

Welcome to today's drop-in event. We are here to share emerging proposals for the future of 4-6 Morie Street and to hear your views before a planning application is submitted to Wandsworth Council.

The site is currently home to Morie Street Studios. The project team is exploring how the site could be revitalised to provide new homes, workspace, active ground floor uses and improved local connections.

Please take time to review the boards. The project team is on hand to answer any questions you may have. Once you have read the information on display, we encourage you to provide your feedback by scanning the QR code on the final board.

Paper copies are also available on request.

Meet the team



Applicant



Planning Consultant



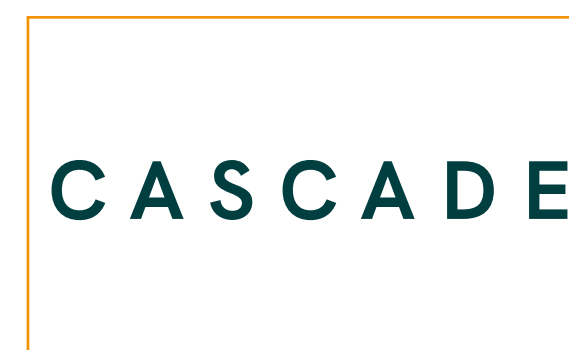
Architect



Landscape Architect

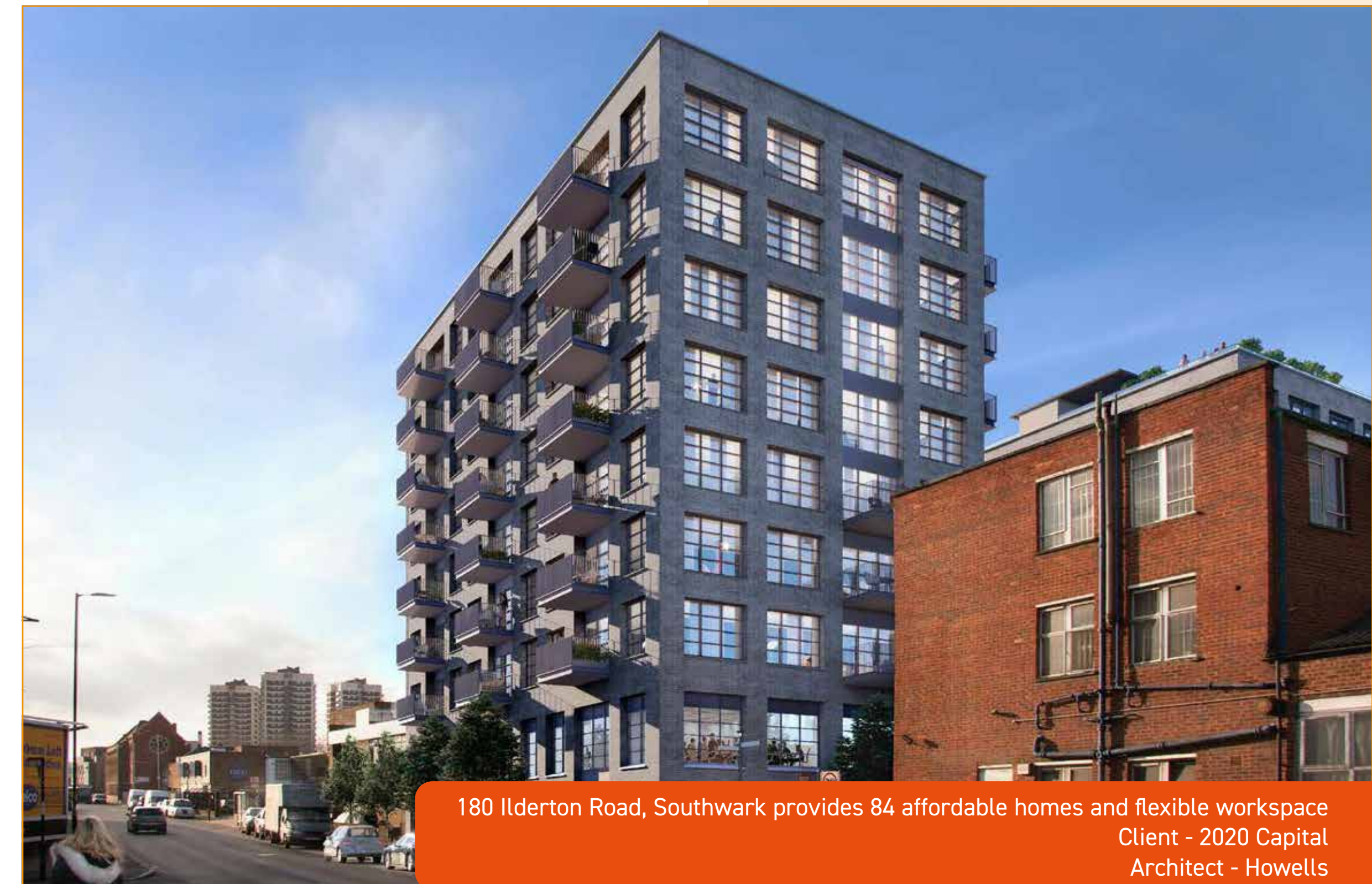


Transport Consultant



Stakeholder and
Community Engagement

Our previous experience



180 Ilderton Road, Southwark provides 84 affordable homes and flexible workspace
Client - 2020 Capital
Architect - Howells



Grove Crescent Road, Newham provides Purpose-Built Student Accommodation, flexible workspace and public realm
Client - 2020 Capital
Architect - Howells



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A changing part of Wandsworth

The site is located at 4-6 Morie Street, close to Swandon Way, Ferrier Street and Old York Road. It is within 200 metres of Wandsworth Town Station. The current site contains Morie Street Studios which provides approximately 2,118 sq metres of workspace that is not fully occupied.

The local area has a rich history shaped by industry, making, brewing, transport and community life. Wandsworth Town Station opened in 1846. Old York Road later became a local commercial centre, while the wider area was shaped by the Ram Brewery, flour mills, the gasworks and nearby terraced streets.

