



FISH ISLAND & WHITE POST LANE

FINAL MANAGEMENT
GUIDELINES

LONDON LEGACY DEVELOPMENT CORPORATION
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1.0 MANAGEMENT GUIDELINES

1.1 INTRODUCTION

The purpose of these Management Guidelines is to help ensure that proposals for development achieve the preservation and enhancement of the conservation area's special architectural and historic interest through restoration and refurbishment, redevelopment and management.

The document provides landowners, businesses, residents and developers within the area with guidance on how to protect the special architectural and historic interest while encouraging high quality new development and sensitive restoration and refurbishments that respond sensitively to the historic context.

The conservation area will be regularly reviewed to consider any further amendments to its boundaries or the designation of heritage assets within it.

1.2 GUIDANCE ON APPLICATIONS

Within a conservation area, planning permission may be required for what might otherwise be considered permitted development or minor works. The demolition of any building or structure within a conservation area requires consent. Controls also exist over certain works to trees. All works to trees in the conservation area should be notified in advance to the planning authority if they have a stem more than 7.5cm wide and are more than 1.5 m high.

Almost the entire conservation area is within an Archaeological Priority Area and developers and statutory undertakers are encouraged to consult with the planning authority prior to undertaking any groundworks.

When deciding the merits of applications in the conservation area, the planning authority will pay special attention to whether the character and appearance of the area and its setting is preserved or enhanced.

The planning authority may consider the use of an Article 4 Direction within the conservation area. Under 4(1) this can be used to vary permitted development rights on non-residential buildings. This could, for example, be used to control the painting of brickwork (a combination of yellow stock brick with red brick and blue engineering brick is a recurring motif in the conservation area) or prevent the removal of original windows.

1.3 POLICIES RELEVANT TO THE CONSERVATION AREA

All development within a conservation area should have regard to national, regional and local planning policy.

The National Planning Policy Framework (2012) sets out the Government's planning policies for England. It contains national policies relating to the conservation of heritage assets.

The London Plan (2011, as amended to comply with the NPPF 2012) is the relevant regional planning policy for the area. Policy 7.8 and 7.9 of the London Plan seek to ensure the preservation of heritage assets and their setting and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development. Substantial harm to or loss of an asset should be exceptional.

The Olympic Legacy Supplementary Planning Guidance (OLSPG, 2012) sets out policies and guidance for the Olympic Park and surrounding area with section 3.5 focusing on Hackney Wick and Fish Island. The guidance aims to support the development of a vibrant community that builds on the area's heritage and waterside character to provide new homes and employment opportunities. Development principles include

a requirement that existing yards and historic buildings should be used to help define the scale and form of new development. It also states that development should enhance and respond to the character, setting, scale and urban grain of areas that are defined by warehouses and other examples of industrial heritage.

main development management tool for determining planning applications and helping to ensure that development preserves or enhances the heritage assets in Hackney Wick and Fish Island, and their settings.

At local planning level, the London Borough of Tower Hamlets' Core Strategy will be superseded by the Legacy Corporation's Local Plan. At present, the Fish Island Area Action Plan (2012) articulates the borough's policies for the protection of heritage assets including conservation areas and their setting.

The Fish Island AAP states that the area "boasts a strong and unique character as a result of its historic buildings, interesting streetscape and remaining industrial features. These elements should be seen as a significant regeneration opportunity...and contribute towards creating a sense of place."

Section 10 of the Legacy Corporation's Local Plan includes a policy to preserve or enhance the heritage assets in Hackney Wick and Fish Island, and identifies those assets (including the new conservation area boundaries) in Figure 30. Once adopted the Plan will provide the

1.4 ISSUES AND OPPORTUNITIES FOR ENHANCEMENT

There is an opportunity for new development to preserve or enhance the character and appearance of Hackney Wick and Fish Island by taking into account this wider context. There is sufficient diversity in the existing heritage assets to allow new, complementary development to be both innovative and contextually sensitive. However, the sensitivity of each individual site also varies considerably and an acknowledgment and response to the immediate context of a proposal is the starting point.

Retained heritage assets can act as a catalyst for regeneration and positively influence the urban design and architectural quality of new development which, together, can enhance the character and appearance of the conservation area. Promoting regeneration whilst protecting and enhancing the character of the area is both an issue and an opportunity.

The regeneration of the area provides an opportunity to introduce a genuine mix of uses that grows and complements the small-scale productive and creative employment uses that occupy the buildings and yards that characterise the area.

