

**PRESS ENQUIRIES**

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PRESS RELEASE**FISH ISLAND VILLAGE****03/2019**

Fish Island Village, a new £125 million live-work neighbourhood to the south of Hackney Wick, has reached a major milestone: two sections within an ensemble of buildings by Haworth Tompkins, Pitman Tozer Architects and Lyndon Goode Architects, have just welcomed their first residents.

Located within one of the 2012 Olympic Fringe areas opposite Queen Elizabeth Olympic Park, Fish Island Village is a joint venture development between Peabody, one of London's oldest and largest housing associations, and Hill, an award-winning top 15 UK housebuilder. Stirling Prize winner Haworth Tompkins is the masterplanning architect of the 2.85 hectare site, with the public realm and rooftops designed by landscape architect Farrer Huxley Associates. The scheme replaces an inaccessible site of disused single-storey distribution warehouses with a collection of mid-rise buildings interspersed with new public spaces fronting onto the canal.

Sited next to an existing live/work block, Omega Works, Fish Island Village opens up 200 metres of previously closed-off canal frontage along the Hertford Union Canal. The new development will create a dynamic canal side neighbourhood with a public square for local activities and spill-out space for the ground floor bars and restaurants.

Phases 1 and 2 of Fish Island Village (on site to complete 2020) comprise four distinct mixed-use sections designed by three architecture practices working in collaboration, appointed individually through Peabody's architecture framework. Pitman Tozer Architects is responsible for three blocks on Monier Road; Lyndon Goode Architects has designed Lanterna, a free-standing block facing onto a new public space at the northeast corner of the site; and Haworth Tompkins is the architect of Neptune Wharf, two clusters with 13 blocks fronting onto the canal. Monier Road and Lanterna are now complete, with residents moving in. Works continue on site at Neptune Wharf.

Designed to reflect Hackney Wick's industrial heritage while heralding the area's urban transformation, the development aims to achieve the robustness and permanence of historical warehouses, and to create a legible public realm composed of public squares, yards and tree-lined streets. Adopting a European model, the three practices worked collaboratively to achieve a sense of diversity and cohesion, taking ownership of separate elements while sharing a rigorous architectural language and materials palette of brick and precast concrete.

Phases 1 and 2 provide 423 homes, in a mix of private, affordable rent and shared ownership, including one-, two-, three- and four-bedroom apartments and maisonettes, as well as 4,600m² of workspace, of which 4,280m² will be managed by social enterprise The Trampery.

Of the 423 homes across the site, 86 are now built and occupied. Ten of these are offered as socially rented through housing association Peabody, with priority given to tenants already living in the neighbourhood. Private sale apartments are on the market with a starting price of £432,500 and Help to Buy London is applicable to homes priced below £600,000.

The partnership between Peabody and Hill has ensured that a higher ratio of affordable to market sale accommodation has been achieved: 35% (146 of 423 homes) as compared with 4% on a previously approved masterplan.

Hackney Wick is home to a vibrant creative community, with one of the highest concentration of artists, designers and artisans in Europe. Fish Island Village builds on this with The Trampery's offering of lowcost workspace alongside a mix of much-needed homes for Londoners.

The Trampery workspaces will occupy the ground floors of 10 buildings across the site, providing a new creative campus for Fish Island. Facilities will include 63 flexible studios, a 50-desk co-working space, a fully-equipped manufacturing suite, a café and a variety of meeting and event spaces; all benefitting from industrial-scale floor-to-ceiling heights.

Reflecting the prevalence of fashion-related businesses in Fish Island, and the growing importance of the Lea Valley for London's fashion industry, Fish Island Village will be an anchor for the Fashion District: a new consortium from the London College of Fashion, the British Fashion Council and The Trampery. The site will offer 33 studios for growth-stage fashion designers and makers, and labels that have come through earlier fashion support programmes and are poised to become job-creators and exporters. The first seven (total of 441m²) to become available are located on the ground floor of Pitman Tozer's Monier Road development. A further 31 units will be made available to the wider creative industries, making Fish Island Village London's largest new complex for the creative industries. Delivery of The Trampery facility at Fish Island Village has been supported by a £2.27 million grant from the European Regional Development Fund, alongside a £617,000 grant from the GLA Good Growth Fund. The LLDC has funded The Trampery to deliver dedicated training and support programmes for fashion businesses working at the site.

The ensemble of new buildings brings the site sharply into the 21st century by embedding modern environmental strategies such as photovoltaics, future connection to a district heating network and mechanical ventilation with heat recovery, to achieve a BREEAM rating of Very Good, and Level 4 in the Code for Sustainable Homes.

Residents moving into Monier Road and Lanterna represents the first phase of the transformation of Fish Island into a walkable, coherent neighbourhood where businesses can thrive alongside a new residential community. This will be boosted when the first business tenants take occupation of The Trampery spaces (April 2019).

