

Woodberry Down Masterplan (Phases 5-8)

WDCO Board (Nov '23 Update)

16th November 2023



Introduction

The purpose of this presentation is to provide the WDCO Board with an update on progress made on the Masterplan with the Design Committee over September and October, following the previous updates given to the Board:

- **February** – Engagement Strategy & GF Strategy Scope
- **March** – Presentation on ‘The Masterplan Process’
- **May** – Movement, Routes & Open Spaces
- **September** – Housing Numbers & Early Height/Massing Proposals

September Presentation



Overall site area:
8.7 hectare

Gross development area:
c. 307,971 m²

Total dwellings:
c. 3,129 - 3,364 dwellings (Phases 5-8)

Phase 5 = 799 - 859 homes

Phase 6 = 993 - 1,067 homes

Phase 7 = 422 - 453 homes

Phase 8 = 917 - 985 homes

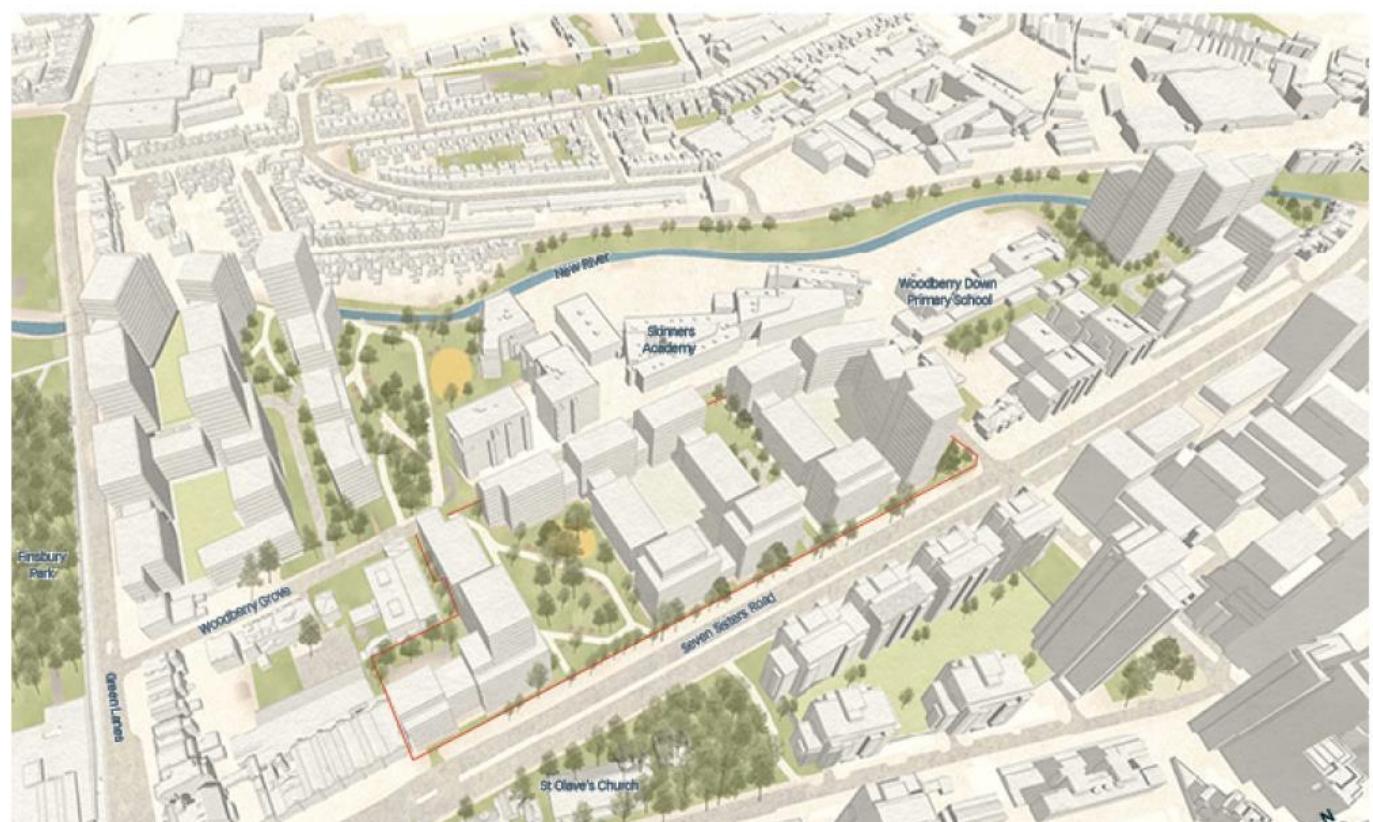
Key:
■ Phases 5 - 8 boundary

September Presentation

PHASE 5 - PROPOSED ILLUSTRATIVE MASSING



PHASE 6 - PROPOSED ILLUSTRATIVE MASSING



September Presentation

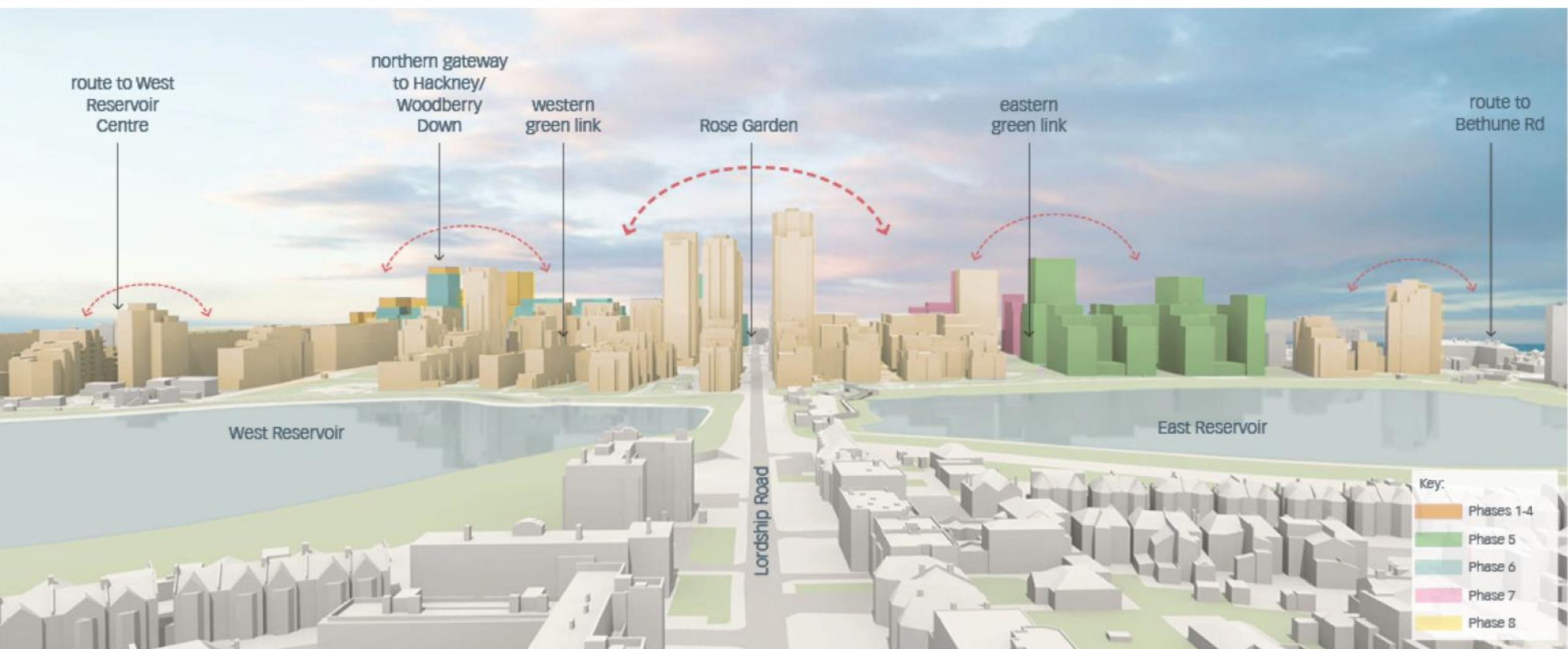
PHASE 7 - PROPOSED ILLUSTRATIVE MASSING



PHASE 8 - PROPOSED ILLUSTRATIVE MASSING



September Presentation



Introduction

This presentation provides an update on the following:

- Changes to Massing & Impact on Housing Numbers
- Rationale for Including Podiums
- Parameter Plans & Design Coding (Open Spaces)
- Public Consultation

The information included in this presentation is reflective of the material that has been shared on the Consultation Boards that are live online.

