



Woodberry Down
Outline Planning Application

Masterplan

Prepared for
Hackney Homes Ltd
on behalf of
London Borough of Hackney

Prepared by
Matrix Partnership
Shepherd Epstein Hunter

In association with
Scott Wilson
Bernard Williams Associates

March 2007

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Information submitted as part of the Woodberry Down Outline Planning Application

The outline for the planning application consists of the following:

- Planning application forms
- Covering Letter
- Certificate of Ownership
- Copy of Notice Served
- Statutory Planning Fee
- Location Plan (red line)
- Existing Estate Drawings
- Design and Access Statement
- Statement of Community Involvement
- Masterplan Report
- Planning Statement
- Masterplan Drawing
- Access Plan
- Parameters Plan
- Environmental Statement
- Environmental Statement Non- Technical Summary
- Energy Strategy Report
- Sustainable Design and Construction Report
- Transport Assessment (including Safety Audit)
- Flood Risk Assessment
- Utilities Report
- Financial Viability Study
- Phasing Plan
- Demolition Phasing Plan
- Community Infrastructure Improvement Plan
- Existing Community Infrastructure Report
- Equalities Impact Assessment
- Health Impact Assessment (preliminary scoping report)
- Arboricultural Constraints Report
- Computer generated fly-through (CD-ROM)
- Physical model

The following documents are also to be submitted post planning application submission:

- Design Code
- Landscape Management Plan
- Waste Strategy



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01 About the project





The estate was mainly built in the 1940's and 50's and does not meet modern standards.

01 About the project

1.1 Background

1.1.1

Woodberry Down is a former London County Council housing estate of 2,013 homes and associated community facilities in north Hackney. 1,980 of these homes are either existing or former Hackney Council properties and 33 properties are privately owned. The estate was developed mainly in the 1940's and 50's with most of the blocks following the LCC pre-war 5 storey balcony access model. Most of the buildings within Woodberry Down are now in a poor state of repair, falling significantly short of the Government's Decent Homes standard and many have severe structural problems. Studies carried out in 1999 and 2002 recommended demolition for a large number of the blocks.

The regeneration programme

1.1.2

Having undertaken a series of comprehensive masterplanning and economic feasibility exercises over the last two years, Hackney Council has confirmed its commitment to rebuild Woodberry Down. The project will be substantially self-financing as funds from Government sources for the rebuilding programme are extremely limited. Masterplanning of the area has therefore proceeded hand-in-hand with economic appraisal work, which has informed how private investment will be used to pay for the new social rented housing and community facilities. These include a new three-form entry primary school, nursery, multi-purpose community centre, business centre and youth centre. A site has also been reserved for a new city academy.

1.1.3

To initiate the process of change, the Woodberry Down Area Action Plan (AAP) was published in 2004 and adopted by the Council as Supplementary Planning Guidance following public consultation. This established the parameters for regeneration and principal guidelines within which the redevelopment would take place.

1.1.4

The AAP was subsequently developed into an Urban Design Framework (UDF), which was prepared by Matrix Partnership and Shephard Epstein Hunter on behalf of Hackney Council and published in August 2005. This served as the culmination of a year-long series of community engagement exercises and technical studies. It established the overall shape of the new Woodberry Down and set out a series of strategies relating to the design of transport systems, building blocks, landscape and open spaces, land use and building heights. The UDF confirmed that the vast majority of existing buildings were to be replaced to provide better standards of accommodation, set within an overall environment of much higher quality,



The Manor House shops adjacent to the study area



Local residents have been engaged and consulted throughout the process



Externally the design of blocks lack quality and character



The Old School Site will be the first to be developed

complete with a range of facilities for existing and future residents.

1.1.5

During 2005-06, much more detailed work was carried out to test, refine and develop a much more comprehensive Masterplan to guide future development. Matrix Partnership and Shephard Epstein Hunter were commissioned by Hackney Homes Ltd on behalf of Hackney Council to continue with the work, supported by BWA (building economists) and Scott Wilson (environmental specialists, planners and engineers).

1.1.6

Throughout the process, Hackney Homes Ltd and Hackney Council has progressed the project in close collaboration with a series of other interested bodies and local resident representatives. Two principal forums have been established: the Woodberry Down Sustainable Communities Working Group (comprising representatives from the Greater London Authority, London Development Agency, Transport for London, CABE, English Partnerships, the Primary Care Trust, Hackney Learning Trust, Estate Development Committee as well as various Hackney Council departments), tasked with providing strategic guidance; and the Woodberry Down Technical Working Group (comprising of representatives many of the organisations described above as well as Hackney Planning and Highways Officers), which as the name suggests was set up to review and influence more detailed technical matters. As described in Chapter 3.7, a huge amount of effort has continued to be put into community participation and consultation throughout the process.

