

# WOODBERRY DOWN COMMUNITY ORGANISATION - MARCH BOARD

## THE MASTERPLAN PROCESS

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1182\_Doc155 - OPP & Design Coding Workshop\_REV\_A



# THE MASTERPLAN PROCESS

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The purpose of the meeting is to build understanding with the board of the content and approach to an Outline Masterplan, as will be prepared for Phases 5-8 at Woodberry Down.

This is a condensed version of the presentation given to the Design Committee in early February. This document looks at:

- The content of an Outline Masterplan application
- What types of documents will be contained within the application, and how they work
- National guidance behind the Design Coding process

## PURPOSE OF THIS DOCUMENT:



FOR INFORMATION



FOR DISCUSSION

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# WHY DO WE NEED A NEW MASTERPLAN?



## Planning and environmental regulation changes

Changes to the London Plan  
Changes to fire safety  
Move towards net zero  
Greater guidance on design



## Changing economic environment

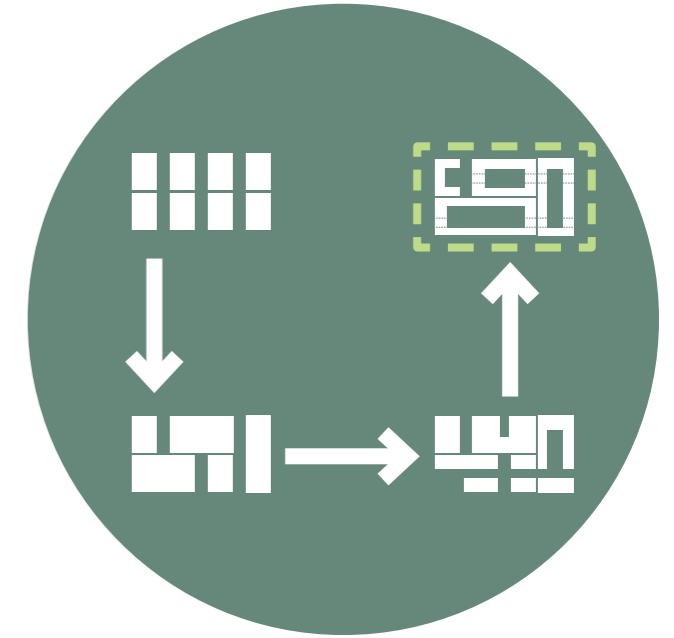
Political Changes (EU and At Home policy)  
Post-Covid Ways of Living/Working  
War in the Ukraine



## Need to secure more homes

These factors have resulted in a need to improve overall deliverability to enable the regeneration of Woodberry Down.

Ensure that the maximum benefits can be secured for the local community and the regeneration scheme can continue, notwithstanding economic factors.



## Account for future changes in demographics, building policy and trends

There is a need to ensure flexibility within this masterplan to account for future changes in building policy and trends

