

12
Principle 8

A range of open space and play facilities

12 Principle 8

A range of open space and play facilities

12.1 Overview

12.1.1

Despite a wealth of open space within the Woodberry Down area, the spaces between existing buildings are often ill-defined, and other than providing a green visual amenity have little purpose or function. In places this has contributed to them being poorly maintained and under-used by local residents.

12.1.2

Courtyard spaces located at the fronts of residential blocks are well used by local residents, but car ownership has risen hugely since they were designed in the late 1940's and parking squeezed into these confined spaces now dominates their appearance, together with unsightly bin stores.

12.1.3

Play facilities are sub-standard and formal designated civic spaces are almost non-existent. The river-side is almost completely fenced off and under-exploited.

12.1.4

The whole landscape design philosophy of the estate needs rethinking, to provide the right type of open space, in the right locations, with management and maintenance regimes properly specified and funded to maintain high standards in perpetuity.

12.2 Existing open space provision

Formal designations

12.2.1

The London Borough of Hackney's Unitary Development Plan (June, 1995) includes a series of important open space designations that affect the Woodberry Down area (as shown in Figure 12.1), namely:

- **Metropolitan Open Land (MOL) and Green Chain**, which encompasses both reservoirs, New River and the riverside footpath. These areas therefore form part of an extended network and provide long distance pathways for the public and wildlife.
- **New River / Brownswood Conservation Area**, which accords with the MOL.
- **Green Links**, which includes the New River footpath and a route that connects Finsbury Park - Woodberry Down - Spring Park Drive - Green Lanes.
- The West Reservoir (including the Water Sports Centre), the East Reservoir and New River as an **Area of Nature Conservation Importance**.
- The East Reservoir identified as a **Local Nature Reserve**.



12.1 Existing open space provision

- Metropolitan Open Land and Green Chain (Areas of Nature Conservation Importance)
- Local Nature Reserve
- Conservation Area
- Green Links
- Secondary Road
- Pedestrian and/or Cycle Facility



The New River forms part of the designated conservation area



Existing spaces between building fronts are car-dominated and uninspiring.



Although providing a visual amenity, green spaces between building backs are ill-defined.



Play facilities at Rowley Gardens are soon to be further upgraded.



Much of the New River is fenced-off and unexploited.

A review of existing open spaces

12.2.2

Clissold Park (including a children's zoo and tennis courts) and Abney Park Cemetery in Stoke Newington are located a short journey away by bus or car. However, the area's principal open space is Finsbury Park, which has recently been subject to a major upgrading programme and is within 15 minutes walk of all homes. The park includes an athletics track, basketball court, boating lake, tennis courts, open air music venue and playground. However, the park is severed from the estate by the busy Seven Sisters Road and Green Lanes. The proposed redesign of Seven Sisters Road and improved pedestrian crossings throughout the area will improve this situation markedly (see Chapter 8).

12.2.3

Beyond the southern boundary of the site, the Castle Climbing Centre, located on Green Lanes, offers an indoor climbing facility. Next to this, the West Reservoir Water Sports Centre provides sailing and canoe training. Fencing along the New River limits their accessibility.

12.2.4

Formal public open space provision within Woodberry Down is very limited. As indicated in Figure 12.2, the open spaces at Rowley Gardens and at the Woodberry Grove local centre provide the only defined public open spaces, both of which are in significant need of improvement. There is however a large amount of informal semi-private open space. This tends to be either:

- **ill-defined and under-used grassland.** These tend to take two forms, either arranged:
 - a) as linear buffer strips between the frontage of buildings and roads. They are grassed, with low perimeter walls and informally planted with trees. These areas have little function other than acting as a barrier or screen, or
 - b) as open expanses of amenity grassland between residential blocks. These areas form most of the open space within the existing estate, positioned between the backs of blocks. Despite providing a green setting for buildings, they are under-used with poor access, little function or over-looking, which raises safety and vandalism concerns.
- **Courtyard spaces dominated by car circulation and parking.** The communal courtyard areas to residential blocks are mostly hard surfaced and car dominated.



12.2 Existing landscape quality



Seven Sisters Road currently provides a major barrier to the accessibility of open spaces and play facilities.



12.2.5

Where private garden space exists, such as at Spring Park Drive, it is generally well maintained by its owners so that it makes a positive contribution to the streetscape.

12.2.6

Within the area, Rowley Gardens has three play grounds that serve the north-west area, but which are in need of improvement. Newton Close has four playgrounds that serve the eastern end of the estate. The playground to the rear of Spring Park Drive, positioned for children living in homes to the south, is entirely derelict. The lack of play areas sited close to blocks has resulted in a lot of ball games being played amongst cars within the courtyard areas.