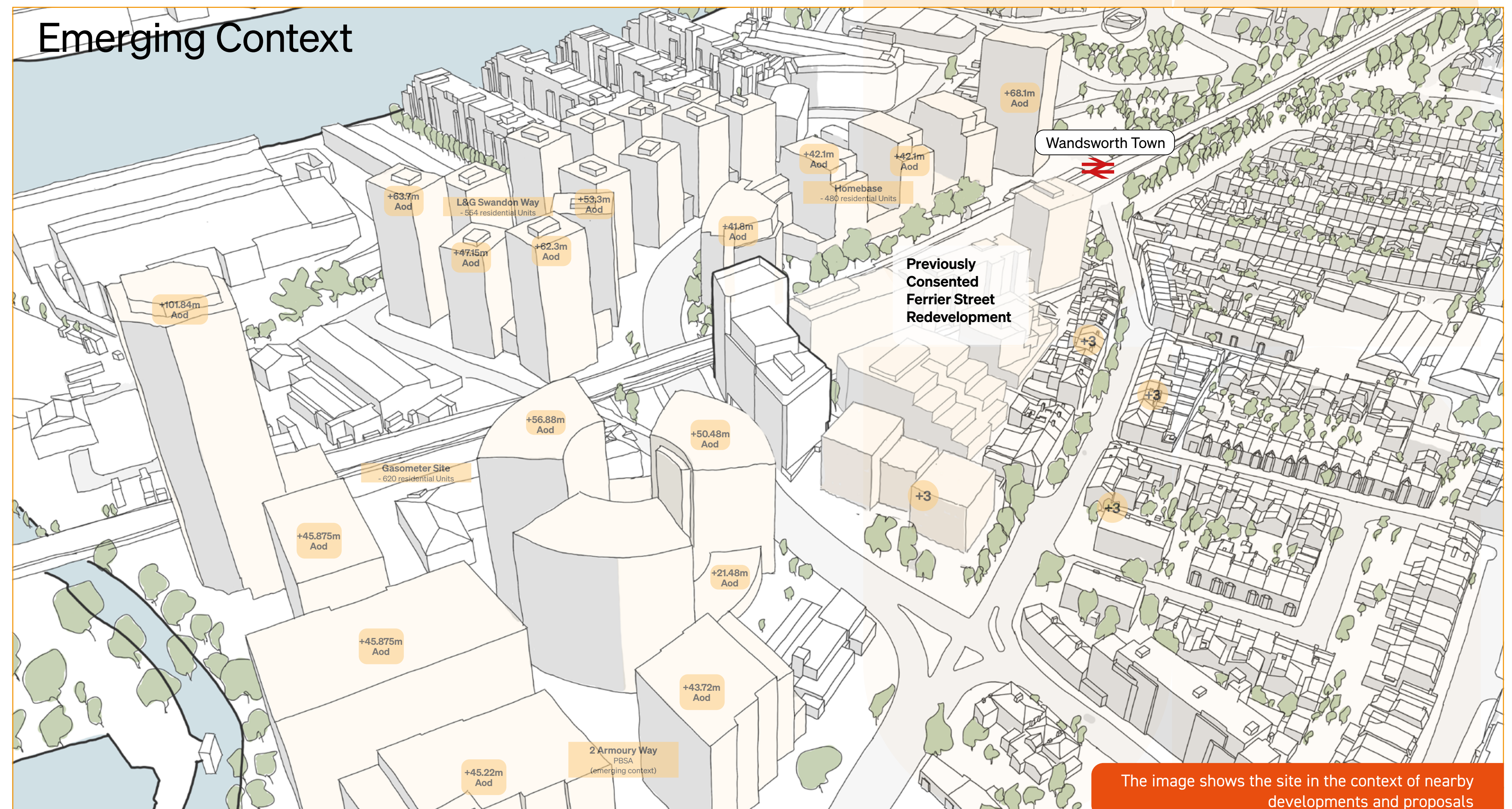
Today, the site sits within a part of Wandsworth that is already changing. Nearby sites, including the Ram Quarter, New Acres and Wandsworth Gasworks are bringing forward new homes, workspace and public realm.

The site also forms part of the Ferrier Street Cluster allocation in Wandsworth's Local Plan and sits within the Tall Building Zone where buildings of up to 45 metres are identified as acceptable in principle.

The Morie Street proposals help to make better use of an underused site while responding to the area's industrial character, emerging townscape and nearby residential streets.



Approach from Morie Street as it is today



The image shows the site in the context of nearby developments and proposals

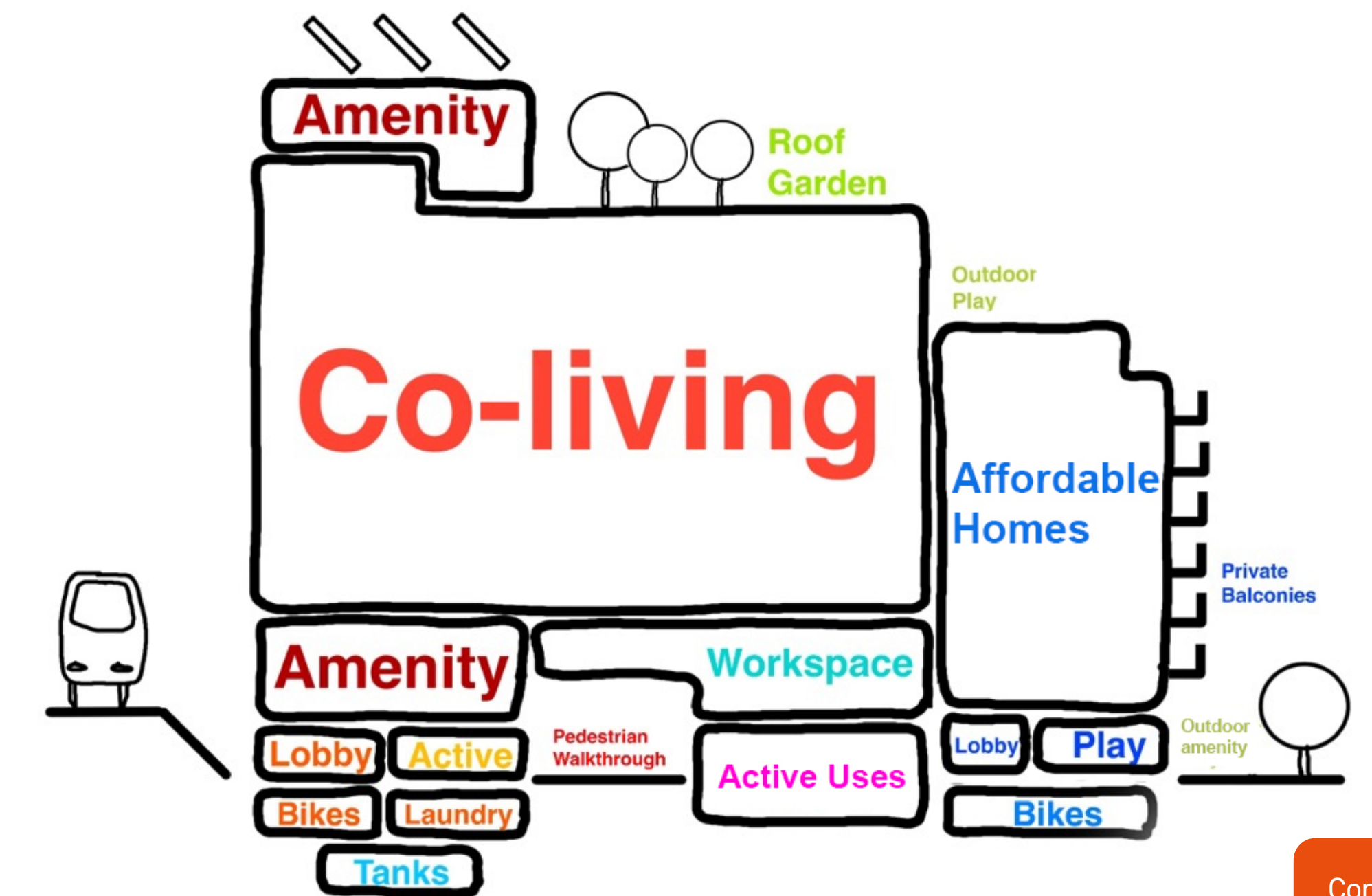
The opportunity

The proposals have been shaped by the site's planning context and its relationship with neighbouring buildings.

