



Woodberry Down
Outline Planning Application

Planning Statement

prepared by
Scott Wilson

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

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QUALITY ASSURANCE

Created and Edited by
James Turley

Senior Planner
Date: March 2007

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Reviewed and Approved By
Martin Herbert

Technical Director
Date: March 2007

.....

This report has been checked in accordance with Scott Wilson's standard Quality Assurance procedures.

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TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	LAND USE.....	9
3	SOCIO-ECONOMIC AND COMMUNITY INFRASTRUCTURE.....	18
4	DESIGN.....	30
5	TRANSPORT AND INFRASTRUCTURE.....	43
6	ENVIRONMENTAL IMPACT ASSESSMENT.....	56
	APPENDIX.....	82

LIST OF FIGURES

	FIGURE 1: ELEMENTS FOR FORMAL PLANNING DETERMINATION.....	3
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1 INTRODUCTION

THE SCOPE OF THE OUTLINE PLANNING APPLICATION (OPA)

- 1.1 This planning statement sets out the documents that form the planning application. Furthermore this statements makes clear what elements are submitted for formal determination by the Local Planning Authority (LPA) and which elements are submitted as illustrations of the potential treatment at detailed (reserved matters) application stage.
- 1.2 Many issues of site-wide significance will be fixed at this stage. However it is important that those more detailed elements of the proposal are agreed at the detailed application stage. This ensures flexibility within a Masterplan that will be implemented over a 20-year period, ensuring that the proposal remains commercially attractive whilst also able to adapt to the planning environment and community requirements at the time of detailed submission. This flexibility is a key component of the application.
- 1.3 In assessing the information to submit as part of this planning application and which elements to submit for formal approval (fixed) as distinct from those illustrative elements, the applicant has been mindful of changes to articles 1 and 3 of the Town and Country Planning (General Development Procedure) Order 1995, contained within the Planning and Compulsory Purchase Act 2004, which took effect from 10/12/2006. As such, specific regard has been given to the guidance contained within Department for Communities and Local Government (DCLG) Circular 01/2006.
- 1.4 Planning applications must submit sufficient detail to allow assessment to be made as to the compliance of the proposal to national, regional and local planning policy. Outline planning applications '*require for a decision on the general principles of how a site can be developed. They are typically used where applicants are looking for formal agreement on the amount and type of development that can take place on the site prior to preparing detailed proposals*' (DCLG Circ 01/2006 p.8 Para. 49).
- 1.5 These changes, along with the requirement to submit a Design and Access Statement are intended to provide greater clarity to outline planning proposals and form the basis for future public consultation in the Scheme's detailed development.
- 1.6 As previously stated, this outline planning application (OPA) proposes the amount and type of development for which approval is now sought. It is then for reserved matters applications to establish; scale, appearance and landscaping.
- 1.7 Paragraph 52 of Circular 01/2006 clearly sets out the minimum levels of information to be shown in the new, more detailed OPA regime. These include; the uses within the development site and any distinct zones within the application area, the amount of development for each use, an indicative layout and scale parameters with the upper and lower height, width and length of each proposed building. An indication of access points to the site should also form part of the minimum requirement.
- 1.8 The OPA for Woodberry Down seeks to agree the uses within the site boundary, the amount of development in each use and distinct land use zones. Access points to Woodberry Down are also submitted for approval at this outline stage. A layout is presented and the upper and lower thresholds are also submitted for approval. The Masterplan layout is used as the basis for the rigorous assessment is contained within the Environmental Statement (ES). The Masterplan is also the subject of viability assessments to demonstrate that a proposal of this nature is commercially attractive and thus can be expected to be successfully implemented.

- 1.9 Such illustrative or indicative elements are included for a number of key reasons. By submitting indicative information the applicant seeks to help those who have an interest in or who are involved in the formal determination process of the application to envisage what particular elements of the Scheme may look like. This might include, for instance, an artist's impression of a future streetscene incorporating key elements of the design code. In submitting such information, the applicant is not seeking formal approval of this detail and future applications at the more detailed reserved matters stage are not intended to be bound by such a drawing. The drawing does, however, help people visualise the style of development that may come forward by offering an example.
- 1.10 The other key reason for submitting indicative information is to demonstrate that issues to which the OPA is committed to can in fact be delivered. An example of this is the Energy Strategy Report. The application commits to delivering a minimum of 10% of the energy requirements of the site via on-site renewable technologies. In order to make such a commitment and to ensure deliverability the applicant has carried out a substantial feasibility study, presented in this application as the Energy Strategy Report. With this initial study undertaken, the applicant and the LPA can with confidence agree that 10% of energy demand will be provided by on-site renewable technologies. Further feasibility work will then be carried out at the detailed (reserved matters) stage to determine the exact nature and location of the provision.

SITE AND SURROUNDINGS

- 1.11 The Woodberry Down Regeneration area is located in the northern most part of the London Borough of Hackney. The site is triangular in shape, edged by the New River to the north, south and east. The site adjoins the London Borough of Haringey to the north, with the London Borough of Islington to the southwest. To the immediate north is an area of employment land in the form of an industrial estate and a retail complex adjacent to Haringey Green Lanes. The East and West Reservoirs are located to the immediate south of the estate, with Clissold Park and Stoke Newington beyond that.
- 1.12 The site is situated on the ridge of a hill, running in approximately the position of Seven Sisters Road. The land falls from it to the north, allowing clear views of north London, including Alexandra Palace. To the south, the land also falls away, allowing views of the Reservoirs and City beyond.
- 1.13 The site is bisected by the only six-lane section of Seven Sisters Road (the A503) and is enclosed on three sides by the New River. Green Lanes (the A105) runs north-south to the far West of Woodberry Down, with Manor House Underground Station located at the junction of Green Lanes and Seven Sisters Road.
- 1.14 The wider area is comprised primarily of Victorian suburban housing, with limited 20th century infill estates, incorporating some interwar and post-war housing. Woodberry Down estate itself was constructed in stages from the 1940's through to the last phase, Rowley Gardens, in the 1970's. The earliest blocks on the estate (Nicholl, Needwood, Ashdale and Burtonwood Houses) were constructed as eight storey buildings with experimental lifts and reinforced concrete construction. Later blocks followed the predominantly five-storey balcony access model. The estate includes a shopping area, schools, a library, and incorporates the earlier St. Olave's Church and Church Hall.

THE PLANNING APPLICATION PROPOSALS

- 1.15 In August 2004, the LPA formally approved the Woodberry Down Area Action Plan (AAP) as Supplementary Planning Guidance. Along with Dalston, south Shoreditch, Lower Lea Valley and Hackney Central, Woodberry Down forms an integral element of Hackney Councils physical regeneration of the Borough.

- 1.16 Hackney Homes as Arms Length Management Organisation (ALMO) to the London Borough of Hackney, on behalf of the London Borough of Hackney, proposes to deliver innovative proposals to address the current failing housing, inadequate public open spaces and community facilities, and intrusive road network that currently divides the community and prioritises motorised vehicles over the pedestrian and cyclist.
- 1.17 The OPA to which this statement relates represents a major stage in the redevelopment of Woodberry Down helping the area transform from an estate to a sustainable community where people want to live, work and visit and do not have to travel for basic services. It is anticipated that a full detailed planning application for the first phase of development comprising 'kick-start site 1' will be submitted to the LPA soon after the OPA. The full application should conform to the principles established in the OPA. However, as the applications are expected to be considered concurrently, this first detailed proposal cannot be considered as reserved matters to the outline application as the OPA will not have been determined prior to the submission of the full planning application. However it is likely that all further phases of development will constitute reserved matters applications directly relating to the OPA should approval be forthcoming. The applicant welcomes the submission of a full planning application as it will bring certainty to the proposals and will facilitate an early beginning to the delivery of the OPA Masterplan.
- 1.18 In Chapter 2 this Statement describes the principal elements of planning policy that will be relevant in the consideration of the OPA and demonstrates its consistency with those policies. Indeed, it goes further and shows how the proposals in the application will be instrumental in delivering many of the Council's regeneration objectives, as well as those of Central Government and the Mayor of London.
- 1.19 The Statement describes the parameters, or 'envelope' within which the development proposals will fit and describes the development proposed in the application.
- 1.20 The application is submitted in outline, and at this stage planning permission is sought for the following;

Figure 1: Elements for Formal Planning Determination

1. The total amount of development to be carried out;
2. The principal areas of Public Open Space, and Strategic Landscaping;
3. Development Thresholds that prescribe the maximum amount of development and other uses that will be undertaken in total and within each phase of the development;
4. Parameters to define the minimum and maximum height of buildings and areas for development;
5. The types of uses, including housing, commercial activities and community buildings;
6. Means of access to the site and internal road layout within the site;
7. Provision of car parking space; and
8. Provision of affordable housing.

