planning application for the site, with submission to Newham Council in summer 2026.

Community Co-design Event

On Saturday 31 January 2026 we will hold an activity packed Community Co-design Event, to help shape the plans for East Ham Gasworks. You will be able to post your comments on a giant wall map, sit down with the design team to draw your ideas, and take part in lots of other fun and interactive activities for all age groups throughout the day, including:

- AI image generation
- Ideas wall
- Exhibition
- Kids activity table
- Facepainting
- Free food and drink

Site Boundary Tour

There will be an opportunity for you to walk around the boundary of the site with the design team at **12pm**, departing from St Paul's Church. The tour will last approximately 45 minutes, returning to the event venue.

Design Table Workshop

There will also be two opportunities for you to take part in a design table workshop at **1.15pm and 2.45pm** – a chance to sit down with the architects and draw your ideas for East Ham Gasworks. The workshops will last approximately 45 minutes each.

Contact us
Email: community@jtp.co.uk
Call: Freephone 0800 012 6730
Write to: Freepost JTP (no stamp required)
Visit: jtp.co.uk/projects/east-ham-gasworks

St William Designed for life 

Flyer delivered to 4,182 homes

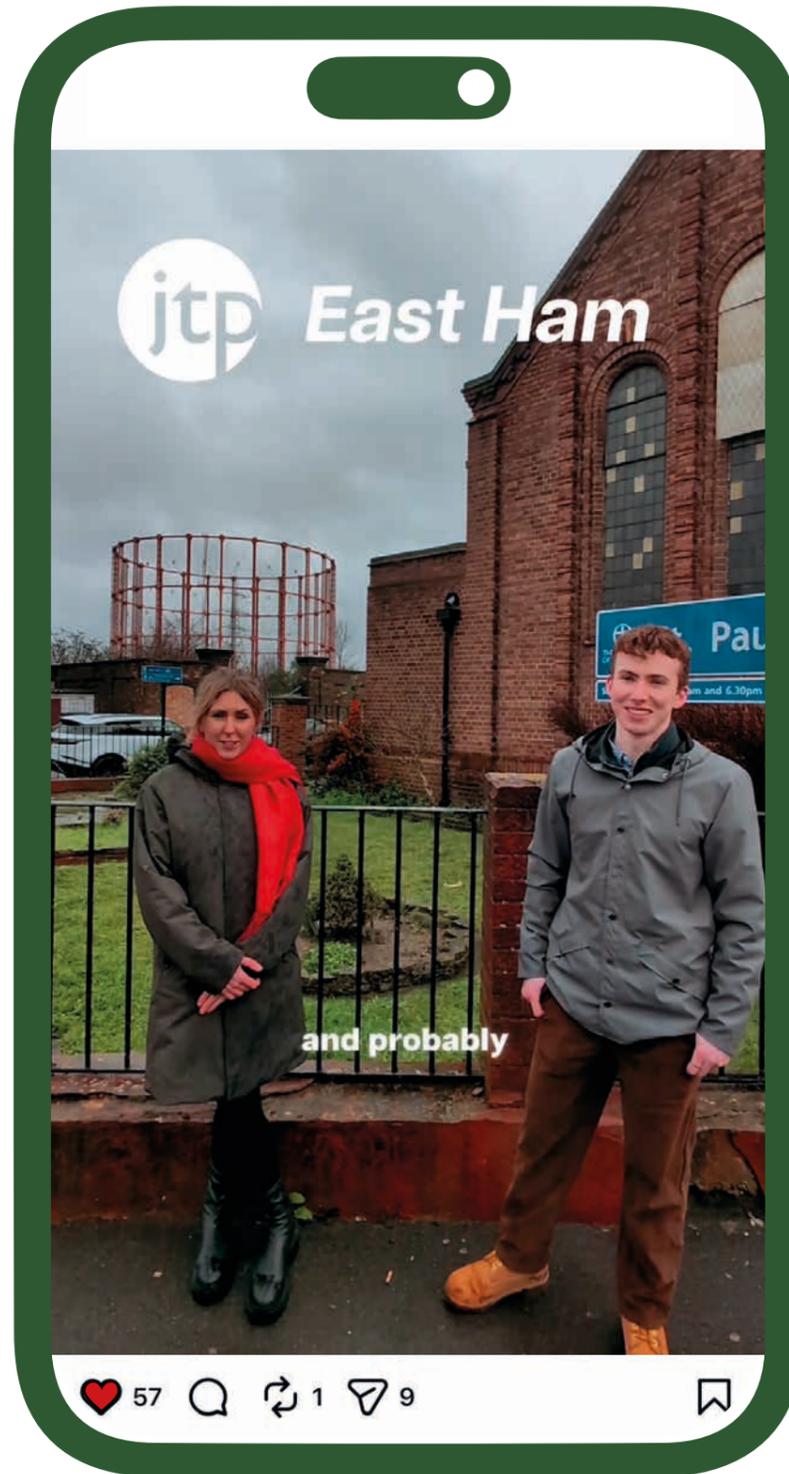


Flyer emailed to over 80 stakeholders

- Stakeholders include:**
- Newham Councillors
 - Schools
 - Community Groups
 - Resident's Associations
 - Sports Clubs
 - Environment Groups
 - Faith Groups
 - Press



Social Media



30,000+ Views

100+ Likes

50+ Shares

43 Comments



Community

03



Co-Design Day

Welcome & Introduction

Venue:
St. Paul's
Church



Over 100
attendees!



Over 400
comments
logged



Activities and Community Engagement



93 Post-it Notes



6 Design Tables with 125 notes



Over 60 comments received



Site Walkabout Tour 1

Starting from **St. Paul's Church**

To **Watson Avenue Footbridge**

To **Stevenage Road** via **Leigh Road**

Return to **St. Paul's Church** via **Leigh Road**



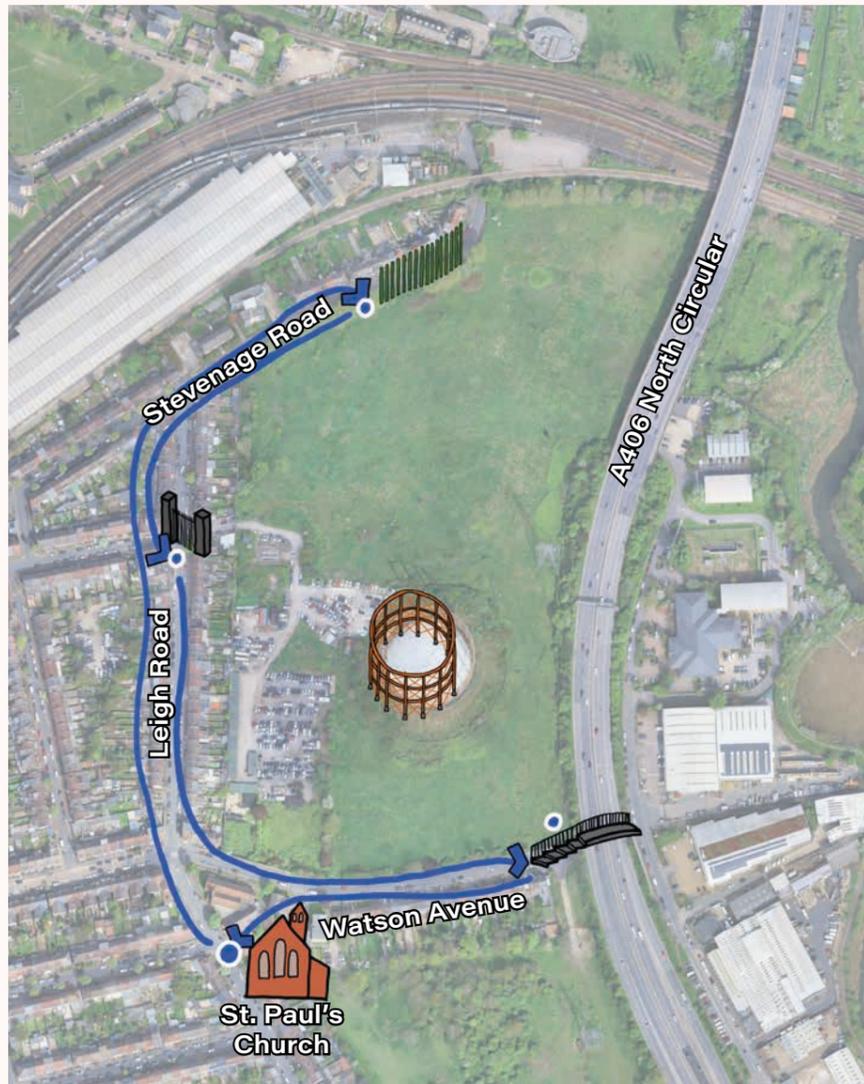
Site Walkabout Tour 2

Starting from **St. Paul's Church**

To **Stevenage Road** via **Leigh Road**

To **Watson Avenue Footbridge** via **Leigh Road**

Return to **St. Paul's Church** via **Watson Avenue**



Exhibition

A range of boards formed the background exhibition, outlining and explaining the event, ranging from...

...the **site's context and history**, the **design concepts**...



...the **vision**, and the **engagement process**.



Giant Ideas Wall



Calisthenics
Park or Gym?

Minibuses?

Sports Centre?

More play!

Protect the
Environment!

Wetlands?

Sports Courts!

Clean the
Boundary; More
Safety!

Local Nursery!

GP Surgery!

Coffee Shop?

Bring Cricket
Here!

Spaces for
Youth!

Lighting
Improvements!

Improve Cycle
Connections...

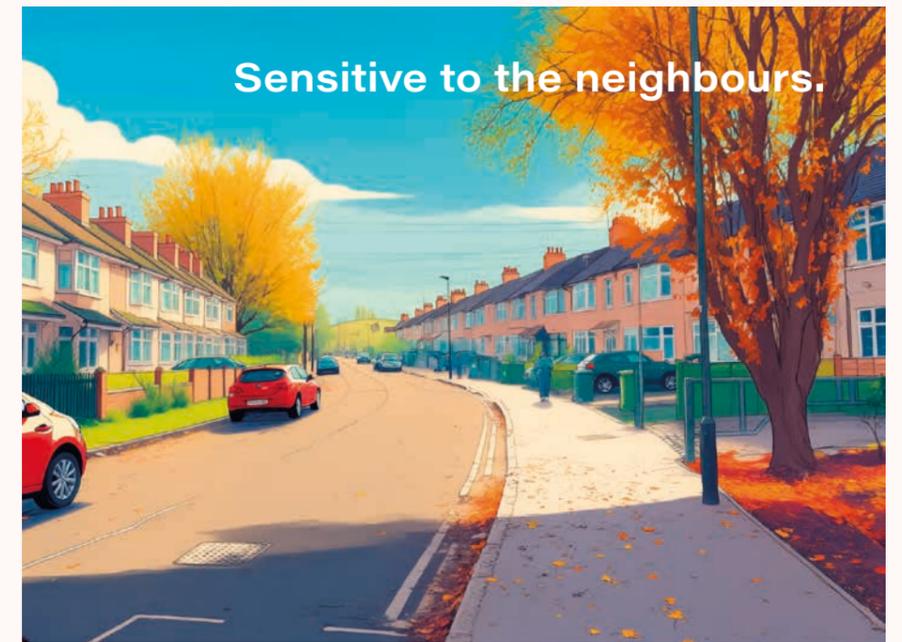
Playground!



AI Ideas Generation



10 Images generated



AI Ideas Generation



Co-Design Tables



6 Design
Tables with
125 notes



Co-Design Table - The Bigger Picture

Key themes included:

- Recognition of existing cultural and historic routes and landmarks.
- Existing schools lack outdoor space - more needed!
- Marking the vicinity and connectivity of local bus routes.
- Make use of the spaces under the A406 'arches'.
- Need for a shop!
- Improve active travel links to surrounding facilities, transport hubs the river and green spaces.
- Provide a range of uses on site including nurseries, healthcare, gym, cricket etc.

Feedback at this table demonstrated a desire to embed the site within its wider urban and social landscape.

