

WOODBERRY DOWN

WDCO BOARD - MASTERPLAN PRESENTATION - 21.09.23

Lifschutz Davidson Sandilands

1182_Doc211_WDCO Board - Masterplan Presentation



INTRODUCTION

The purpose of this presentation is to provide the WDCO Board with an update on the progress of the Phases 5-8 masterplan made with the WDCO Design Committee over the period June - September, following the previous updates given to the Board where we discussed the Community Workshops, Vision & Objectives, as well as the approach to Movement, Routes & Spaces.

- **June** - Masterplan strategies, illustrative plans, massing, and microclimate
- **July** - Masterplan programme update, massing changes and open space provision
- **August** - Massing and landscape - session 2
- **September** - Landscaping and Public Open Space

It will also set out the next steps and topics to be discussed at the WDCO Board in October & November.

PROGRAMME UPDATE

The programme below has been revised from the one that was issued to the WDCO Board back in August. Public Consultation has been postponed by 2 months to allow partners more time to review the height & massing.

- **October Board:** Ground Floor Strategy (Stages 1 & 2)
- **November Board:** Masterplan Update
- **Throughout November:** Public Consultation Round 1
- **January Board:** Illustrative Scheme and Documents for Approval
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- **End-March:** Planning Application to be Submitted

ILLUSTRATIVE LAYOUTS - DESIGN COMMITTEE (MAY BOARD)



Phase 5



Phase 6



Phase 7

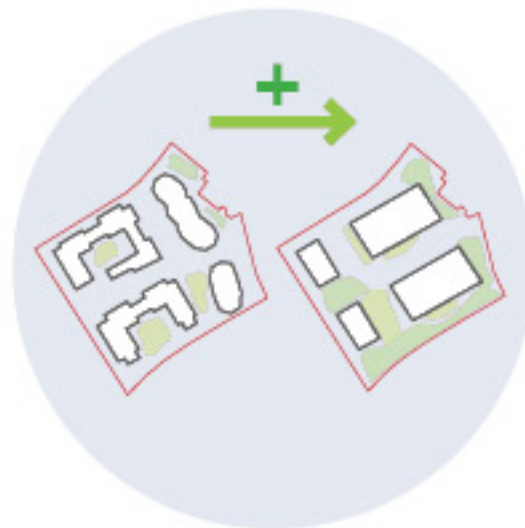


Phase 8

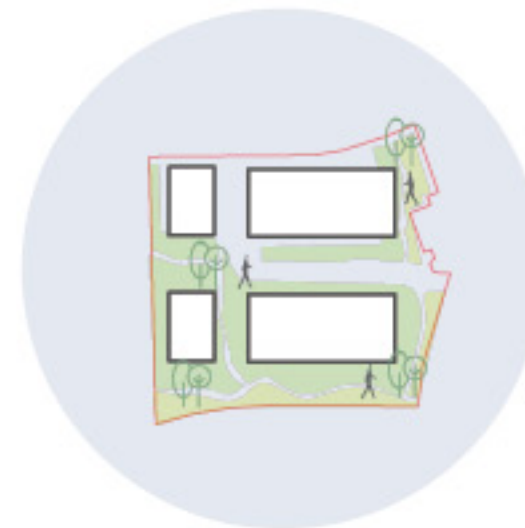
MASTERPLAN BENEFITS



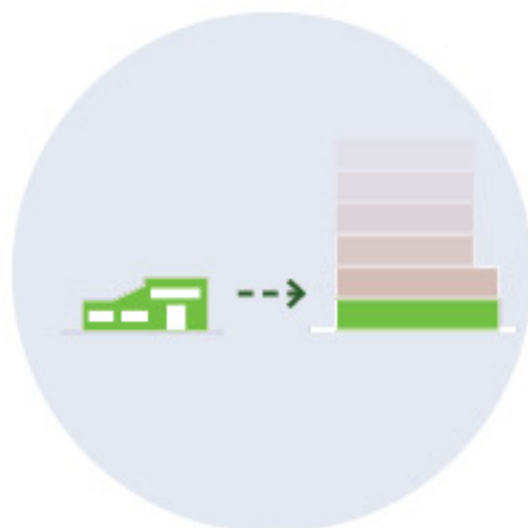
Increase tree retention from 30% (2014 consent) to approx. 60%