# WHY IS IT NOT IN DETAIL?



**An Outline Application gives flexibility to respond to future environmental, economic and policy changes**



**Ensure that all future phases of the Woodberry Down masterplan align with the agreed regeneration objectives**

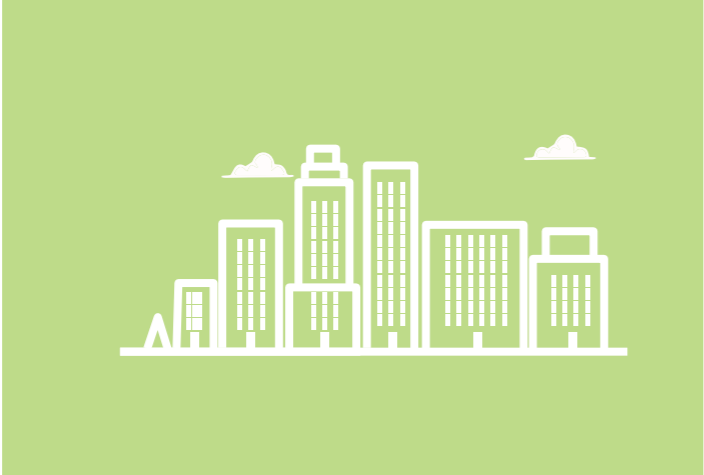


**Ensures a holistic approach is taken to placemaking, including the design of buildings, routes and spaces**

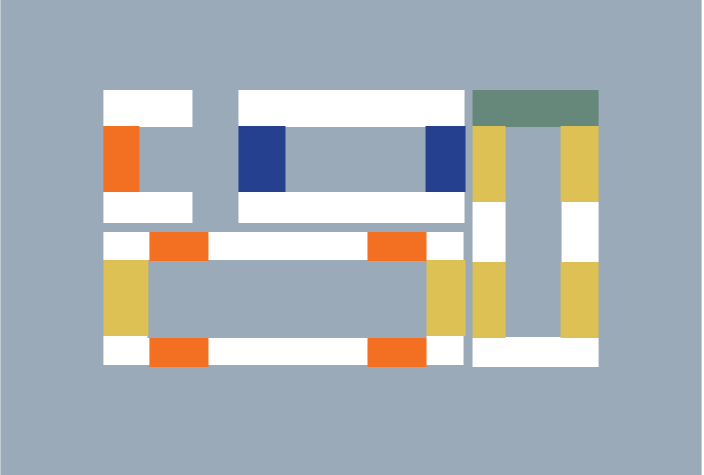


**Demonstrates a commitment to bringing forward the future phases**

# WHAT IS BEING APPROVED:



The principle of development



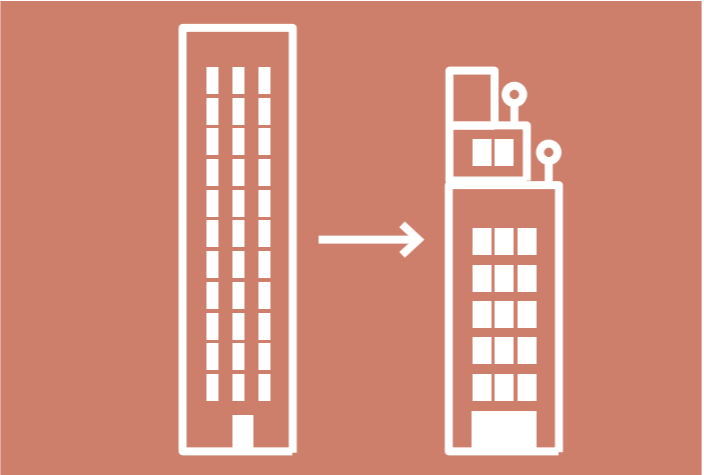
A maximum residential quantum and mix



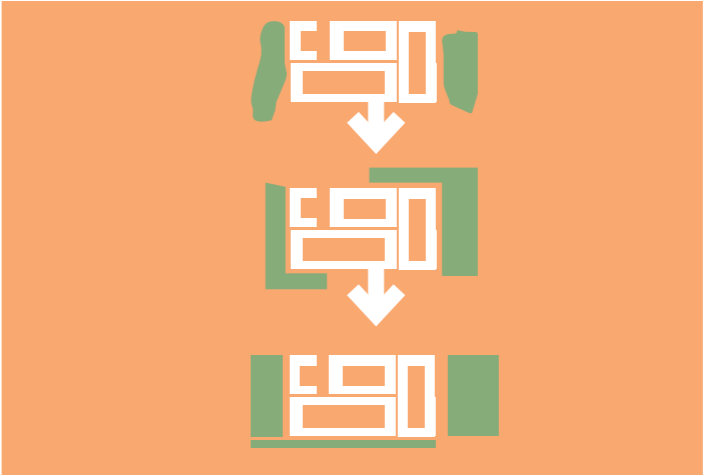
Broad locations of buildings and spaces



Maximum and Minimum building sizes and open space quantum



A strategy for the future architectural approach to buildings



Options for how the landscape could come forward

# PRIMARY VS SECONDARY CONTROL DOCUMENTS

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## **The Documents**

A number of documents/plans will be submitted for approval ('the Primary Control Documents'), whilst others will provide background, illustrative and supporting information ('the Secondary Control Documents') to help the London Borough of Hackney (LBH) to reach their decision as to whether to grant permission for the application being made.

## **Primary Control Documents**

The documents submitted for approval are:

### **Red Line Boundary Plan**

Identifying the extent of the Application Site (within which development is proposed) and the extent of land within the ownership of the Applicant.

### **Parameter Plans**

Defining the extent of the proposed routes, spaces and buildings against allowable deviations/tolerances.

### **Development Schedule**

Setting out the type (uses) and quantity of development that could be provided within each of the Development Zones/Phases (as identified in the Parameter Plans) within the context of the site-wide allowable quantity and mix

### **The Design Principles Document**

Provides overarching guidance for future design teams involved in the preparation of Reserved Matters Applications for the development of the outline components, including buildings, landscape/public realm and routes.

Future Reserved Matters Applications are likely to need to comply with the Design Principles Document if they are to be considered acceptable.

# PRIMARY VS SECONDARY CONTROL DOCUMENTS

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In addition to the above, a range of other documents are submitted to provide information to help LBH to consider the proposals and determine the Application.

A number of these documents make commitments and recommendations in order to make the Proposed Development acceptable (including for example the Energy Statement). Where this is the case, it is clearly stated, along with the mechanism for securing the commitment (e.g. through a planning condition).

## **Secondary Control Documents**

The Secondary Control Documents are as follows:

### **Illustrative Masterplan**

Providing an indication of what the overall Proposed Development could look like. It is not submitted for approval, but shows one way in which a development of the type and scale proposed might fit within the Specified Parameters for the outline components, for which Planning Permission is being sought.

### **Planning Statement**

Explaining how the Proposed Development responds to the planning policies of BHCC. It also sets out why the Proposed Development is being promoted and what benefits are expected to flow from it.