Key issues for attention

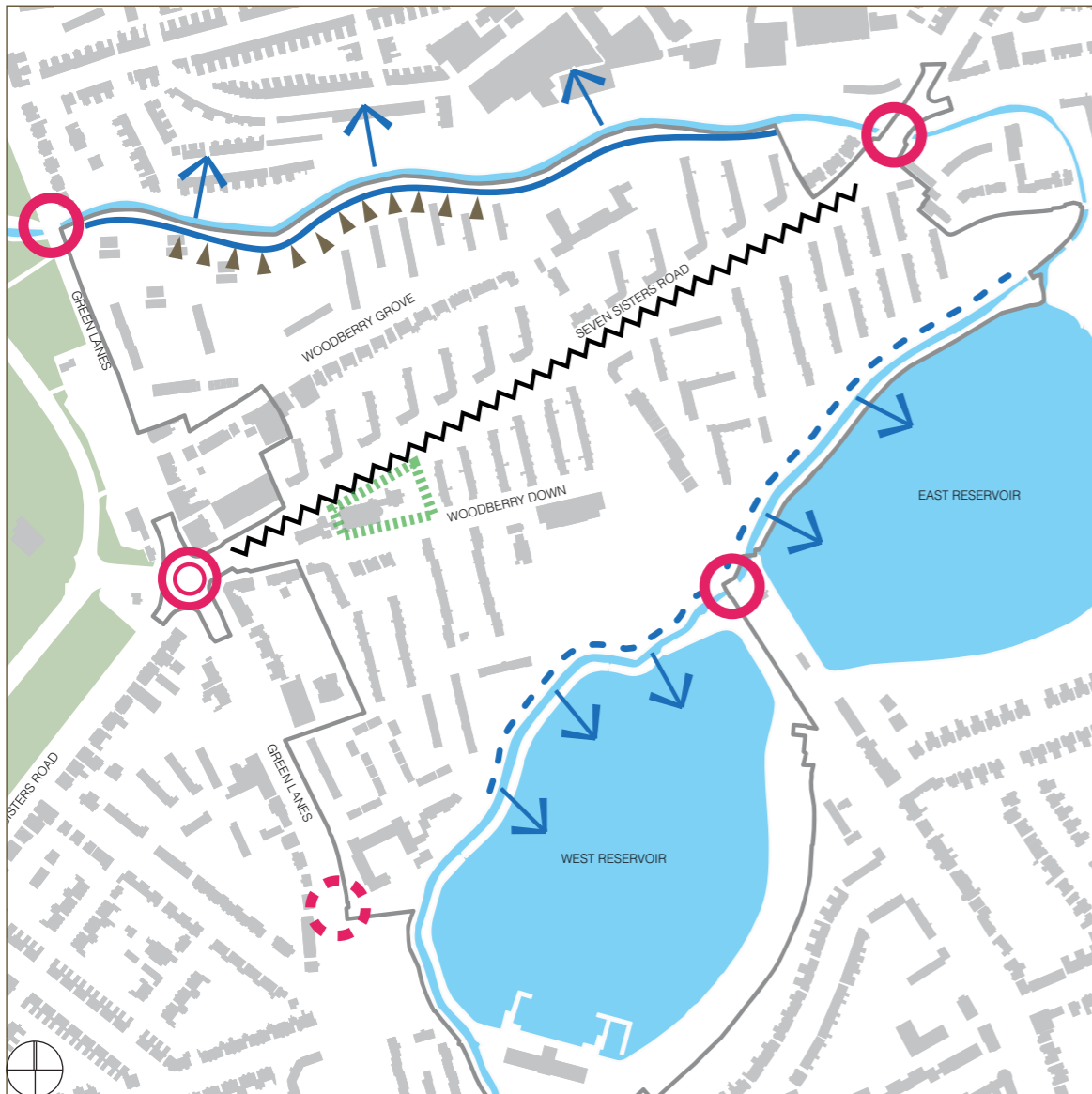
12.2.7

At present, the landscape character is monotonous, with open space having very few individual features, planting schemes or species of note. Poor design has led to a lot of wasted space, which is often too small for any real purpose or function. There are few open areas without trees which can accommodate ball games and general play. There is little connectivity between open spaces and a poor pedestrian and cycle network contribute further to the feeling of isolation.

12.2.8

Figure 12.3 indicates some of the key landscape-related issues requiring attention:

- **Entry points or gateways** – as distinct from most communities within London, the New River provides a definite edge that makes Woodberry Down a very clearly defined neighbourhood. Drivers or those arriving by bus all approach Woodberry Down by crossing over the New River to the north (Green Lanes), east (Seven Sisters Road / Amhurst Park) and south (Lordship Road / Woodberry Grove). Yet most drivers must be oblivious to this fact as the setting remains completely unexploited as an attractive landscape feature. The bridge to the east, for example, is lined by a high brick parapet that obscures sight of the water and the view beyond. From the south, the John Scott Health Centre provides a clear gateway point, yet drivers or even those on foot are unlikely to be aware of the New River's existence here, less still the expansive West Reservoir to the rear.
- **Manor House as principal arrival point** – for those either arriving via road or emerging from the underground, the Manor House junction provides the principal arrival point, yet it is an unattractive space dominated by highway geometry and unremarkable buildings. The Finsbury Park entrance appears remote from the rest of Woodberry Down.
- **Seven Sisters Road as barrier to pedestrian movement** – the hostile nature of the six lane Seven Sisters Road, with infrequent pedestrian crossings, severs north and south Woodberry Down and the respective recreational spaces. The noisy traffic also negatively impacts on the quality of adjacent open space.
- **The setting of St Olave's Church is unexploited**, particularly the well-treed grounds to the east that are partially obscured by an unattractive concrete wall along Woodberry Down.
- **The unexploited northern edge** – with building orientation and landscape design that fails to capture the drama of the expansive views to the north.
- **The fenced-off southern edge** – constraining pedestrian access to the riverside and interrupting views of the water.