Later phases include the completion of Haworth Tompkins' Neptune Wharf (Phase 1: May 2019, Phase 2: December 2019) and Smeed Gardens, a playable landscape and green link between Monier Road and the canal. A third phase, which extends the development up to Wansbeck Road, is awaiting planning permission with an estimated completion date of 2020.

Monier Road by Pitman Tozer Architects

Monier Road comprises 71 homes for Londoners, including apartments and maisonettes offered through shared ownership, affordable rent and private sale. Ten of the homes are offered at affordable rents and five shared ownership through Peabody.

The homes are spread across three blocks, each with its own identity and palette of materials, arranged around a central courtyard providing shared amenity space as well as

gardens for family units. The mix of one-, two- and three-bedroom units all benefit from a carefully considered layout and outdoor space. Gallery access allows maximum dual aspect units, bringing abundant daylight.

Adopting a restrained palette of materials with brick façades, Pitman Tozer's mid-rise brick building is inspired by the warehouse typology characteristic of London's industrial past. The fabric of the building is intended to be robust and durable, using solid bricks with deep reveals. Taking its cue from the industrial heritage of the area, each of the three blocks is named after the gas, light and energy companies that previously occupied the site: Ardens, Winsor and Ignis. The black brick base, within indented glazed bricks, provides a visual connection with Lanterna to the north.

Luke Tozer, Director, Pitman Tozer Architects, says:

"Working alongside Haworth Tompkins and Lyndon Goode, our design aims to marry the creation of bright, enjoyable homes with flexible, useful workspace. It is but one central piece of a wider jigsaw of Fish Island Village's attempt to bring together employment and living spaces, and to redefine the scale and life of an area without losing its essential character.

The public elevations are calm, well-proportioned and simply detailed, celebrating the beauty and durability of brick in a play of patterns along the street elevations. The inner life of the blocks continues the industrial idiom, but with a more playful and varied language.

This is our second built project for Peabody and is part of our practice's ongoing exploration of new innercity typologies where as much care and attention focuses on the legacy of the public place created, as the quality of the homes themselves."

Lanterna by Lyndon Goode Architects

Lanterna is a standalone building with four active frontages, sited prominently as a gateway building to Fish Island Village. The design was procured through an LLDC-led competition that engaged six practices on Peabody's Small Projects Framework. The competition was judged by Peabody and masterplanners Haworth Tompkins, and won by Lyndon Goode Architects.

With dark, textured pre-cast concrete elevations, Lanterna is daring in its design, mediating between the industrial elevations of Omega Works and the brick and grit-blasted concrete elevations of Neptune Wharf. Its large openings recessed within a repeating frame is inspired by the local industrial vernacular.

The elevations of textured hand-cast concrete panels inlaid with a herringbone-pattern are inspired by graffiti prevalent in the area, and wrap the building, weaving in and out of reveals, giving it a bold three-dimensional form. The building is raised on a podium to resolve the change of level between a proposed new pedestrian bridge and Fish Island Village's public square.

Lanterna's mix of uses – 16 dwellings and a 5 metre-high, glass-fronted ground-floor restaurant set back under a colonnade – provides a dynamic backdrop for the square. Large symmetrical set-backs on each of the southern corners demarcate the residential and commercial entrances. Repeated on the upper floors, the set-backs allow for generous balconies, envisaged as outdoor living rooms.

David Lyndon, Director, Lyndon Goode Architects, says:

"As the signature building at the gateway to Fish Island Village, there was an aspiration from both Peabody/Hill and the LLDC to bring forward the highest quality of design. We developed a competition-winning design for Lanterna that delivers just this; responding to its context and harnessing the characteristics that contribute to the area's vibrancy, creating something

playful and unique.”

Neptune Wharf by Haworth Tompkins

Haworth Tompkins is masterplanner of Fish Island Village. The masterplan is a reworking of a previously consented scheme by Stockwool, which will facilitate a richer mix of amenities to sustain and nurture Hackney Wick’s existing creative community. The masterplan sets the architectural framework for all three architects to work from. Within this scheme the practice has designed 13 blocks in Neptune Wharf, which will be delivered in phases from 2019 to 2020.

One key strategy in making Fish Island Village a vibrant and permeable neighbourhood has been to create an active and independent commercial ground floor and public realm with generous industrial spaces and floor-to-ceiling glazing opening up sight-lines across the development.

Neptune Wharf is a family of courtyard buildings opening onto a sequence of courtyards. The family of buildings is unified by a palette of brick and concrete. Four brick types are used alongside grit-blasted, acid-etched and fair-faced concrete, to ensure that each block is distinctive in character. On the upper floors, balconies are typically recessed to provide year-round usable external amenity to each home.