### **Design & Access Statement**

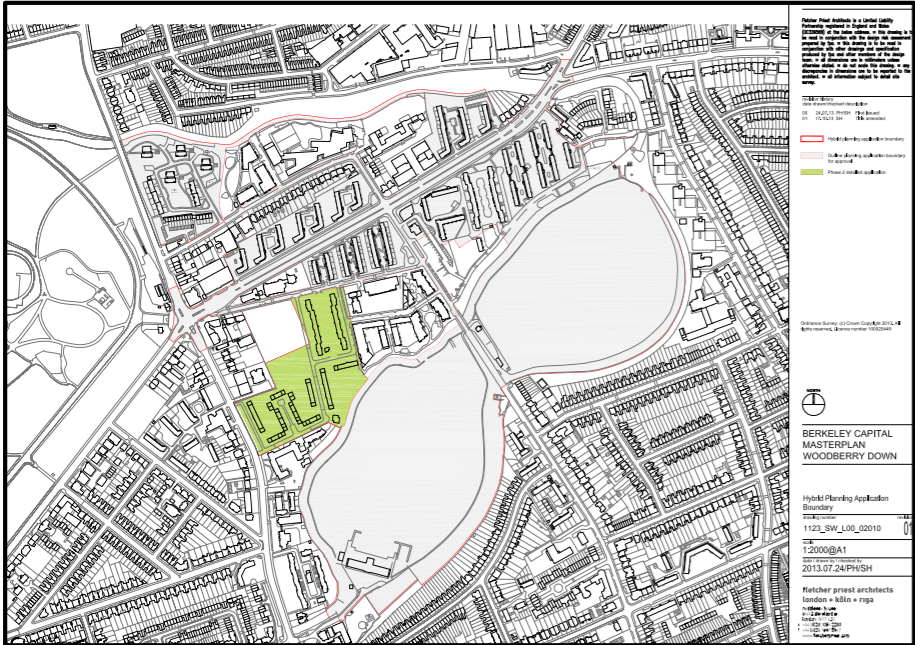
Statutory document explaining the design evolution of the Masterplan. It explains how the amount, scale, layout, appearance, landscaping, and inclusive design and community safety issues have been developed. It includes a landscape strategy, details of the access design, and the evolution of the Illustrative Masterplan.

The Environmental Statement (and Non-Technical Summary) - statutory documents containing the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development. These assessments are based on the Primary Control Documents, and, where appropriate, also test the Illustrative Masterplan. The Environmental Statement takes account of the proposed variation in layout, scale and appearance of future development, and access arrangements as allowed for in the control documents and is based on the 'worst case scenarios' (which may vary from topic to topic).

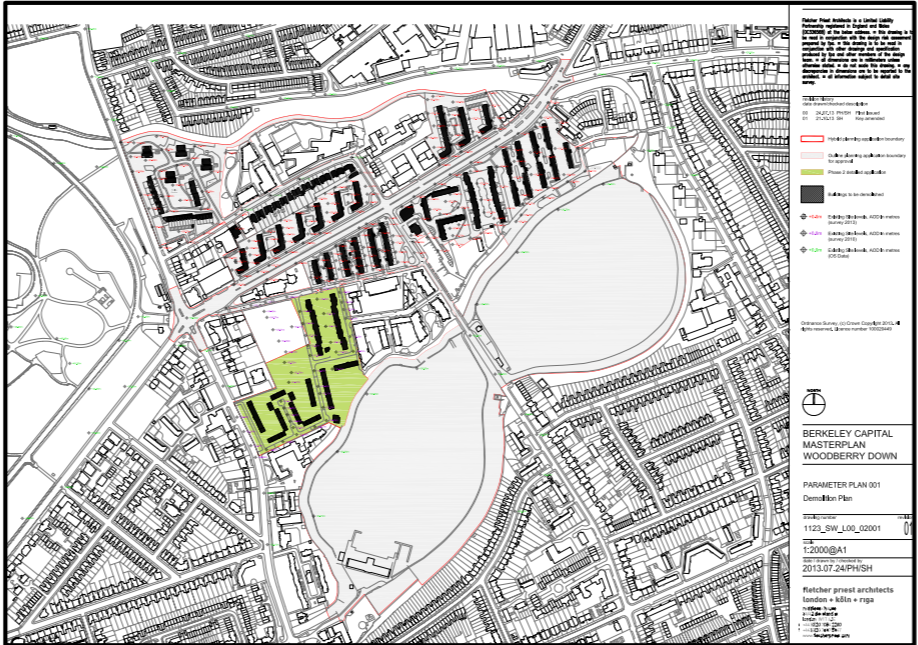
A number of topic based technical reports complete the suite of supporting documents, including for example the Transport Statement, Energy Strategy and Sustainability Statement.

