

P2 PRESENTATION

The Gasholder: A Fluctuating Structure

[Re]connecting the community with the engines of the past



11 June 1918. Female workers of the Gas Light and Coke Company serving tea on top of a gasometer in Bromley-by-Bow, east London. Hulton Archive

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P2 Presentation | Jan 2023*

ENERGETIC FLOWS

*significance of hubs,
powerful engines, dense cities*

SITE SPECIFICITY

*repetitive neighbourhood flows
strategic view for a systemic approach*

VISIONS

*beacon of the past
fluctuating emptiness, dynamics,
interplay b/w structures and b/w demographics*

CITY TRANSFORMATIONS

*Industrial Revolution, urban shifts,
technological shifts, creation of networks*

CHARACTER

essence, identity, heritage

DESIGN APPROACH

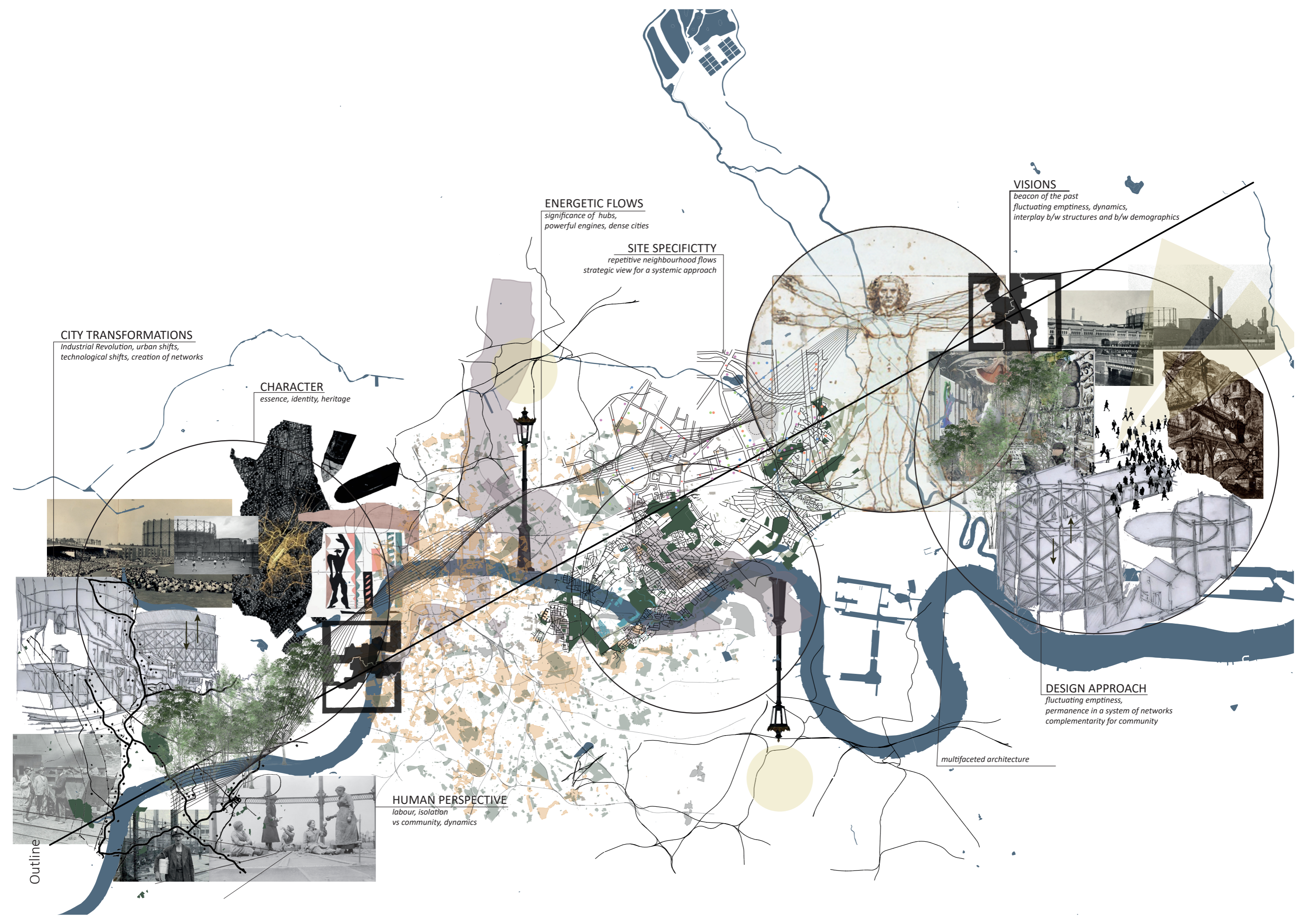
*fluctuating emptiness,
permanence in a system of networks
complementarity for community*

HUMAN PERSPECTIVE

*labour, isolation
vs community, dynamics*

multifaceted architecture

Outline



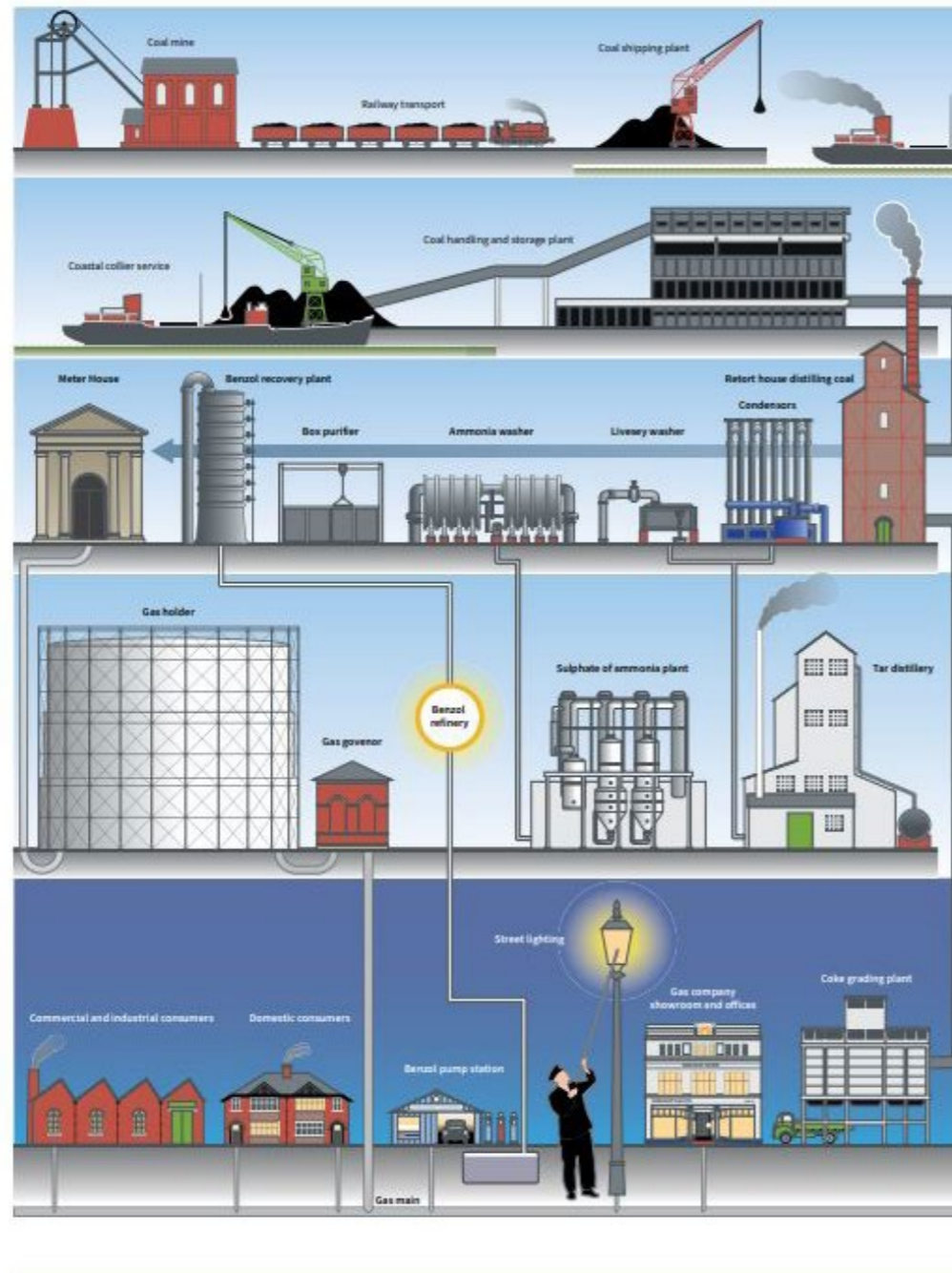
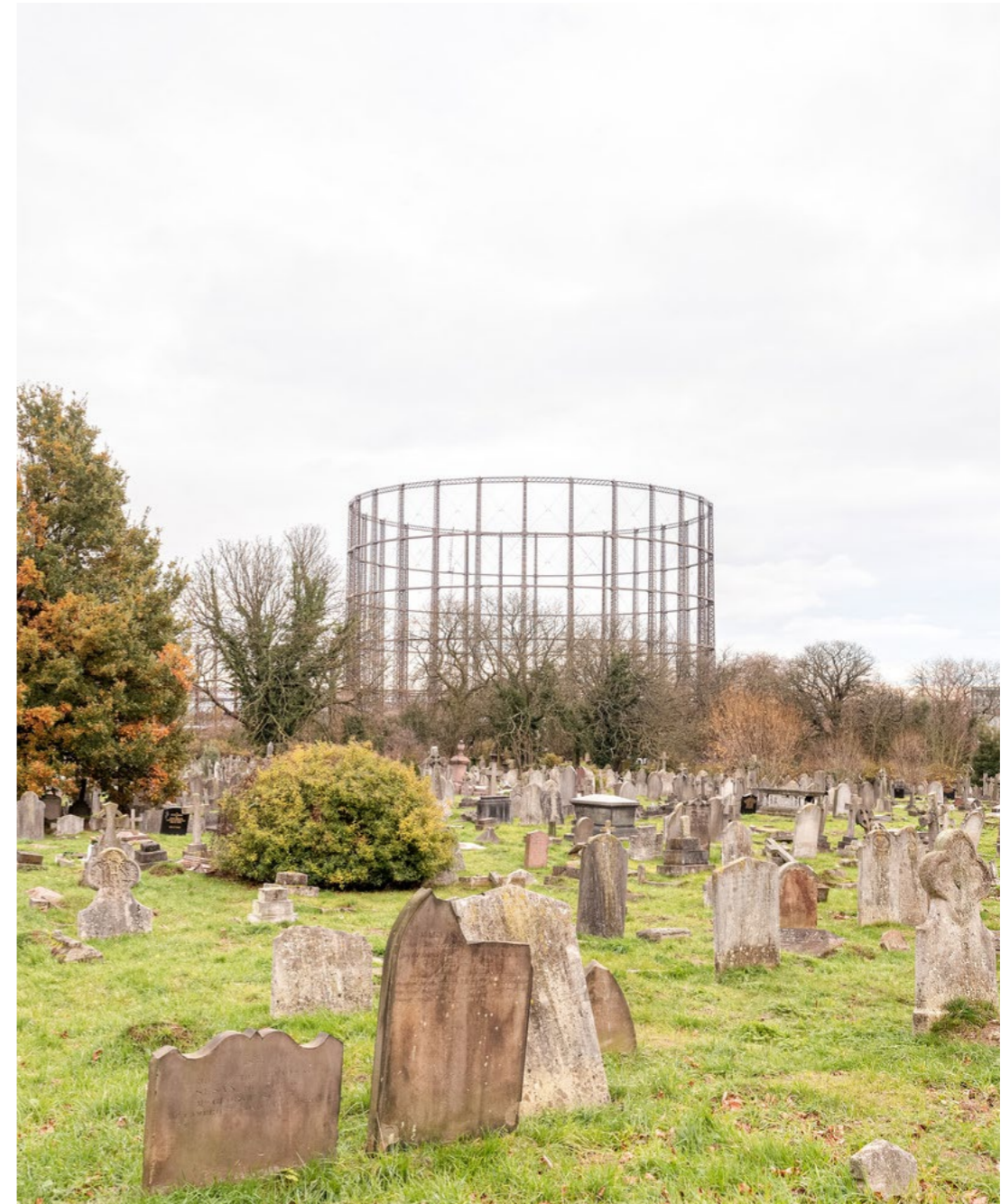


Figure 4: A schematic, general overview of the gas manufacturing process.
© Historic England based on an illustration by Professor Russell Thomas





Montford Place, near The Oval, Kennington (1953)

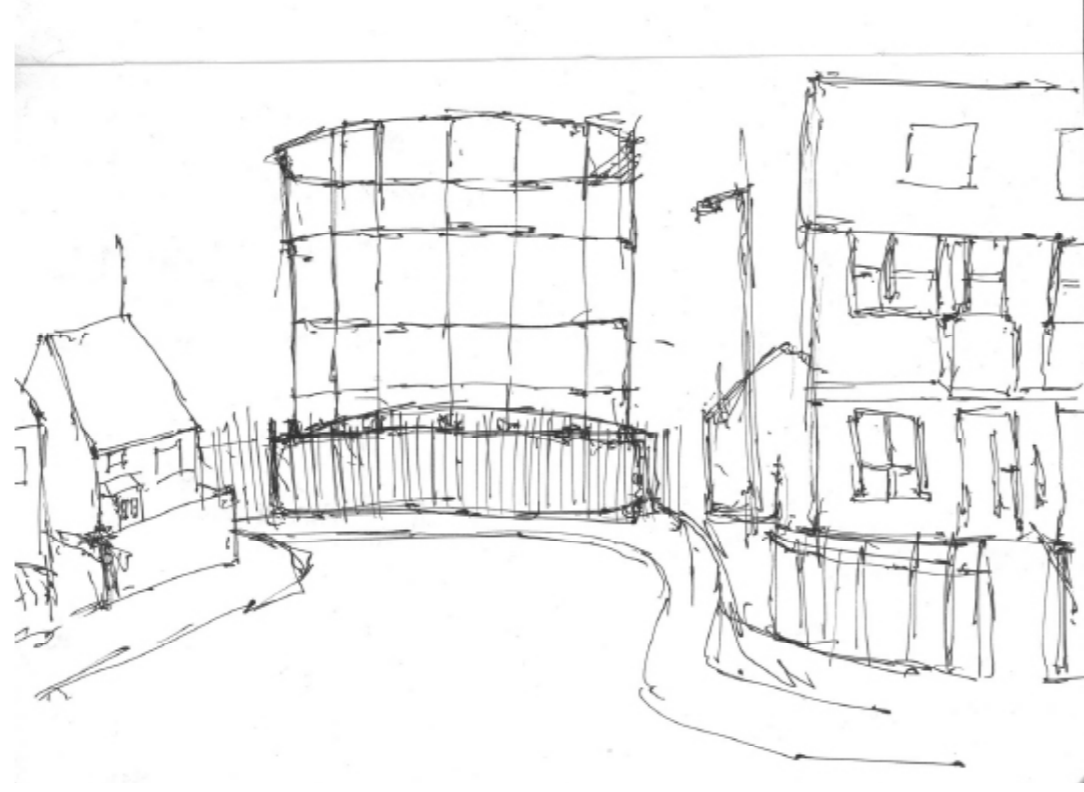


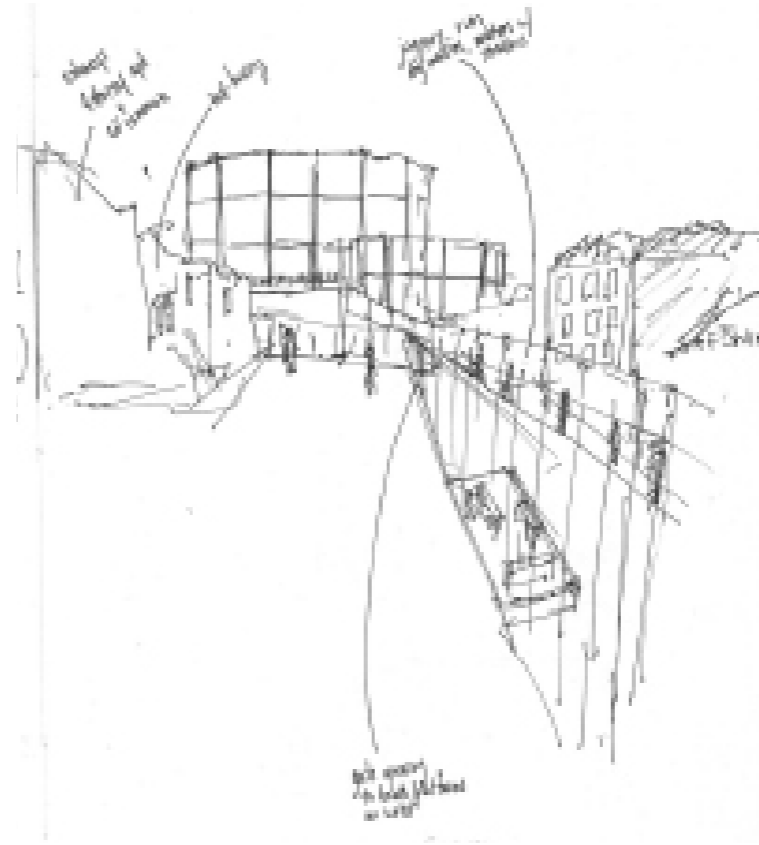
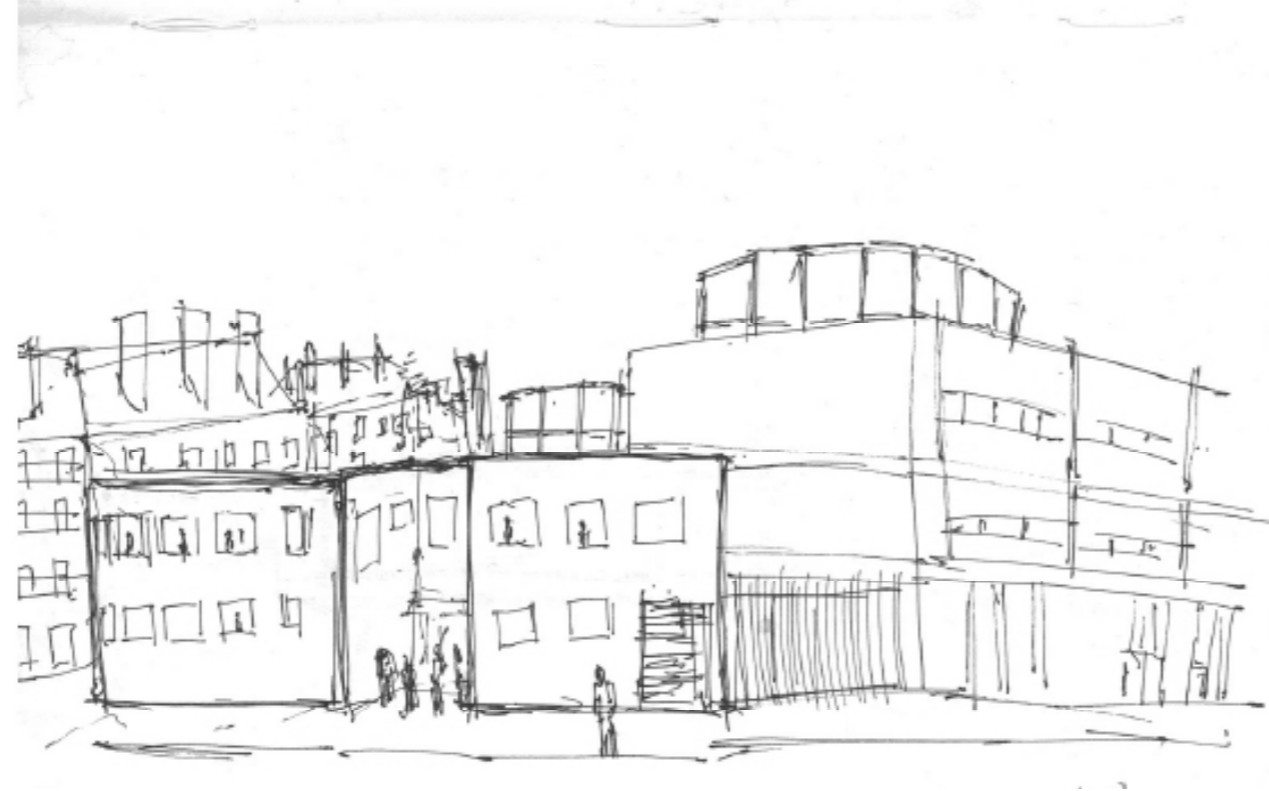
Montford Place, near The Oval, Kennington (2022)

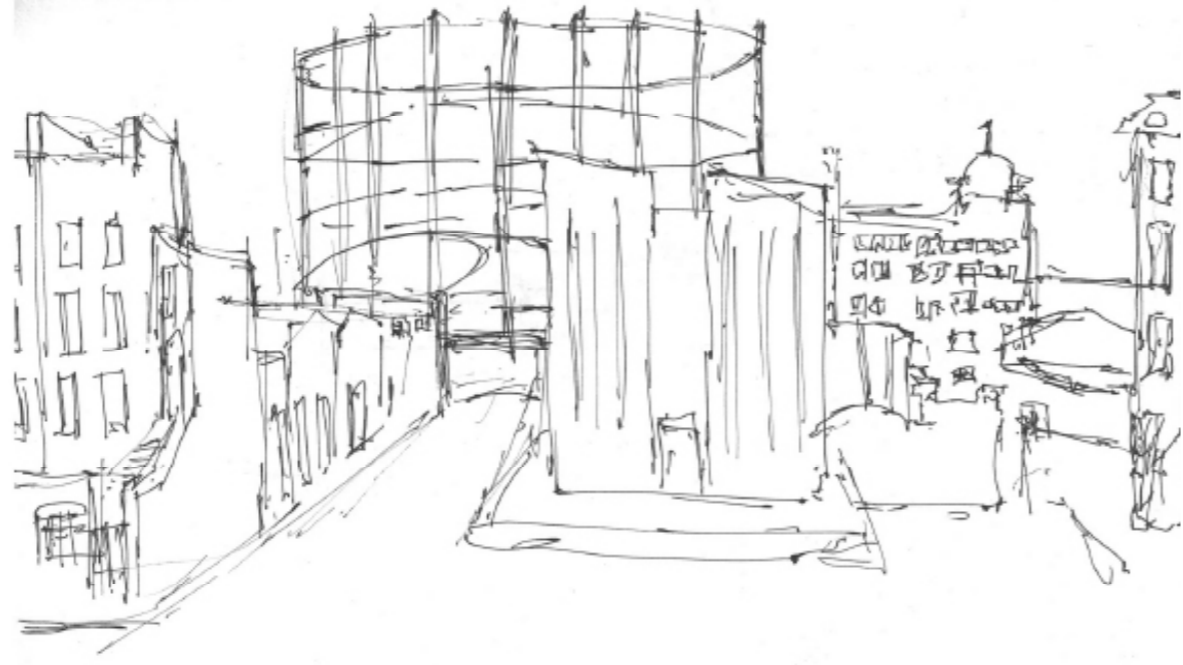


"...only in vacuum lay the truly essential. [...] A vacuum is there for you to enter and fill up the full measure of your aesthetic emotion." (Okakura, 1906)

A point of reference of the city through its emptiness







How can complementary architecture act as a mediating tool in reviving vacant heritage sites for the needs of an ever-changing society without rendering their qualities obscure?

A Post-Industrial City and its Relics

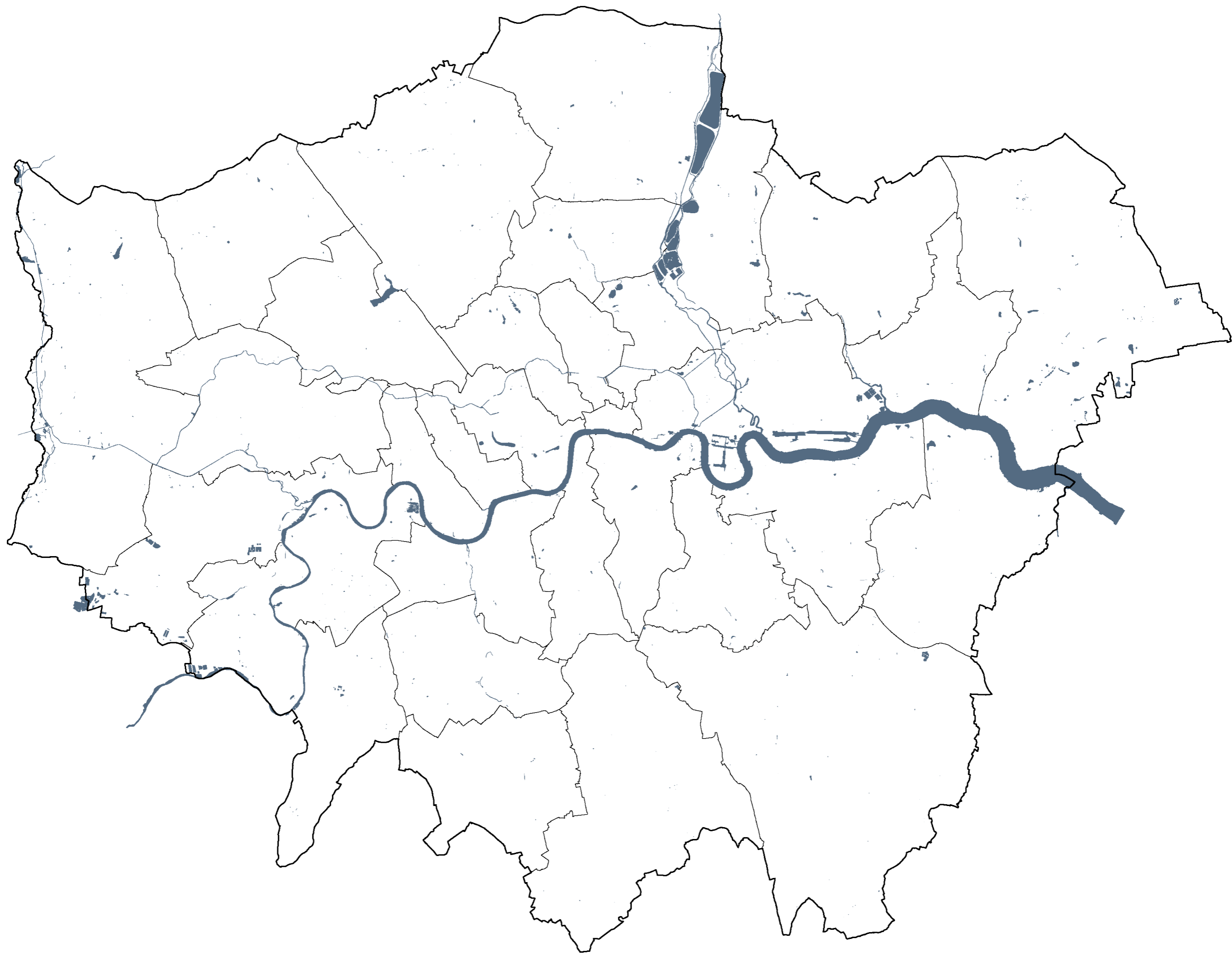




Determining a Site

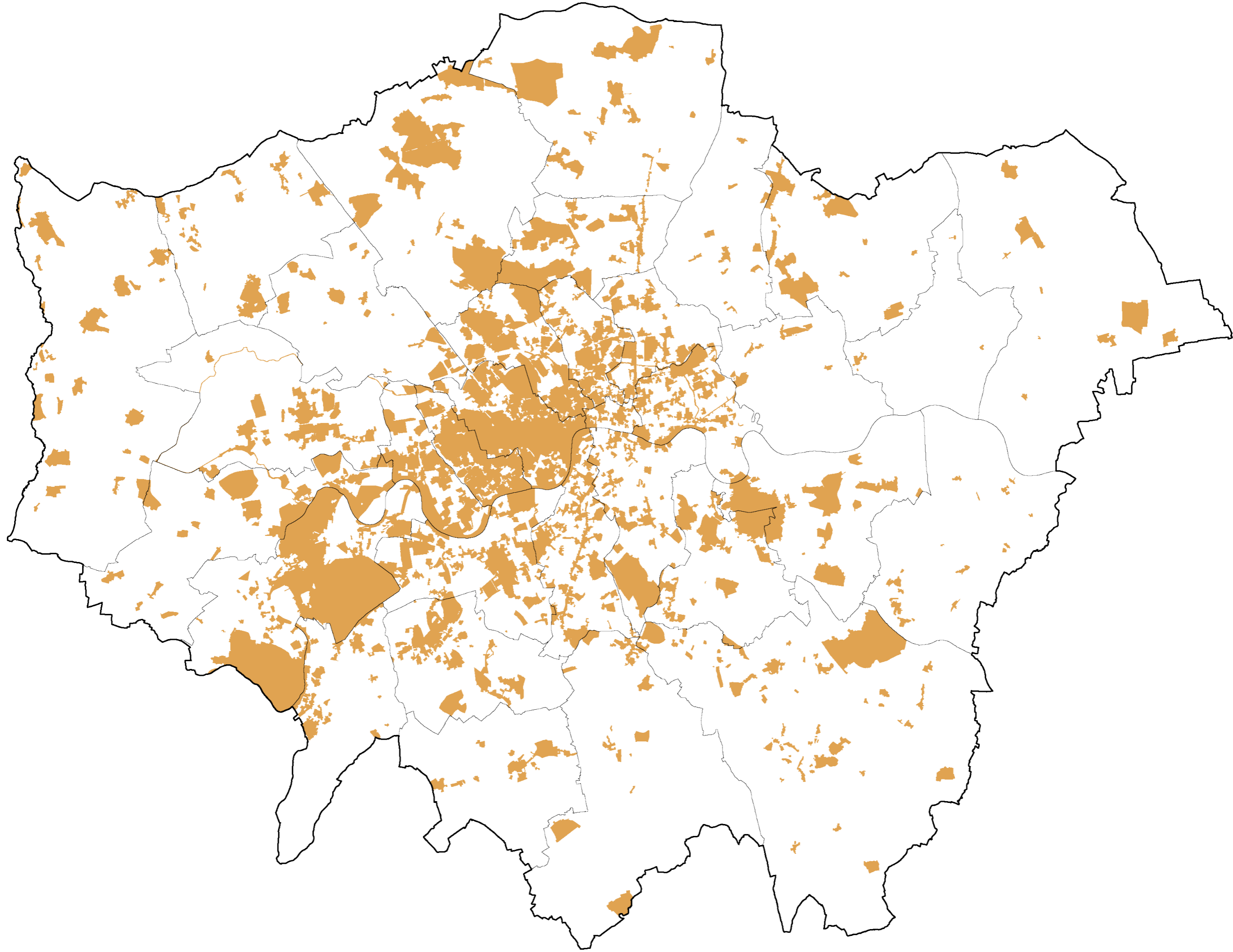
System of networks in London
Setting parameters and constraints
Refining study through single site specific research















