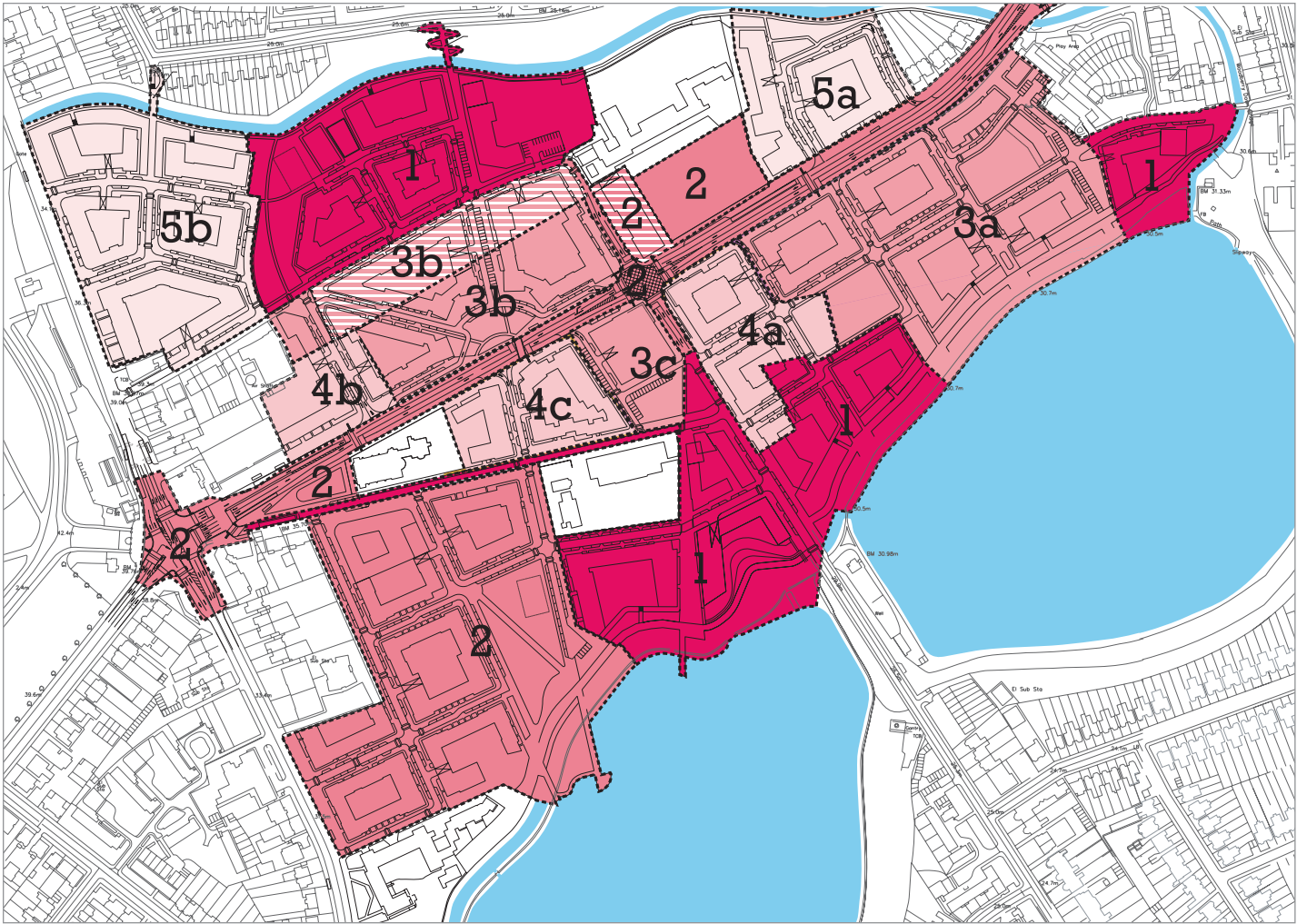




15.1 Phasing Strategy

- Phase 1
- Phase 2
- Phase 2 (subject to acquisition)
- Phase 3
- Phase 3 (subject to acquisition)
- Phase 4
- Phase 5

15 Principle 11

Securing delivery

15.1 A viable agenda for ambitious change

15.1.1
Delivering the breadth and quality of proposals presented in this Masterplan will represent an extraordinary achievement. Not only will all the outworn Council housing be replaced with modern homes, the sheer calibre of the buildings, streets and open spaces put back will establish a major new benchmark in quality and environmental design. It would have been much easier to specify minimum internal space standards, lower environmental thresholds and scale back on plans for community provision. But a clear commitment has been established. Local people deserve and expect best practice. A programme of complete neighbourhood renewal will ensure that private investment is used to lever in a transformation in social infrastructure.

