



A Quod project sheet

Fulham Gasworks

Role

Acting on behalf of St William, Quod secured planning permission (part detailed, part outline) for the re-use of Fulham Gasworks to provide 1,800 homes across 16 buildings, ranging in height from 1 to 37 storeys. The masterplan includes the retention of a Grade II* listed gasholder within a large new park and the re-use of two Grade II listed buildings for non-residential uses.

Quod led on all planning and Community Infrastructure Levy matters from devising the initial planning strategy to determination of the application. Quod's role included extensive negotiation with officers at LB Hammersmith & Fulham and the Greater London Authority, as well as comprehensive stakeholder engagement.

Given the scale and complexity of the project, three separate architectural practices were instructed to prepare the masterplan, the detailed component, and the tall buildings in outline respectively. A key challenge was agreeing the level of detail to be included within the outline component of the application. LB Hammersmith and Fulham were keen to have a high level of certainty as to what would be coming forward, particularly in respect of the sensitivity of tall buildings in such close proximity to the listed buildings retained on site, which had to be carefully balanced with the client's commercial need for flexibility over a 20 year construction programme. These competing demands were managed effectively through early agreement on the scope of the application, particularly the content of the Development Specification and Parameter Plans. Quod drew upon their experience of on other similar projects to demonstrate to the LPA how a series of Design Codes could be used to the benefit of both parties.

Description

Housing led regeneration of former gasworks site.

Client

St William

Planning Authority

London Borough of Hammersmith and Fulham

Expertise

Planning	✓
CIL	✓
Environmental Planning	
Development Economics	
Socio-economic	✓
Infrastructure	✓
Strategic Land Promotion	
Regeneration	✓
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	
Retail & Commercial	
Industrial, Logistics and Warehousing	



The CIL Strategy required careful consideration of the complex phasing and construction programme. The strategy provides a balance between construction flexibility and LBHF's need to forecast their revenue streams and investment plans.

Quod established a close and collaborative relationship with LB Hammersmith and Fulham. A series of regular design workshops were set up with the LPA, which provided an open and dynamic forum for discussion, separate to the more formal pre-application meetings with the LPA. The integration of officers within the design team helped them to understand the intricacies of the project and feel invested in its progress.

Since the grant of planning permission in 2019, Quod has been instructed to prepare and submit reserved matters applications to bring forward phases in the outline component of the scheme and a minor-material amendment application to alter the phasing of the scheme and provide a temporary link road.