In addition to the neighbourhood centre proposed for this area, the conservation area would be substantially enhanced by the redevelopment of its empty sites and buildings that do not contribute positively to

its character and appearance. Redevelopment of these sites with structures of an appropriate scale, form and character, and which respond to heritage assets and their settings, represents a significant opportunity.

A number of heritage assets including the Lord Napier and associated housing, 92 White Post Lane and the McGrath site outbuildings are also in poor repair. Their restoration would contribute positively to the character and appearance of the area.

There is the opportunity to improve the waterside environment and improve connectivity to and along the west side of the waterfront and across the Hertford Union Canal where the lock could form a focus for linear open spaces. Other measures for improving the pedestrian and cycling environment should also be pursued.

Some historic granite kerbs and cobbles remain and opportunities should be taken to restore and extend these positive elements of the streetscape. Work by statutory undertakers should not diminish what remains of traditional street surfaces, hard edges or any buried archaeology.

The area either side of Wick Lane south of the Greenway is expected to continue to be a focus for employment including for heavier manufacturing, environmental and waste management industries. Such development will need to be carefully managed as this area forms part of the conservation area setting.

1.5 DESIGN PRINCIPLES FOR THE CONSERVATION AREA

GENERAL PRINCIPLES

In determining applications for planning permission relating to any land or buildings in a conservation area, the planning authority is required to pay special attention to the desirability of preserving or enhancing the character and appearance of that area. Policies in respect to the preservation or enhancement of heritage assets and their special interest are contained within the Local Plan.

New development offers the opportunity to enhance the conservation area. Hence, high quality contemporary architecture that is sensitive to the design and form of existing heritage assets is encouraged.

New designs are encouraged that respect the scale, form, materials, setting, and relationships between buildings and established spatial typologies – for example, the scale and form of yards and the relationship between buildings and the canals. This does not preclude the sensitive juxtaposition of forms and materials.

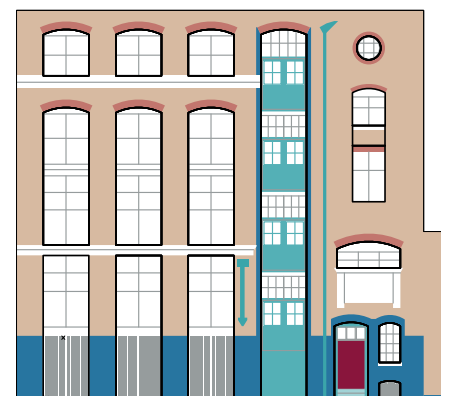
Fish Island and White Post Lane, and its setting, has a distinctive sense of place that is due, in part, to its island character. This character is created by the strong edges formed by surrounding

infrastructure including the Northern Outfall Sewer/Greenway, waterways and elevated roads and railway. While allowing for improvements to pedestrian and cycle friendly routes in and out of the area, new developments should have regard to this enclave character.

The following pages show the variety of historic building forms and architectural details which are evident across the wider Hackney Wick and Fish Island area and that can be used to inform the design of new developments. These are presented alongside examples of contemporary designs to demonstrate how these design principles could be applied to new development within the conservation area.

PRESUMPTION AGAINST DEMOLITION

There is a presumption in national planning policy against the demolition or partial-demolition of any heritage asset or of any structure identified as contributing positively to the character and appearance of a conservation area or its setting.



FORM OF NEW DEVELOPMENT

GRAIN AND PLOT SIZE

The existing street pattern, yard typologies and plot sizes reveal the historic grain and morphology of the area. There is scope for new development to respond to this pattern and strengthen it where past demolitions or more recent buildings that contribute negatively to the area have eroded it. The amalgamation of plots to form single block developments with large floor plates may detract from the opportunity to re-establish historic plot sizes, yards and streets. Large-scale uniformly designed proposals should be broken down and where possible designed by a multidisciplinary team to ensure a distinctive and fine urban grain, alongside the comprehensive regeneration of the area.

