Fish Island
A Rationale for Regeneration

LBTH Evidence Base
June / July 2009
Discussion today

1. The vision for Fish Island
2. The case for support
3. How do we deliver this – delivery and implementation

Mechanisms
1. The Vision for Fish Island
Fish Island sits next to the largest regeneration project in Europe.

- Walking distance to Stratford International – connections to France and Belgium
- Access to sub-regional transport interchange @ Stratford
- Jubilee line, central line, DLR
- Crossrail and mainline services
- Use of Olympic legacy stadium, the aquatics centre and the Olympic Park
- West fringe area to the Olympic Stratford mega-project (Victoria park, Bow, Hackney, Wick and Homerton)
- Integrated new urban structure for the area – promoting ease of movement for pedestrians and cyclists

A Vision for Fish Island

Location, location, location
A Vision for Fish Island

Promoting placemaking for each unique area

A phased, managed approach is needed

5. Hackney Wick East (LMF)
4. Fish Island East (LMF)
3. Fish Island South (LBTH)
2. Fish Island Mid (LBTH)
1. Fish Island North / Hackney Wick

5 different character areas with six different responses
A Vision for Fish Island

Integrated new urban structure

Reconnecting Fish Island – improved accessibility

Strategically and locally make Fish Island accessible – both that need to be created in order to make Fish Island accessible – both that need to be created in order to

There are a number of key routes
A Vision for Fish Island

Fish Island has the potential to deliver:

- New waste management facility alongside an Energy Centre at Fish Island East
- A new marina alongside a network of enhanced waterways, towpaths and new green spaces to offer places for passive and active recreation
- A new marina alongside a network of enhanced waterways, towpaths, enabling people to easily get to and move through the area
- New strategic and local connections including the creation of a joined up street pattern to enable people to easily get to and move through the area
- New infrastructure including a secondary school, primary school, improved transport
- New homes to make redevelopment viable and assist in securing sustainable regeneration
- New jobs through the intensification and diversification of the employment offer in the area
- Promoting small and medium enterprises, offices, studios, workshops and tourism related uses
- Taking advantage of its fringe location to Stratford City and the Olympic Legacy area by fostering close partnerships with London’s creative industries

Sustainable Communities
A Vision for Fish Island

Fish Island North

Mixed-use regeneration to form part of wider Hackney Wick hub focused around Hackney Wick station.

Residential combined with employment uses such as industries, workshops, studios, entertainment uses, creative uses, leisure and shops etc.

1st phase managed release of SI L once framework has been agreed.

Fishe Island North
A Vision for Fish Island

Conservation-led mixed-use regeneration

Heritage quarter – medium coarse urban grain

Working and promoting the existing block pattern

Buildings to hold a mix of uses through horizontal and vertical stacking

Adaptive reuse of building stock

Specialist uses (mix friendly) can prosper

Alternative employment uses – those that are not reliant on footfall, require cheaper rents

Adaptive reuse of building stock

UK precedent - Birmingham Jewellery Quarter

Phase 2 of managed release of SIL - once a regeneration framework established – that can set the parameters for a design code to ensure physical conservation-led development comes forward

Fish Island Mid

A Vision for Fish Island
A Vision for Fish Island

Consolidate existing SIL uses.

Boundary. Consider opportunities to promote industrial uses.

Part of Phase 2 – redefining the SIL boundary. Consider opportunities to promote industrial uses.

Retaining a Strategic Industrial Land designation for this area to protect and safeguarded railhead which TfL require until 2015.

Safeguarded railhead which TfL require facility to a possible waste management facility mixed with residential (not mix friendly).

Focus for industrial uses that cannot be mixed with residential (not mix friendly).

Consolidation and relocation of SIL uses.

Home to a possible waste management facility mixed with residential (not mix friendly).

Fish Island South
A Vision for Fish Island

A new residential community set on the waterways, new marina and belvedere and large park and a new primary school. Connected by a number of new bridges to the rest of Fish Island and the Olympic Park.

Phase 3 – Post Olympics Regeneration

Part of the Legacy Masterplan Framework (see Area Brief)

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A Vision for Fish Island
A Vision for Fish Island
Hackney Wick East

Become a learning, living and working neighbourhood with the Media Centre as a place for creative industries.

Part of the Legacy Masterplan framework (see Area Brief)

Area is within the LBS

Creative industries. Media Centre as a place for working neighbourhood with the

Become a learning, living and

Hackney Wick East

A Vision for Fish Island
Taking advantage of the wider regeneration potential, Fish Island will become:

A mixed use eco-quarter offering a unique place to work and live right next to the Olympic Park and within a 10 minute walk of Stratford International.

Taking full advantage of its fringe, location Fish Island will become a destination, a place for business, enterprise and new homes.

The north of the Island will be home to a mix of uses, industry mixed with live-work, residential, creative and cultural and some light industry including a waste management facility.

The south of the Island will be for light and heavier industry including a waste management facility.

A mixed use eco-quarter offering a unique place to work and live right next to the Olympic Park and within a 10 minute walk of Stratford International.

A Vision for Fish Island

Spatial Strategy diagram
2. The case for support
A clear case for regeneration

Promoting wider regeneration | Four spatial scales

Olympic Legacy
Lower Lea Valley
Thames Gateway
East London

What local people have told us – Core Strategy consultation
Fish Island today
Fish Island history

Tell the story
The rationale behind the vision
Old Ford once continued through the marshes into Fish Island. A mixture of small houses and multi-story factories sprang up in 1863. One large house stood known as King’s John Palace stood until.

We can learn from history – this area has gone through many changes and transformations and has adapted to changing times.

The area was and is defined by its natural landscape.