Providing more green open space than building footprint - c.80% increase over 2014 consent



Increasing quality and quantity of public open space and providing more public open space than private amenity



Potential re-provision of The Edge, providing an opportunity to co-locate functions



Opening up the New River to the north and improving access

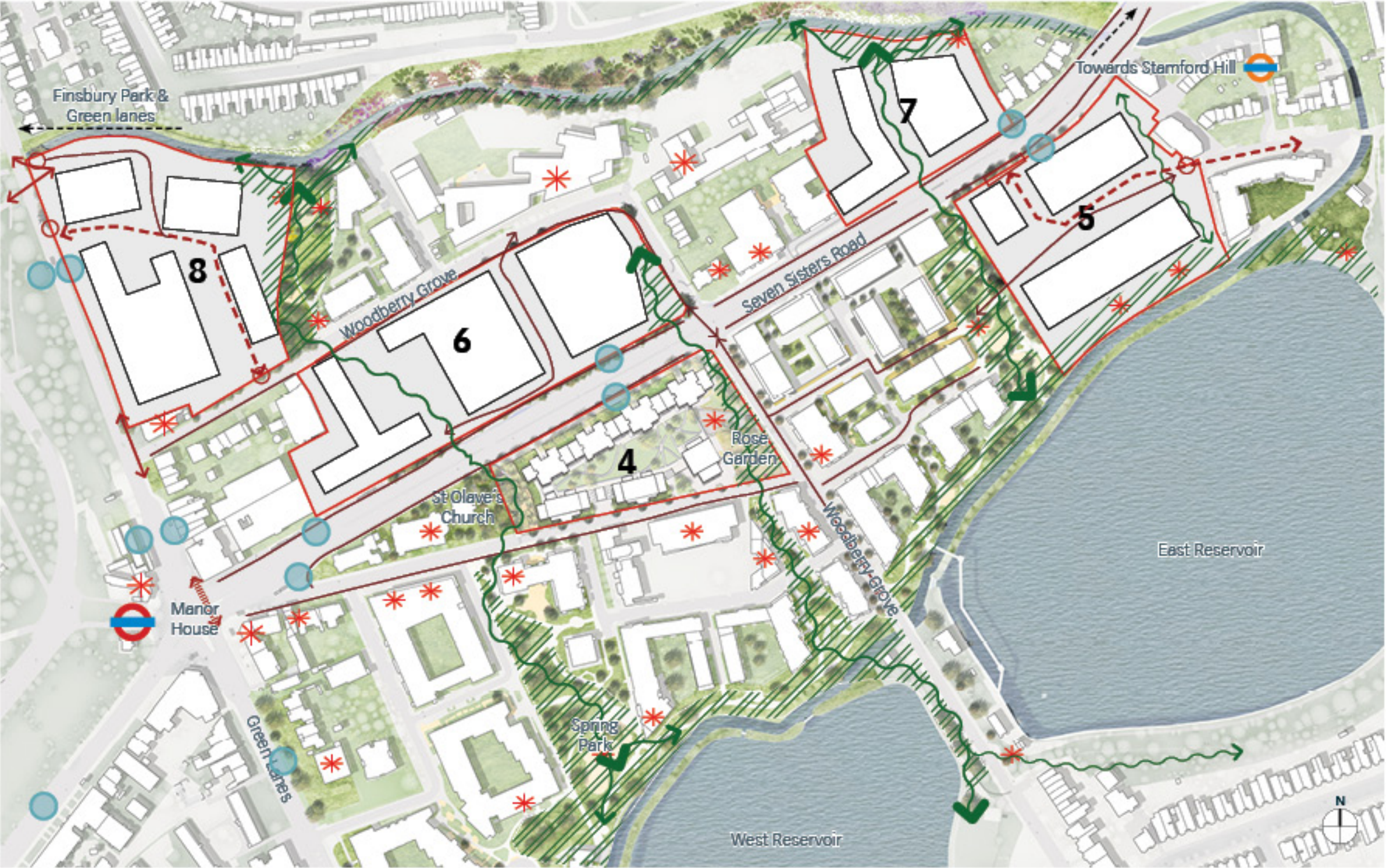


Biodiversity net gain



Increased number of homes overall, including an increase in social rented and intermediate homes

ILLUSTRATIVE LAYOUTS - DESIGN COMMITTEE (MAY BOARD)



This plan was presented to the WDCO Board at the last meeting in May.