Changes to Massing



In response to the comments raised by the Design Committee and the London Borough of Hackney:

Phase 5

1. Height of northwest building reduced by 4 storeys (from 22 to 18 storeys). This continues the stepping down of height away from the centre of Woodberry Down.

Phase 6

2. Phase 6 remains the same as previously presented to the Design Committee. The principles of building layout and height are largely understood to be acceptable to the Design Committee and London Borough of Hackney.

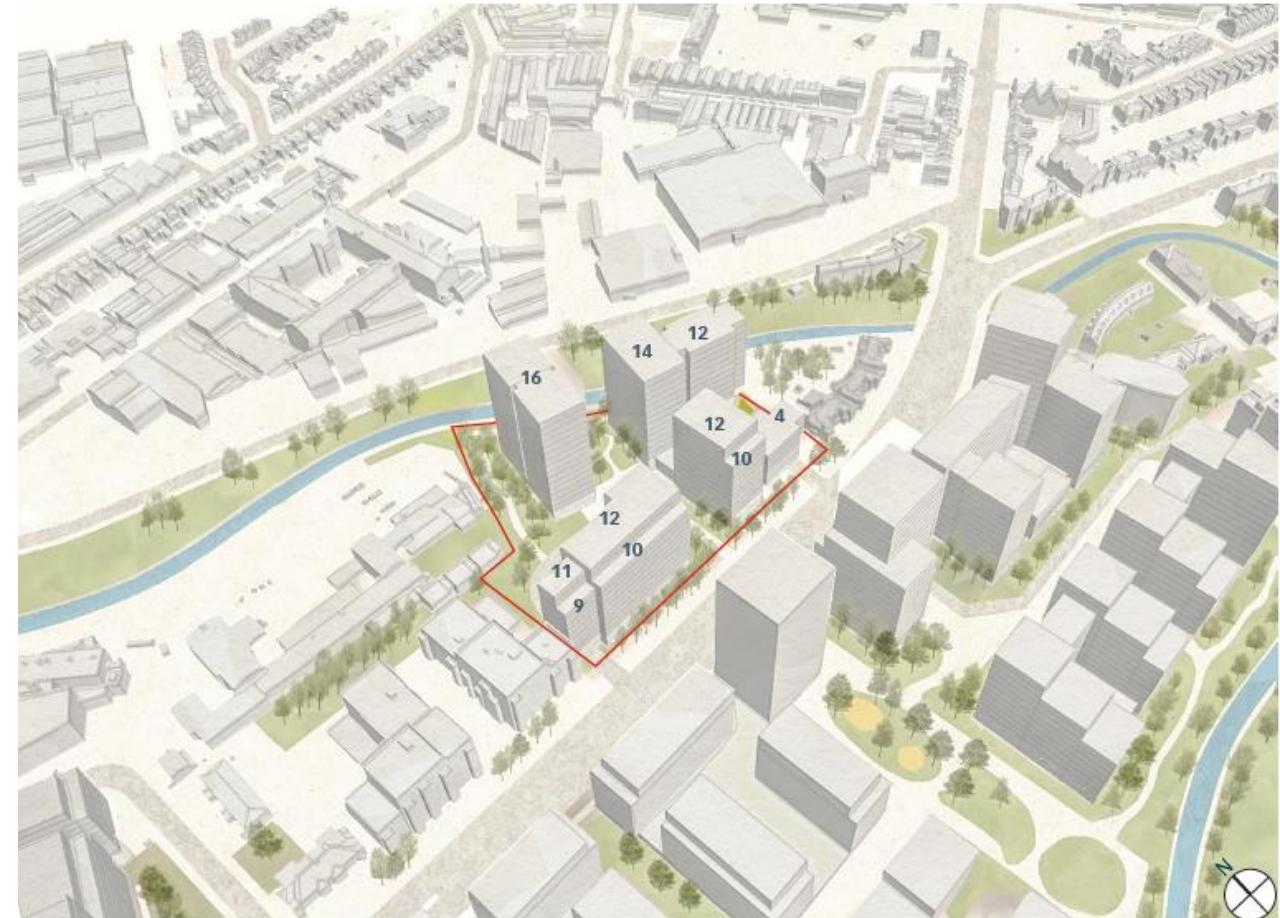
Phase 7

3. Height of the northwest building changed from 12 and 20 storeys, to 16 storeys. This reduces the tallest height by 4 storeys.

Phase 8

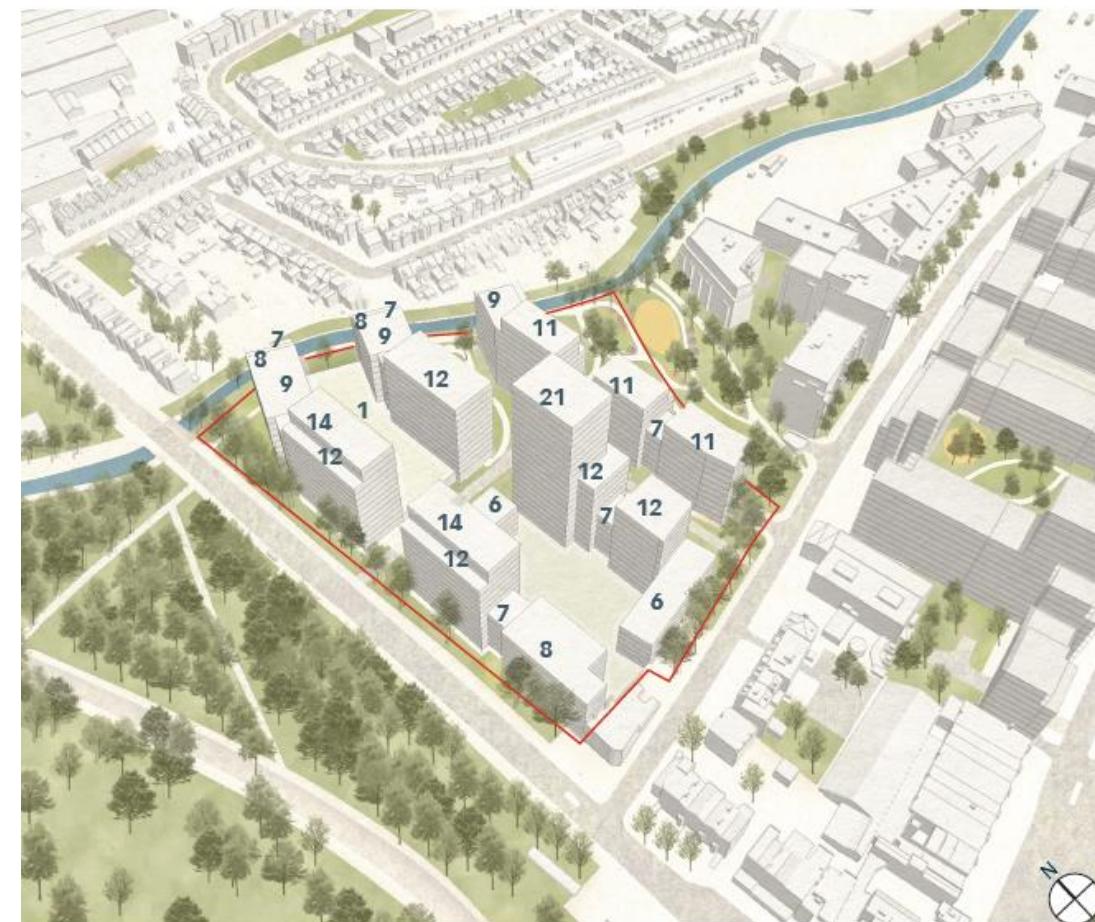
4. The northeast tower, adjacent to Rowley Gardens has been removed. This results in a single point of height in the centre of the site, at 21 storeys.
5. Building height along the New River has been reduced from 13-15 storeys to 7-9 storeys, reducing the townscape impact from Finsbury Park and neighbouring streets to the north.
6. Building height of two blocks along Green Lanes has been increased from 12 storeys to 14 storeys (including a 2 storey set-back). This more closely aligns to the heights of the 2014 consent.