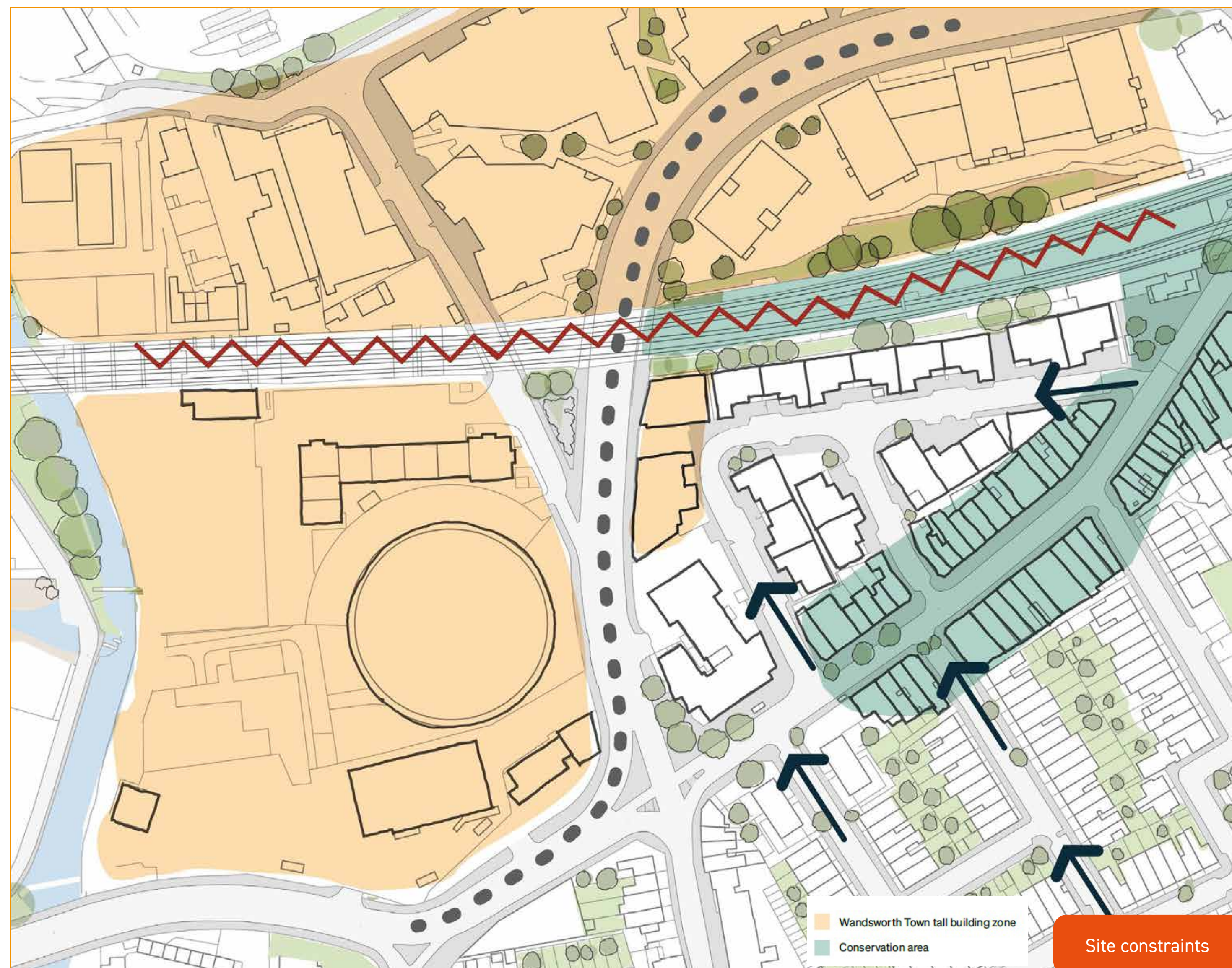
The proposals bring together a mix of uses, including co-living homes, affordable homes, workspace, shared amenity and active ground floor uses.

The building steps down in height towards neighbouring residential streets such as The Tonsleys. The tallest element remains below 45 metres, in line with the height guidance for this part of Wandsworth Town.