STREETS, YARDS AND TOWPATHS

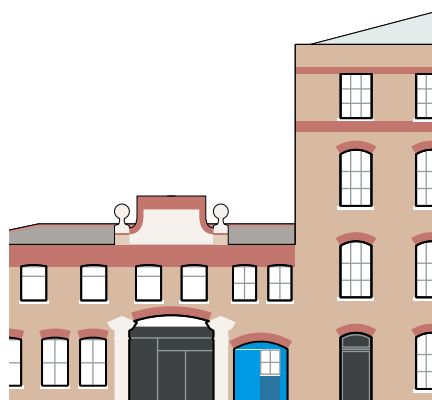
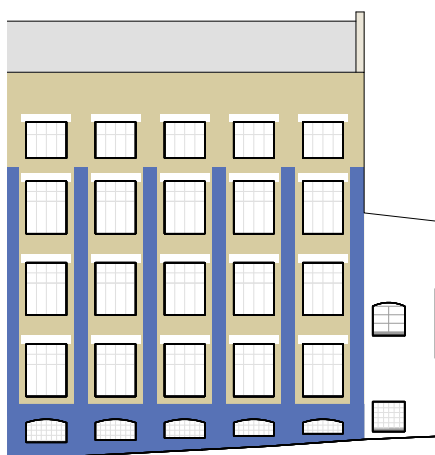
While many of the original buildings in certain parts of Fish Island have been lost (notably the areas south east of White Post Lane and immediately south of the Hertford Union Canal that fall outside the conservation area), much of the original street pattern within the conservation area survives.

These surviving streets range from the principle east-west streets of White Post Lane and Dace Road, whose non-orthogonal path suggest pre-industrial incarnations, to the loose grid of former residential streets in the northern part of Fish Island. Off these streets are a number of yards ranging in size, from the many small yards off Dace Road to the larger Queen's Yard. Where development opportunities exist, redevelopment can reinforce and extend these historic street patterns and yard typologies. For example, there is an opportunity

to link White Post Lane to the station via a new pedestrian route or yard.

The scope exists to ensure that existing yards and any new yards remain or become visually and physically permeable and connected to the public realm. The yards can continue to provide an opportunity for day and evening time activities which are related to the ground floor use of adjacent buildings if car parking and servicing is carefully managed.

The towpaths also form an attractive and important element of the circulation space for pedestrians and cyclists in the area. Frontages onto tow paths could be activated by uses and in turn access to the waterfront increased.



LANDMARKS, VIEWS AND LEGIBILITY

The character of the area is generally low to medium-rise with buildings ranging in height from single-storey to four storeys. This generally low to medium-rise character is interspersed with taller buildings and industrial chimneys which are the principal landmarks of the area. The chimney stack of the Big Yellow storage facility in Wick Lane is outside the conservation area but forms part of its setting and is an important feature in views from the west end of Dace Road in particular. Within the conservation area, the view east towards the structures and foliage around Old Ford Lock at the east end of Dace Road is important as it encapsulates the relationship between the hard surfaced industrial buildings and the post-industrial soft landscaping.

New developments can preserve or enhance the character of the area by respecting the role these landmarks play in the legibility of the area and by not blocking views to them or diminishing their landmark status through the inappropriate location, bulk or form of the new development. The 'angular' routes of Dace Road and White Post Lane (when its empty sites are developed and its degree of enclosure increased) mean that full views along these streets are enclosed. Therefore maintaining a sense of progression and enhancing legibility is encouraged.

HEIGHT AND SCALE

New development that responds positively to the characteristic height, scale and massing of heritage buildings, and which successfully relates to the area's streets, yards, waterways and human scale, will enhance the overall character and appearance of the area.



Above: Local chimney stacks act as a landmark



Fish Island



92 White Post Lane

Contemporary Examples



Grote Koppel, Holland, FAT: The rhythm of windows and doorways provides continuity



On Smeed Road, the consistent use of brick links buildings of different heights to form a continuous street edge



Timber Yard Housing, Dublin, O'Donnell + Tuomey: Brick facades hug the street to provide a strong frontage

PUBLIC REALM

The area is not characterised by formal public spaces such as parks and gardens. The public spaces that there are, are generally informal.

There is an opportunity for new public realm to retain any historic materials and structures including granite kerbs and cobbles wherever possible. These may remain under later road surfaces. Work by statutory undertakers should not diminish what remains of traditional street surfaces or any buried archaeology.

A layered approach to the re-integration of Fish Island's 'fragments' is welcomed. Walled gardens, the planting of 'found spaces' would complement the existing character of the area. This includes the possibility of creating gardens along the northern towpath of the Hertford Union Canal where brick boundary walls and building survive. There is also the opportunity to improve connectively north-south across the bottom lock of this canal.

