

THE VISION

Woodberry Down will be an open, welcoming place where people choose to live, feel safe, are in touch with the natural environment, benefit from a range of facilities for the community and have a strong sense of pride.

OBJECTIVES



1. Policy, Strategy and Guidance

Implement relevant National, GLA and local policy, strategy and best practice design guidance.



2. Place Shaping and Making

Implement a comprehensive, mixed and integrated arts, cultural and commercial strategy that reflects the character and identity of Woodberry Down.



3. Inclusion Health & Wellbeing

Implement principles of inclusion, health and wellbeing embedded.



4. Service Charges and Affordability

Implement affordable service charges to deliver sustainable, efficient and effective management and maintenance.



5. Sustainability

Implement sustainability and resilience embedded in design, construction, in use, management and maintenance, to respond to the challenges of climate change.



6. Homes for all / Housing

Well-designed homes, with inclusive intergenerational places and spaces able to respond to the changing needs of all residents and foster a sustainable, active and connected community.

Deliver well designed, mixed and tenure blind homes, to create an inclusive and sustainable Woodberry Down.



7. Density

Implement a viable and sustainable housing density supported by social infrastructure that meets the identified current and future needs of Woodberry Down residents.



8. Community Infrastructure

Implement accessible, affordable and sustainable infrastructure that meets the evidenced current and future needs of local residents and visitors, and is appropriate for the density of Woodberry Down.



9. Public Open Space

Implement inclusive and sustainable communal and public spaces fostering social interaction, and supporting the health and wellbeing of residents and visitors.



10. Safety

Implement safe and secure homes, public places and spaces that support an active and engaged Woodberry Down.



11. Engaging the Community

Implement an inclusive and timely engagement process able to reach the diverse resident population and community groups of Woodberry Down.



12. Adaptable and Flexible

Implement adaptable and flexible, able to respond to the changing needs of Woodberry Down.



13. Programmes and processes

Implement a viable design and delivery programme that can meet the needs of Woodberry Down.

PRINCIPLES

Provide a Robust Urban Framework



Create a well-connected framework of blocks, paying particular attention to connecting a variety of high-quality public spaces and 'doorstop communities' through a high-quality and accessible streetscape that allows for effective movement for all.

Facilities for the Community



Any new facilities are flexible, sustainable and accessible. They respond to the needs of both existing and future residents, and support the delivery of comprehensive social infrastructure across Woodberry Down. The use of facilities should be maximised, and public open spaces should be flexible in order to provide a range of uses (incl. meanwhile uses) for the community.

Accessible and Inclusive Environment



Promote low carbon living through active travel, reduced car reliance, maintain and increase connections into the existing public transport network and improve pedestrian and cycle movement (incl. reducing severance across SSR where possible).

Streets That Put People First



Create routes within the Masterplan that support health, wellbeing & inclusion are considered when planning routes throughout the Masterplan. Incorporate working, sustainable, hard and soft landscapes where possible and ensure safety and accessibility is a key consideration throughout the design process.

Homes for a Diverse and Balance population



Ensure that new housing across private, intermediate, and social rented is tenure blind with a shared equity of views - supporting social inclusion at Woodberry Down. New homes should respond to the housing need of a broad range of potential residents across a range of tenures and sizes, be easily serviced, and be cognisant of the latest design guides and regulations.

A Low Carbon Community



Ensure sustainability and resilience are embedded into the design across the lifespan of the development (Incl. design, construction and future maintenance) to respond to the challenges of climate change.

Making the Most of Water



Ensure that the masterplan continues to create visual and physical links to the existing water infrastructure at Woodberry Down, to improve the health and wellbeing of the community, and incorporate sustainable drainage systems where possible.

A Range of Open Space and Play facilities



Provide a variety of publicly accessible and inclusive open spaces, catering for children of different ages and abilities and residents within the constraints of the site, which enhance health and wellbeing and incorporate both formal and informal imaginative play/sport facilities.

An Ecological Framework



Enhance the existing ecological network (incl. the New River) through extending existing habitats into the development through a mosaic of green spaces, retain trees where practical and ensure that the future approach to planting is both sustainable and resilient to climate change; ensuring that Woodberry down keeps a green feel and thrives as a place for wildlife as well as people.

A Framework for Inspirational Design



Seek to celebrate the history and heritage of the area, through high-quality design, in consultation with the local community, and aim to reduce the severance between the north and south of Woodberry Down to create a more sustainable community.

Securing Delivery



Continue to bring forward the regeneration of Woodberry Down on a phase-by-phase basis, to ensure the timely delivery of new homes and minimise disruption to residents and businesses, whilst maintaining a high-standard of communication on the regeneration process and progress.