1.1.7

The project has advanced such that this Masterplan is to serve as the basis for an Outline Planning Application (OPA) for development of the area. It is submitted by Hackney Homes Ltd on behalf of Hackney Council and accompanied by a Design and Access Statement, Planning Statement, Statement of Community Involvement, Environmental Statement, Transport Assessment Report and other requisite documentation.

'Kick-starting' the delivery process

1.1.8

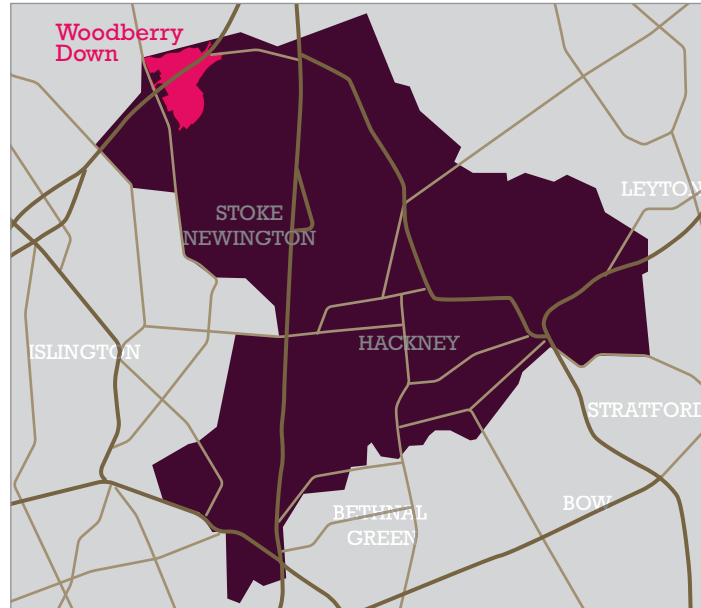
In parallel with the masterplanning process, to take the delivery of the regeneration programme forward, early in 2006 the Council undertook a competitive developer procurement tender exercise to identify the developer consortium for the redevelopment of four "kick start sites."

1.1.9

Design guidance briefing material was issued to developers, who were asked to submit design proposals based on the Urban Design Framework. In early 2006 Berkeley Homes and Circle Anglia were appointed. Finalisation of the Masterplan has been undertaken in close liaison with Berkeley/Circle Anglia's design team. With co-ordinated outline and detailed planning applications, it is intended that building work starts on site in late 2007.



1.1 Location of Hackney Borough



1.2 Location of Woodberry Down in Hackney

1.2 The wider context

1.2.1

The Woodberry Down site is located in the northernmost part of the London Borough of Hackney, adjacent to neighbouring Haringey Council's borders, as indicated in Figures 1.1 and 1.2. It is an area of considerable strategic importance in sub-regional terms. The Greater London Authority has identified the site as falling within the East London priority area for development, regeneration and infrastructure improvement. The London Development Agency has also defined Woodberry Down as part of the North London Corridor, an area identified for investment connecting this part of London with the Stansted-Cambridge-Peterborough Growth Area.

1.2.2

Woodberry Down's priority status is highlighted by it being an area characterised by multiple deprivation, as socio-economic indicators demonstrate (see Chapter 6.2) and the poor quality of its housing stock and social facilities further testify.

1.2.3

Yet the potential is huge. The area enjoys excellent transport links via Manor House Underground Station, with King's Cross only ten minutes away (a focus for development around the international rail terminus over the coming years). The West End is less than 20 minutes away and extensive bus services make this a location of high public transport accessibility.

1.3 The application site area

1.3.1

As illustrated in Figures 1.3 and 1.4, the estate is triangular in plan, bordered on the west by Green Lanes and defined to the north and south by the New River, completed by Sir Hugh Myddelton in 1613 to supply the City of London with fresh drinking water. This meanders around the estate and although it provides a splendid visual amenity, it is fenced off along much of its length, with no bridges, and so acts as a physical barrier to the surrounding areas.