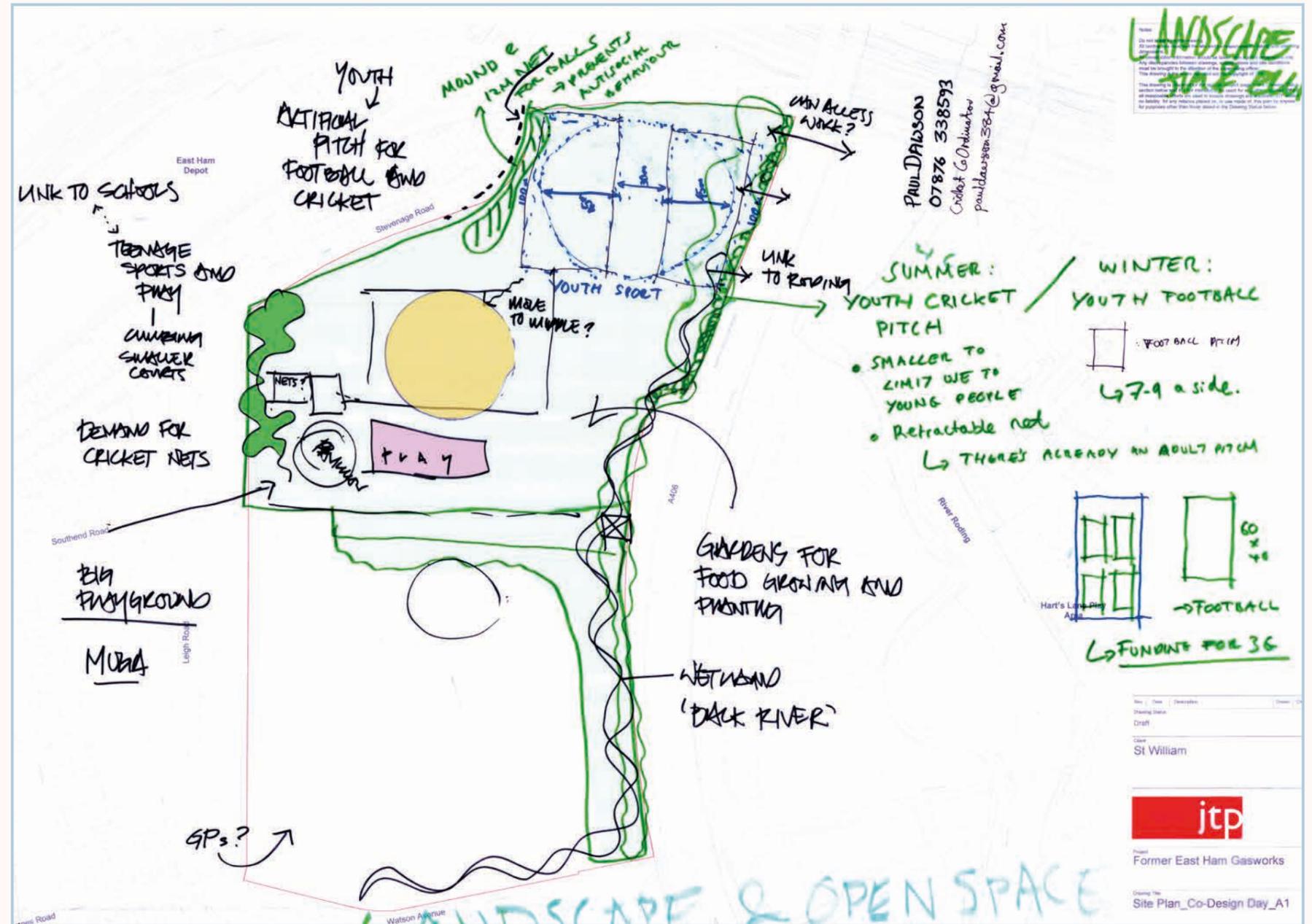


Co-Design Table - Landscape and Open Space

Key themes included:

- Demand for cricket nets, football pitches and large playgrounds.
- Interest in wetlands, gardens, allotments and creative outdoor spaces.
- Requests for youth-focused sports areas.
- Support for multi-season and flexible facilities, cricket during the summer and football during the winter for example.
- Recognition of links between landscape and wellbeing.
- Utilise wetland habitats as sustainable drainage systems.
- Use of native planting motifs.
- Natural areas and features to act as a boundary to managed recreational spaces.

The feedback showed strong appetite for layered, multifunctional open spaces.

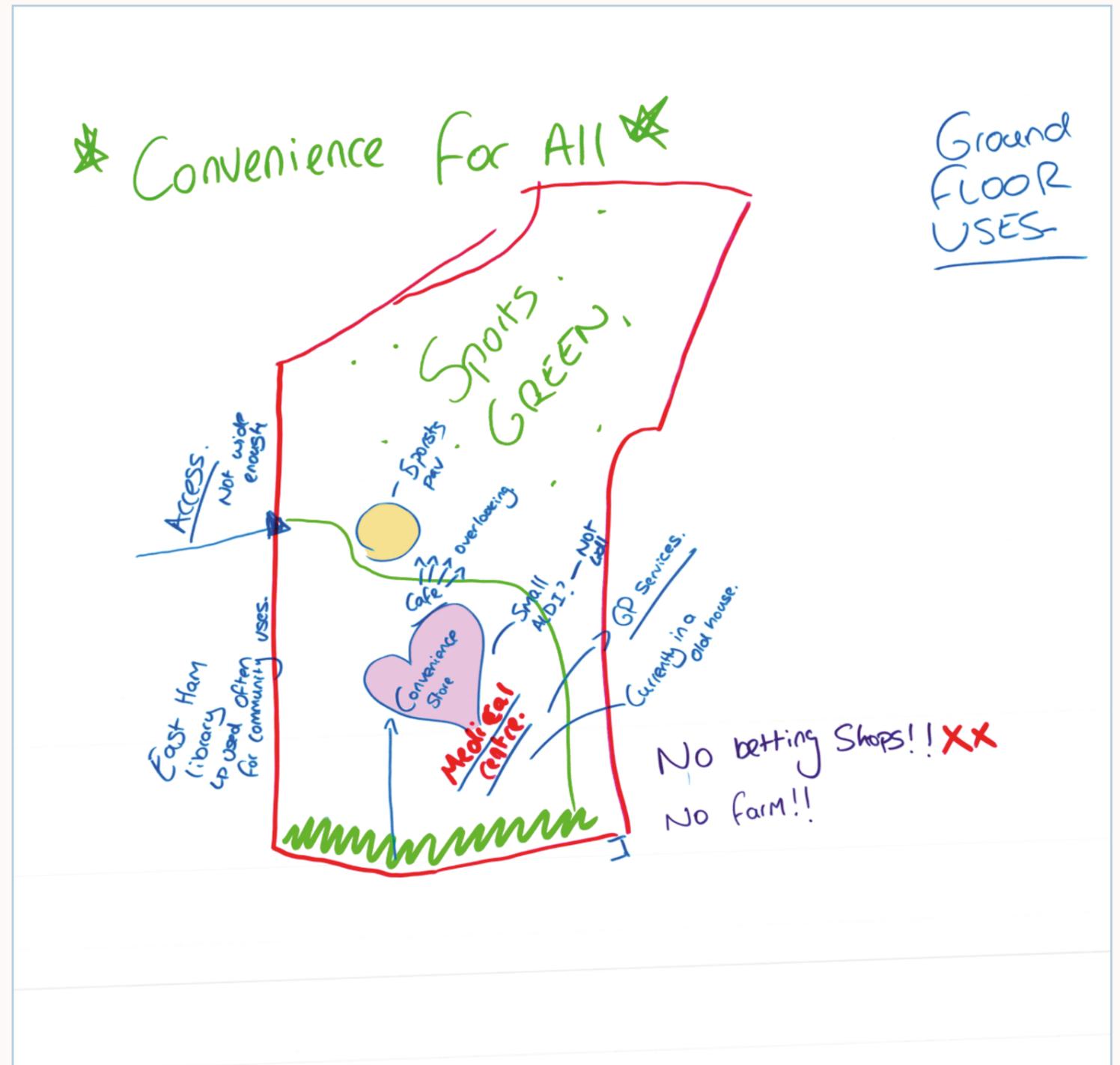


Co-Design Table - Ground Floor Uses

Key themes included:

- Accessible community facilities, including libraries, medical centres and nurseries.
- Support for cafés, shops and social spaces overlooking parks and streets.
- Demand for convenience retail and supermarkets.
- A desire to encourage healthy lifestyles - no betting shops!
- Interest in flexible buildings that could be used for multiple purposes.
- Desire to reflect surrounding housing typologies.
- Interest in maintaining a village-scale character.
- Emphasis on continuity with existing streets.

Participants repeatedly emphasised “convenience for all” and the importance of ensuring that ground floors support daily life and social interaction.

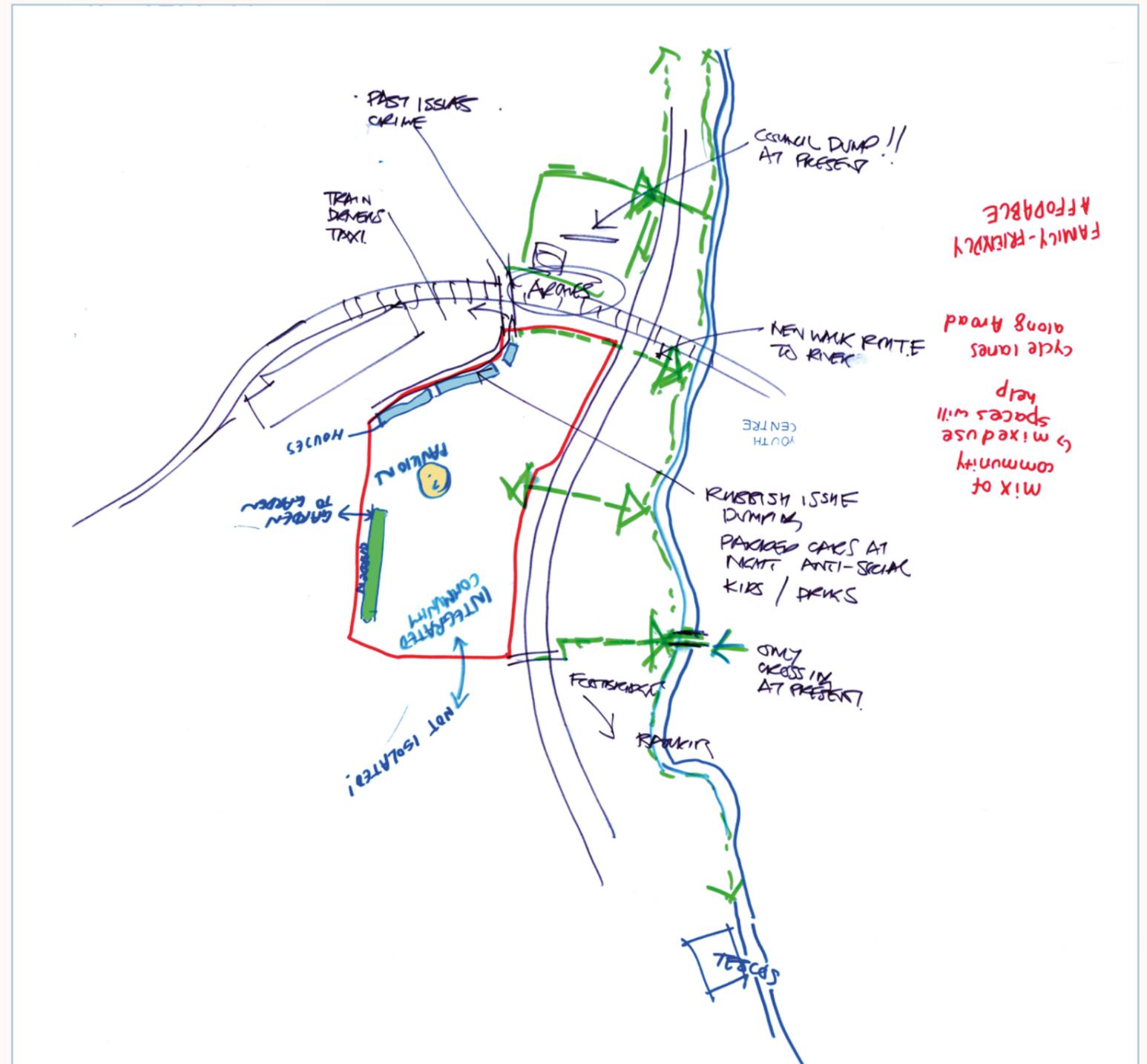


Co-Design Table - Safety & Access

Key themes included:

- Concerns about isolated routes and limited access points.
- Issues around waste dumping, poorly managed spaces and anti-social behaviour.
- Support for integrated community and mixed-use environments including youth centres.
- Requests for improved, safe cycling and walking routes.
- Interest in family-friendly and well-used streets.
- Preference of gardens to gardens as boundaries between houses.

Participants consistently linked safety to activity levels, visibility and community presence.