Graham Haworth, Director, Haworth Tompkins, says:

“We are thrilled that Fish Island Village puts policy into practice; it represents one of the first large-scale examples in London of the Mayor’s policy of urban intensification through the co-location of workspace and affordable housing. The housing is linked to a managed campus of employment space arranged around a series of public spaces, courtyards and canal side frontages, to foster live-work proximity and support a vibrant new urban community of over 2,000 people.”

Lord Bob Kerslake, Chair, Peabody Board, comments:

“Fish Island Village has been brought to life by a team of architects, all working on various aspects of the design. Lyndon Goode Architects, Pitman Tozer Architects and Stirling Prize winner Haworth Tompkins have combined their expertise to create a unique and cohesive design for the site. This is a vibrant and thriving community with unique places to live and work; we’re excited to deliver even more high-quality new homes, great open spaces, and new business opportunities for residents and visitors.”

Charles Armstrong, CEO and Founder of The Trampery, says:

“Hackney Wick Fish Island is one of London’s most important creative districts. The Trampery’s innovative collaboration with Peabody and Hill is enabling us to deliver London’s largest campus for the creative industries in this pivotal location. Bureau de Change has designed a breathtaking suite of workspace interiors which will beautifully complement the work done by Haworth Tompkins, Pitman Tozer and Lyndon Goode. It’s hard to imagine a more inspiring setting for the fashion labels, artists and makers who will soon be moving in.”

Anthony Hollingsworth, Director of Planning Policy and Decisions, London Legacy Development Corporation, says:

“We are delighted that Fish Island Village is starting to deliver much-needed homes in the area, with a significant proportion of affordable housing part of the overall scheme. Fish Island Village is a key part of the regeneration of Hackney Wick and Fish Island, and we have worked closely with the developer to ensure this scheme is of the highest quality possible and links with neighbouring developments East Wick and Sweetwater on Queen Elizabeth Olympic Park.”

FACTS AND CREDITS



Monier Road

Address Monier Road, Fish Island Village, London E3 2PS
Gross internal area 7,020m²
Residential 71 dwellings
Commercial 460m²
Construction value Approx £15.4m
Architect Pitman Tozer
Date of appointment October 2014
Start on site February 2017
Practical completion July 2018
Structural engineers MLM
M&E engineering MLM
Quantity surveyor Hunters
Landscape architect Farrer Huxley Associates
Photos © Rory Gardiner

Lanterna

Address Wyke Road,, Fish Island Village, London E3 2PL
Gross internal area 1,770m²
Residential 16 dwellings; 1,460m²
Commercial 292m²
Construction value Approx £3.4m
Architect Lyndon Goode Architects
Date of appointment June 2015
Start on site March 2017
Practical completion July 2018
Structural engineers MLM
M&E engineering MLM
Quantity surveyor Hunters
Landscape architect Design Stage: Farrer Huxley Associates
 Post contract: Place Design and Planning
Photos © Rory Gardiner

Neptune Wharf

Address Wyke Road,, Fish Island Village, London E3 2PL
Gross internal area Phase 1: 22,159m², Phase 2: 17,858
Residential Phase 1: 19,603m², Phase 2: 16,582m²
No. homes Phase 1: 176 homes, Phase 2: 160 homes
Commercial Phase 1: 2,556m², Phase 2: 1276m²
Construction value Approx £75m
Architect Haworth Tompkins
Date of appointment November 2014
Start on site February 2017
Completion Phase 1, May 2019; Phase 2, Dec 2019
Structural engineers MLM
M&E engineering MLM
Quantity surveyor Hill
Landscape architect Design Stage: Farrer Huxley Associates
 Post contract: Place Design and Planning
Photos Moka Studio and Soluis
 © Fred Howarth

NOTES TO EDITORS

Haworth Tompkins

Haworth Tompkins is an award-winning London-based architectural practice formed in 1991 by Graham Haworth and Steve Tompkins. The practice has worked on a broad range of projects, including housing, theatres, schools, offices, factories and shops, winning over 150 major design awards, including the RIBA Stirling Prize (2014). The highly varied portfolio is linked by a set of values rather than a stylistic signature: civility, professional responsibility, and sustainability in the widest sense are the underpinnings of the studio's creative output. Collaboration with socially-driven organisations, and clients who share the belief in responsibility to create spaces for people and communities rather than for the profit of the few, has been pivotal to Haworth Tompkins.