12.3 Key landscape issues

12.2.9

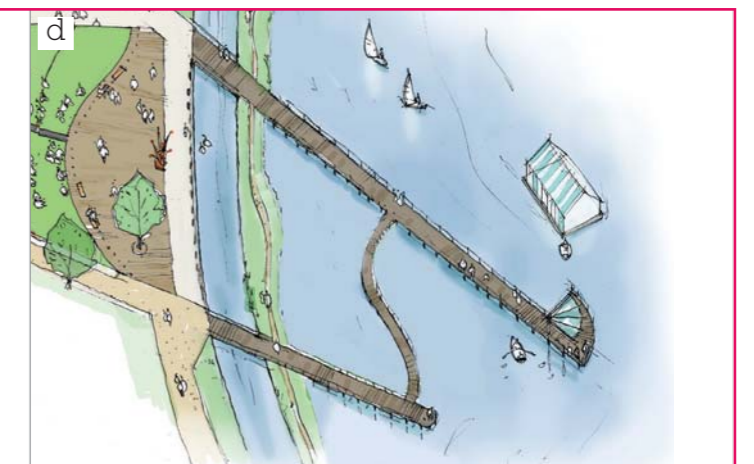
Despite these fundamental failings, there is tremendous landscape potential.



12.4 Public realm structure



Something for everyone...
 a) Active area (eg. skate-park, kick-about, community garden), b) Passive area (parkland, tilted for views, sun and performance), c) Entrance (warden accommodation and changing rooms), d) Piers (with nature trail and watersports access)



12.3 Proposed open space provision

12.3.1

The strategy for improving open space and play provision has been developed based on the following core principles:

- **A high quality environment** – paying particular attention to the specification of the range of new public open spaces proposed.
- **Fully integrating landscape and open space design** - landscape and open space is integral to the proposed layout and arrangement of land uses
- **Design and management for safety** – with particular regard to the riverside
- **Something for everyone** – ensuring that the full range of play spaces are provided suited to different age groups and to ensure that the design of open spaces relates to the needs and lifestyles of different minority ethnic groups
- To use landscape design to **help shape local identity, legibility and character**
- **A well managed and maintained environment**

12.3.2

As illustrated in figure 12.4, the vast majority of open space will be private gardens or shared private space. Where public spaces are proposed, they will offer 'something for everyone' and designed to be both functional and aesthetically pleasing. Each space is linked by a tree-lined route, of a scale that complements the hierarchy of streets described in Chapter 8. This clear framework will help to define the character of Woodberry Down and its constituent neighbourhoods, as illustrated in Figure 12.4. Each will also have its own distinctive character and variety of uses.

12.3.3

As described in Chapter 11, re-landscaping is to be undertaken alongside the New River to provide continuous parkland, with changes in character along its length and frequent connections back into the heart of the site. All residents of Woodberry Down will therefore have ready access to a delightful waterside pathway with numerous opportunities for varying the length of walks.

12.3.4

New public open spaces will be created as the fulcrum for each of the proposed three neighbourhoods. These will provide calm green spaces within easy reach of everyone in Woodberry Down.

12.3.5

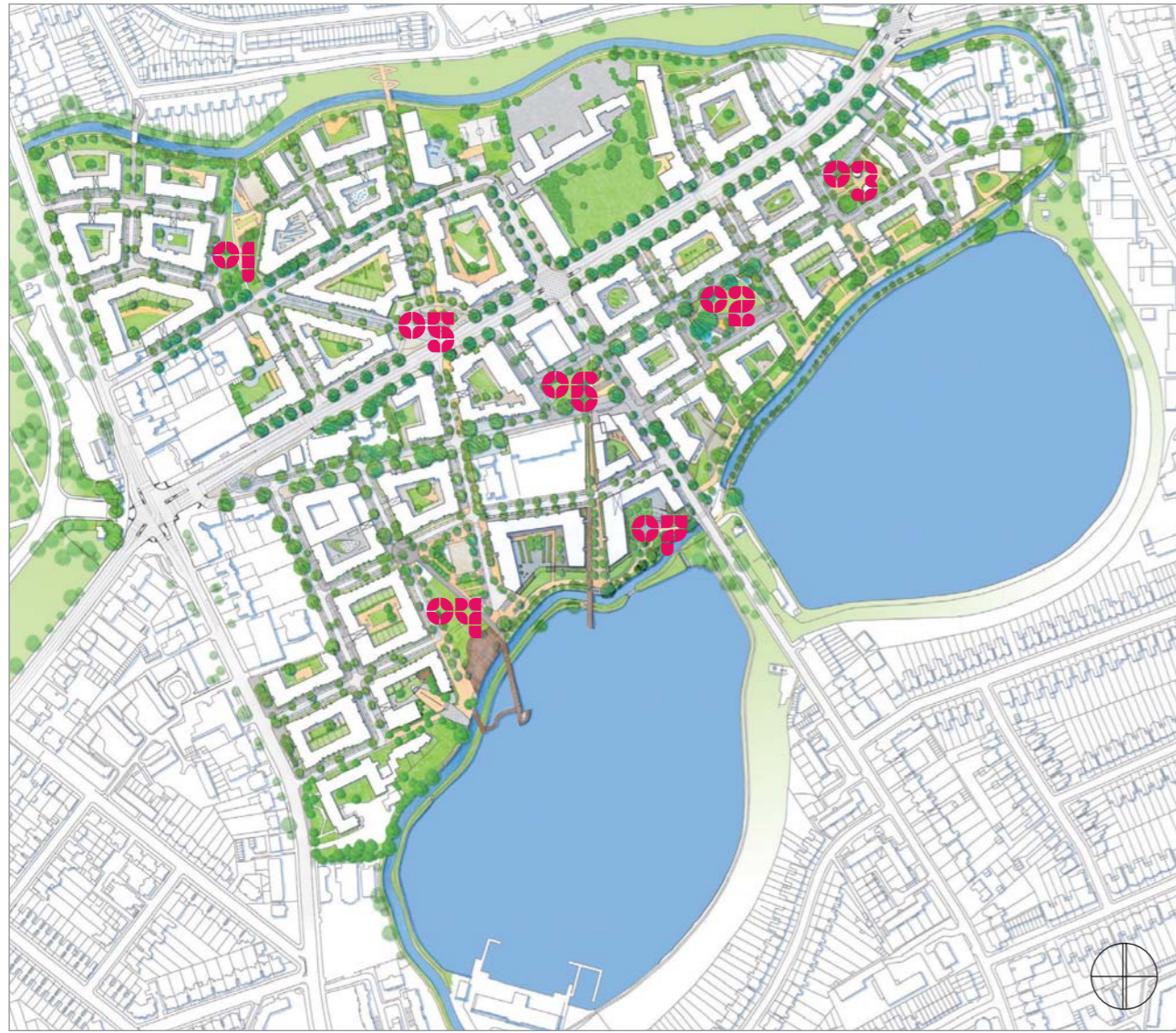
A series of U-shaped blocks open towards the reservoirs to the south. The open spaces within these will tend to be private and though physically separated from the adjacent public realm through landscape treatment (planted boundary treatment and changes in level), they will contribute to the green riverside edge.