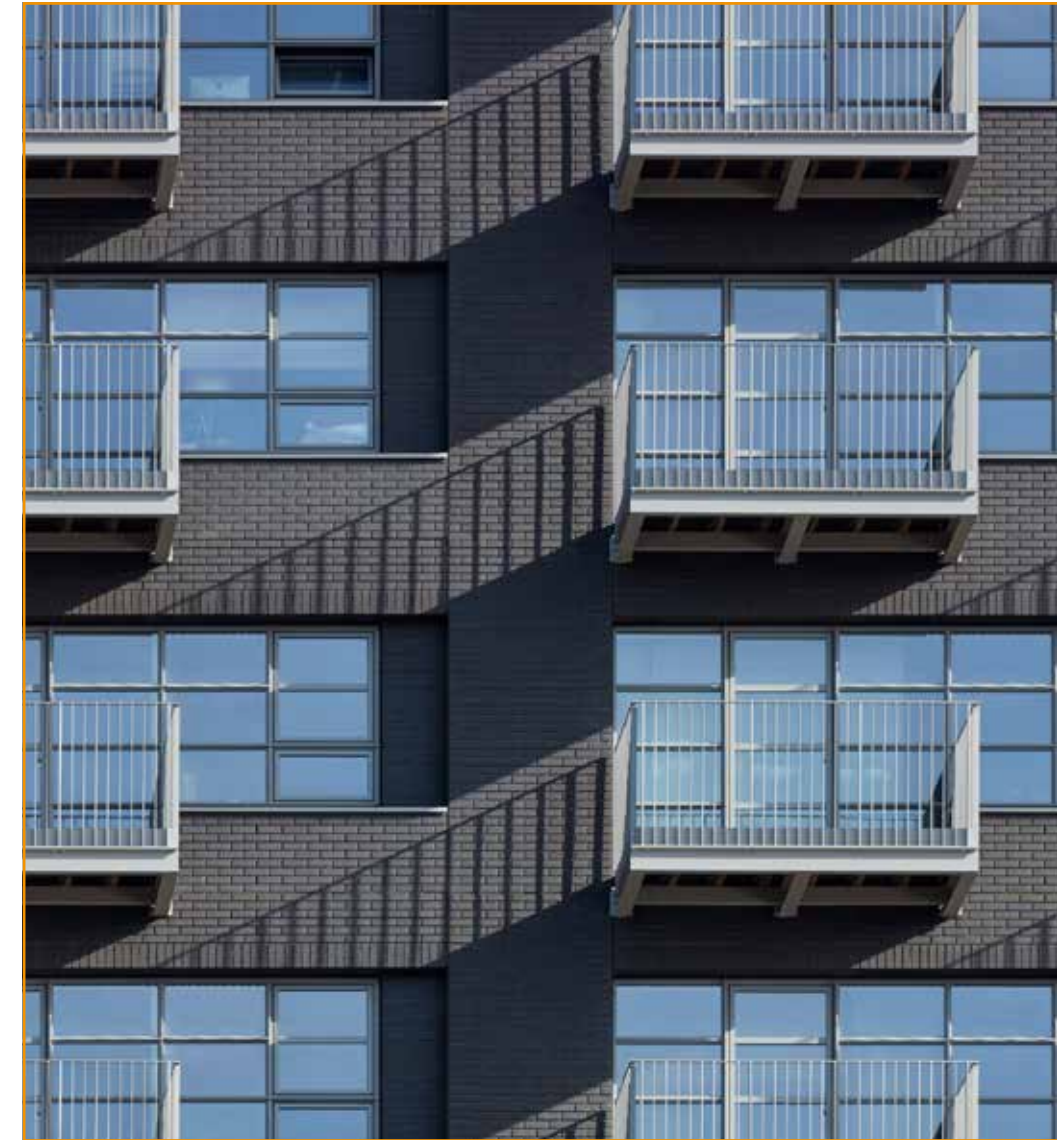
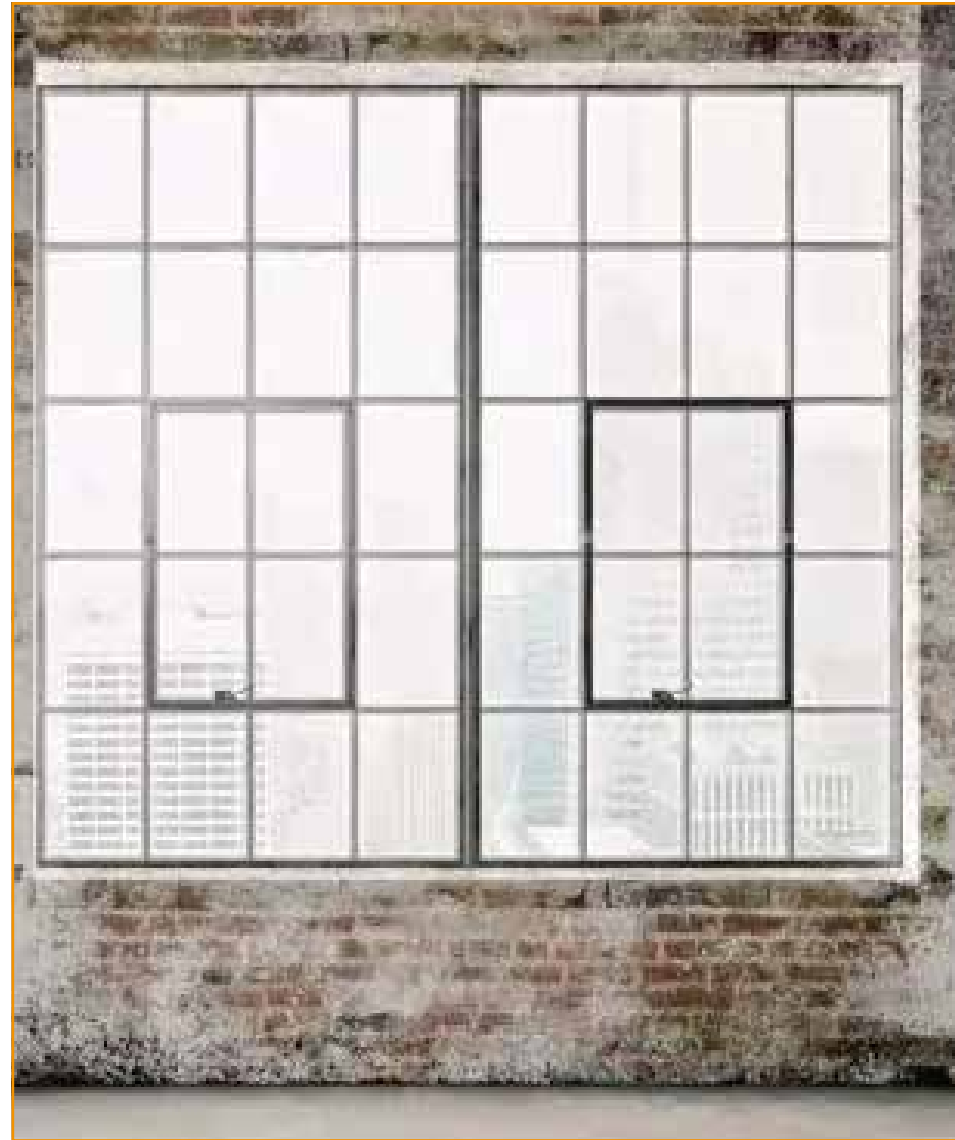
The design also seeks to improve connections through the site, with a clearer pedestrian route between the station, the Wandle Delta and Old York Road.



Concept sketch



Emerging design



Learning from the past



Visual of proposal

The design has been shaped by the area's industrial past, nearby heritage buildings and the changing character of Wandsworth Town.

The proposals use clear window patterns, robust materials and simple detailing to create a building with rhythm and depth. Different tones and textures help define the co-living homes, affordable homes and ground floor uses.

The aim is to create a contemporary building that feels durable, well-detailed and rooted in the character of the local area.



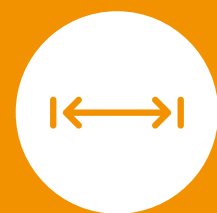
Current building from Ferrier Street

New homes: co-living and affordable homes

Co-living is a form of housing where residents have their own private studio and access to shared amenity spaces within a managed building. This type of housing provides flexibility and can suit people who may not be ready or able to rent a larger home on their own.

The proposals include around 200 co-living homes. Internal amenity space provides areas for residents to relax, work and meet other people alongside a roof terrace. With all bills included, residents can lead a more convenient lifestyle.

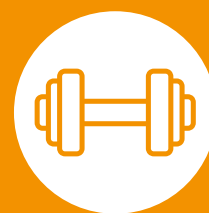
What are the benefits of co-living?



Flexible length of lease



Provides an alternative for key workers and young professionals



High-quality amenities



Space to work away from resident's main living space



All-inclusive housing and utilities bills

Why it works?

Successful co-living projects are typically situated in highly sustainable town centres with excellent transport links.

The co-living model encourages mixed communities that suit a wide range of people of different ages and at different stages of life.