Recently completed projects include housing schemes Chobham Manor at Queen Elizabeth Olympic Park (2017) and Silchester for Peabody, national winner of Civic Trust and RIBA Awards (2018) and a National Housing Award (2017); and theatres Bristol Old Vic and Battersea Arts Centre (2018). Current work includes masterplanning a £300 million development at the 25-acre Albert Island site in London's Royal Docks, as well as designing a new shipyard there; and Blackwall Reach (2020), the second phase of a regeneration project in Poplar, east London, that will create 135 homes across two new buildings on the site of the Robin Hood Gardens estate designed by Alison and Peter Smithson in the late 1960s, as part of a collaboration with Metropolitan Workshop and muf architecture/art.

www.haworthtompkins.com

Pitman Tozer Architects

Founded in 2002 by Luke Tozer and Tim Pitman, Pitman Tozer Architects is a growing studio with an established reputation for designing and delivering imaginative and practical projects on complicated urban sites. The approach of the studio is inclusive, collaborative and responsive. The studio's expanding portfolio for public and private clients includes large-scale, mixed-use regeneration projects, buildings for education and high-quality homes.

The practice has been critically acclaimed for Mint Street in Bethnal Green, a development for Peabody which won a New London Architecture Award 2014, Housing Design Award 2014 and RIBA Award 2015. Gap House, a narrow, new-build terraced London townhouse, won the RIBA Manser Medal in 2009, bringing the practice international acclaim.

Current projects include several schemes for Croydon's Brick by Brick and Plaistow Hub for Red Door Ventures. The practice is also working with Peabody on a mixed-use development in Plumstead, south London, and was recently appointed as part of a consortium with HTA and Stitch on the Gascoigne East Estate masterplan for BeFirst in Barking and Dagenham.

www.pitmantozers.com

Lyndon Goode Architects

Lyndon Goode Architects was established in 2012 by David Lyndon and Simon Goode. The award-winning practice delivers residential, commercial and cultural schemes of exceptional quality and value. LGA's creative approach to improving our built environment won recognition from the Architecture Foundation, which named LGA one of the top 100 practices to emerge in the past 10 years. LGA won the 2018 First Time Buyers' Award for Best Architectural Design, the 2017 Sunday Times British Homes Award for Best Affordable Housing Development, and was shortlisted in the 2017 RIBA Awards.

LGA was recently appointed to the GLA/Transport for London Architecture Design and Urbanism Panel, selected for Transport Design: Underground, Rail and Specialist Infrastructure and Heritage and Conservation. LGA is also supporting Optivo on the new



London Development Panel (LDP2), a framework agreement for residential development in the capital, and – triumphing over 300 other architects – was chosen as one of six practices for Peabody’s Small Projects Panel. Cleverly Estate, the first completed work emerging from the Small Projects Panel, won Best Affordable Development in The Sunday Times British Homes Awards.

Recently completed projects include 252 new homes and 8,300m² of commercial space on Caledonian Road for London Square and Peabody, which received the 2017 Planning Award for Best Mixed-use Development. The practice has been appointed on a heritage-led regeneration scheme at Wallis Road, Hackney Wick, delivering new homes, artists’ studios, workshops and exhibition spaces.

www.lyndongoode.com

Peabody

Peabody was established by the American banker and philanthropist George Peabody, and has been creating opportunities for people in London since 1862. Our aim is to deliver at least 2,500 new homes every year from 2021, with a focus on low-cost rent. In addition, we provide a range of community programmes for our residents and others, including employment and training programmes; health and well-being initiatives; activities for younger and older people; and financial inclusion and family support programmes. We also have a dedicated Care and Support service benefitting around 8,000 people. We own and manage around 56,000 homes, providing affordable housing and services for over 111,000 people.

www.peabody.org.uk

Hill

Founded in 1999 by Andy Hill, Hill delivers both private sale and affordable homes in London and the south east of England. The company’s vision is to be the leading, most trusted provider of distinctive, quality new homes in the UK. Hill was proudly crowned WhatHouse? Housebuilder of the Year in 2015. Hill employs over 400 dedicated staff who are passionate about what they create and the manner in which they work. The head office in Waltham Abbey is an award-winning campus developed from a number of redundant Victorian industrial buildings. Hill also operates from regional offices in Bicester, Cambridge, Crawley and Norwich, so that it can utilise local knowledge of the markets.

www.hill.co.uk

The Trampery

The Trampery is a London-based social enterprise, specialising in shared workspace and support for entrepreneurs. Since its inception, The Trampery has cultivated an ecosystem of eight acclaimed shared workspaces and sector-focused facilities across London. More than 500 entrepreneurs, innovators and creative businesses have called The Trampery home, with partners including the Barbican, Peabody and London & Partners. Building on its experience, The Trampery is making a strategic shift towards developing “innovation districts”, which combine the space and support for entrepreneurs with housing and lifestyle facilities.

www.thetrampery.com



Monier Road Photo @ Rory Gardiner



Lanterna Photo @ Rory Gardiner



Neptune Wharf @ Fred Howarth