# 2014 PARAMETER PLANS (EXAMPLE)

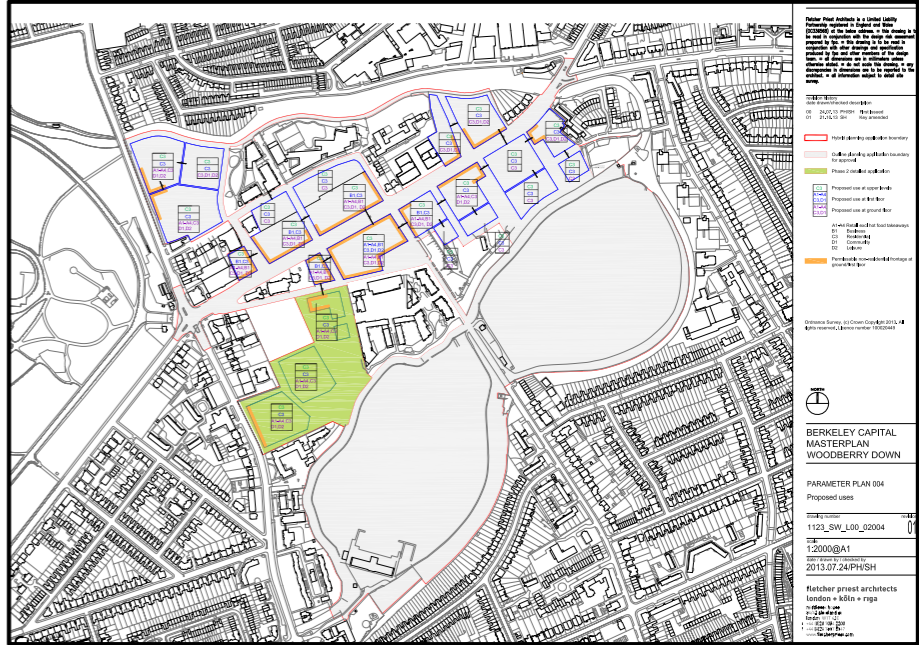
The following pages provide an illustration of how the parameter plans can be used to define the masterplan layout, using the 2014 scheme as an example.