Changes to Massing (Phases 5 & 7)

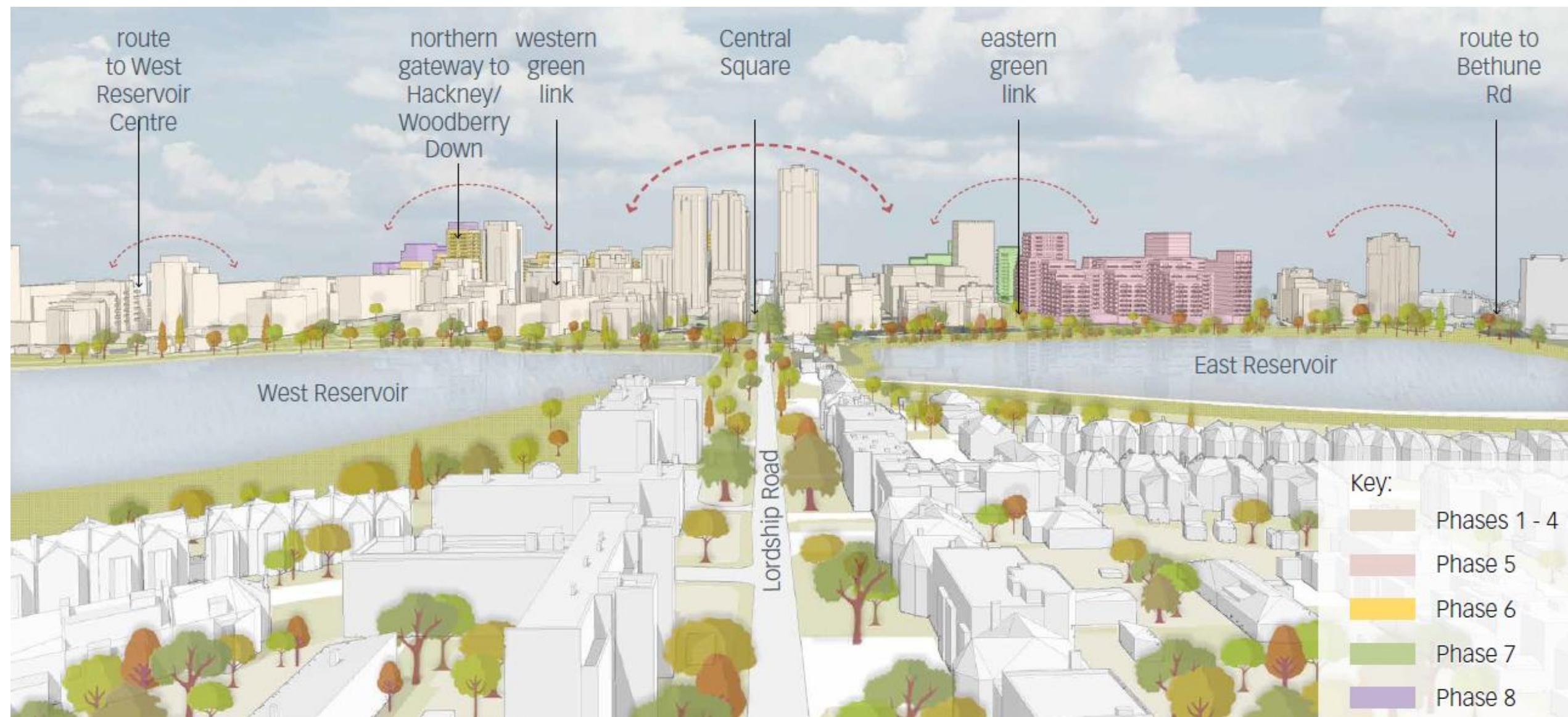




Changes to Massing (Phase 8)



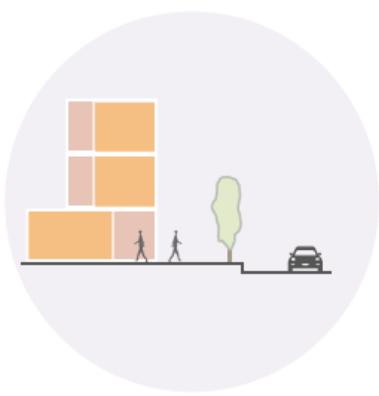
Changes to Massing (All Phases)



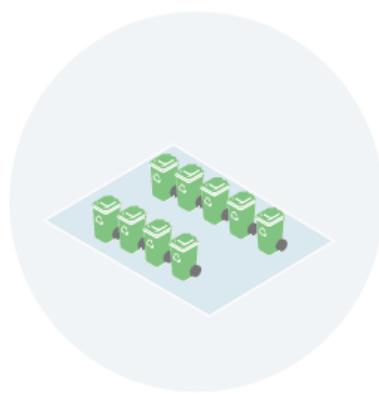
Woodberry Down shall be an open, welcoming place where people choose to live, feel safe, are in touch with the natural environment, benefit from a range of facilities for the community and have a strong sense of pride.