- * Key facilities
- Bus stop location
- ↔ Main pedestrian connections
- ▨ Existing ecological green link
- Proposed vehicular route
- Building plot
- Site boundary
- Suggested green link

PROPOSED ILLUSTRATIVE MASTERPLAN



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

PUBLIC OPEN SPACE



This diagram sets out the public open spaces across the illustrative masterplan (completed and proposed. It includes the consented Phase 3 scheme.

2014 Public open space

Phases 5-8: 6,923 m²

2023 Public open space

Phases 5-8: 15,505 m²

Note: The 2014 Public Open Space has been been calculated from the Parameter Plans.

SITEWIDE SPATIAL ANALYSIS

This diagram illustrates the landscape concept approach for Phases 5-8, within the context of Woodberry Down. It illustrates the variety of open spaces within each phases and how the phases connect into the surrounding area.



Sitewide spatial
diagrams plan

Berkeley
Designed for life

fabrik

Lifschutz Davidson Sandilands
Architects Design consultants Urban planners

SITEWIDE LANDSCAPE SKETCH PROPOSALS

As with the landscape concepts, the sketch proposals have been updated and combined in the image below to show the overall picture for Phases 5-8.

The following sections of the document review each phase in more detail.



N
Sitewide sketch
proposals plan

PHASE 5 - ILLUSTRATIVE PROPOSALS



Woodberry Down / New River Path



Precedent - Waltham Forest Linear Park



View looking south towards the reservoir

PHASE 5 - ILLUSTRATIVE VIEW FROM WATERFRONT



View looking north west from the East Reservoir towards Phase 5



PHASE 6 - ILLUSTRATIVE PROPOSALS



Woodberry down / spring park



Precedent - Elephant Park, London



View looking south east with St. Olave's Church in background

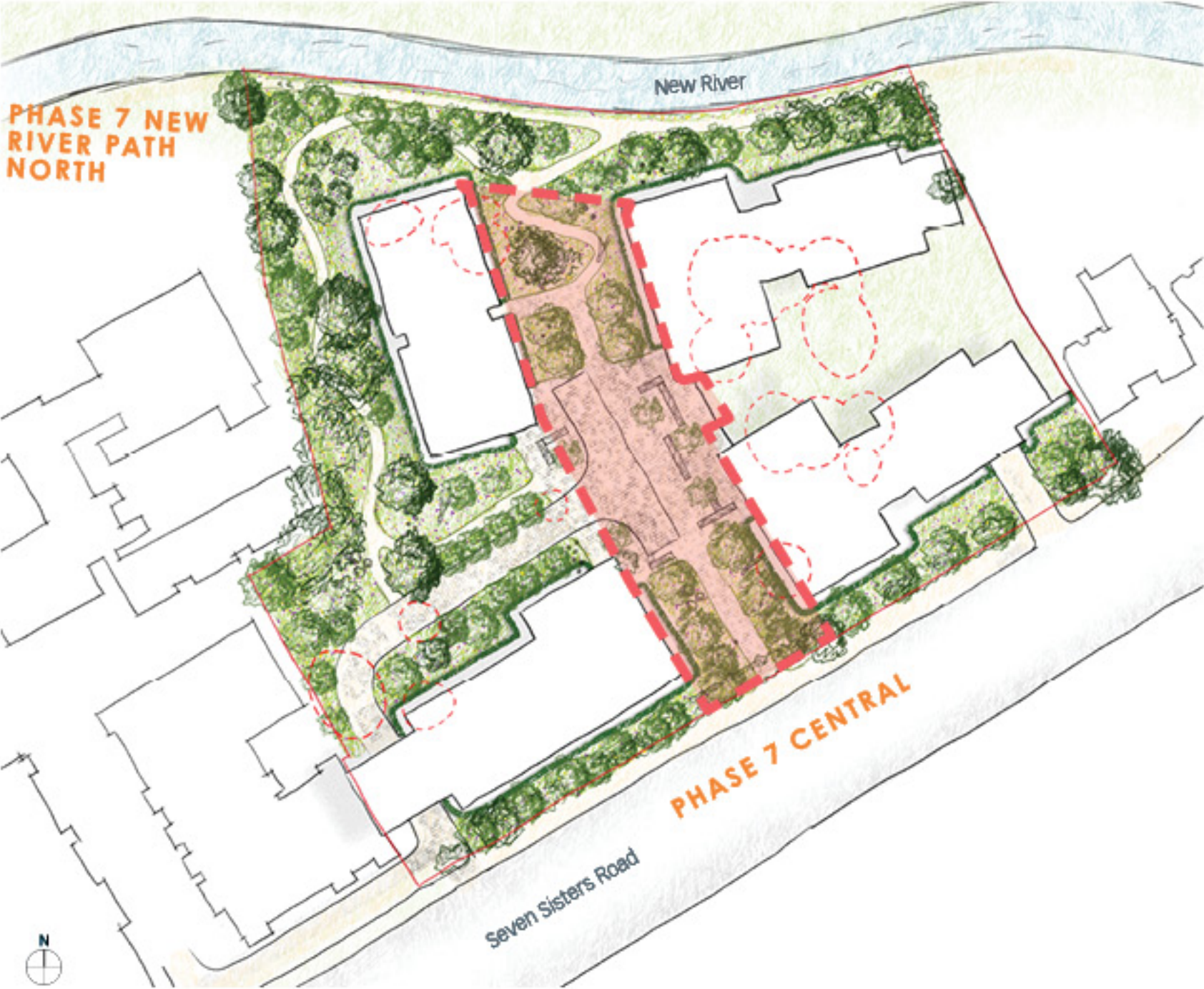