Location Map of existing, redeveloped, and dismantled gasholders of London

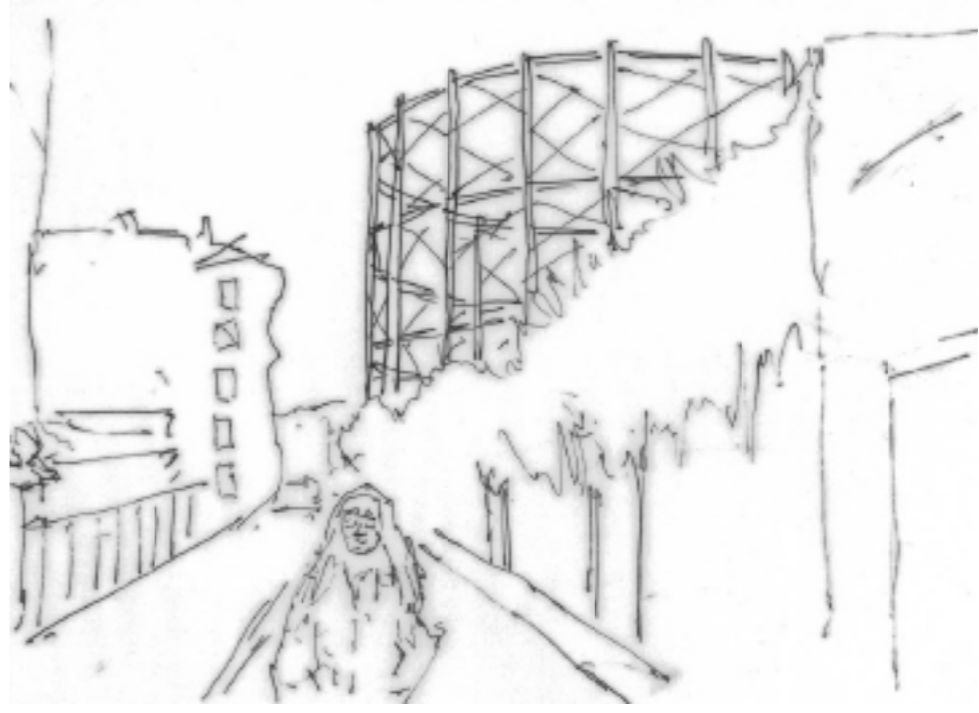
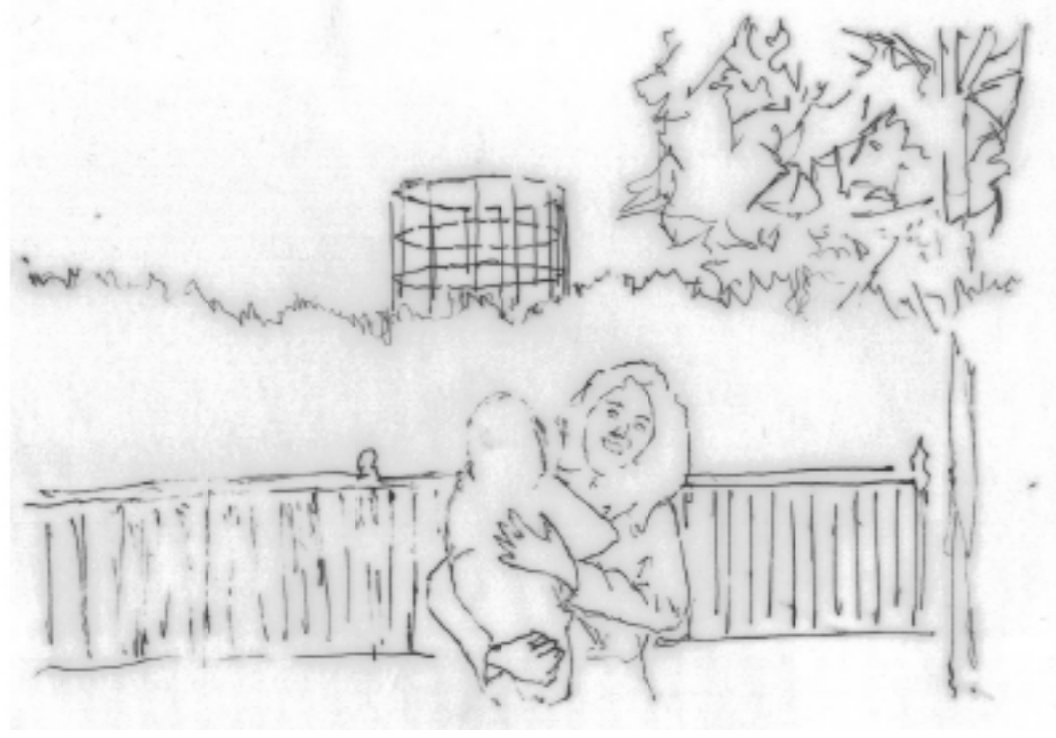


Location Map of existing gasholders of London (remains)

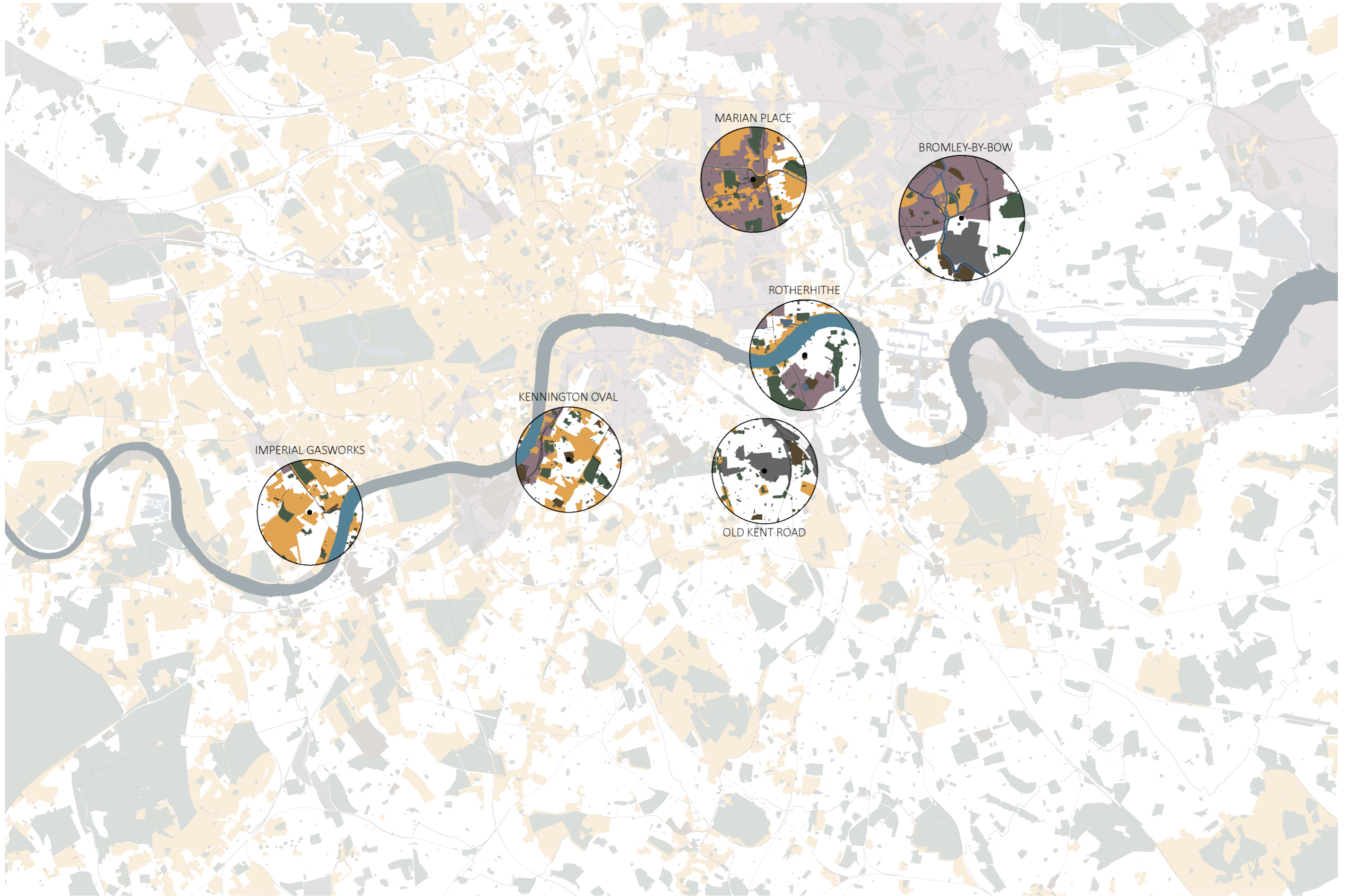


		Albert Road Gas Works (Barnet Gasworks) New Barnet	Beckton Gas Works	Bromley-by-Bow Holder Station	Crayford Holder Station (London Road Gas Works)	Haggerston Gasworks (Hackney, Bethnal Green, Tower Hamlets)	Imperial Gas Works (Fulham)	Kennington (Oval) Gas Holder Station (Berkeley Grip)	Leigh Road Gas Holder	Motspur Park (Worcester Park) Gas Holders	Old Kent Road Gas Works	St. Mary Cray Gas Holder Orpington Gas Holder (in Bromley)	Rotherhithe Holder Station	Yarnton Way Gas Works (Belvedere)
Structure	<ul style="list-style-type: none"> framework excavation 	<p>1 frame (with crown)</p> <p>A Cutler patent guide frame gasholder in a below ground tanks was still present on site in 2018 although decommissioned. Some 20th C brick buildings and modern gas infrastructure are present on site.</p>	<p>NOT SURE IF A STRUCTURE REMAINS 1 or 2 possible present frames?? + 4 flat areas below ground?</p> <p>OTHER REMAINS: The gasworks had its own pier for loading coal. Remains: jetties on water rotting away some modern gas infrastructure. The workers cottages on Winsor Terrace and the Entrance gates still survive.</p>	<p>7 column guided skeletons present (Grade II) with crown</p> <p>all below ground tanks</p>	<p>1 frame belowground with crown + 1 crown only (with minimal to no framing?) - 2/3GH</p> <p>OTHER REMAINS: A whitewashed red brick building, parts of the boundary wall and two gasholders survived in 2018.</p>	<p>2 skeletons with crown + 2 crowns no frame below ground tanks</p> <p>No5 (big) No2</p> <p>NOT LISTED</p>	<p>1 small skeleton with crown + 1 crown without skeleton</p> <p>+ 1 dismantled belowground showing "dumpling" (cone of earth), + 1 crown removed with exposed trusses</p>	<p>3 frames with crown + 1 crown no frame (maybe spiral) below ground</p> <p>3 flying lift, column guided GH No.1 is Grade II</p> <p>There were five GH operating before WWII but only two were still operational after the war, these were (No.1 and No.3), but were all eventually brought back into use. The early gasholders (No4&No5) have the symbol of the phoenix on their columns (because purchased by Phoenix Gas Company in 1847). Vested in the SEGB in 1949. No.3 gasholder was demolished after 1987</p>	<p>1 frame with crown below ground tank</p>	<p>2 frames present with crowns, above ground</p>	<p>1 crown below ground tank with frame + 1flat area delimitation (no structure traces, no digging)</p> <p>column guided framing</p>	<p>2 aboveground gasholders one with frames, one without (because it was spiral) + 1dismantled (not sure about tank)</p> <p>No5: spiral guided No4: frame guided No3: cutler patent frame guided (dismanteled)</p> <p>OTHER REMAINS: modern regional office</p>	<p>1 frames with crown, below ground</p>	<p>2 frames vsible, with crown, above ground</p>
Setting	<ul style="list-style-type: none"> dead space greenery waterbodies private/public space 	<p>Greenery parking spaces</p>	<ul style="list-style-type: none"> dead contaminated space River Thames railway tracks 	<p>round waterbody greenery</p>	<p>Lots of open green space</p>	<p>Busy area with a lot of amenities. Might make the space overwhelming if another venue is added</p>	<p>dead space possibility for parking</p>	<p>Kennington Park parking potential</p>	<p>Greenery River Roding</p> <p>near beckton gas works</p>	<p>Green space, organised (sports)</p>	<p>dead space (brownfield+paved)</p>	<p>paved area river cray</p>	<p>field Surrey Water parking potential</p>	<p>dead brownfield</p>
Surrounding programs	<ul style="list-style-type: none"> assembly commercial industrial institutional residential 	<p>Assembly</p> <ul style="list-style-type: none"> Park, playground Football field Gym Sports centre Bars, restaurants <p>Commercial</p> <ul style="list-style-type: none"> Supermarket Pet grooming Taylor <p>Accountant</p> <ul style="list-style-type: none"> Contracting companies <p>Industrial</p> <ul style="list-style-type: none"> Cadent Gas Company (distribution of nat gas) <p>Institutional</p> <ul style="list-style-type: none"> Tutoring school Jewish community school Primary/Nursery <p>Residential</p>	<p>Commercial</p> <ul style="list-style-type: none"> Tesco Supermarket Toy store clothing stores Restaurant <p>Industrial</p> <ul style="list-style-type: none"> Docklands Light Railway Ltd Depots Delivery offices <p>large Eastern European community settled in the area</p>	<p>Industrial</p> <ul style="list-style-type: none"> DHL Depot Manufacturer Car inspection 	<p>Residential area for a community. Very personal</p> <p>Residential mostly Assembly</p> <ul style="list-style-type: none"> large green park (Shenstone Park) village hall (gathering space for school) tennis club (fields) <p>Institutional</p> <ul style="list-style-type: none"> school church hall 	<p>Assembly</p> <ul style="list-style-type: none"> Art gallery Pub/Bar 2 event venues Garden <p>Commercial</p> <ul style="list-style-type: none"> Art Store Pharmacy <p>Institutional</p> <ul style="list-style-type: none"> Offices Post Office <p>Residential</p>	<p>Assembly</p> <ul style="list-style-type: none"> Rockclimbing <p>Commercial</p> <ul style="list-style-type: none"> Supermarket General store <p>Institutional</p> <ul style="list-style-type: none"> Offices <p>Residential</p>	<p>Assembly</p> <ul style="list-style-type: none"> Art gallery Stadium Football field Pub/Bar Kennington Park <p>Commercial</p> <ul style="list-style-type: none"> Supermarket <p>Institutional</p> <ul style="list-style-type: none"> Highschool Primary School Office Gin distillery <p>Residential</p>	<p>Commercial</p> <ul style="list-style-type: none"> Clothing stores supermarket hair salon building material store <p>Industrial</p> <ul style="list-style-type: none"> train depot (store trains) Self storage facility contractors warehouse engineering company construction services (east) <p>Institutional</p> <ul style="list-style-type: none"> church <p>Residential (all of west side)</p>	<p>Assembly</p> <ul style="list-style-type: none"> Small café & small brewery a few small restaurants football field (+club) <p>Commercial</p> <ul style="list-style-type: none"> Kitchen supplies <p>Industrial</p> <ul style="list-style-type: none"> Reuse and Recycling Centre Electric Utility centre Waste Management Facility <p>Institutional</p> <ul style="list-style-type: none"> Churches 2 Primary Schools <p>Residential</p> <ul style="list-style-type: none"> their green space 	<p>Assembly</p> <ul style="list-style-type: none"> park golf course starbucks café a few restaurants trampoline park indoor small village hall (for community events) <p>Commercial</p> <ul style="list-style-type: none"> 4 supermarkets stores constuction (flooring, tile,electronics, kitchen, plumbing) <p>Industrial</p> <ul style="list-style-type: none"> waste management distribution service solar energy company car inspection building restoration services <p>Institutional</p> <ul style="list-style-type: none"> 2 primary schools church <p>SGN offices SGN Depot SGN Workshop</p> <p>Residential around public area + residential North</p>	<p>Residential surrounding gasholder</p> <p>Assembly</p> <ul style="list-style-type: none"> Bacon's community sports centre (College Function & Event Hall Football club/terrain Tennis court) Event Venue (Printworks London, BroadwickLive event management company) Bow Arts Studio Fishing pier Parks <p>Commercial by the dock</p> <ul style="list-style-type: none"> Cafe, Restaurant Decathlon Sports store <p>Institutional</p> <ul style="list-style-type: none"> Alfred Salter Primary School Bacon's College Canada Water Library 	<p>Commercial related to industrial sector</p> <ul style="list-style-type: none"> construction accessories plumbing metals <p>Industrial</p> <ul style="list-style-type: none"> car service industria equipment supplier construction company food supplier <p>Institutional</p> <ul style="list-style-type: none"> school + facilities (sports, green space) Church pharmacy supermarket consultant offices <p>Residential (east)</p>	
Movements (+ accessibility)	<ul style="list-style-type: none"> river rail/public transp roads 	<p>road, bus</p> <p>walk not easy</p>	<p>underground network (Barking or Plaistow) + bus</p> <p>Road, bus</p> <p>Bow Creek</p>	<p>Road, bus</p> <p>Rail (crayford) + bus</p> <p>Underground (Woolwich)+ bus</p>	<p>Road, rail</p> <p>Rail network, bus</p> <p>Regent's canal</p>	<p>Underground network (Imperial whard)</p>	<p>Road, rail</p> <p>Rail network, bus</p>	<p>Underground network (east ham)</p>	<p>rail network (Worcester Park)+walk</p> <p>Bus</p>	<p>Road, bus</p>	<p>rail network</p> <p>St Mary Cray + walk</p> <p>Orpington + bus</p>	<p>Road, rail</p> <p>Rail network, bus</p> <p>Thames River</p>	<p>Rail network (Belvedere)</p> <p>Road</p>	
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Present/Features	<ul style="list-style-type: none"> at risk? redevelopment plans? 	<p>AT RISK OF ENTIRE REMOVAL OS STRUCTURE</p> <p>Redevelopment schemes. 539 residential units (13 buildings,4-7 storeys) + retail/commercial spaces+community space+pedestrian routes+parking (overdevelopment of the site)</p> <p>https://publicaccess.barnet.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVMN36I09100</p> <p>https://www.theresavilliers.co.uk/news/high-rise-blocks-new-barnet-victoria-quarter-are-betrayal</p>	<p>http://www.iddc-history.org.uk/beckton/index.html</p> <p>https://weeklytales.com/articles/beckton-alps</p> <p>https://boltancestry-uk.weebly.com/beckton-london.html</p> <p>Beckton is ethnically diverse, with large numbers of single people, lone parents and students</p>	<p>All are listed Grade II. Not at risk. No redevelopment scheme on site</p>	<p>Is currently being demolished. To be replaced with 14 warehouses</p> <p>https://www.yourlocalguardian.co.uk/news/19858790.croydon-gasworks-site-pulled/</p> <p>https://www.mylondon.news/news/south-london-news/south-london-skyline-change-forever-22248637</p>	<p>Plan 1: Conservation of Gasholders (No2 & No5) with new development schemes put in place (housing inside one and green open space insode other)</p> <p>"positive contribution to the character or appearance of the Regent's Canal Conservation Area can and should be preserved"</p> <p>http://friendsofregentscanal.org/features/property-devt/Bethnal-Green-gasholders/planapp/docs/Marian-Place-Gas-Works-Report.pdf</p> <p>Plan 2: housing inside both holders + 2 more cylindrical towers housing</p> <p>https://www.architectsjournal.co.uk/news/rshp-gets-consent-east-end-gas-holders</p>	<p>Redevelopment plans 1,800 new homes and 100,000 sq ft of commercial space</p>	<p>3 gasholders dismantled large gasholder kept for housing inside</p> <p>Oval Village https://www.ovalvillagecommunity.co.uk/</p> <p>owned by SGN</p> <p>Berkeley Group: tall buildings, 1250 apts mixed and affordable + public space 1hectare</p>	<p>Assumed not at risk. No redevelopment plans found</p> <p>building homes, no info about status of gasholders</p>	<p>No dismantling</p> <p>good redevelopment plan with 60% to 40% market/ affordable split</p> <p>Old Kent Road area action plan (gasholder not included in this doc) https://consultations.southwark.gov.uk/corporate-strategy/okraapdec20/</p>	<p>1 dismantled, others at risk.</p> <p>land owned by SGN. Corke's Meadow has been urbanised: permanent housing built</p>	<p>At risk of dismantlin structure; develop into residential space</p> <p>40 dwellings for social rent</p> <p>39 dwellings for discount market rent</p> <p>198 private dwellings</p>	<p>Assumed not at risk. No redevelopment plans found</p>	









**Bromley-By-Bow
Newham**
1870 - 1976

**Imperial Gasworks
Hammersmith and Fulham**
1824 - 1970

**Kennington Oval
Lambeth**
1847 - 2014

**Marian Place
Tower Hamlets, Hackney**
1853 - 1953

**Old Kent Road
Southwark**
1833 - 1953

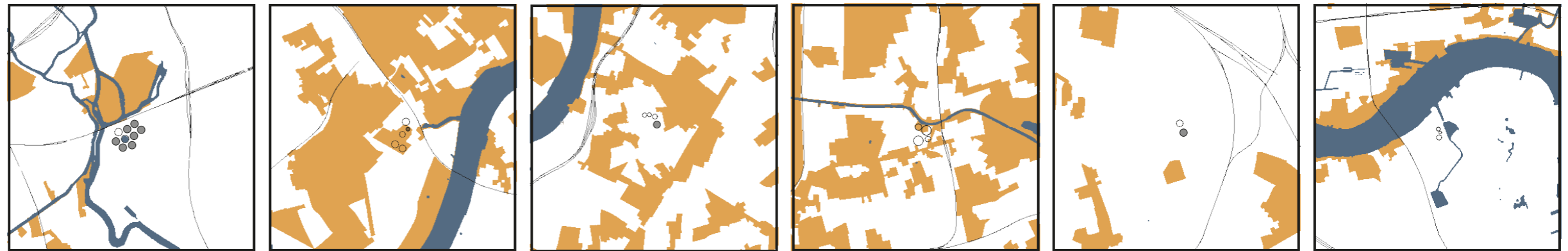
**Rotherhithe Station
Southwark**
1849 - 1959

OVERLAPPED NETWORKS



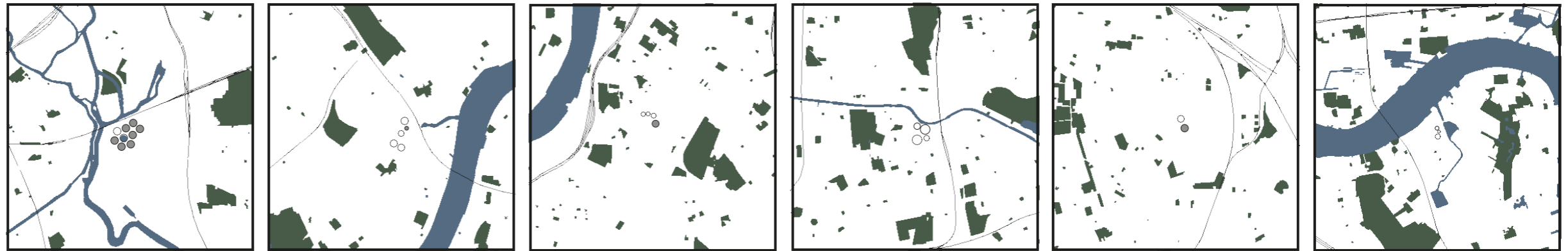
CONSERVATION AREAS

Areas where extra planning controls apply due to their special architectural and historic interest



GREEN SPACES

Areas of vegetation that are currently publicly managed and publicly accessible, be these currently used or unused.



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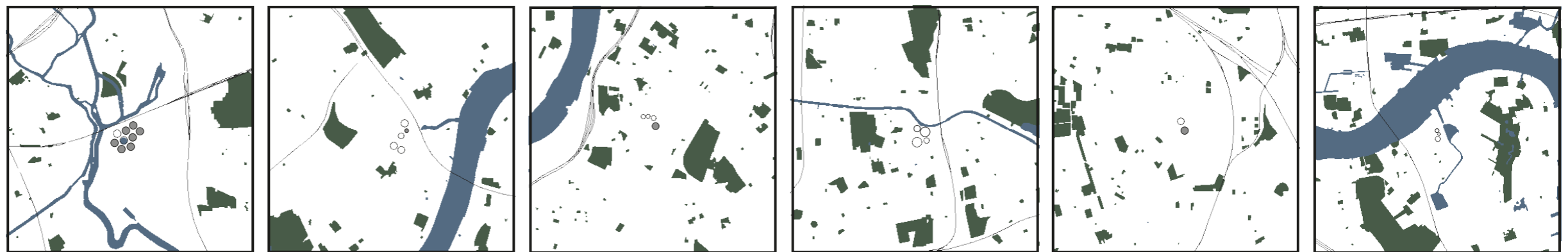
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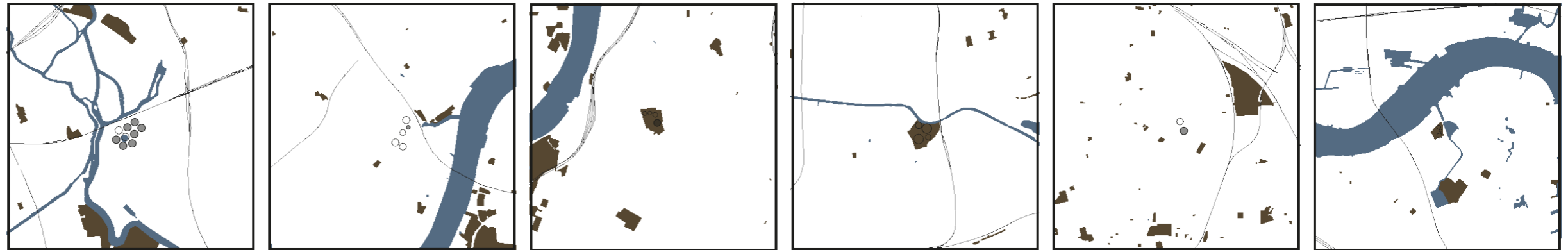
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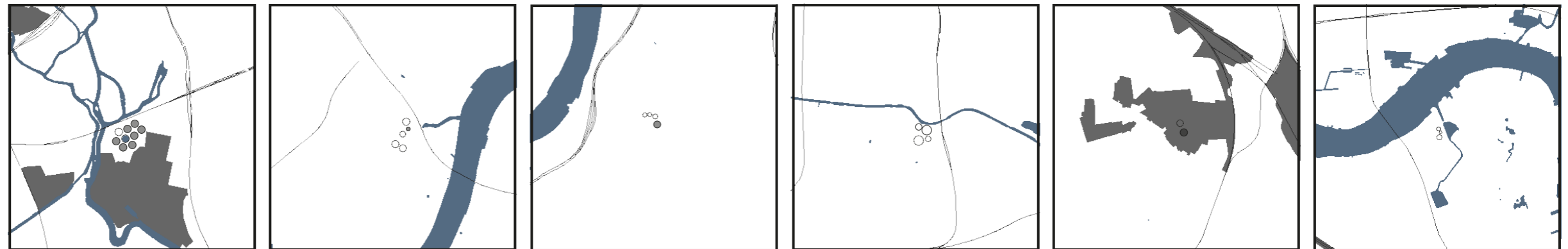
BROWNFIELDS

Areas of previously developed industrial lands available for residential and mixed-use developments.



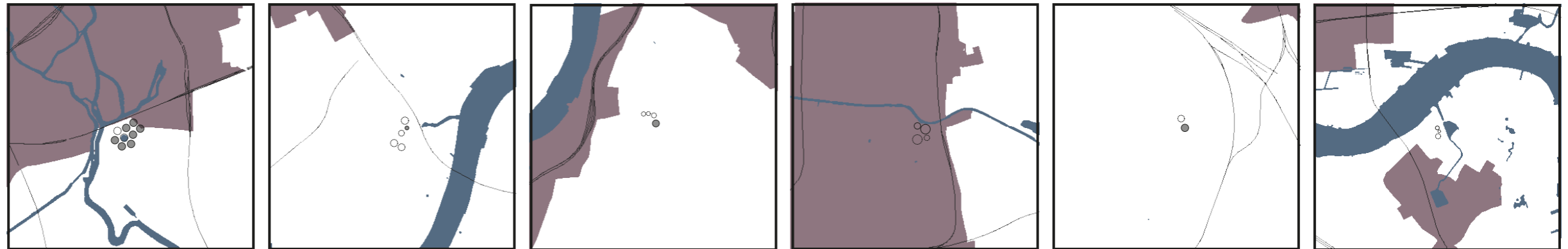
STRATEGIC INDUSTRIAL LOCATIONS (SIL)

London's main reservoirs of industrial and related capacity. There are two types of SILs: Preferred Industrial Locations (PIL) and Industrial Business Parks (IBP). Development proposals within or adjacent to SILs should not compromise the integrity or effectiveness of these locations in accommodating industrial type activities.



OPPORTUNITY AREAS

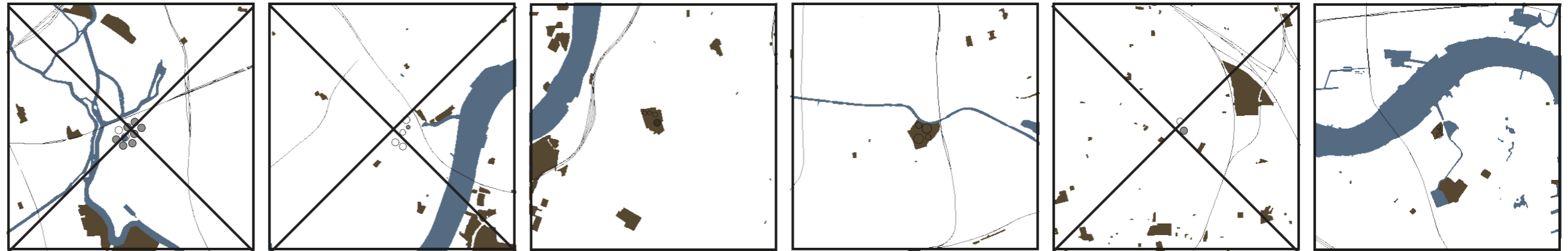
Defined in the Mayor's London plan as key locations with major source of brownfield land which have significant capacity and potential for development.