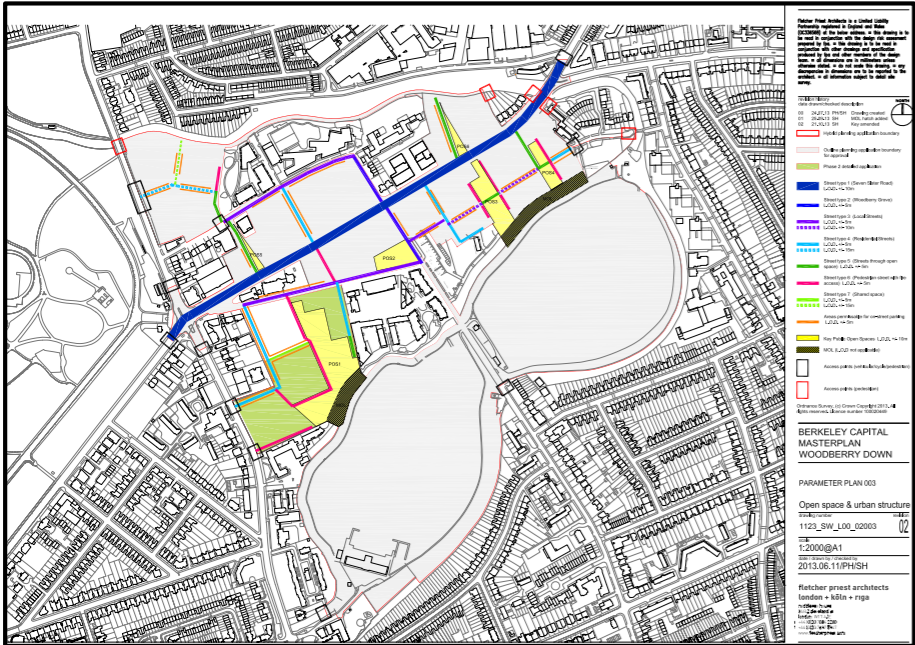
Application boundary



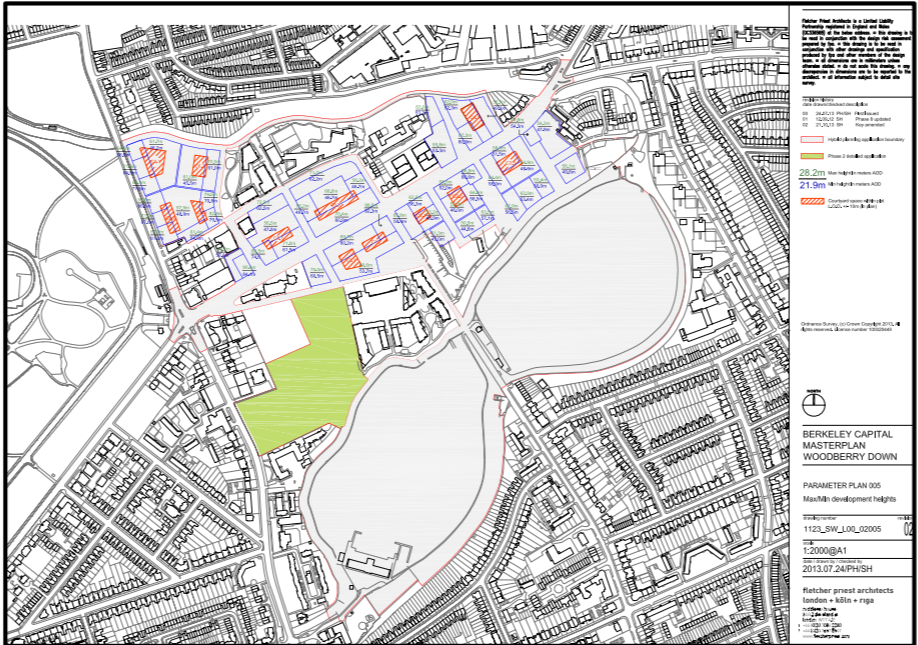
Demolition Plan



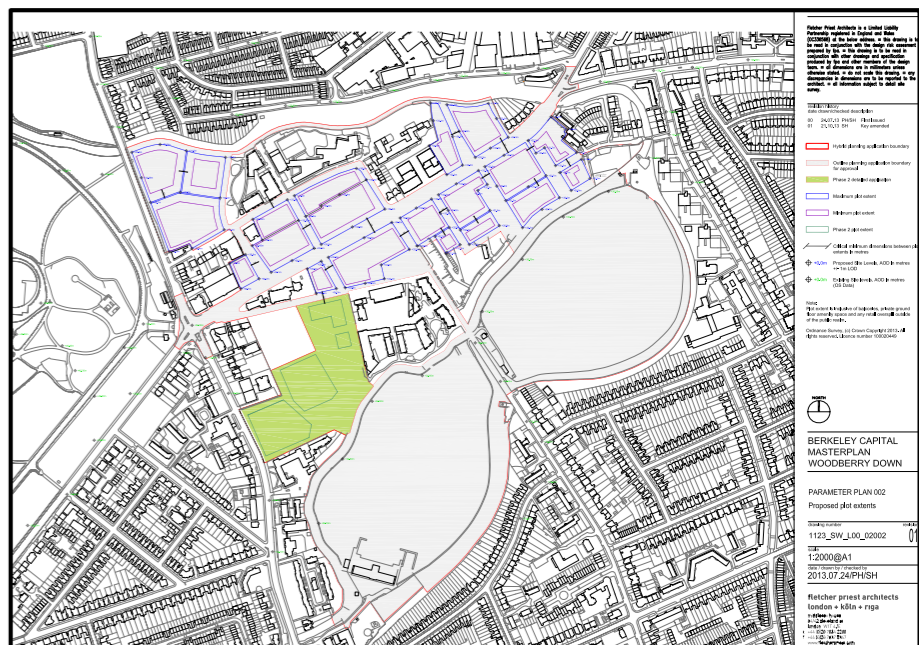
Proposed uses



Open spaces & urban structure



Max/min development heights



Proposed plot extents



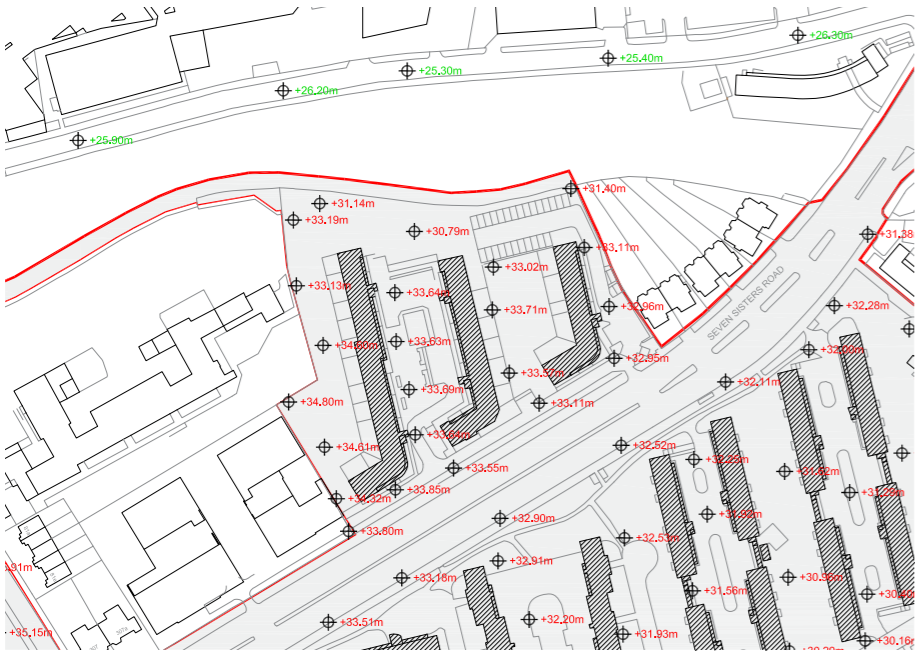
# PARAMETER PLANS - APPLICATION BOUNDARY (2014 EXAMPLE)