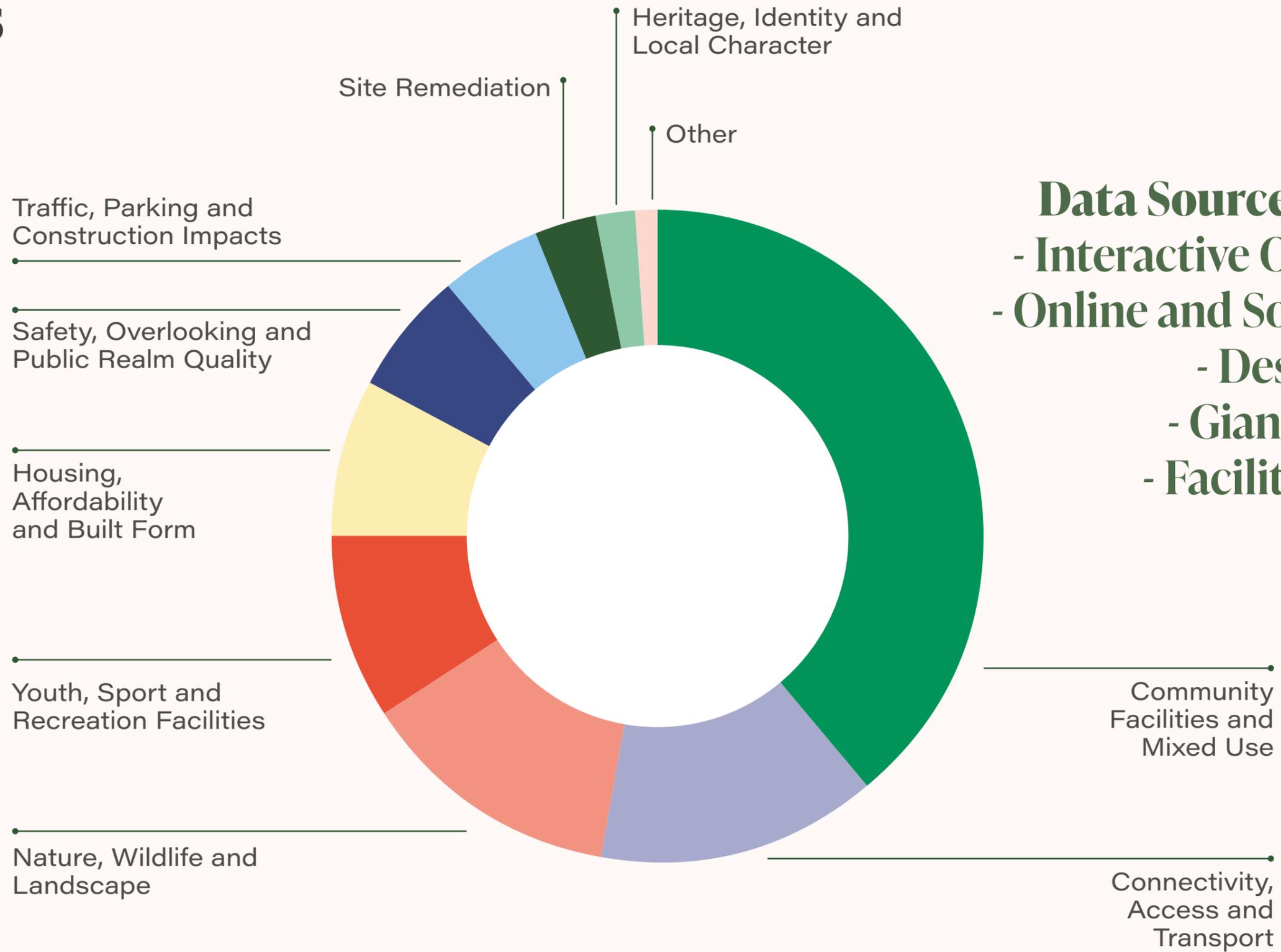


04



Key Themes

Topics



Data Sources Include:
- Interactive Online Map
- Online and Social Media
- Design Tables
- Giant Wall Map
- Facilitator Notes

These topics capture the main areas of feedback. Totals overlap slightly because some comments relate to more than one theme.



Landscape & Open Space

- Support for opening up the green space for everyone to use.
- Provide managed, year round sports facilities, cricket, football, tennis etc.
- Provide a variety of parks and play spaces for all, including calmer spaces and inclusive provision for different needs.
- Outdoor spaces for teenagers to “hang out.”
- Provide resources for community growing, allotments, food forestry.
- Protect and enhance existing nature and wildlife.
- Natural landscape interventions to help with flooding and drainage.
- Improve safety in and around the site.

“A sports centre is a good idea. We want cricket grounds too!”

Co-design Day Attendee



Community Facilities & Mixed Uses

- Provide a range of facilities that serve the needs of the whole community.
- Convenient retail including shops, cafes, pubs, kiosks, market stalls.
- Health and wellbeing such as GP services, dentist, gym, wellness centre.
- Provision for families and young people including nursery, youth centre, skate facilities.
- Flexible indoor spaces for community groups, employment, sports etc.
- Cultural and creative uses.

“Re-establish a nursery on site.”

Co-design Day Attendee



Getting About

- Provide safe, green, walking and cycling routes, in and around the site.
- Look into potential bus, shuttle and minibus services to the site.
- Ensure there is enough visitor parking, including for delivery drivers, so people do not spill into surrounding roads.
- Explore ways of reducing the impact of construction traffic on the local road network.

“A walking path and cycle lane.”

Co-design Day Attendee



Housing & Built Form

- Provide genuinely affordable homes, and housing that benefits local people.
- Height and massing of buildings adjacent to existing homes should be set back or of similar scale to respect privacy and sunlight.
- Place lower buildings at the edge and higher buildings further away.
- Keep buildings to the south of the site so the north can remain open.
- The development should reflect the surrounding neighbourhood, maintaining a “village character”.
- Active edges, overlooking, “eyes on the street” and increased footfall should improve safety of local streets and spaces.

“Deliver a high number of affordable homes. This must be housing for local people.”

Co-design Day Attendee

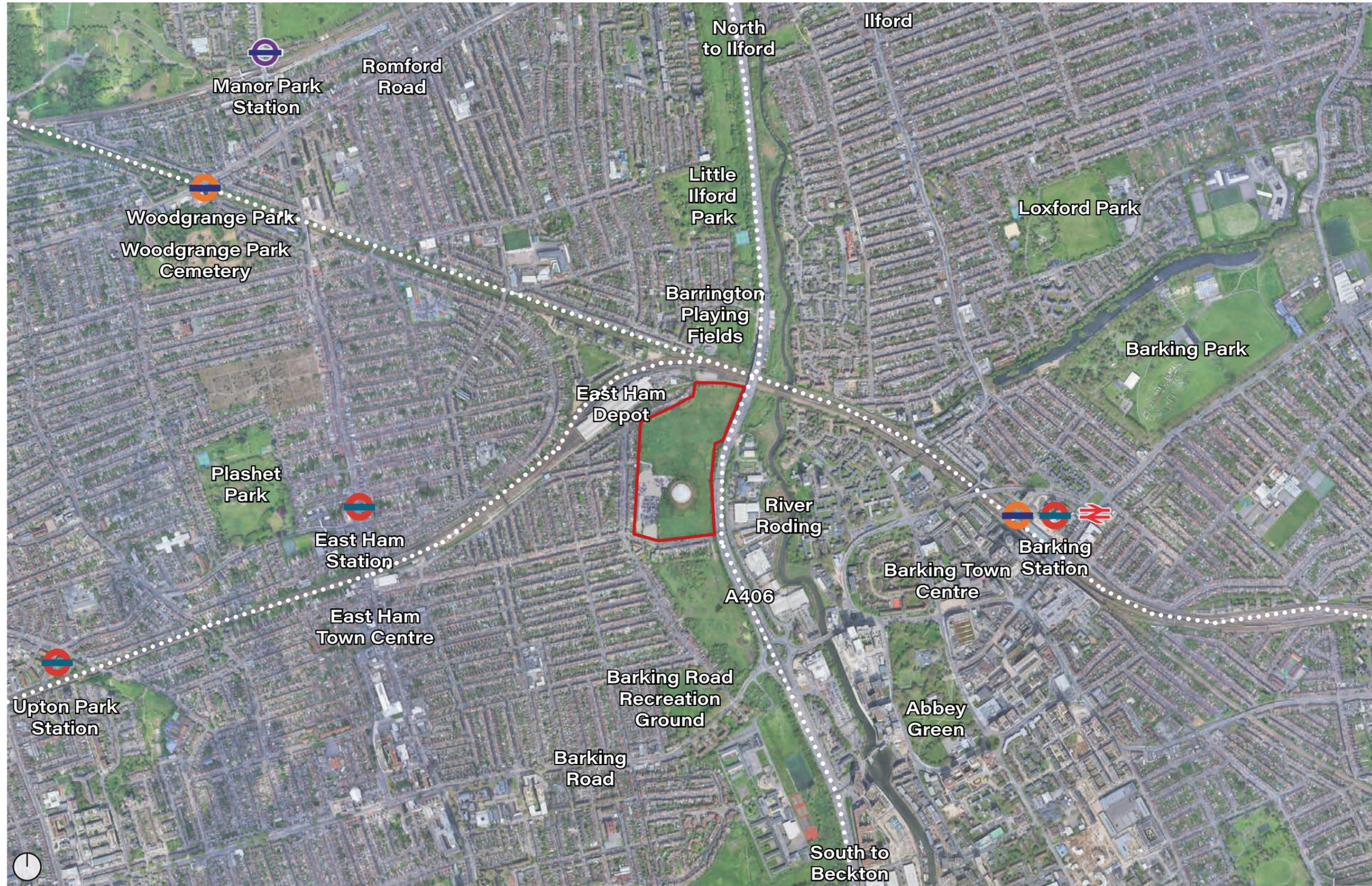


05



The Site

Site Location



Site Context



Wider Connectivity

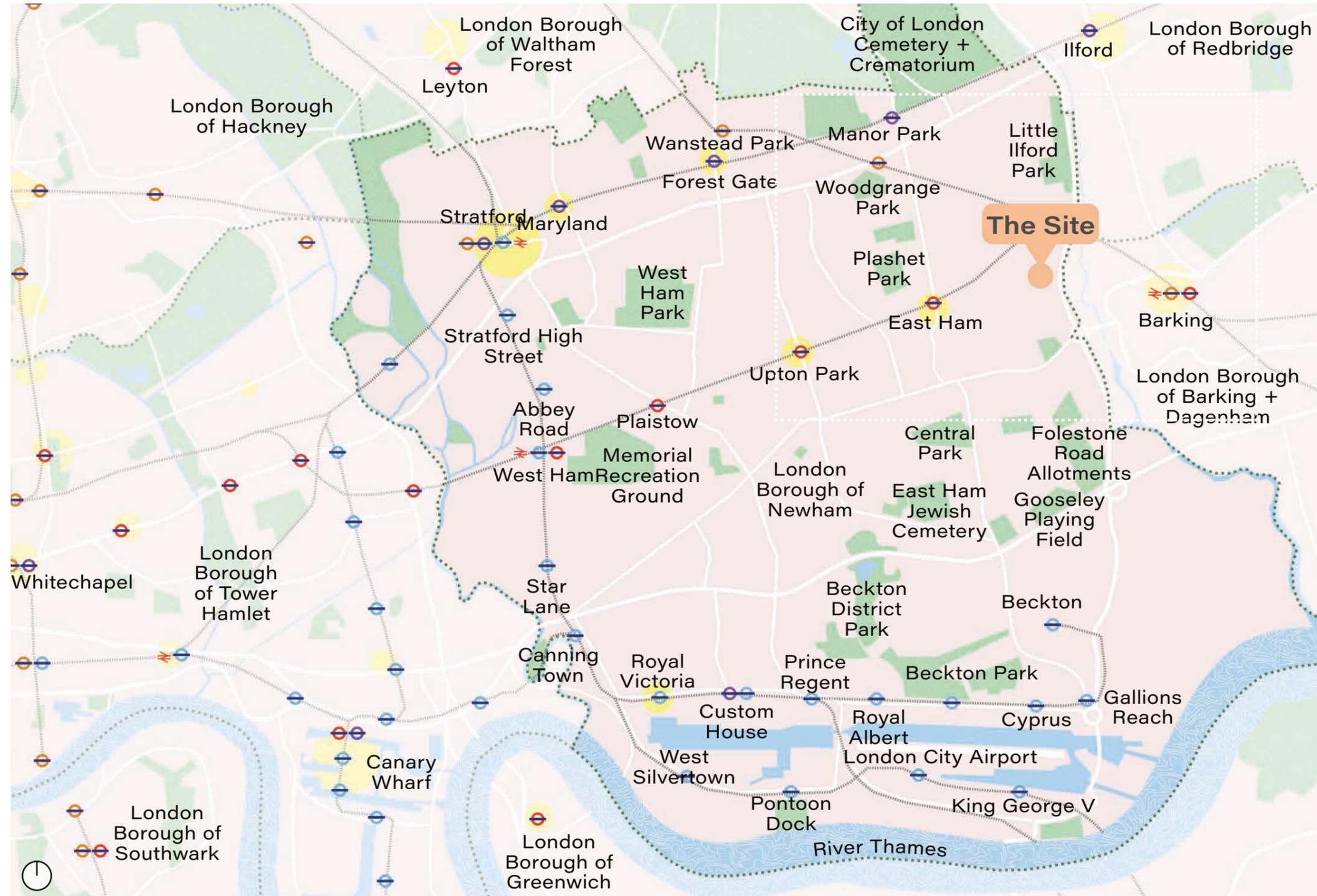
The site is situated at the easternmost edge of the **London Borough of Newham**, adjacent to the boundary London Borough of Barking and Dagenham.

It benefits from strong transport connectivity, located within 800 metres (a 12-minute walk) of **East Ham Underground Station** and 1km (a 20-minute walk) of **Barking Station and Barking Town Centre**. A range of local amenities and green spaces are accessible on foot.