15.1.2
Some of the most fundamental changes will also be happening underground. Complete replacement of underground services such as drainage will establish a much more hygienic and sustainable subterranean system. The introduction of district heating and renewable energy technologies will drive down fuel bills and radically reduce CO₂ emissions.

15.1.3
Careful cost modelling has demonstrated that all this is economically feasible. But it will only happen by continuing the concerted collaboration between the various public sector organisations involved in delivering services and managing change, private investors and the local community. Successful partnership working requires that all participants have carefully defined responsibilities – and this not only applies to the way that people work, but also how those responsibilities translate on the ground.

Clearly defining responsibilities

15.1.4
The Masterplan layout ensures there is no ‘space left over after planning’ (SLOAP) by clearly defining each open space according to ownership responsibility. This distinguishes between:

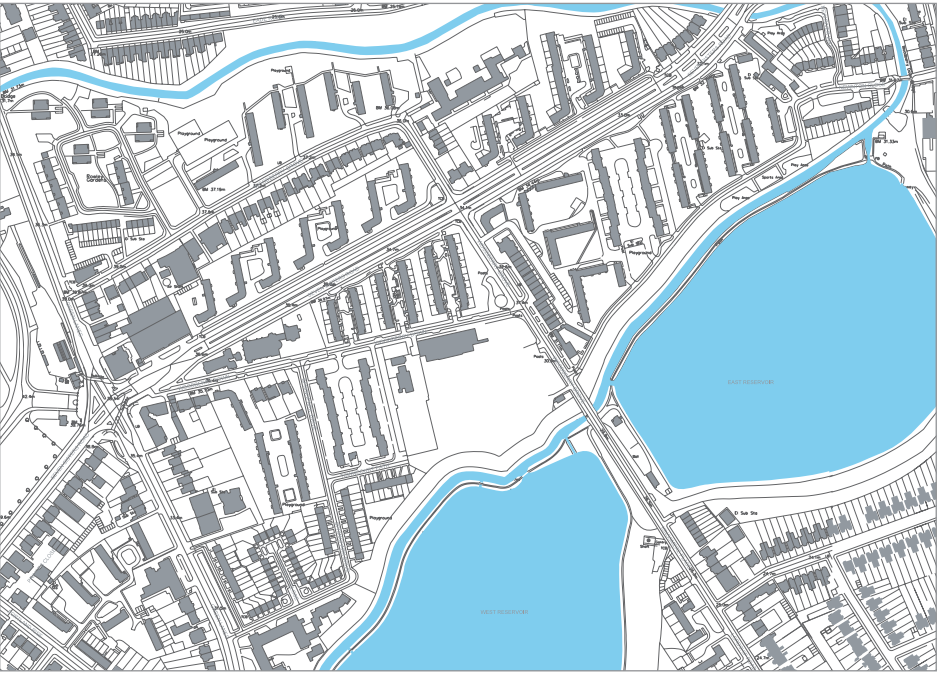
- streets designated as part of the Transport for London Road Network, which will continue to be the responsibility of TfL;
- streets that are adopted by Hackney Council as the highway authority;

- the West Reservoir, which will continue to be managed on behalf of Hackney Council under franchise;
- public open space that will be the responsibility of a community-based housing association, management company or trust;
- private communal gardens or courtyards, which are likely to be the responsibility of individual management companies or trusts relating to individual blocks;
- private spaces, such as gardens that form part of the ground floor flats or townhouse properties.