1.3.2

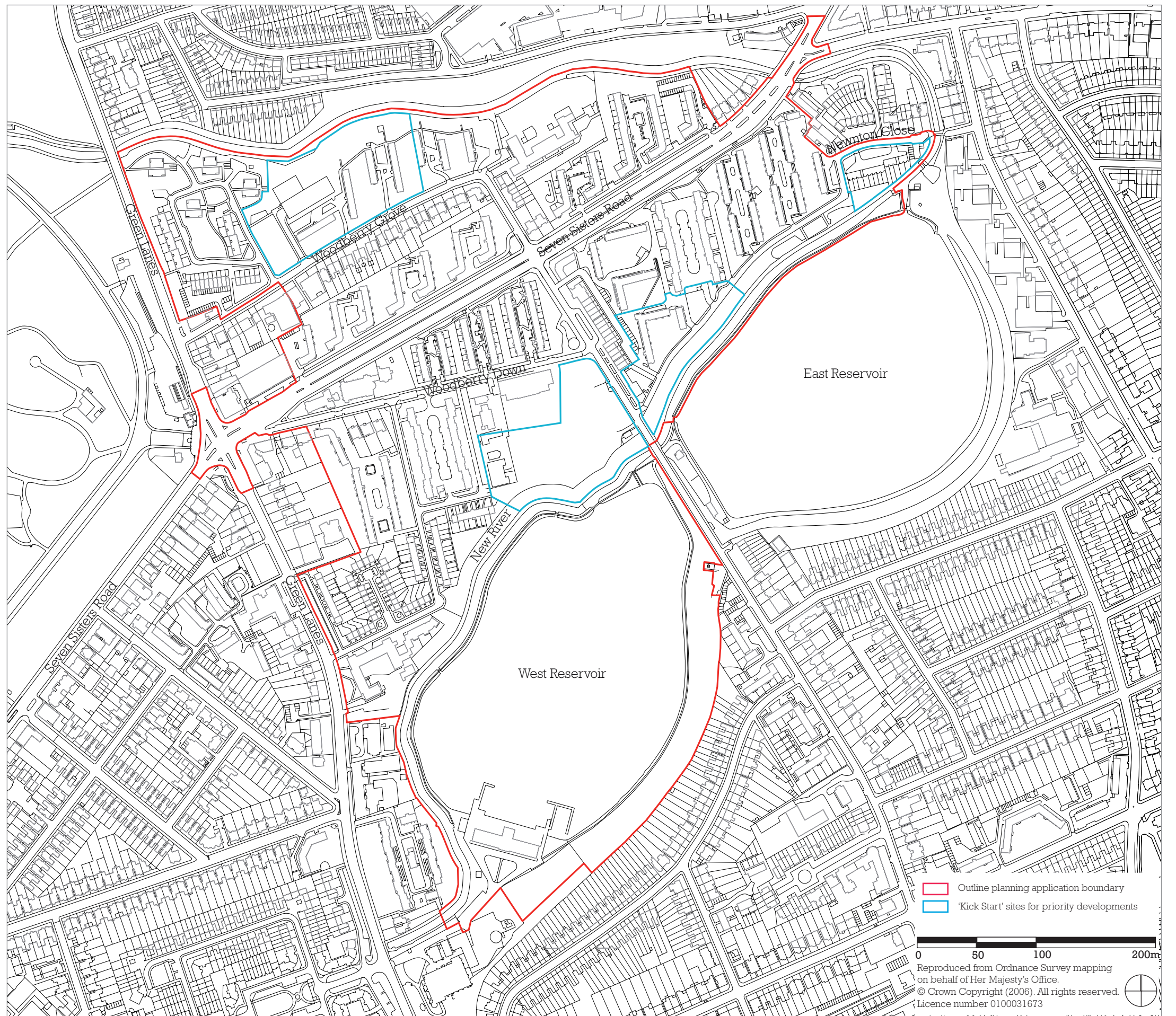
Whilst there are splendid panoramic views of the hills of north London and Alexandra Palace it is to the south that two large former reservoirs fed by the New River give Woodberry Down its unique advantage. The views across the reservoirs to central London make Woodberry Down an area of unrivalled potential in London, a residential area that fronts directly onto open water with panoramic views of London.

1.3.3

The gross 'red line' area covered by the Masterplan is 43.6 hectares, which includes half the New River and the West Reservoir. The northern limit of the 'red line' is defined by the Borough boundary. The gross 'developable area' which excludes these water bodies and the main or distributor roads (Woodberry Grove South and Seven Sisters Road) is 33.5 hectares. The net Woodberry Down regeneration area (used for density calculations) encompasses 24.1 hectares



1.3 Site context



1.4 Existing site plan



Local residents have been involved every step of the way (the 2006 Roadshow)

of land, when the schools and strategic open spaces are also excluded.

1.3.4

The Masterplan area follows Hackney Council's land ownership boundaries. To the east, the site therefore excludes the private properties either side of Seven Sisters Road and excludes the East Reservoir, which is in Thames Water ownership (see Chapter 2.3). The southern extent of the site encompasses the John Scott Health Centre and Stoke Newington Reservoir Centre. The western boundary is defined by Green Lanes and wraps around the private properties immediately flanking the Green Lanes / Seven Sisters Road crossroads. This area has been subject to a separate Manor House Planning and Development Brief, which has been drafted in close co-ordination with the Woodberry Down Masterplan. Although the masterplanning strategy is integrated with plans for the area around Manor House underground station and Finsbury Park beyond, this land is formally excluded from the planning application.