The informal hard landscaping, bridges, trees and shrubbery around Old Ford Lock are an important component of this part of the conservation area and should be preserved or enhanced. The avenues of street trees adjacent to the conservation area between Smeed Road and Roach Road provide a quality to these streets that should be maintained.



Above: Historic materials within the public realm



Above: The canals as informal public spaces



Above: Excessive overshadowing and poor canal frontage

Hackney Wick/Fish Island



ACTIVE FRONTAGES AND PERMEABILITY

There is now an opportunity for new development to promote active frontages to streets, yards and the waterfront, including creating ground floor level doorways, windows and views into yards with a mix of uses operating at different times of the day.

The creation of additional access to and activation along the waterside would enhance the character of the conservation area while taking into account the extent to which managing flood risk will influence the form and uses of ground floors within buildings. Access to the waterside should also be maintained where possible and waterside frontages activated. Moorings for canal boats are a feature of the area.

Public spaces can be enhanced by activating the frontages facing them where possible and appropriate.

Stour Space/Broadwoods

Gatehouse: Three distinct buildings collectively make a loosely faceted corner, the central section addressing the approaches from two directions

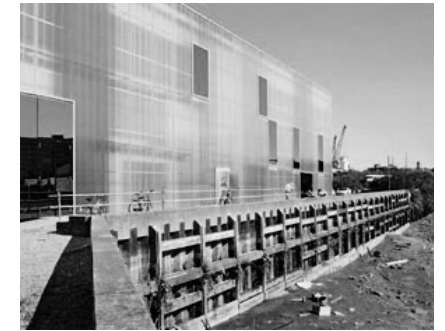


Hertford Union Canal Lock

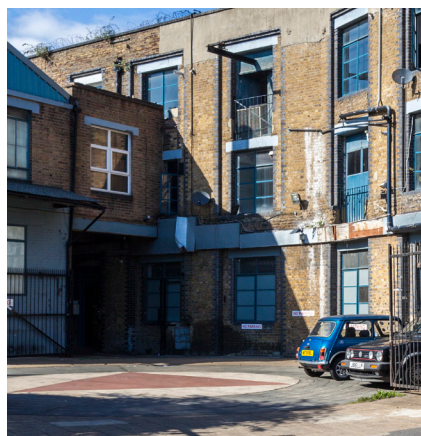
Contemporary Examples



Newhall Be, Essex, *Alison Brooks Architects*: Uses pitched forms but with contemporary detailing



Laban Centre, Creekside, *Herzog & de Meuron*: The dock edge acts as a plinth for the light framed structure



Lion Works, Wallis Road: In Hackney Wick, open vehicular access through the building and into the yard of the Yearning Glass Co



Peabody Avenue, Pimlico, London, *Haworth Tompkins*: The internal yard is connected to the street by a double height opening through the building

MIXED USES

The strong character of the area is reinforced by the small scale productive employment uses that occupy the area (traditional industry and cultural and creative industries). These include a number of cultural venues and cafes/bars within the conservation area that help to activate the area at different times of day.

The regeneration of the area provides an opportunity to introduce a genuine mix of uses that complement the small scale productive employment uses that occupy the buildings and yards that characterise the area.

The retention of historic buildings and the introduction of new development offers the opportunity to create a tightly knit mix of workshops, studios, offices and light industry to reinforce the character of the area. Nurturing creative industries has the potential to assist in the regeneration of the conservation area and its setting.

Residential uses in new buildings could complement these productive uses and help preserve or enhance the area's established character and appearance.



Above: The Lee Navigation and Stour Space Cafe



BUILDING FORM

In the best-preserved areas of Fish Island such as Dace Road there is a coherence achieved through strong building lines. Maintaining this in new developments and reintroducing it where it has been lost will reinforce the architectural coherence of the area. The stronger a frontage reads and the greater the continuity with the existing context, the more scope there is for roof forms of new developments to vary.



There is scope throughout the conservation area to improve the sense of enclosure to streets, some of which have entirely lost their flanking buildings, however the scale and massing of new buildings must respect that of any nearby heritage assets.

Unlike in many historic residential areas, uniformity in matters such as parapet line and form is not a characteristic of Fish Island. Variations in eaves lines, building widths, massing and materials can contribute to a diverse urban landscape, however these should be informed by precedents established by heritage assets within Fish Island. Lantern roofs are a feature of Fish Island.

Frontages are encouraged to exploit the opportunity for varied compositions at both the individual building scale and at the collective scale of a canal frontage or yard.