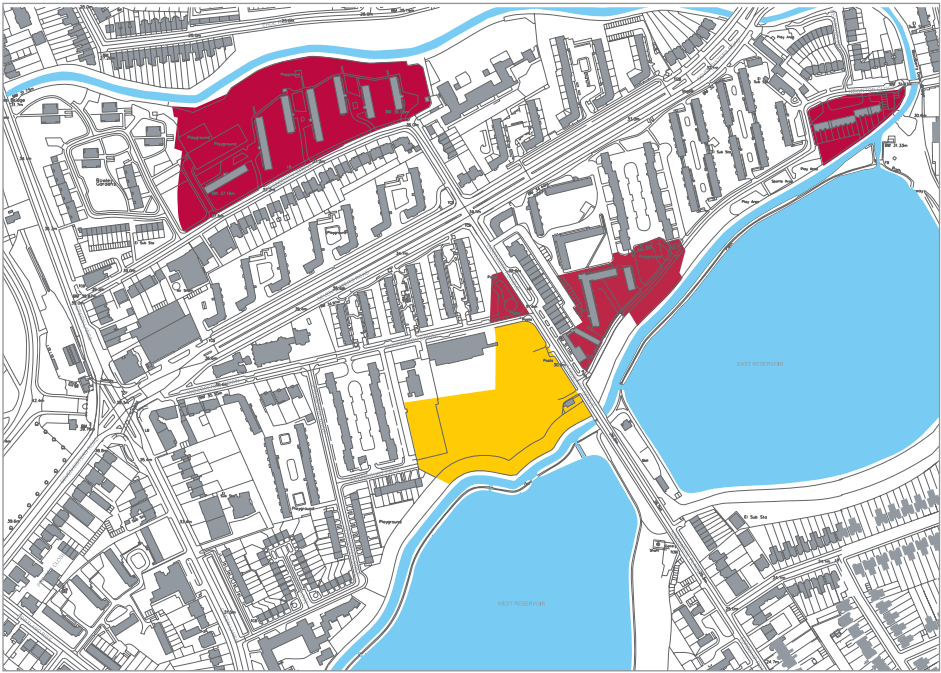
15.2 Phasing strategy: completeness at every stage

15.2.1
In broad terms, five phases are foreseen, as illustrated in Figure 5.1. Figures 15.2 – 15.13 indicate how it is intended that this is progressively built out. The redevelopment programme (and the viability studies that underpin the approach) is focused on land owned by the Council. The development of private properties along Woodberry Grove (north) is shown indicated in the plans. However, as the Council does not own these properties any development of this land would need to be subject to the decisions of private owners. As such, their development is shown in the Masterplan as indicative only.

15.2.2
The development phasing strategy has been defined to ensure that the build out proceeds organically, logically and with the least disruption to existing local residents. Critically it also has to be defined so that each phase is a commercially viable proposition. Current projections foresee that private homes will sell at 240 units per annum, which in turn influences the build speed. A development programme running to 2027 is therefore anticipated. In addition to the private housing development, social housing needs to advance at a rate that enables the wider regeneration programme to come forward. It is important to emphasise that wherever possible the programme is premised on establishing a ‘one move’ principle that ensures local residents only have to be re-housed once into their new homes (rather than being decanted elsewhere temporarily).