12.3.5

The Area Action Plan requires that "public useable open space such as parks, play areas, sports facilities and pocket parks should comprise a minimum of 10% of the Woodberry Down area, not including the linear park along the reservoir." Applying this definition, the Masterplan identifies 2.4 hectares of 'public useable open space', which equates to 10% of the net Woodberry Down site area when one excludes the New River.

12.3.6

In addition, there is a firm commitment to ensuring that all homes have access to a private open space – whether a garden, terrace or balcony.



12.5 Principal public spaces

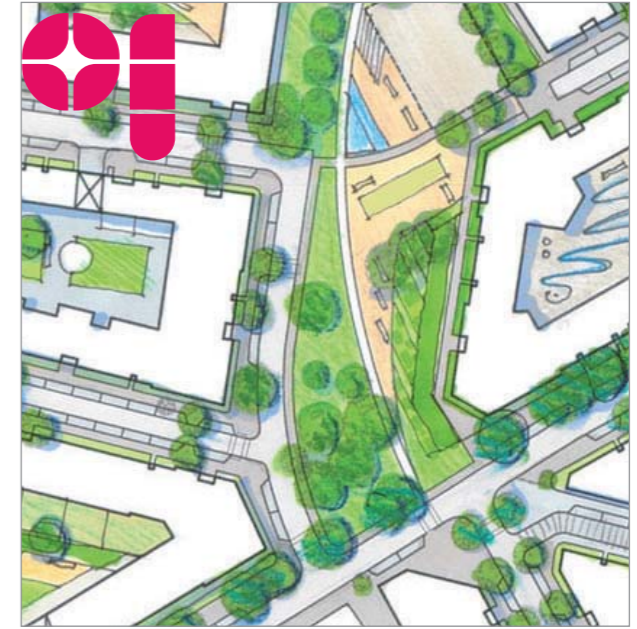
12.4 Principal public spaces

12.4.1

A variety of high quality spaces are proposed, as described below and illustrated (Figure 12.5). Names suggested are provisional only.

1. Rowley Gardens

Rowley Gardens in the northwest will be re-landscaped to accommodate a new multi-use games area and other children's play facilities. The space will be designed as a terrace that looks north towards New River and the wider panoramic views beyond. Most of the existing trees will be retained, whilst creating new pedestrian links and a coordinated open space network.



2. Woodberry Square

It is envisaged that this space, enclosed by clearly defined building façades, will be designed in the general manner of a traditional London Square, but with a more contemporary design treatment. The space will consist essentially of a simple grassed central area for informal relaxation and be contained in part by trees and shrubs. The space will incorporate a Local Equipped Area for Play (LEAP) providing facilities for a wide range of children.



3. Woodberry Gardens

This new open space space in the eastern part of Woodberry Down is envisaged as a community gardens. Part of the site will incorporate an informal public space and a neighbourhood Local Area for Play (LAP), but it is suggested that the rest is sub-divided into several separate small plots. These can be managed by various interested groups, such as local garden clubs for growing vegetables, herbs, flowers etc., whilst also providing an attractive space for the wider community who will enjoy watching the seasons change in them.



4. Spring Park

Spring Park in the south western part of Woodberry Down is planned as the principal open space within the development insofar that it is the largest in extent, with the greatest range of installed facilities. As well as catering for traditional, informal leisure uses, this space will have a series of green terraces overlooking the reservoir. The park will offer facilities for as wide a range of ages, interest groups and ethnic interests as possible. Facilities will include a multi-use games area, a Neighbourhood Equipped Area for Play (NEAP), and possibly other uses and facilities such as changing rooms, public toilets, a space for public performance, a boules pitch, skateboarding or a public barbeque area. Given the importance of the facilities and the higher levels of use that are expected in this location, it is proposed that this space be permanently supervised and managed by a park warden who will not only help to maintain the park in a clean and tidy state, but will protect it against misuse and organise bookings of the more formal facilities. Spring Park will be complemented by the nearby amphitheatre, gymnasium and community centre proposed on the former Old School site. It will also help reinforce the 'healthy living' concept offered by the potential new healthcare facility and children's centre to the north of the park.