LB Newham Location within Greater London

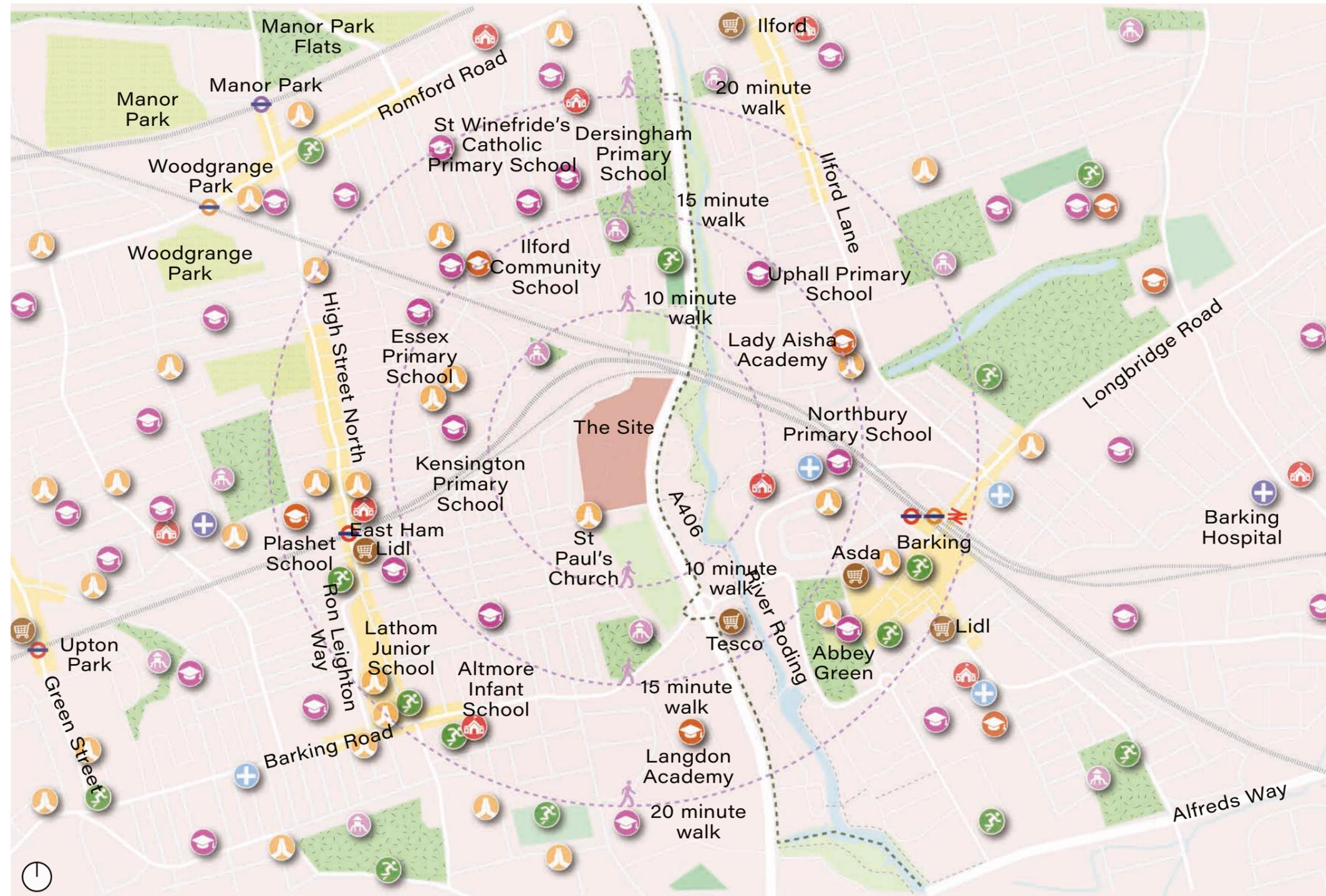
- Open Space
- Water
- Local Centre
- Railway
- Underground Station
- Elizabeth Line Station
- DLR Station
- London Borough Boundaries



Local Amenities

The local area provides a comprehensive range of amenities, with a concentration of **shops and services** within East Ham and Barking Town Centres. **A number of primary and secondary schools are located within a short walk**, while the surrounding residential neighbourhoods include a variety of religious buildings, reflecting the **area's diverse community profile**.

-  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



The Site

Current Site Conditions

Southend Rd Approach (Facing East)

Former
**East Ham
Gasworks**



The Site

Current Site Conditions

Site Entrance via Leigh Rd. (Facing South-East)

Former
East Ham
Gasworks



The Site

Current Site Conditions

Watson Avenue alongside Site (Facing West)

Former
East Ham
Gasworks



The Site

Current Site Conditions

Site View from North Circular Pedestrian Overpass (Facing North)

Former
**East Ham
Gasworks**



The Site

Current Site Conditions

Site Boundary alongside Stevenage Rd. (Facing North-East)

Former
East Ham
Gasworks



An Area With A Rich History

Former
East Ham Gasworks

Pre 1900 Map



1959 Map



Current



1911

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

1902

The central single Gasholder was commissioned on behalf of the Imperial Gas Light and Coke Company.

1940s

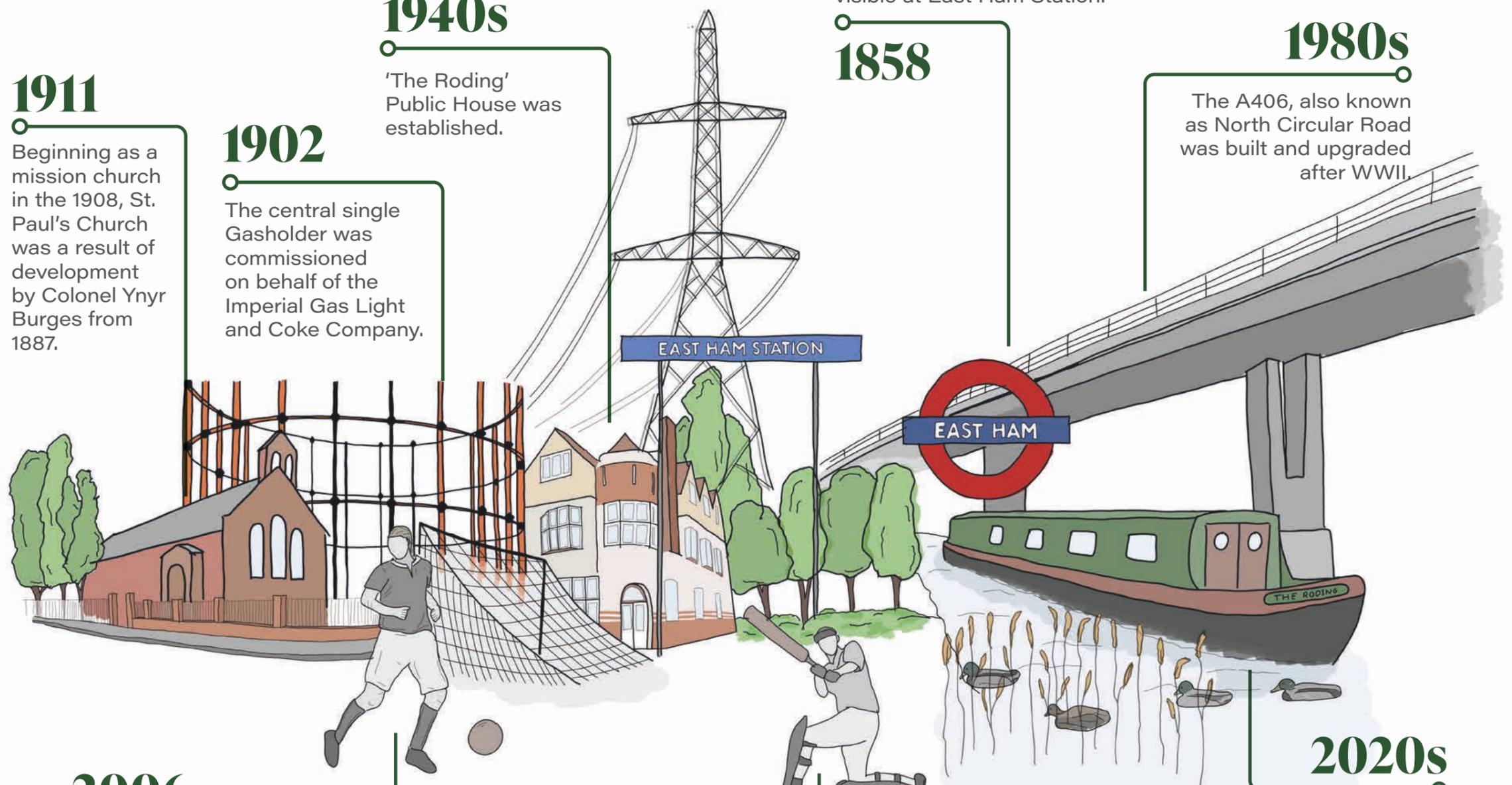
'The Roding' Public House was established.

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

Carlberg's 'Old Lions' advertisement utilised the 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.

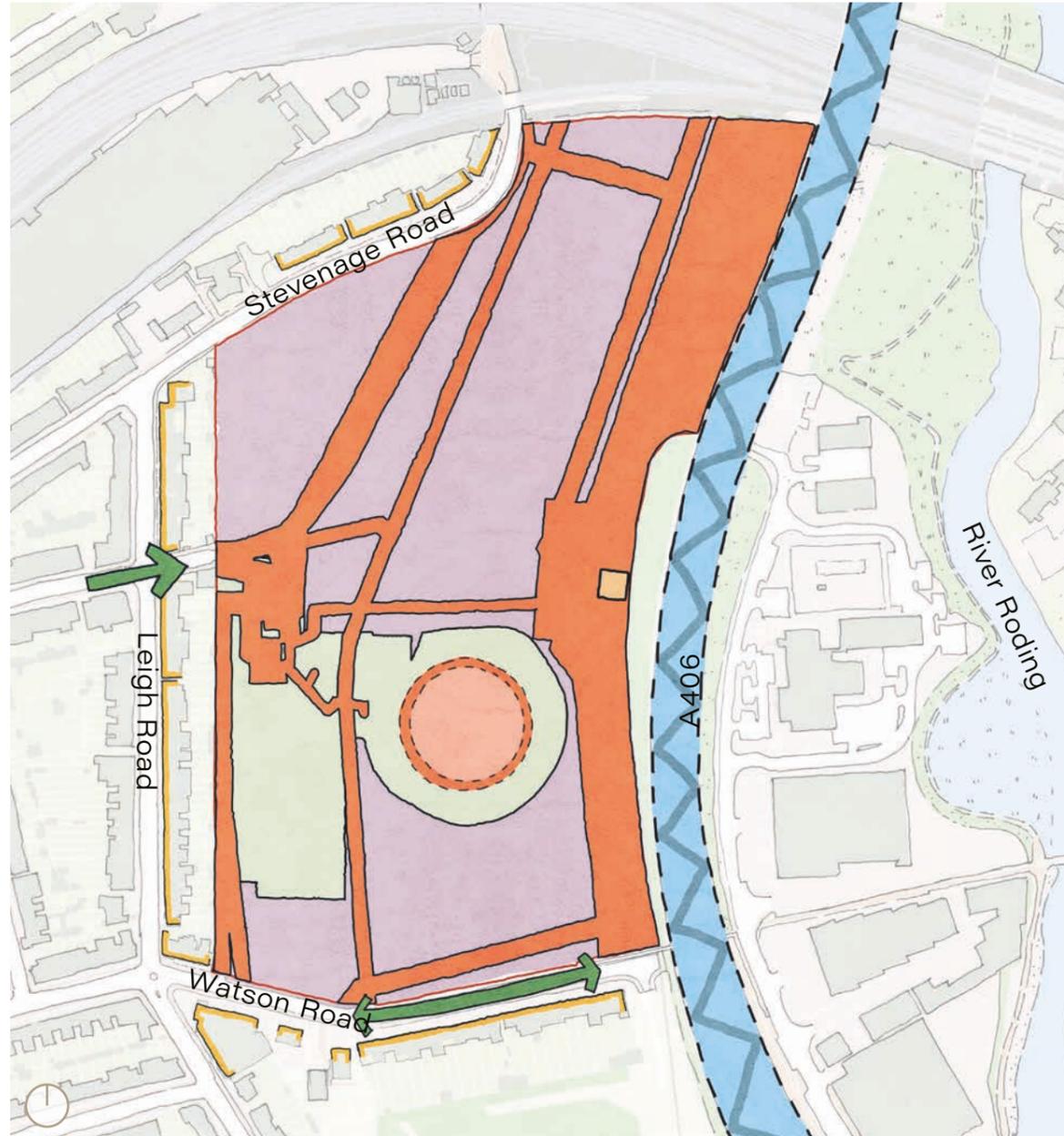
2020s

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



Site Constraints

Site Constraints



- Utilities Infrastructure
- A406 flyover
- Existing neighbours
- MOL Site Designation

- Limited vehicular access from Leigh Road and Watson Avenue
- Above ground pylon



Surrounding Future Developments

Vicarage Field / Barking Town Centre

- 855 homes
- 25,650sqm Retail
- 7,750sqm Hotel
- 2-32 Storeys
- Private Purchase & Rent
- 3.17ha



Abbey Quay

- 1,089 homes
- 3,840sqm Commercial and Leisure
- 2-29 Storeys
- Private and Social Rent
- Approx. 2.08ha



- Consented
- Under Construction
- Completed

Fresh Wharf

- Up to 950 homes
- 1,987sqm Commercial
- 6-22 Storeys
- Private and Social Rent
- Approx. 4.49