1.3.5

Finsbury Park flanks the site to the north-west, which provides another superb asset on Woodberry Down's doorstep and is the major open space in this part of London, with its recreation and sports facilities as well as large areas of natural open space.

1.3.6

One of the major detractors of the area is the Seven Sisters Road which divides the estate in two. Whilst Seven Sisters Road is a typical urban street to the north-east and south-west with three and occasionally four lanes of traffic (two all-purpose and one bus lane), at Woodberry Down it becomes a major dual carriageway with three lanes of traffic in each direction before returning to a narrower road as it runs towards Tottenham and Finsbury Park at either end. Seven Sisters Road is a major barrier between the northern and southern halves of the estate as well as being a major source of pollution and accidents.

1.3.7

Indicated in Figure 1.5 are the four 'kick-start sites,' designated for priority development. The sites vary in size from 0.25 hectares to 2.81 hectares and comprise an old school site and three housing sites identified for early demolition.



The eight-storey Nicholl, Needwood, Ashdale and Burtonwood houses are remnants of early experiments in high rise living



The private properties around Manor House are formally excluded from the planning application

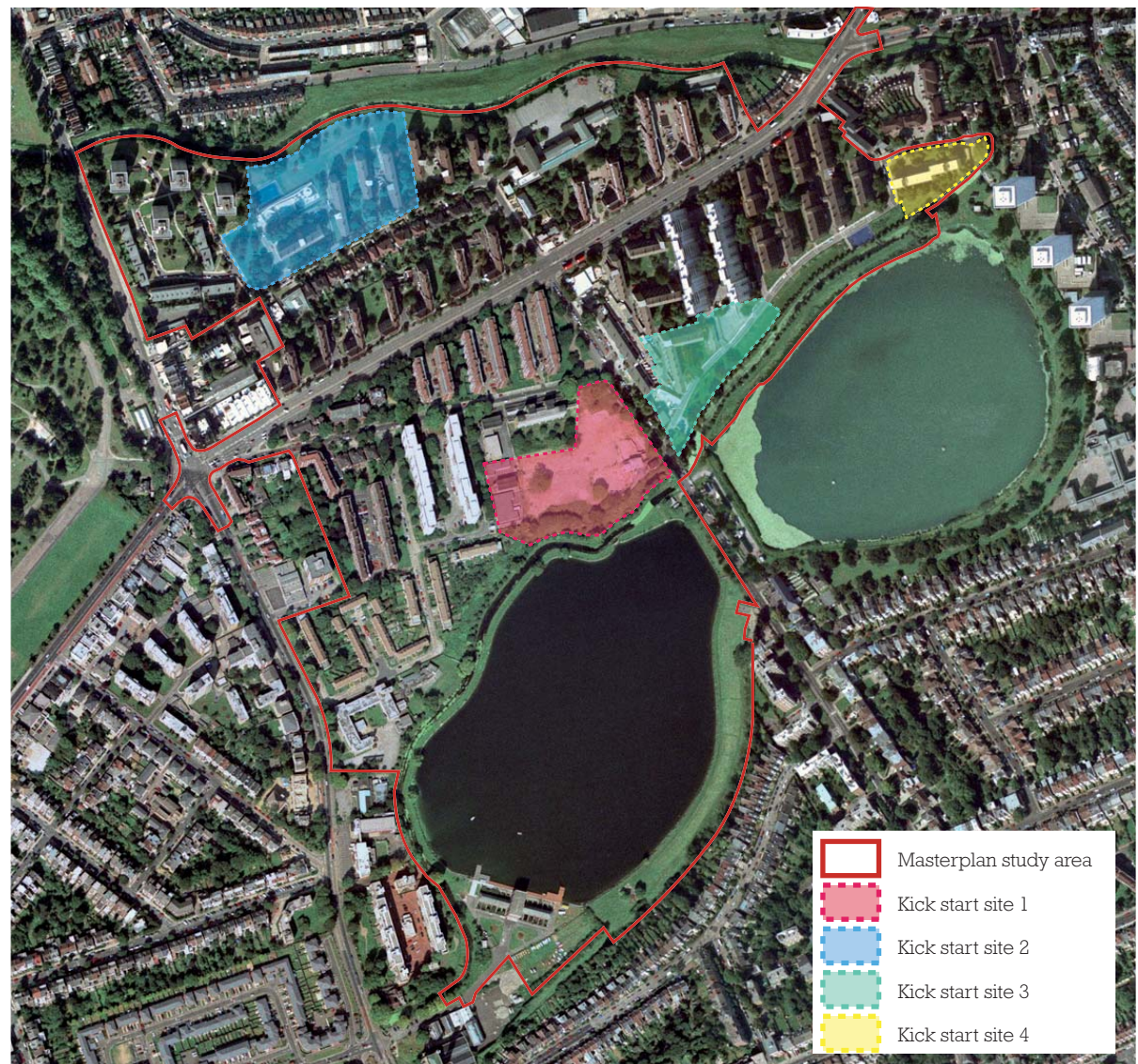


Figure 1.5 Kick Start Sites

1.4 Purpose of the Masterplan

1.4.1

The overall purpose of the Masterplan is to establish the basis for shaping the regeneration of the area. The plan is to accompany the outline planning application and will be used as the framework for development control and investment decisions.