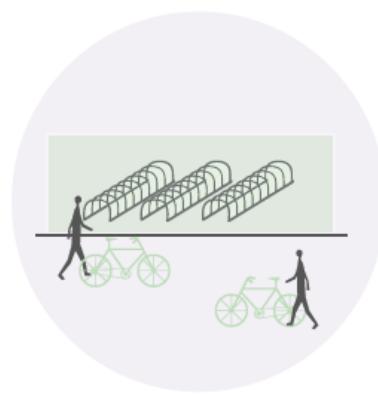
Drivers for Podiums



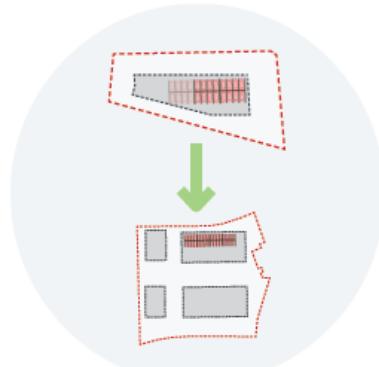
Ground floor apartments to provide active frontage to street



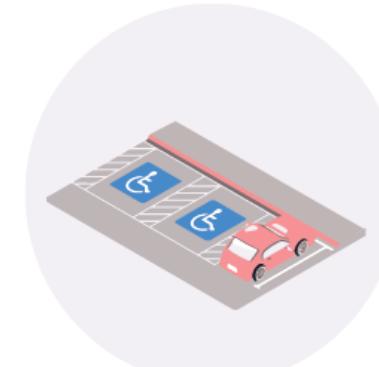
Housing the bin stores for residents



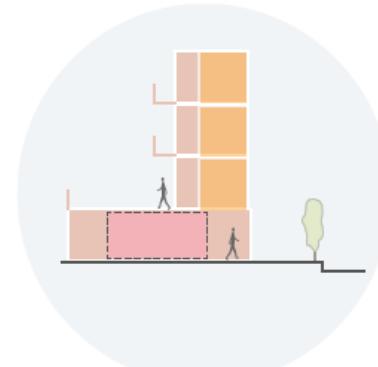
Secure cycle parking facilities



Re-providing parking from earlier phases throughout the masterplan



Accessible disabled parking for all residents



Concealed service and plant rooms from streetscape

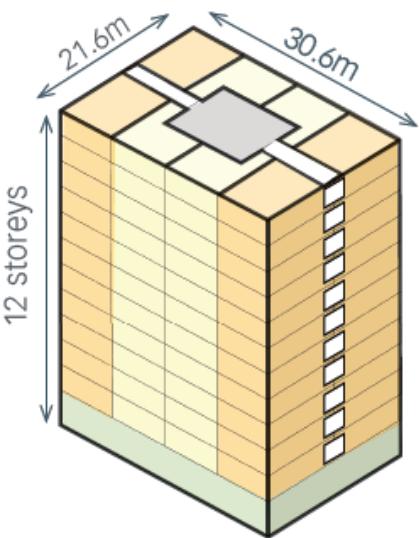
2014 Masterplan

Approx. 26,000sqm

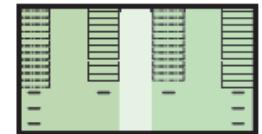
2023 Masterplan

Approx. 18,000sqm

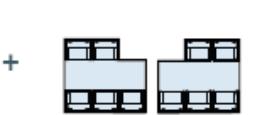
We are able to reduce the total area as a result of the change in GLA and LB Hackney policies around car parking and the directive to be 'car-lite'



12-storey block
GEA: **7945 sqm**



Cycle store
250 sqm



Refuse store
26 sqm



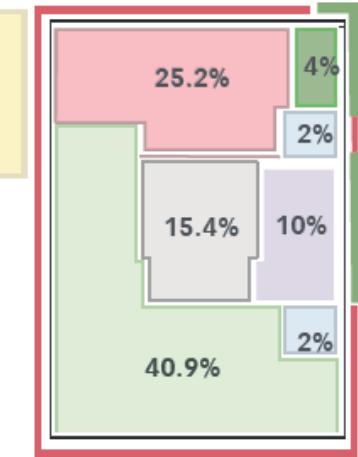
Plant
154 sqm



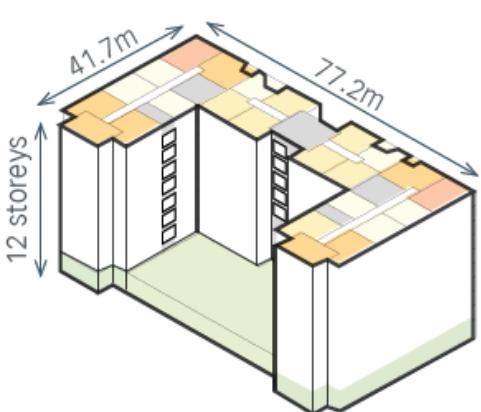
Core + lobby
94 sqm + 61 sqm



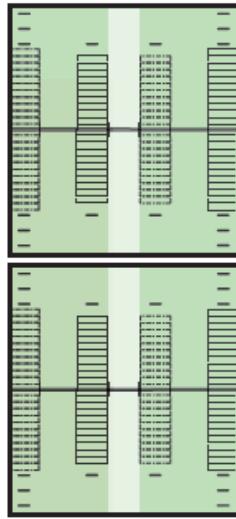
Parking
105 sqm



Ground floor plan
Active frontage: **18.4m** (17%)
Inactive frontage: **86.1m** (83%)



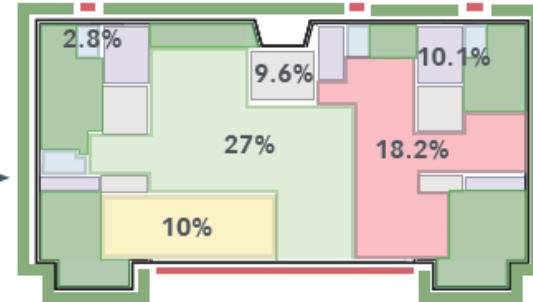
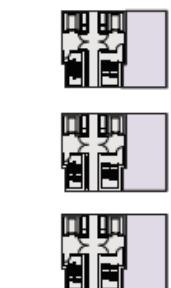
12-storey block
(3 cores + podium)
GEA: **26,160 sqm**