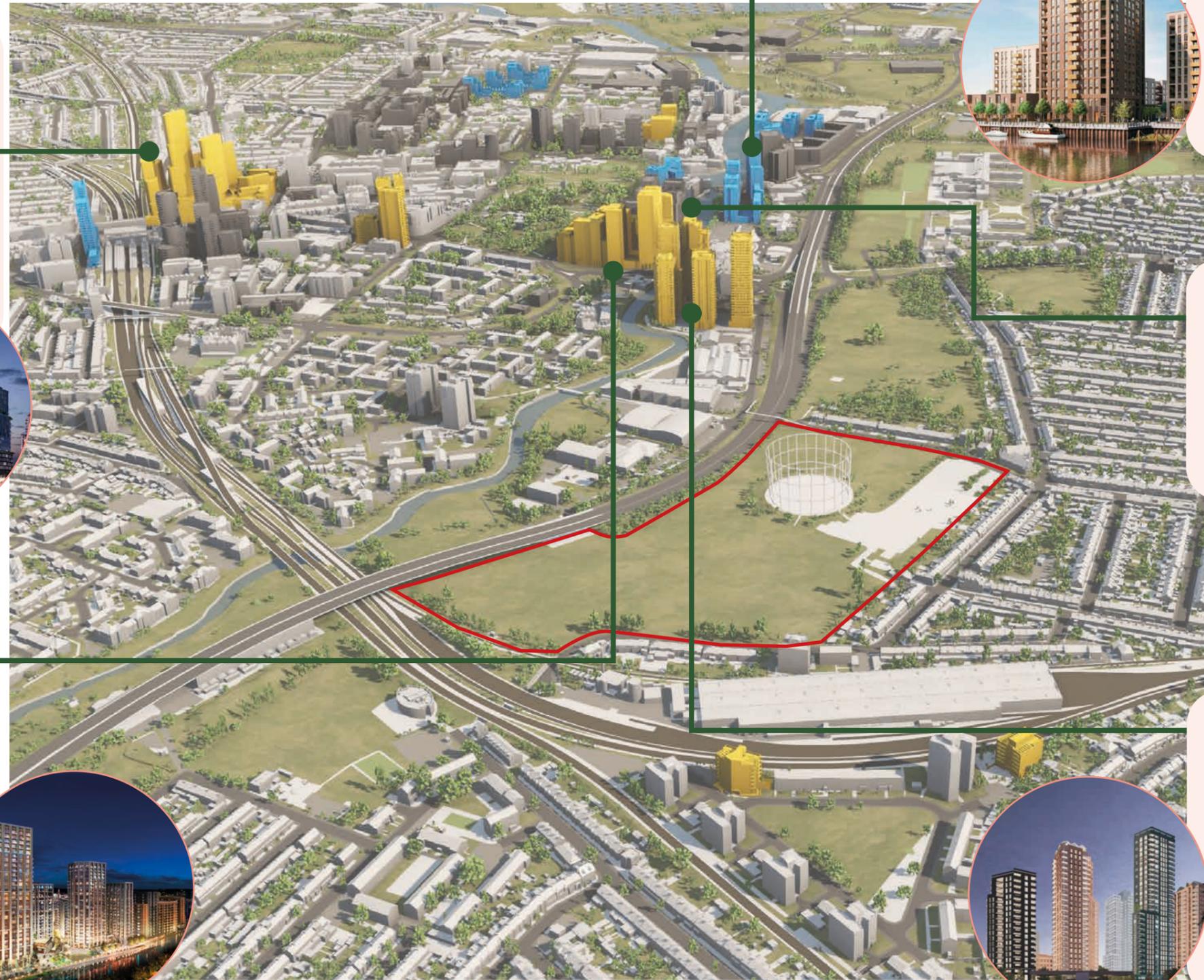
Barking Wharf

- 514 Homes
- Commercial Floorspace
- 7-15 Storeys
- Built-to-Rent
- 1.28ha



Hertford Road / Roding Park

- 880 Homes
- 1,233sqm Commercial
- 18-31 Storeys
- Private Purchase, Private and Social Rent, Shared Ownership
- 1.58ha



06 ~~~~~ Design Principles

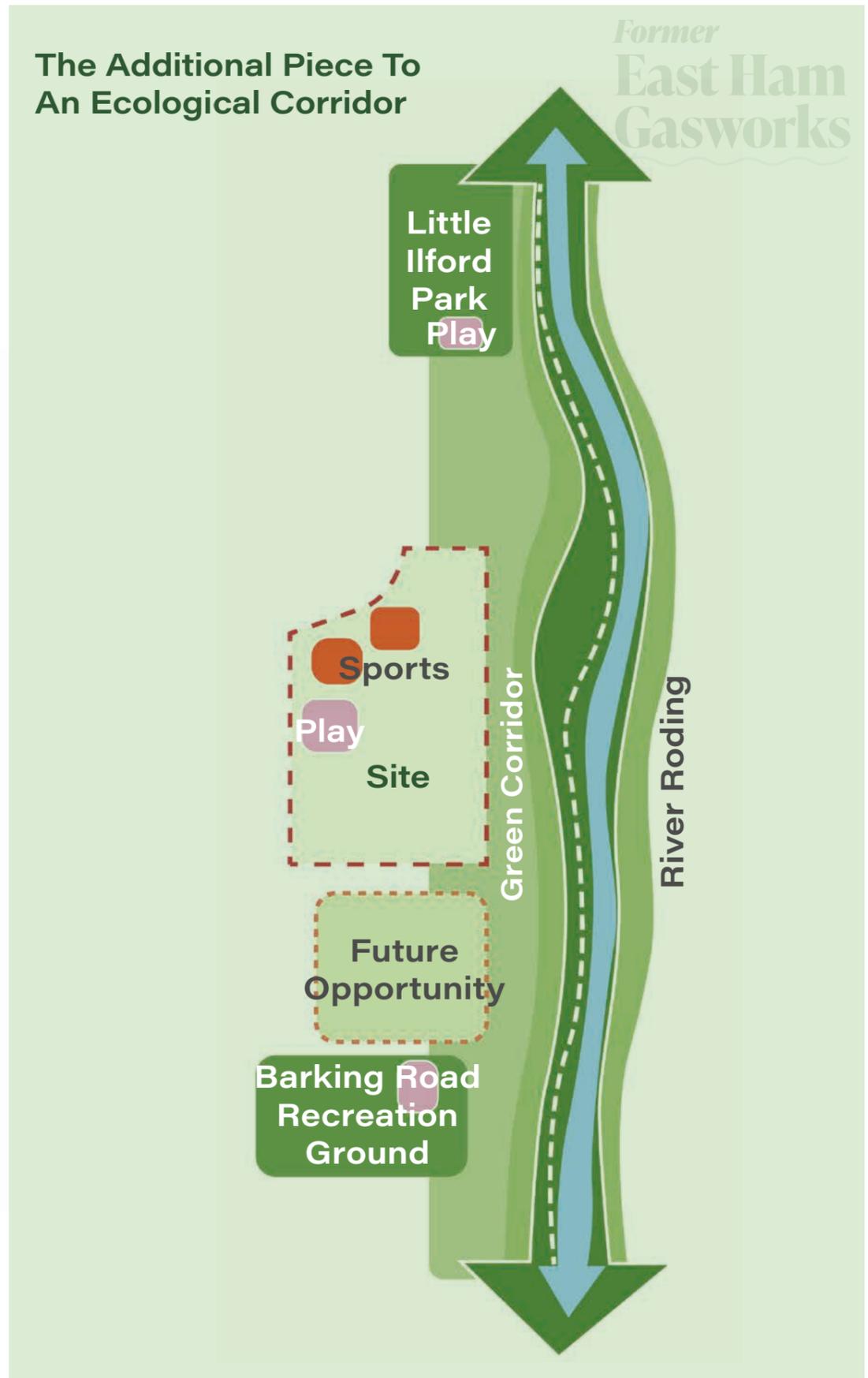
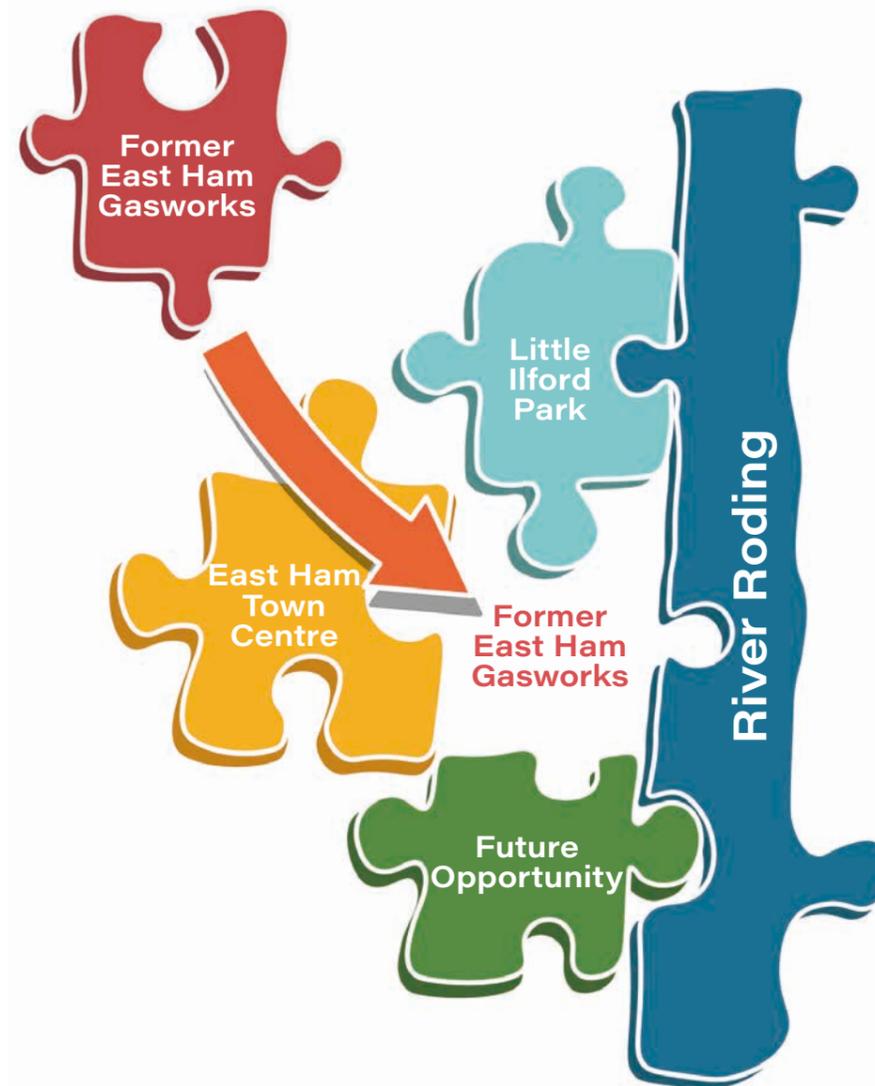
Design Principles

A Missing Piece of the East Ham Puzzle

The proposals complete the ecological puzzle of East Ham, transforming an underutilised, former gasworks site into a green ecological corridor along the eastern edge of Newham. The scheme reintegrates a currently private and contaminated site into the wider East Ham ecological corridor unlocking a range of public benefits for the local community.

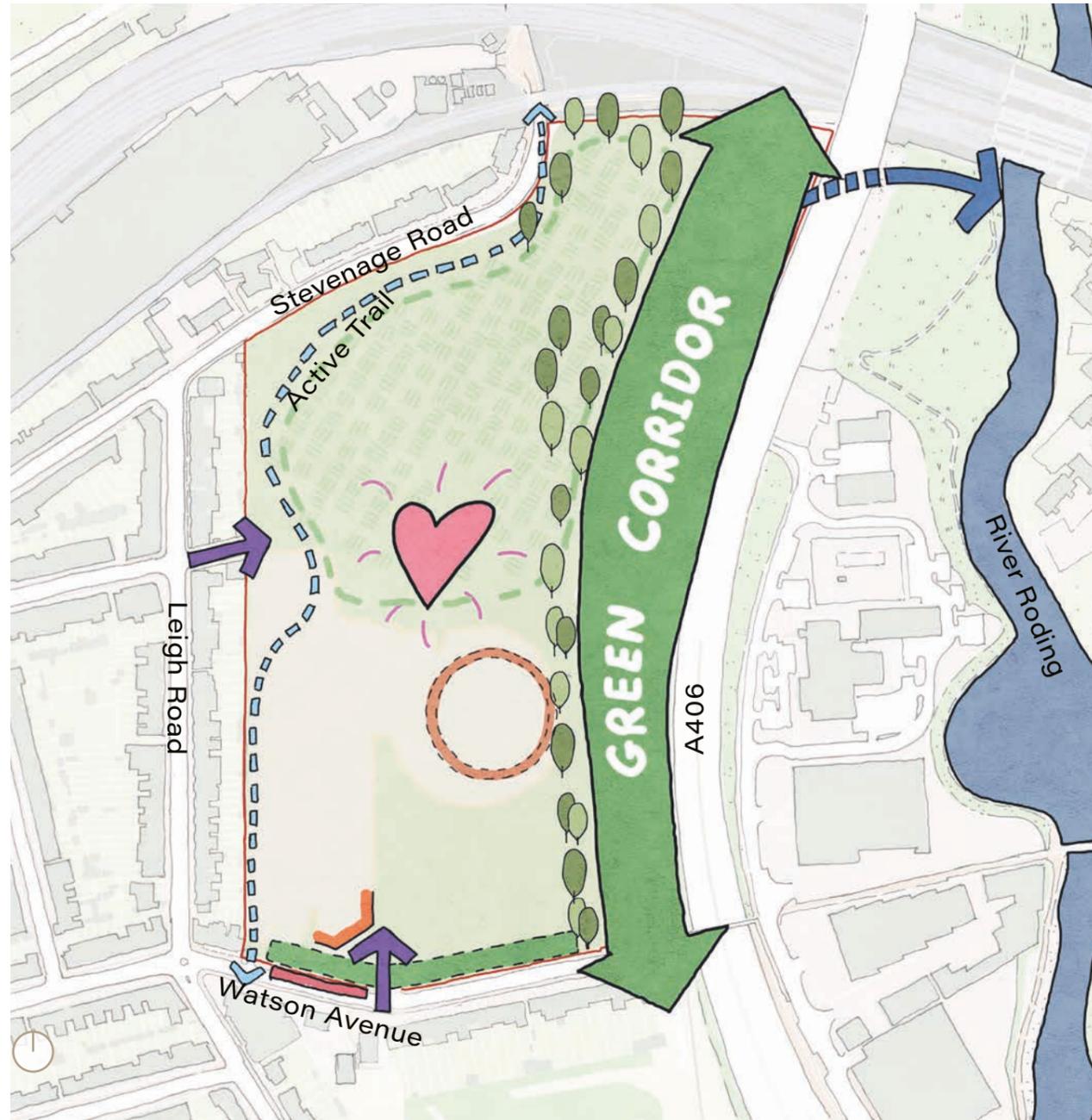
The green landscape prioritises ecology to the east, extending the River Roding Strategic Corridor.