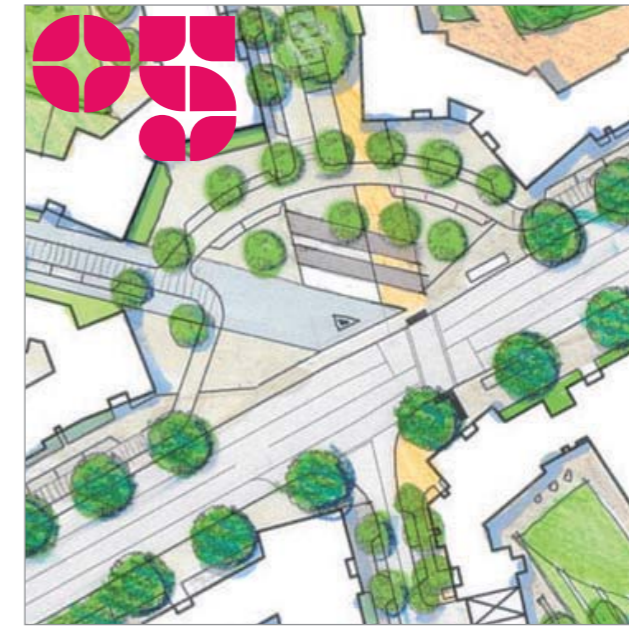


5. Woodberry Circus

This is a bold new space that identifies a principal crossing point on The Diagonal, uniting north and south sides of the community. The Diagonal connects schools, bus stops, Spring Park and the New River footpath to north and south, and as such it is an important pedestrian and cycle route within Woodberry Down. Woodberry Circus is therefore a key punctuation point on Seven Sisters Road and fulcrum for potential new activities.

The Circus is a half circle space on the north side of Seven Sisters Road, and its perimeter is defined by tall buildings that read as a series of upstanding fingers. Tall buildings are also placed on the southern side of the road, which will have the effect of uniting both sides in a cohesive three-dimensional urban design treatment.

The Circus itself will be a combination of hard and soft landscaping with mixed uses on the adjacent ground floors, positioned alongside new bus stops and within five minutes walk of the underground station. Imaginative lighting in the Circus will ensure that it continues to be a notable space at night.



6. Woodberry Grove Neighbourhood Centre

There is already public open space in this location, but the new Woodberry Grove Neighbourhood Hub will be bigger and better defined as befitting its location at the heart of the community. The square is envisaged as a busy and lively urban space surrounded by new shops and community support facilities.

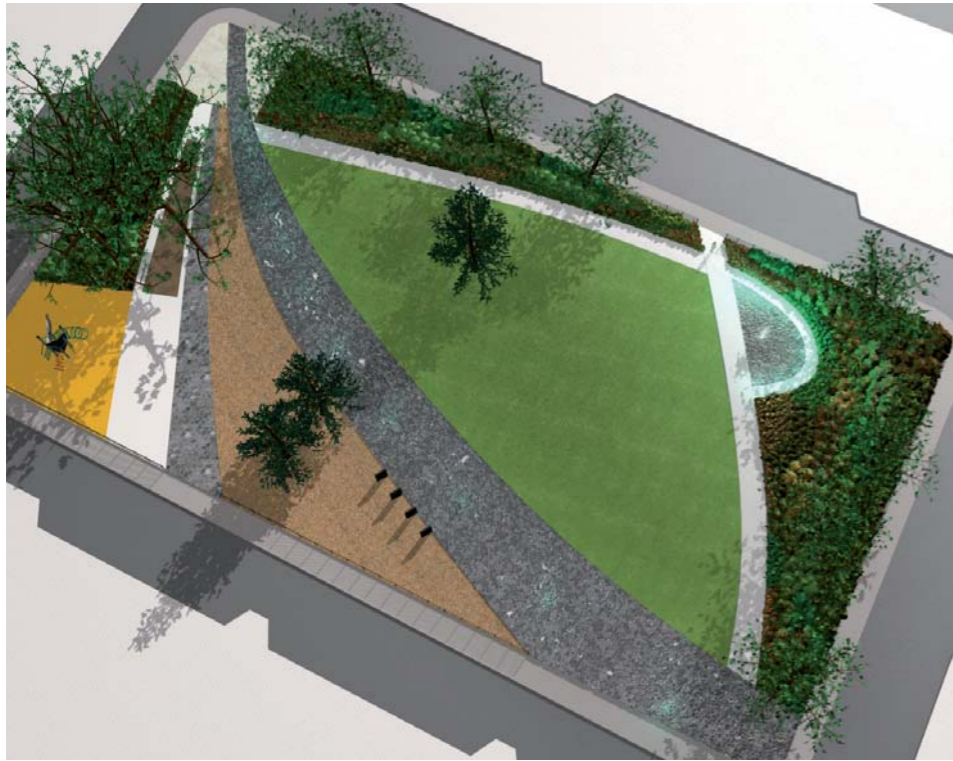
Bar, café and restaurant uses will occupy the north side of the square, taking full advantage of the sunny aspect, and spilling out onto the large adjacent pavements. The square will also include short-term parking to provide easy access to the shops, as well as a play area and generous seating that acknowledges its role as a key social space.