Cycle store
750 sqm



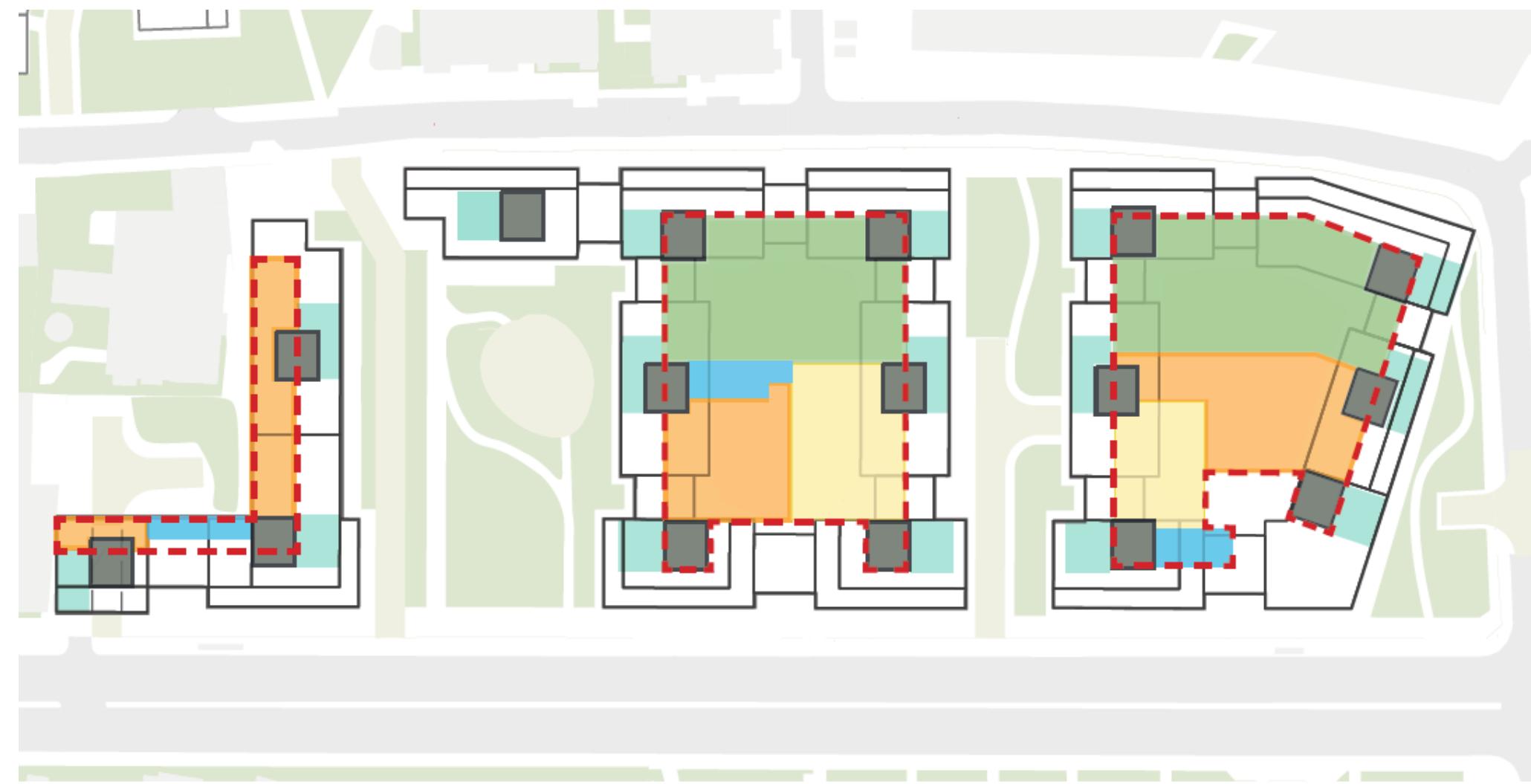
Refuse store
79 sqm



Ground floor plan
Active frontage: **168.7m** (65%)
Inactive frontage: **88.9m** (35%)

The diagrams shown on this and the next page illustrate the quantum of active and inactive frontage that can be achieved with and without a podium, resulting in the streetscape to be designed accordingly. Please note the diagrams are illustrative and not specific to Woodberry Down.

Rationale for Podiums (Using Phase 6 as an Example)

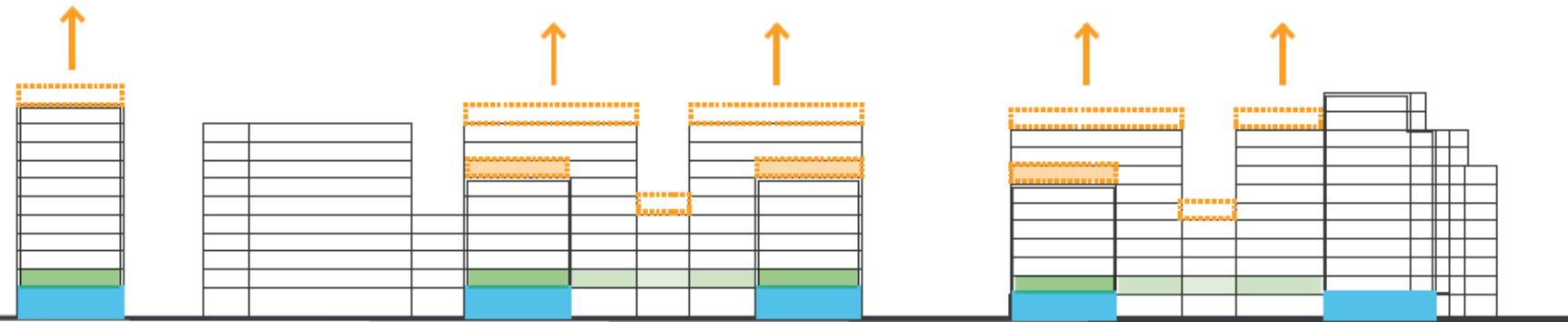


Cycle store: 2983 sqm
Refuse store: 315 sqm
Plant: 2022 sqm
Cores + lobbies: 2922 sqm
Parking: 1120 sqm
Total back of house: 9362

Key:

- Podium extents
- Cycle store
- Refuse store
- Plant
- Cores
- Lobbies
- Parking

Rationale for Podiums (Using Phase 6 as an Example)



This option proposes moving the cycle storage onto the first floor whilst the remaining back of house stays at ground level. The section highlights the impact to the building heights when locating the cycle stores onto the first floor.