- 1.21 The Red Line (Location) Plan indicates the extent of the application site.
- 1.22 It is intended that this plan and the red line will embrace all works to be carried out in connection with the Woodberry Down Regeneration area. Thus, in addition to the extent of the built development itself, the red line includes the sites of improvements to the highway, the construction of new pedestrian bridges and footways, all landscaping and open spaces, and enhancement works.

- 1.23 The following explains precisely what is being applied for in the accompanying application and what is only indicative at this stage and reserved for approval as part of future detailed proposals for subsequent individual phases.
- 1.24 The application plans should be considered in tandem with the submitted ES as, amongst other things, they provide a visual representation of the maximum proposed development, and they form the basis of the assessment of impact in the Environment Impact Assessment (EIA) to which the ES relates.

DOCUMENTS AND PLANS SUBMITTED AS PART OF THE OUTLINE PLANNING APPLICATION

- 1.25 The OPA consists of the following:
- Planning Application Forms;
 - Covering Letter;
 - Certificate of Ownership;
 - Copy of Notice Served;
 - Statutory Planning Fee;
 - Location (red line) Plan;
 - Existing Estate Drawings;
 - Design and Access Statement;
 - Statement of Community Involvement;
 - Planning Statement, including parameters plan, description of the outline application and development thresholds (this document);
 - Masterplan Report;
 - Masterplan Drawing including internal roads, public open space, play areas, strategic landscaping;
 - Access Plan;
 - Parameters Plan showing height ranges and areas of development;
 - Environmental Statement;
 - Environmental Statement Non-Technical Summary;
 - Energy Strategy Report;
 - Sustainable Design and Construction Report;
 - Transport Assessment (and 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 Impact Appraisal;
 - Computer generated fly-through (CD-ROM); and
 - Physical Model.
- 1.26 The description of the proposed development is as follows, and appears as the answer to Question 4 of the planning application form;
- 1.27 To demolish all existing buildings on the Woodberry Down Estate, with the exception of St. Olave's Church, the Beis Chinuch Lebonos Girls School Reservoir Centre, Woodberry Down primary school and the John Scott Health Centre.
- 1.28 Redevelop the site with 4,644 homes (including 41% affordable), comprising 1-bed, 2-bed, 3-bed, 4-bed and 5-bed flats, 5-bed and 6-bed houses with associated car parking at an overall site provision rate of 50%; approximately 38,500m² of non-residential buildings and associated car parking, including 5,000m² of retail buildings within classes A1-A5, 3,150m² of class B1 Business use, 30,000m² of class C1, D1 and D2 use including education, health centre, children's centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River and the East and West Reservoirs, construction of bridges across the New River; reduce width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new Woodberry Down Neighbourhood, the creation of new and improvement of existing cycle and pedestrian routes to and within the estate especially from north to south across Seven Sisters Road.

DESCRIPTION OF SUBMITTED DOCUMENTS

Plans

Location Plan

- 1.29 The application site at a scale of 1:5000, the precise area containing all the works proposed is defined within the red line that appears on this plan (reproduced as Appendix A).

Existing Estate Site Plans

- 1.30 These plans depict the original residential buildings of the Woodberry Down estate at a scale of 1:1250.

Masterplan – Drawing Reference OPA1, Revision 7

- 1.31 This drawing depicts building uses, the location and design of internal roads, public open space and strategic landscaping and is submitting for formal approval. Furthermore, detailed landscaping and play area designs will be submitted at the detailed application stage (reproduced as Appendix E).
- 1.32 The Masterplan drawing also shows, in detail, the form the development will take. It has been used as the basis for the Environmental Impact and other Assessments. Some information is indicative at this stage, such as floor plans, and it is anticipated that this will be agreed in detail through the submission of reserved matters. Each phase of the development is to be the subject of future more detailed plans where the following items will be agreed:
- Detailed design; and
 - Materials.

Access Plan – Drawing Number D110370/SK-H021

- 1.33 This drawing is submitted for approval and demonstrates the proposed means of access to the new Woodberry Down Neighbourhood, internal roads for adoption and highway improvements (reproduced as Appendix D).

Parameters Plan – Drawing Reference OPA2, Revision 8

- 1.34 This plan defines the areas for development, the uses within those areas and their maximum thresholds, and the areas that will not be developed. It also shows the adjacent road network. Each building is allocated a minimum and maximum height. The Parameter Plan is submitted for approval at this stage, and defines the development in terms of its impact, and is consistent with the terms of the ES. Following the outline stage, the detailed plans will be submitted for approval. It is acknowledged that any additional development shown outside the submitted parameters will require the further consent of the LPA, and possibly a further assessment of its impact (plan reproduced as Appendix C).

Demolition Phasing Plan – Drawing Number 021, Revision B

- 1.35 Shows the order and timing of proposed demolition of existing buildings on the estates (reproduced as Appendix G).

Construction Phasing Plan - Drawing Number 022, Revision B

- 1.36 The construction plan shows in what order the five discrete phases of development will take place over the next 20 years. Within each phase the Thresholds table (Appendix B) explains the amount of development that will take place. All this will demonstrate how the new development will evolve and how the physical and social infrastructure will be planned and delivered in support of the residential development (reproduced as Appendix F).

Studies / Reports

Woodberry Down – Quantum of Development by Phases Table

- 1.37 This table show the maximum quantum of development per phase and is submitted for approval at this outline stage (reproduced in this report as Appendix B).

Statement of Community Involvement

- 1.38 We draw attention to the Statement of Community Involvement.
- 1.39 The statement is comprehensive and demonstrates the extent to which existing residents have participated in the development of the proposals.
- 1.40 It also demonstrates the thorough approach of Hackney Homes in its earliest identification of all stakeholders to ensure their interests are fully reflected in the proposals.
- 1.41 The community consultation reflects the provisions of the new Planning and Compulsory Purchase Act (2004), where the Masterplan and other proposals have been informed at each key stage in their development by consultation and discussion with the local stakeholders.
- 1.42 Planning Policy Statement (PPS1) Delivering Sustainable Development emphasises the role community involvement should play in shaping development proposals. The programme of involvement should be based on clear stages, so that people can see how ideas have developed, and have the opportunity for feedback.
- 1.43 It is anticipated that the future management of the regenerated Woodberry Down will be the responsibility of a Neighbourhood Management Partnership, which will be a key means of ensuring that the future maintenance of services and the residential environment, will be to

the highest standards. The Masterplan Statement explains the proposed mechanisms for establishing the management company, its proposed composition and likely remit. This will be the subject of further liaison with the LPA.

Masterplan Report

- 1.44 The applicant wishes to agree a design statement of principles (design code) at this stage of the application process. The applicant also proposes to discuss with the LPA a form of wording for suitable conditions to be attached to any planning consent to ensure that the principles described in this document are carried through to inform the future detailed proposals for the various phases of the development. As described in the Masterplan Statement, a construction programme of up to 20 years is anticipated and, in the future detailed consideration of each phase, there may be a need to respond to future changes in circumstances. In any event, it is anticipated that Reserved Matters applications will be submitted for at least each phase (with the exception of Phase One which will be subject to an early full planning application), in conformity with the outline consent and the terms of the planning conditions imposed, and/or legal agreement that is entered into.
- 1.45 The Masterplan Report includes information on the following topics:
- The Place and its People;
 - Aspirations for the Future;
 - Principle 1-A Robust Urban Design Framework;
 - Principle 2-Transformed Community Facilities;
 - Principle 3-Efficient Public Transport;
 - Principle 4-Streets that put People First;
 - Principle 5-Homes for a Diverse and Balanced Community;
 - Principle 6-A Low Carbon Community;
 - Principle 7-Making the most of Water and minimising Waste;
 - Principle 8-A Range of Open Space and Play Facilities;
 - Principle 9-The Ecological Network;
 - Principle 10-A Framework for Inspirational Design;
 - Principle 11-Securing Delivery; and
 - Next Steps.
- 1.46 This substantial body of information explains the range of influences on the form the overall development will take. It describes the comprehensive physical, social and environmental improvements that will be achieved through the regeneration and it provides a clear framework for the planning and designs of individual sites and will allow delivery to progress rapidly in accordance with detailed planning applications.

Environmental Statement

- 1.47 Due to the size and scope of the proposal the applicant is obliged to conduct an Environmental Impact Assessment (EIA). The EIA assesses the environmental impacts of the proposal and mitigation strategies that should be implemented.