Fish Island History
A pro-active, plan-led approach is required in regeneration. London has hindered employment ledChange in the nature of industrial uses in central possibility for mixed use. A number of live/work developments being brought forward after 2004 UDP suggested a number of important specialist businesses exist A pro-active, plan-led approach is required!

Fish Island is currently and has been for some years an area in general decline (manufacturing decline).

Many dirty, heavy industries such as scrap yards, vehicle repair garages, cement crushing, aggregate holdings, gourmet fish/smoked salmon.

A number of specialist businesses exist including Foremans on Stour Road (famous for smoked salmon) and a number of live/work developments being brought forward after 2004 UDP suggested a number of important specialist businesses exist.
What local people have told us regeneration is needed

Widespread support for the strategy to promote regeneration of Fish Island as a mixed use area and not retain as SiL.

Public and third sector bodies - Support for a more mixed use approach in recognition of the long-term regeneration potential of this area.

Wish to see regeneration and investment in this area and a network of residents and local people responded -

Established residential communities in and around Fish Island want more amenities, transport connections, open space and other neighbourhood facilities.

Fish Island Business Group support regeneration and do not want Fish Island as an SiL - mixed use will encourage employment and jobs investment.

A network of residents and local people responded who wish to see regeneration and investment in this area.

www.fishisland.co.uk
Promoting wider regeneration
a strategic outlook at 5 spatial scales

East London

LBTH

LTG

LLV

LMF
East London and Thames Gateway context

East London is becoming more central with LBTH as the most central part of this shift.

The role in East London

Changing role and nature of East London reflected in the regeneration opportunity areas (London Thames Gateway)

Lea Valley growth points show the shifting industrial nature of this area to something else

IndustriAl land around Olympic fringe

London Plan review – identifying exceptional case approach to (Olympics, Stratford International etc)

This area now performs a different role for East London

Inner and outer London (Economic Development Strategy)

Economic restructuring of UK and East London economy – role of central part of this shift

East London is becoming more central with LBTH as the most

Regeneration opportunity areas (London Thames Gateway)

ChangIng role and nature of East London reflected in the

East London and Thames Gateway context
Oppurtunities for comprehensive regeneration through the Olympic Park SPG

Regeneration for this large area

Growth nodes approach in bringing forward change and

East London is changing

Creating new communities in recognition that this part of

West London across the Lea Valley

down a coherent urban structure for the area - restitch East East

Opportunity to improve the strategic integration by setting

Lower Lea Valley Transformation
Olympic Legacy

Stitching and integrating the edges

Large scale regeneration project continuing driven by public investment and delivery

Fills a large hole in the area with new communities, schools, jobs and infrastructure

The edges of this Olympic Legacy need to be planned for and integrated into this new context

Fish Island forms the western edge to this Legacy area

Olympic legacy

Edge

Surrounding urban areas

LBTH

LBH

LBN
Reinventing the Hamlets

Making a place – LBTH context

Reinventing the Hamlets – Fish Island needs a context to help build. One Tower

Places need to adapt to changing circumstances, respond pro-actively and anticipate through spatial strategy (pro-active)

Connecting Tower Hamlets (Bow) eastwards to Olympic Park

Stratford City and CTRL - a new piece of city

Residents, business groups, community groups and Members desire for regeneration to make this area a successful community and great place

Community and great place
A clear case for long-term regeneration

The previous slides have set out the background to Fish Island

Pulling all the evidence together

= A clear case for long-term regeneration
The other options identified and which were explored through the Core Strategy Options Testing Process were:

1. To keep Fish Island as an area for industrial uses and to retain its Strategic Industrial Land (Sil) allocation in its entirety. Through consultation this was not the preferred option for the following reasons:

   - Riding the only investment wave still going – take this opportunity
   - This ‘keep as is’ approach has failed to regenerate the area for the last 20 years and more, there is no evidence to suggest it would in the future.
   - Core Strategy Options testing has given widespread support for regenerating this area with a mixed use approach
   - The wider context (Olympic Park, Olympic Legacy, Stratford City, Eurostar, Javelin, DLR) massive investment happening right now
   - Everything else is on hold (Kings Cross, Elephant Castle, Battersea…)

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   - Everything else is on hold (Kings Cross, Elephant Castle, Battersea…).
3. How do we deliver this – delivery and implementation mechanisms
Delivering the vision

The Risk

Proactively led by LBTH

Need to create an efficient governance capacity to ensure successful delivery and ownership in the long term

Cross Agency (LTGDC, GLA, LDA, HCA, ODA)

Cross borough

Cross spatial scales

Delivering the vision
Delivering the vision

A coordinated delivery programme

The long-term regeneration of Fish Island requires a coordinated, integrated and multi-disciplinary delivery programme. A dedicated regeneration company to secure and deliver the comprehensive regeneration of Fish Island comprised of key stakeholders, including:

- Local community/business groups
- HCA
- GLA
- LBT
- LTDC
- LBTH

A dedicated regeneration company to secure and deliver programme

A coordinated, integrated and multi-disciplinary programme requires a
A Vision for Fish Island

A phased and managed approach

To deliver successful, coordinated regeneration a phased approach is proposed: 

Phase One (LBTH/LBH)
Release of SiL and mixed use regeneration around Hackney Wick East and Fish Island East once the Olympic Games ends through the Legacy Masterplan Framework.

Phase Two (LBTH)
1) Release of SiL once a regeneration framework is in place to coordinate and manage change and deliver the vision for the area.
2) Redefining the SiL boundary of South Fish Island for consolidation alongside possible delivery of new waste management facility.

Phase Three (LMF)
Development of Hackney Wick East and Fish Island East once the Olympic Games ends through the Legacy Masterplan Framework.

Phase One (LBTH/LBH)

A phased and managed approach is proposed to deliver successful, coordinated regeneration.