7. The amphitheatre

A series of landscaped terraces are to be arranged as an amphitheatre as part of the Old School Site kick-start proposals, relating to the new community centre and gymnasium.





Computerised sketch impression of the new Woodberry Square - a contemporary interpretation of the traditional London square.



12.6 Play strategy

12.5 Play strategy

12.5.1

As mentioned above, a range of community and recreational facilities provided in the wider area is accessible from Woodberry Down. Nonetheless the scale of development proposed requires the provision of specific new facilities for local play that are designed to overcome existing inadequacies.

12.5.2

A variety of children's play spaces is strategically dispersed throughout the area, as illustrated in Figure 12.6. Each has been located in focal positions close to where people will be living. The detailed design will ensure that each supports the creation of a high quality amenity whilst ensuring that each is overlooked for security. National Playing Field Association (NPFA) standards have been used as a guide, backed by the GLA's 2005 Guide to Preparing Play Strategies, which recommends planning of play spaces according to walking distances, as well as LB Hackney's SPG on Children's Play. These standards have also been modified in consultation with local people and organisations, such as Parkside Youth Club, ensuring that facilities respond to local need.

12.5.3

It is proposed that:

- one **Neighbourhood Equipped Area for Play (NEAP)** is incorporated into the Spring Park. According to NPFA standards this will:
 - a) comprise approximately 8,200m² including buffer zone, positioned within 15 minutes walking time from home;
 - b) have a minimum activity zone of 1,000m², divided into two parts; one with a range of playground equipment (minimum 8 types) and the other with a hard surface of at least 465m². This could be a Multi-Use Games Area, suitable for five-a-side football, for instance.
 - c) be aimed at 8-14 years olds, with provision also for younger age groups
 - d) be designed so that the activity zone is positioned at least 30m from the nearest dwelling.
- two **Local Equipped Areas for Play (LEAPs)**, positioned in a relandscaped Rowley Gardens to the north west and new Woodberry Square to the east. According to NPFA standards each of these will:
 - a) be approximately 3,600 m² including buffer zone, positioned within 5 minutes walking time from home
 - b) have a minimum activity zone of 400 m², including five types of activity/play equipment
 - c) be aimed at the 4-8 year age group, with consideration for 2-4 year olds

Because of its close proximity to the new Parkside Youth Club, the Rowley Gardens LEAP will also incorporate a Multi-Use Games Area.
- **Areas for informal play and amenity use** will be provided within the individual development areas. These will include Local Areas for Play (LAPs), which according to NPFA standards should:
 - a) incorporate a minimum activity zone of 100m², positioned within one minute's walking time from home
 - b) be aimed at children up to 6 years of age
 - c) typically provide a space for hopscotch, a footprint trail, mushroom seating etc.

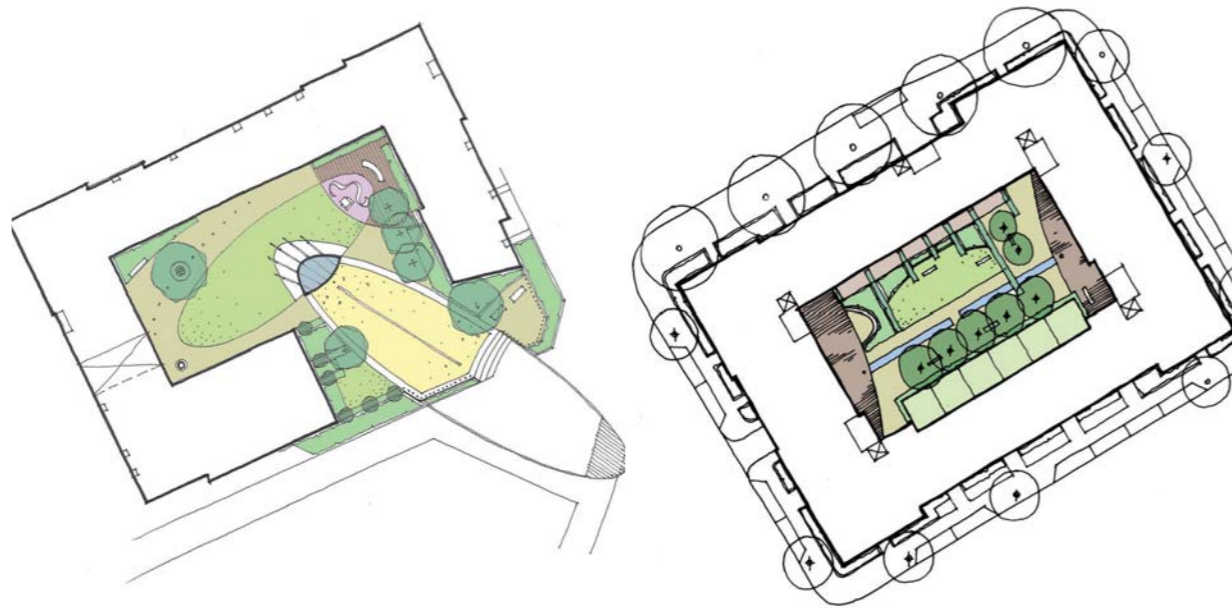


12.7 Making the most of the landscape setting

12.6 Courtyards

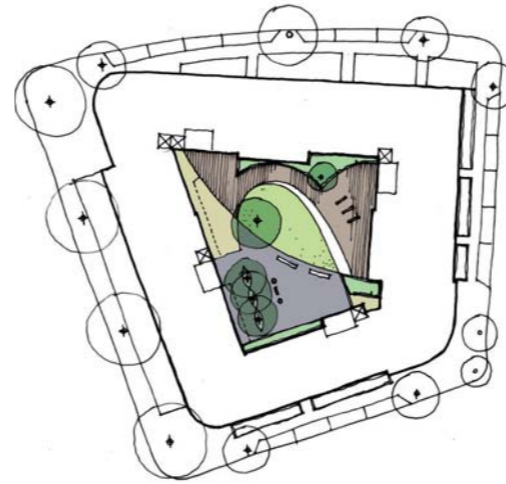
12.6.1

As indicated in Figure 12.8, a variety of private courtyard spaces are anticipated. Three distinct typologies are presented. More detailed design parameters will be incorporated into the Design Code.