First floor area = **11,083 sqm**

Back of house located on first floor (cycles) = **2983 sqm**

Back of house located at ground floor = **6379 sqm**

Cycle store: 2983 sqm

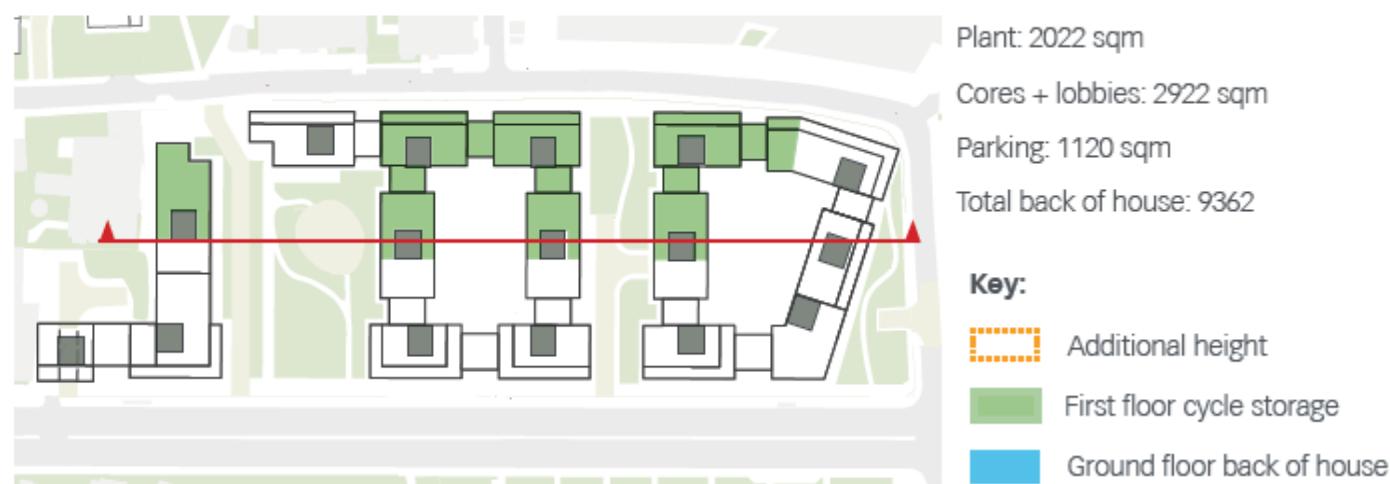
Refuse store: 315 sqm

Plant: 2022 sqm

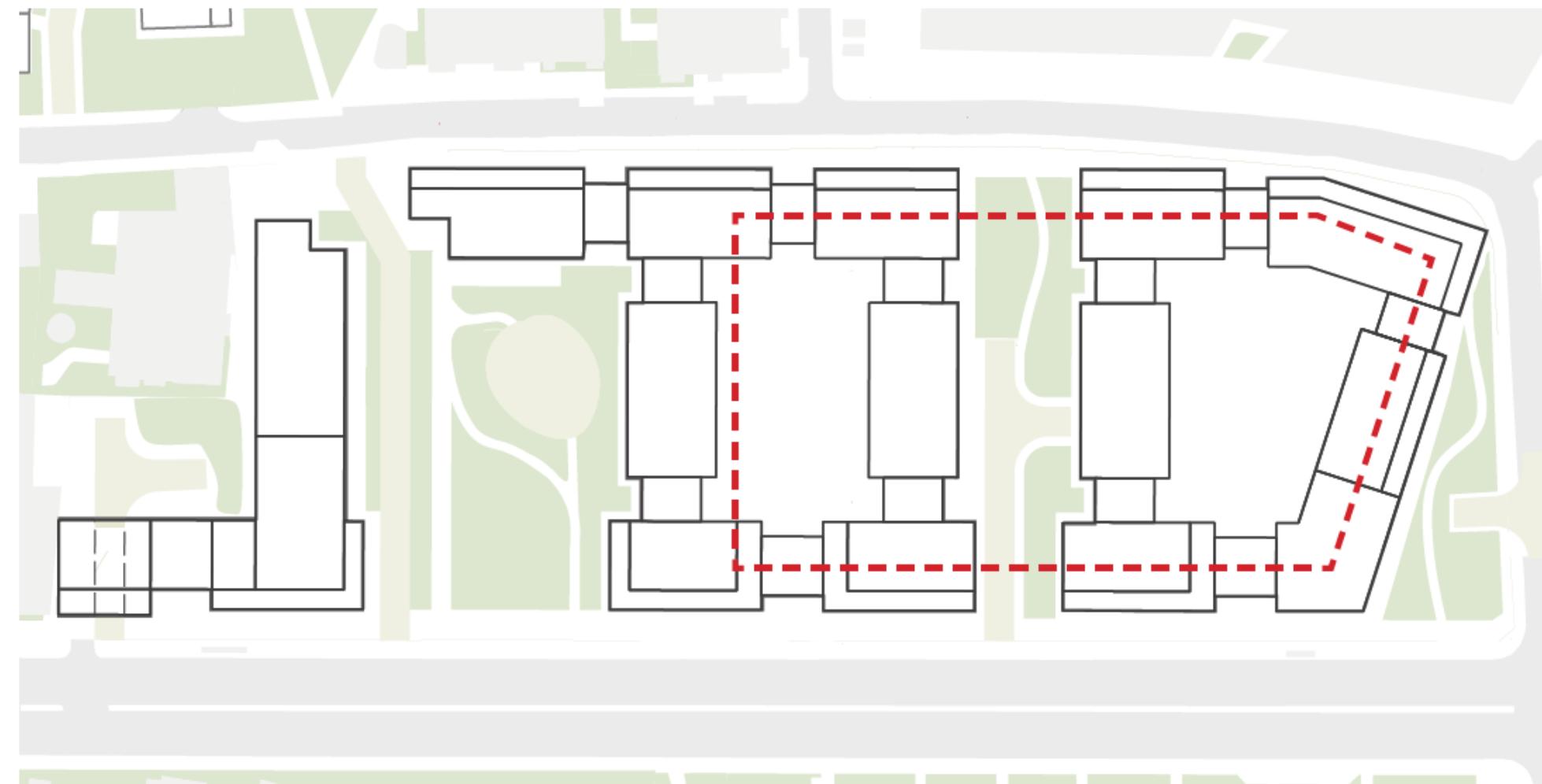
Cores + lobbies: 2922 sqm

Parking: 1120 sqm

Total back of house: 9362



Rationale for Podiums (Using Phase 6 as an Example)



Cycle store: 2983 sqm
Refuse store: 315 sqm
Plant: 2022 sqm
Cores + lobbies: 2922 sqm
Parking: 1120 sqm
Total back of house: 9362

Key:

Basement extents for back of house

This option proposes locating all of the back of house areas into the basement.
The plan shows the extent of the basement required to accommodate all of the back of house facilities.

Public Open Spaces & Design Coding

Ten topics that have been highlighted during the design and consultation process:

Moving around



Provide safe crossing points on Seven Sisters Road
(Design Committee / Community & Youth Workshops)



Improved lighting (particularly Spring Park, the New River and Phase 6)
(Families & TRA Workshops / Friday Prayers)



Provide overlooking so it feels safer to walk at night
(Community Workshops / Youth Workshop)



Cycle routes
(Design Committee)



Create active walking trails with outdoor exercise machinery
(Families Workshop / TRA Workshop)



Install good signage / noticeboard
(Community Workshops)



Accessibility of all age / ability groups (e.g. sheltered benches)
(Design Committee / SEN Workshop)



Turn Seven Sisters Road into a planted boulevard
(Hackney Planning)

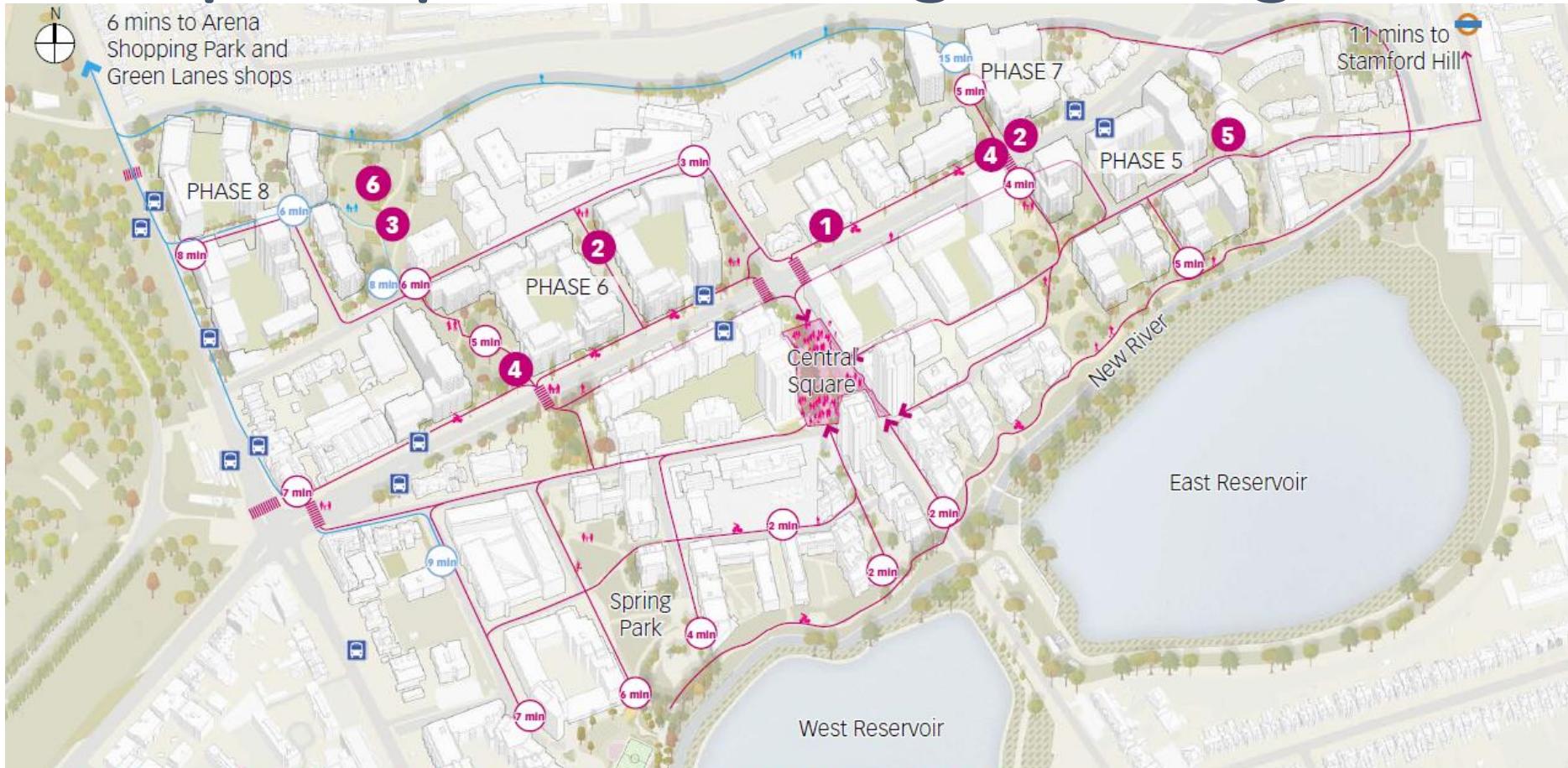


Provide plenty of integrated play routes
(Hackney Planning)



Scenic and direct routes
(Families Workshop / TRA workshop)

Public Open Spaces & Design Coding



Planting along edges of Seven Sisters Road



Streets that feel safer



Scenic and direct routes



New pedestrian crossing



Dedicated cycle routes



Accessibility of all age/ability groups

Key:

Walking routes to Central Square

Walking route to Arena Shopping Park / Green Lanes shops

Pedestrian crossings

Note: a walking speed of 2.7 mph has been assumed, which is considered an average speed for a 60 year old.