15.2 The existing site



15.3 Phase 1 demolition

Phase 1

Estimated re-housing and demolition 2004 - 2007

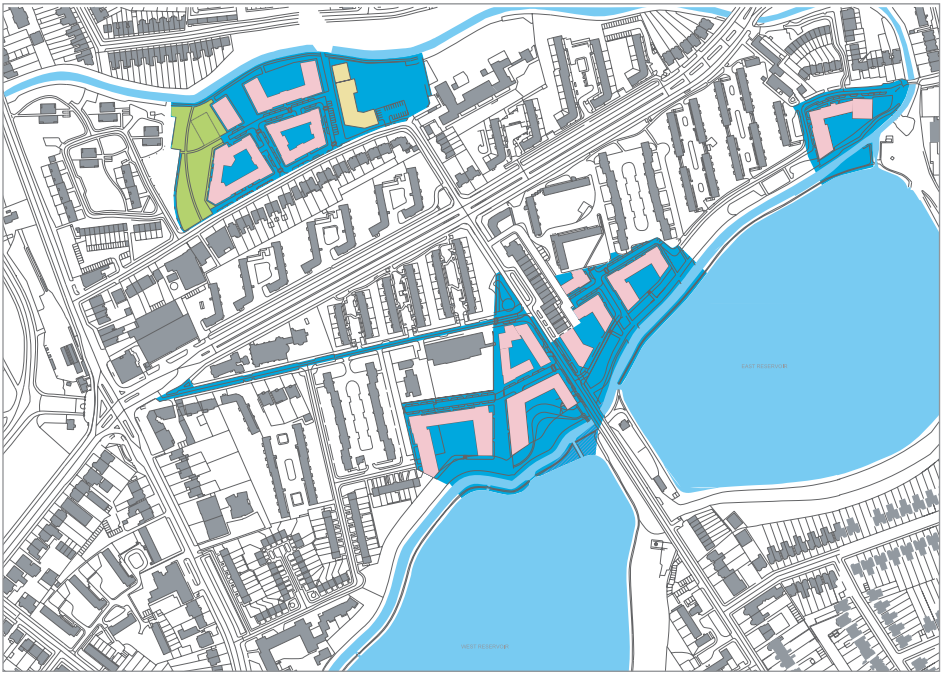
Estimated construction 2007 - 2013

15.2.3

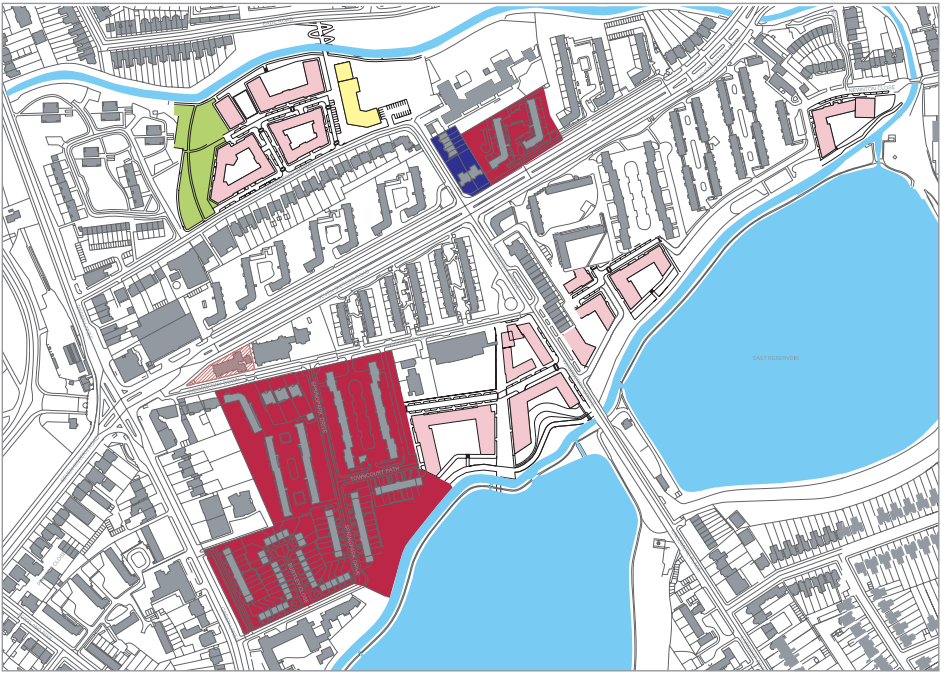
This comprises the four “kick-start sites” that Berkeley Homes and Circle Anglia will be developing. The Old School Site will come first – construction is scheduled for 2007/2008.

15.2.4

The four sites were selected for phase I implementation for a variety of reasons, including their relatively easy availability, poor structural condition of existing buildings, their low occupancy and their poor general building condition. Once developed, they will provide the first 1,250 homes. The site for the new primary school is being cleared with a view to early. The new community centre (replacing the Robin Redmond Centre) will commence construction in 2007 to open in 2009.