1.4.2

The Masterplan will be used to co-ordinate individual site developments and infrastructure planning and yet given the scale, complexity and anticipated length of the project it is important that there is a certain flexibility in its application. This will enable the Masterplan to remain relevant in providing the overall strategic direction whilst being capable of responding to market demand, changing needs and aspirations. A distinction is therefore made between the mandatory (or fixed) and indicative (or illustrative) elements of the plan. This is covered in further detail in the accompanying Planning Statement, but in essence the distinction can be summarised as:

- **mandatory items** comprise those elements that will be fixed by the outline planning permission such as the acceptable height range for each building, road layout and areas of public open space. All reserved matters applications that follow the OPA must therefore conform to these elements; whereas
- **indicative items** comprise those elements such as how the on-site renewable energy commitment will be delivered that at this stage are illustrative only. These elements of the Masterplan give a clear example of how a future developer may approach an issue and indeed demonstrate that it can be successfully addressed. However it will be more appropriate for these detailed elements to be finally agreed and fixed at the reserved matters application stage subject to further more detailed investigation of the most appropriate treatment at that time.

Part A Introduction

This section provides a brief explanation of the background to the masterplanning exercise and describes the site and its context.

Part B Woodberry Down: The place and its people

This section provides a profile of the area – describing the demographic characteristics, the historical evolution, current condition and pattern of land ownership. It proceeds by establishing the rationale for the project in terms of planning policy background and describes how the preferred way forward emerged following an appraisal of the options and consultation with the local community.

Part C Masterplan framework

This section establishes the over-arching urban design framework and the development principles that underpin the proposed approach to developing the site. It sets out the core components of the Masterplan in terms of the mix of uses, transport arrangements, energy strategy, the urban form, community provision, landscape and development capacity.

Part D Moving forward

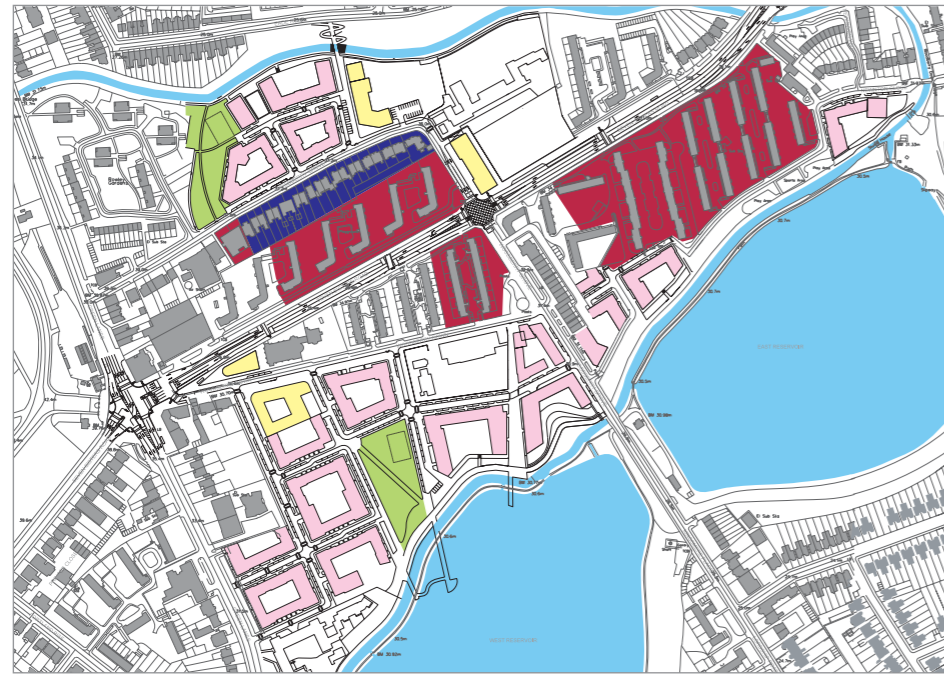
The Masterplan concludes with an explanation of the proposed phasing strategy and approach to implementing the project.

