



SITE 1
River Wandle
Hackbridge



Location:..... South London, UK
Client:..... Defra Research Project
Status:..... Conceptual Masterplan 2009
Team:..... BRE, Halcrow, Fulcrum Consulting
..... LDA Design, Cyril Sweett
Scale:..... 800 units, Ha
Value:..... £176 million

Hackbridge is located in the London Borough of Sutton on the upper catchment of the river Wandle. Flood risk is from the river and land. Flooding could occur quickly and with little warning.

Flood frequency and extent could increase with climate change. Flooding from sewers and from the land could also increase.

A central amenity space, the 'village blue/green', and naturalised river edge could provide areas for outdoor play that double as flood storage during a storm.

Developments built around courtyards for rain and play provide rainwater storage and collection.



01



02



03

Images by Baca Architects

- 01 Hackbridge Site
- 02 View of Rain Garden Courtyard
- 03 View of Rain Garden Courtyard during flood

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