**Application boundary**  
Extent of the application boundary



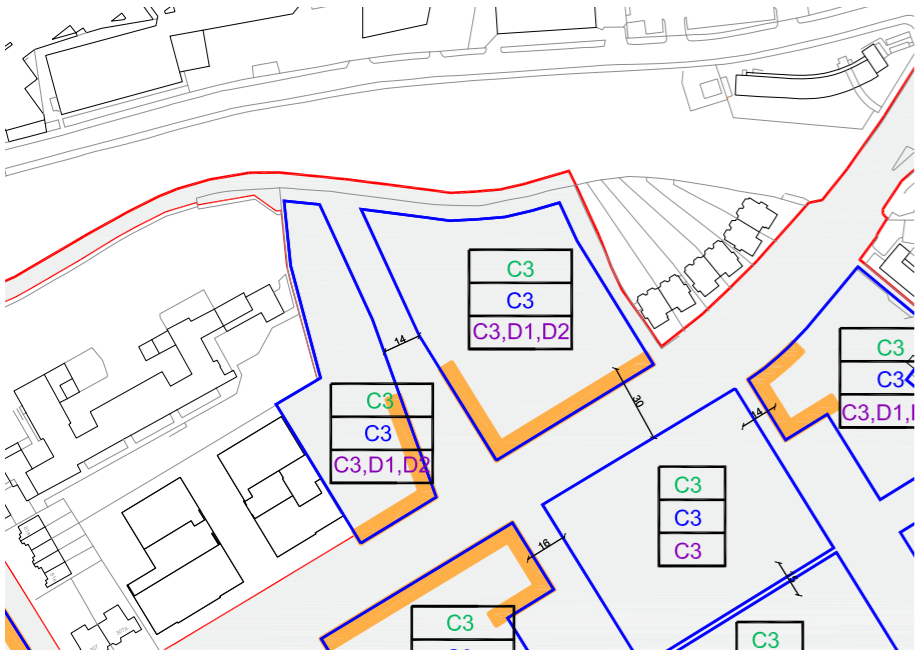
# PARAMETER PLANS - DEMOLITION PLAN (2014 EXAMPLE)