Part A Introduction

Part B The place and its people

Part C Masterplan framework

Part D Moving forward



15.7 Phase 3 demolition

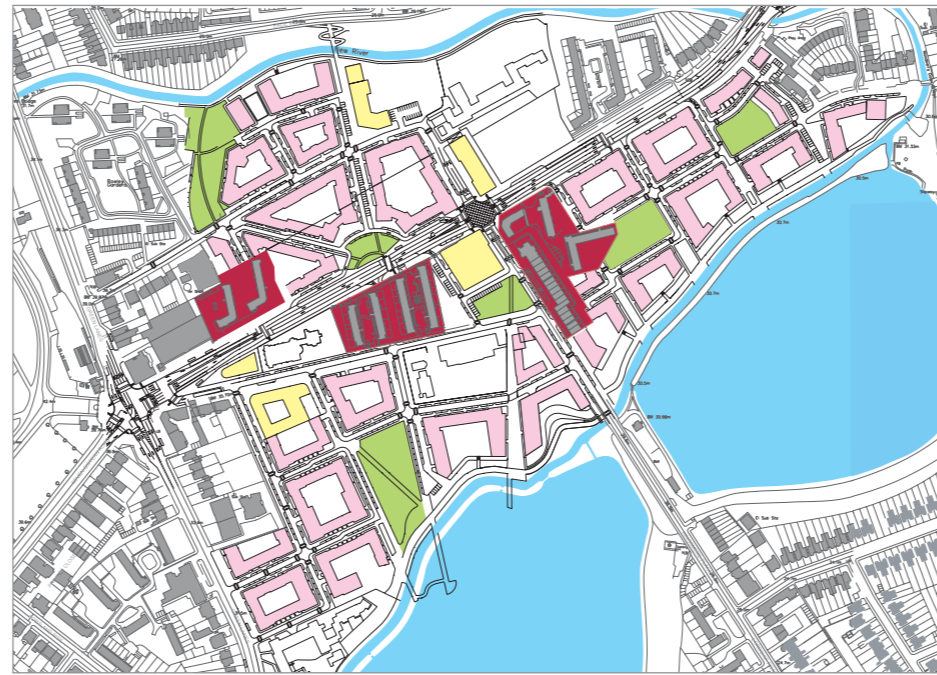
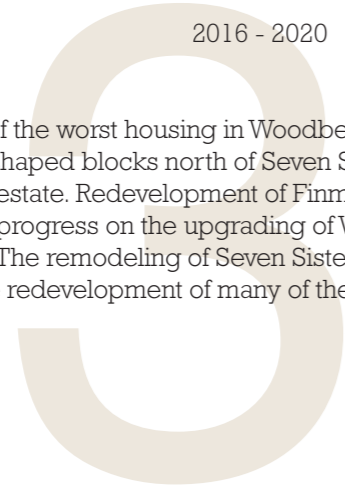
Phase 3

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

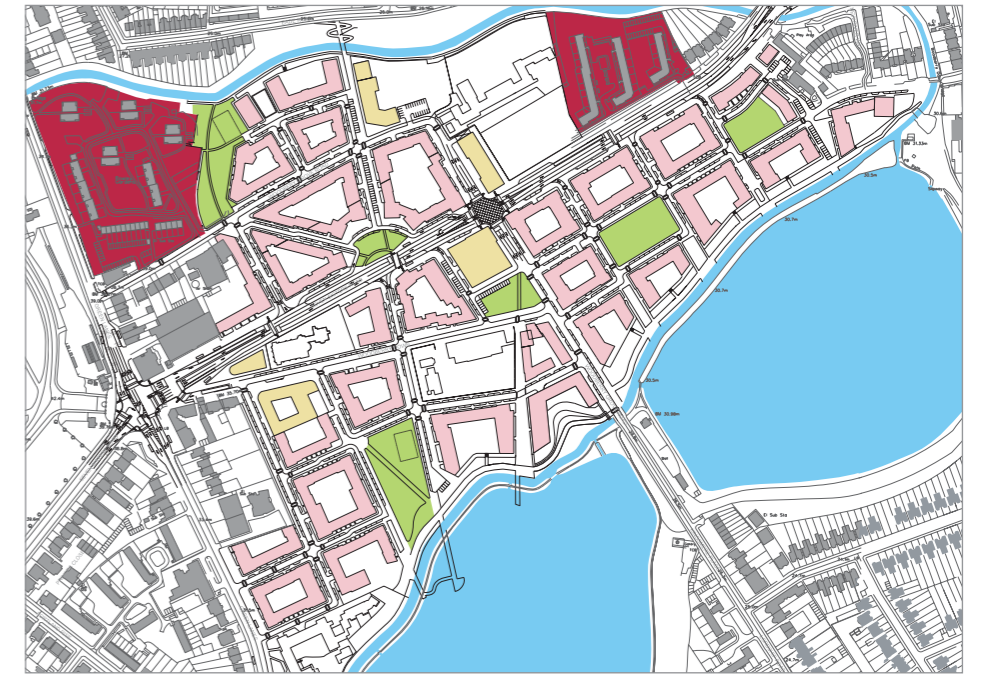
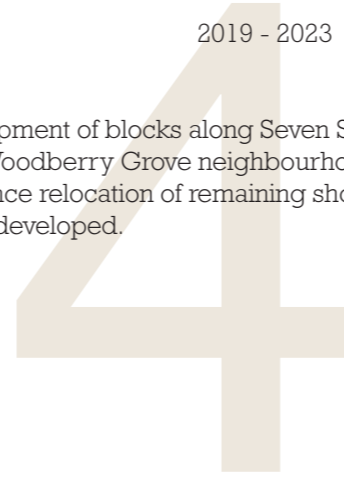
Phase 4