Courtyard Block 4: A U-shaped block opening out for maximum daylight penetration and waterfront views

Courtyard Block 20: Combining shared private gardens for flats and individual private gardens/patios for houses.



Courtyard Block 38: An enclosed shared private courtyard mixing hard and soft landscaping.



12.8 A variety of courtyard spaces

12.7 Neighbourhood management and life cycle maintenance

12.7.1

Figure 12.7 provides a generalised impression of the urban form and its relationship to the landscape setting of the riverfront, two reservoirs and Finsbury Park. It is critical that new landscaped open spaces are not only designed and built to a high standard, but they are also maintained to a high standard thereafter.

12.7.2

In order to ensure this, it is necessary that all external public spaces are maintained as an entire entity and that appropriate systems are set up to ensure this. The creation of a new locally-based management organisation is proposed. Options for achieving this include the creation of a Community Based Housing Association, a management trust set up with commuted sums, or the establishment of a management company funded by a proportion of rental income from the estate.

12.7.3

Whilst the management and maintenance of the primary route network would continue to be the responsibility of Transport for London, other roads would be built to standards defined by the Hackney Council and built to the requisite adoptable standard.

12.7.4

The management of all remaining public open space would fall with the management company or trust, and detailed plans will be drawn up to define the precise extent of responsibility and to ensure that all open space is covered by one of the bodies with management responsibilities. This will include the riverside walkway on the Woodberry Down side of the New River, which it is proposed will be managed up to the water's edge by the Woodberry Down management body.

12.7.5

The open space network in Woodberry Down includes a number of internal communal courtyards, and the management and maintenance of these will fall to individual block management companies. The management of private gardens will be the responsibility of individual tenants or owners.

13
Principle 9

The ecological network



13 Principle 9

The ecological network

13.1 An integrated approach to ecology

13.1.1

At present, Woodberry Down has a 'green feel' that residents very much value. One of the area's greatest assets is the large variety of mature trees. Tree groupings along road sides, the riverside and between blocks add quality and character to the area. On closer inspection, however, much of the landscape is of low ecological value. Most open spaces are either tarmac, hard paved or amenity grassland.

13.1.2

The Masterplan realises the potential to significantly improve upon this situation. In the new Woodberry Down, ecology considerations will be integrated everywhere – from the detail of buildings, through streets, parks and open spaces and in the drainage and transport infrastructure. Each of these will be connected via a green network of linked spaces of wildlife and amenity corridors.

13.1.3

As detailed in the Environmental Statement, a survey of local habitats has been undertaken to understand what wildlife species currently exist. The impact of the development has been assessed and recommendations put forward for dealing with this and boosting local biodiversity, following recommendations contained in the Hackney Council's Biodiversity Action Plan (2004).



13.1 Summary of existing trees

13.2 The strategy for tree retention and replacement

Working around existing trees

13.2.1

The layout has been devised to work around the retention of existing trees wherever possible and plans include a major new tree planting programme. With this in mind, arboriculturalists Barrell Treecare have undertaken a comprehensive survey of existing trees within the area. The full report accompanies this submission. For each individual tree and group, the species, height, diameter, maturity, vigour and potential for contribution to amenity was recorded.

13.2.2

Figure 13.1 provides an illustrative summary of the findings. Simplistically put, trees assessed as potentially important are categorised as 'A' and those assessed as less important are categorised as 'Z'. In the context of new development, all the Z trees are discounted as a material constraint in layout design. All the A trees are potentially important and pose potential design constraints. The purpose of categorising the trees is to focus attention on the ones worth retaining.

13.2.3

The detailed plans that accompany the Arboricultural Report plot and categorise these trees more precisely. Each 'A' tree has a defined Zone 1 area, where ground disturbance must be carefully controlled within a Tree Protective Zone (TPZ) and a Zone 2 area where shading, dominance or future growth may be an issue. This second constraint is an assessment of how much space a tree needs to be successfully retained after the development activity when the pressures of residential occupation come to bear.



The West Reservoir is a series of important wildlife habitats



Policy implication

13.2.4

Within the area, several of the trees along Green Lanes and one outside the Beis Chinuch Lebonos Girls School have designated Tree Preservation Orders are therefore to be incorporated into the new development with respect to the future growth and setting of such trees.

The tree planting strategy

13.2.5

Figure 13.2 illustrates how the majority of existing trees will be retained and the new trees that will be planted throughout the area. The new Woodberry Down will have extensive tree cover, introduced in the new parkland space, in communal gardens or courtyards and in streets throughout the area. The ecological diversity of different trees and shrubs will be an important factor in their selection, with a bias towards native species. Existing trees and other ecological features will be protected during construction.