Energy Strategy Report

- 1.48 In response to the Mayor of London's Energy Strategy the applicant has conducted an assessment of the energy demands of the proposal and how these can be best met in accordance with the aforementioned guidance.

Sustainable Design and Construction Report

- 1.49 This report links to the Masterplan and demonstrates how Woodberry Down can maximise sustainable design and construction.

Transport Assessment (TA) (and Road Safety Audit)

- 1.50 A full TA is submitted as a formal element of the OPA in order to establish the impact of the proposal on the surrounding transport network and also to inform the design of the proposed internal road network.

Flood Risk Assessment

- 1.51 This assessment demonstrates how the development will incorporate sustainable urban drainage systems within the Woodberry Down development.

Financial Viability Study

- 1.52 Three financial viability studies have been conducted all with different terms of reference. These have been combined into one report and are submitted in order to demonstrate the financial viability of the Scheme hereby proposed.

Community Infrastructure Improvement Plan

- 1.53 This document assesses the needs of all future inhabitants of Woodberry Down and recommends the facilities required to address those identified needs.

Existing Community Infrastructure Report

- 1.54 The document highlights existing community infrastructure.

Arboricultural Impact Appraisal

- 1.55 This survey establishes the location and quality of all existing trees on the estate. Those trees that will be lost and those proposed to be planted in replacement are shown on plan a within the Masterplan Statement and their contribution is assessed within this Planning Statement.

Legal Agreement: Heads of Terms

- 1.56 This draft document recommends suggestions for potential Heads of Terms for any future legal agreement (reproduced as Appendix H).
- 1.57 The following sections of this report brings together much of the work undertaken in the formation of this Masterplan and supporting information. Furthermore they demonstrate that the proposal hereby submitted represents an exemplar in estate renewal and the creation of sustainable new communities in accordance with the policy and aspirations of local, regional and national government.

2 LAND USE

- 2.1 The Woodberry Down Masterplan seeks consent for a new sustainable community. Whilst being housing-led, the proposals have been designed to offer a range of community services and facilities which will support the residential population, and in the case of the new life long learning campus and medical centre, provide facilities to serve a wider catchment area.
- 2.2 The uses that are formally applied for at outline stage are contained within the description on the planning application form and also set out earlier in this document. A summary of the existing and proposed land use mixes are set out in the Masterplan.
- 2.3 The Masterplan Statement illustrates the development in greater detail, and, it is this Scheme that has been used to inform the specific parameters that have been used as the basis for the EIA.
- 2.4 The existing scattered arrangement of land uses are proposed to be replaced with a more effective siting and distribution. The section of Woodberry Grove south of Seven Sisters Road is proposed as the location for a neighbourhood shopping centre, which will be linked by a spine route along Woodberry Down Road to the existing, complementary local centre at Manor House. A mixed-use frontage onto Seven Sisters Road will also be created. The physical structure of new street blocks on these roads also allows for flexibility of uses during the course of the development, or in the future as circumstances change and develop.
- 2.5 All existing residential dwellings will be demolished and replaced with new high quality accommodation. In terms of non-residential uses, the proposals include re-provision and enhancement of facilities including retail units, educational establishments (incorporated within a life long learning campus), a medical centre, business centre, police station, neighbourhood office, community safety unit, and three satellite community buildings providing meeting facilities.
- 2.6 The overriding thrust of the proposals is to meet the challenge set out in Objective 1 of the London Plan to *'achieve an urban renaissance through higher density and intensification in line with public transport capacity, leading to a high quality, compact city, building upon London's existing urban quality and sense of place'*. It also complies with the aim to make East London the priority area for new development, regeneration and investment, introducing a new scale and quality of development.

HOUSING

Numbers

- 2.7 A total of 4,644 new dwellings are proposed in the outline application. These will comprise a range of 1, 2, and 3+ bedroom apartments and 4 and 5-bedroomed houses. It is proposed that 41% of the housing will be 'affordable' (34% social rented 7% intermediate).
- 2.8 Clear guidance is provided in terms of the number of homes that the LPA seeks for the site in the Woodberry AAP Supplementary Planning Guidance (SPG) (2004). This states that the LPA wants to achieve an increase in the overall number of homes from 2,067 to a minimum of 3,293 by 2016, which would be able to support a population of approximately 10,000 people. Furthermore, the original 1,458 social rented homes (minus the 104 units demolished at the time of submission of this application) are sought to be replaced through the redevelopment of Woodberry Down. It can therefore be seen that the outline planning proposals meet the objectives in the AAP in terms of the number of units proposed, albeit with construction anticipated to continue beyond 2016 (and therefore completion).
- 2.9 The Mayor of London is keen to ensure that as many additional homes as reasonably possible are delivered each year (paragraph 3.14 London Plan). There is a strategic housing

target for Hackney to achieve 720 additional homes per year from 1997 to 2016. Policy 3A.2 of the London Plan advises that Boroughs should seek to exceed this figure. The London Plan also recognises in particular that more housing capacity can be achieved through redevelopment and applying higher densities. In fact, the draft review of the London Plan proposes that the annual delivery figure is raised to 1,092 in Hackney.

- 2.10 London Plan Policy 3A.5 deals with Large Residential Developments, and says that Boroughs should encourage these in areas of high transport accessibility, including the provision of non-residential uses in such schemes. It asks Boroughs to prepare planning frameworks for sites of 10 hectares or more, or where more than 500 dwellings will be accommodated. Frameworks should be prepared in consultation with local communities and other key stakeholders. This is exactly the process that has been followed with Woodberry Down, and has resulted in the adoption and publication of the Woodberry Down AAP in August 2004. Further guidance is provided in the Mayor of London's Housing SPG published in November 2005. The Mayor expects there to be no net loss of affordable housing in schemes for estate renewal. Such schemes may require to be delivered at significantly higher density to generate sufficient cross subsidy from market development. There will not necessarily be a requirement to increase the amount of affordable housing, but opportunity should be taken to improve the mix of dwellings in order to create a more balanced community.

Density

- 2.11 Density is a measure of the number of dwellings, which are accommodated on a site. The net density of housing in the new Woodberry Down will be 200 dwellings per hectare; that is an indicative 540 habitable rooms (hr) per hectare, an increase from the present 83 dwellings per hectare and 265 habitable rooms per hectare (using 2.7hr per dwelling multiplier).
- 2.12 This approach reflects the advice contained in Planning Policy Statement 1 (PPS1) (2005), which encourages the provision of higher density mixed-use development and the use of previously developed land and buildings. It aims to promote development that creates socially inclusive communities, including suitable mixes of housing.
- 2.13 In seeking to make the best use of land available, Planning Policy Statement 3 (PPS3) (2006) advises local authorities to set out a range of densities across the plan area rather than one broad density range. The Masterplan accords with this by using 'density pyramids' depending on its location within the street hierarchy and proximity to public transport nodes and local services.
- 2.14 Paragraph 49 of PPS3, states that '*careful attention to design is particularly important where intensification of the existing urban fabric is involved*'. Furthermore, '*the density of existing development should not dictate that the design of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment*' (Para 50). The proposals for Woodberry Down adopt this best practice guidance, and are considered to make a positive contribution to the housing stock of both Hackney and this part of London. This will be achieved through the application of Design Codes.
- 2.15 The East London Sub-regional Development Framework (SRDF) (2006) stresses that significant appropriate increases in densities are needed in order to meet housing targets. It is recognised that the sub-region's larger sites are better able to accommodate higher densities. Woodberry Down is a large site, with good public transport links, which is therefore considered to be well placed to accommodate a significant increase in density, and through the large numbers of new dwellings provided, make a significant contribution to the housing targets for the Borough and for London as a whole. This is considered to represent a particular benefit of the Scheme.

- 2.16 In order to accord with Policy 4B.3 of the London Plan which aims to maximise the potential of sites, a residential urban development at Woodberry Down would need to adopt a residential density range of 450-700 habitable rooms/hectare or 165 - 275 units/ha, and an average of 3 habitable rooms per unit (Table 4B.1 London Plan).
- 2.17 The LPA seeks to achieve an appropriate density of development of approximately 250 habitable rooms per hectare (100 per acre) as stated in Policy HO9 of the Hackney Unitary Development Plan (UDP) (1995). This is also reflected in LB Hackney's SPG Note 1: New Residential Development (1998), which aims to achieve a density of 173 and 247 habitable rooms per hectare (70-100 habitable rooms per acre). However, the more recent Woodberry Down AAP notes that the density should '*generally be high*'. In this case, the proposals reflect the more recent and up-to-date London Plan density ranges, which are considered to be more typical of current thinking and policy in relation to housing provision in London. Having said that, it should be noted that the site is considered to produce a development which takes into account the views of the community (from the various consultation exercises detailed in the Masterplan document and Statement of Community Involvement), and seeks to provide a new neighbourhood with its own strong sense of identity, including four character areas within it. On this basis, it is considered that the proposed density accords with the policy framework set out in the London-wide and national policy guidance documents.