PHASE 6 - ILLUSTRATIVE VIEW FROM NEW SQUARE



View looking east over the proposed phase 6 park



PHASE 7 - ILLUSTRATIVE PROPOSALS



Woodberry Down / Spring Park



Precedent - New River South, Woodberry Down



View looking north from the pedestrian crossing on Seven Sisters Road

PHASE 7 - ILLUSTRATIVE VIEW OVER NEW RIVER



View looking south over New River



PHASE 8 - ILLUSTRATIVE PROPOSALS



Woodberry Down / View River path



Woodberry Down / Spring Park



Precedent - Spring Park, Woodberry Down, London

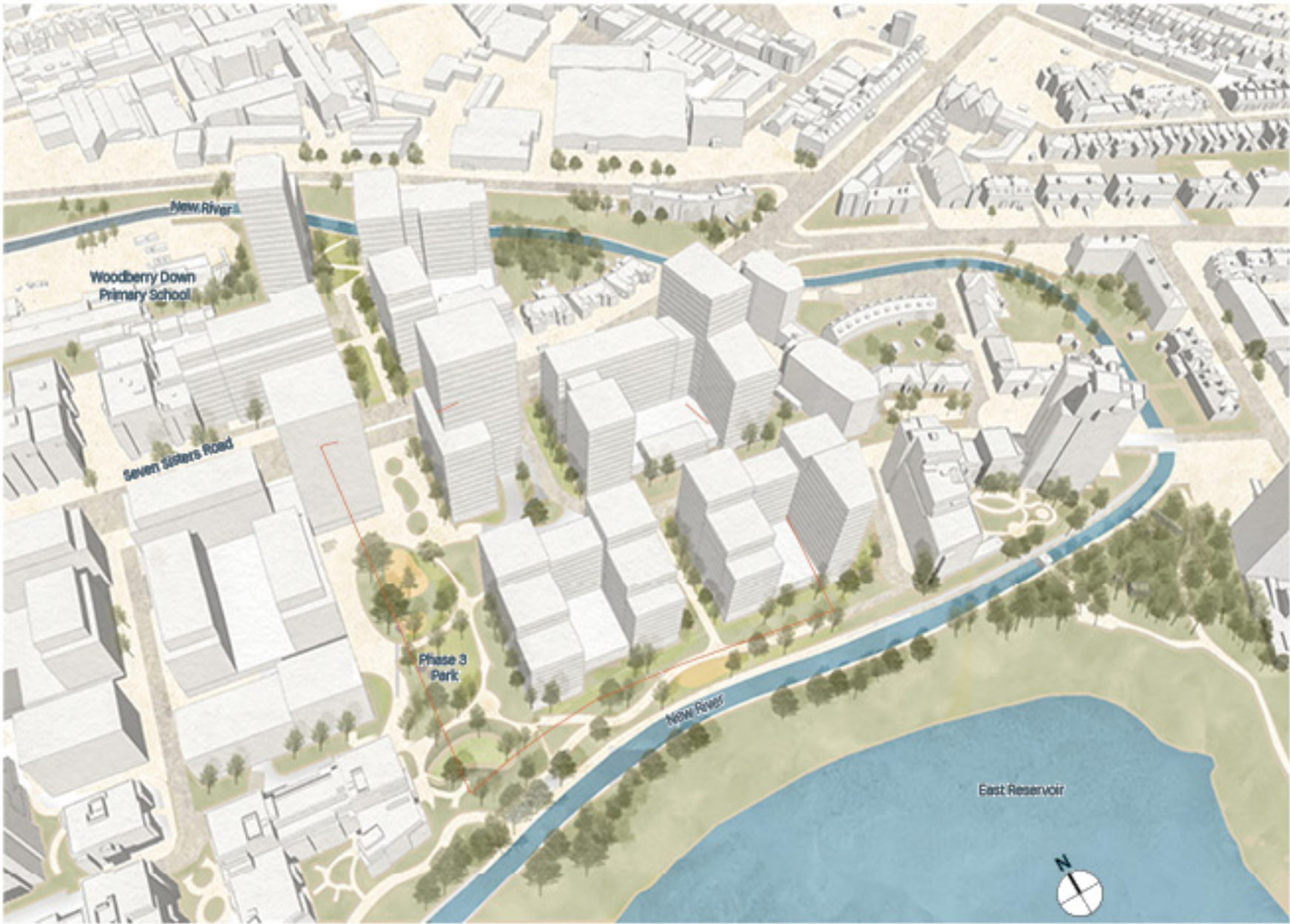
PHASE 8 - ILLUSTRATIVE VIEW ACROSS ROWLEY GARDENS



View looking west from Ashview Apartments



PHASE 5 - PROPOSED ILLUSTRATIVE MASSING



Phase 5 Aerial view

 Phase boundary



View 1 - Phase 5 looking west along SSR



Phase 5 Plan



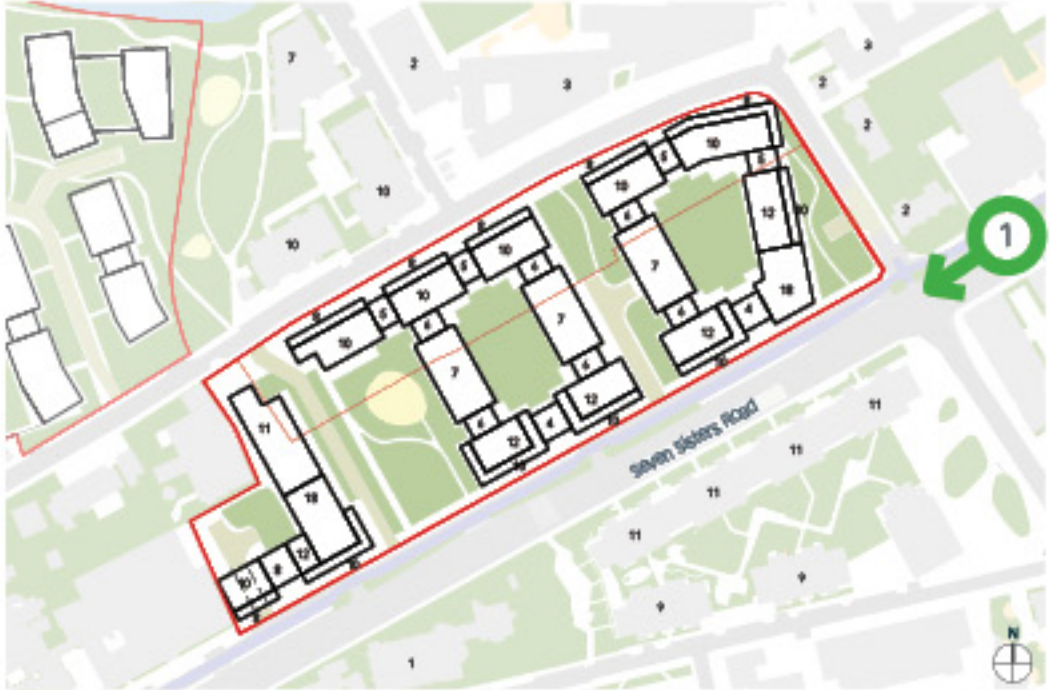
View 2 - looking east over the Phase 3 park towards Phase 5