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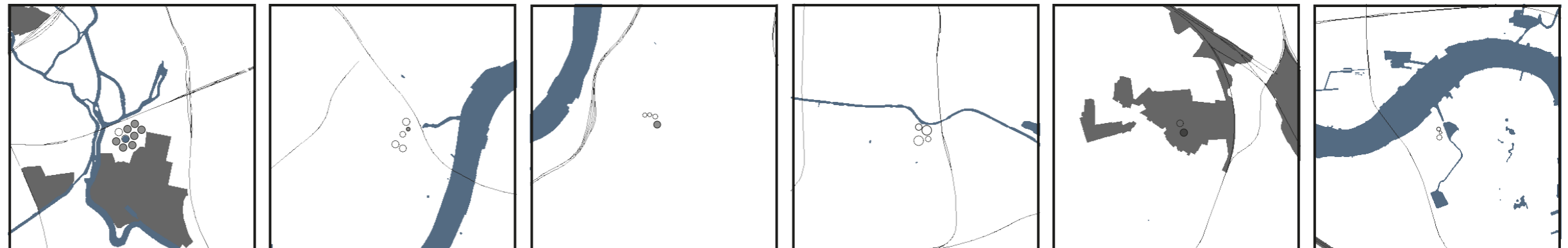
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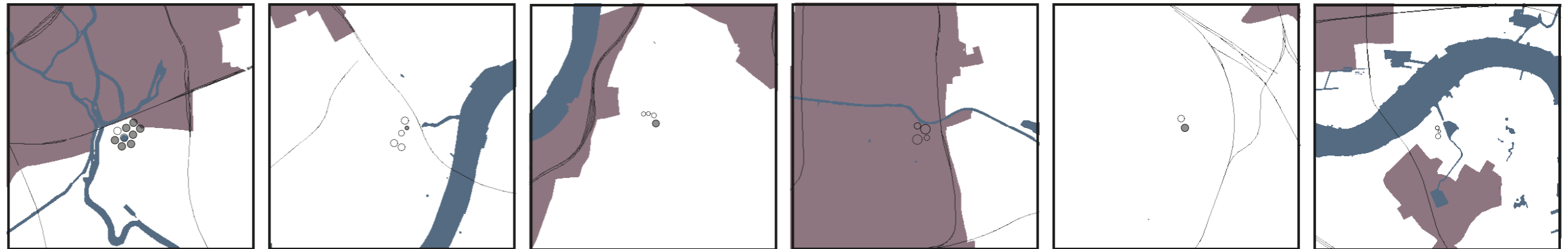
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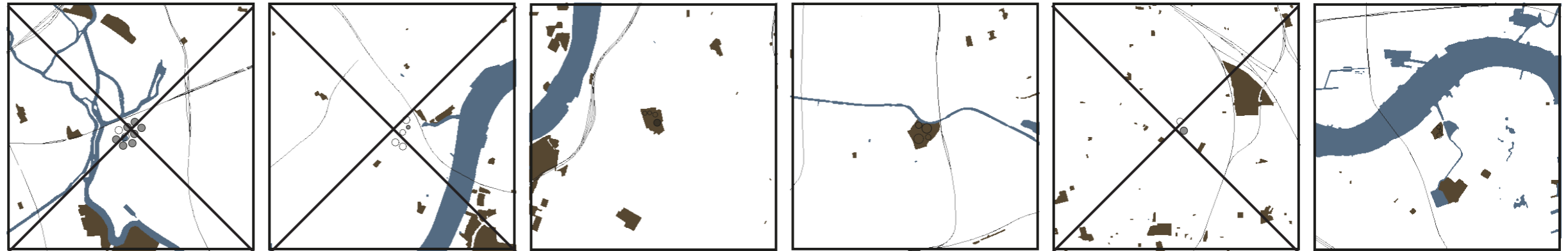
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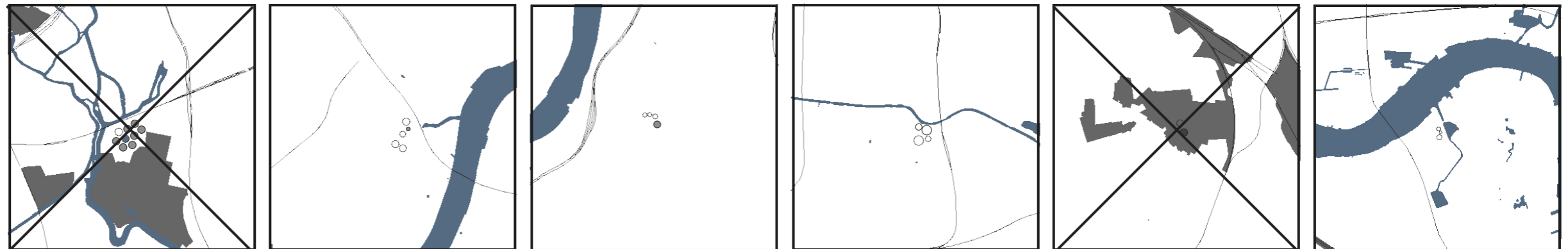
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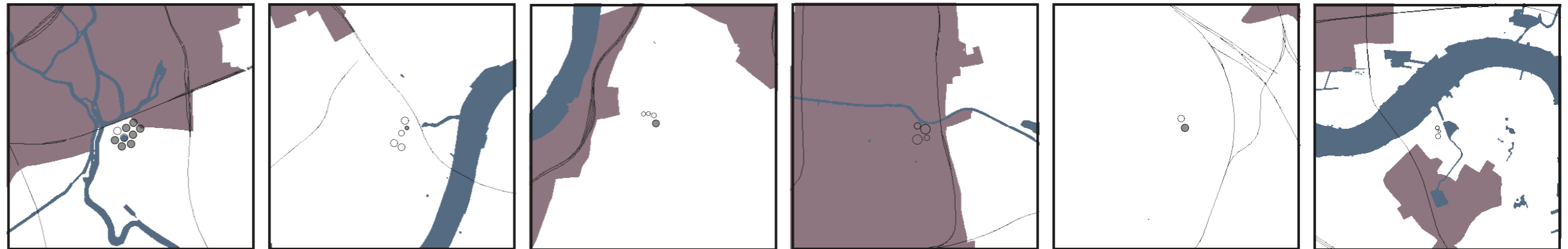
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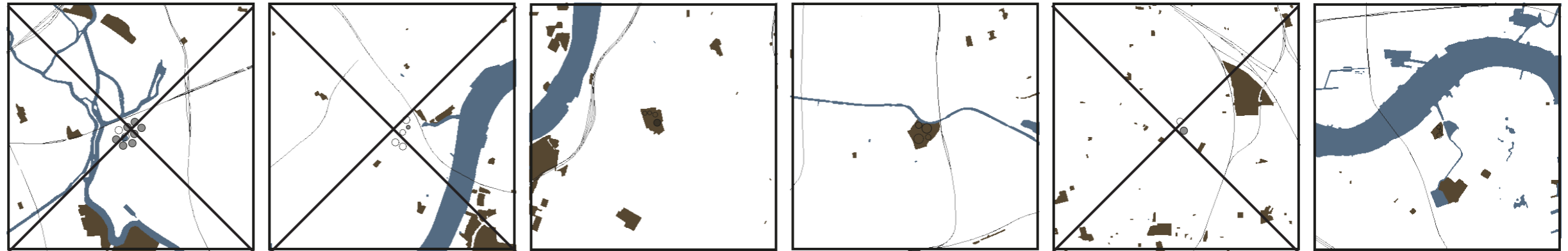
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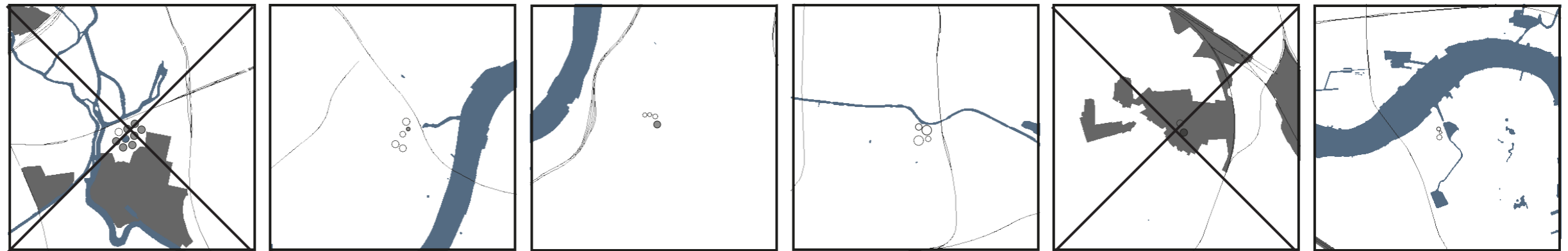
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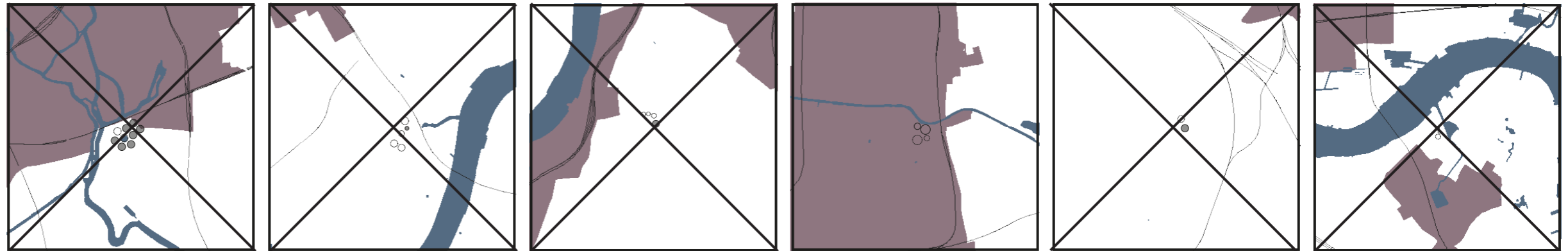
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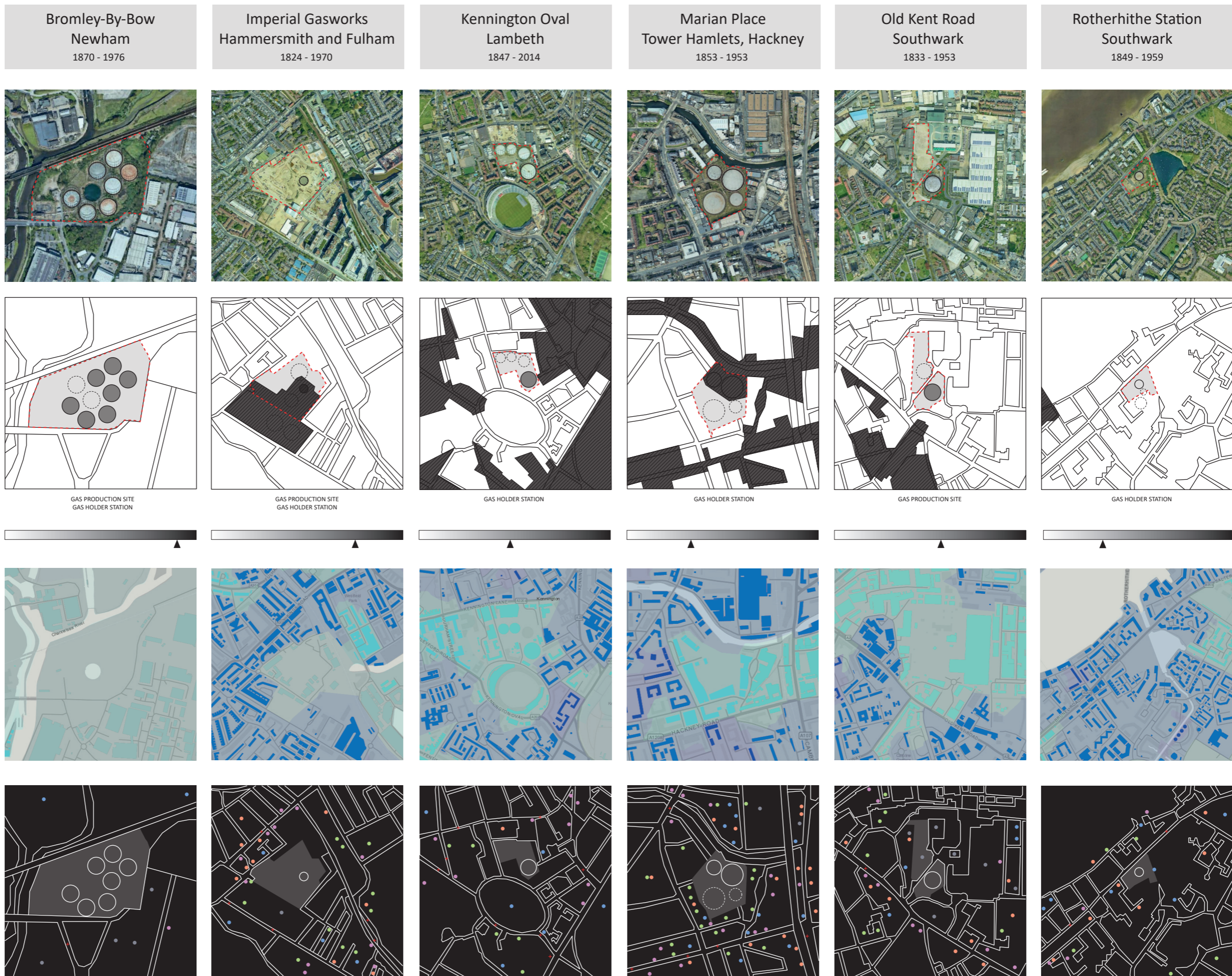
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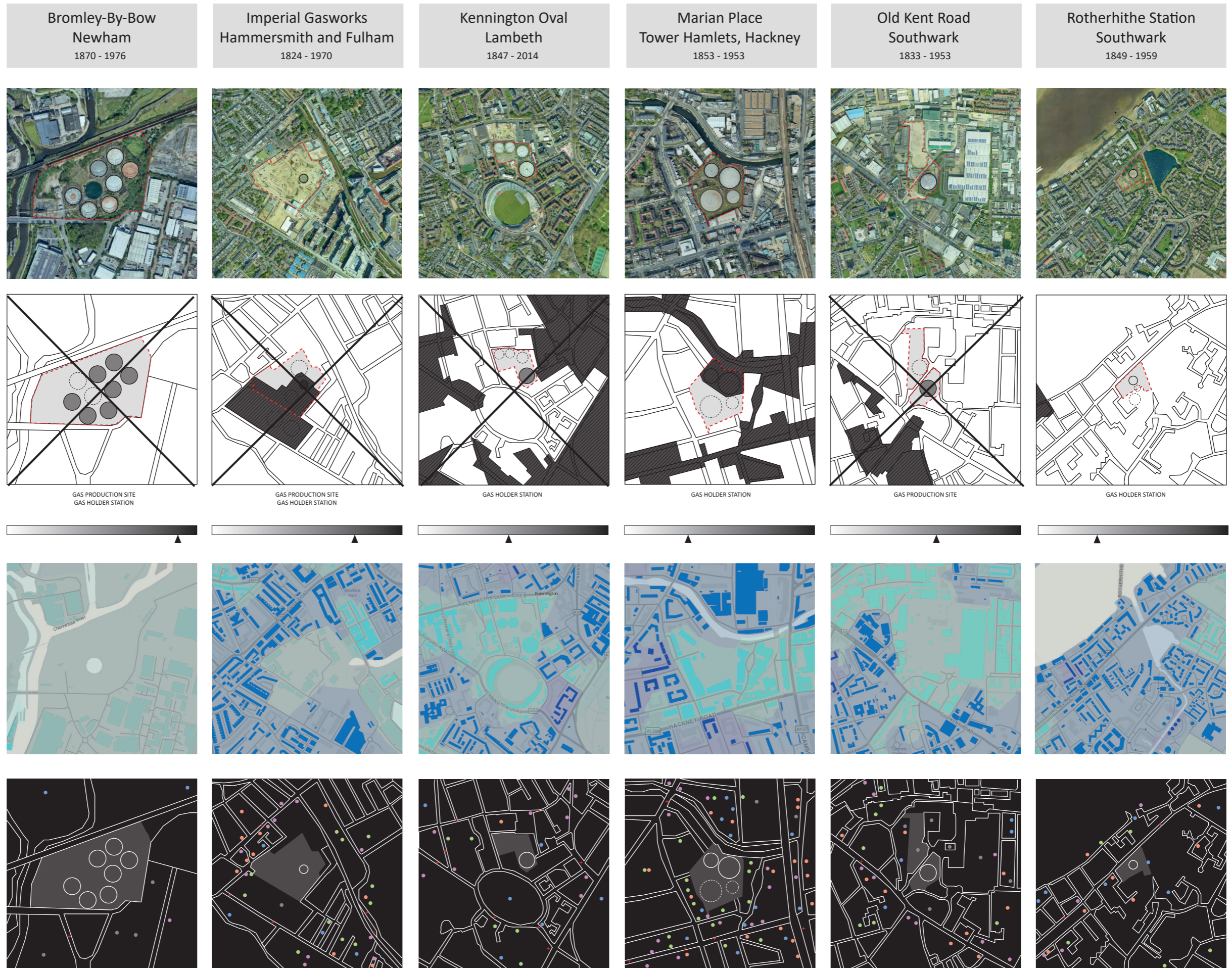


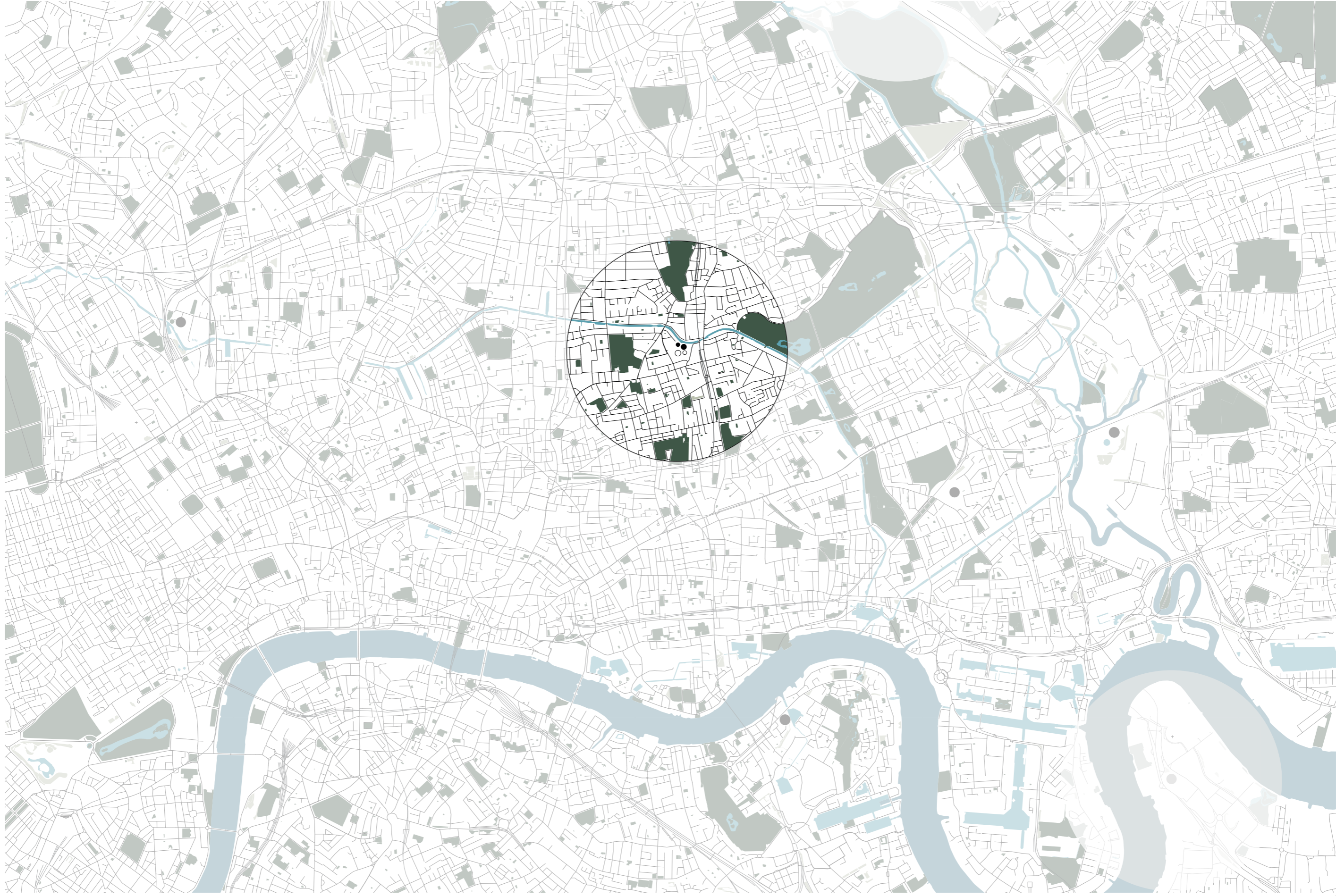
OPPORTUNITY AREAS

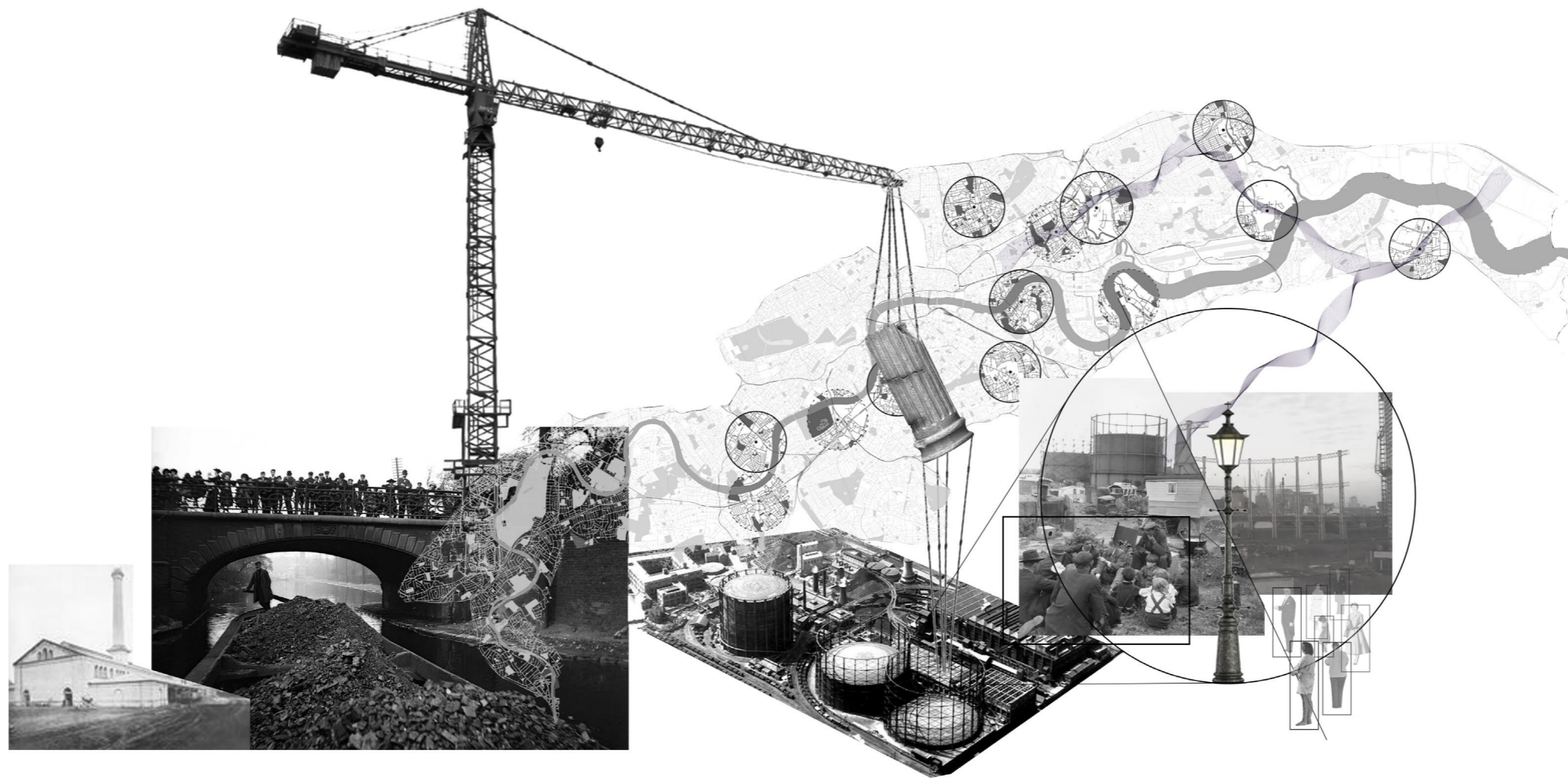
Defined in the Mayor's London plan as key locations with major source of brownfield land which have significant capacity and potential for development.



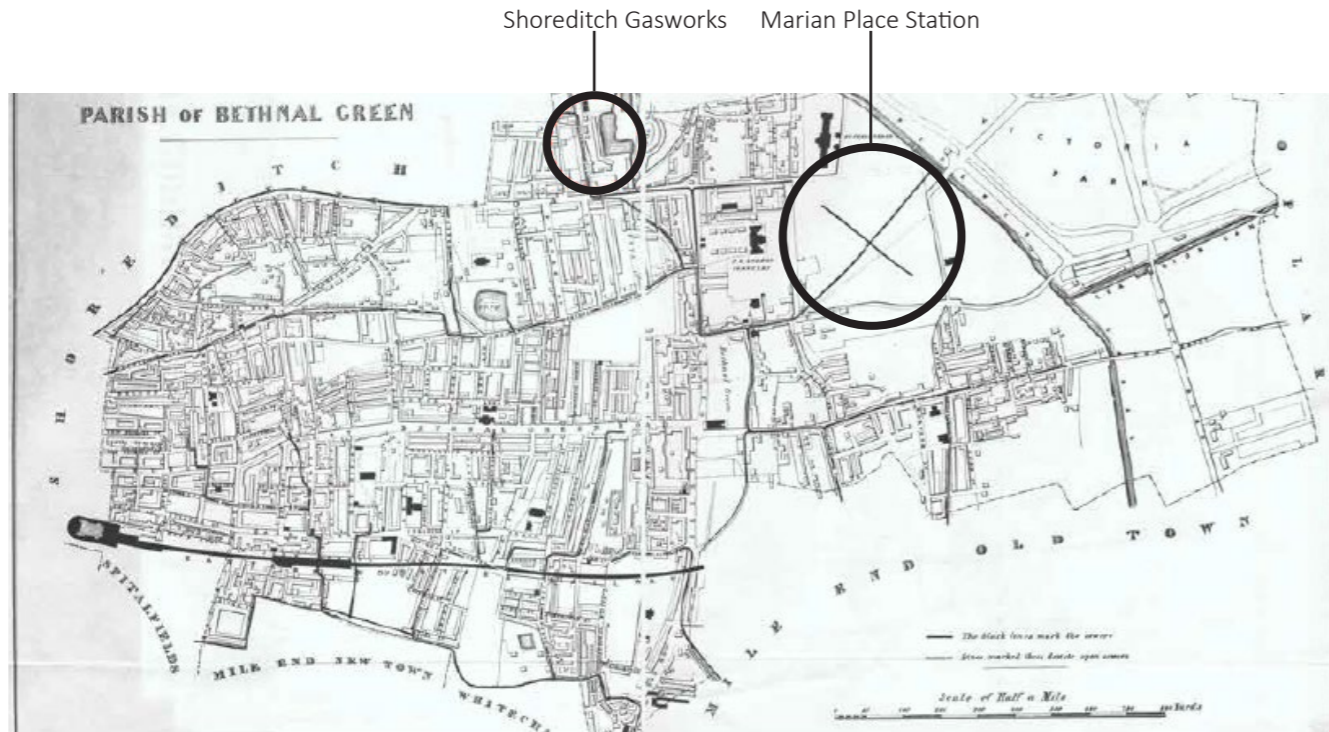








“No understanding of a site is conceivable without communal history, or conceivable with a substitution of history.” (Forster, 1983).



Bethnal Green Parish Map, 1848

Due to the necessity of gas in the city, when Shoreditch gasworks site was established, it needed a complementary gasholder site nearby to store large amount of gas for the community.

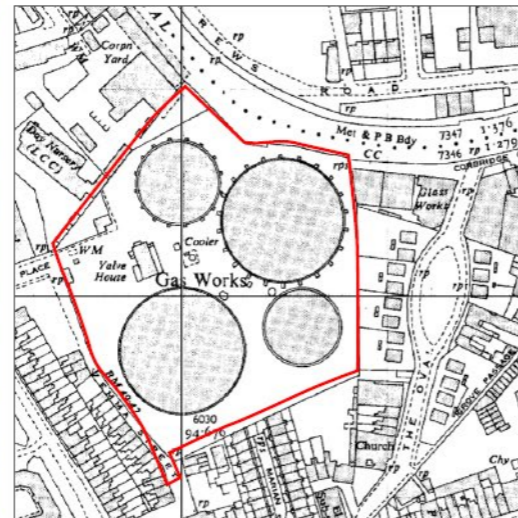


Imperial Gasworks, 1876-1877

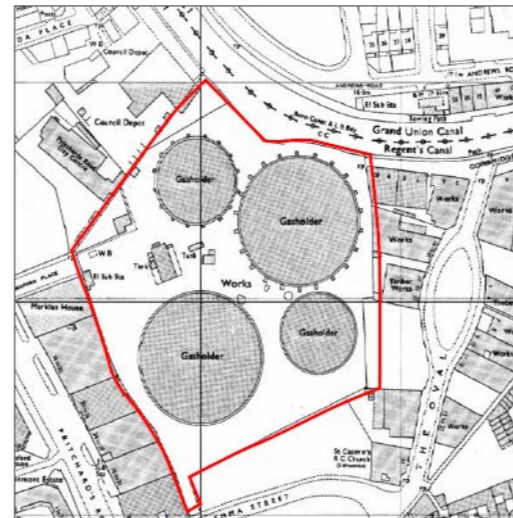
Marian Holder Station was built and occupied the location of the prior fish pond. As the need for gas to the community increased, so did the number of gasholders on site.