13.2.6

A tree planting strategy is illustrated in Figure 13.3 and has been devised to ensure that the size and character of each tree is appropriate to its setting with regard to:

- a) the concept of three distinct neighbourhoods;
- b) the street hierarchy described in Chapter 8; and
- c) the scale and architectural treatment of nearby buildings.

This strategy is described as follows:

Waterside Planting: Naturalistic planting of large, medium and small trees and shrubs of predominantly native species appropriate for waterside location. To be set in predominantly grassed areas variously mown to achieve a variety of high-use, occasional informal use and wildflower/herb-rich grassland conditions. (Trees and shrubs to be planted in accordance with RoSPA recommendations)

Principal Boulevard and Street Planting: Formal, regular planting of large deciduous trees suitable for main routes

crossing the site. Single species only for each main route to achieve consistent character theme.

Planting along "The Diagonal": Formal, regular planting of single deciduous species similar to Principal Boulevard and Street Planting, but of a separate species from elsewhere to define this particular route. Selected species should have canopies with high clear trunks to encourage sight of water and views beyond.

Secondary Route Planting: Medium-sized deciduous street trees in semi-formal planting (spacings may vary). Species may vary according to route and character of area to enhance local distinctiveness.

Tertiary Planting: Occasional and possibly irregular planting of varied species of small/medium street trees. Species may vary to enhance local distinctiveness.

Public Green Spaces: Public green spaces may be planted with a wide range of native and exotic, and deciduous and evergreen trees, as appropriate to the particular design theme of each space.



13.2 Proposed tree planting strategy



13.3 Proposed planting scheme



13.4 Key habitat survey findings



13.5 An illustrative plan of green and brown roofs

13.3 Proposals to boost biodiversity

13.3.1

Figure 13.4 illustrates the key findings indicated in the habitat survey. In ecological terms, the broadleaved trees located in the strip of land between the New River and the old school site area constitutes the most important group of trees to be retained in the area, and is therefore retained.

13.3.2

The most important area for wildlife within the application site is the Old School Site, a derelict area with scrub, collapsed buildings, ruderal vegetation and mature or semi-mature trees. Although no sightings were confirmed, the area provides a suitable habitat for reptiles and the Black Redstart. The Black Redstart requires areas of sparse 'wasteland' vegetation and stony ground for feeding, with nearby complex structures with many vertical features and a variety of ledges or holes for nesting.

Green roofs and brown roofs

13.3.3

To offset the loss of potential Black Redstart habitat, brown roofs will be distributed throughout the area, which consist of a "scree" mixture of 80% rubble (typically crushed brick and concrete) scattered over the roof surface. The specification of brown and green roofs will need to be coordinated with the provision of solar panels, and appropriate solutions assessed on a building-by-building basis. Figure 13.5 illustrates the potential.

13.3.4

A combination of green and brown roofs will be included throughout and will help mimic the predevelopment state of the site by significantly reducing both the volume and rate of runoff from roof surfaces. They can also enhance biodiversity by establishing wildlife habitats or provide attractive amenity spaces. Other important benefits include increasing thermal efficiency, reduce the urban heat island effect and extending the functional life of a flat roof. It is anticipated that these will be a combination of:

- **Eco (or Extensive) roofs** – covered with low-growing, low maintenance plants such as sedum and designed to be accessible for maintenance purposes only; and
- **Intensive roofs** – roofs that are landscaped environments and are usually publicly accessible, often including planters or trees. They may include storage of rainwater for irrigation.

Bats

13.3.5

A small amount of evidence of roosting bats was discovered. Bat boxes will therefore be accommodated in some of the new buildings and slight gaps provided in building eaves as potential nesting spaces.

The New River and reservoirs

13.3.6

The New River is an engineered, canalised waterway that forms the southern and northern boundary of the estate. The river is shallow with vertical banks shored up with wood or sheet metal piling. Along the north of the estate this renders the river of very low ecological value, particularly since it is bordered on both banks by a wide strip of closely mown species-poor amenity grassland.

13.3.7

Reedbeds and marginal vegetation are located around the periphery of each of the reservoirs, though the section of river between Woodberry Down and the East Reservoir is of higher ecological value. Here there are small clusters of common reed and lesser pond sedge and a line of semi-mature trees along both banks. On the East Reservoir in particular, wildlife is well sheltered from human disturbance by vegetation, and it provides a good habitat for many breeding and wintering birds.

13.3.8

The section of The New River between the estate and the West Reservoir is of lower ecological value partly because of the general absence of trees on the narrow strip of bank dividing the river and the reservoir that renders it very exposed to disturbance from motorised watercraft.

13.3.9

A clump of Japanese Knotweed east of the point where Woodberry Grove crosses the New River is an invasive species that left unchecked will undermine nearby habitats. This will need to be removed prior to landscape works being implemented.

13.3.10

Both reservoirs on the development are Areas of Nature Conservation Importance and are to be further enhanced as a result of the regeneration programme.

13.3.11

The riverside parkland will provide a minimum of 15 to 20 m undeveloped corridor between buildings and the river. The riverside footpath will be rerouted further away from the river than is currently the case, separating humans and wildlife along most of its length.

13.3.12

The East Reservoir will continue as a local nature reserve and the Masterplan proposals will discourage any new disturbance by directing the more active forms of recreational activity away from this area. On the West Reservoir the sailing centre will continue to operate, although birds that are habituated to the presence of humans will continue to be found there.