With sports, play, and recreation concentrated to the north of the site, a cohesive network of active spaces will be created across the Site. Homes are to be fronted directly onto these areas to encourage natural surveillance, safety, and activation, ensuring the site becomes an integral and connected part of the wider community.



Design Opportunities

Site Opportunities



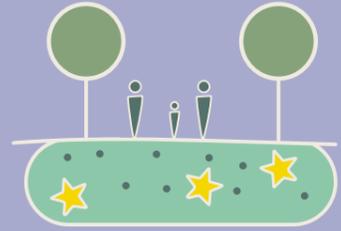
- Existing historic wall
- Existing gasholder frame
- Access from Leigh Road and Watson Avenue
- Potential Access to the River Roding
- Mixed use opportunity



Unlocking an inaccessible part of East London



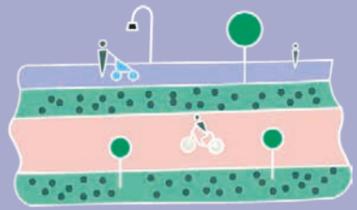
New high quality homes



A new park for Newham



High quality wildlife and ecological corridors



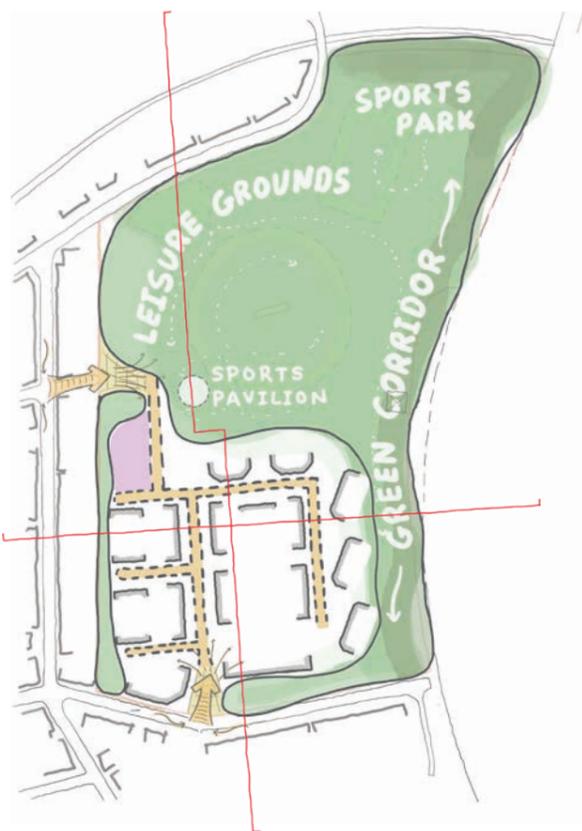
Healthy streets and sustainable transport methods.



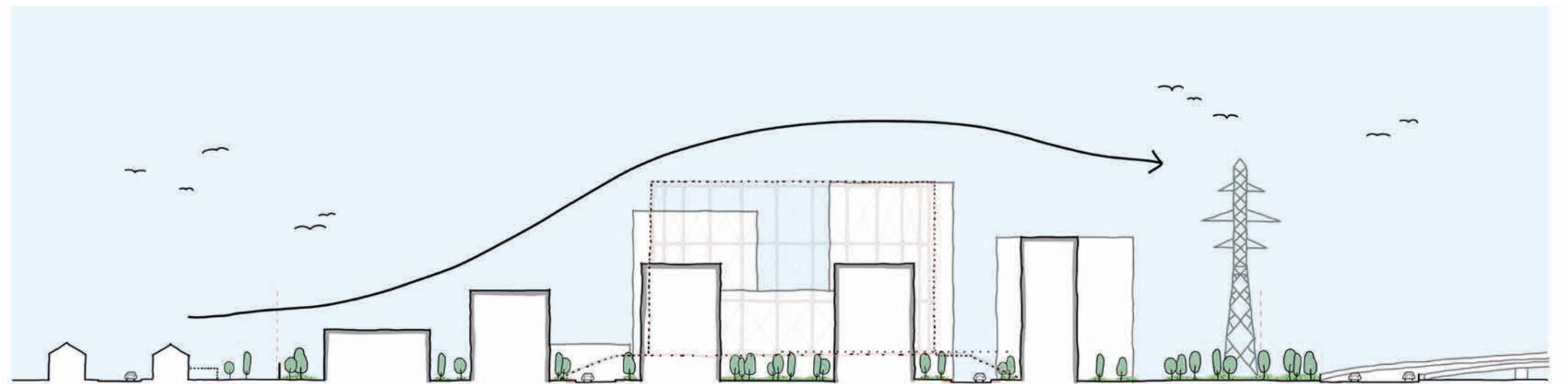
Improved safety to underpass and footbridge