WW2 Bomb Damages



1950 - 1951

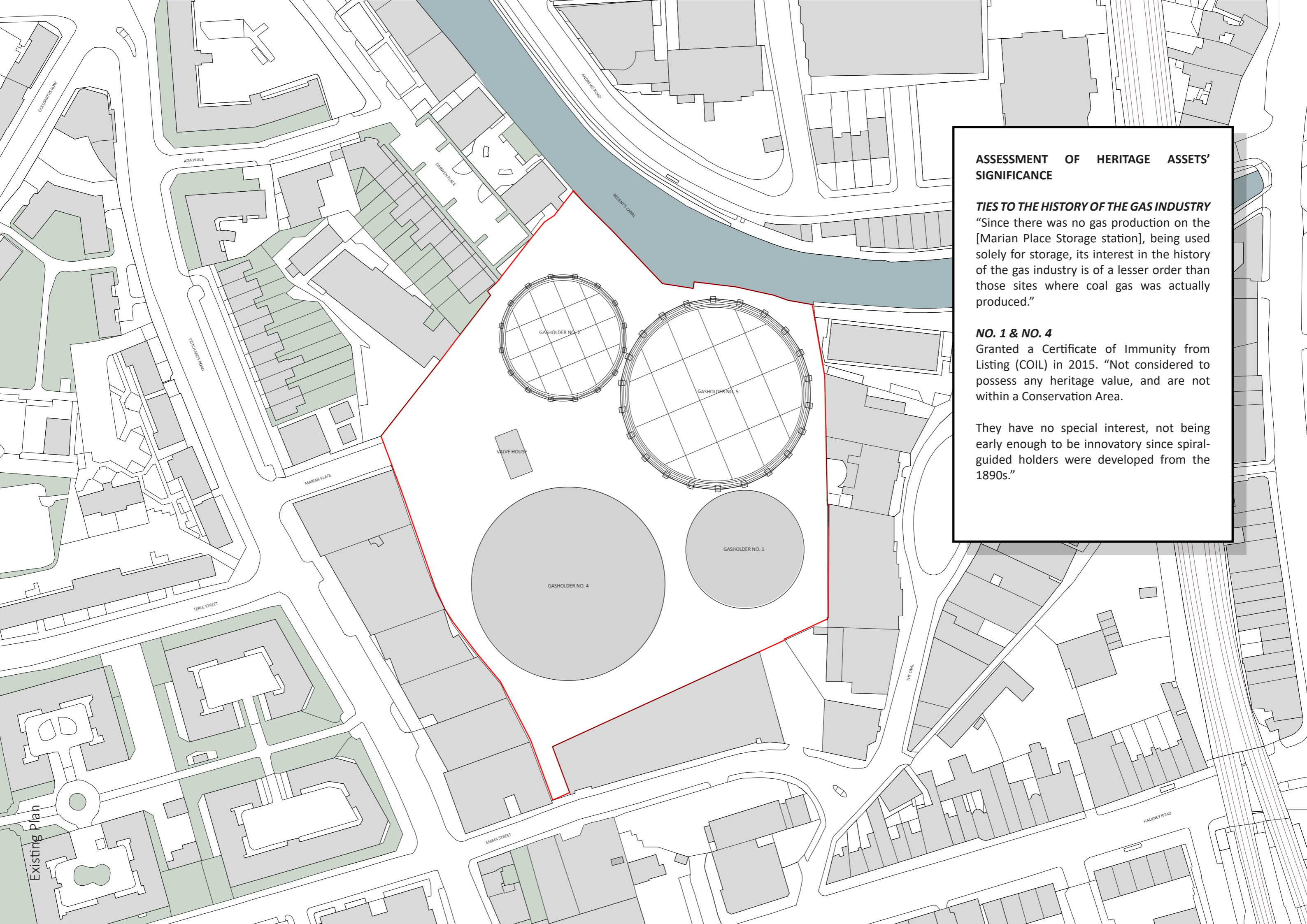


1961 - 1971

Following a V1 strike, Shoreditch Gasworks site was damaged and production stopped. The site was demolished entirely to create Haggerston Park. Marian Gasholder station continued to operate as a holder station for gasworks in other boroughs – it took on a supporting role, to provide for the community once more. All the while Victorian terraced houses were being replaced by larger commercial buildings, to make way for common amenities. (commercialised area)

Summary

- 1821: The Imperial Gas Light and Coke Company was established.
- 1823: Shoreditch and St Pancras Gasworks was built.
- 1853: Marian Place was established as a satellite storage station, and Gasholder 1 was constructed.
- 1856: Gasholder nos. 2 and 4 were constructed.
- 1889: Gasholder no. 5 was constructed.
- 1925: Gasholder no 1 was converted to a spiral guided.
- 1931: Gasholder no. 4 was converted to a spiral guided holder.
- 1944: Production of gas at Shoreditch stopped after a V1 strike.
- 1949: Shoreditch works demolished and land used to create Haggerston Park.
- 1953: Marian Place is decommissioned and ceases to be a holder station. It has been left vacant since then.



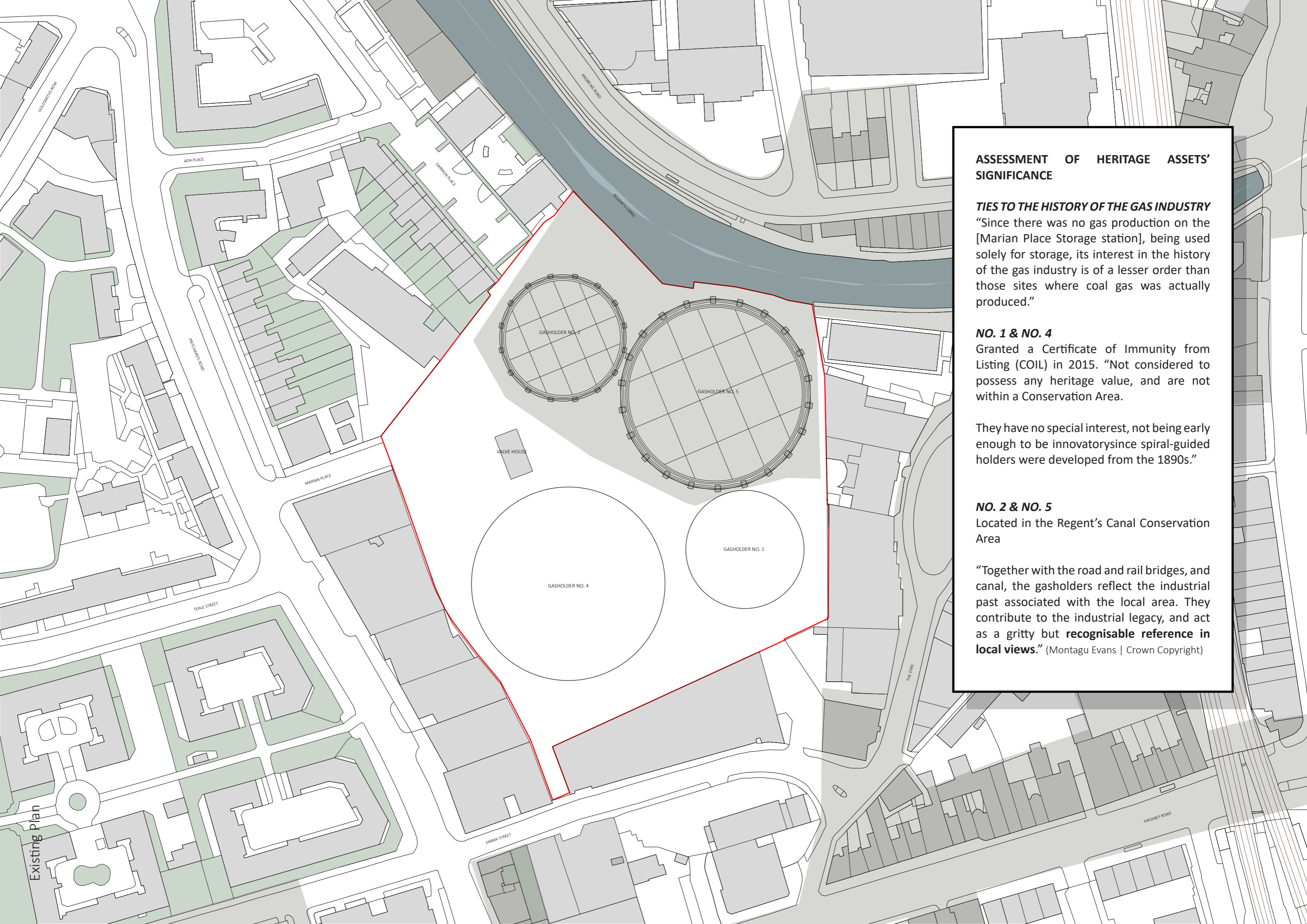
ASSESSMENT OF HERITAGE ASSETS' SIGNIFICANCE

TIES TO THE HISTORY OF THE GAS INDUSTRY
"Since there was no gas production on the [Marian Place Storage station], being used solely for storage, its interest in the history of the gas industry is of a lesser order than those sites where coal gas was actually produced."

NO. 1 & NO. 4
Granted a Certificate of Immunity from Listing (COIL) in 2015. "Not considered to possess any heritage value, and are not within a Conservation Area.

They have no special interest, not being early enough to be innovatory since spiral-guided holders were developed from the 1890s."

Existing Plan



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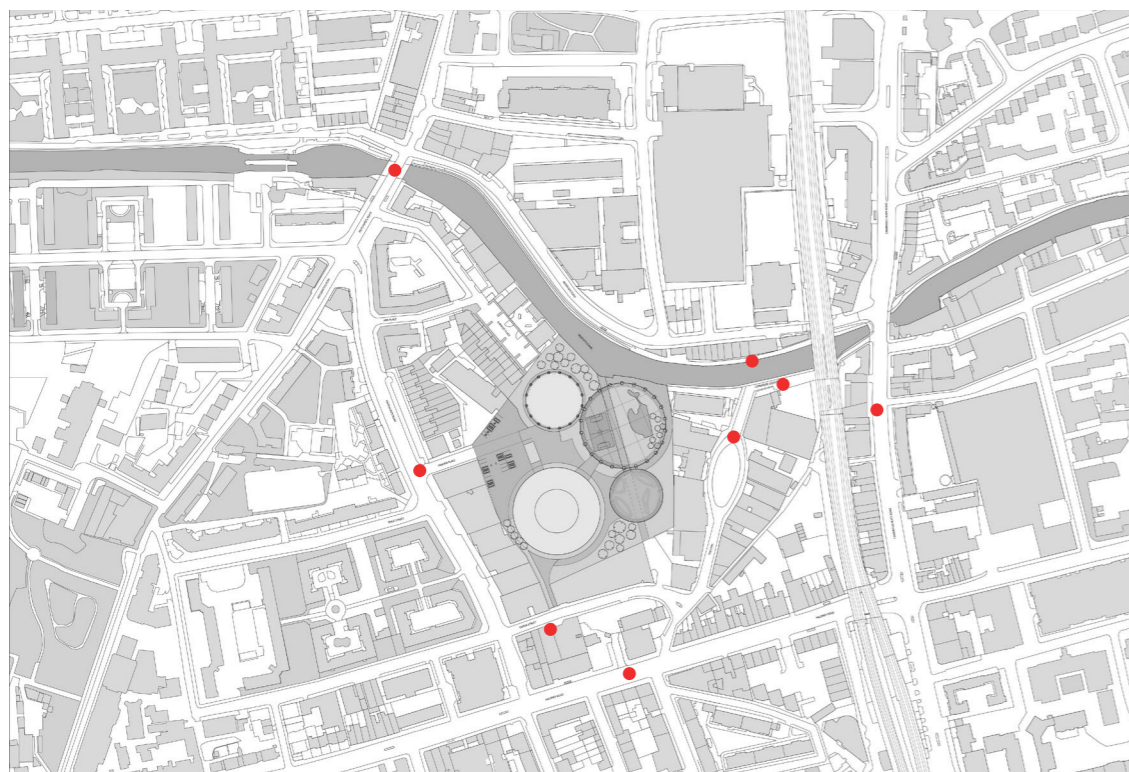
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They have no special interest, not being early enough to be innovatory since spiral-guided holders were developed from the 1890s."

NO. 2 & NO. 5

Located in the Regent's Canal Conservation Area

"Together with the road and rail bridges, and canal, the gasholders reflect the industrial past associated with the local area. They contribute to the industrial legacy, and act as a gritty but **recognisable reference in local views.**" (Montagu Evans | Crown Copyright)



View from the canal towpath (North of Marian Place)
 “Reminder of an industry that used to be prevalent throughout the Hackney section of the canal. As with the Tower Hamlets bank, the holders make a contribution to the industrial character and heritage of the north bank.”



View from Hackney Road
 The lightweight structure of the Gasholder seen in the background gives a glimpse of the industrial heritage of the area while contrasting with heavy brick building in the foreground.



View from Corbridge Crescent
 Prominent view of Gasholder No. 5, framed by the tunnel and the railroad bridge above



View from Cambridge Heath Road
 In combination with the rail bridges and roads, the gasholders form a complete image of the industrial legacy of the area



View from Pritchard's Rd (Broadway Market CA)
 “From this location the viewer can appreciate the industrial history of the area, signified by the gasholder”



View from The Oval
 Gasholder No. 5 can be seen through the passageway of Containerville, and positively contributes to the character of the area.



View from Marian Place
 Gasholder No. 2 and 5 seen from the main entrance of the gas storage station site

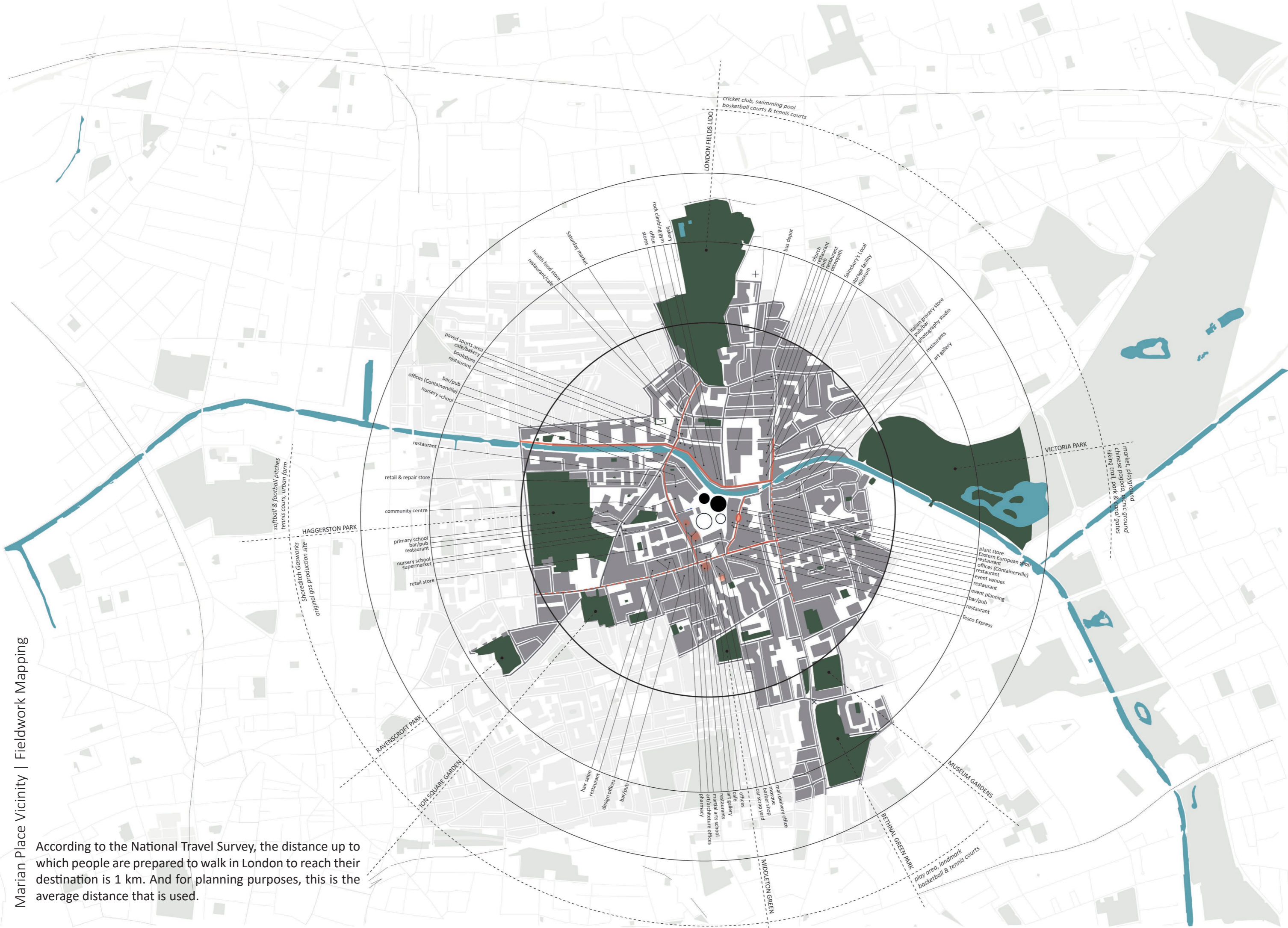


View from Emma Street
 Both Gasholders are visible above the near buildings' skyline, from upper office terraces of Containerville, allowing for a comparison in scale.

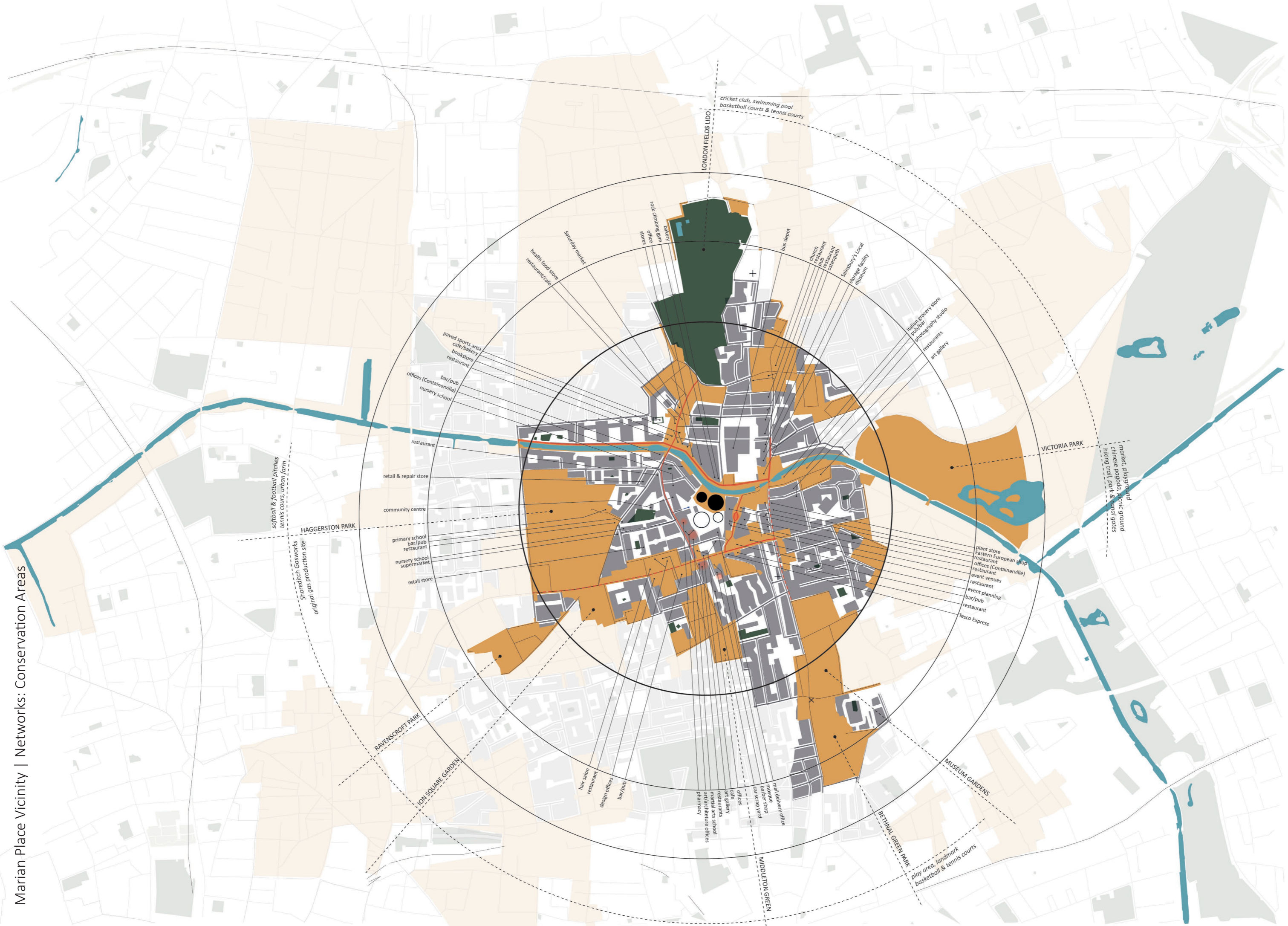
FINDING THE GAP

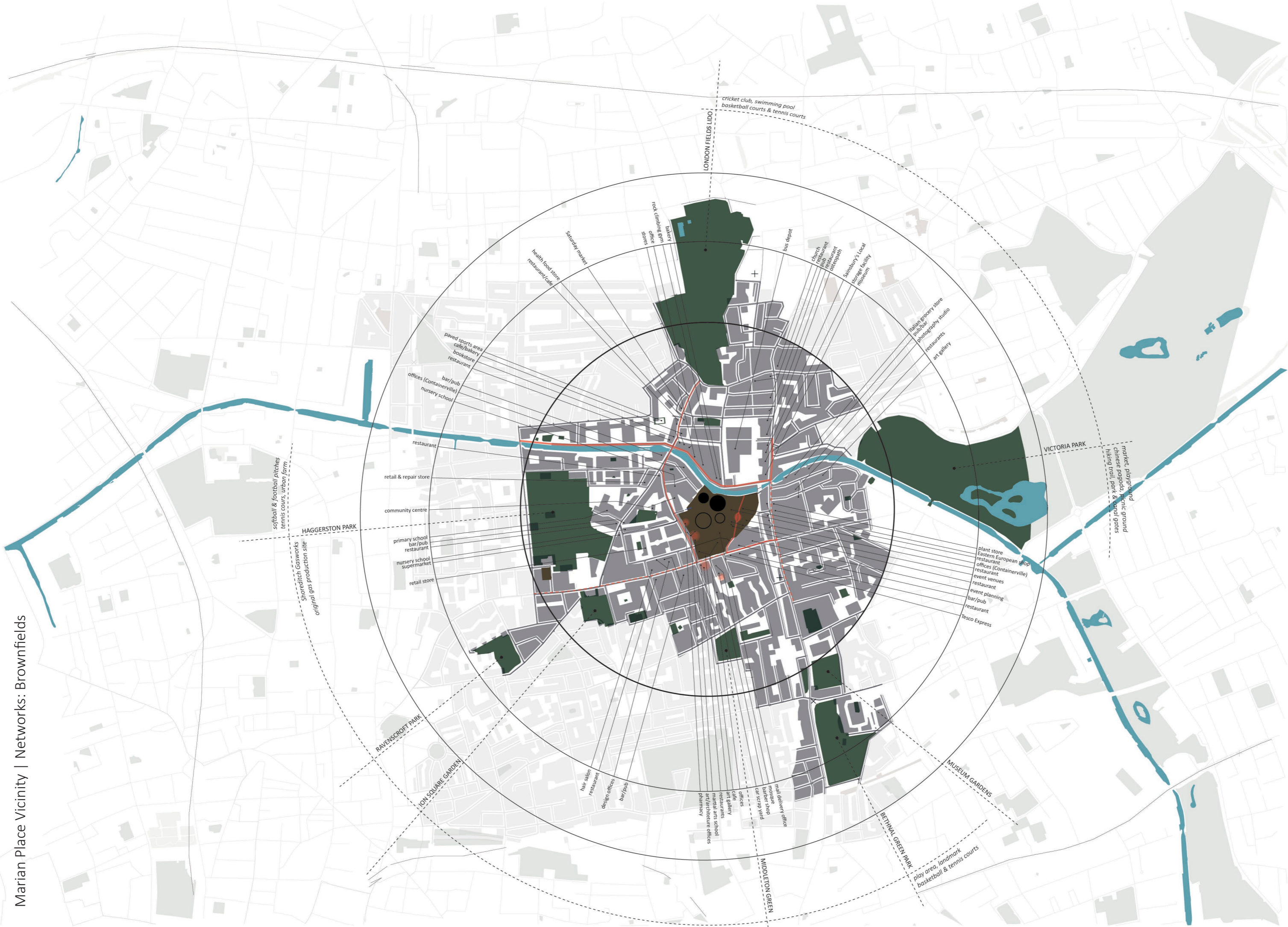
What are the current flows?
What is missing in the neighbourhood?

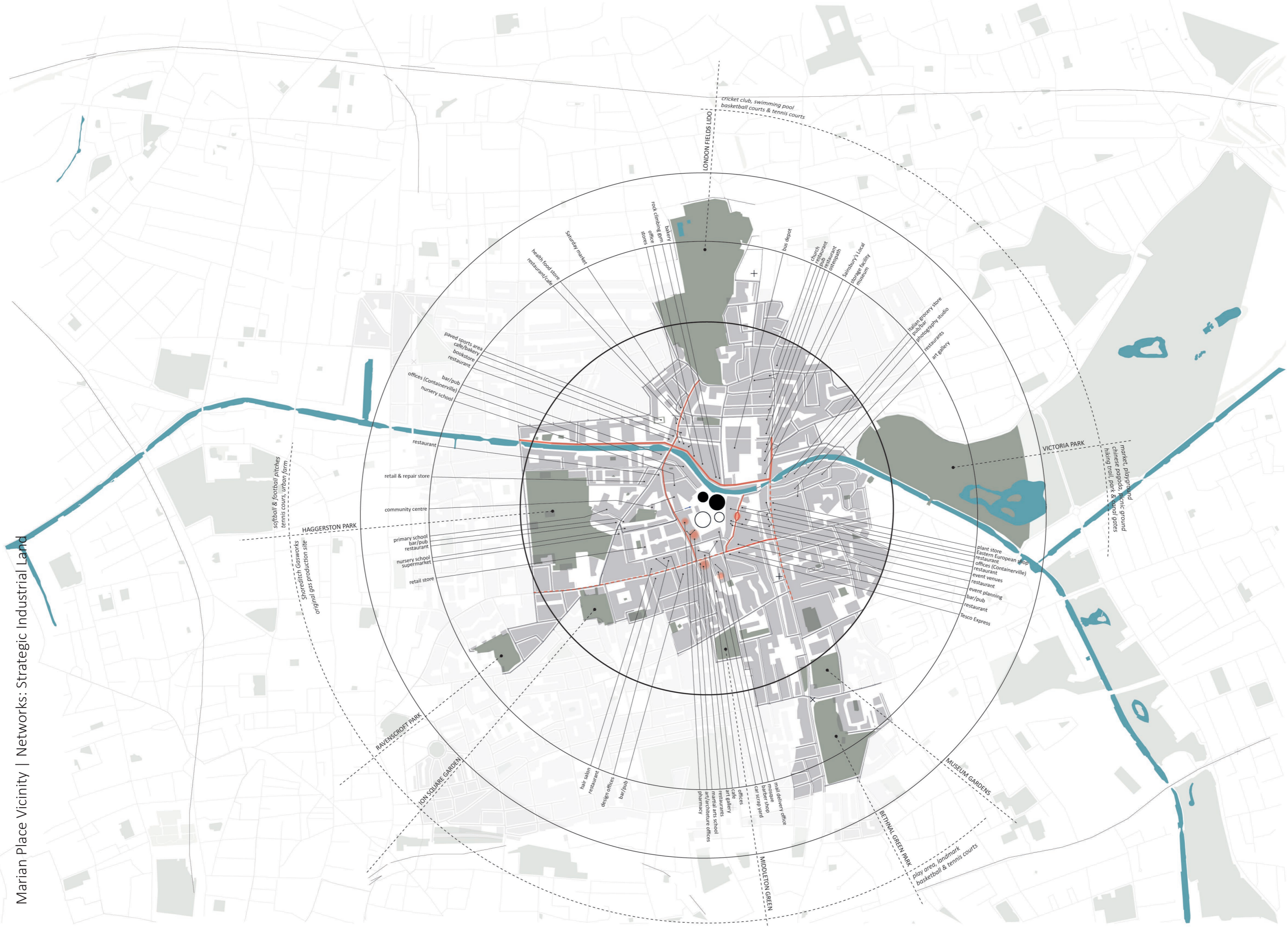
According to the National Travel Survey, the distance up to which people are prepared to walk in London to reach their destination is 1 km. And for planning purposes, this is the average distance that is used.