**Demolition Plan**  
Buildings to be demolished



# PARAMETER PLANS - PROPOSED USES (2014 EXAMPLE)

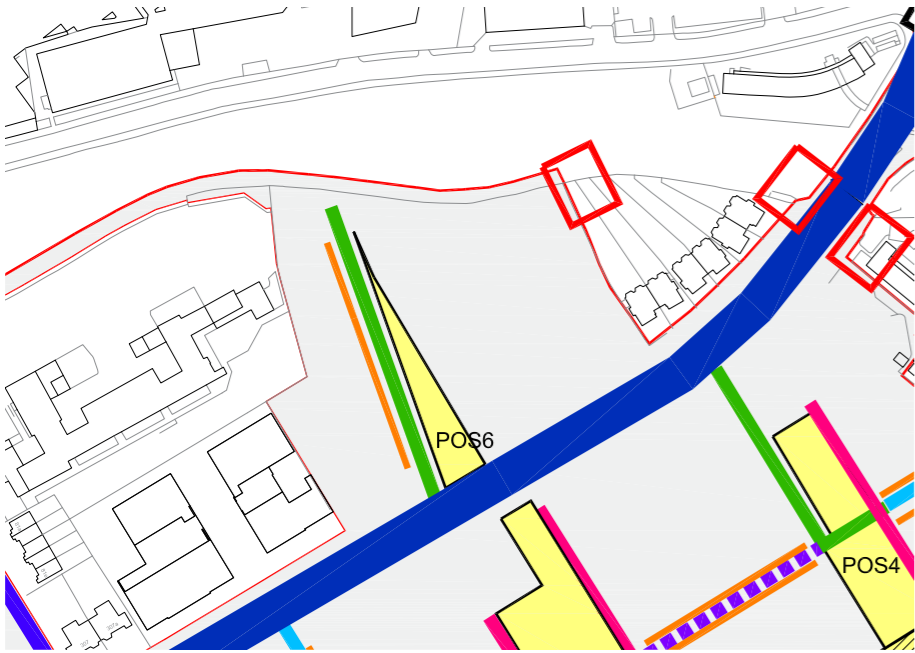


## Proposed uses

Areas where non-residential frontage can be provided at ground/first floor








# PARAMETER PLANS - OPEN SPACES & URBAN STRUCTURE (2014 EXAMPLE)

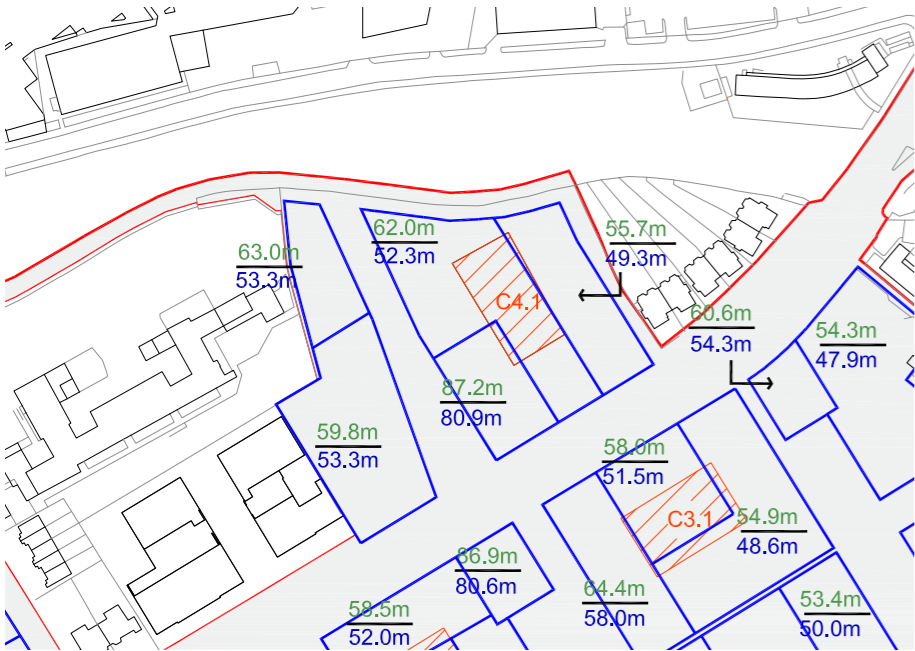


## Open spaces & urban structure

Location of open space, streets, street car parking and pedestrian access

-  open space
-  street through open space
-  on street parking
-  pedestrian access
-  Seven Sisters Road

# PARAMETER PLANS - MINIMUM DEVELOPMENT HEIGHTS

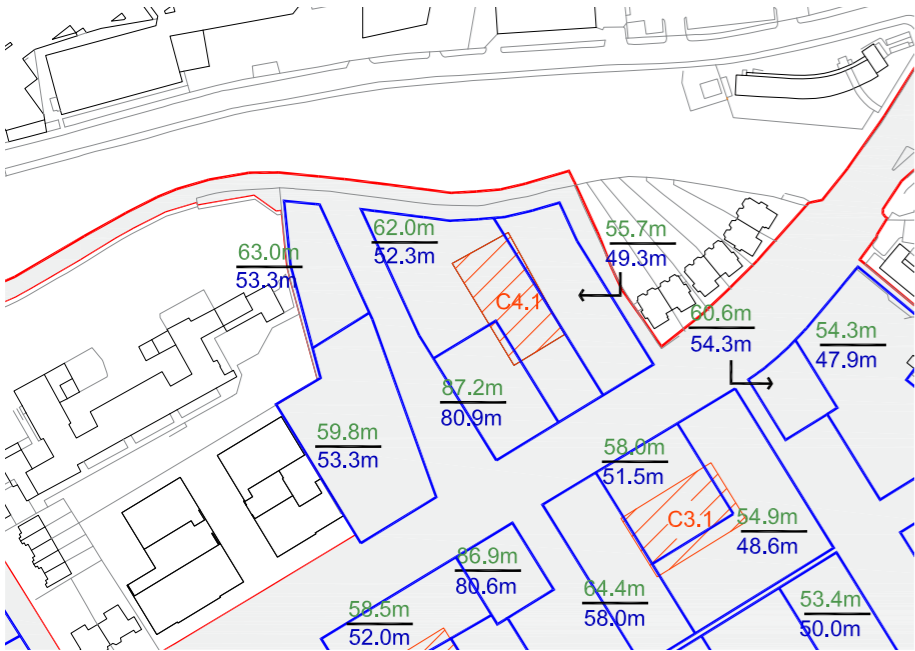


**Max/min development heights**

Minimum permissible heights



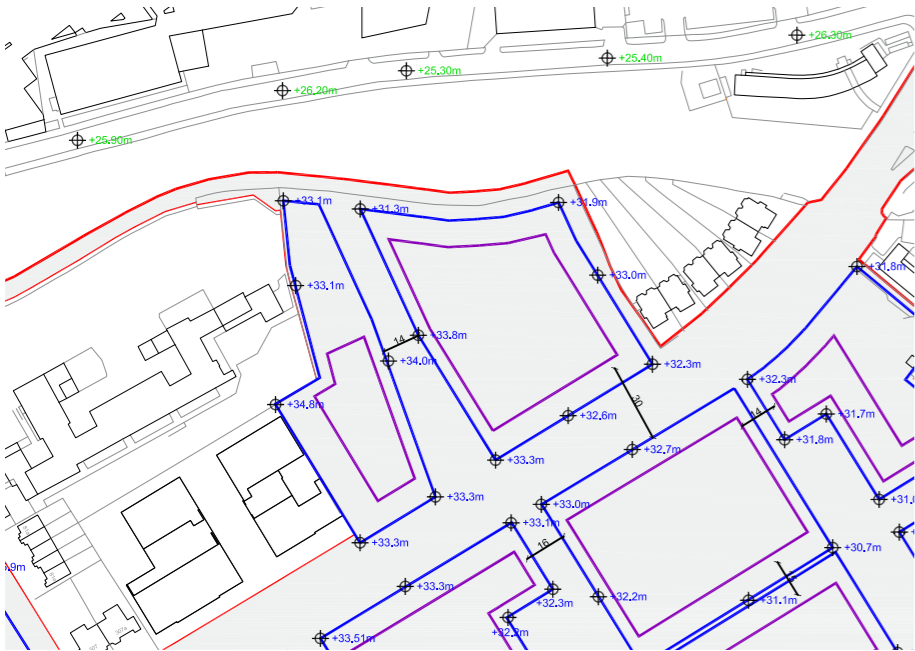
# PARAMETER PLANS - MAXIMUM DEVELOPMENT HEIGHTS



**Max/min development heights**  
Maximum permissible heights



# PARAMETER PLANS - PROPOSED PLOT EXTENTS



## Proposed plot extents

Maximum and minimum envelope  
developable area

The orange block opposite illustrates a  
compliant building massing.