15.4 Phase 1 construction



15.5 Phase 2 demolition

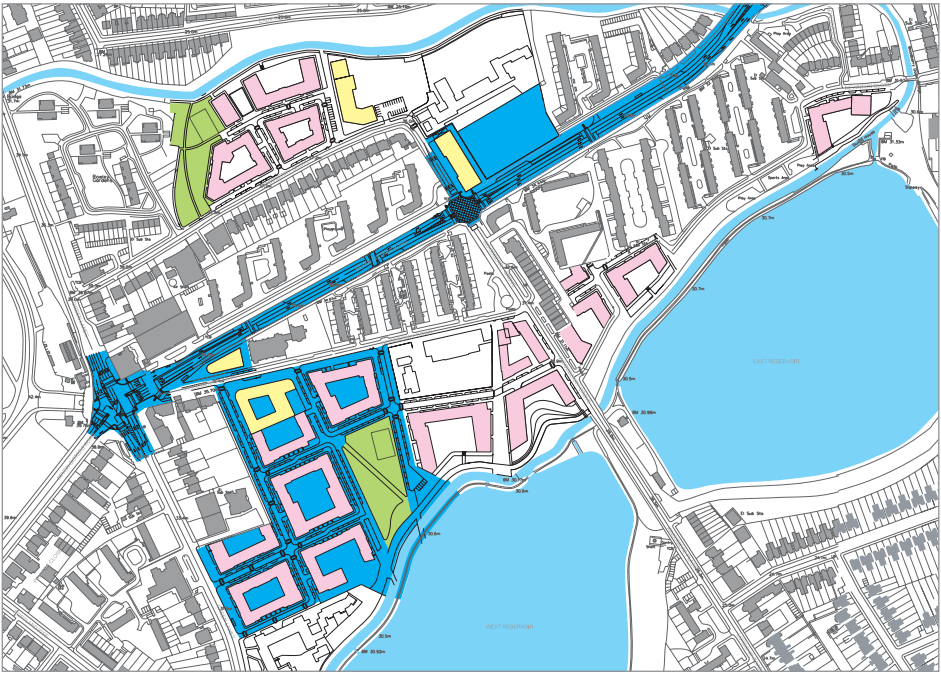
Phase 2

Estimated re-housing and demolition 2008 - 2013

Estimated construction 2009 - 2016

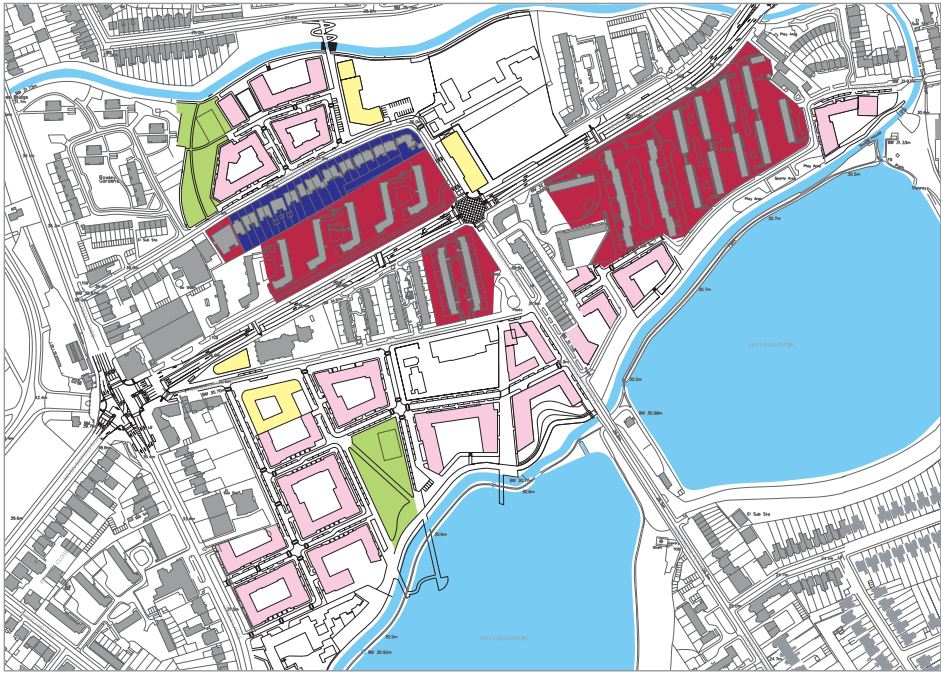
15.2.5

The south-west quadrant of the estate is developed under this phase. This enables the potential new healthcare facility and children's centre to be constructed on the site of Pewsham House and adjacent properties, together with development of the remaining low density Spring Park Drive area. Redevelopment of Spring Park Drive at this early stage enables a significant number of sites elsewhere within Woodberry Down as residents are re-housed. Also in this phase, the existing primary school buildings could be refurbished and adjacent land developed for the new City Academy, enabling the new academy to open September 2010 (subject to further study). Remodelling of Seven Sisters is also planned for this phase.



15.6 Phase 2 construction

- Existing building
- Proposed residential building
- Proposed non-residential building
- Proposed open space
- Derelict site
- Phase demolition site subject to acquisition
- Phase demolition site
- Phase construction site