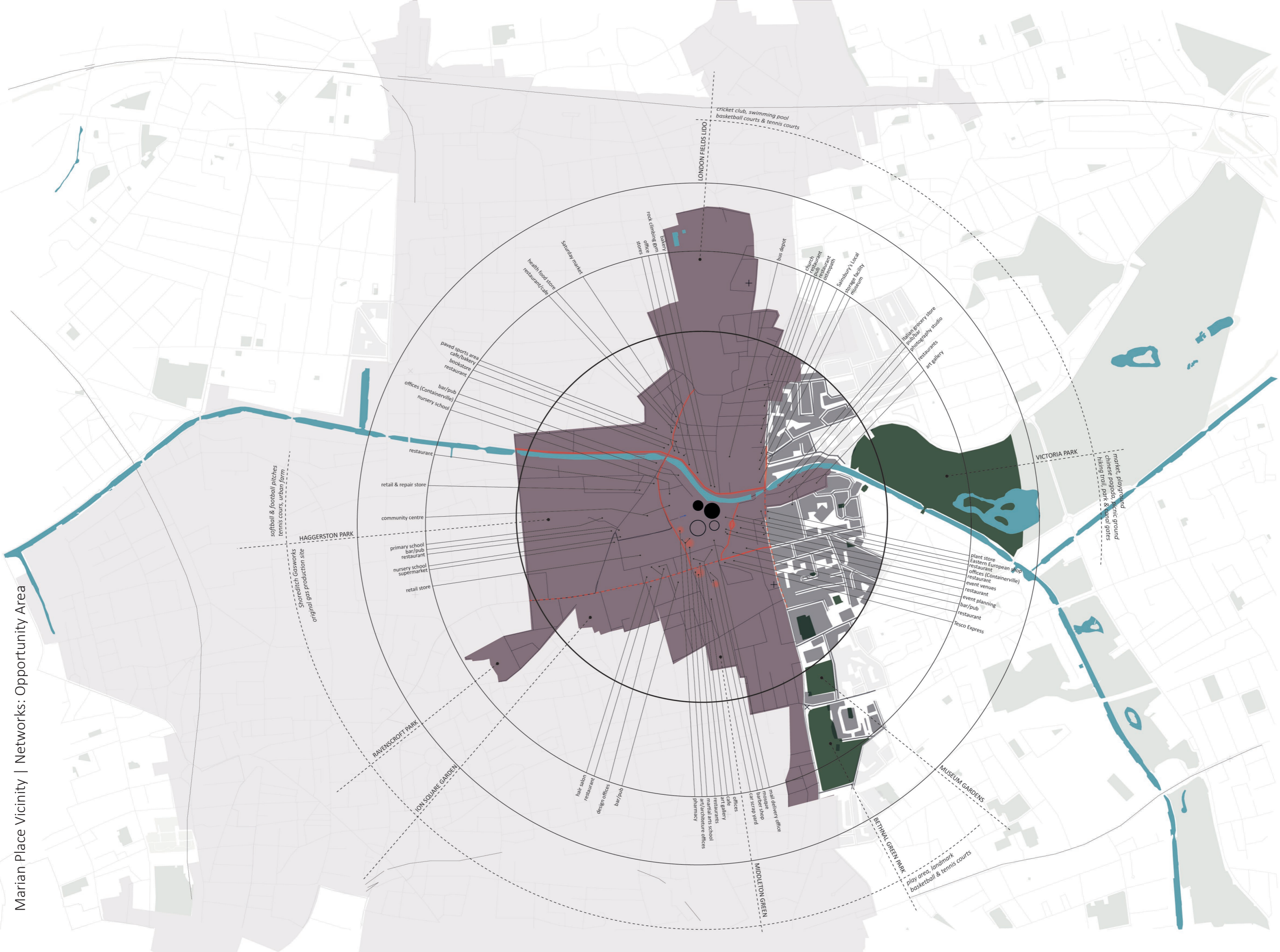


Marian Place Vicinity | Networks: Conservation Areas

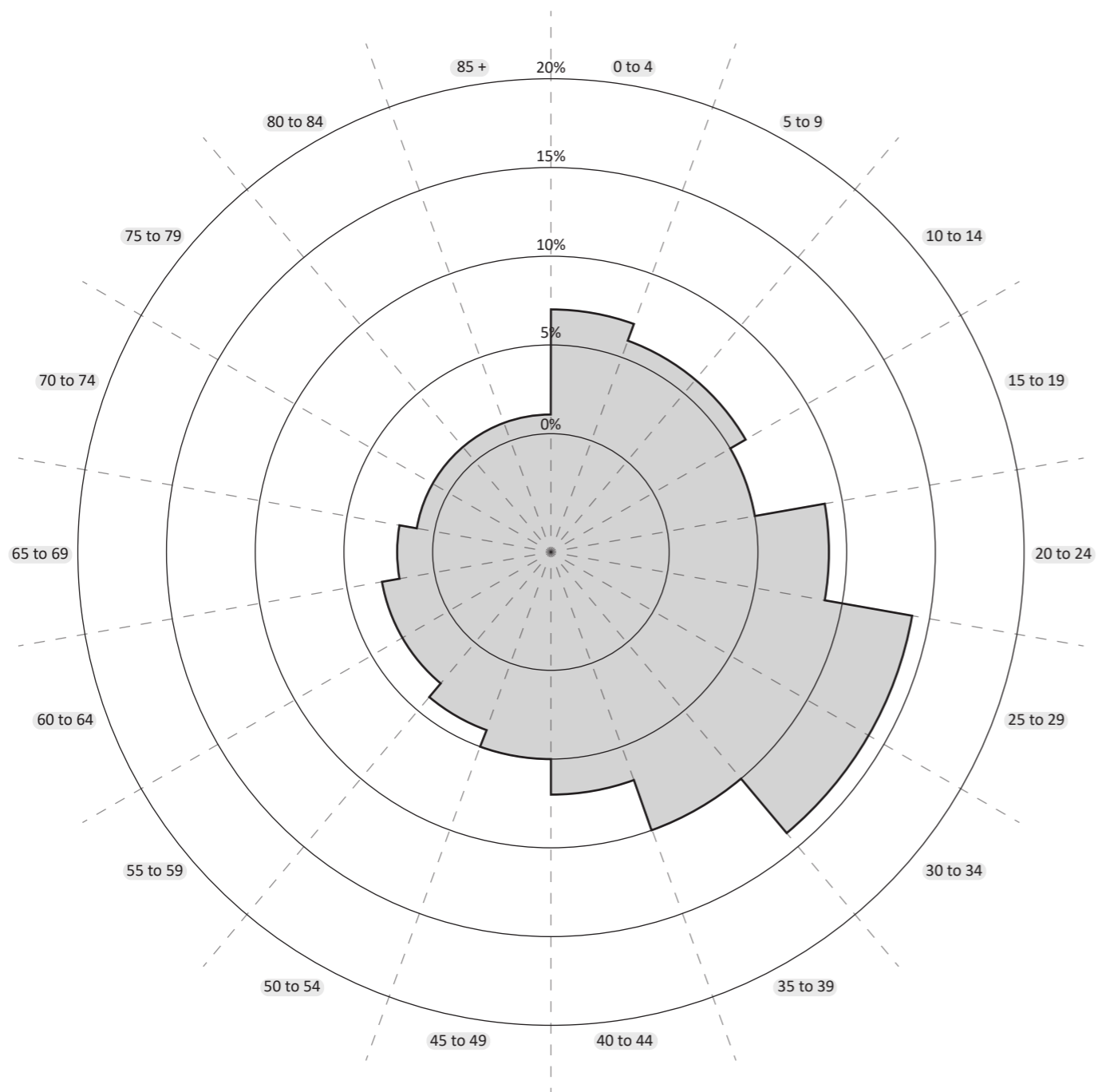






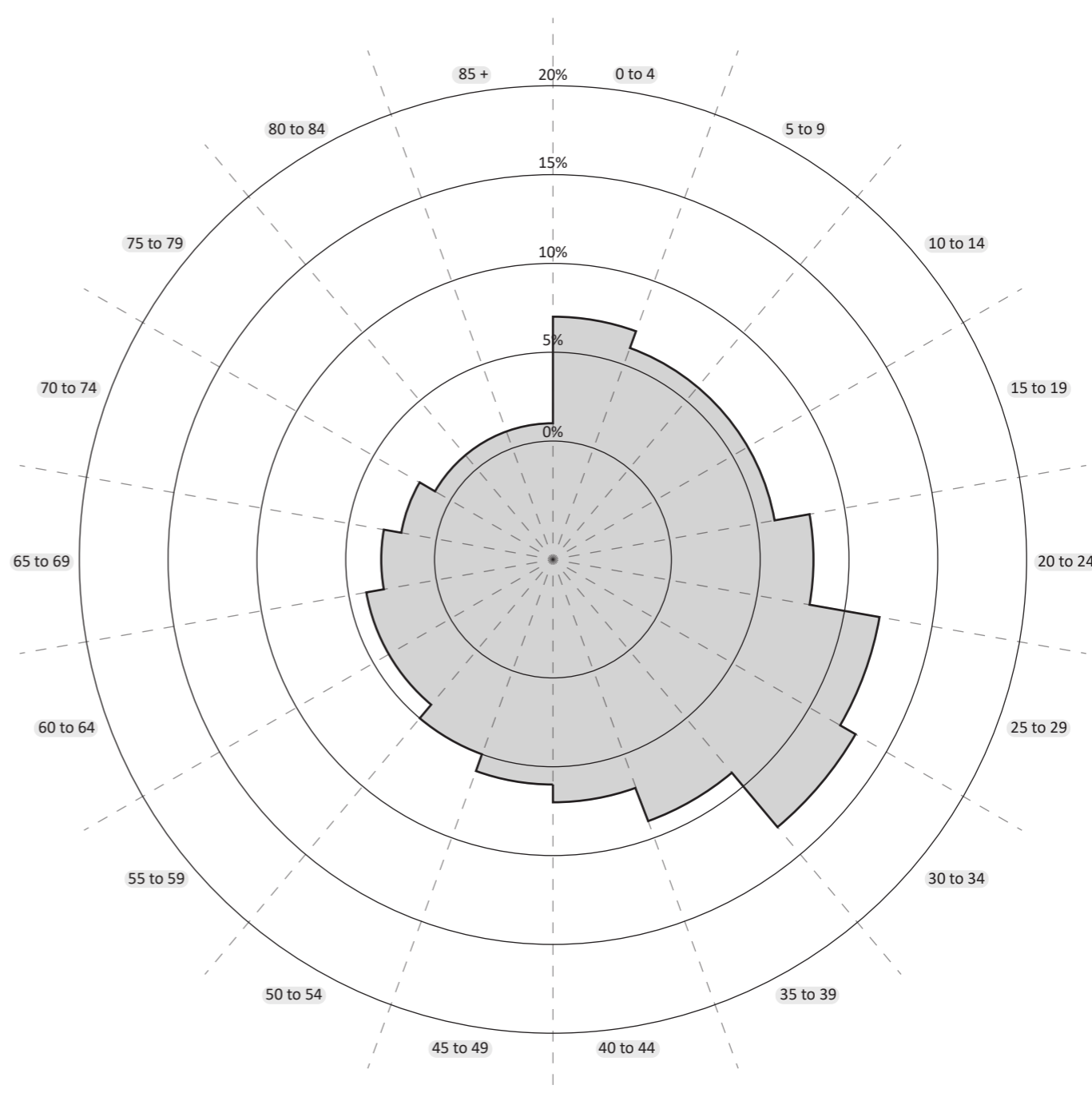


Age profiles, Tower Hamlets
median age: 30 years old



source: ONS 2017 Mid-Year Population Estimates

Age profiles, Hackney
median age: 32 years old



source: ONS 2021, percentage of usual residents

TOWER HAMLETS

REGENT'S CANAL

HAGGERSTON PARK



GASHOLDERS NO. 2 & 5

Leisure activities/Creative work trajectory

BROADWAY MARKET

No need for access to neighbouring borough

DISUSED BEER BOATS

REGENT'S TOWPATH

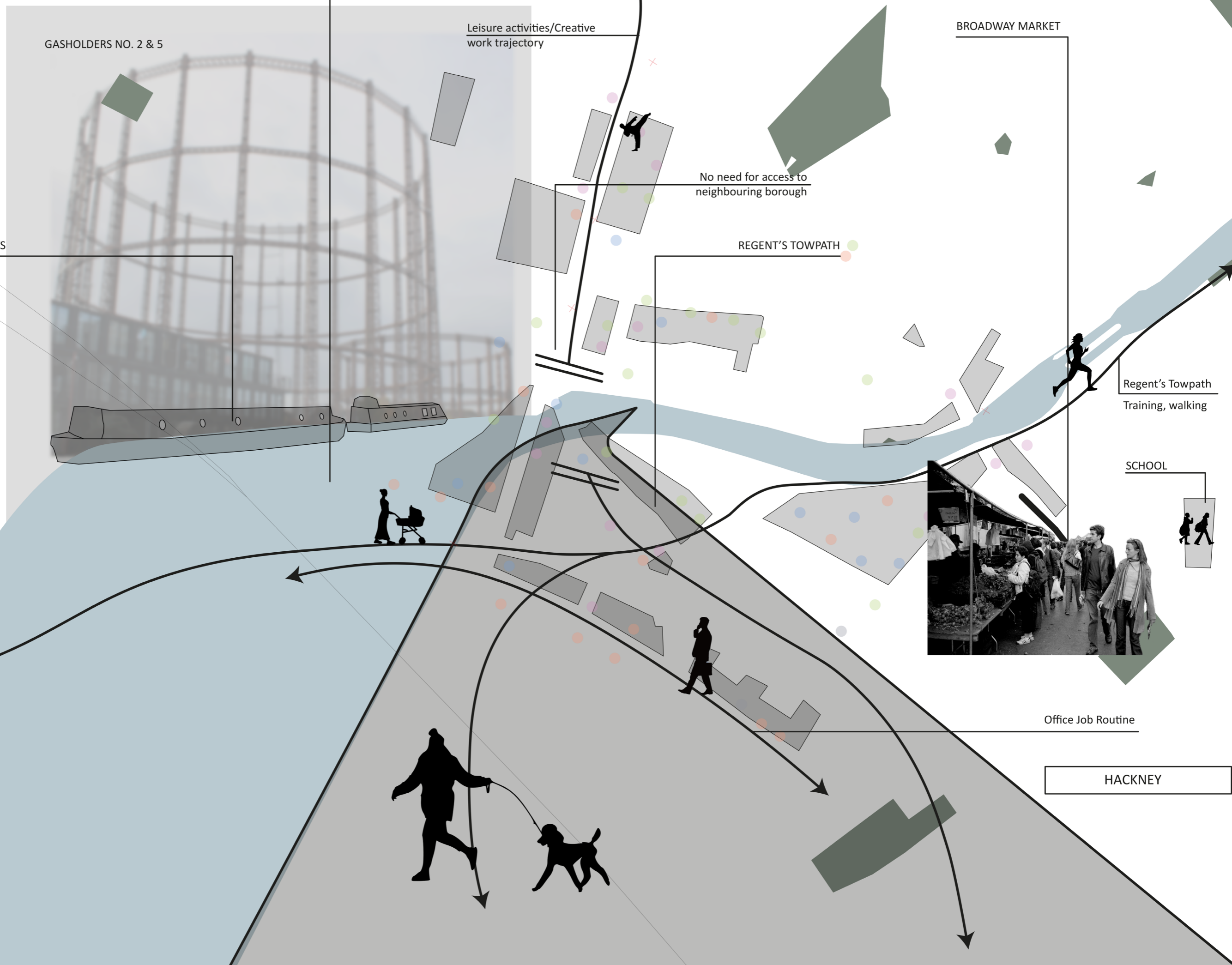
Regent's Towpath
Training, walking

SCHOOL

Office Job Routine

HACKNEY

Marian Place Gasholder Station | System of Isolated Networks



How to enhance and stimulate additional dynamics in this urban environment?



Nature morte à la pile d'assiettes | Still Life with a Stack of Plates, 1920 by Le Corbusier

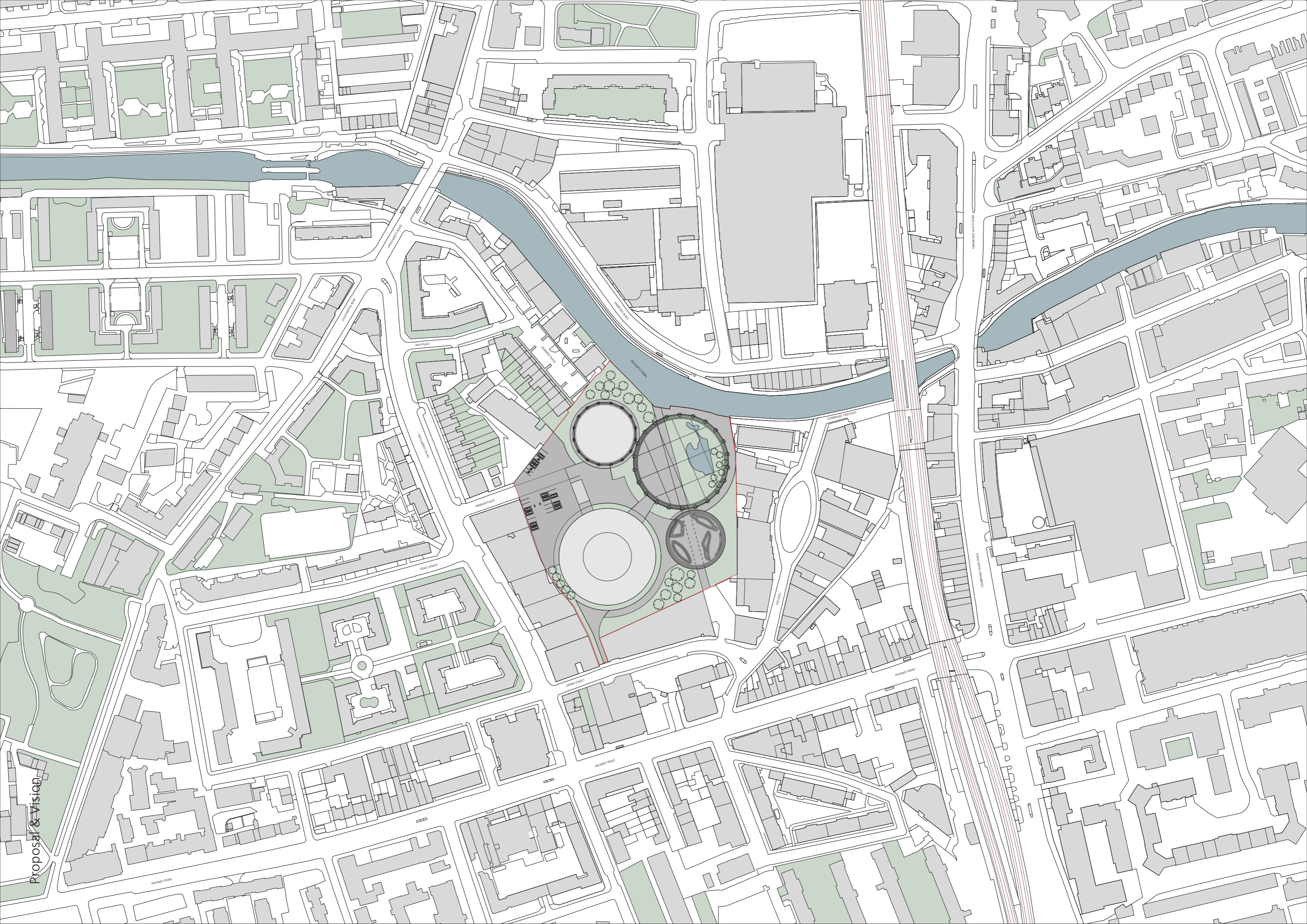
Le Corbusier “experimented with themes of phenomenal transparency [and] ambiguity of figure and field” (Shields), indicating that an object should be open to more than one interpretation.

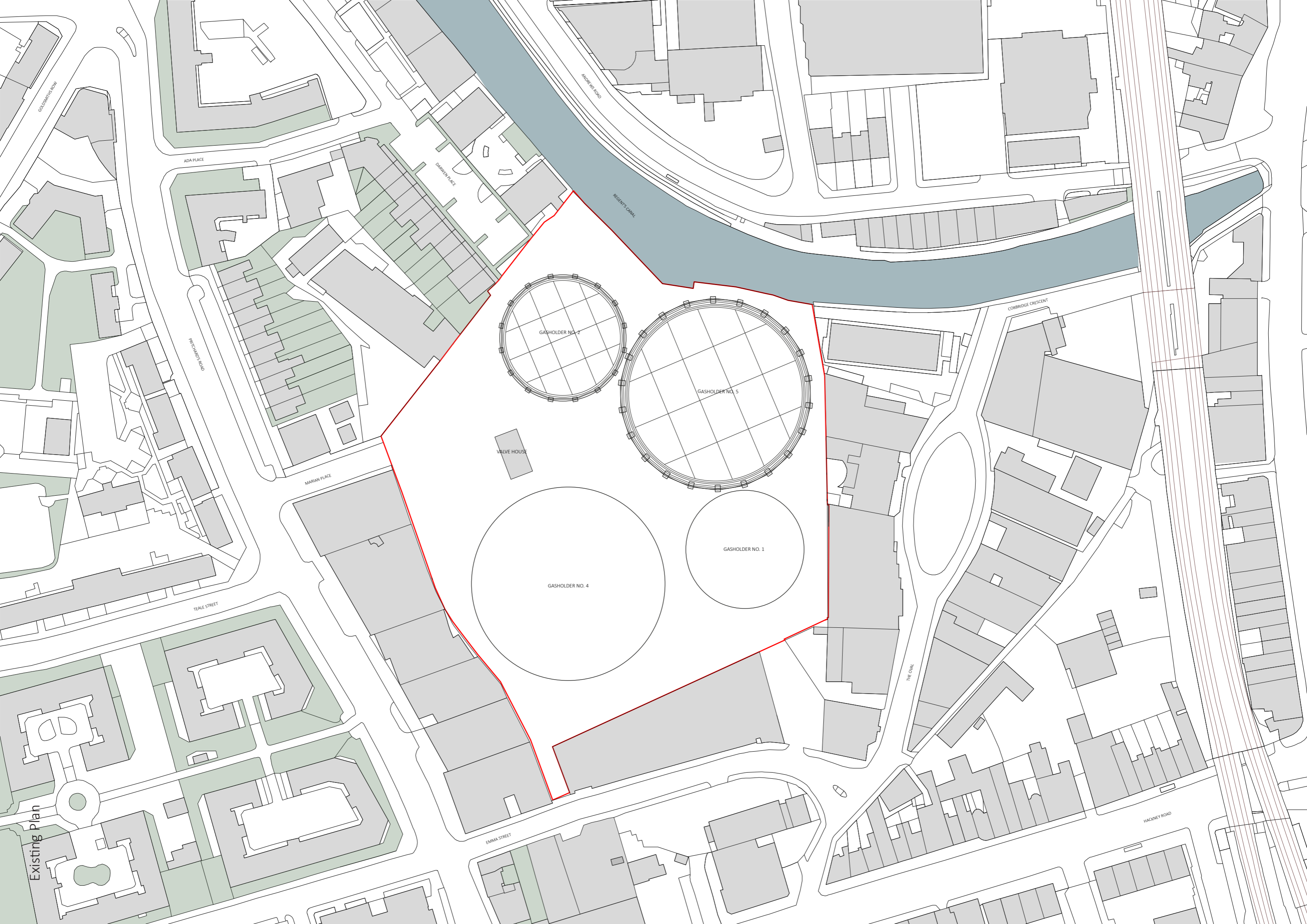
The combination of these pure shapes and their accompanying colours creates a pleasing arrangement, worthy of attention.

Gasholders are relics that are part of the character of the city and have the potential to be understood and experienced through various perspectives by similar or dissimilar peoples;

CATALYST OF THE CITY

Enhance the interplay between peoples (age, backgrounds, interests), timelines (past and future), and the fabric, by introducing a package of various community-driven activities and stimulate urban dynamics.





Existing Plan

ADA PLACE

DARWIN PLACE

ANOPHIS ROAD

REGENT'S CANAL

RICHARDS ROAD

MARIAN PLACE

CORBRIDGE CRESCENT

TEALE STREET

VALVE HOUSE

GASHOLDER NO. 2

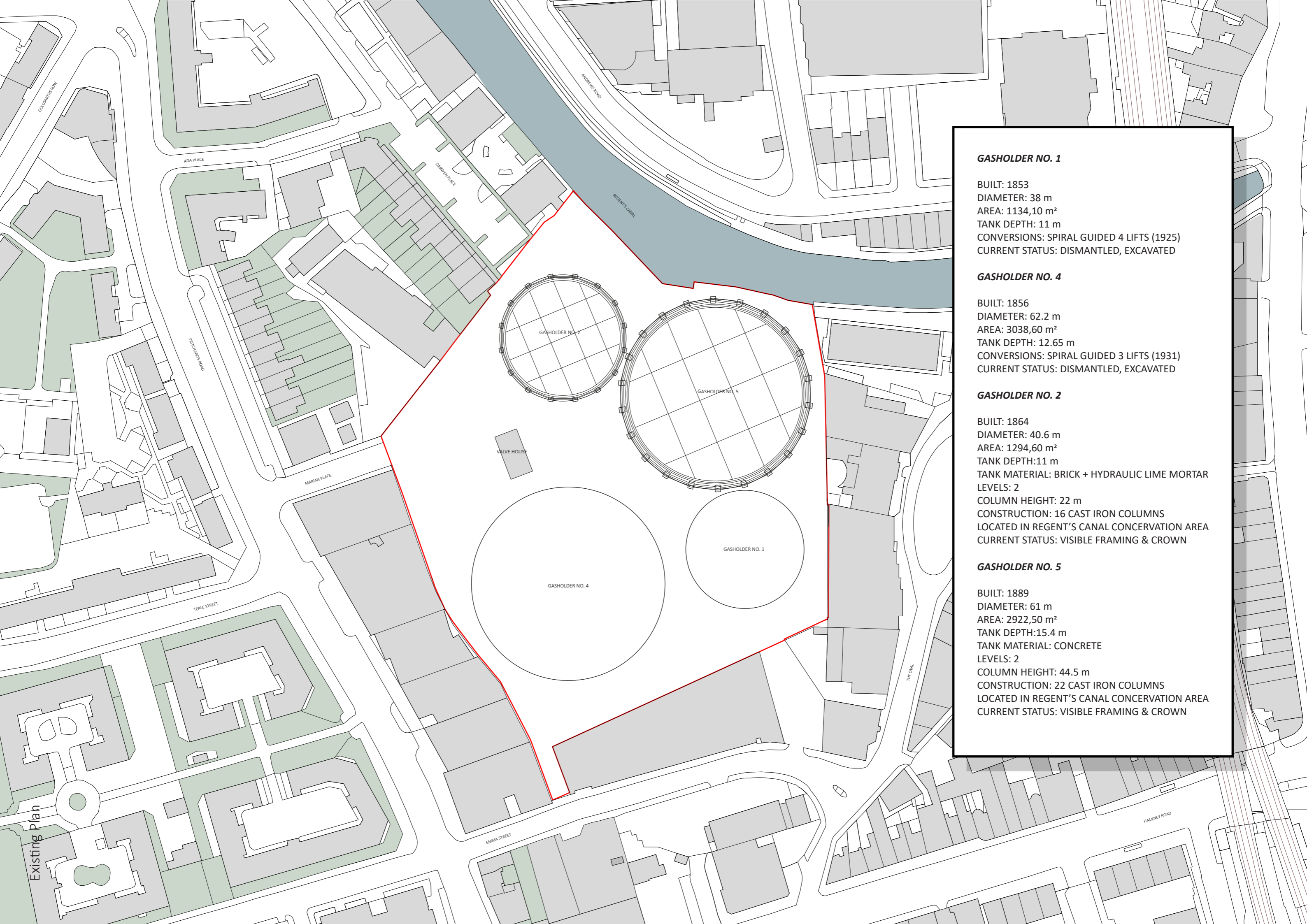
GASHOLDER NO. 5

GASHOLDER NO. 1

GASHOLDER NO. 4

EMMA STREET

HACKNEY ROAD



GASHOLDER NO. 1

BUILT: 1853
DIAMETER: 38 m
AREA: 1134,10 m²
TANK DEPTH: 11 m
CONVERSIONS: SPIRAL GUIDED 4 LIFTS (1925)
CURRENT STATUS: DISMANTLED, EXCAVATED

GASHOLDER NO. 4

BUILT: 1856
DIAMETER: 62.2 m
AREA: 3038,60 m²
TANK DEPTH: 12.65 m
CONVERSIONS: SPIRAL GUIDED 3 LIFTS (1931)
CURRENT STATUS: DISMANTLED, EXCAVATED

GASHOLDER NO. 2

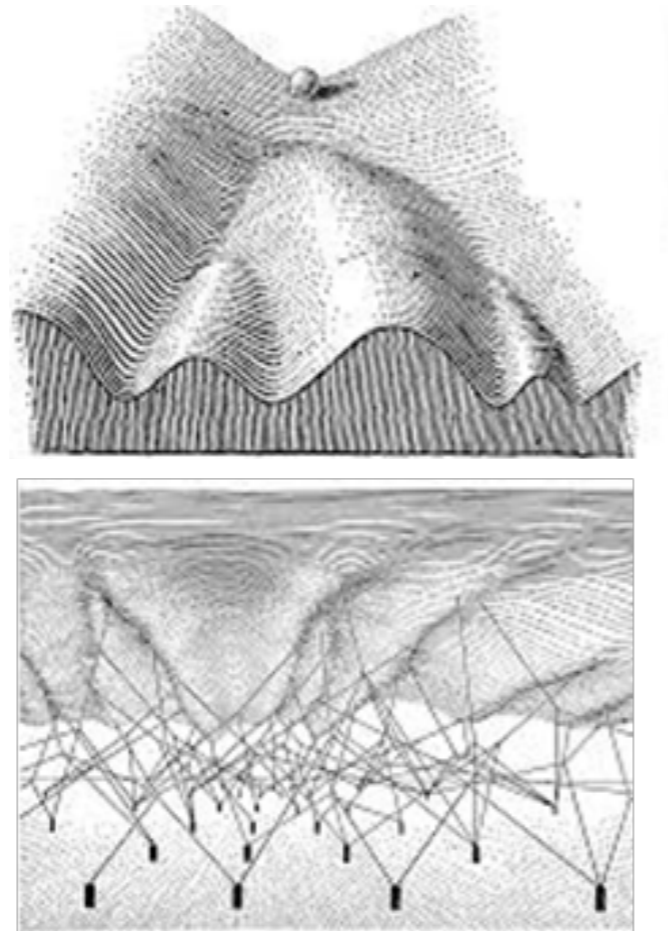
BUILT: 1864
DIAMETER: 40.6 m
AREA: 1294,60 m²
TANK DEPTH: 11 m
TANK MATERIAL: BRICK + HYDRAULIC LIME MORTAR
LEVELS: 2
COLUMN HEIGHT: 22 m
CONSTRUCTION: 16 CAST IRON COLUMNS
LOCATED IN REGENT'S CANAL CONSERVATION AREA
CURRENT STATUS: VISIBLE FRAMING & CROWN

GASHOLDER NO. 5

BUILT: 1889
DIAMETER: 61 m
AREA: 2922,50 m²
TANK DEPTH: 15.4 m
TANK MATERIAL: CONCRETE
LEVELS: 2
COLUMN HEIGHT: 44.5 m
CONSTRUCTION: 22 CAST IRON COLUMNS
LOCATED IN REGENT'S CANAL CONSERVATION AREA
CURRENT STATUS: VISIBLE FRAMING & CROWN

Existing Plan

Epigenetic Landscape, seen from above and below, Conrad Waddington, 1957



Technique:

Isolating independent forces

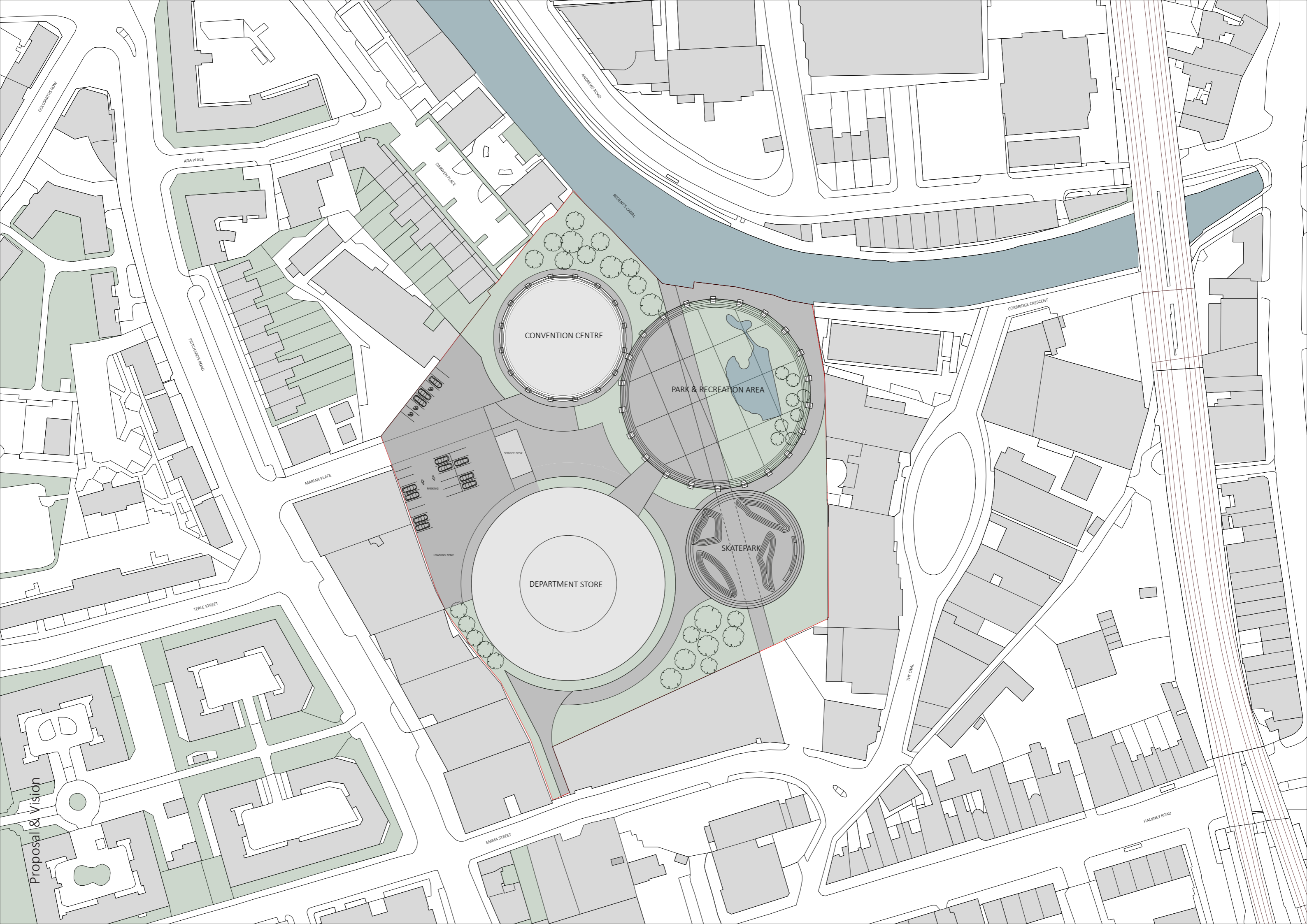
- identity of the chosen site typologies
- surrounding networks,
- systems they are or can be part of

Predominant Vision as a Catalyst

- stimulate additional dynamics
- open-endedness

Waddington portrays the view underneath the landscape, as the functional networks that are controlled by genes, “suggesting a territory thickened by forces, which are dynamic, responsive, and networked to each other.” (Sheppard, 2012).