Estate Renewal

- 2.18 At the time of submission, the delivery of the regeneration of the existing Woodberry Down Estate must be effectively cross subsidised through the sale of new market housing. It is important to have regard to the advice in the London Plan and the LB Hackney UDP, as well as national planning guidance as expressed in PPS3, expect that 'brownfield' land with good access to public transport will be developed to the highest possible density to achieve the most efficient use of land.

Affordable Housing Provision

- 2.19 PPS3 sets out the Government's objectives for the provision of housing, and in doing so highlights the need to widen housing opportunity and choice. In this context, PPS3 seeks to influence the type and size of housing to address the needs of the local community. This is evident in that developers should bring forward '*proposals for market housing which reflect demand and the profile of households requiring market housing, in order to sustain mixed communities. Proposals for affordable housing should reflect the size and type of affordable housing required*' (Para. 23).
- 2.20 PPS3 defines affordable housing as follows: '*Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:*
- *Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
 - *Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.*
- 2.21 The outline planning proposals are that 41% of the total number of units will be affordable. This is in line with Hackney UDP Policy ST23, which seeks to increase the stock of affordable housing in the Borough. Furthermore, the proposed development would also comply with the aims of the Hackney Affordable Housing Supplementary Planning Document (SPD) 2005, which advocates 'on-site' provision of affordable housing.
- 2.22 Policy 3A.7 of the London Plan reminds Boroughs of the Mayor's strategic target for 50% of provision to be affordable, and within that, 70% should be provided as social housing and

30% intermediate accommodation. However, this should also take account of local authority developments, including estate renewals such as that proposed here for Woodberry Down. Policy 3A.8 of the London Plan states that Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual schemes. However they should have regard to the need to encourage rather than restrain residential development. Thus, targets should be applied flexibly, taking account of individual site costs, the availability of public subsidy and other costs. This accords with the thrust of Circular 6/98: Planning and Affordable Housing, which in paragraph 17 recognises that the provision of affordable housing should take account of the needs of developers and registered social landlords to ensure that schemes are financially viable.

- 2.23 Of the total new housing in the proposed Scheme, 41% will be affordable, including 7% as intermediate housing. This translates to a split of 80.5% social rented housing and 19.5% intermediate housing. Whilst the proposed split by tenure types is recognised to provide a greater proportion of social housing for rent than the 70:30 split set out in the UDP and London Plan, this reflects the need to re-provide for existing social rented tenants of the existing estate. With this in mind, it is also considered that the Masterplan proposals will conform to the policy requirements at the London-wide and local level, in ensuring that the development will provide choice and allow a wider access to housing types in line with national government guidance.
- 2.24 The Woodberry Down AAP requires social housing and a mix of tenures to be located throughout the neighbourhood in all housing areas. In order to address this, the Masterplan proposals set out the range of housing tenure across the new neighbourhood. The Masterplan will also ensure that difference between tenure will be indistinguishable. That is to say, it will not be apparent in terms of the architecture or location of accommodation, which tenure a particular block is (i.e. 'tenure blind' development).
- 2.25 All existing rented households will be offered a new property of at least equivalent size and none of the existing residents will have to live on a floor higher than they do at present. In response to the consultation undertaken during formulation of the Masterplan proposals, existing residents will not be accommodated in high-rise blocks or tall buildings. Such blocks will contain flats for private sale.

Mix of Unit Sizes

- 2.26 The proposed mix of unit sizes is set out in Table 9.1 of the Masterplan. It shows how a broad mix of accommodation sizes will assist in ensuring that the new Woodberry Down is a truly balanced and sustainable community. To this end, it adopts the guidance set out in PPS3 (Para's 20, 23, 24) by recognising that new housing development on large strategic sites should reflect the proportions of households that require market or affordable housing, and *'achieve(s) a mix of households as well as a mix of tenure and price'*. In doing so, the Woodberry Down renewal should reflect changing lifestyles and help to promote mixed and balanced communities by offering a range of house types and sizes. This is emphasized by paragraph 20, which states that the *'key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people'*.
- 2.27 UDP Policy ST21 also aims to encourage the provision of a range of dwelling sizes and types in new housing developments and conversions to satisfy a wide range of housing needs, including 'priority', 'special housing needs', and housing demand. It seeks to achieve an appropriate mix of dwellings, subject to site characteristics, one third should provide family accommodation of three or more bedrooms, suitable for use by four or more persons; and one third of the family accommodation should be four bedroom units, suitable for use by six or more persons.
- 2.28 The AAP gives more detailed guidance with particular reference to the specific needs of the Woodberry Down population. It seeks a housing mix of 25% one bedroom, 40% two

bedroom, 20% three bedroom, 10% four bedroom and 5% five bedroom units. In the light of discussions with the LPA, a commitment has been made to ensure that family housing, for which there is a known need, is provided as 35% of the overall total, across all tenures. The tables in the Masterplan show how the mix of units has been distributed across all tenure types, and also how 35% of all accommodation will be 3+ bedroom sized family units.

Size of Units and Standard of Amenity

- 2.29 All housing to be provided in the new Woodberry Down will be designed to achieve the minimum floorspace standards set out by the LPA in SPG 1 New Residential Development
- 2.30 In the case of affordable rental housing units, all new homes are designed to be a minimum of the Parker Morris size standard plus 10% floorspace. This is significantly bigger than existing flats in the estate, and conforms to the requirements set out in the AAP with regard to the new social units.
- 2.31 All social housing units are capable of having a separate kitchen-diner, which will effectively provide an additional reception room (with the exception of 1-bed units). This is also a response to consultation feedback from existing residents who desire separate kitchen-diners.
- 2.32 It is intended that in drawing up the Design Codes for the detailed development of each phase of the Scheme, each unit will have private open space in the form of a garden, balcony or terrace. Much of the existing accommodation does not have access to private amenity space (especially in the larger blocks), and thus the redevelopment will achieve a significant improvement for residents in terms of the standard of amenity provided.
- 2.33 Policy 3A.4 of the London Plan states that all residential development is required to meet Lifetime Home Standards and at least 10% should meet wheelchair accessibility standards. The Woodberry Down proposals would result in 100% of new residential units to Lifetime Home Standards, and 10% of all housing (across tenures) will be designed for the needs of wheelchair users.

COMMUNITY FACILITIES AND OTHER NON-RESIDENTIAL USES

- 2.34 This is a mixed-use development and it will achieve the comprehensive regeneration of Woodberry Down. The mix will be on several scales: within a block, across a street, within a neighbourhood. The mix of residential, commercial and community uses will encourage the creation of a balanced community, supporting a range of services, in a sustainable manner.
- 2.35 Whilst the existing estate does include some non-residential uses, the number, range and distribution is poor. In addition, their locations, coupled with the poor internal linkages within the existing layout, means that access to these services is not always convenient or useful for residents. The Masterplan creates a better relationship between residential and non-residential uses, improves the mix of uses in terms of their quantum, as well as a qualitative enhancement, and will ensure safe and convenient access for all.

Community Uses

- 2.36 The Masterplan proposals reflect the requirement for improved community facilities to have regard to the new community profile that will emerge as Woodberry Down is redeveloped. Supported by evidence from feasibility studies and the service providers, the proposals contained in the outline application take account of this projected profile to ensure that the new neighbourhood will offer a good range of services in the fields of health, education, community support and recreation facilities.
- 2.37 The London Plan (Policy 3A.15) notes that the need for social infrastructure and community facilities is particularly important in major areas of new development and regeneration. The

needs of the healthcare sector are emphasised, as identified by agencies such as Primary Care Trusts (PCTs) (Policy 3A.18).