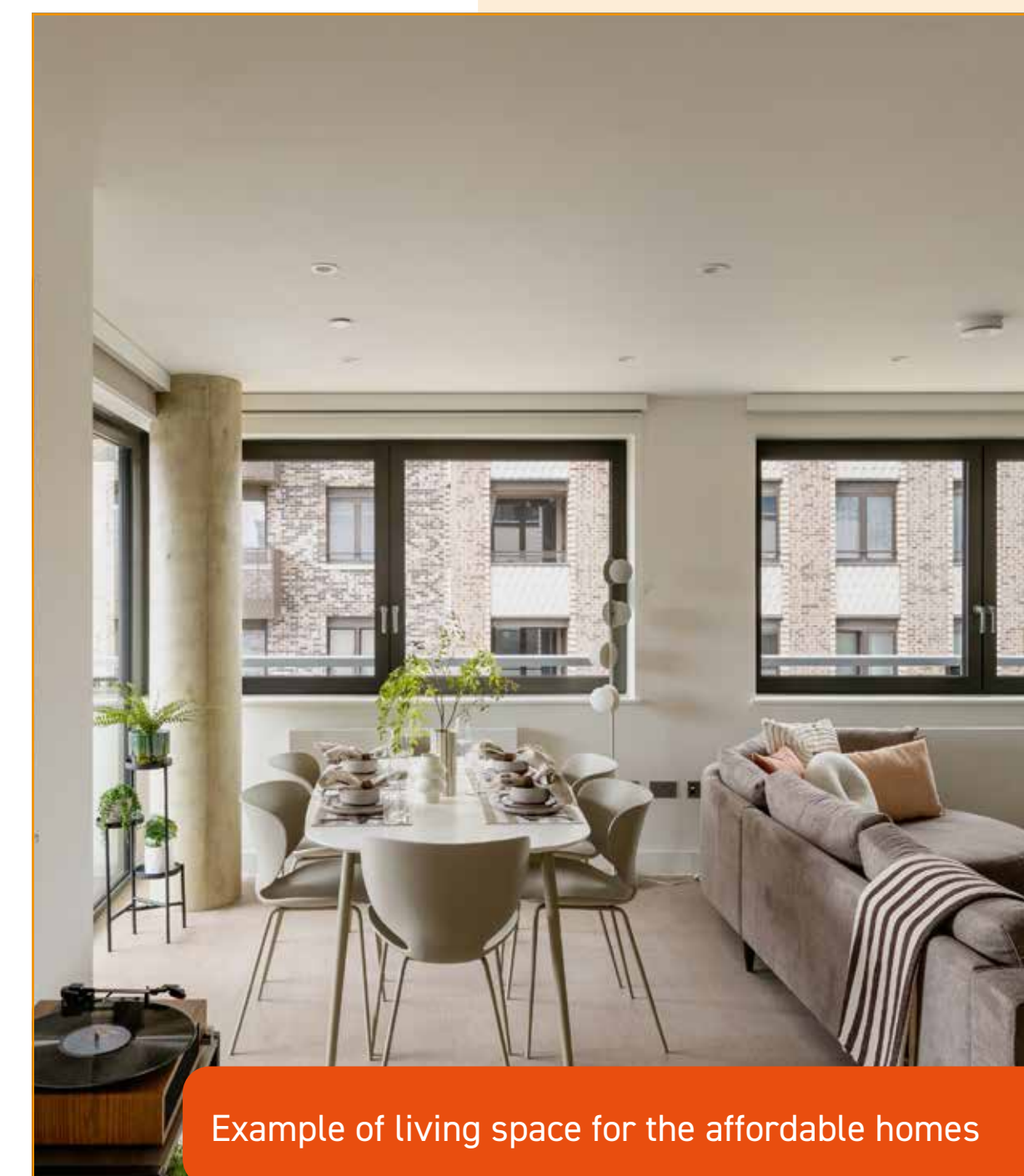
A large proportion of the current housing in towns and cities is increasingly unaffordable. There is a strong case for co-living to provide a more sustainable community-led housing model.



Example of amenity space for co-living homes



Example of shared space for co-living residents



Example of living space for the affordable homes



Affordable housing

The proposals would also provide 25 high-quality affordable homes on site. These homes would sit alongside the co-living homes as part of a mixed and balanced community.

The affordable homes would include a mix of home sizes, with private balconies and access to outdoor amenity space. Affordable housing is for people whose housing needs are not met by the private market.

The final tenure and management arrangements will be agreed through the planning process.

Flexible spaces throughout the building

Bringing activity to the street

The proposals have been designed to create a more active and welcoming environment along Morie Street, Ferrier Street and Swandon Way. A mix of active uses at street level will help bring more life to the area throughout the day and evening.

The emerging proposals include:



Flexible Class E space, which could include food and beverage use



The potential for open space around Ferrier Cut

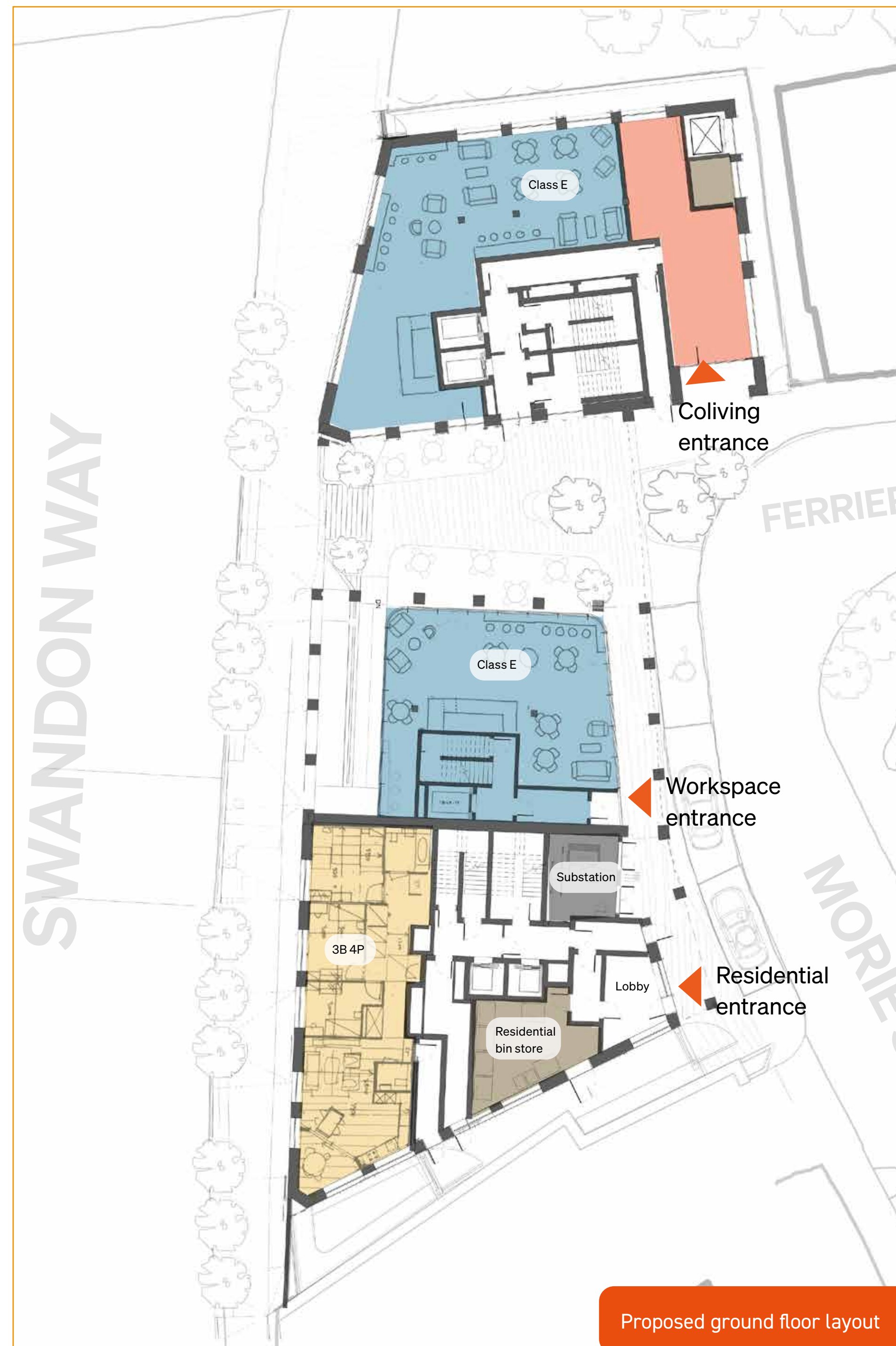


Flexible workspace at ground and first floor



Amenity space at ground and first floor for residents living in the building to relax and socialise

The proposals are intended to support local businesses, promote local economic growth and create a clearer and more welcoming route.