There is value in juxtaposition, generating excitement and confidence in the new, as long as changes in scale and materials are proportionate and sensitive as foils to heritage buildings. Extensions to existing buildings should also have regard to this principle.

The remnants of many demolished buildings and yards remain in the form of walls, doorways and gateposts. The incorporation of such objects into new developments in a layered or collaged way could be an effective way of preserving or enhancing the area's particular character in a contemporary way that is distinctively Fish Island.

Fish Island



Dace Road corner



Boundary Wall to the former Hope Chemical Works



Broadwood's Piano Factory

Contemporary Examples



White Cube, Hoxton, *MRJ Rundell + Associates*



Shoreham Street, Sheffield, *Project Orange*



OPENINGS, MATERIALS AND DETAILING

The established architectural vocabulary of the area is industrial and utilitarian. Where decoration appears this is largely through the use and elaboration of functional elements of the facade.

The predominant traditional material within Fish Island is brick with original window frames formed in either timber or cast-iron and, later, steel. This includes the use of brick piers/pilasters (sometimes running the full height of a building) and contrasting brick trims and plinths – often in blue engineering brick. New development is encouraged to apply this simple and robust palette of materials in a contextually successful yet contemporary way.

There is a range of fenestration precedents to draw upon, from traditional openings of vertical proportions under segmental brick arches and steel lintels, to framed structures with horizontal “strip” windows. Windows set within shallow, recessed bays are also a feature of the area as are glazed stall-boards such as the prismatic glass block glazing at Alpha Works.

New development provides an opportunity to adopt window to wall proportions that respond to the established and visually coherent relationship between solid and void. Windows are observed at approximately 700mm above finished floor level.

Above: Alpha Works detail



Fish Island



Contemporary Examples



Swan Wharf

Balconies should normally be inset rather than projecting.

Where original timber or metal windows and doors exist there is an opportunity to retain and repair them in situ with external joinery painted with stained or varnished finishes.

Replacement doors and windows should normally match or reinstate the materials and details of the originals. The use of framing materials such as aluminium or UPVC, and stick-on glazing bars and trickle vents, are likely to detract from the character and appearance of the heritage assets.



Alpha Works



**Studios, Whitmore Road, London,
*Trevor Horne Architect***

Where existing original roofing materials or external details such as lettering, lamps etc survive they should be retained and refurbished as necessary, e.g. the mosaic lettering on Everett House. Concealed carved stone or inscribed stucco name panels should be exposed and restored.



Clarnico Works



**Ijburg Blok 4, Amsterdam,
*Macreanor Lavington***

SIGNAGE

The character of a conservation area can be seriously eroded through the installation of inappropriate signs (including highway signage). When designing signs, it is important to consider the building as a whole, using colours, materials, scale, locations and form that complement buildings and that respect the character, appearance and setting of heritage assets. Innovative signage may be appropriate in some circumstances as the area's creative experiments (in painted and other typography) is part of Fish Island's distinctiveness. Standard solutions such as applied vinyl lettering and internally illuminated box signs will not normally be acceptable on buildings that contribute positively to the character and appearance of the conservation area.

CLUTTER

Bin stores, electricity substations, ventilation ducts etc should be contained within the building envelope.



Above: The White Building canalside entrance

1.6 MONITORING CHANGE AND ENFORCEMENT

A record of changes within the area will be kept including the use of dated photographic surveys of street frontages and of significant buildings and views, taken every five years.

The contribution of the local community in managing conservation areas is recognised and the opportunity to work collaboratively is welcomed.

Appropriate enforcement action will be taken against any unauthorised works to heritage assets within the conservation area. It should be noted that the entire conservation area as an entity is a designated heritage asset.

The demolition of an unlisted building in a conservation area, without the consent of the local planning authority, is a criminal offence.



Above: Crown Wharf chimney stack

FURTHER READING AND CONTACTS

DISCUSSIONS

If you are intending to submit a planning application to the Legacy Corporation, you are encouraged to discuss your planning proposals with a member of the Corporation's Planning Policy and Decisions Team (PPDT) before doing so. This is particularly important for large and more complex planning schemes. Please contact the Planning Policy and Decisions Team on 020 388 8820 for further information or to discuss your planning proposal

IN PERSON

By prior arrangement only. Please call us on 020 3288 8820

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The University of Michigan Online The Booth Poverty Map Digitalisation Project

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