- 2.38 In the Draft East London Sub-regional Development Framework (SRDF) (2005), Proposed Action 1E seeks to ensure that specific provision for healthcare, education and community needs is included in development frameworks for major sites in order to achieve sustainable communities.
- 2.39 In terms of the provision of community facilities, Policy CS2 of the Hackney UDP requires facilities appropriate to the scale of the development. In schemes involving the development of new build housing on sites of more than 0.4 hectare (1.0 acre), the LPA seeks to ensure the provision of facilities for childcare, play, cultural, leisure, health and shopping purposes appropriate to the number and needs of prospective residents (Policy HO10). Policy CS4 encourages proposals for healthcare facilities, clinics, hospitals and other health related purposes so as to ensure that all residents have easy and convenient access to an appropriate health facility.
- 2.40 Guidance produced within the Woodberry Down AAP states that the Council seeks to retain existing community facilities and social infrastructure and to enhance the provision of existing facilities which are recognised to be relatively scarce and poorly used. The Council expects a proposal to provide easily accessible community, health, educational and leisure facilities for local residents and for people living and working in the surrounding area.
- 2.41 To this end, the Masterplan sets out a strategy for the provision of health facilities, education facilities, youth services, and community support and information facilities. The proposals include the provision of a new health centre, and retention of the John Scott Health Centre to meet the future health needs of the population. A new life long learning campus will comprise of a new North East London Business and Training Facility, a new expanded Woodberry Down Primary School, two nurseries, and a new Children's Centre which will provide particularly for the under-5's. The recently listed primary school will be retained and potentially be integrated into a new city academy subject to a future full planning & listed building application. For young people living in and around Woodberry Down, it is proposed to provide a new state-of-the-art youth centre incorporating classrooms, a hall, IT/music/multi media suites, outreach and office facilities, and a new Multi Use Games Area (MUGA), to be complemented by additional access to recreational activities on the Reservoirs, and an 'extended schools' philosophy to expand the role of the school within the neighbourhood. The Community Facilities Strategy is lead by the provision of a new community centre for Woodberry Down, on kick-start site 1. In addition, new facilities would be provided in the redeveloped St. Olave's Church Hall. The redevelopment of the church hall is also anticipated to facilitate the refurbishment of the main listed church to increase its attractiveness as a local facility. A new Police Shop and Community Safety Unit would be located in a shopfront unit in the Woodberry Grove Neighbourhood Centre, whilst provision for the relocation of the Woodberry Down Regeneration Team office is made. In addition, meeting space provision for residents' groups would be offered in three satellite community rooms. An Estate Development Committee Office, a Citizen's Advice Bureau and an Elder People's Day Centre, are all accommodated in the proposals for the new neighbourhood.

Leisure and Retail Uses

- 2.42 The Masterplan outlines the existing retail and leisure provision in the estate. Informed by a Commercial Capacity Study (undertaken approximately one year ago by DTZ), the proposals include additional and an improved quality of commercial floorspace to meet the requirements of the new resident population, and to provide a vibrant commercial sector for the new Woodberry Down. The strategy for retail and leisure facilities aims to enhance their provision for the new neighbourhood. The new space would provide for relocation of existing businesses (i.e. small scale shops, offices, cafes, bars, and restaurants), with the option of an additional new 1,000m² of new retail space.

- 2.43 This element of the proposals also meets the requirements of the AAP. In it, the LPA seeks to create a mix of uses at key nodes of activity along the Seven Sisters Road, providing quality shops, services, employment, leisure facilities, cultural entertainment and community facilities to meet the day-to-day requirements of surrounding local communities. The provision of 'Community Focus Areas' is advocated with local shops and community uses in a pedestrian friendly environment to be designed within the area fronting Woodberry Grove, south of Seven Sisters Road. Furthermore, provision is made to support existing shopkeepers in the area, and to include them within future regeneration proposals.
- 2.44 The outline application proposals envisage a mix of uses to support the new residential population, and therefore to assist in the provision of a balanced and sustainable community. This approach is supported nationally by Planning Policy Statement 1 (paragraph 27) and Planning Policy Statement 6 (PPS6), which supports the need to provide for local shopping and states that a network of local centres in a local authority's area is essential to provide for people's day-to-day needs. Paragraph 2.58 also notes that deficiencies in provision should be remedied. The proposals include potential for a small supermarket, to meet the gap in provision identified in the DTZ independent study. It should also be noted that the proposed retail provision has been carefully considered and designed so as not to undermine any other established centres in the area, for example Finsbury Park, nor any initiatives such as Manor House, on the basis that the provision will focus on the needs of Woodberry Down residents. The importance of supporting local and community shopping is also recognised in Paragraphs 3.231 and 3.232 of the London Plan.

METROPOLITAN OPEN LAND, OPEN SPACE AND PLAY SPACE

- 2.45 The open space for the new community has been designed to be an intrinsic feature of the quality of the new neighbourhood. Open spaces within the estate, together with the New River and the East and West Reservoirs (designated as areas of Metropolitan Open Land), are undervalued and underused at present. The Masterplan proposals raise their profile and value, and integrate them more fittingly within the new community.

Metropolitan Open Land

- 2.46 In the London Plan, there are three principal terms that can be applied to proposals for development in Metropolitan Open Land (MOL). Development can either be 'appropriate', 'inappropriate', or 'inappropriate, but justified by very special circumstances'. These terms are also the basis for the approach to new development in Green Belts, as set out in Planning Policy Guidance (PPG) 2: Green Belts.
- 2.47 The Masterplan proposes limited sensitive development to support and encourage more public enjoyment of MOL, and support outdoor open space usage. The London Plan (Policy 3D.9) and the Hackney UDP (Policy ST9) seek to protect MOL from inappropriate development. Paragraph 3.249 of the London Plan states that '*Appropriate development should minimise any adverse impact upon the open character of MOL through sensitive design and siting and be limited to small scale structures to support outdoor open space uses*'. Further, essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of MOL.
- 2.48 The development of the new walkways are considered to represent an appropriate development in the MOL. Policy EQ21 of the LB Hackney UDP seeks to ensure that MOL remains in predominately open use and any development that is associated with the open space, nature conservation and/or recreational use of MOL meets the following requirements: its prime function should be ancillary to the maintenance or use of the adjoining open land, and it has a high standard of design and landscaping. The Reservoirs and New River are proposed to be enhanced as facilities for recreation, which is also in accordance with UDP Policy OS1 which encourages proposals that will enhance the appearance and attractiveness of MOL for leisure activities, and supports the use of open space by London's residents.

- 2.49 The construction of the walkways and bridges over the New River from the application site will greatly improve the accessibility of the MOL and accessibility to neighbouring areas, for local people. This further supports the application and emphasises its ability to enhance the function of MOL for the enjoyment of local people. The new walkways are proposed to be sensitively sited and designed to the highest standards to reflect its position in an area of unique natural character in London. More detailed design considerations are set out in the Design Chapter of this Statement, and at this stage these proposals are illustrative of what could be achieved.
- 2.50 It is not proposed that the MOL boundary will be altered to accommodate any of the proposed development.

Open Space

- 2.51 The regeneration of Woodberry Down will consider new housing, open space, the New River and Reservoirs as an integrated unit, where one component cannot be separated from another. As described in more detail in the Masterplan, the new open spaces will be designed to respond more effectively to residents' needs. The provision of new footbridges and paths to link the neighbourhood to the surroundings will also provide more convenient access to other open spaces and leisure facilities in the vicinity, e.g. Finsbury Park, Clissold Park and the West Reservoir Sailing Club.
- 2.52 The principal areas to form open space in the new Woodberry Down are shown on the plans submitted with the Masterplan. These are essentially maintaining and enhancing the waterside edge of the New River and the East and West Reservoirs, and creating a protective buffer, together with the formation of a series of public and semi-private communal gardens to allow the natural environment to penetrate the new areas of housing and provide people with a new linear park along the riverside, linked public open spaces, and views of the river and Reservoirs where they were previously limited or absent. The provision of incidental open space and play areas is a commitment clearly set out in the Masterplan.
- 2.53 The Masterplan includes a strategic landscape and planting scheme, which describes the approach to landscape and open space in more detail. It also gives a clear indication of the matter in which this integral part of the detailed Schemes will be addressed, and fixes the tree-planting schedule. In doing so, the commitment to landscaping in the regenerated Woodberry Down can be demonstrated at this outline application stage.
- 2.54 The Masterplan will deliver much higher quality open space for residents through parks, civic squares, communal and other garden areas, together with new public spaces (e.g. the new Woodberry Circus). This will cover 10% (2.4ha) of the total land area of the new neighbourhood, in addition to the area given over to the new linear park along the riverside. More importantly, the quality will be greatly enhanced when compared with the present confused semi-public courtyards and other open spaces in the estate. A much closer relationship between housing and open space is to be achieved through integration and as a result, high quality open spaces will be attractive to use by a much greater number of people.
- 2.55 Planning Policy Guidance 17 (PPG17) and its Companion Guide: Assessing Needs and Opportunities, issued by the ODPM in 2002 puts much greater emphasis on the accessibility of open space to the population and its quality, rather than simply the use of a basic formula to calculate need, by quantity alone.