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

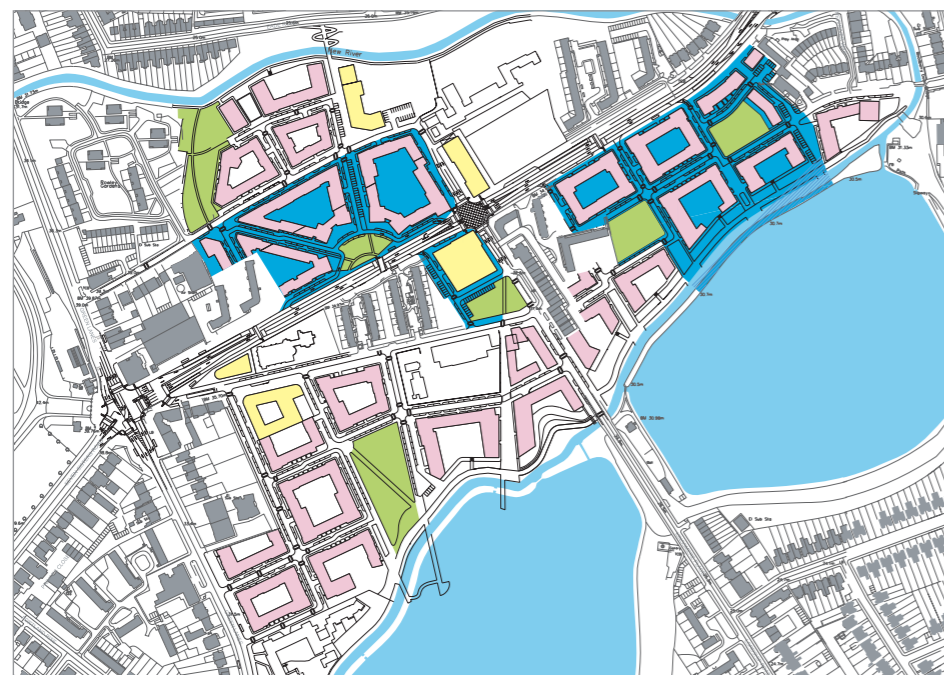
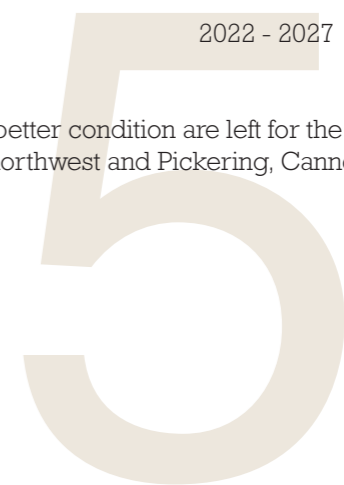
Phase 5