PHASE 6 - PROPOSED ILLUSTRATIVE MASSING



Phase 6 Aerial view

 Phase boundary



Phase 6 Plan



View 1 - Phase 6 looking west along SSR

PHASE 7 - PROPOSED ILLUSTRATIVE MASSING



Phase 7 Aerial view

 Phase boundary

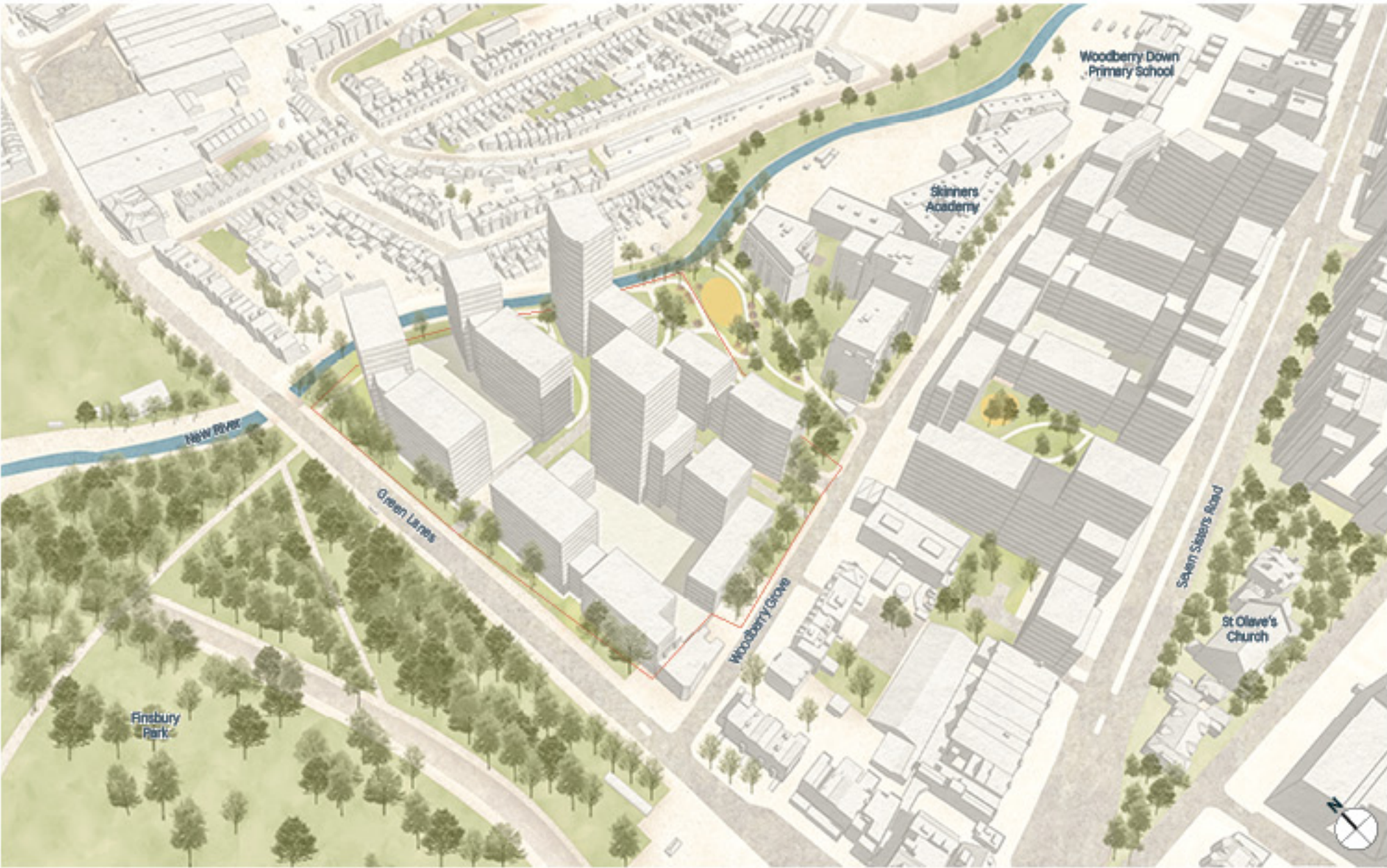


Phase 7 Plan



View 1 - Phase 7 looking west along SSR

PHASE 8 - PROPOSED ILLUSTRATIVE MASSING



Phase 8 Aerial view

 Phase boundary

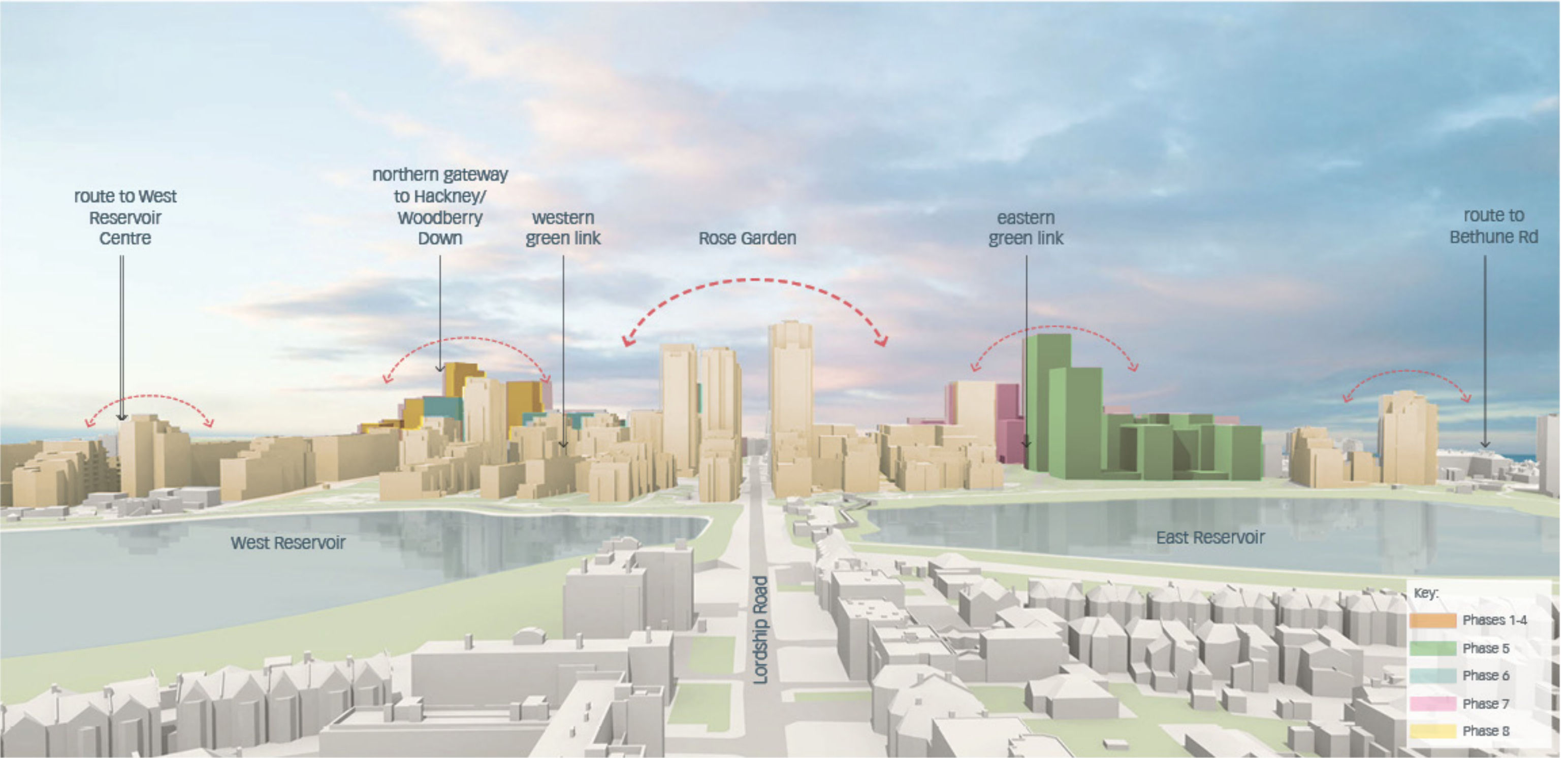


Phase 8 Plan