PROPOSAL



CONVENTION CENTRE

PARK & RECREATION AREA

DEPARTMENT STORE

SKATEPARK

Proposal & Vision

EDMUNDSTOWN ROW

ADA PLACE

DANVERS PLACE

ANDRUS ROAD

REGINA'S CANAL

RICHARDS ROAD

MARIAN PLACE

TEALE STREET

EMMA STREET

CORBRIDGE CRESCENT

THE OVAL

HACKNEY ROAD

**SHELTERED DEVOTED SPACES,
RENTABLE, EXCLUSIVE**

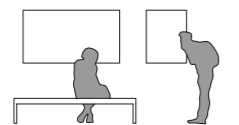
**GASHOLDER NO. 2 | CONVENTION
CENTRE, EVENT SPACE**



networking events, fundraisers



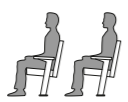
runway shows



art installations



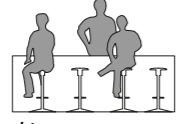
dancing lessons



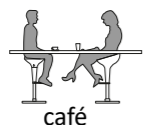
potential movie theatre



nightclub / bar



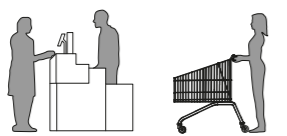
**GASHOLDER NO. 4 | DEPARTMENT
STORE**



café



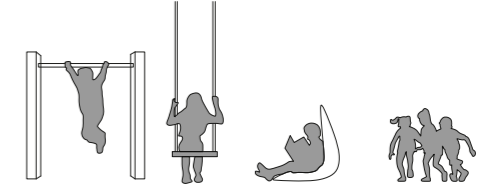
retail shopping for leisure



retail shopping for homegoods/care

**PUBLIC OPEN SPACES,
TAKEN OVER BY THE VISITORS**

**GASHOLDER NO. 5 | PARK &
RECREATION AREA**



children's play area



visitors with pets, potential dog area



retirees chatting



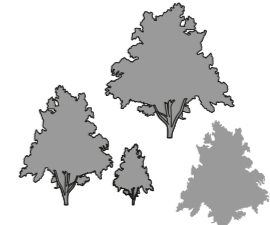
ice skaters (winter)



joggers

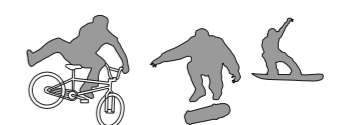


football players



local fauna and flora

GASHOLDER NO. 1 | SKATEPARK



skateboarders, bicycle stunts

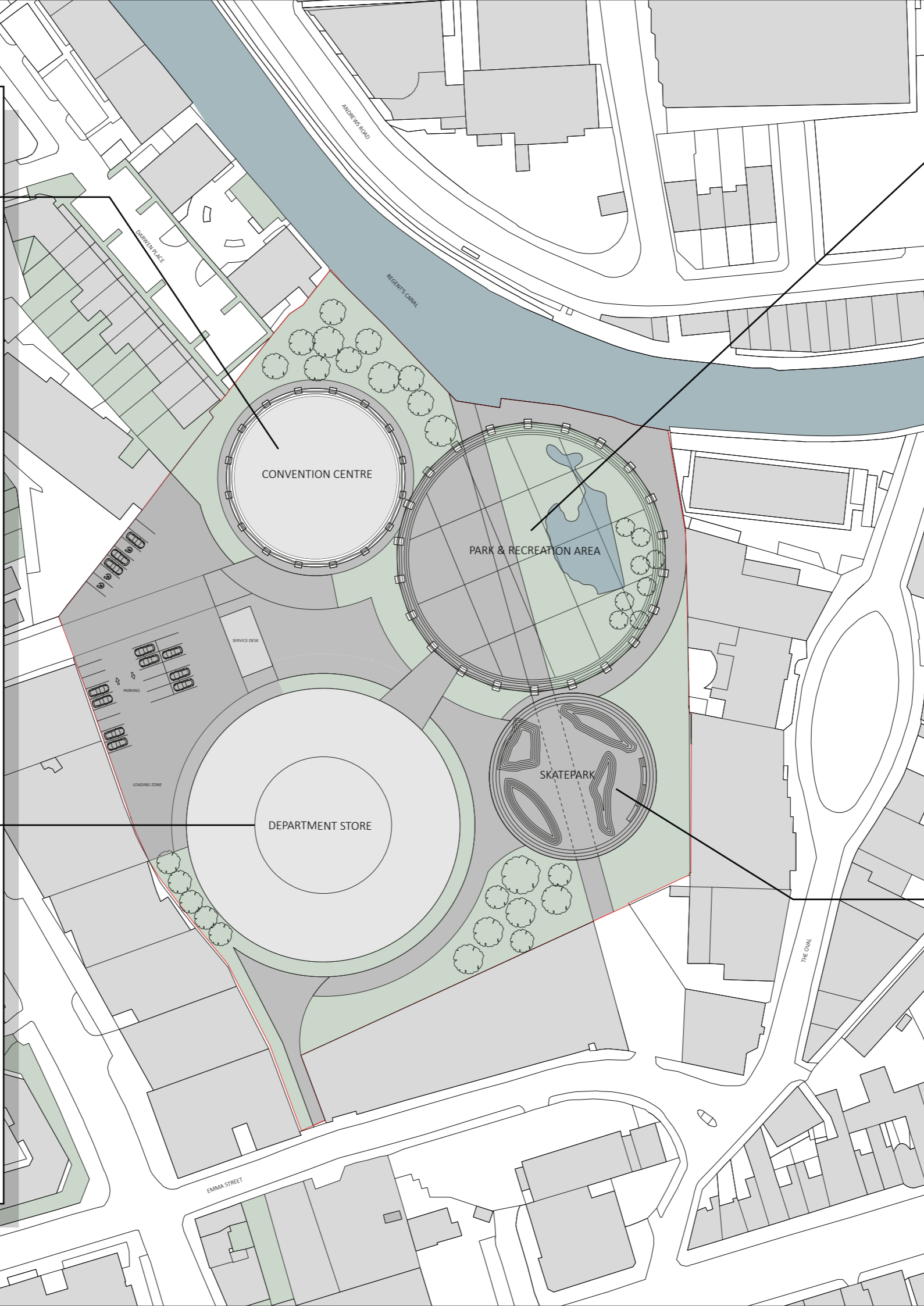


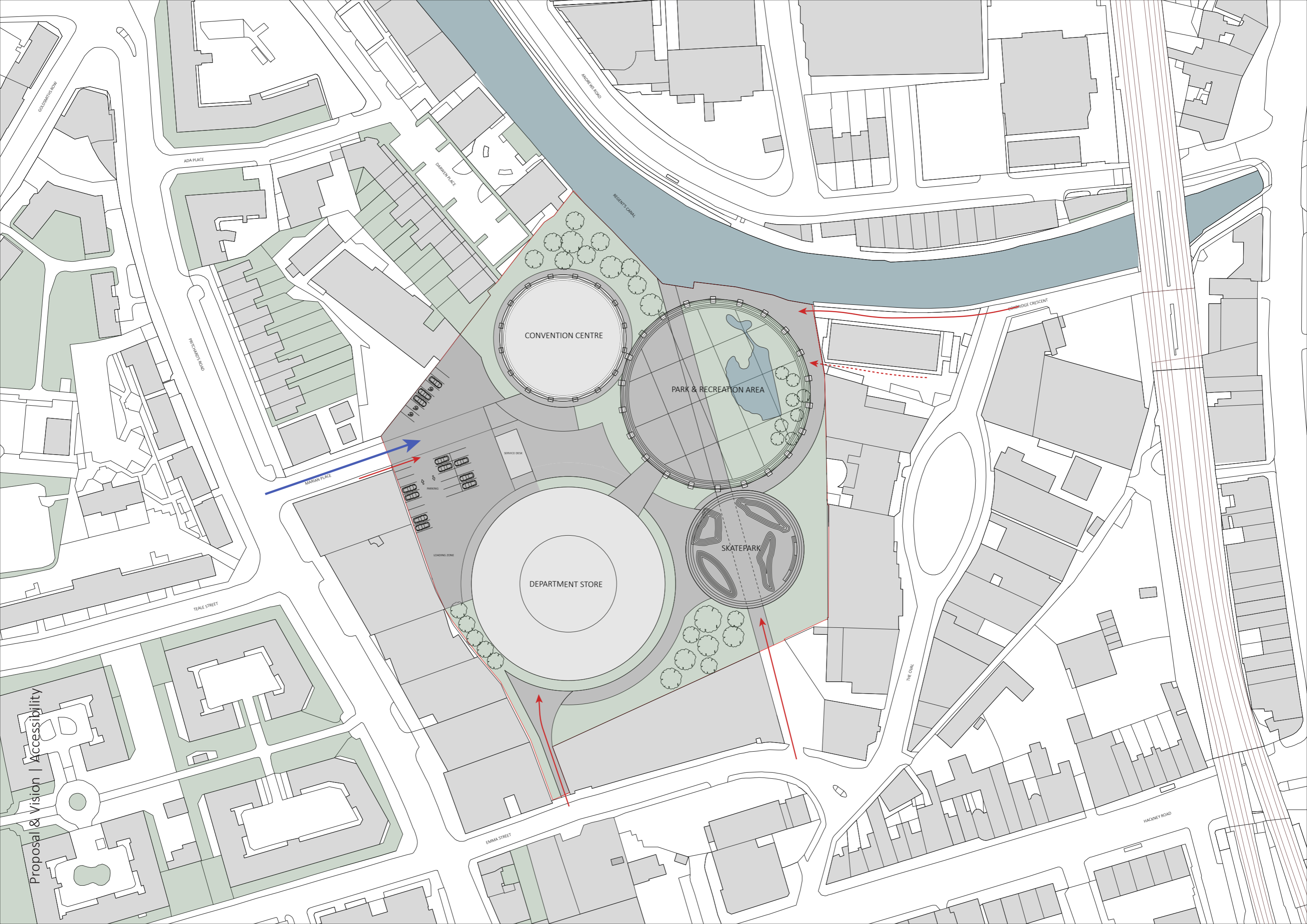
people sitting / watching



photographers, videographers

Proposal & Vision | Functions & Target Groups





Proposal & Vision | Accessibility

CONVENTION CENTRE

PARK & RECREATION AREA

SKATEPARK

DEPARTMENT STORE

SERVICE DESK

PARKING

LOADING ZONE

ADA PLACE

DARWIN PLACE

ANDRUS ROAD

REGENT'S CANAL

RICHARDS ROAD

MARRIAN PLACE

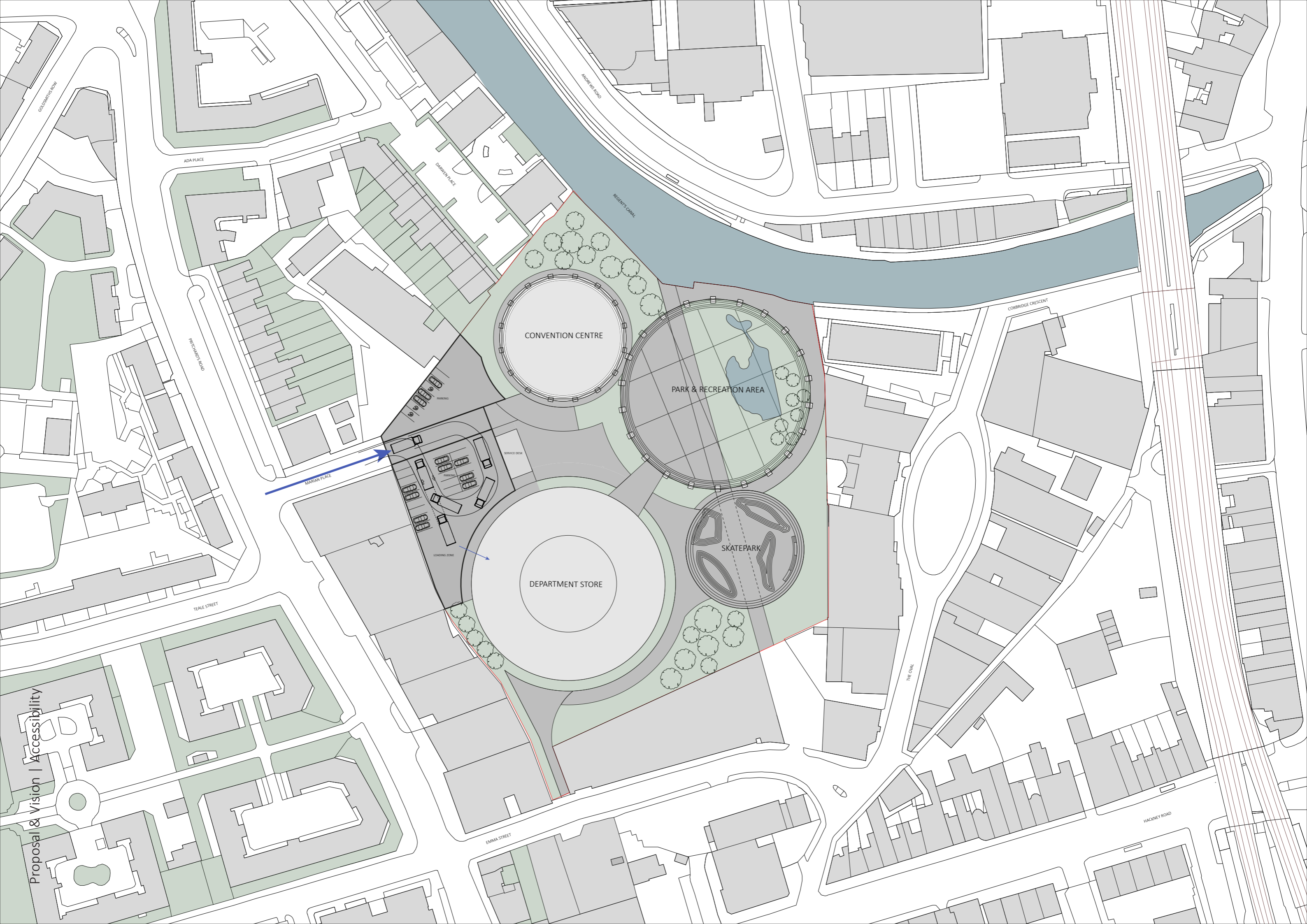
TEALE STREET

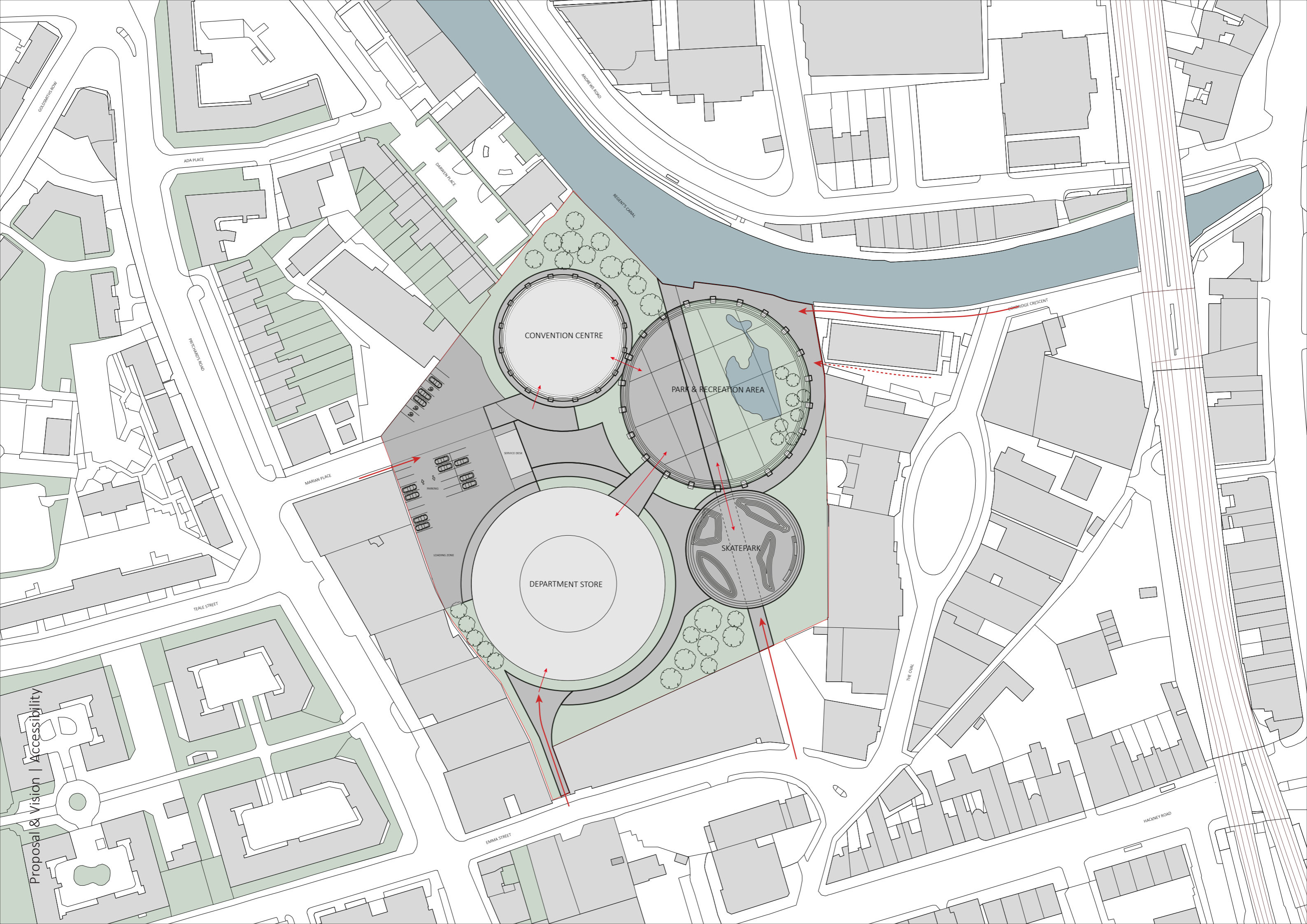
CAMBRIDGE CRESCENT

THE QUAIL

EMMA STREET

HACKNEY ROAD





Proposal & Vision | Accessibility

CONVENTION CENTRE

PARK & RECREATION AREA

DEPARTMENT STORE

SKATEPARK

ADA PLACE

DARWIN PLACE

REGENT'S CANAL

RICHARDS ROAD

MARIAN PLACE

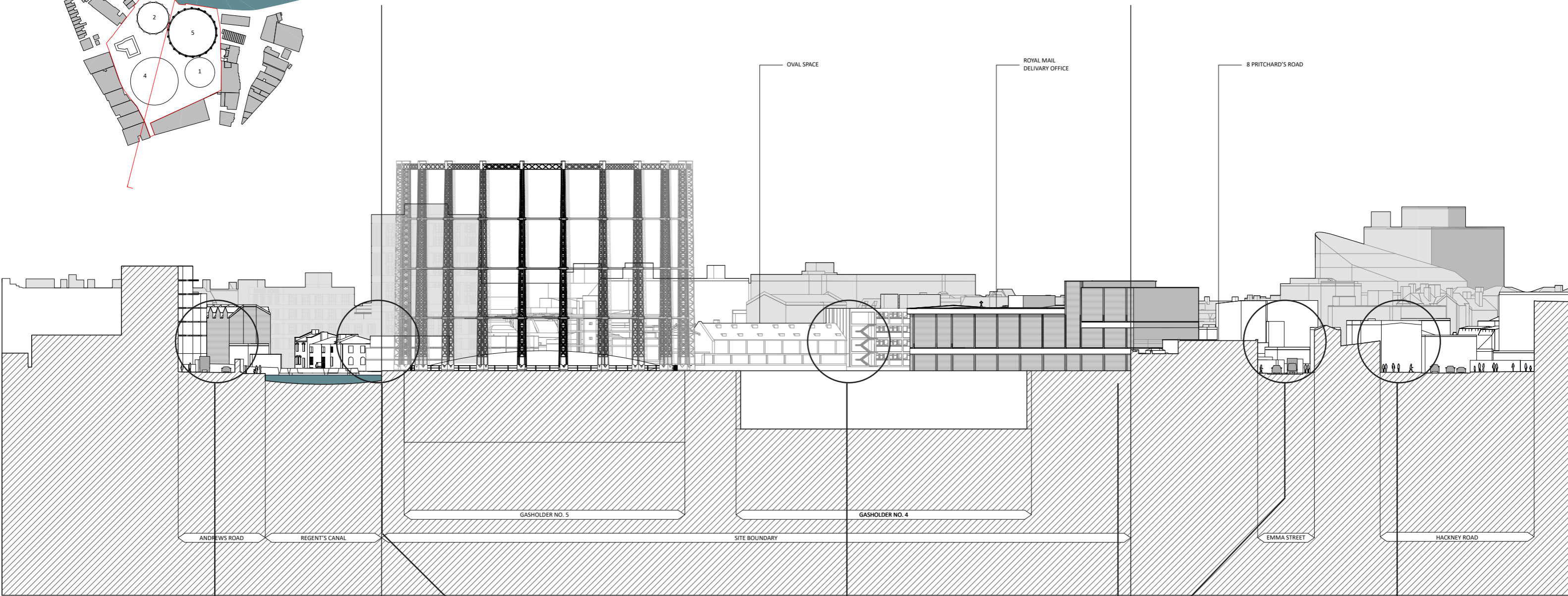
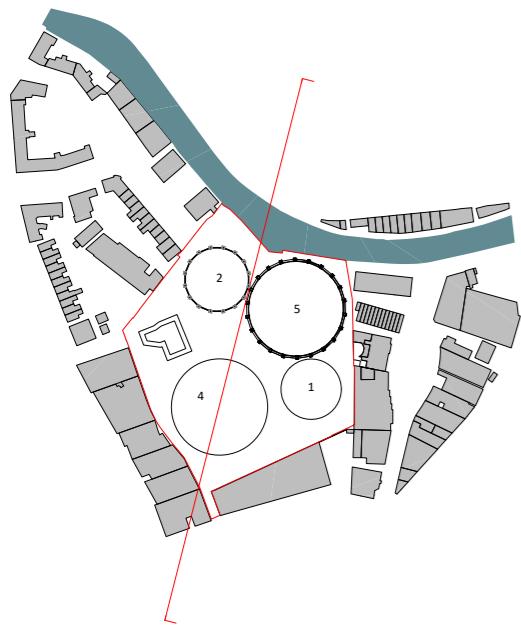
CAMBRIDGE CRESCENT