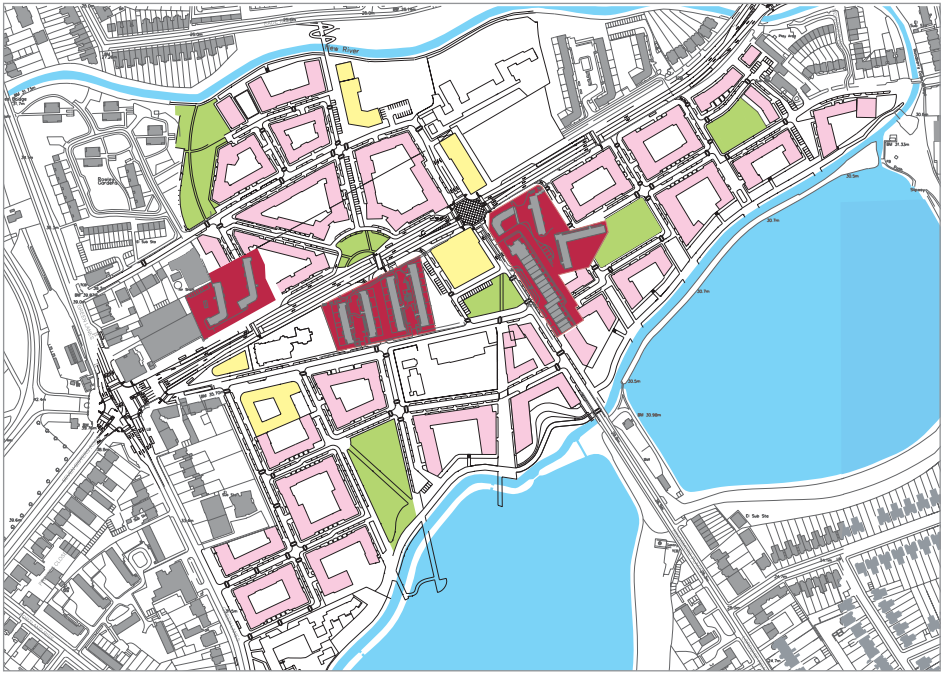
15.7 Phase 3 demolition

Phase 3

Estimated re-housing and demolition 2011 - 2017

Estimated construction 2016 - 2020

15.2.6
Under this phase some of the worst housing in Woodberry Down is redeveloped – including five of the L-shaped blocks north of Seven Sisters Road and much of the eastern half of the estate. Redevelopment of Fimmere and Keynsham Houses enables work to progress on the upgrading of Woodberry Grove Neighbourhood Centre. The remodeling of Seven Sisters Road is planned for this phase, to accompany the redevelopment of many of the buildings lining the route during this period.



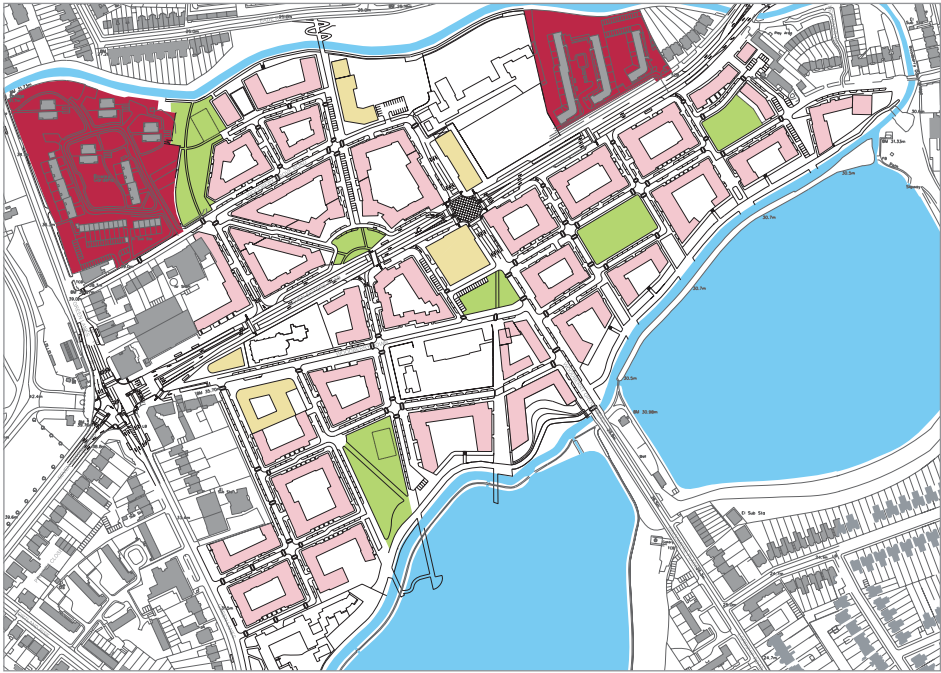
15.9 Phase 4 demolition

Phase 4

Estimated re-housing and demolition 2016 - 2019

Estimated construction 2019 - 2023

15.2.7
This sees further development of blocks along Seven Sisters Road. The completion of the new Woodberry Grove neighbourhood centre is also envisaged at this time once relocation of remaining shopkeepers enables the existing parade to be redeveloped.