# 2014 ILLUSTRATIVE MASTERPLAN: PHASE 7



## Illustrative plan

The parameter plans are inherently flexible, as such there are several ways the masterplan can be developed in the future.

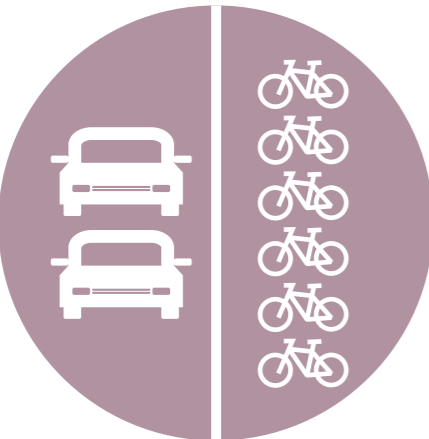
The illustrative plan provides one way the masterplan could be developed and is used to help communicate & test the parameter plans.





# NATIONAL MODEL DESIGN CODE

The National Model Design Code (Ministry of Housing, Communities & Local Government) contains 8 key design principles that should be explored within the design codes:



### Movement

The guidance relating to the network of streets, active travel, and public transport relates to all area types. The key variables being the street types and parking arrangements.



### Nature

Most of the guidance on nature also applies to all area types, the exceptions potentially being open space standards, sustainable drainage systems (SuDS) and urban greening.



### Public Space

The character of each type of street will vary by area type and will be impacted by the character of the wider area.



### Built Form

This is the main issue that varies by area type including density, grain, building line and height.



### Identity

The design of buildings will vary by area type and may vary to a lesser degree within area types.



### Use

The opportunities for intensification, mix of uses and housing types mix of uses, and active frontage will all vary by area type.



### Homes and Buildings

Guidance of privacy distances and garden/balcony sizes may vary by area type.



### Resources

Guidance on net zero solutions, climate resilience and adaptation where this is specific to Area Types and varies from whole code area guidance.

# NATIONAL MODEL DESIGN CODE - DESCRIPTIVE VS PRESCRIPTIVE

Each principle can be defined in three ways; vision, guidance and instruction:



## Vision

A descriptive statement of the overall objective. It sets of the important principles that will inform future design development.

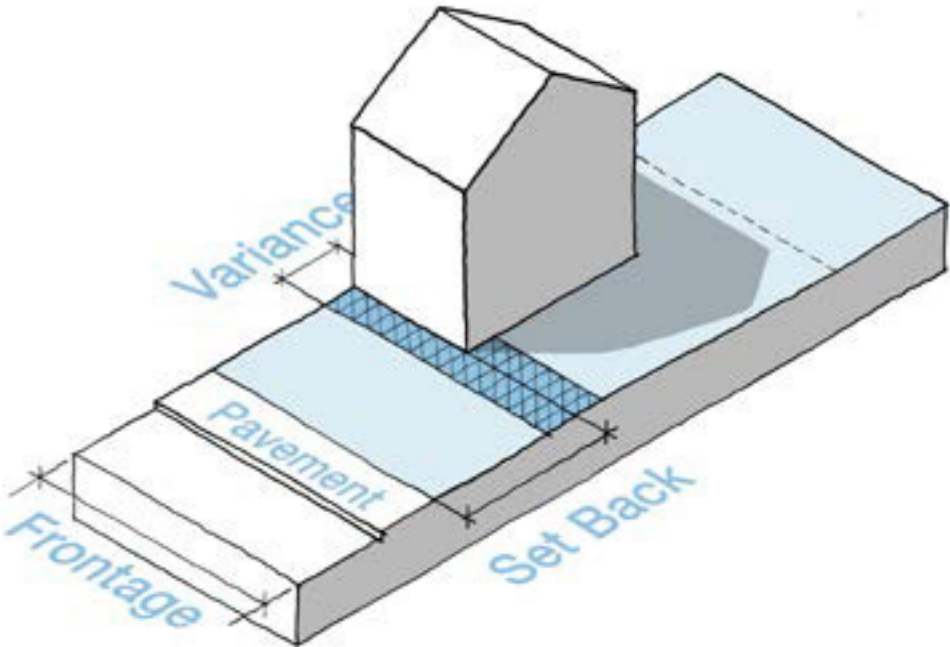
As future designs develop, they should be regularly tested against the vision.



## Guidance

A qualitative description to assist future teams in achieving the vision. This would go into more detail of specific principals that support inclusively, quality, placemaking etc.

Whilst these are not requirements, they should be used to inform good quality design.



## Instruction

These are design requirements & are typically quantitate descriptions. All future designs will need to comply with these.

These tend to be more detailed and respond to specific site context.



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