Estimated re-housing and demolition 2018 - 2022

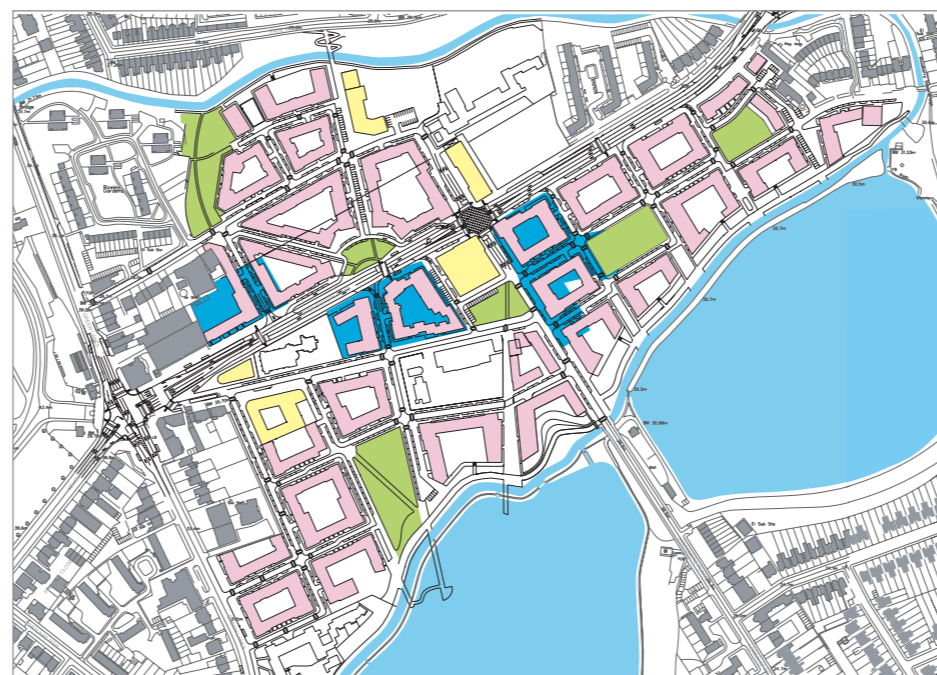
Estimated construction 2022 - 2027

15.2.8

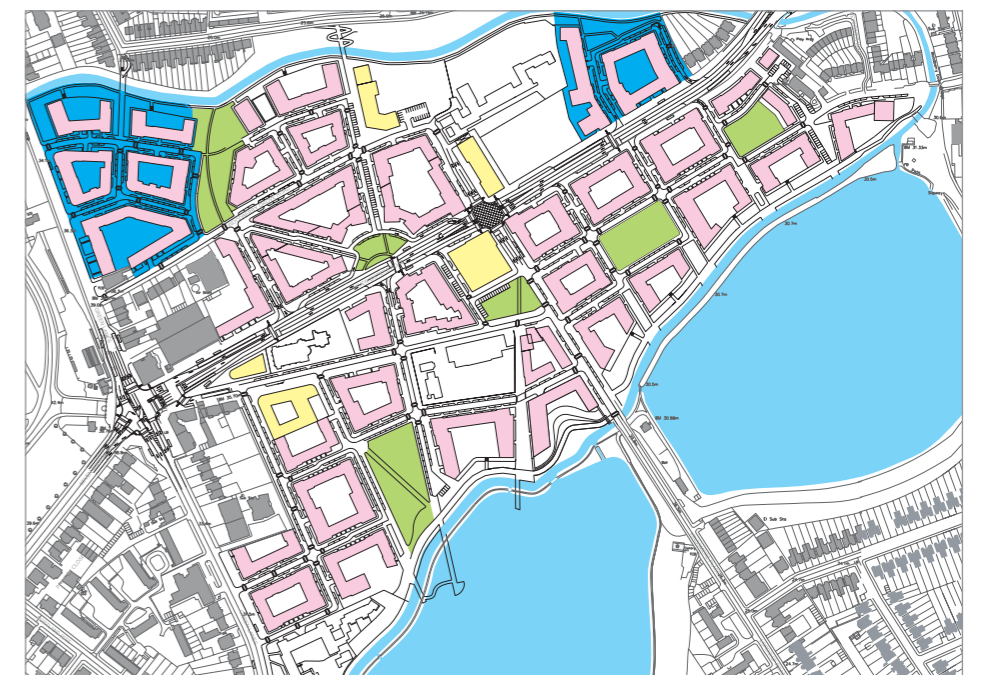
The blocks currently in better condition are left for the final phase, including Rowley Gardens to the northwest and Pickering, Cannock and Savemake Houses to the northeast.



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

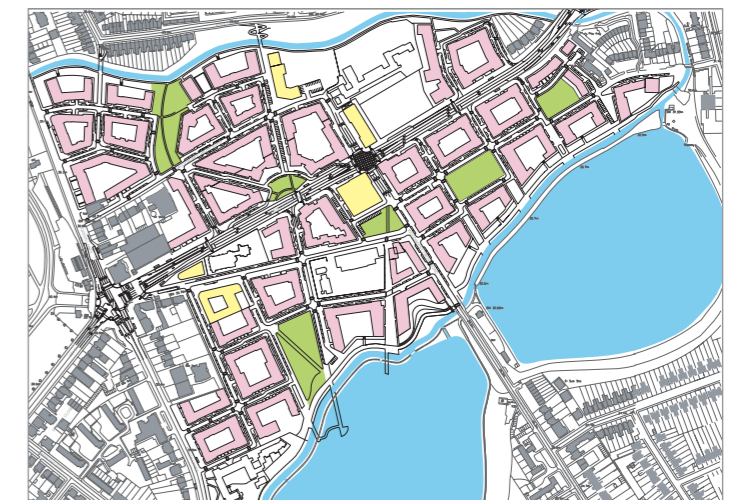
15.3.1

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 feedback.

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.