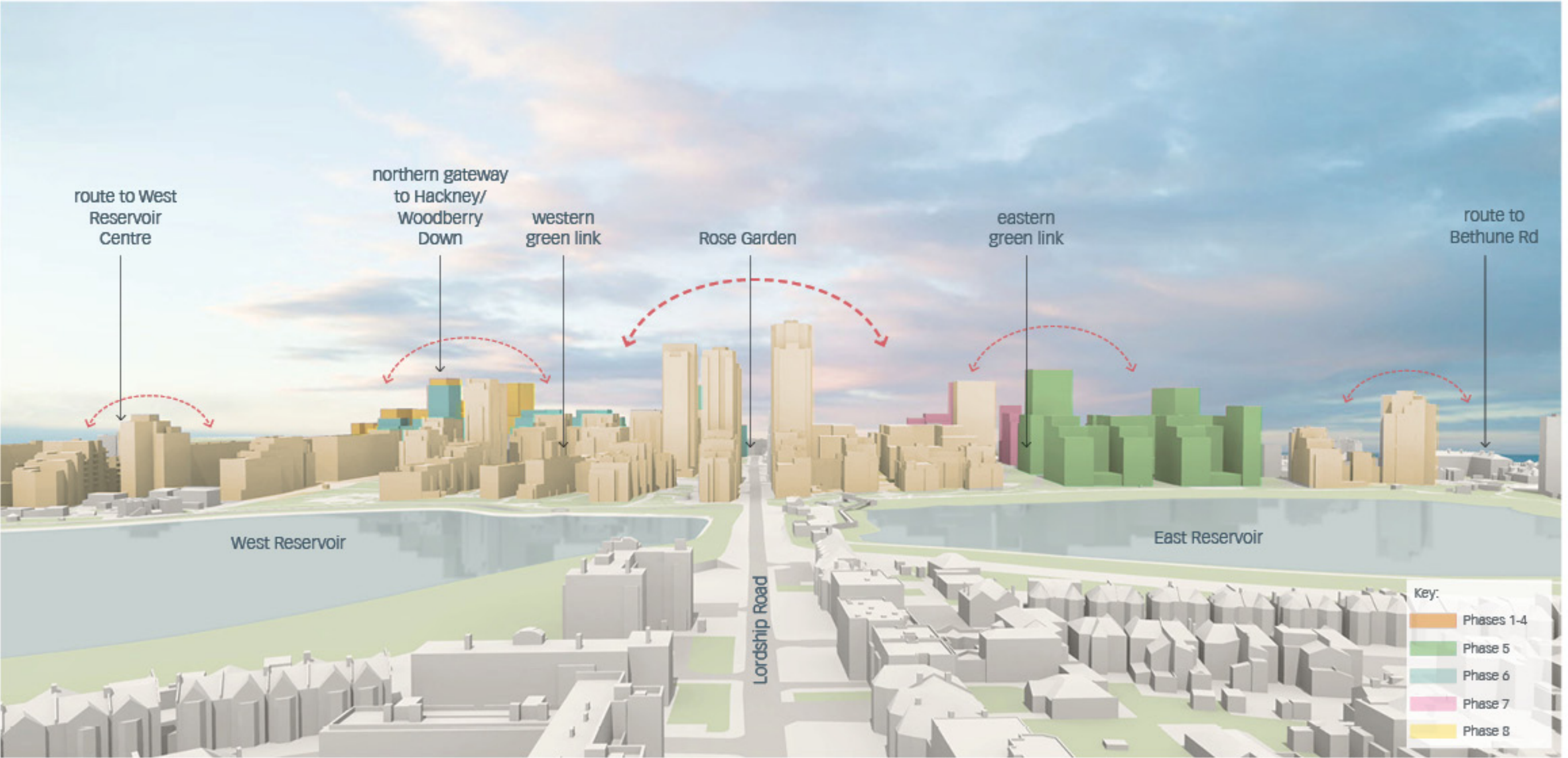


View 1 - Phase 8 looking west along New River

ILLUSTRATIVE MASSING IN CONTEXT



ILLUSTRATIVE MASSING IN CONTEXT



NEXT STEPS AND TOPICS FOR DISCUSSION

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