Proposed ground floor layout



View of Ferrier Cut



Example of public outdoor space

Landscaping and public realm

The landscape proposals are designed to make Morie Street feel greener, more welcoming and better connected to the surrounding area.

At ground level, the proposals would improve the route through Ferrier Cut, with new planting, seating, paving and a clearer pedestrian connection between Morie Street, Ferrier Street and Swandon Way.

The proposals would provide around 923 sqm of outdoor space, including 363 sqm of public open space and 560 sqm of private communal terraces. The landscape strategy also includes a net uplift of 50 trees.

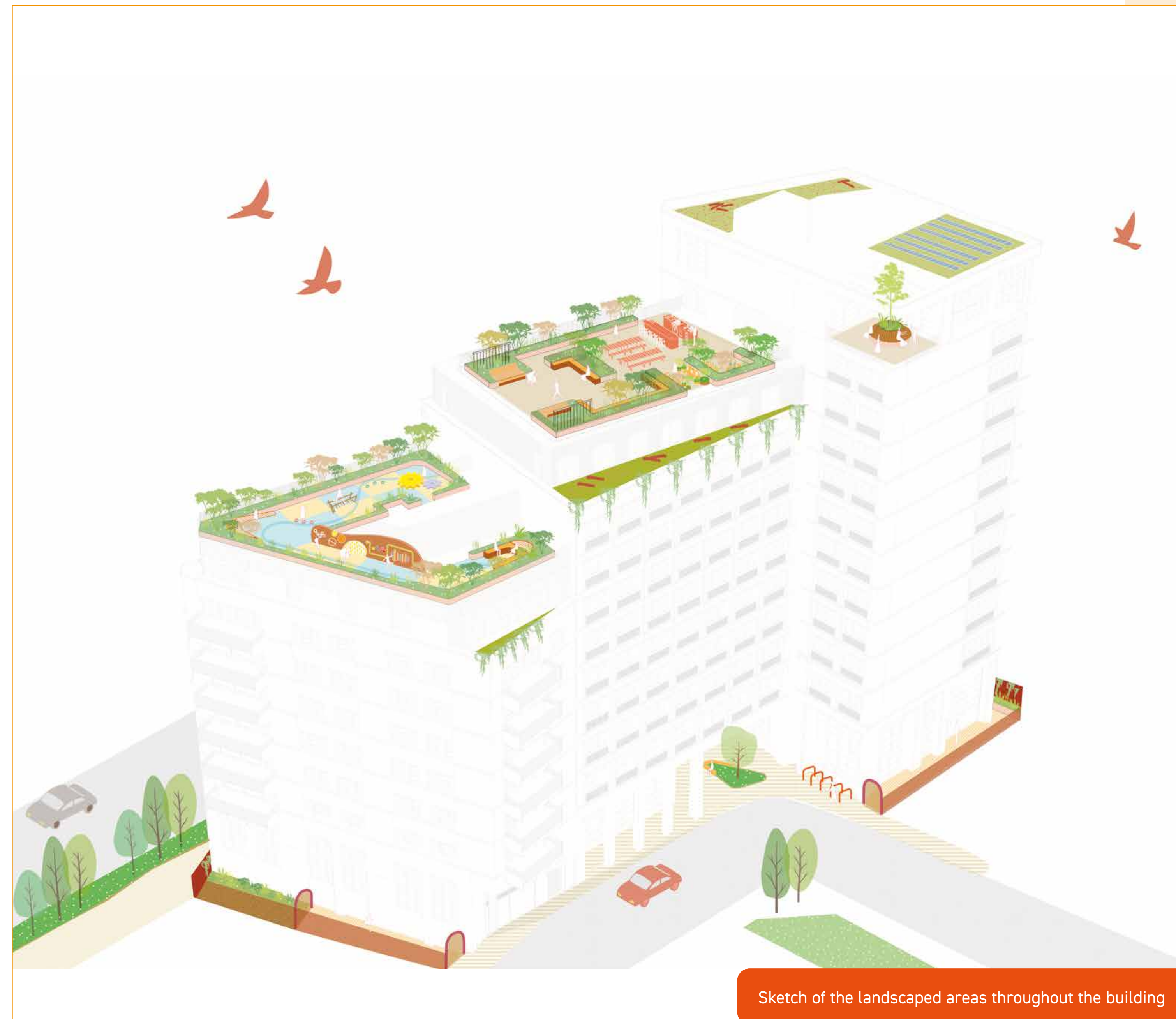
Supporting nature and biodiversity

The proposals aim to significantly increase the Urban Greening Factor and aims to exceed 10% biodiversity net gain.

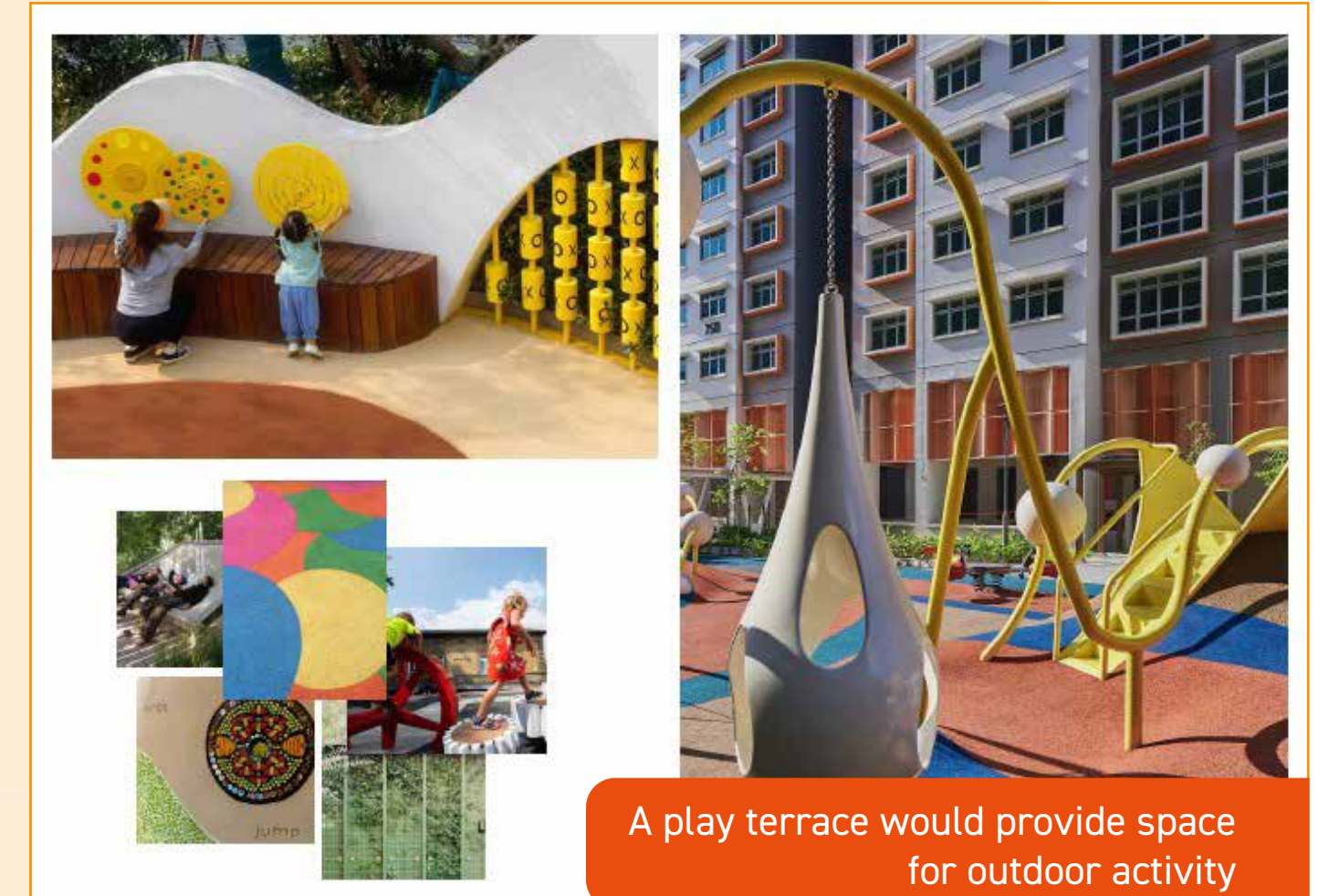
Play and amenity space

The landscape design includes outdoor space for residents, including a co-living terrace and a pocket garden terrace.