TEALE STREET

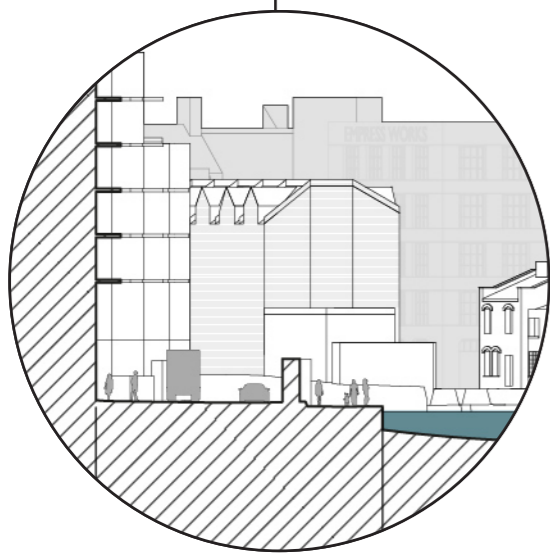
EMMA STREET

THE DUAL

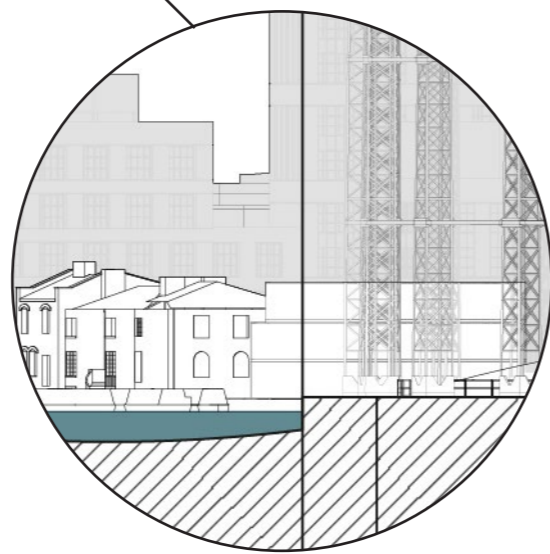
HACKNEY ROAD



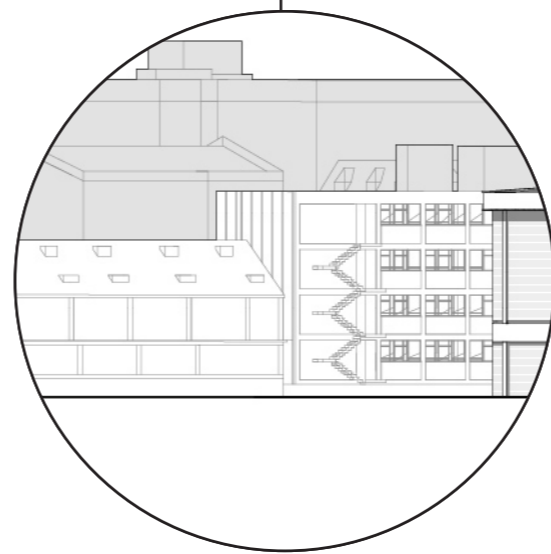
Mariam Place | Existing



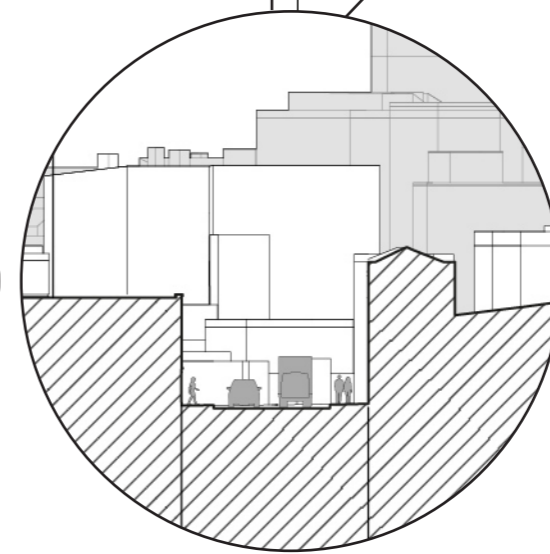
WALK ALONG THE REGENT'S CANAL NORTH TOWPATH



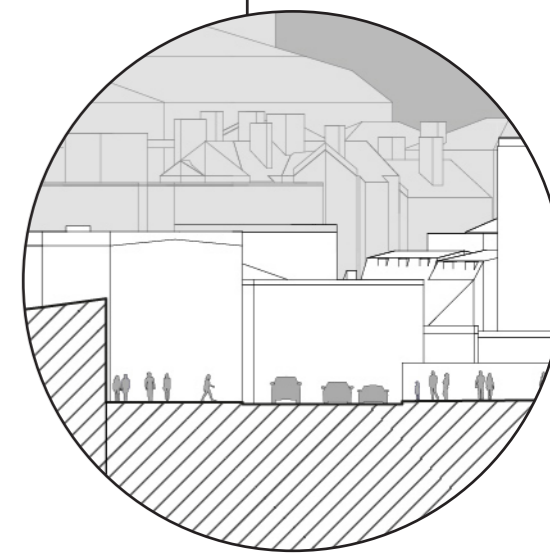
INACCESSIBLE TOWPATH SOUTH OF REGENT'S CANAL



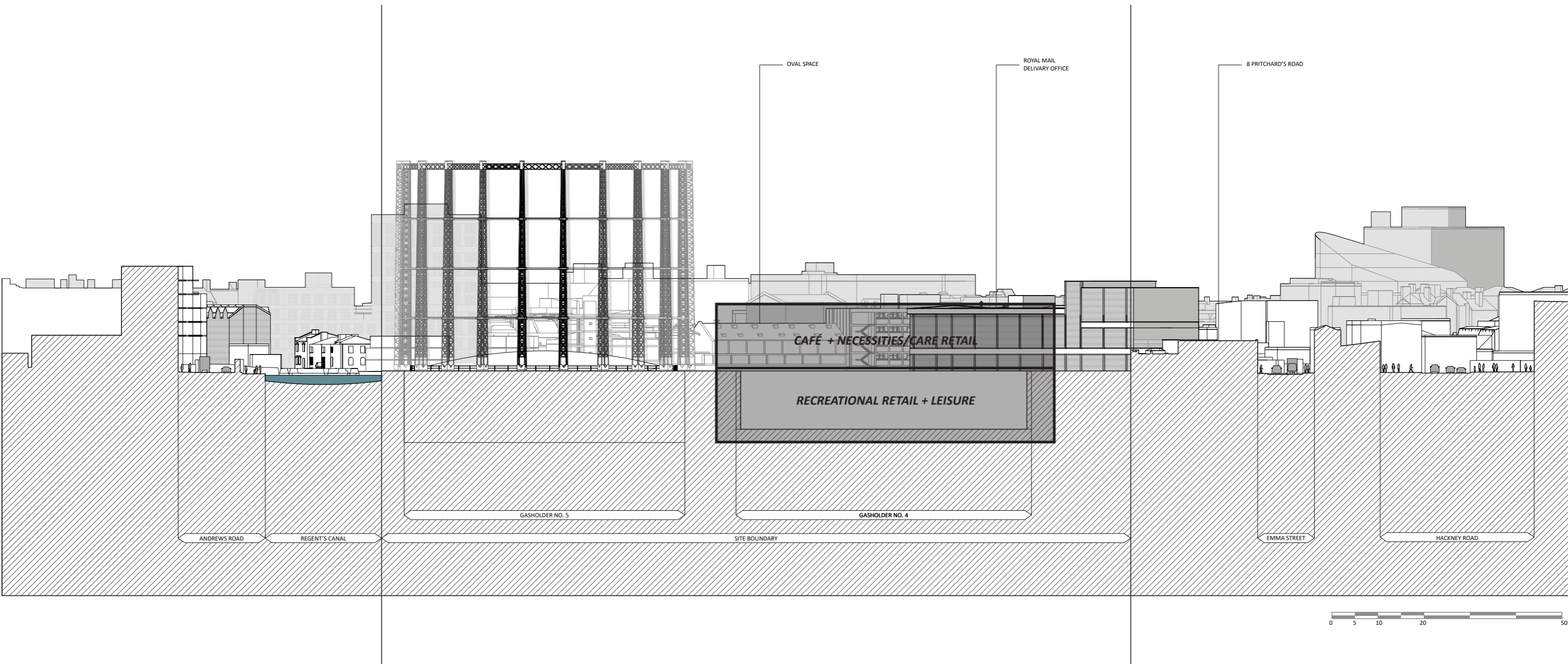
EXCAVATED GH NO. 4 VACANT SPACE, EMPTY SITE



BUSY NEIGHBOURING STREETS



BUSY NEIGHBOURING STREETS

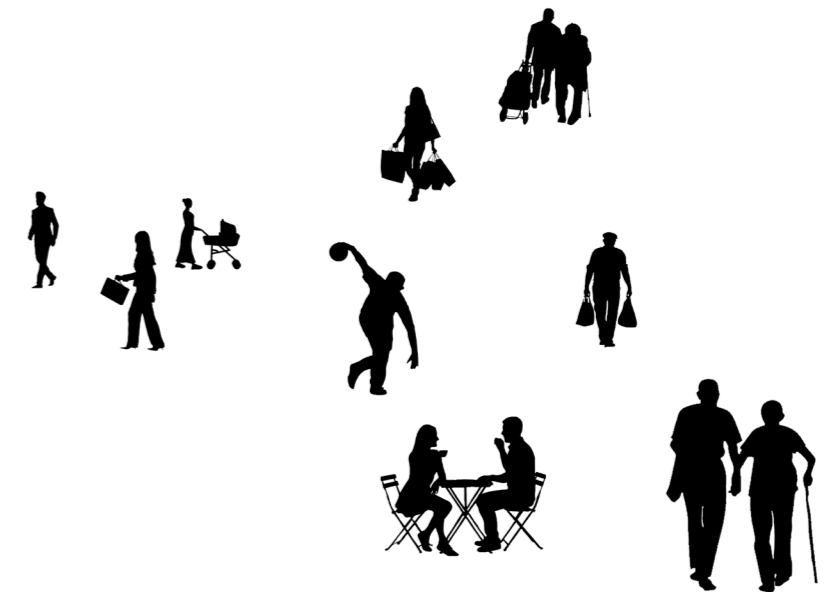


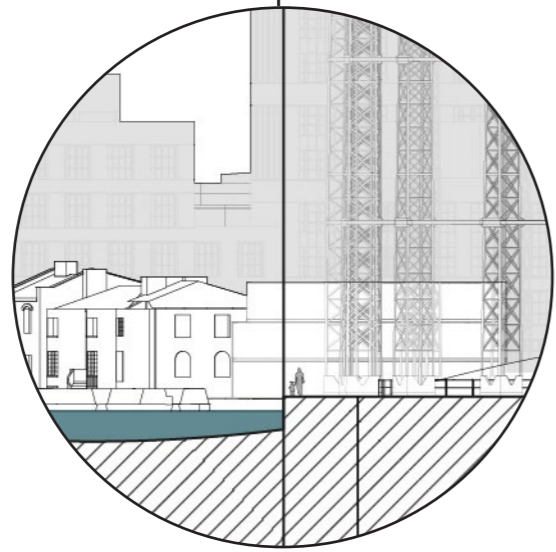
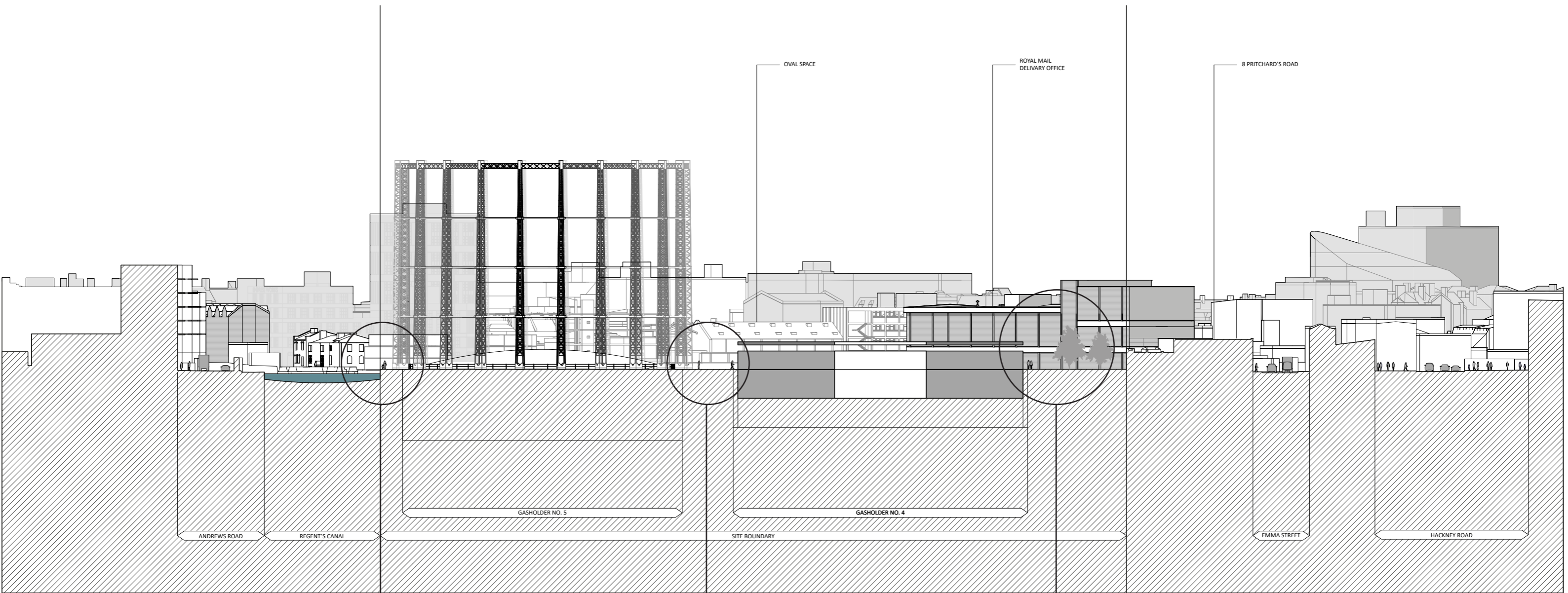
GASHOLDER NO. 4

BUILT: 1856
 DIAMETER: 62.2 m
 AREA: 3038,60 m²
 TANK DEPTH: 12.65 m
 CONVERSIONS: SPIRAL GUIDED 3 LIFTS (1931)
 CURRENT STATUS: DISMANTLED, EXCAVATED

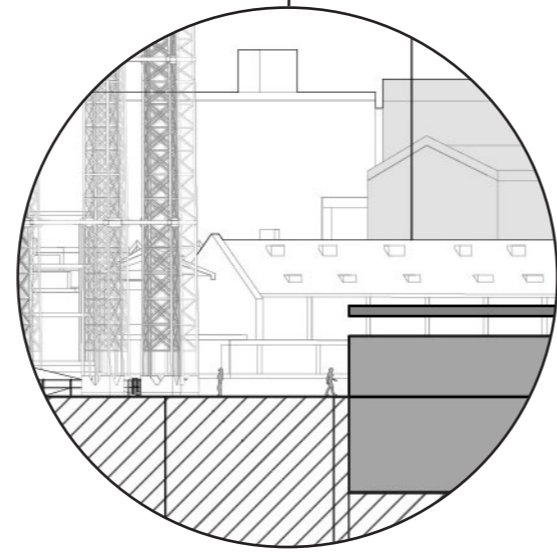
REDEVELOPMENT SCHEME: DEPARTMENT STORE (2 FLOORS)
 RETAIL ESTABLISHMENT SELLING A VARIETY OF GOODS

1ST FLOOR: CAFÉ + NECESSITIES/CARE: HOUSEGOODS, LARGE SUPPLY SUPERMARKET, PHARMACY
 2ND FLOOR: RECREATION: APPAREL, ACCESSORIES, POTENTIAL FOR INDOOR LEISURE ACTIVITY

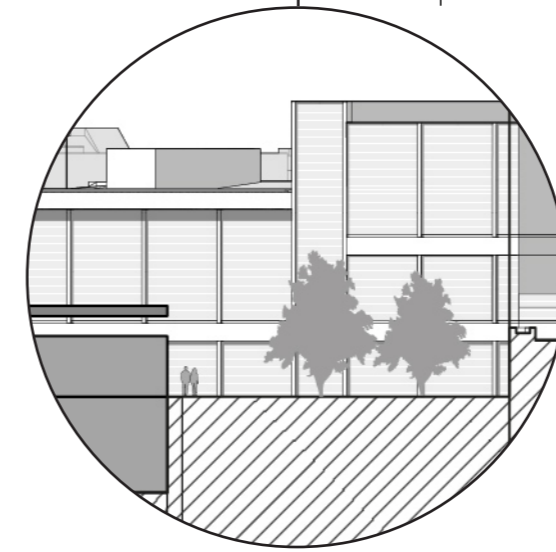




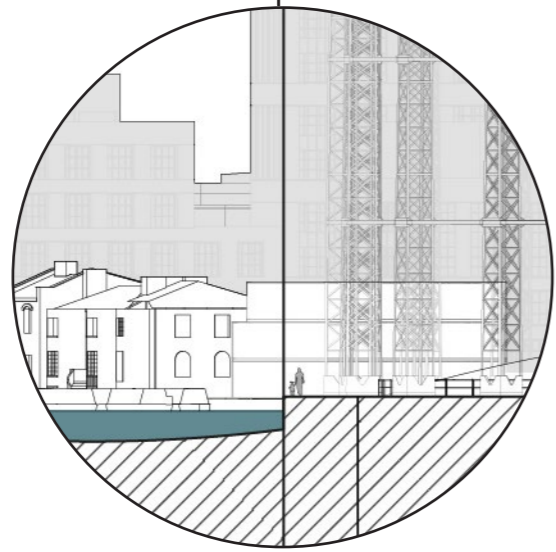
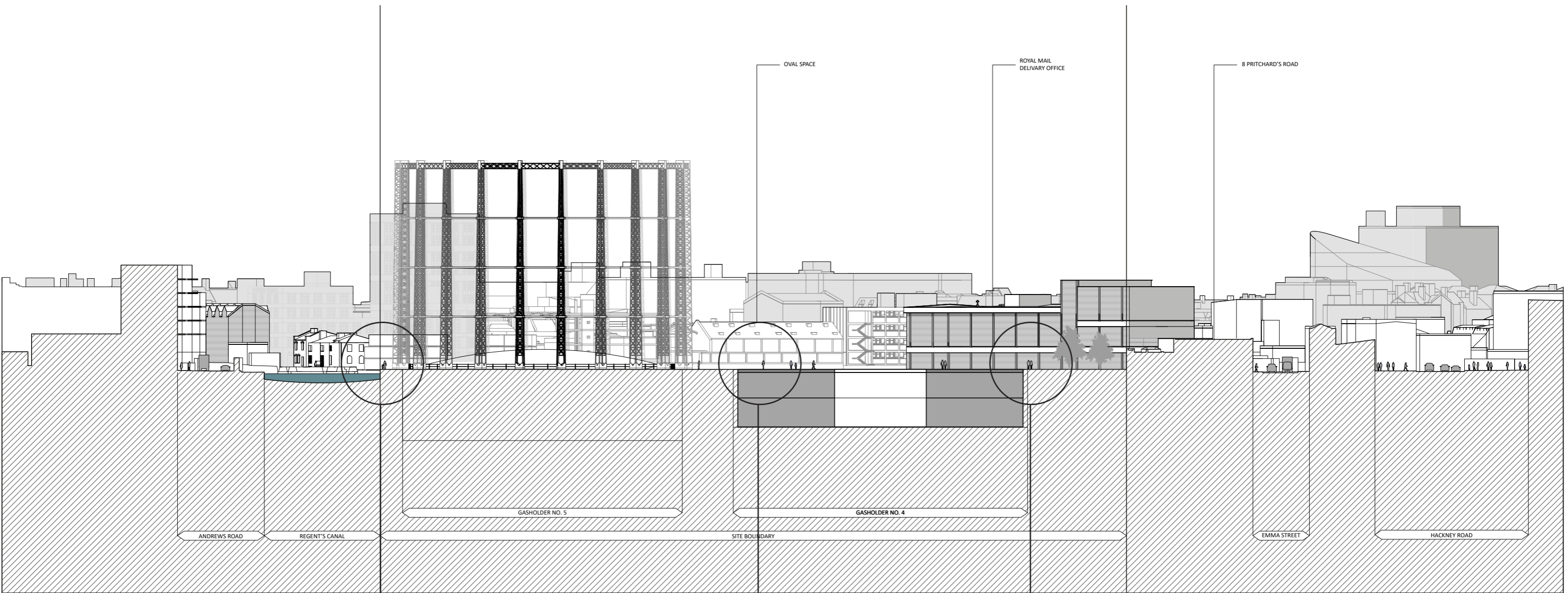
WALK ALONG THE REGENT'S CANAL SOUTH TOWPATH



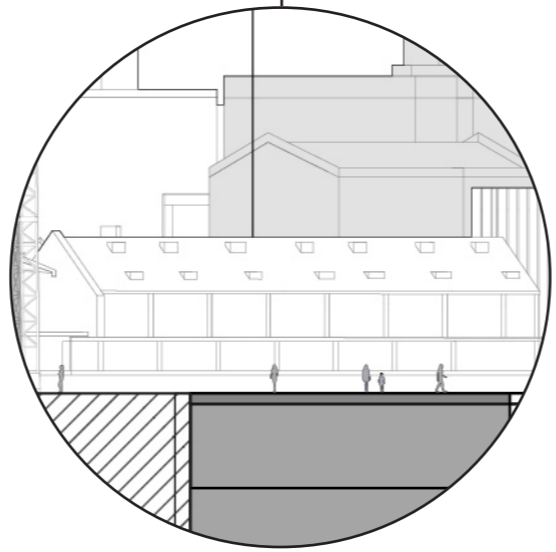
HUMAN-SCALE HEIGHT, LESS INTIMIDATING APPROACH



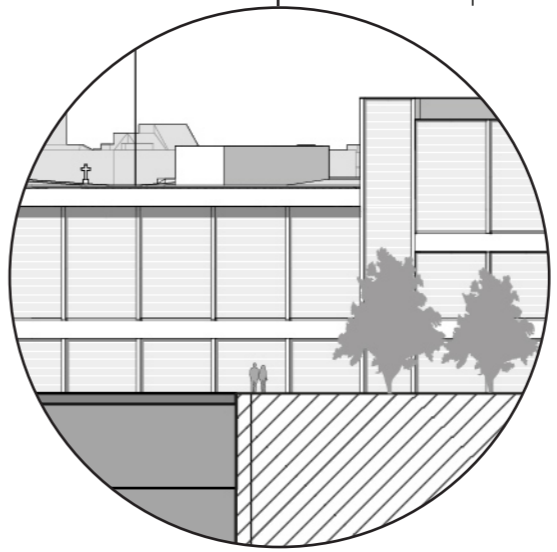
BACKSIDE OF NEIGHBOURING BUILDINGS HIDDEN WITH VEGETATION



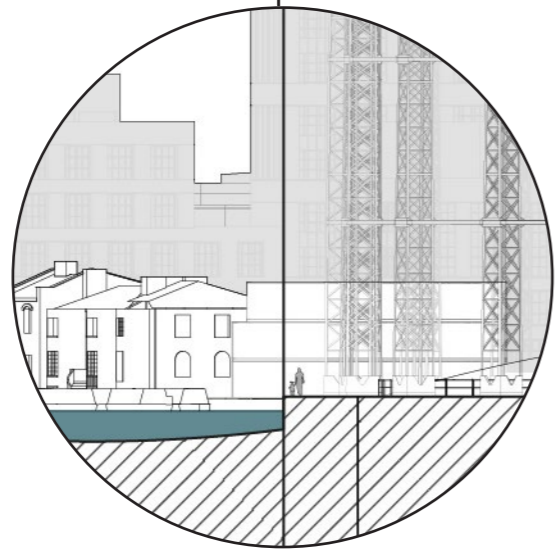
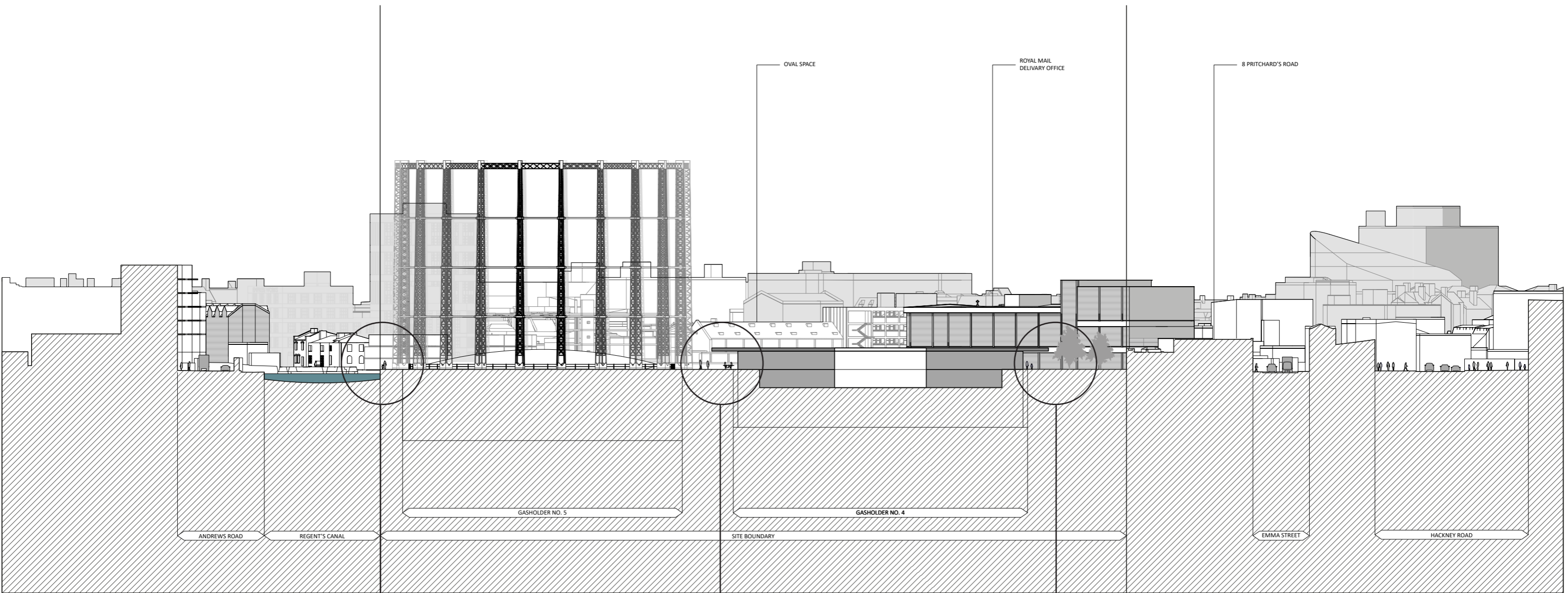
WALK ALONG THE REGENT'S
CANAL SOUTH TOWPATH



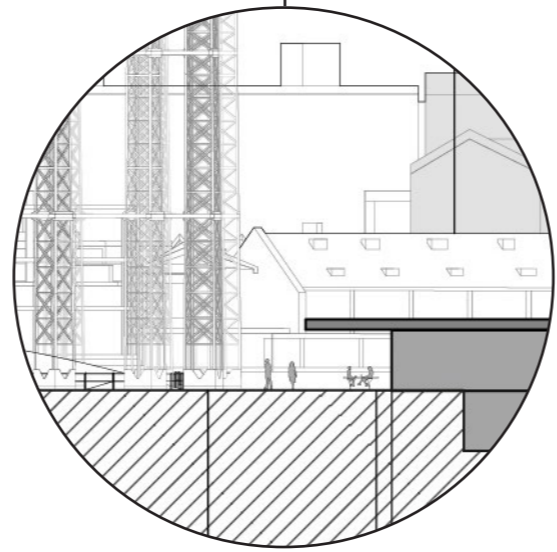
WALKABLE ROOF,
ENTRANCE THROUGH ATRIUM



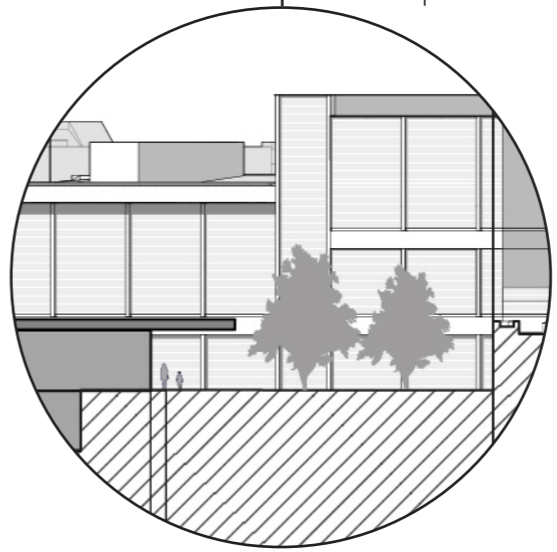
LESS INTIMIDATING APPROACH



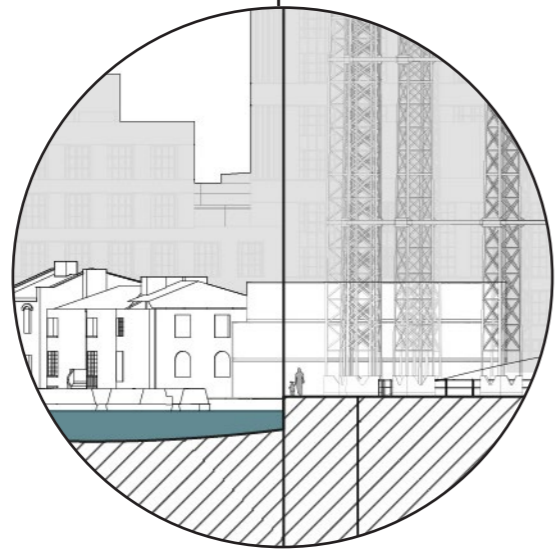
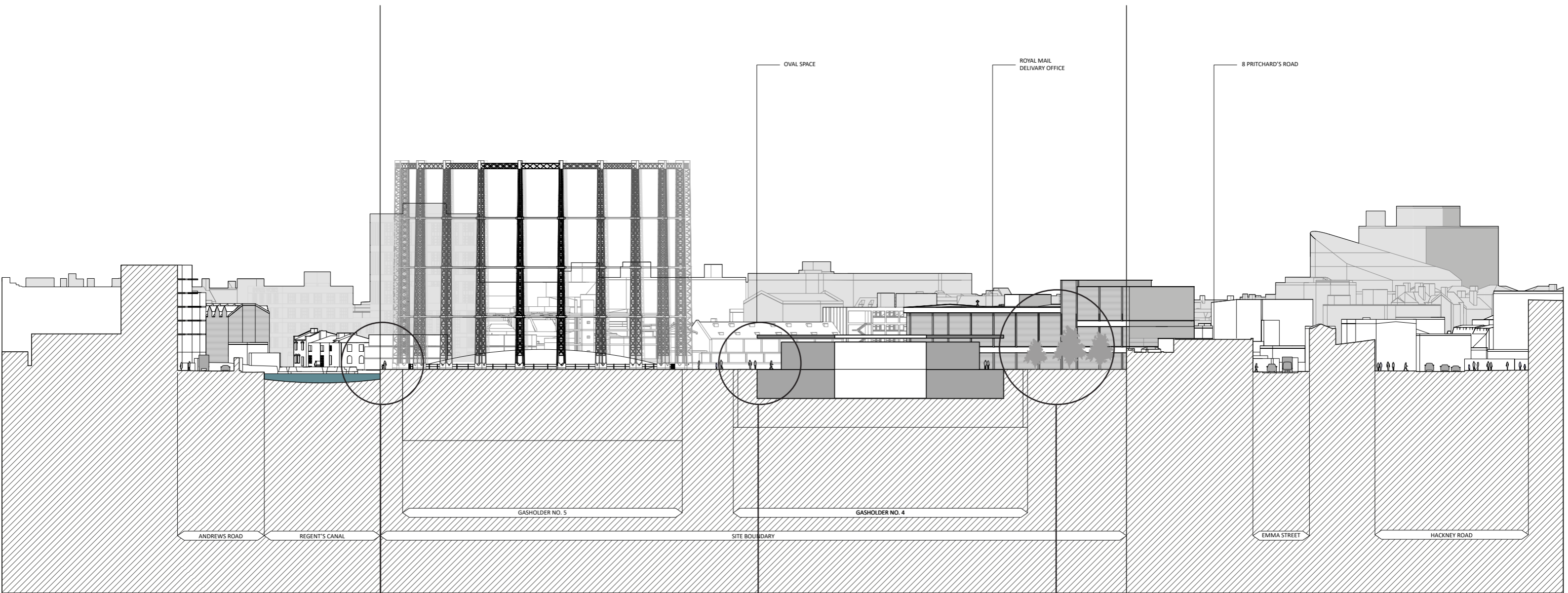
WALK ALONG THE REGENT'S CANAL SOUTH TOWPATH



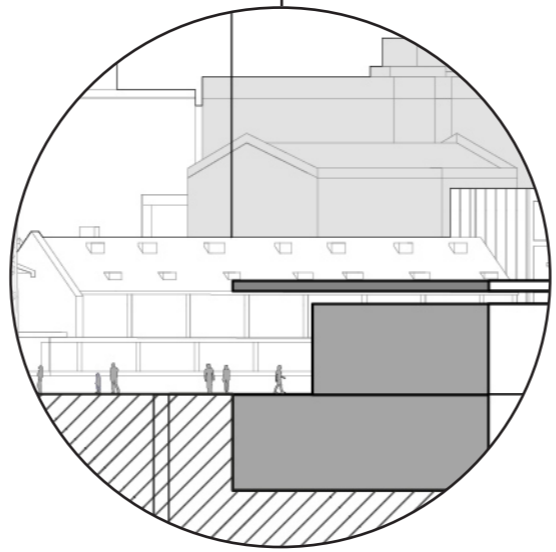
SHADED ENTRANCE HUMAN-SCALE HEIGHT



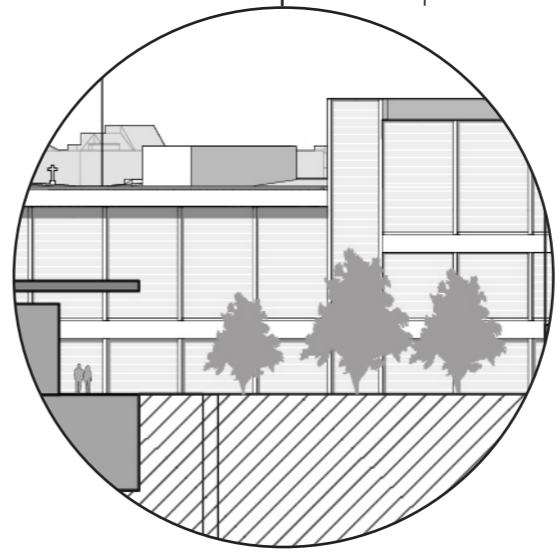
BACKSIDE OF NEIGHBOURING BUILDINGS HIDDEN WITH VEGETATION



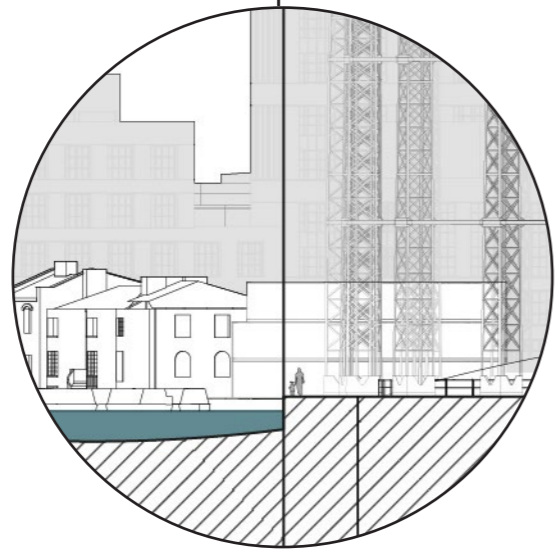
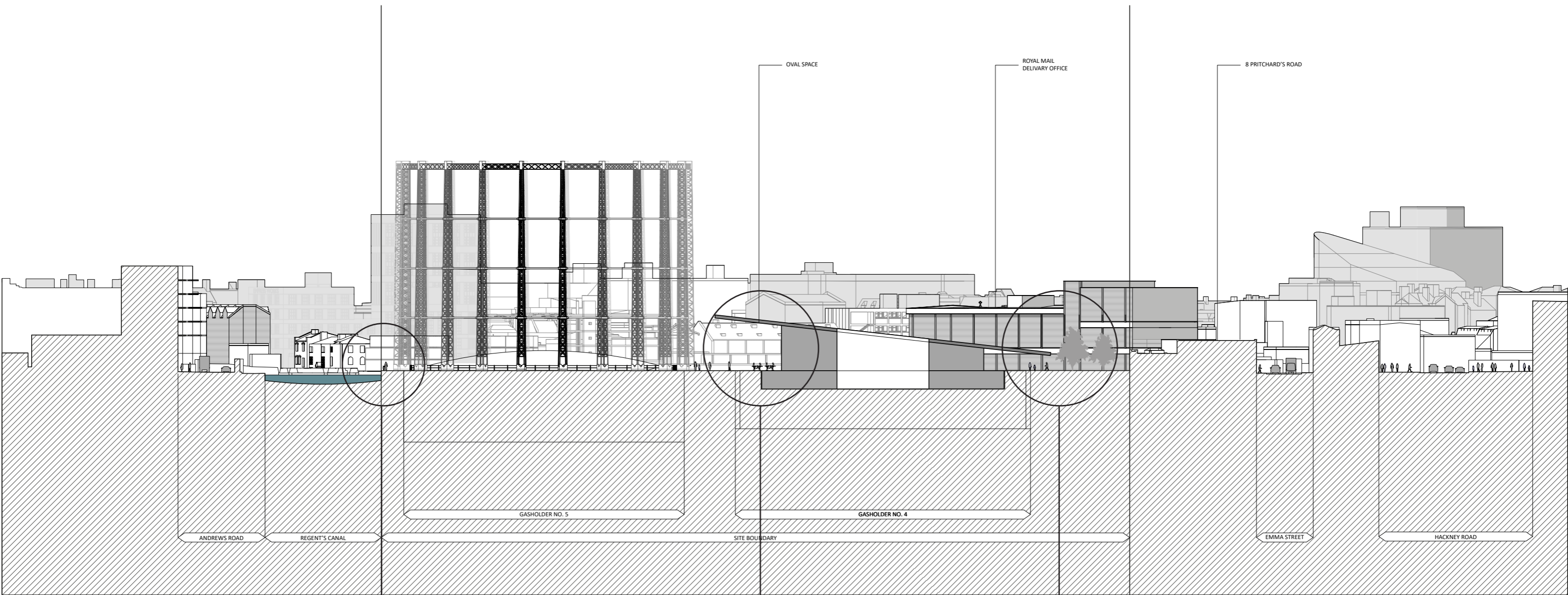
WALK ALONG THE REGENT'S CANAL SOUTH TOWPATH