Masterplan Framework Proposal



A Sensitive Strategy to the Streetside



Leigh
Road

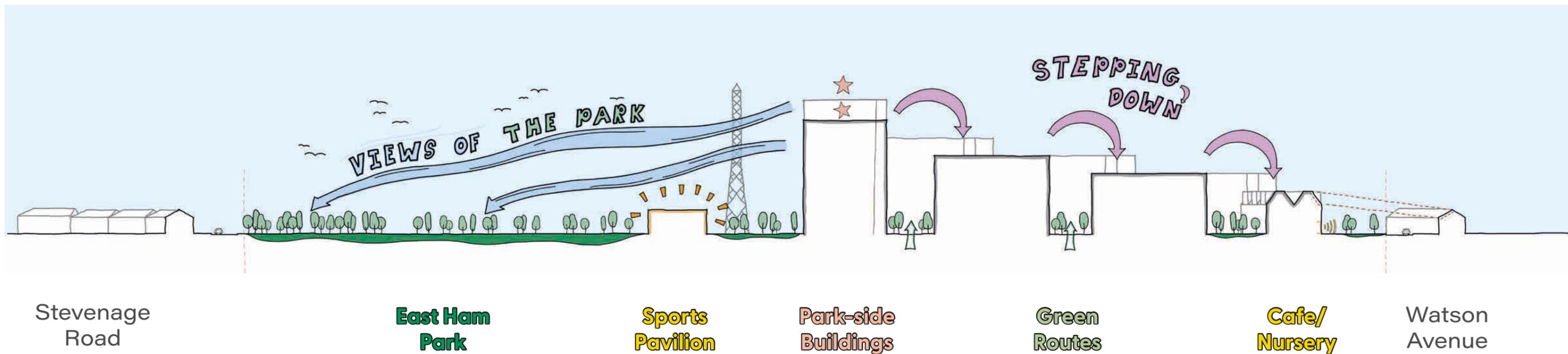
Gasholder Silhouette

A406
South Circular



Masterplan Framework Proposal

A Sensitive Strategy to the Streetside



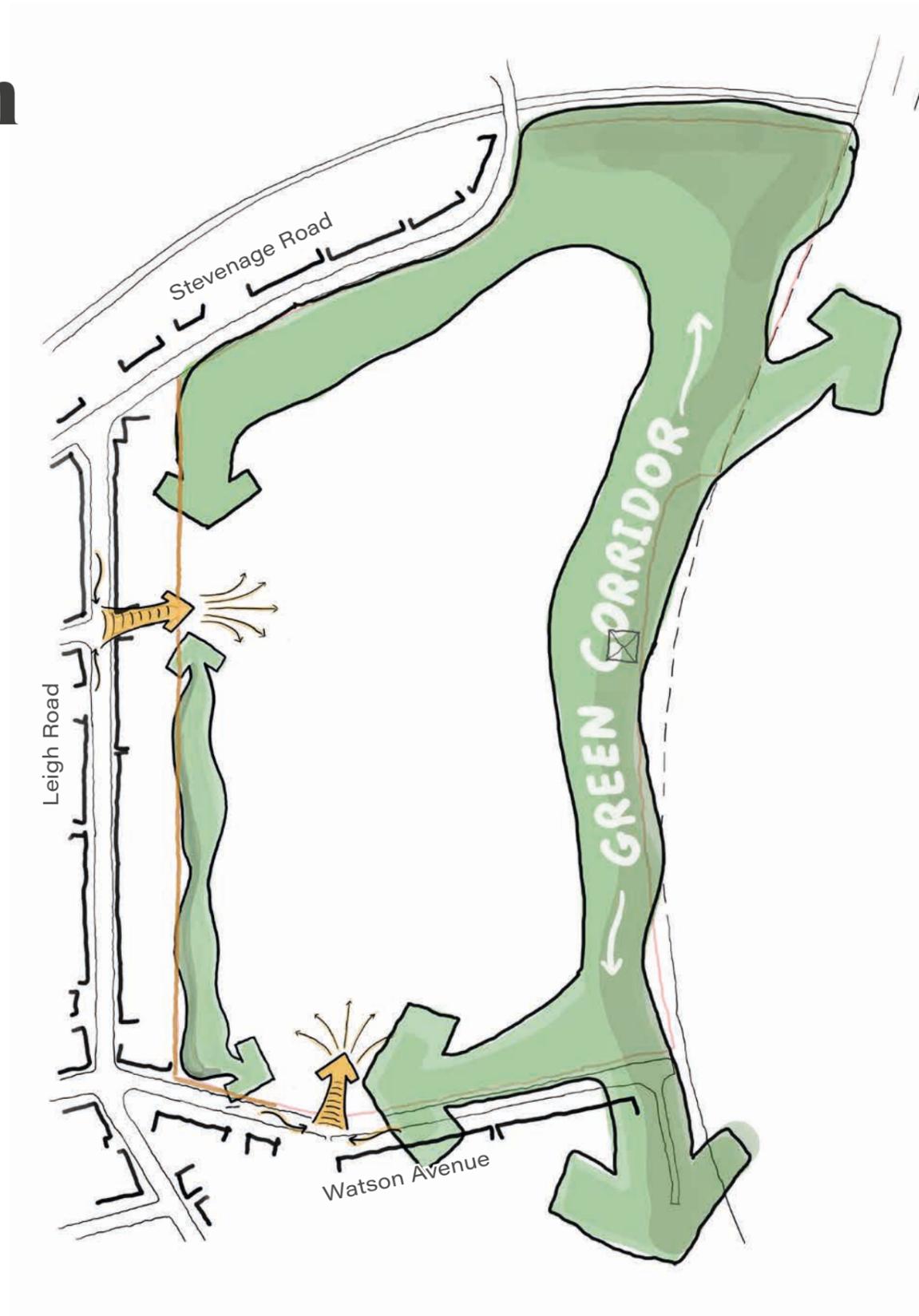
07 ~~~~~

The Vision

The Emerging Ideas

Growing the Plan

Former
East Ham
Gasworks



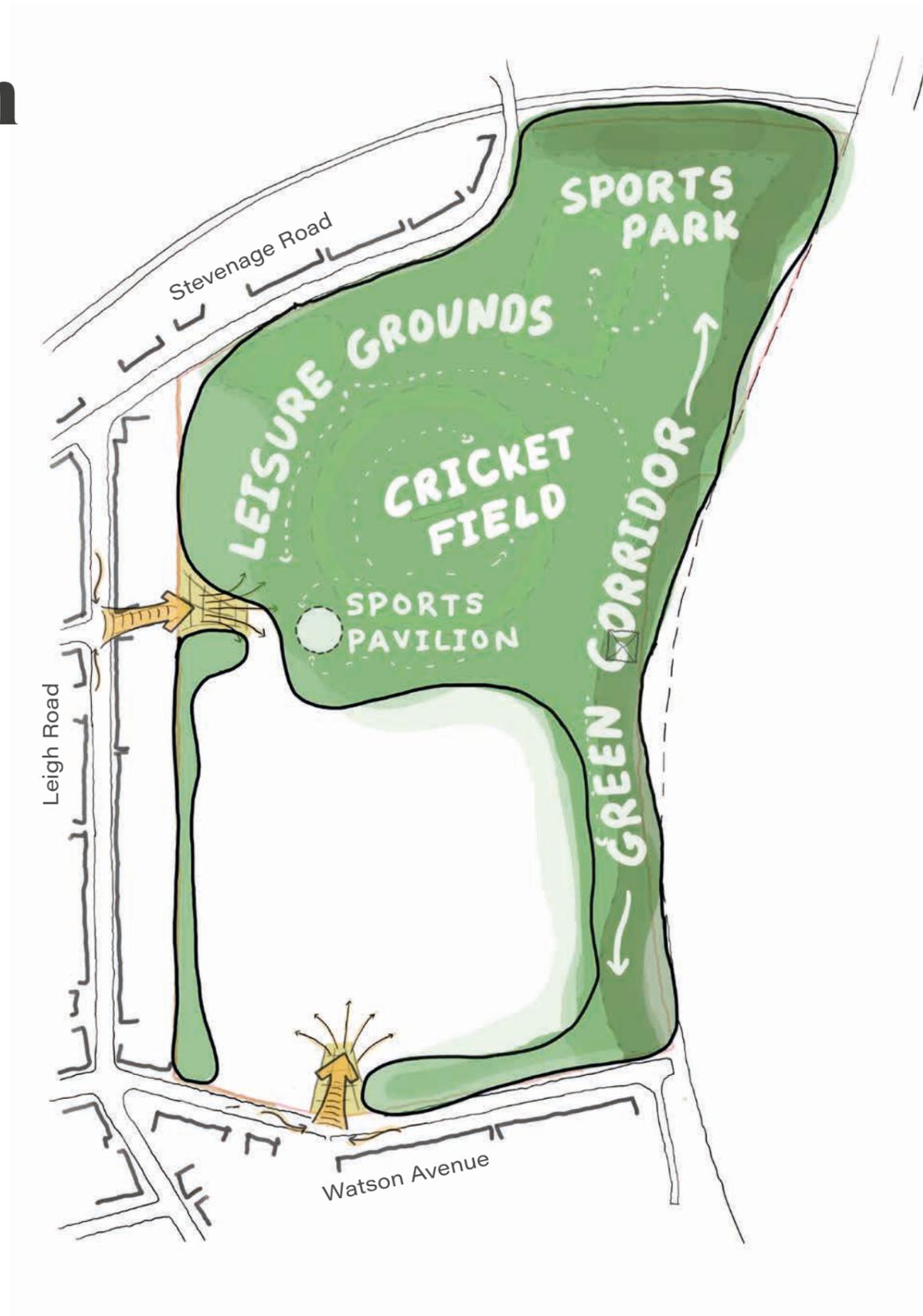
Developing the Green Corridor and Green Entrances



The Emerging Ideas

Growing the Plan

Former
East Ham
Gasworks



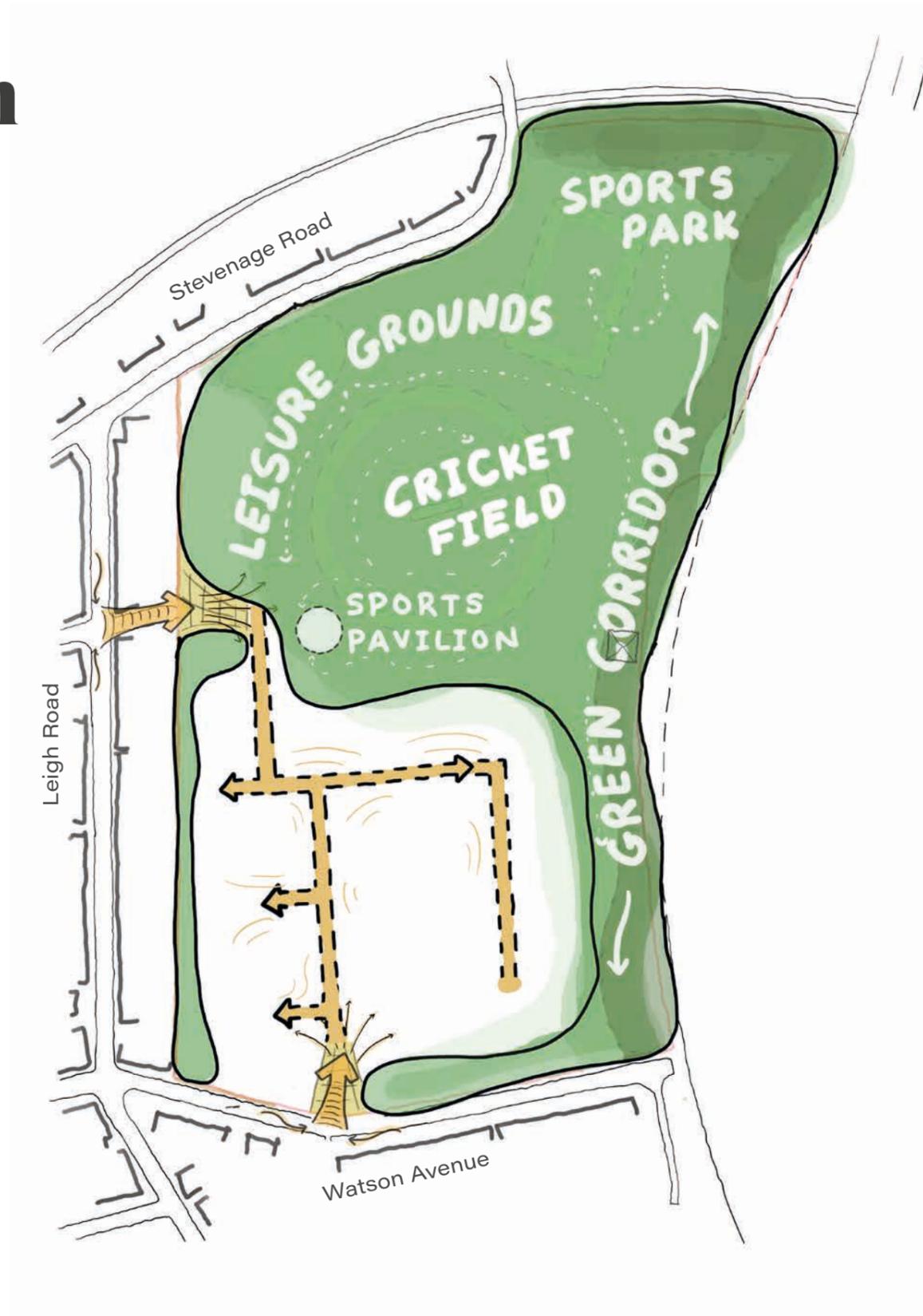
Enhance Green Open Space for Ecology & Recreational Uses



The Emerging Ideas

Growing the Plan

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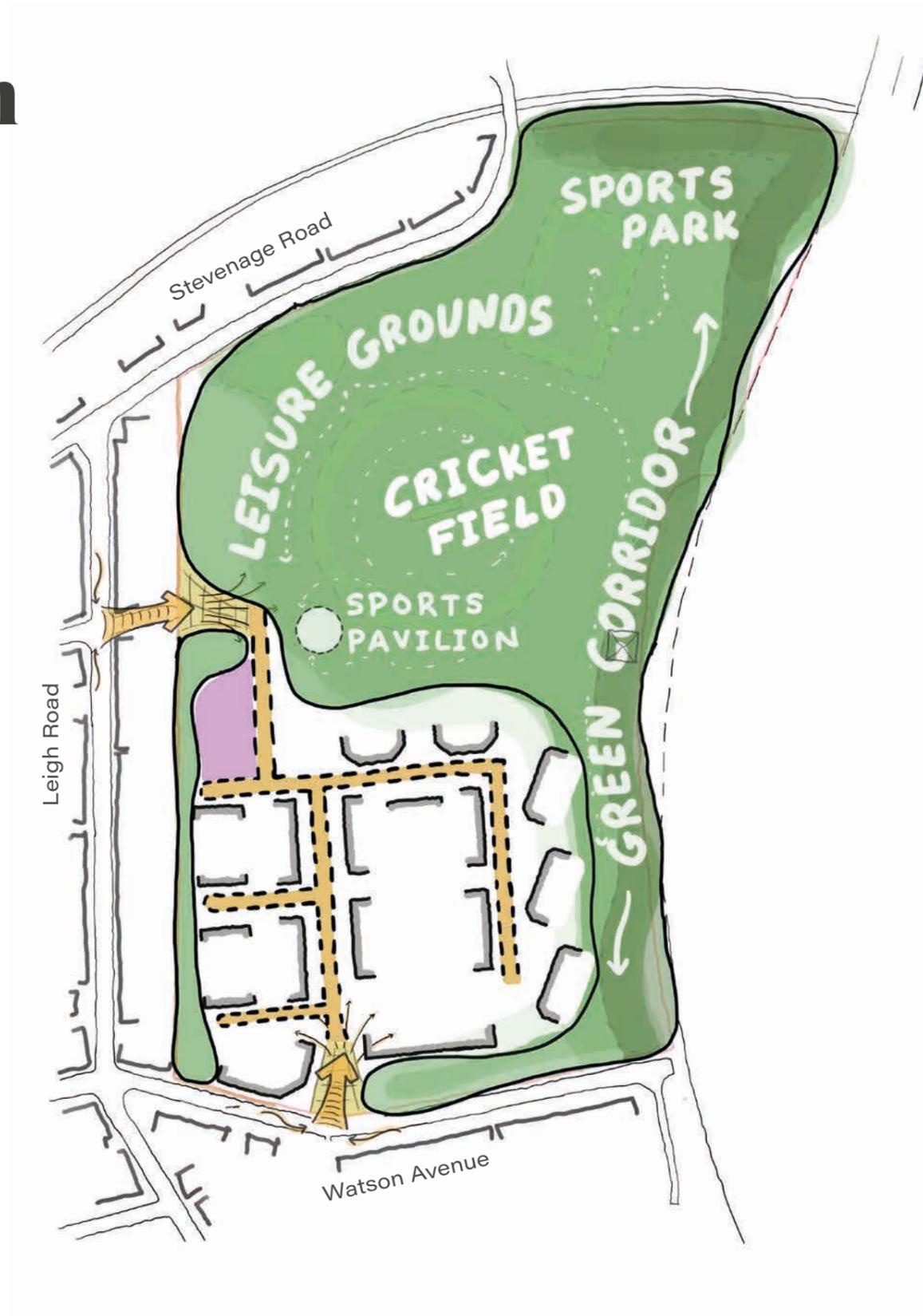
Establish a Formal Street Network within the Landscape



The Emerging Ideas

Growing the Plan

Former
East Ham
Gasworks



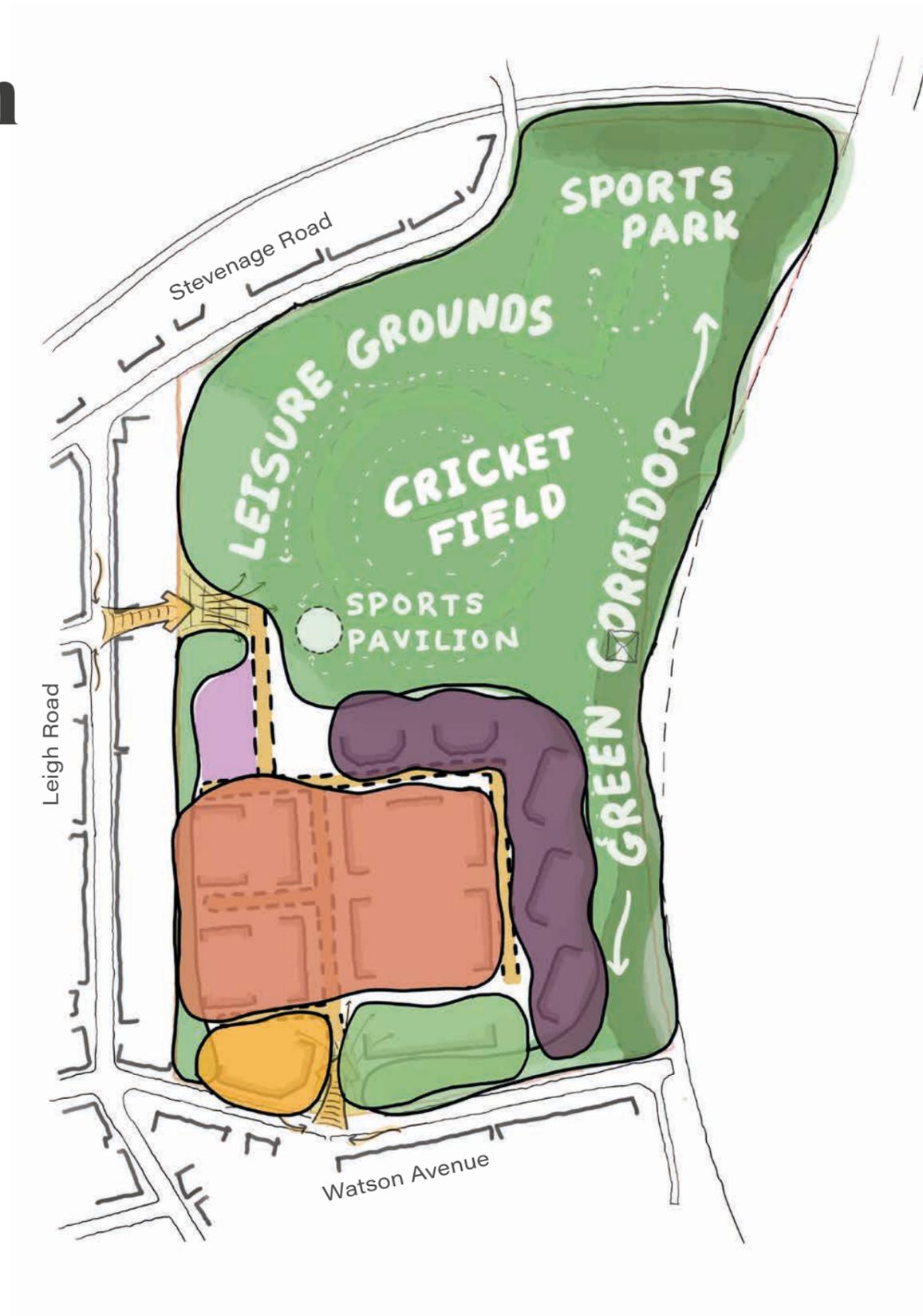
Create Buildings within the Formal and Natural Landscapes