Public Open Spaces & Design Coding

Ten topics that have been highlighted during the design and consultation process:

Ecology and landscape



Create variety in the landscape, accommodating a range of uses throughout the year (Design Committee)



History and promotion of trails
(Identity and heritage workshop)



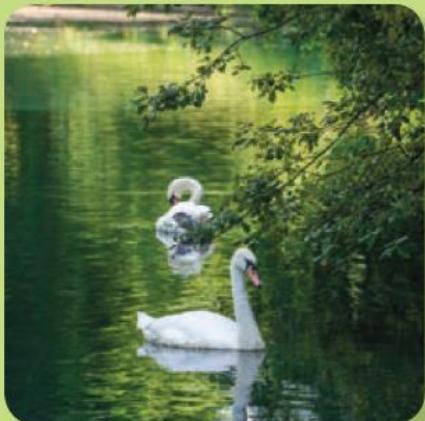
Provide spaces that allow for gatherings / events
Design Committee



Sensory planting and pods
(Design Committee / SEN Workshop)



Feel connected to the Community's heritage and identity
(Community Workshops)



Protect and enhance rich habitats / ecosystems
(Hackney Planning)



Support access and visual connection to the New River
(Community Workshops / SEN Workshop / Youth)



Provide an equity of views
(Development Agreement)



Educating the community of their landscape assets
(Design Committee)



Introduce more playfulness to all members of the community
(Community Workshops / SEN Workshop)

Public Open Spaces & Design Coding

Ten topics that have been highlighted during the design and consultation process:

Facilities and community



Provide spaces for all ages
(Design Committee / Families Workshop)



Flexible / adaptable community spaces
(Community Workshops / Friday Prayers)



Low cost community facilities
(Community Workshops / Social Life)



Public spaces to accommodate gatherings and events
(Community Workshops / Families Workshop / Youth Workshop)



Provide smaller / intimate spaces for teens to under 25s
(Social Life / TRA workshop)



Repurpose the old MUGA space
(Social Life / Youth Workshop)



Make Spaces for Girls
(Cultural Strategy)



Community planting
(Families Workshop / SEN Workshop)

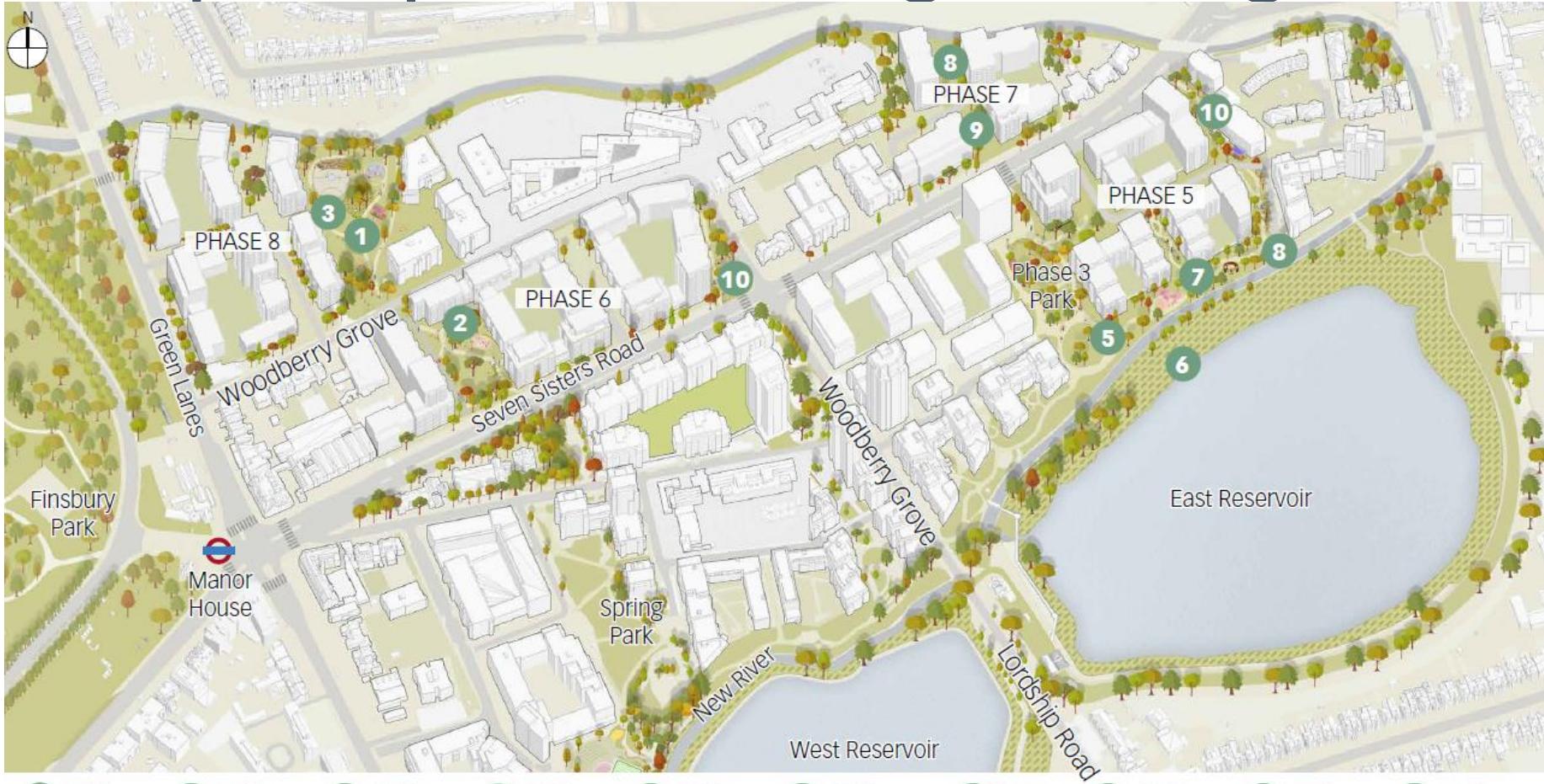


Inclusive variety of play equipment
(Design Committee / SEN Workshop)



Provide areas that are sheltered
(Social Life)

Public Open Spaces & Design Coding



Landscape variety



Spaces for gatherings/events



More colour/fun



Equity of views



Educating about landscape assets



Rich habitats/ ecosystems



Connection to the reservoirs



Connected to nature



Sensory planting



Heritage trails

Public Open Spaces & Design Coding

Ten topics that have been highlighted during the design and consultation process:

Cultural Strategy



Signage & wayfinding
(Identity and Heritage Workshop)



