

# Hackney Wick Fish Island | Cultural Interest Group

Minutes of the meeting on Friday 12th August 2016  
Held at: Stour Space, Roach Road, Fish Island, Hackney Wick Tower Hamlets E3 2PA

## **“Working together to establish a permanent, sustainable, creative economy in Hackney Wick and Fish Island”**

### **In attendance:**

Nima Tehranchi (co-chair)	Alexandre Dubus
Pam Henson	Caroline Marie
Frank Luke	Stephanie Galea
Sam Kuhn	Greg Abbott
Ellen Rose Svenningsen	Katie Wood
Emma Charlton	James Durrant
Andrew Beaumont	Hanan Maaydu (co-chair)
Roland Zaunmayr	Hannah Andrews
Max Eggeling	Mathieu Rogers
Conrad Armstrong	Fiona Sibley
Kirsten Allen	Adam Kirk
Victoria Stonebridge	Chris Pirro
Mark Robinson	Antonio Curcetti
Tony Tolley	Tony Fawole
Ashton Mullins	Tiana Ryan
Kate Burrell	Annie Attridge
Anthea Leyland	Alice Cicolini
Joanna Georgiades	Kate Rose
Katya Ganfeld	Rebecca Feiner
Siobhan Tierney	Henry Gibbs
Travis Modern	Kandice Holmes
Vivienne Bellamy	Akira Vikascripps
Paul Reynolds (co-chair)	Simon Cole
Nataschia Servini	Laurence Mohammed
Sophie Hill	William Chamberlain
Katie Schoffmann	Ilaria Pappalepore
Guna Dubrovskaja	Minna Ruohonen, UCL (Secretary)

### **1. WELCOME, William Chamberlain**

William welcomed everyone as the founder and original chair of the Hackney Wick & Fish Island Cultural Interest Group which was set up in 2010 to facilitate a permanent sustainable creative community in Hackney Wick and Fish Island and particularly to advance the arts and culture.

## 2. INTRODUCTION, Nima Teranchi

Nima explained that today's meeting was to discuss the following:

H14 Road Bridge

H16 Pedestrian Bridge and part demolition of Vittoria Wharf

Proposed Tarmac and Concrete Plant

## 3. LONDON LEGACY DEVELOPMENT CORPORATION PRESENTATION

A presentation about the Western Bridge connections was given by Matt ? from QUOD, Tony Westbrook (LLDC) and Andrew Atkins (P4P/East Wick & Sweetwater). An electronic copy of this presentation will be circulated to everyone after the meeting.

## 4. DISCUSSION

This was an opportunity for all to provide feedback and ask feedback. In the following a summary of this discussion is being provided by using Q / C to illustrate a Question or a Comment from attendees towards Matt, Tony and Andrew.

C: The local community in Fish Island was not being considered when plans for the bridges were being developed.

Tony: Tower Hamlets and the general vision for the Olympics provided the framework for this development. It was a political decision. In 2002 there already was a concept which was being developed for the area to reconnect it with the rest of London and provide better connections. Tower Hamlets shares this vision and it has provided the mandate for the borough.

Q (Rebecca Feiner): There was a lot of talk about regeneration and it was important to establish common ground, and understanding of this terminology. How do Matt, Tony and Andrew define regeneration personally.

Andrew: Balance of interests of the community and the development of the area. Controlled and careful change to meet the set objectives.

Matt: before Olympics East London had social deprivation and this is the opportunity to create new jobs, new homes, new infrastructure. This is an ongoing process which started already before the Olympics in early 2000. It was important to provide these opportunities for the existing and new communities.

Tony: long process, creating new and working with the old communities. There are losers and there are winners. Investment in real estates and in social/economic benefit.

C: Why do we need extra roads? There are already many access points between the Fish Island and the Park, and these will provide sufficient infrastructure.

Q: Fiona Sibley: Has the transport need being assessed? LLDC's vision seems to state that pedestrians are the priority and the current access points provide this already. Is vehicle bridge really needed? If this has been put through the planning, is there no possibility to review this at this stage?

At this point another comment was being made so no answer was being made.