Play Space Provision

- 2.56 The Play Strategy proposed in the Masterplan envisages a variety of children's play areas, which are to be dispersed throughout the area. Play areas will be located in focal positions close to where people live for convenience and to maximise natural surveillance. The proposals have been produced taking into account National Playing Field Association (NPFA) standards, the Greater London Authority's (GLA) Guide to Preparing Play Strategies (2005), LB Hackney's Policy OS10, and SPG on Children's Play (1987), and modified in consultation with local people to ensure that it responds to local need.
- 2.57 One Neighbourhood Equipped Area for Play (NEAP) is incorporated into Spring Park, the principal open space in the new neighbourhood.
- 2.58 Two Local Equipped Areas for Play (LEAPS) would be accommodated in Rowley Gardens and the new Woodberry Square. The Rowley Gardens LEAP will also incorporate a Multi-Use Games Area (MUGA).
- 2.59 It is proposed that areas for informal play and amenity space are provided within individual development areas, which will include Local Areas for Play (LAPS), which would conform to NPFA standards.

3 SOCIO-ECONOMIC AND COMMUNITY INFRASTRUCTURE

INTRODUCTION

- 3.1 The cornerstone of this Scheme is to create a vibrant, inclusive and secure community, which vastly improves existing and future resident's opportunities, social welfare and their quality of life as a whole. This accords with the main principles of PPS1 and PPS3, and will fulfil people's aspirations to *'live in pleasant thriving places, to have good quality services, a safe and good physical environment, accessible transport links, a strong sense of community and for there to be opportunity for all'* (Local Government White Paper, DCLG, 2006, Strong Prosperous Communities).
- 3.2 The inclusion and integration of an extensive range of high standard residential, community, health, educational and commercial facilities (as listed in Land Use Chapter) within the Scheme aims to achieve this. This Scheme will not only provide adequate accommodation but will ensure that resident's have *'access to key public services and local amenities within vibrant and better balanced communities which minimise social exclusion and polarisation'* (The London Plan). This comprehensive provision of different uses accords with the Government's Sustainable Communities Plan (ODPM, 2003) and the findings of the Egan Review (2004), which believe successful communities are *'places that are safe, clean, friendly, and prosperous, with good amenities such as education, health services, shopping and green spaces'*.
- 3.3 The availability and accessibility to good quality housing, community facilities and services will be substantially improved, and reflect the provision required for an increasing population and their future demands. The Scheme's design and layout will further ensure that Woodberry Down is a safe environment in which to live, work and visit. In line with the Woodberry Down Community Review Group's report (December 2006) and the ODPM's document entitled *'Sustainable Communities: Building for the Future'*, this Scheme certainly recognises that *'successful new communities need to be more than just housing developments'*. This holistic approach to regeneration accords with the Urban Task Force vision *'Towards a Strong Urban Renaissance'* (November, 2005) which states that urban settlements *'should be well designed, be more compact and connected, support a range of diverse uses'* (Executive Summary).
- 3.4 The Scheme will address the current severe levels of multiple deprivation in Woodberry Down, which ranks within the 5% most deprived Lower Level Super Output Areas¹ (LLSOA's) in Hackney according to the Index of Multiple Deprivation (IMD). Such deprivation is reflective of the poor levels of social and economic welfare experienced across Hackney and the neighbouring Borough of Haringey. LB Hackney itself ranks 5th out of 354 local authorities (LA's) in England while LB Haringey ranks 13th (where 1st is the worst and 354th is the best according to the IMD). The Scheme seeks to break the divisive social and economic barriers that currently exist for residents and improve the quality of life of existing and future residents through good design and an emphasis on sustainable development.
- 3.5 A central theme of the proposal is the creation of a neighbourhood, not an estate. To attain this, the Masterplanning team has extensively consulted the resident population and produced the Statement of Community Involvement (SCI). Strategies such as *'Mind the Gap'* (Hackney's Community Strategy), the Woodberry Down AAP (2004) and the Urban Design Framework (2005) have also been used to shape the Masterplan. Many of the principles of the Scheme have originated from the extensive knowledge of members of the community, whose insight has been used to help create solutions to specific problems. This

¹ There are a total of 32,482 Lower Level Super Output Areas (LLSOA) in England. Super Output Areas (SOAs) are small geographical areas used for collection of census and index of deprivation data, published by the Office for National Statistics. They are intended to replace electoral wards as the basis for small area statistics.

accords with Planning Policy Statement 1 (PPS1): Sustainable Development (2005), which states that '*community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities*'.

- 3.6 The remainder of this chapter will discuss in more detail the measures taken by this proposal to tackle the multiple deprivation and the policies with which it complies.

HOUSING

- 3.7 The proposed new residential development significantly increases the housing provision in Woodberry Down from 1,980 social units to 4,644 mixed tenure units. All the existing residents would be re-housed in new social housing and the number of socially rented and intermediate units proposed is higher than the current levels of provision. This will further ensure that a wide choice of high-quality homes, both affordable and market housing, are provided to address the requirements of the community through widening the affordability and opportunities for home ownership, in line with the strategic housing policy objectives in PPS3 (paragraph 9).
- 3.8 Housing is the primary aspect of the Scheme due to the state of the current sub-standard provision in Woodberry Down and the pressing need to replace it. Both the SCI and Hackney's Community Strategy identify poor housing as a major concern of residents. All the LLSOA's covering Woodberry Down are ranked amongst the 10% most deprived areas in England in terms of barriers to housing and services, with most of the area ranked within the top 5% of the most deprived areas in England and one pocket amongst the 1% most deprived areas in England. This poor housing substantially contributes to the deprived nature of the estate.
- 3.9 This Scheme will vastly improve the quality of people's living space and this will form the firm basis on which to improve economic and social welfare, as well as creating an attractive built environment in which to live and visit.

The Contribution of Mixed Housing Tenure, Size and Location on Social Cohesion

- 3.10 The re-provision of housing for current social tenants and the provision of private housing will also significantly alter the tenure make up on the site, which is currently almost exclusively social rented with the exception of those residents who have exercised their right to buy. Of the new units 59% will be private, 33% will be socially rented and 8% will be intermediate. This accords with Hackney UDP (1995) Policy ST21 and Policy ST22 (also refer to Policy HO7), which seek the provision of a mix of dwelling types and sizes to meet housing needs, and to protect the loss of housing through change of use and redevelopment schemes.
- 3.11 Once complete, the Scheme would provide a socially inclusive, strong, vibrant and sustainable community including, as Circular 06/98 promotes, '*a suitable mix of housing types incorporating affordable housing*', which forms a key material consideration in the determination of the OPA.
- 3.12 This would be achieved in the Woodberry Down proposal in three ways. Firstly, all the buildings would be 'tenure blind'. This means all the housing will be built to the same high aesthetic and environmental standards irrespective of whether they are in public or private ownership and with similarity of design to avoid being able to distinguish between tenures. This would help to prevent any stigma being attached to certain tenure blocks. Secondly, socially rented/intermediate and private blocks will be interspersed amongst each other to better promote social interaction and cohesion. Thirdly, the housing blocks will each incorporate a mix of different sized units in order to promote interaction between families in different life cycle stages.

- 3.13 These three elements of the Scheme are in accordance with PPS1, which aims to '*promote development that creates socially inclusive communities, including suitable mixes of housing*', as well as the objectives of PPS3: Housing (2006), which stresses the importance of securing a wide choice of high-quality homes, both affordable and market housing which meet the needs of all of the community, including ensuring that there are enough family homes.
- 3.14 The proposal also accords with Circular 06/98, Policy 3A.4 and Paragraphs 3.18 and 3.21 of the London Plan, the London Plan Supplementary Guidance (SPG): Housing, Policies ST21, HO1 and HO5 of the Hackney UDP and the housing objectives and core policies of the AAP.
- 3.15 The mixture of housing sizes in the Scheme also recognises the current mismatch between demand and supply. Some households in Woodberry Down have shrunk and others have grown, requiring more sensible re-provision for existing residents to accommodate current needs. There has also been a recognition that housing requirements will change through the construction period which has been considered in the proposed housing provision. This is in accordance with PPS3, which states the requirement of LA's to gather and act upon evidence of current and future levels of need and demand for housing. The proposal also accords with Policy 3A.4 of the London Plan and Policy HO1 of the Hackney UDP.
- 3.16 The Woodberry Down proposal will also increase the overall provision of affordable housing, which includes intermediate tenure forms as identified by Hackney's Community Strategy. This resonates with PPS3, which stresses the importance of developers bringing forward '*proposals for market housing which reflect demand and the profile of households requiring market housing, in order to sustain mixed communities. Proposals for affordable housing should reflect the size and type of affordable housing required*'. These intermediate units play an important strategic role in the wider economy since they provide housing for key workers such as nurses, teachers, the police and other public sector employees. Without these workers London could not provide key services such as health, education and policing to its population thus preventing organic economic growth. Also they provide a vital stepping stone for existing members of the community to enter the private housing market freeing capacity in the social housing sector and improving the long-term financial security of individuals and families. The provision of these intermediate houses is in accordance with Objective 3 and Paragraph 3.36 of the London Plan and Policy ST23 of the Hackney UDP.
- 3.17 All dwellings will be designed to Lifetime Home standards and a further 10% will be designed for the needs of wheelchair users. This will provide flexible and accessible living accommodation, which is in accordance with Policy 3A.4 of the London Plan, Implementation Point 12 and 13 of the London Plan SPG: Accessible London and Policy HO9 of the Hackney UDP.