The play areas would include a mix of activities for different ages, including imaginative play and sensory equipment.



Sketch of the landscaped areas throughout the building



A play terrace would provide space for outdoor activity



Ferrier Cut would be designed as a welcoming route with planting and seating

Transport and sustainability

Supporting walking, cycling and public transport



The site is in a well-connected location, close to Wandsworth Town Station and local bus routes. The proposals are designed to support walking, cycling and public transport use.

The development would be car-free, with the exception of accessible parking. This reflects the site's town centre location and helps make better use of the limited space around the site.

The proposals include 182 long stay cycle spaces and 37 short stay cycle spaces for residents, visitors and commercial users.

A dedicated on-street loading bay would be provided on Morie Street.

Future pedestrian connection



The proposals would support a future pedestrian crossing on Swandon Way, linking the Gasworks site with Wandsworth Town Station.

This crossing would not be included in the Morie Street planning application. It would need to come forward separately and secured through a walkways agreement.

Reducing energy use and carbon emissions

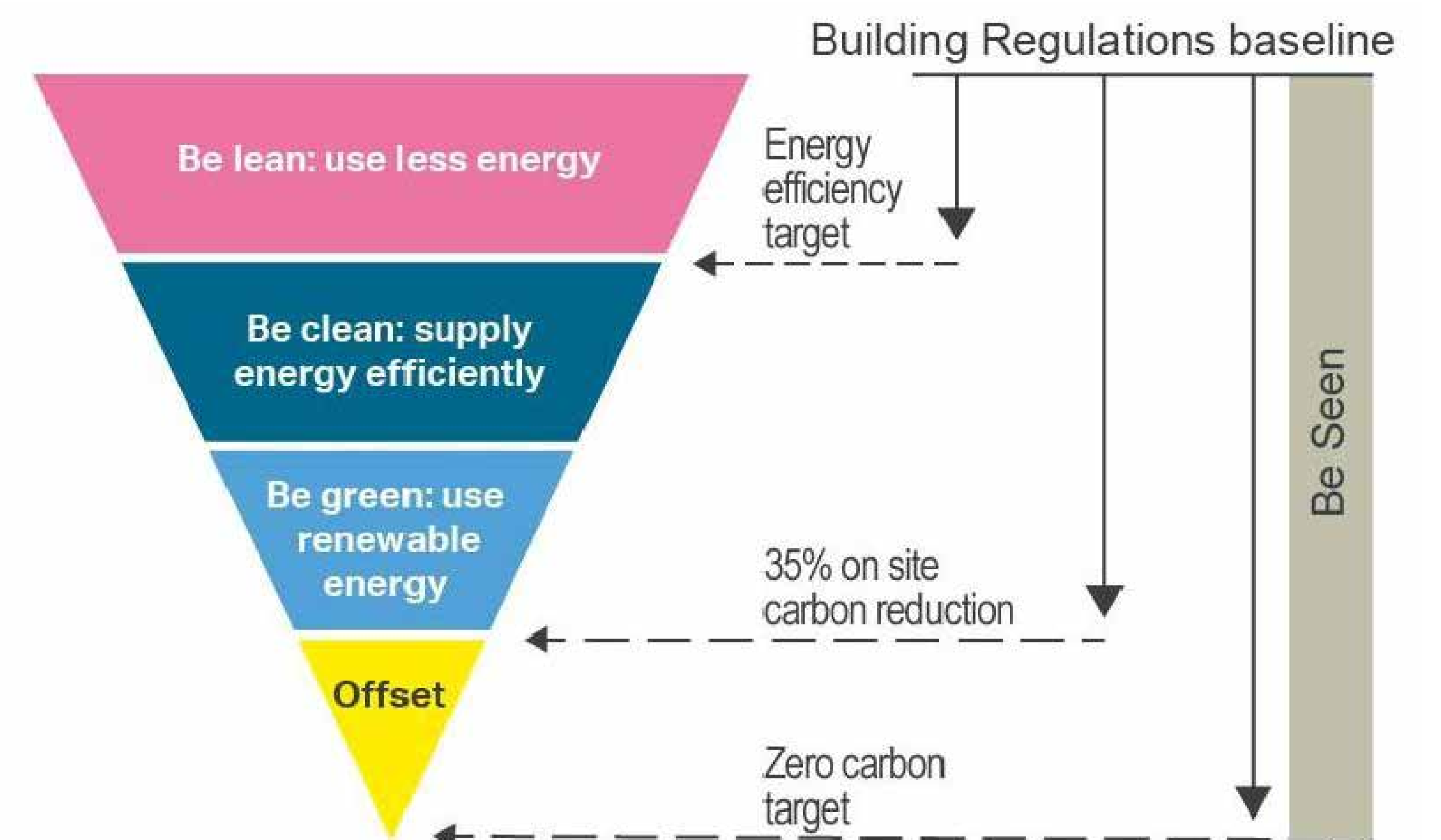
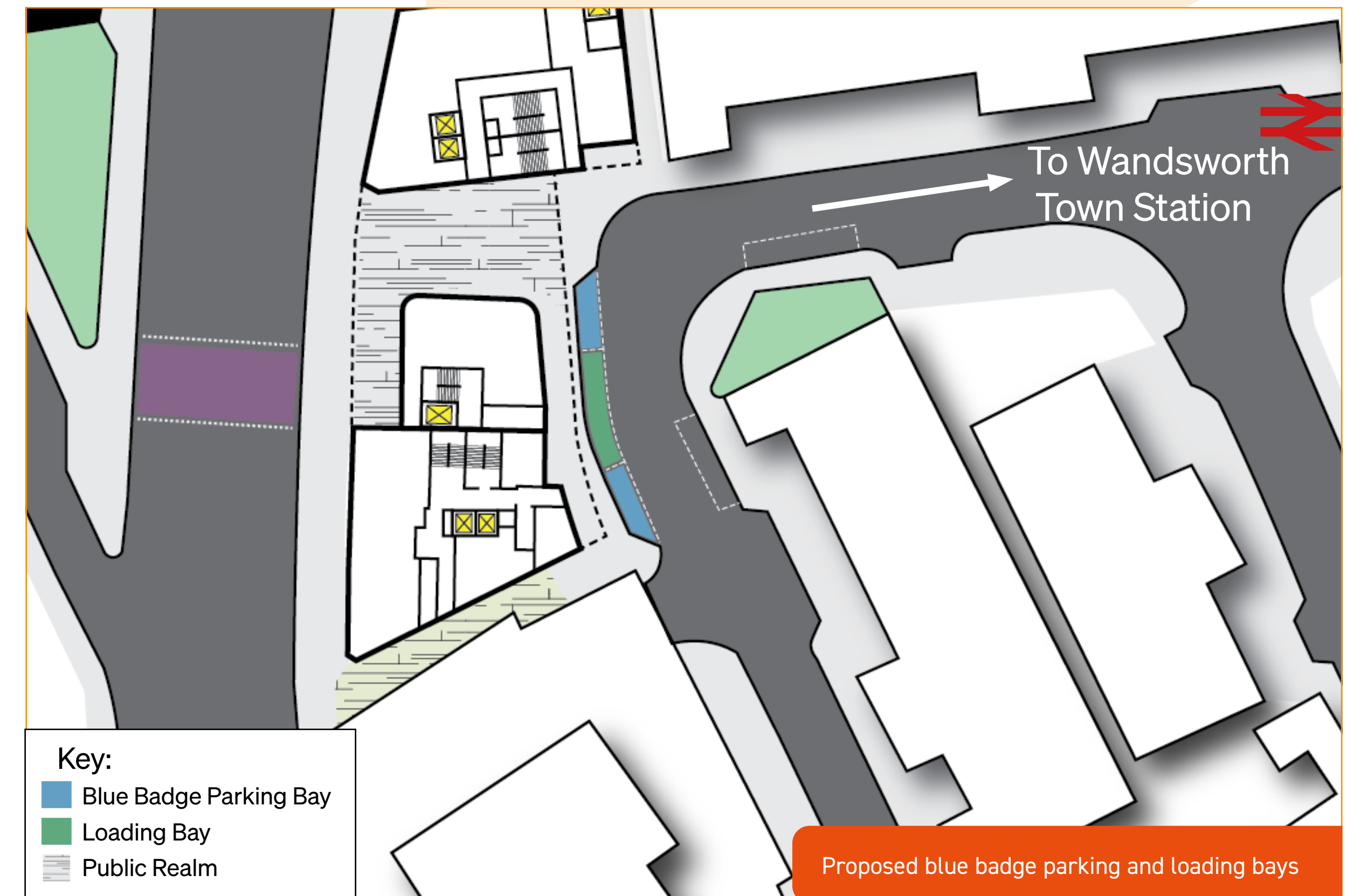


