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
A Vision for Fish Island
location, location, location

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
character areas and place making

5 different character areas with six
different responses

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

A phased, managed approach is needed

Promoting
placemaking for
each unique area
A Vision for Fish Island
integrated new urban structure

There are a number of key routes that need to be created in order to make Fish Island accessible – both strategically and locally.

Reconnecting Fish Island – improved accessibility and movement will shape Fish Island.
A Vision for Fish Island  
sustainable communities

*Fish Island has the potential to deliver:*

New jobs through the intensification and diversification of the employment offer in the area; taking advantage of its fringe location to Stratford City and the Olympic Legacy area by promoting small and medium enterprises, offices, studios, workshops and tourism related uses.

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 homes to made redevelopment viable and assist in securing sustainable regeneration.

New infrastructure including a secondary school, primary school, improved transport interchange at Hackney Wick, new bridges, health facilities, community facilities etc.

New green spaces to offer places for passive and active recreation.

A new marina alongside a network of enhanced waterways, towpaths.

New waste management facility alongside an Energy Centre at Fish Island East.
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 shops, leisure and entertainment uses, creative industries, workshops, studios etc

1st phase managed release of SiL once framework has been agreed
A Vision for Fish Island
Fish Island Mid

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

(UK precedent - Birmingham Jewellery Quarter)

2nd phase

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
A Vision for Fish Island
Fish Island South

Consolidation and relocation of SIL uses

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

Home to a possible waste management facility

Safeguarded railhead which TfL require until 2015

Retaining a Strategic Industrial Land designation for this area to protect and promote industrial uses

Part of Phase 2 – redefining the SIL boundary. Consider opportunities to consolidate existing SIL uses.
A Vision for Fish Island
Fish Island East

A new residential community set 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

Part of the Legacy Masterplan Framework (see Area Brief)

Phase 3 – Post Olympics regeneration
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.

Area is within the LBH

Part of the Legacy Masterplan Framework (see Area Brief)
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 desitination, a place for business, enterprise and new homes. The north of the Island will be home to a mix of uses, and south of the canal conservation led renewal will promote a mix of workshops, creative and cultural and some light industry mixed with live-work, residential, cafes, restaurants, a school. The south of the Island will be for light and heavier industry including a waste management facility.
2. The case for support
The rationale behind the vision
telling the story

• Fish Island history
• Fish Island today
• What local people have told us – Core Strategy consultation
• Promoting wider regeneration | four spatial scales
  East London
  Thames Gateway
  Lower Lea Valley
  Olympic Legacy
  LBTH placemaking approach – Victoria park, Bow…

= A clear case for regeneration
Fish Island History

Old Ford once continued through the marshes into Fish Island a

One large house stood known as King’s John Palace stood until 1863

A mixture of small houses and multi storey factories sprang up in the area taking advantage of the waterways

The area was and is defined by its natural landscape

We can learn from history – this area has gone through many changes and transformations and has adapted to changing times for centuries. This is one stage in the areas long history
Fish Island Today
a place in transition

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

A number of important specialist businesses exist including Foremans on Stour Road (famous gourmet fish/smoked salmon)

A number of live/work developments, being brought forward after 2004 UDP suggested possibility for mixed use.

Change in the nature of industrial uses in central London has hindered employment led regeneration.

A pro-active, plan-led approach is required!
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

A network of residents and local people responded - who wish to see regeneration and investment in this area
www.fishisland.co.uk

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

Public and third sector bodies - Support for a more mixed use approach in recognition of the long-term regeneration potential of this area
Promoting wider regeneration
a strategic outlook at 5 spatial scales
East London and Thames Gateway context
the role in East London

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

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

Economic restructuring of UK and East London economy – role of inner and outer London (Economic Development Strategy)

This area now performs a different role for East London (Olympics, Stratford International etc)

London Plan review – identifying exceptional ease approach to industrial land around Olympic fringe

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

Opportunity to improve the strategic integration by setting down a coherent urban structure for the area - *restitch East West London across the Lea Valley*

Creating new communities in recognition that this part of East London is changing

Growth nodes approach in bringing forward change and regeneration for this large area

Opportunities for comprehensive regeneration through the Olympic Park SPG
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
Reinventing the Hamlets
Making a place – LBTH context

Every place has its role and function to help build One Tower Hamlets – reinventing the hamlets – Fish Island needs a vision

Places need to adapt to changing circumstances, respond 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
= A clear case for long-term regeneration  

pulling all the evidence together

The previous slides have set out the background to Fish Island which presents a compelling case for regeneration.

• Learning from success (Canary Wharf – and the LDDC) and missed opportunities

• Shaping regeneration and deliver change, learning from previous experience – we need to take leadership and maximise synergy with the Olympic Legacy

• Massive opportunity to realise the wider aspiration to integrate and connect with the Olympics in a real and physical way – A LBTH Legacy
What were the other options?

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:
   • 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
   • Riding the only investment wave still going – take this opportunity
   • 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

• Cross spatial scales
• Cross borough
• Cross Agency (LTGDC, GLA, LDA, HCA, ODA)
• Need to create an efficient governance capacity to ensure successful delivery and ownership in the long term
• Proactively led by LBTH
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:
  • LBTH
  • LTGDC
  • LBH
  • LBH
  • GLA
  • HCA
  • Local community/business groups
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 Hub

**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