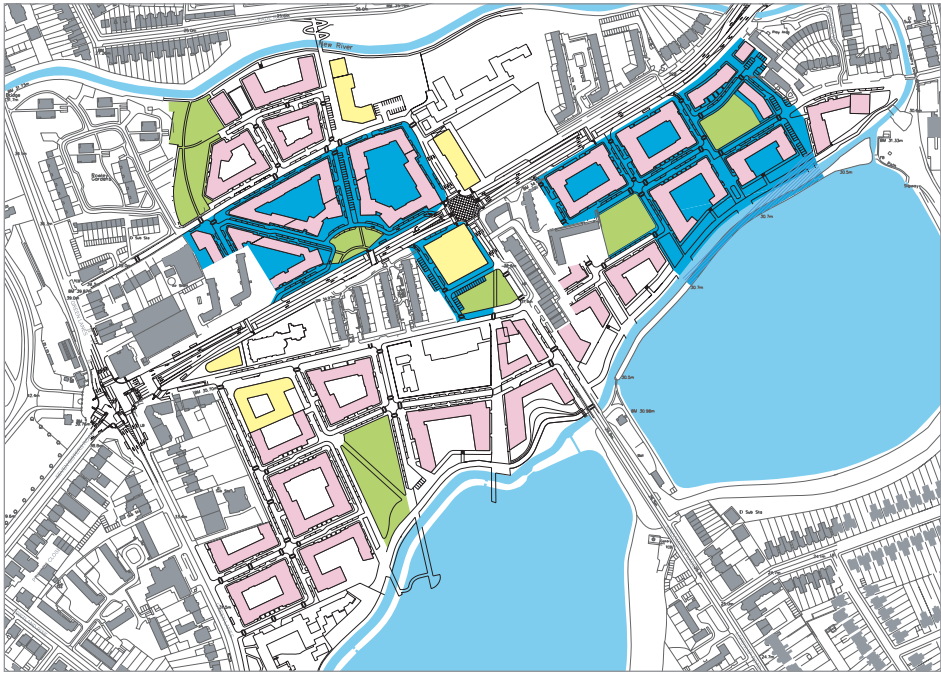
15.11 Phase 5 demolition

Phase 5

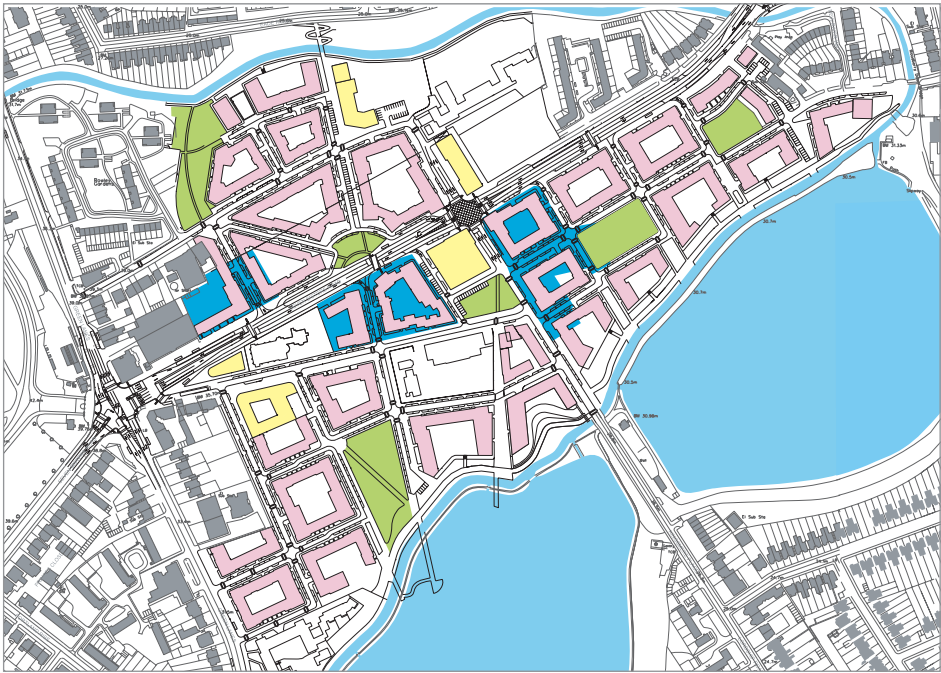
Estimated re-housing and demolition 2018 - 2022