The proposals are being designed to reduce carbon emissions to net zero and respond to local and London-wide policies.

The proposals are targeting a minimum 35% reduction in on-site carbon emissions, with further measures to help achieve net zero carbon.

The sustainability approach includes:

- A fabric first approach to reduce energy demand
- LED lighting throughout the residential areas
- Smart electricity meters
- Heat recovery ventilation
- Efficient heating and hot water systems
- Use of photovoltaic panels
- Measures to reduce overheating risk





Next steps

Thank you for taking part in this consultation.

We would encourage you to share your feedback which will help the project team understand local views before the proposals finalised ahead of submitting a planning application.



You can share your comments by scanning the QR code. Alternatively, printed feedback forms are also available.

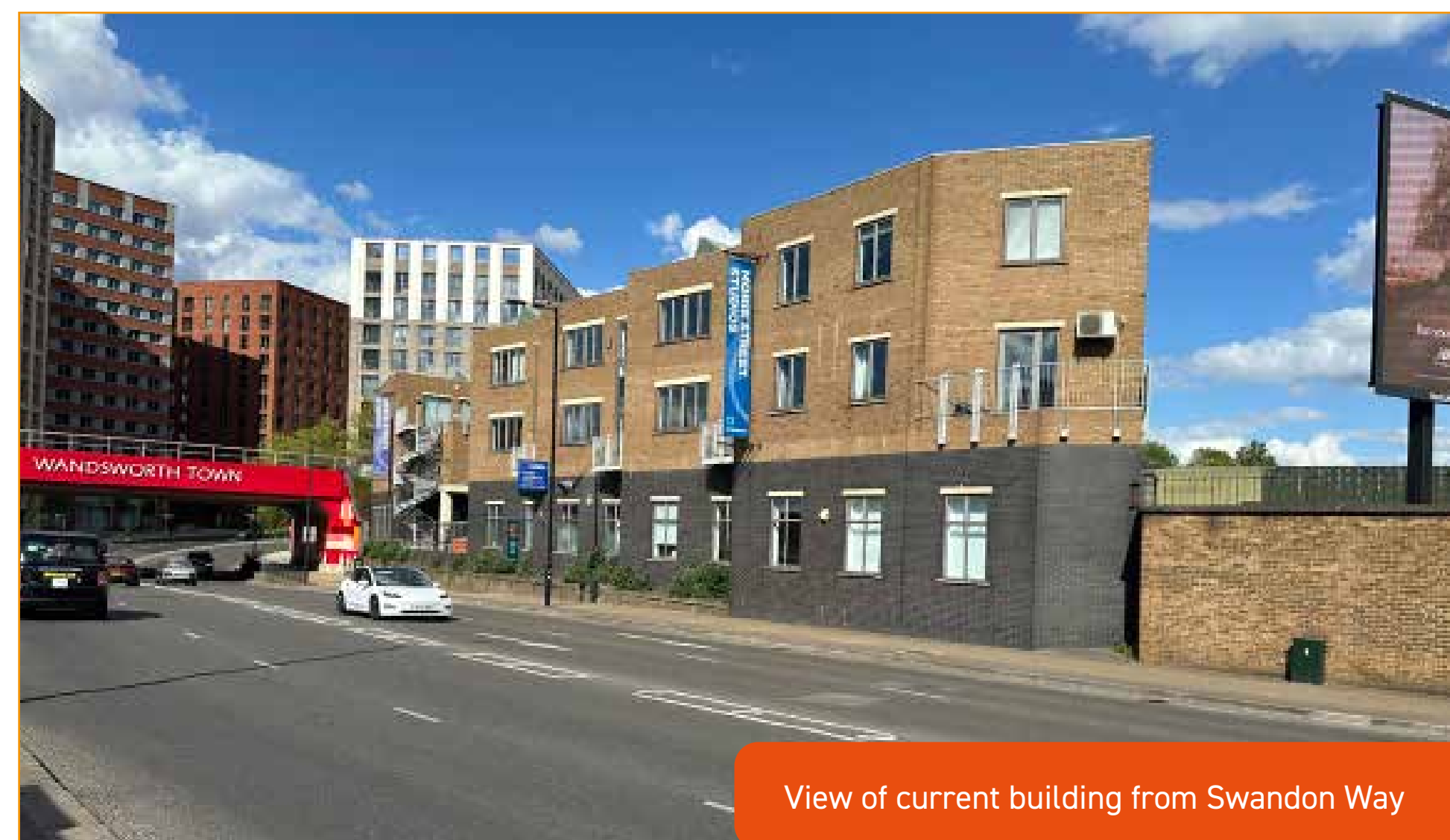
The public consultation will be open until **Monday 27th July**.

In the meantime, if you have any questions, you can contact the project team using the details below.

Following this public consultation, we will review all feedback received ahead of targeting a planning application to Wandsworth Council in Q3 2026.

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