Q (Paul Reynolds): Why nobody from the planning department had not attended today's meeting? Only the development was present. Sometimes these two are in conflict. It was essential to have a meeting with the planning department. The long-term plans seem to indicate that the focus is to improve Fish Island's connectivity towards A12. Therefore, is there a real justification for a new bridge to bring in vehicular access point?

Matt: A transport assessment has been done and this originally indicated that both bridges were for a vehicular usage. This was later on revised and only one is for vehicles. Transport case is clear due to the number of houses being built on the area. Each planning application has been supported by a transport assessment.

Q: Is it not possible to build the homes and only then assess if a bridge really is needed? Currently the road usage is very light and there are plenty of access points.

C (Nima): Nima had met Tony previously and a discussion about Hackney Wick's importance as a cultural and creative area was discussed. The area has a special character which needs to be protected and seen as an asset for the new coming communities. Nima highlighted that from his discussion with Tony it seemed that there was support towards mix-use buildings by developers but the current mix-use building nearby was empty and unused.

Tony: Hackney Wick station will be redeveloped and there will be many mix-use buildings coming to the area. This is being seen as benefiting the local social and cultural use. Tony highlighted that he understood that this was a difficult journey for the local community but opportunities for consultation exist and one was going on at the moment about the Fish Island.

Nima: Victoria Wharf was supportive for development on the other side of the river and wanted to have a dialogue with developers but this should be on a non-destructive basis. There needs to be a shared vision for expanding and cultivating the cultural communities of the area. Fish Island is an asset and should be seen as such. The area is internationally recognised for its uniqueness and it should be seen as a positive option for local development.

It would be important to discuss Victoria Wharf's model on how the area could be improved through general upgrades and by turning the current units into work-live spaces. There are funders available to support this type of development but developers need to back this model of development.

Discussions with the LLDC between 2012-2014 demonstrate that the LLDC sees Hackney Wick as an important asset. The question now is if the LLDC (and Tony as the representative) is willing to have a dialogue with the community to turn this situation into a positive one? Isn't it clear that two bridges are not really needed? Is the LLDC open for this dialogue and review of its current plans?

Tony: happy to have a dialogue about the Hackney Wick central but legal issues are affecting discussions about the Fish Island and the Victoria Wharf.

Q: What is being included in the planning application?

Nima: Eviction in September. Can we delay this? To allow more time for the dialogue.

Tony: Pre-application consultation is taking place now. After-planning application consultation.

Nima: what is the point of having a discussion now? What can the residents do and how can they influence the decisions being made?

Rebecca Feiner: What options there are? 3 weeks eviction notice.

Tony: these buildings were derelict when the plan for the area was made.

Nima: London is fluid and loads of things have changed in 10 years. Hackney Wick has changed drastically during this time and these buildings are now being looked after by current residents.

Vivienne Bellamy Why this plan cannot be reviewed? Stadium usage changed, as an example.

Tony: LDDC will continue planning of the bridge.

Rebecca Feiner: People at present do not understand why the meeting takes place as there doesn't seem to be any space for discussion / consultation. This was the first time the community was being told about this plan. Residents didn't know about the plans and received an eviction notice six weeks in advance.

Victoria: LLDC has been in communication with tenants.

Lady with dark hair, and the camera: No communication between residents and the LDDC. No info about the decision being made. No dialogue. This is the first time.

Rebecca Feiner: Hackney Wick artists are not separate from other people living on the area. Creative sector can help to make creative, different solutions for the area. This would be an opportunity to set up an example of regeneration and development for other Olympic-hosting cities. The residents of Victoria Wharf want to object the plan and it is important to identify who is the person / authority to discuss this further. Eviction can be delayed / withdrawn.

Mark Robinson LDDC's head of external affairs said: Write to David Edmonds the LDDC's chairman.

Q: What exactly is the process of having a dialogue and legally challenge the eviction? It is complicated to understand because of the partnership between the LLDC and the private developer. Who should the residents speak to? Anthony Hollingswood, Planning Department, 3 local councillors, local government, Chair of the Transport, GLA?

It was agreed that Nima and Tony meet next week to discuss next steps. Tony will be reporting next week to the directors of the LDDC about today's meeting.

**The next CIG meeting is on Friday 9<sup>th</sup> September at Here East at 9.30am**