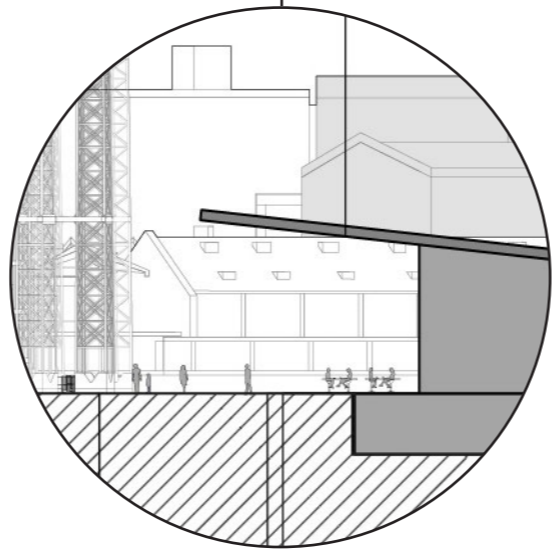
SHADED ENTRYWAY
LESS AREA, MORE HEIGHT



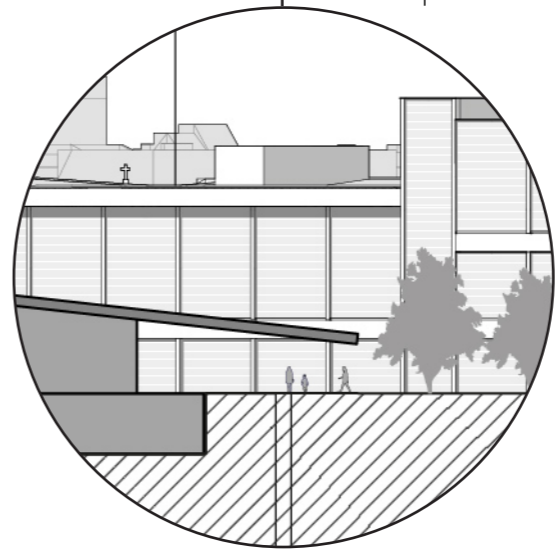
ROOM FOR MORE VEGETATION



WALK ALONG THE REGENT'S CANAL SOUTH TOWPATH



GRANDIOSE ENTRANCE
12.65m HEIGHT, ALLUDING TANK DEPTH



HUMAN-SCALE HEIGHT
NEIGHBOURING BUILDINGS
UNOBSTRUCTED BY PROPOSAL

HOW DOES THIS PROPOSAL TRY TO COMPLEMENT THE SITE?

Complementarity through demographics (residents & visitors)

Package of varied programs

-Satisfy average age group's interests

-Providing new functions to merging peoples (ages, interests)

Complementarity through functions

- Offices: break spaces

- Event planning offices: provide venue for events

- Supporting retail

TOWER HAMLETS

REGENT'S CANAL

HAGGERSTON PARK



GASHOLDERS NO. 2 & 5

Leisure activities/Creative work trajectory

BROADWAY MARKET

No need for access to neighbouring borough

DISUSED BEER BOATS

REGENT'S TOWPATH

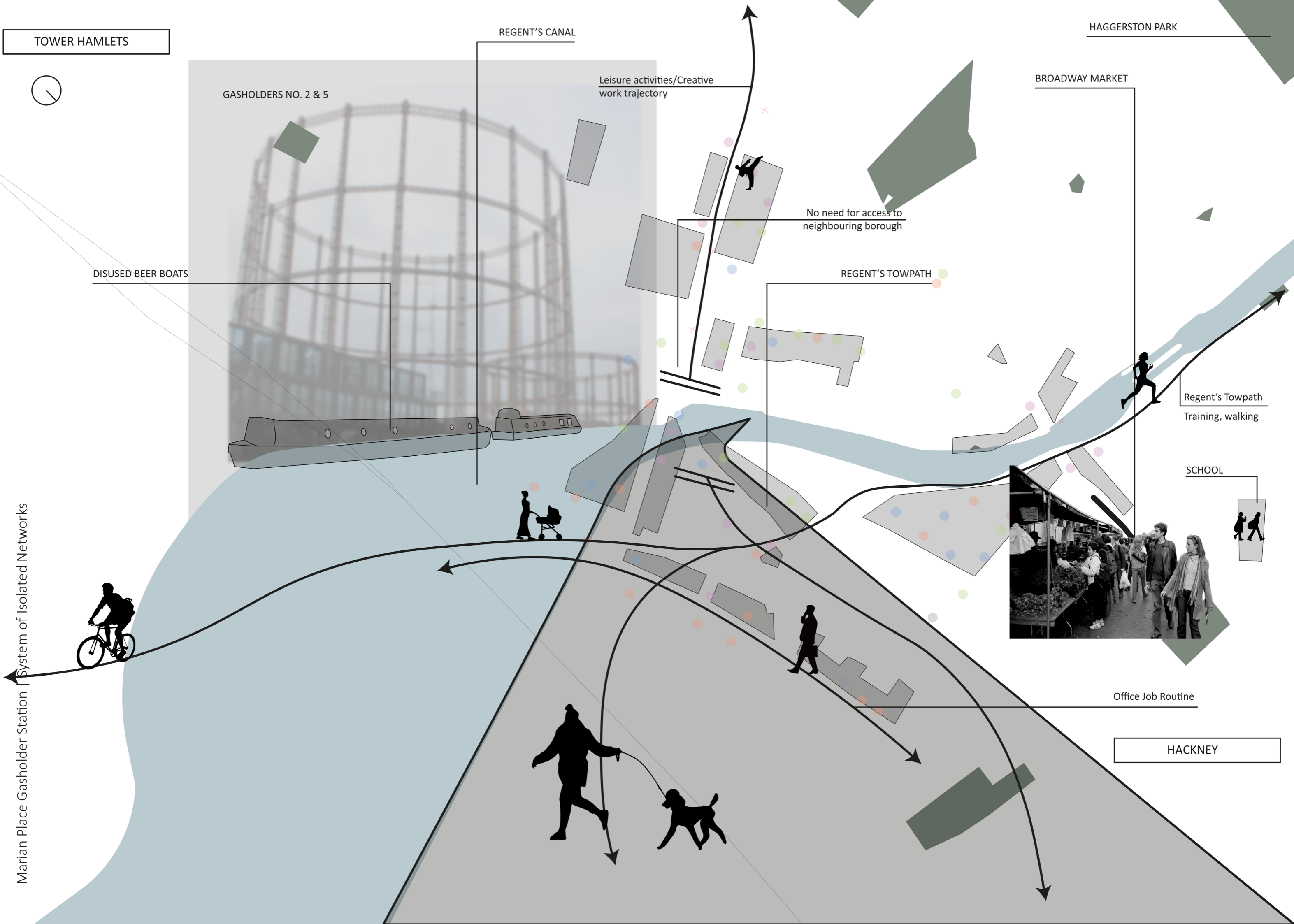
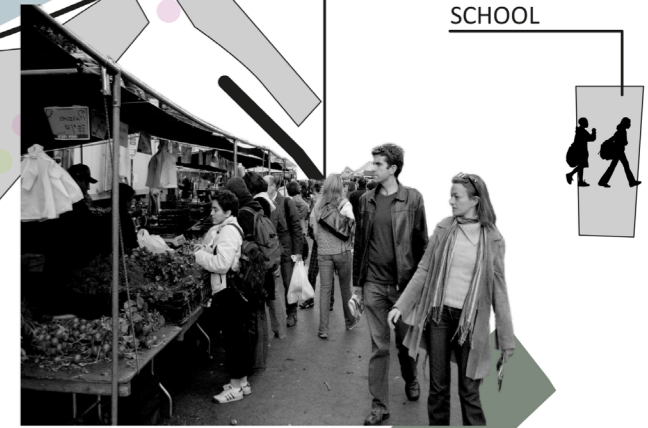
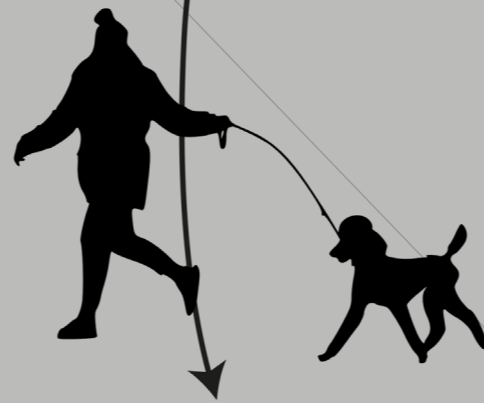
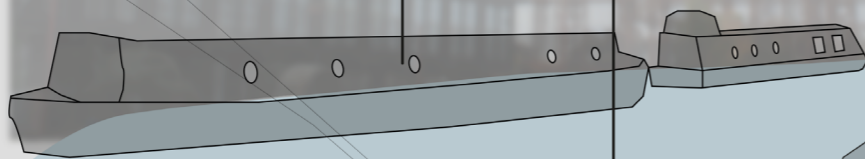
Regent's Towpath
Training, walking

SCHOOL

Office Job Routine

HACKNEY

Marian Place Gasholder Station | System of Isolated Networks



TOWER HAMLETS



REGENT'S CANAL

GASHOLDERS NO. 2 & 5

Leisure activities/Creative work trajectory

Connecting green paths
reactivating dynamics
b/w historical areas

HAGGERSTON PARK

BROADWAY MARKET

Regent's Towpath (south)

Training, walking

Users crossing boroughs
to visit Marian Place site

REGENT'S TOWPATH

Still active, more dynamic

Introducing new functions
diversifying demographics

ACTIVATED BEER BOATS

Regent's Towpath (north)

Training, walking

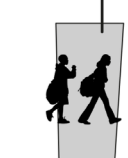
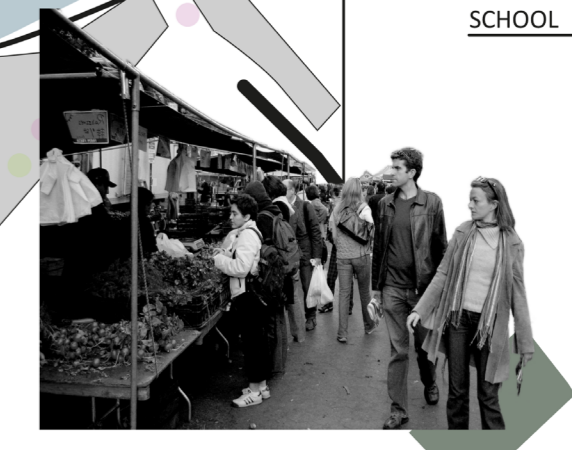
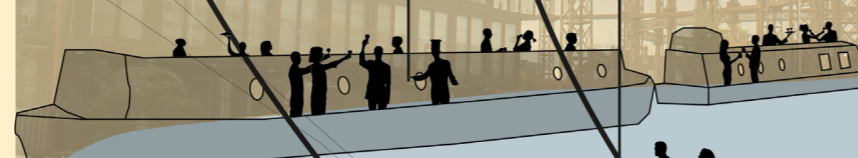
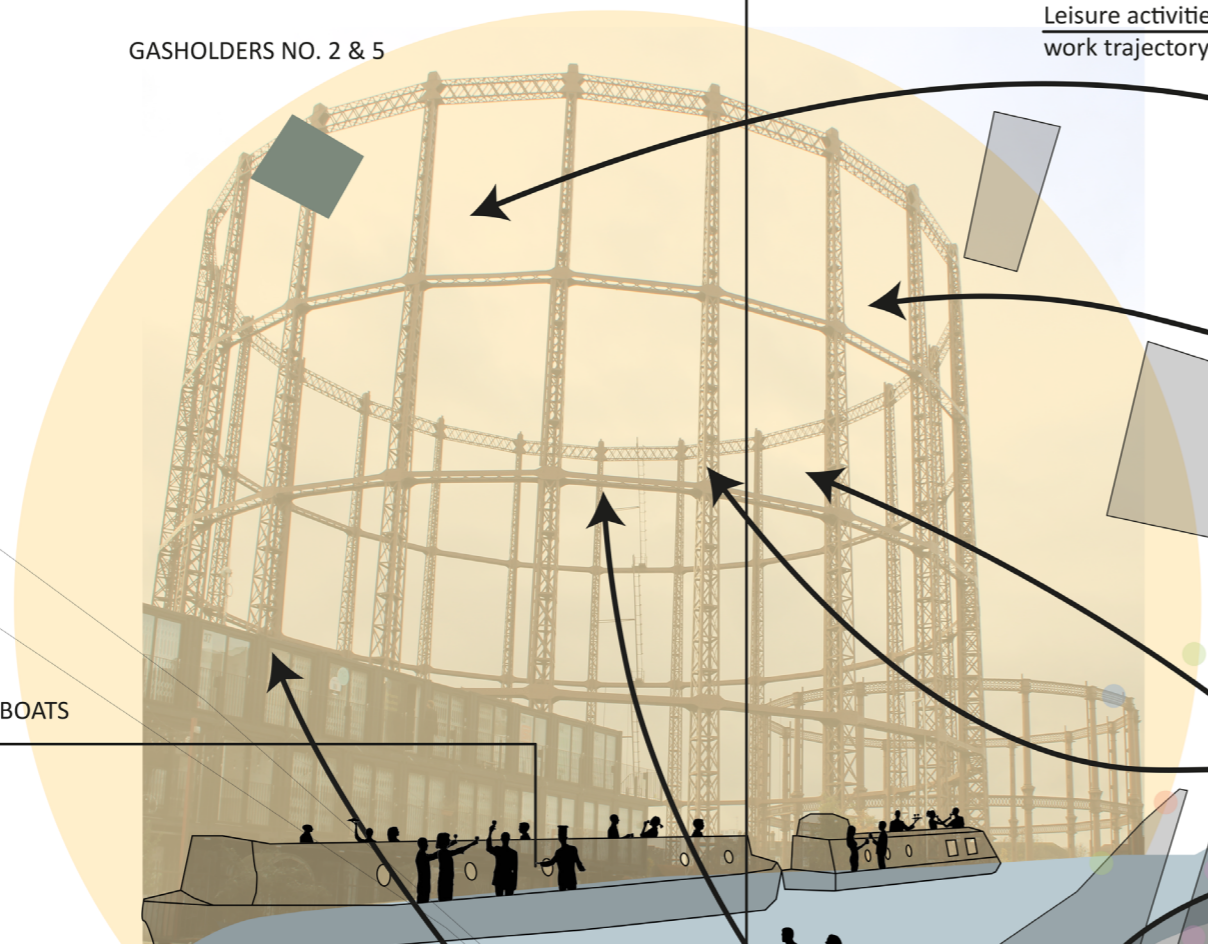
SCHOOL

Marian Place Gasholder Station | Intensifying & Creating Dynamics

Introducing new retail

Office Job Routine

HACKNEY



THANK YOU

CITY TRANSFORMATIONS
Industrial Revolution, urban shifts,
technological shifts, creation of networks

CHARACTER
essence, identity, heritage

ENERGETIC FLOWS
significance of hubs,
powerful engines, dense cities

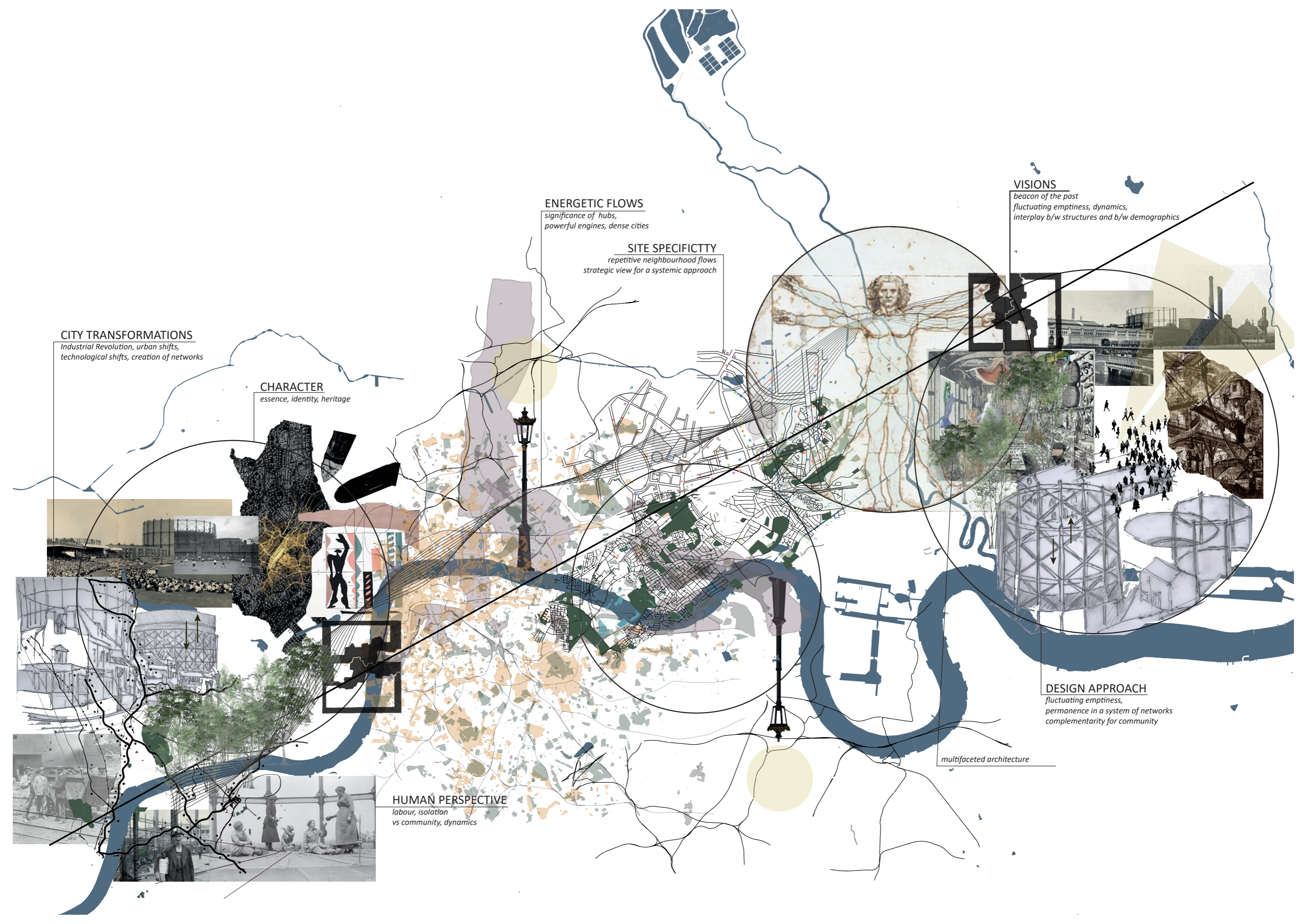
SITE SPECIFICITY
repetitive neighbourhood flows
strategic view for a systemic approach

VISIONS
beacon of the past
fluctuating emptiness, dynamics,
interplay b/w structures and b/w demographics

DESIGN APPROACH
fluctuating emptiness,
permanence in a system of networks
complementarity for community

HUMAN PERSPECTIVE
labour, isolation
vs community, dynamics

multifaceted architecture



dix F

Registered in England No. 2727193

THE MORTON PARTNERSHIP LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS,
HISTORIC BUILDING SPECIALISTS
Old Timber Yard House, 55 The Timber Yard
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Tel: 020 7324 7270 Fax: 020 7729 1196
email: london@themortonpartnership.co.uk
www.themortonpartnership.co.uk

Our ref: EJM/CH/18810-01

13th December 2018

Tom Ridge
East End Waterway Group
Tower Hamlets
London E3

Dear Tom,

by email only: EAST.END.WATERWAY.GROUP@gmail.com

RE: BETHNAL GREEN GAS HOLDERS, BETHNAL GREEN, LONDON

As you are aware, we have reviewed in outline an indication of the costs for repair and retention of Gas Holders No 2 and No 5 at Bethnal Green. The costs have been prepared by Russel Turner of Eura Conservation, a well known iron work specialist contractor, who we have worked with on projects such as the Albert Memorial, Gravesend Town Pier and currently Russel is helping us as Clerk of Works on the Iron Bridge in Ironbridge Shropshire. Russel Turner's CV is attached.

I attach a spreadsheet produced by Russel who has visited the site to get a better feel of the scale and complexity, albeit at a distance. He has also based the estimate on the additional information available on the history of construction etc. which has been kindly provided. Clearly some judgements have had to have been made such as the extent of repairs – however please see my considered views below.

As you will see the costs for the Gas Holder No 2 are £1,059,212.00 plus VAT with Gas Holder No 5 being £2,907,445 plus VAT. Thus the total for both is £3,966,657 plus VAT, say £4.0ml. It should be noted that a 15% contingency has been included in these figures, but it does exclude any contamination mitigation, works to the bells, fees etc. These costs are at current rates and do not allow for inflation.

As there has not been the possibility for detailed inspection and investigation I suggest an additional 20% contingency should apply to the works, which would bring the total to approx. £5.0ml + VAT.

I consider this is reasonable based on my own experience of iron structures, including the Palace of Westminster re-roofing (currently in our 12th year), as lead consultant for works to the Iron bridge for English Heritage, the Glass House in Ballyfin Southern Ireland and many others. My own CV is attached.

I hope this is of assistance and that it is possible to retain these important and significant structures as part of proposed development work.

Yours sincerely
FOR THE MORTON PARTNERSHIP LIMITED,

Edward Morton

EDWARD MORTON B.Eng(Hons), C.Eng, FICE, IHBC
Engineer Accredited on Conservation

cc Paul Latham

Encls – Estimated costs and CV's

Registered Office: Leonardo House, 11 Market Place, Halesworth, Suffolk IP19 8BA Tel: (01986) 875651 Fax: (01986) 875085
London Office: Old Timber Yard House, 55 The Timber Yard, Drysdale Street, London N1 6ND Tel: 020 7324 7270 Fax: 020 7729 1196
Essex Office: 8 Church Street, Coggeshall, Essex. CO6 1TU Tel: 01376 563883 Fax: 01376 563894

Appendix F

Budget costs for access blast repair and paint to Gas Holders No.2 and No. 5

Dec-18

Notes Gas holders Bethnal Green
No 2 16 cast columns 2 tiers of comp girders
columns approx 22m 40.6 m dia

no 5 22 standards 45m high 4 tiers of girders
61m dia

Budgets

GAS HOLDER NO. 2

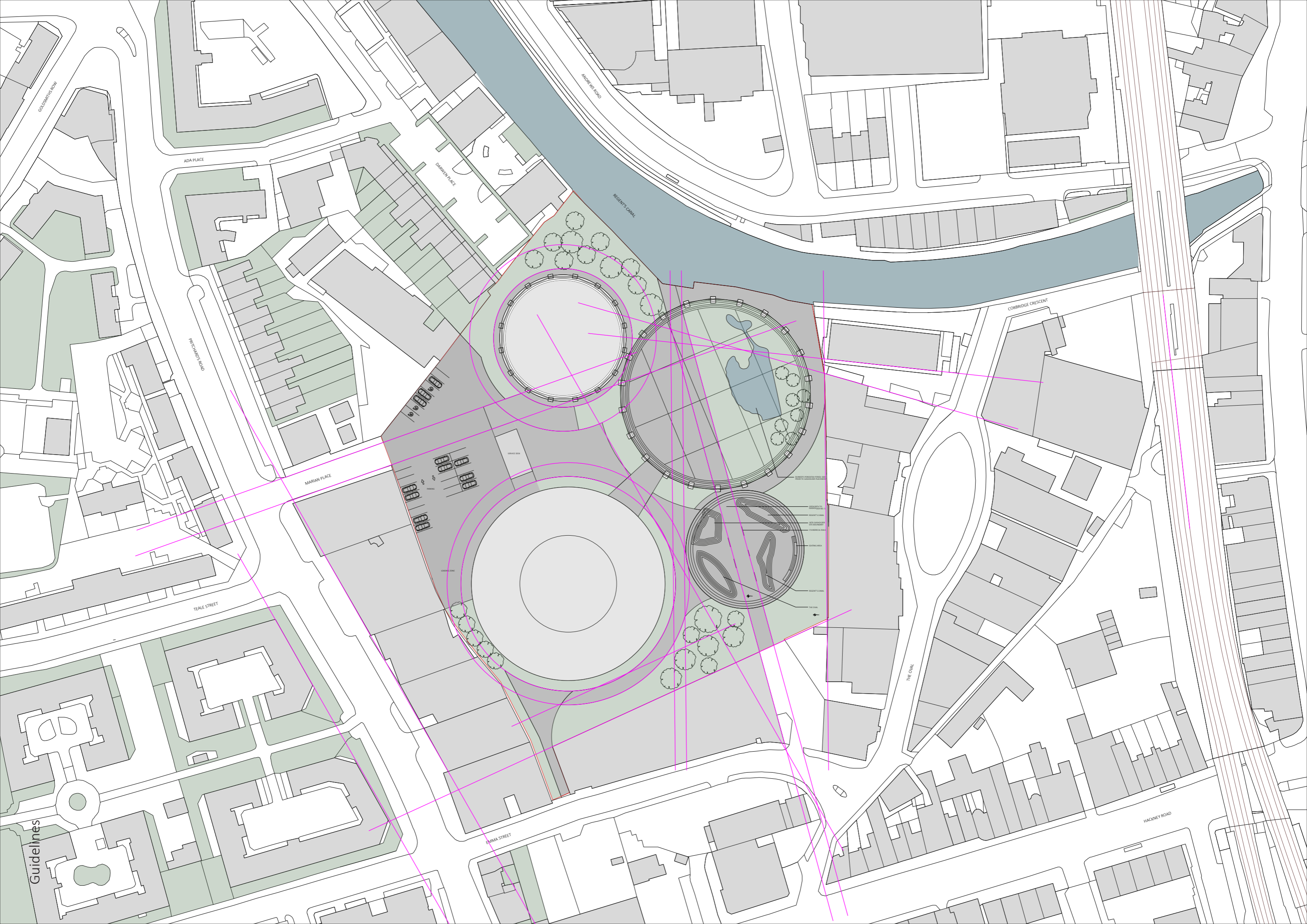
Desc	Item	No.	Dims	Dims	Height/length	Area	Complexity	Rate	Price	Notes
columns	Blast to Sa2	16	0.76 Dia	.15 guir	0.9	22	995.29	1.2 £	65.00 £	77,632.66
Girders	Blast to Sa2	32	1.0 + .25		2.5	8.5	2136.36	1.3 £	65.00 £	180,522.08
Bell										- not included
Paint above	3 coats						3131.65	1 £	60.00 £	187,898.79
repairs to above	Prov	50					50.00	1 £	1,500.00 £	75,000.00 (Blast paint and repair total) or 20% blast and paint cost
Scaffold										350,000.00 est
Encapsulation										50,000.00
Contingency	15%									138,158.03
Budget total									£	1,059,211.57

GAS HOLDER NO. 5

columns		22	1.93 x 1.37		6.5	45	6435.00	1.2 £	65.00 £	501,930.00
Girders top ring		22	1.93 x 1.37		6.5	8.5	1215.50	1.3 £	65.00 £	102,709.75
Girders lower 3 tiers		66	1.37 x 0.5		3.74	8.5	2098.14	1.2 £	65.00 £	163,654.92
Bell							0.00			- not included
Paint above							9748.64	1 £	60.00 £	584,918.40
repairs to above	Prov	100					100.00	1 £	1,500.00 £	150,000.00
Scaffold							0.00			950,000.00 est
Encapsulation							0.00			75,000.00
Contingency	15%						0.00			379,231.96 (Blast paint and repair total) or 20% blast and paint
Budget Total									£	2,907,445.03

Redecoration Budgets

	m2	rate	
Gas Holder No. 2			
Clean local corrosion and lightly abrade	3131.65	£ 8.00	£ 25,053.20
Apply undercoat to degraded areas	50.00	£ 25.00	£ 1,250.00
apply top coat to entire surface	3131.65	£ 15.00	£ 46,974.75
Estimate for scaffold tower access			£ 60,000.00
Gas Holder No. 5			
Clean remove local corrosion and lightly abrade	9748.64	£ 8.00	£ 77,989.12
Apply undercoat to degraded areas	100.00	£ 25.00	£ 2,500.00
apply top coat to entire surface	9748.64	£ 15.00	£ 146,229.60
Estimate for scaffold tower access			£ 140,000.00
Redecoration Budget Total			£ 499,996.67



Guidelines

ADA PLACE

DARWIN PLACE

REGENT'S CANAL

RICHARDS ROAD

MARIAN PLACE

TEALE STREET

EMMA STREET

CORBRIDGE CRESCENT

HACKNEY ROAD

THE DUAL