The Emerging Ideas

Growing the Plan

Former
East Ham
Gasworks



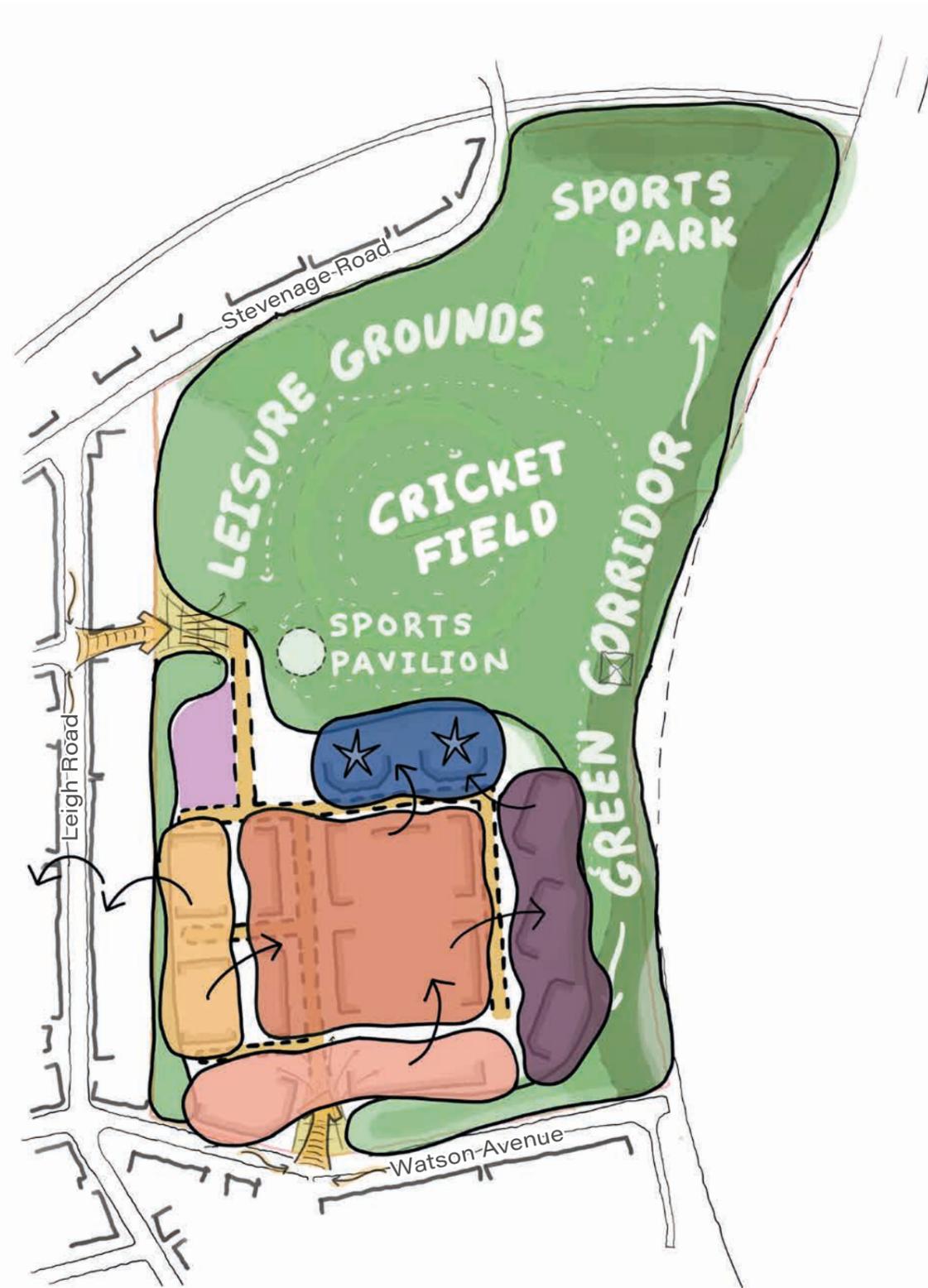
Differentiate Spaces with varying Character Areas



The Emerging Ideas

Growing the Plan

Former
East Ham
Gasworks

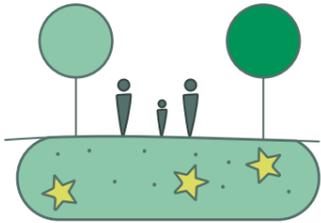


A Height Strategy informed by Context

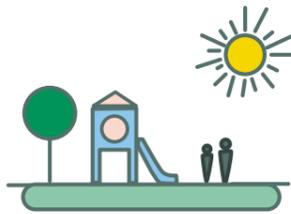


The Emerging Ideas

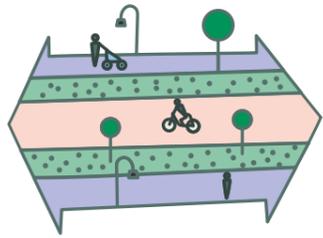
The Masterplan



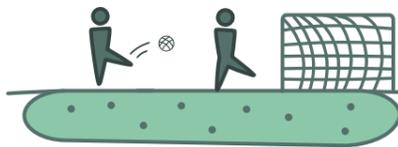
A park delivering high-quality open space.



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



Improved Watson Avenue with new high quality public realm.



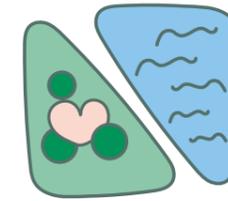
The park encourages outdoor exercise with sports pitches and high quality public space.



Ensuring inclusive design considering age, gender and disability.



All homes will have doorstep access to green space.



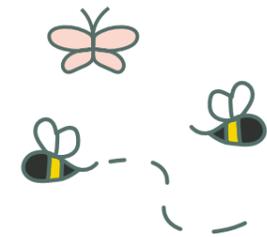
Integration of water strategy within the green infrastructure landscape



Improve health and wellbeing, and resilience to climate change.



A range of different types and mix of housing.



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



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



Improved safety to the underpass and footbridge close to site

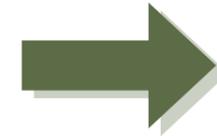
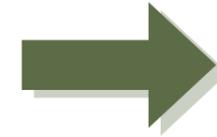
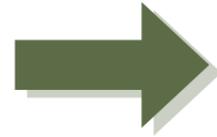
Bringing the Ideas Together



The Emerging Ideas

Following Visions

Former
East Ham
Gasworks



The Emerging Ideas

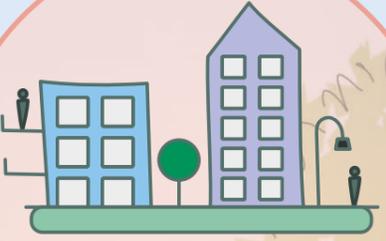
Watson Gardens

Former
East Ham
Gasworks

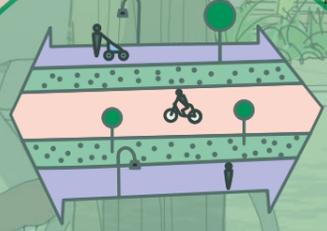


Visual Impressions

Enhancing the Local Area



A range of different types of typologies and mix of housing.



Improved Watson Avenue with new high quality public realm.

The Arrival onto Watson Avenue



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

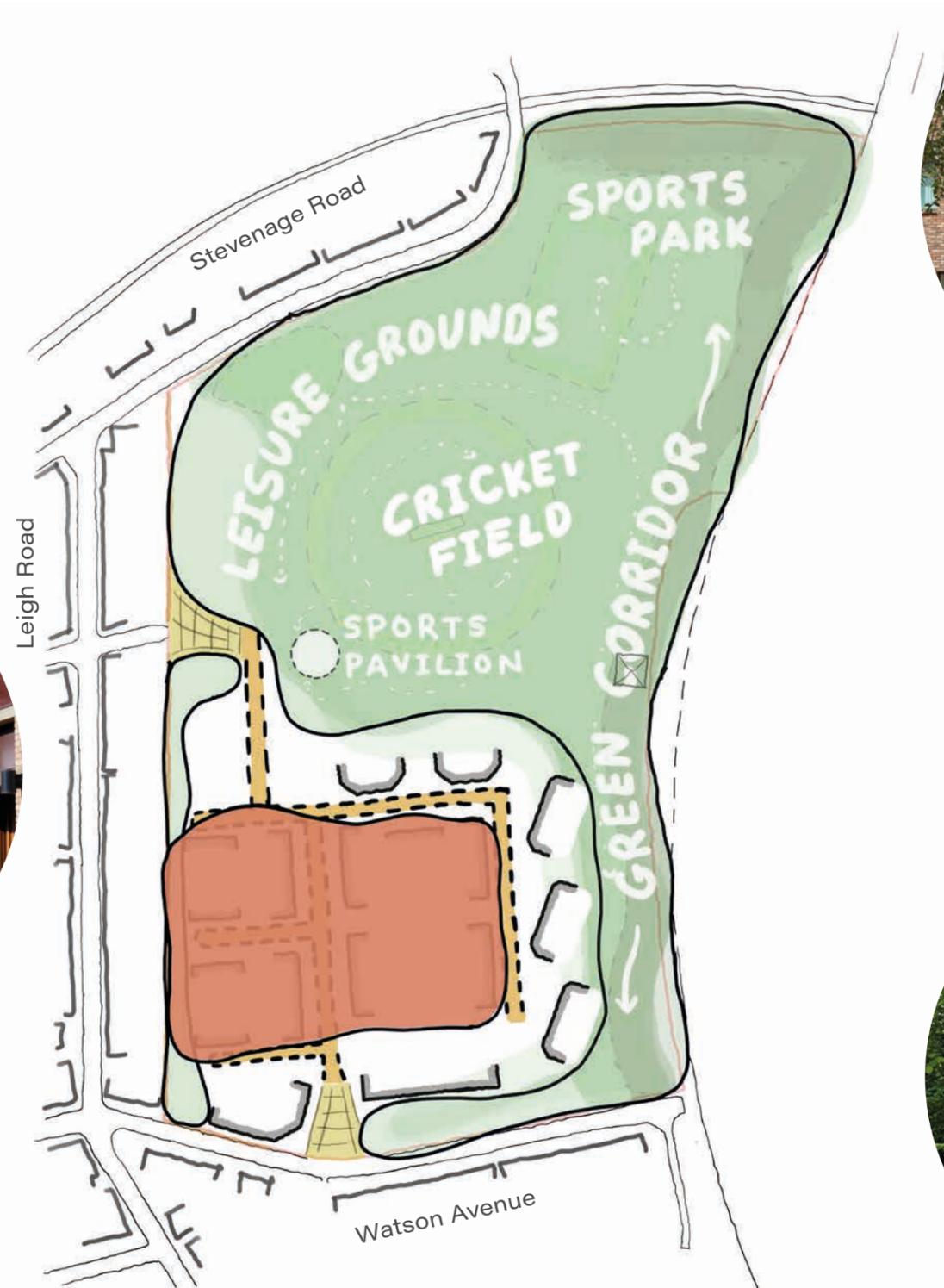


All homes will have doorstep access to green space.

The Emerging Ideas

Streets & Courtyards

Former
East Ham
Gasworks



The Emerging Ideas
The Parkside

Former
**East Ham
Gasworks**



Visual Impressions

A New Park for East Ham



Visual Impressions

An Ecological Corridor

A circular callout with a purple and blue background. Inside, a spiderweb is shown with several bees and butterflies. The text is centered within the circle.

Enhancement of the Green Corridor to maximise wildlife in green spaces.

A circular callout with a light brown background. It contains two icons: one of a green landscape with a water drop and another of a blue water body with waves. The text is centered below the icons.

Integration of water management strategy within the green infrastructure landscape.



08



Next Steps

Next Steps

- 1. Upload presentation to website**
- 2. Monitor feedback**
- 3. Stakeholder engagement: Newham Council, DRP, GLA, TfL**
- 4. Preparation of planning application documentation**
- 5. Planning application submission, summer 2026**

Send any questions or comments to

- Email community@jtp.co.uk
- Call Freephone 0800 012 6730
- Write to Freepost JTP (no stamp required)
- Visit the interactive map easthamgasworks.jtpengages.co.uk

Keep an eye on the website for updates jtp.co.uk/projects/east-ham-gasworks





Former
East Ham Gasworks

Community Co-design Report Back

February 2026