HEALTH

- 3.18 The Scheme incorporates a significant increase in the health provision for the current residents with substantial additional capacity to serve the proposed population. Central to this is the provision of a new health centre with its associated benefits to the population discussed below. Furthermore, the regeneration of Woodberry Down intends to tackle the underlying reasons for poor health within the local area.

Direct Benefits of the Health Centre

- 3.19 The new purpose built health centre will accommodate four GP surgeries, a pharmacy and dentistry facilities and be capable of supporting a population of 20,000, including existing and future residents within Woodberry Down and the wider Boroughs of Hackney, Haringey and Islington. In the next phase of primary care services it is intended that clinicians would take on expanded roles, providing services such as minor surgical procedures that have traditionally been treated in hospitals. The health centre will also be co-located with a new Children's Centre, to offer a full complement of services to children under 4 and their families

- in an integrated, seamless package of provision. As Community Infrastructure Improvement Plan states: *'By co-locating a range of community health services, incorporating childcare facilities, it will be possible to provide a much higher level of care which is more responsive to the needs of the community'* (December 2006, paragraph 8.1.6 and also refer to paragraphs 8.2.17 and 8.3.34). The health centre has been proposed as part of a comprehensive re-organisation of PCT services in the area and has been designed in line with their requirements, as outlined in the Community Infrastructure Improvement Plan (paragraph 8.1.4).
- 3.20 As outlined in the Masterplan, this health centre will compliment the John Scott Health Centre situated to the far south of the site. The new health centre is proposed in a more strategic location nearer to transport links at Manor House and more accessible to residents of Woodberry Down, as considered by the PCT (Community Infrastructure Improvement Plan, December 2006, paragraph 8.1.5) which states: *'A significantly enhanced health facility, located more conveniently for transport connections, will provide a valuable resource for the community as a whole'*.
- 3.21 The centre will assist in addressing the levels of health deprivation, which currently exist in the area. Woodberry Down, at present, is in the 10% most deprived Super Output Areas (SOA's) in the country with regard to health. The 2001 census showed that the number of people who rated their health as not good was above London and Borough averages and 11% of residents were permanently sick or disabled, compared to 7% in Hackney and 4% in London. In addition, the death rate of the area is above the national average (adjusted for the young population profile), which shows how intensely deprived people's health is.
- 3.22 The Scheme would thus support the existing community while contributing to overall health provision and access, providing a better quality of life for residents. As such the Scheme accords with PPS1 which aims to *'...address accessibility (both in terms of location and physical access) for all members of the community to... health'*, Objectives 2 and 4 and Policies 3A.18 and 3A.20 of the London Plan, London Plan SPG: Accessible London Implementation Point 15 and Action 1E(ii) of the East London Sub-Regional Development Framework (ELSRDF) that seeks *'...to contribute towards new health infrastructure provision...particularly in town centres, Opportunity Areas and Areas for Intensification'*. The Scheme also accords with Policy CS4 of the Hackney UDP and the AAP in that the increased provision would widen accessibility to healthcare, particularly to marginalised groups such as women, older people and refugees.
- 3.23 The new health centre will support 20,000 people. In the 2001 census the population of the Woodberry Down Housing Estate was 4,714 and, according to the population profiling of Hackney Homes, this is projected to double to 9,426 upon completion of the Masterplan. Thus the proposal far surpasses the required provision. The Scheme would act as a health centre for a much wider catchment area than Woodberry Down alone, improving access to health and addressing inequalities within the wider area. Furthermore, this new facility will provide capacity for the healthcare needs of an increasing number of elderly people living in the local area,
- 3.24 This is in accordance with PPS1 and Policy 3A.20 of the London Plan, which seeks to use developments such as this as a *'mechanism for ensuring that major new developments promote public health within the borough'*. It also complies with Policies CS2, CS4 and HO10 of the Hackney UDP and the community facility objectives of the AAP. In addition, this is in line with the objectives of the Hackney Community Strategy, which targets reducing the gap between life expectancy of Hackney residents and the rest of the country.
- 3.25 This comprehensive range of services is provided in response to discussion with the Primary Care Trust and their recommended approach to healthcare provision.

Indirect Economic Benefits

- 3.26 According to the 2001 census the proportion of people with a long term limiting illness in Woodberry Down was 21%, which is above both the London (15%) and Borough (18%) averages.
- 3.27 The provision of quality, local health care would increase the likelihood of those residents, whose health presents a barrier to employment, returning to the workforce. Thus the improved health services may help to address unemployment and secure economic growth, not just in Woodberry Down, but also in the entire catchment of the health centre. This is in accordance with the principles of tackling deprivation and discrimination in PPS1, Objective 4 and Policy 3A.23 of the London Plan which requires account to be taken for '*...improving health and reducing health inequalities*' and the objectives of the AAP.

EDUCATION AND SKILLS

- 3.28 A key aim of 'Mind the Gap', Hackney's Community Strategy, is to tackle unemployment, particularly amongst young people. Central to this aim is the need to increase training for jobs and skills amongst all age groups of the population. As such, enhancing education provision has become a key component of the regeneration plans as suggested within the Woodberry Down Masterplan. The 2001 census data highlighted that Woodberry Down has a higher than average number of people with no qualifications (37%), compared to Hackney (29%) and London (24%). Furthermore there are no secondary schools for boys or Sixth Form Colleges on the estate, or within the immediate vicinity. The Scheme will incorporate several key additions to the education services presently offered, including major schooling improvements from primary school to adulthood, which will be discussed below.

Schooling Improvements

- 3.29 The Scheme incorporates a new life long learning campus comprising of an expanded Woodberry Down Primary School from 2 to 3-forms of entry per year and a nursery offering 57 places. In addition, a new 350m² Children's Centre will be co-located with the new Health Centre and will provide an additional 40 nursery places. The inclusion of these facilities generally concurs with the Learning Trust's chosen approach as outlined in the Community Infrastructure Improvement Plan report (December 2006, paragraph 8.2.8).
- 3.30 These improvements have been proposed due to the current levels of deprivation and inequality of education services in Woodberry Down. The school age population of Hackney and Woodberry Down is much larger than the national average, reflecting its younger population structure. The local area currently has a very diverse population linguistically and ethnically where over 80% of pupils are from black and minority ethnic (BME) groups and over 100 different languages are spoken. As highlighted by the Socio-economic chapter of the ES, the areas schools have seen much improvement. However, achievements at Key Stage 2, GCSE's, NVQ levels 1, 2 and 3 remain below national averages.
- 3.31 There is also a paucity of choice at secondary school level for pupils across the Borough, resulting in 40% of pupils transferring to schools out of Hackney at age 11. Community consultation has demonstrated parental demand for additional mixed non-denominational places within the Borough, in particular to increase the availability of secondary schooling for boys. Thus the provision of these facilities will assist in achieving sustainable transport goals, as outlined in PPS1, which aim to '*reduce energy use [and] reduce emissions (for example, by encouraging patterns of development which reduce the need to travel)*'.
- 3.32 The provision of the new and improved schooling facilities will increase resident's accessibility to schooling and thereby address the lack of under 5 schooling at present, which will in turn improve social equality for the current and future population. This again strongly supports the principles set out in PPS1: Sustainable Development, Policy 3A.21 of the London Plan, Implementation Point 13 of the London Plan SPG: Accessible London,

Action 1E of the East London Sub-Regional Development Framework (ELSRDF), which seeks to *'ensure that specific provision for...education...needs is included in development frameworks for...major sites in order to achieve sustainable communities'* and Policy CS2, CS6 and HO10 of the Hackney UDP. In addition, the Scheme conforms with the AAP, which requires education facilities to be easily accessible to the residents of the area and supports proposals which provide for new educational facilities to meet local needs.

