

Fish Island Individual Masterplan

Group Masterplan



The Site is located in Hackney Wick in London and benefits from the surrounding canals as well as the key landmarks which are The Olympic park, Shopping centres and connections to train stations offering direct links to London and major airports.

Our vision is to create a development that celebrates Fish Island's distinctive artistic character, by prioritising affordable and adaptive living.

Our original masterplan helps to provide information on key themes that have arisen across the wider site specifically focussing on

- Landscape and Ecology
- Mobility
- Housing and Affordability

The blocks (shown in pink) will be orientated towards 'canalside living' so that it can be an asset to the site and used by residents as well as visitors to the site. The individual masterplan takes into account the research and with landscape and ecology in mind it will incorporate the canal into the site with the themes of social well being, multifunctionality and connectivity.

Individual Masterplan



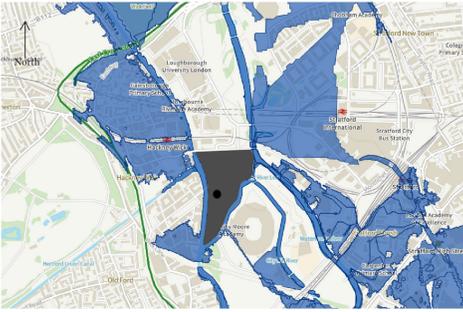
- LTN street
- Linear park
- Communal Gardens
- Coffee vans
- Rainwater collectors
- Canal side living
- Pedestrian crossing
- mixed use
- outdoor seating

Canal Map in relation to the site



The site is surrounded by an extensive canal network that allows connectivity into central London as well as up north and down south. The canals that surround are used frequently for the people that live on the site and also in the surrounding areas. The canals surrounding Hackney Wick are used frequently so are essential to remain connected to the site.

Flood risk surrounding the site



The Site is not directly at risk of flooding since it is surrounded by a canal opposed to a river. The surrounding areas are more prone to flooding however this will not directly affect the site.

Nearby Green networks



There are some green networks that are nearby to the site that can be used by residents and visitors to the site. They are not directly connecting but there are paths that allow easy access to these spaces. The main green network is Victoria Park which is a regularly used space for the City of

Movement Network map

The site offers a well connected movement network whilst ensuring that the road with shops and cafes is kept car traffic limited. Due to the site being close to a main train station the direct access to the main roads will allow residents to drive, walk or cycle there if needed. The site has a heavy focus on active travel which is encouraged on all of the roads through the use of pavements and designated bike lanes. The canal-side walkway will provide an active green corridor allowing pedestrians and wildlife to move throughout the site whilst encouraging the use of the canal path. The LTN road will keep traffic to a minimum but still allow access if needed. If emergency access is needed alongside the canal this is also possible.



Density Map

The site is primarily a medium density site. This is due to the canalside location meaning that the density alongside this area will be lower than the centre of the site. The site features terrace style apartment blocks along the front, mixed use residential, artist live-work studios and mixed use residential for the residents that are living there. The building heights are similar to the density and focus on keeping the lower buildings towards the edge of the site (overlooking the canal). The tallest buildings will run alongside the main roads.



Land Use map



All of the buildings are apartments some with mixed use. There are cafes and shops running along the LTN roads with apartments above. There are also typologies which are specifically live work units, offering space for artwork and a yoga/pilates studio.

Blocks



The blocks all have a centre communal garden space which the residents are able to use. The blocks will allow access for cafes and shops but create safe and high quality homes for the residents to live it. The blocks have been carefully placed to maximise the surrounding natural infrastructure.

Frontages



The blue arrows show the front access to the apartments throughout the site. The frontages mean that all areas of the site can be accessed and there is constant natural surveillance throughout the site providing safety for the residents that live there.

Public Realm

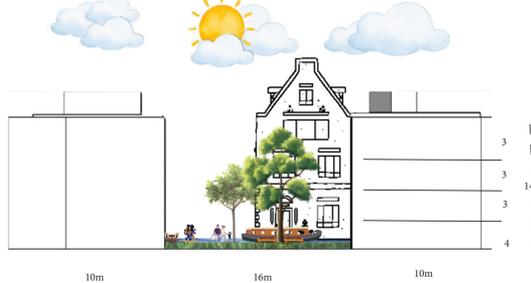
'Canal Side street'

The LTN road that runs through the mixed use part of our site will be called Canal Side Street. This street will have a main focus on incorporating the canal into the development so that it can be used to increase connectivity, improve social well being and create a multifunctional area for the site. The tree lined streets will act as rainwater collectors to help prevent any onsite flooding and mitigate climate related effects. Canal side street will connect with the linear park, encouraging people towards the communal space.