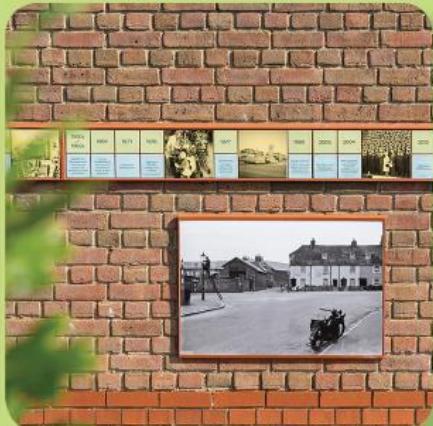
Community Growing
(Families Workshop)



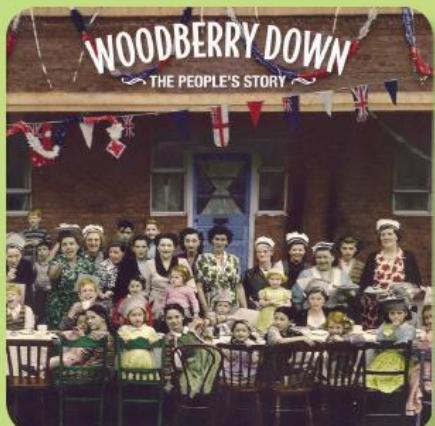
Celebrate local history
(Identity and Heritage Workshop)



Embed built heritage trail
(Identity and Heritage Workshop)



Public local timeline display
(Identity and Heritage Workshop)



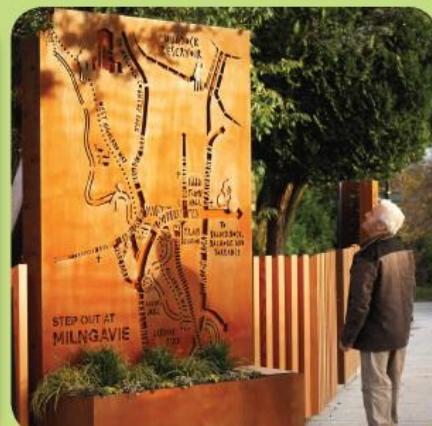
Strong sense of community
(Identity and Heritage Workshop)



Integrate artwork
(Identity and Heritage Workshop)



Educate people about Woodberry Down's natural environment

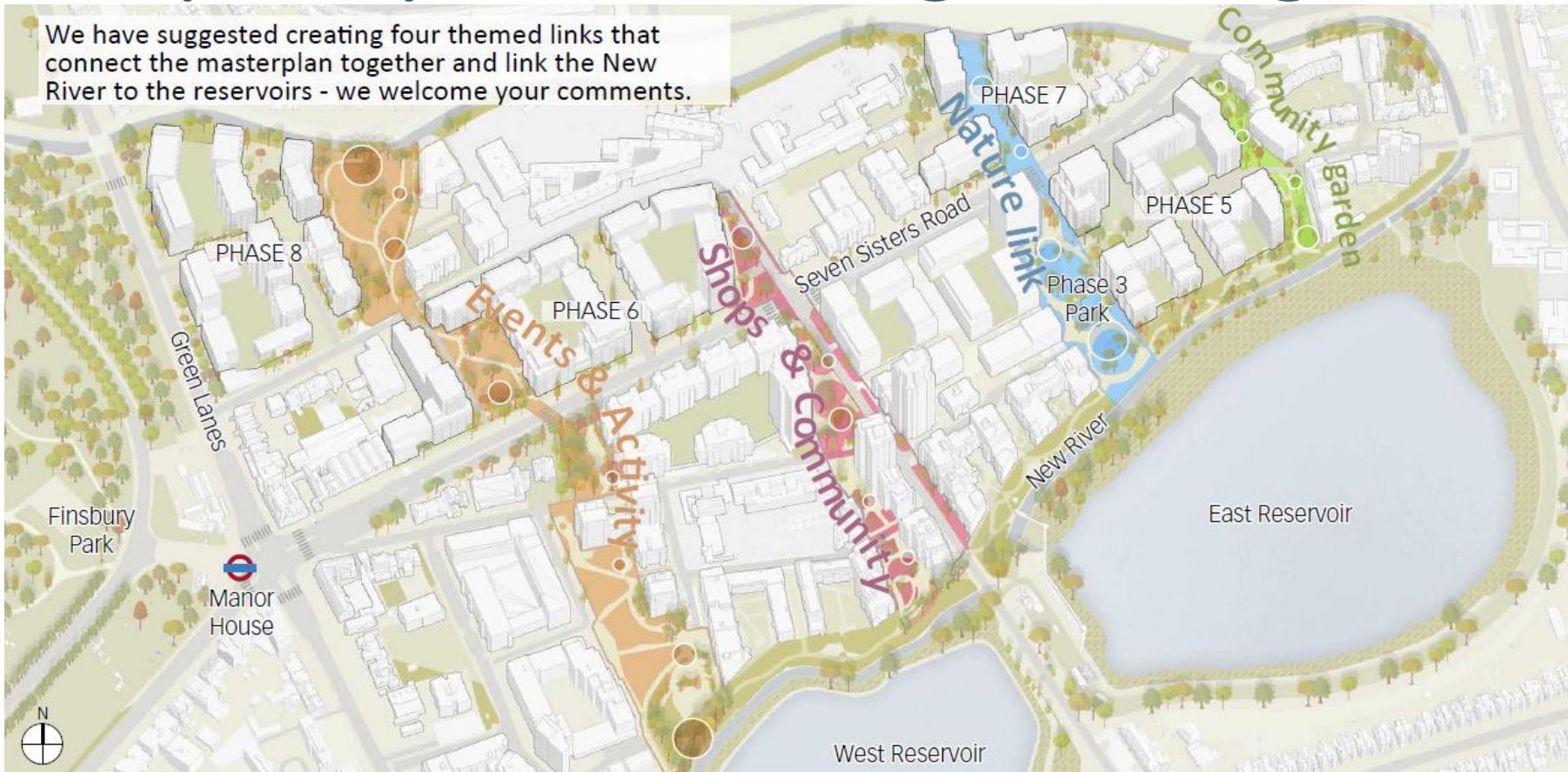


Estate signage and sensory boards
(SEN Workshop)



Biodiversity Trails
(Identity and Heritage Workshop)

Public Open Spaces & Design Coding



Historical names of buildings/streets



Integrate artwork



Celebrate local history



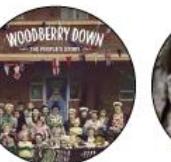
Embed heritage into the streets



Public local timeline



Estate signage and sensory boards



Remember



Educate about nature



Identity of the walking routes



Wayfinding

Public Consultation

- The Consultation period runs from 10th November to 10th December
- Over the next 2 weeks we are hosting the following consultation events:
 - Wednesday 22nd – 4pm to 8pm – WD Community Primary School
 - Saturday 25th – 10am to 2pm – The Redmond Centre
 - Thursday 30th – 3pm to 7pm – Berkeley Phase 3 Site Cabins
 - Saturday 2nd – 10am to 2pm – The Edge Youth Hub
- Great opportunity to speak to the Design Team directly!
- Public Consultation 2 is planned for February '24 where the wider community will have their opportunity to provide comments on the final proposals

Public Consultation



Next Steps & Topics for Discussion

- **January Board** – Explanation of How Viability Works
- **February Board** – Masterplan Update Ahead of Consultation
- **Throughout February** – Public Consultation Round 2
- **End-March** – Planning Application to be Submitted

Note: The GF Strategy will be discussed separately.

Happy to answer any questions...

However, it is also really important that we also get your feedback through the formal channels of the Public Consultation!