Estimated construction 2022 - 2027

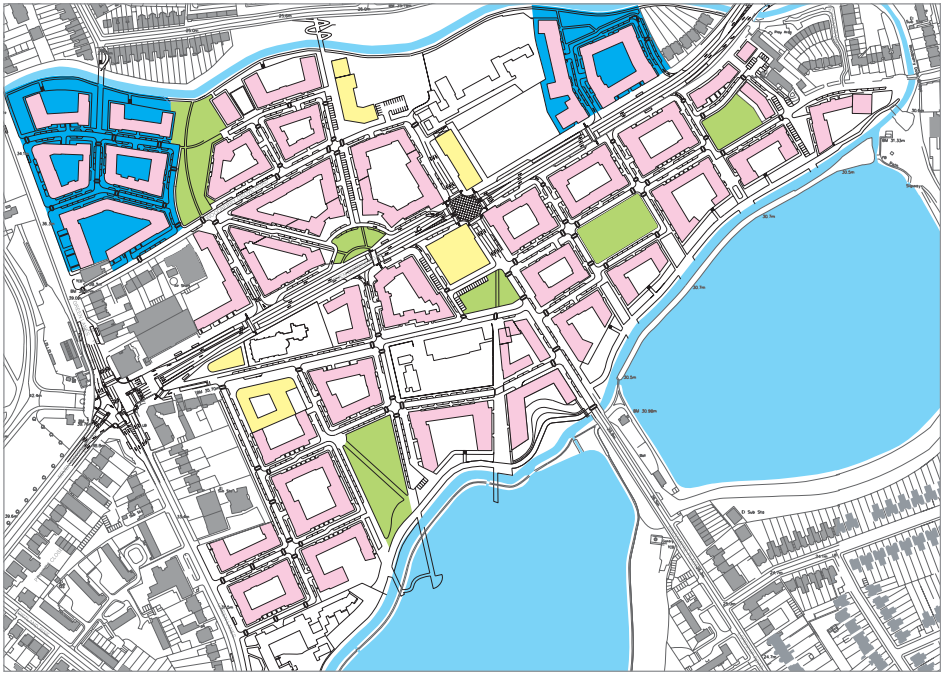
15.2.8
The blocks currently in better condition are left for the final phase, including Rowley Gardens to the northwest and Pickering, Cannock and Savemake Houses to the northeast.



15.8 Phase 3 construction



15.10 Phase 4 construction



15.12 Phase 5 construction



Image courtesy of Berkeley Homes

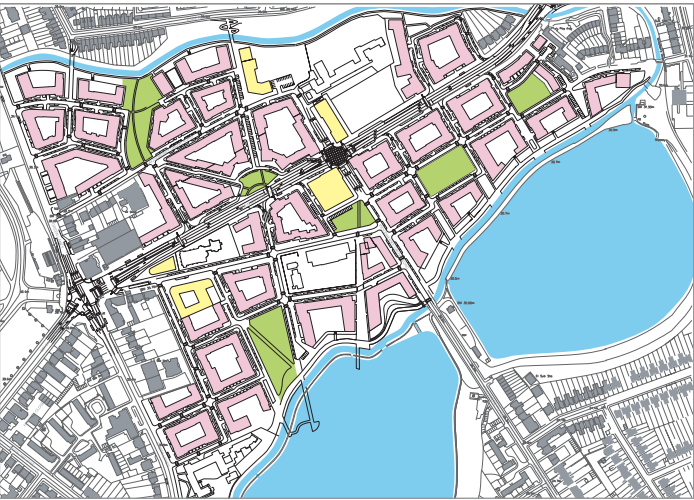
15.3 Implementing the phasing strategy

15.3.1
The phasing strategy is underpinned by six principles:

1. **Building condition:** replacing the worst first.
2. **A rolling programme:** minimising disruption to residents, with clear progression across the area.
3. **Commercial continuity:** ensuring continuity of the retail offer.
4. **Getting the momentum going:** developing lower density areas early.
5. **Providing community facilities early,** including parks and play facilities at each phase – ensuring that a vibrant, well-rounded and well-resourced sustainable community emerges.

6. **Providing adequate construction access**

15.3.2
Full implementation of the Masterplan according to these principles is projected to last more than 20 years. This is to be expected for a project of this scale. The phasing strategy will be refined in close cooperation with private sector and Registered Social Landlord development partners and therefore at this stage, the following is indicative only. Full detailed planning applications will be brought forward for each phase of development. Each will be based on community consultation and interplay between public and private stakeholders.



15.13 The complete masterplan



Further consultation will follow submission of the outline planning application

16 Next steps

16.1 Next steps

16.1.1
This Masterplan has been prepared in support of the Outline Planning Application submitted by Hackney Homes Limited on behalf of Hackney Council. It describes the scale, type and nature of proposed development and explains how this is underpinned by planning policy and founded on extensive community involvement, stakeholder consultation, technical investigations and market research.

16.1.2
A series of complementary mechanisms are to be applied to deliver on this quality agenda, including:

- conditions to the outline planning application relating to clear statements incorporated in the accompanying documentation
- developer contributions
- conditions incorporated into Principal Development Agreements
- locally-based management mechanisms, such as the proposed Community Based Housing Association or the Manor House Development Trust
- a Design Code that sets out more detailed design requirements

16.1.3
As set out in the accompanying Statement of Community Involvement, the process of community engagement will continue beyond submission to ensure that local residents understand proposals and are able to provide framework.

16.1.4
There is a widespread desire to 'get on with it' and it is anticipated that closely following submission, the first detailed planning application will be lodged for the Old School Site – providing a clear demonstration of how the regeneration process is to move forward.