Looking from the Canal to the mixed-use street



Looking from the road to the canal side area



Visual of the Linear park



The site contains lots of areas of public realm. These areas will be used by everyone for daily activities. The public realm has been designed in a way that incorporates the surrounding canals of the site. Since the blue networks are such a large part of the site the public realm will make sure that it is used by people. The map shows a linear park alongside the canal that means that people can use the canalside as a space to socialise. The canal boats that exist alongside the canal offer food and drink places drawing people to the canalside. The mixed use streets have cafes and shops that have outdoor seating next to the linear park that aims to connect people from the site to the canalside.

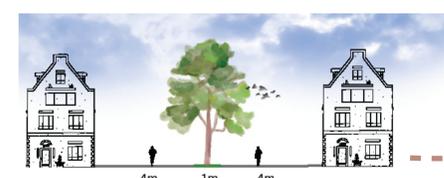
This section of public realm links to one of the over arching themes of landscape and ecology, specifically the research regarding urban canals. The canal will help to draw people through the site and down the LTN street increasing footfall around the site. It will also act as a social hub as a linear park runs alongside it. As well as dog walkers and cyclists, the linear park can be used for outdoor gym classes from the onsite gym and for people using the cafe.

The linear park helps to connect the canal side to the mixed use street. Since the park is linear it acts as a long path which connects the canal on top to the linear park and through along the mixed use street. This acts as public realm as well as way of connecting the site.

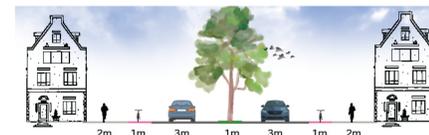


It is important that the park offers connections in and out of the site since the blocks have been shifted further towards the canal edge getting rid of an existing road which has meant that the linear park will provide these connections for pedestrians and cyclists.

Road Sections



This is the LTN road. This road will run through the mixed use area of the site that features shops, cafes and areas for people to socialise. This is a main section of public realm along the site meaning that it will be an area that is regularly used. The road is able to be used for emergencies or access to houses but the priority is encouraging people from in and around the site to use it. It continues and joins with the canal path encouraging canal side living.

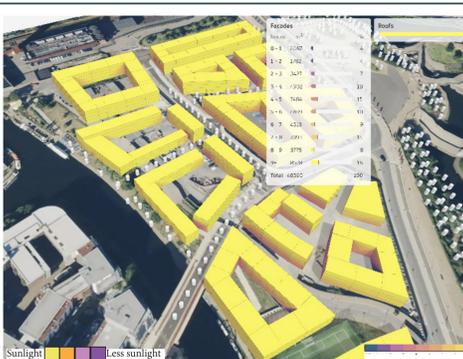


This is the main road that runs throughout the site. It features a line of trees down the centre as well as bike lanes and pavements to encourage active travel around the site. The main road wraps around the blocks and joins with the canal path at the end. Higher density apartments will look over the main road area.

Sunlight Analysis + The impact on the site



The daylight analysis is showing that the site gets a large amount of daylight. The main focus was to ensure that the canalside street and apartments will receive daylight. You can see that only the much lower parts of the buildings receive the lowest amount of day light. This is not an issue since there will not be any windows on this area since the windows will be higher up. The communal gardens in the centre of the blocks also receive a good amount of day light meaning residents are able to enjoy their garden all day.



This sunlight analysis was taken in August since this is the time where most people will be outdoors and enjoying the site. It is shown that the outdoor seating areas and canalside space will benefit most from the sunshine. The buildings have been positioned in this way so that the sunlight can be maximised for people who are using the canal side street. The benches and outdoor food vendors will benefit from this since people will be more inclined to use their services if they are able to enjoy the sun at the same time.



This shadow analysis shows the key sites where the most people be versus the shadows that will reflect onto the buildings. The pink circles are the three main areas that will reflect onto the buildings, these being the canal side street, the main road across and the corner cafe which joins a connection into the site. This analysis was taken in August and similar to the sunlight the shadows will lie on the opposite side to the buildings, this is why the canal side street has been placed to ensure that the cafes and shops that need sunlight will receive a sun that is more shadowed facilities such as a dry cleaner or a post office will be situated.