

**PRESS ENQUIRIES**

Claire Curtice Publicists
claire@clairecurtice.co.uk
+ 44 (0) 7775 562 264
Download press kit here

PRESS RELEASE

GREEN LIGHT FOR THE FINAL PHASE OF FISH ISLAND VILLAGE, HACKNEY WICK

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Planning permission has been granted for the last three blocks in Phase 3 of Fish Island Village, a major live-work neighbourhood which has been taking shape in east London since construction of phases 1 and 2 began in February 2017. Phase 3 will complete the residential elements of the development and the sequence of buildings fronting the Hertford Union Canal.

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 20 UK housebuilder, with workspace managed by social enterprise The Trampery.

A major brownfield regeneration project to the west of Hackney Wick, in a part of the city undergoing neighbourhood-wide densification, the development has transformed an inaccessible site of disused single-storey distribution warehouses with a collection of mid-rise buildings interspersed with new public spaces fronting the canal.

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 the area's historical warehouses, while creating a legible public realm composed of public squares, yards and tree-lined streets.

Stirling Prize winner Haworth Tompkins is the masterplanning architect of the 2.85 hectare site. Phases 1 and 2 comprise four distinct sections, including Monier Road by Pitman Tozer Architects (completed July 2018), Lanterna by Lyndon Goode Architects (completed July 2018) and Neptune Wharf, two clusters of 13 blocks opening onto a sequence of yards, by Haworth Tompkins, which is under construction and due to complete this year.

Phase 3, designed by Haworth Tompkins, extends the masterplan south west towards the A12 and Victoria Park beyond. The scheme comprises a cluster of five buildings arranged around a courtyard, completing Neptune Wharf's sequence of large urban courtyard blocks along the canal-side. From Wansbeck Road, which runs alongside the A12, a generous, gently sloping accessible route reconciles the storey-height level change between road and canal, providing a new connection to open up 200m of publicly accessible canal-side. The ensemble of buildings increases in height towards the A12 to form a distinct landmark corner which announces the character of the whole development and its presence in Hackney Wick.

Continuing the rigorous architectural language and material palette of masonry across the site, the buildings use a combination of brick types to emphasise the individual blocks and use a modular gridded façade to formally relate to the concrete framed buildings of the

earlier phases. The gridded central block facing the canal deliberately echoes its equivalent in Phases 1 and 2 with its use of dark clinker-style brick and its modelled façade.

The elevations of the main corner building distinguish a top, middle and bottom through a glazed 'crown' at parapet level, a body of deep vertical piers, and arched openings which demarcate the base. Precast concrete element cills and string courses provide refinement to the brick façades, weaving in a secondary horizontal order, with sawtooth brick spandrel panels adding further texture to the elevation. A gold coloured finish to the metalwork and window assemblies of this building complement the rich red brick and distinguish it from the adjacent blocks as a unique part of the overall urban composition and a landmark building.

The design was complimented by the LLDC for meeting the BN10 policy quality benchmark of 'outstanding architecture', and the Quality Review Panel praised the distinctive character of this prominent building.

As with the previous two phases, dwellings in the new blocks enjoy good sunlight and daylight through generous full-height glazing. All homes have private amenity in the form of terraces, balconies and, where affected by the A12, winter gardens which provide usable, flexible amenity and protection from noise and low air quality. In addition to a new courtyard garden, sheltered communal rooftop gardens to three of the blocks afford views over the canal and to Victoria Park, with the potential for food growing allotments.

On completion in August 2021, the three phases of development will provide 588 mixed-tenure new homes, 25% of which are affordable. A total of 5,522m² of commercial floorspace is accommodated in fully glazed street-level units across the whole site. Nine blocks of workspace facilities are being delivered by The Trampery as a campus for sustainable fashion businesses, with a tenth block dedicated to small creative businesses already established in Hackney Wick. The Trampery's Fish Island Village campus is a key project within Hackney Wick's Creative Enterprise Zone, and an anchor element of Fashion District: a consortium of institutions, facilities and investors supporting the fashion industry in east London.

Graham Haworth, Director of Haworth Tompkins, said:

"This is a complex inner-city development so it's encouraging to see the last piece of the puzzle, the final buildings in our Neptune Wharf masterplan commencing construction. The corner building fronting the A12 completes the third urban courtyard, providing an additional 165 homes, opening up public access along the whole canal-side through a new street and pocket park in Smeed Gardens."

James McMyler, Regional Development Director at Peabody, said:

"Fish Island Village is a flagship scheme for us, and we're pleased to get the green light to deliver more top-quality new homes in Phase 3. Building on the success of the earlier phases, our focus is on creating a great place to live, fantastic open spaces and a unique mix of creative and commercial uses. We're also creating opportunities to enhance the thriving local community and culture."

Greg Hill, Deputy Chief Executive at Hill, said:

"We are hugely proud of the neighbourhood we have created with Peabody at Fish Island Village; this part of London is now firmly on the map for those looking for a destination to live, work and socialise with like-minded people. Residents consistently reference the true sense of community atmosphere they enjoy at Fish Island Village. This has been created by building high quality homes within a skilfully designed site which has a key focus on outdoor living and neighbourliness."

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<https://tinyurl.com/yd62zssy>

NOTES TO EDITORS**VISUAL MATERIALS**

Site plan indicating Phases 1-3 © Haworth Tompkins

Visualisations Phase 3 © Forbes Massie Studio

Aerial photo (April 2020) © Kilian O'Sullivan

Photos of completed buildings to date in Phases 1+2

- Neptune Wharf by Haworth Tompkins © Fred Howarth
- Lanterna by Lyndon Goode Architects © Rory Gardiner
- Monier Road by Pitman Tozer Architects © Kilian O'Sullivan

FISH ISLAND VILLAGE PHASE 3

Address	Wyke Road, Fish Island Village, London, E3 2PL
Gross internal area	14,748m ² (Blocks M, N, O, P & Q)
Residential	165 dwellings – 16,582m ²
Commercial	1276m ² – A, B & D Class
Density	165 dwellings per 0.4263 hectares = 387.05 dph
Architect	Haworth Tompkins
Date of appointment	June 2017
Start on site	March 2020
Structural engineer	MLM
Mechanical engineer	DW Pointer and Partners
Electrical engineer	RB Emerson
Civil engineer	MLM
Contractor	Hill
Quantity surveyor	Hill
JV Supervisor	Arcadis
Landscape architect	Place DP

FISH ISLAND VILLAGE - THE ENTIRE DEVELOPMENT (PHASES 1,2,3)

Site area	2.85 hectares
Residential	588 dwellings
Commercial	5,522m ² – A, B & D Class
Density	588 dwellings across 2.228 hectares = 263.91 dph
Masterplan	Haworth Tompkins (the masterplan is a reworking of an original masterplan by Stockwool)

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); Bristol Old Vic and Battersea Arts Centre (2018); and Kingston School of Art, Kingston University (2020). 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 (2021), 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

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



Aerial photo (April 2020) © Kilian O'Sullivan