- 3.33 Furthermore, the Scheme's inclusion of a large number of private dwellings in the area will encourage a more diversified mix of pupils to those currently living in Woodberry Down. This will assist in achieving social integration and cohesion amongst the population, especially the young, in accordance with PPS1, which aims to *'promote development that creates socially inclusive communities, including suitable mixes of housing'*.
- 3.34 The Scheme also emphasises an 'extended schools' ethos, whereby schools should be designed and encouraged to open their facilities for shared community use in order to support families, out of school activities and learning among the wider community as suggested in paragraph 3.93 of the London Plan.

Adult Education Provision

- 3.35 The Scheme includes a new East London Business and Training Centre providing tri-Borough adult education classes for the continued education and training of the residents of Woodberry Down and the wider area.
- 3.36 The provision of this centre is in response to the high proportion of workers in lower level occupational types compared with national averages and the high occurrence of long-term unemployment in Woodberry Down. The centre would help to re-train adults not only to gain employment and become economically active, but also to increase the opportunity to gain employment in higher occupational types. This community learning facility strongly supports Objective 4 of the London Plan and the AAP, which seeks to *'enhance training and employment services for all residents'*.
- 3.37 The Business and Training Centre would also contribute to improving the skills level of the adult population locally and in the wider context of Hackney, and provide capacity for population growth in accordance with Policy 3A.21 of the London Plan. This proposal therefore represents area-wide community benefits that will extend well beyond the physical limits of Woodberry Down.
- 3.38 Furthermore, due to the nature of the Centre, the combination of training and business will strengthen the linkages between education and commerce in accordance with Action 1E of the ELSRDF, which aims to *'...consider the links between business and the education sector'*.

COMMUNITY AND LEISURE FACILITIES

- 3.39 The overall quantity and quality of community and leisure facilities in the Woodberry Down area will be greatly increased by this proposal, which accords with Strategic Policy ST43, Policy CS2 and Policy CS10 (community facilities within development schemes) of the Hackney UDP. The most significant inclusion will be the new Community Centre situated on the Old School 'kick-start site'. In addition there will be a new Police Shop and Community Safety Unit, three satellite facilities, an Elderly Peoples Day Centre and a new youth centre. These will compliment the existing sailing club, which will remain unaltered.

New Community Facilities

- 3.40 The new Community Centre will provide 1,000m² of accommodation and could potentially include a crèche, community café, offices, meeting/conference room on the ground floor, and flexible space to support local training into employment facilities. The centre will be managed

with a commercial emphasis to maintain a steady and sustainable income stream to support the activities of the Trust and ensure its success. Three satellite Neighbourhood Flats will provide flexible meeting space for activities such as residents groups, Councillor surgeries, homework clubs, faith groups and special interest clubs. Each neighbourhood flat will be 50m², accommodated at the ground floor of residential blocks and strategically positioned to serve each of the three neighbourhoods.

- 3.41 The Estate Development Committee Office will relocate to the Woodberry Grove neighbourhood centre along with the Citizens Advice Bureau. The Elderly Peoples Day Centre will be located in Newton Close and will incorporate a café area, flexible hall space, consultation rooms, office space and seating area. In addition, youth facilities will be drastically improved by the creation of a new state-of-the-art centre at St. Olave's Church Hall, as this has been earmarked for redevelopment. St. Olave's Church (Church of England) itself will remain and the potential funds from selling the church hall may assist in refurbishing the main listed church building. The Youth Club will incorporate classrooms, a hall, an IT suite, music/multi-media suite, outreach and office facilities, and will provide a larger, more flexible space than the space provided by the current Parkside Youth Centre. The Royal Association for the Deaf will co-occupy new premises on Green Lanes with Access to Employment just outside the application boundary.
- 3.42 These new community facilities are being provided in direct response to the current deficiencies which exist in the quality, quantity and utilisation of services, and the current low levels of community cohesion. For example, according to the Community Infrastructure Improvement Plan the Robin Redmond Resource Centre is well situated at the centre of the estate but levels of community activity are low and the building is underutilised. This is partly due to poor design whereby only one activity can be accommodated at one time and is unsuitable in terms of indoor sports. Similarly, St. Olave's Church is a potential community asset in that it is large (800m²), well situated and established, but its hall is not in a good state of repair.
- 3.43 The proposed facilities will act as places where different elements of the new community can engage, and thus the Scheme will assist in increasing social interaction, integration and cohesion. These aims are in accordance with the social cohesion and inclusion objectives of PPS1, which state that *'The Government is committed to...promoting community cohesion...personal well-being, social cohesion and inclusion'*. This element of the Scheme also conforms to the Woodberry Down AAP's community facilities objectives, which seek to integrate these facilities into the urban fabric. The creation of a 'community hub' will promote social activity and ensure that the community facilities provided are exploited to their full potential. As the Community Infrastructure Improvement Plan report (December 2006) states: *'[Community] facilities, particularly if they are clustered, can provide a community focus and in doing so act as an important resource which contributes vitally to a locality's 'sense of place''*.
- 3.44 The Scheme will increase accessibility to community facilities for those members of the population currently marginalised due to a lack of provision, such as BME groups, the elderly and women. As such the proposal will meet the needs of the current and future population. This increased accessibility is in accordance with PPS1, Objective 2 and 4 and Policy 3A.15 of the London Plan, Paragraph 93 of the ELSRDF, which state's that *'...for major new developments, boroughs need to ensure an appropriate range of community facilities to meet the diverse needs of the local population'*. In addition, the proposal accords with Action 1E of the ELSRDF, Policies ST43, CS2, CS7, CS9 and CS10 (A, B and E) of the Hackney UDP. The Scheme is also in line with the AAP's objectives, general and core policies, which seek to enhance the provision of facilities and services such as those that support women, older people, refugees and asylum seekers.
- 3.45 The SCI identified the initial location of suitable play space as a concern during the consultation process. In response, the Scheme will provide play space according to the Six Acre Standard as devised by the National Playing Fields Association (NPFA). This standard

ensures that local authorities and developers make certain proposals for outdoor playing space, adequate and reasonable to meet the needs of the population they are intended to serve. There are four categories of outdoor playing space of which all have been provided for in the proposal, which complies with Policy S10 (Children's play area's) of Hackney's, UDP.

- 3.46 The Scheme includes 17 Local Areas for Play (LAP's), which are defined as small areas of open space designated and laid out for young children to play close to where they live. There are also 2 Local Equipped Areas For Play (LEAP's), which are areas of open space designated and equipped for children of early school age. These areas will be located within 5 minutes walk from the majority of homes. In addition, the Scheme will provide 1 Neighbourhood Equipped Area for Play (NEAP). These are designated and equipped mainly for older children, but with opportunities for play for younger children too. This site is located within under 15 minutes walk of all homes, and is able to address specific needs that cannot be met within the LAP's or LEAP's. The fourth category is the Multi-Use Games Area (MUGA), which is not covered in the Six Acre Standard but incorporates additional sports facilities, for instance five-a-side pitches. This level of provision is in accordance with PPS3, which states that the housing needs of children must be met through access to gardens, play areas and parks.
- 3.47 The Scheme will improve access alongside the New River, and to East and West Reservoirs as well as Finsbury Park by improving pedestrian and cycle routes (see Transport Chapter for further details).

CRIME AND PUBLIC SAFETY

- 3.48 The provision of a new Police Shop and Community Safety Unit is proposed in a 120m² shop in the Woodberry Grove neighbourhood centre. This will house the two Safer Neighbourhoods Teams, each comprising one Sergeant, two Constables and three Police Community Support Officers. By providing these premises, the Scheme locates a visible police presence in the heart of the community, which will potentially contribute to reducing actual levels of crime and fear of crime. Both of these are pertinent issues in Woodberry Down as it is in the 20% most deprived areas in the country in terms of crime and fear of crime, and the Hackney Crime and Disorder Audit (1999/2002) undertaken by the Metropolitan Police identified that the levels of serious crime are high, with Hackney experiencing the second highest number of recorded crimes per 1,000 in London.
- 3.49 The provision of this facility will help to create a safe and crime free community by providing a singular focal point for crime prevention, combining both Safer Neighbourhood Teams rather than having the two teams separate and disjointed, as is currently the case. This is in accordance with PPS1 which aims to '*...deliver safe... places to live*' and Objective 2 of the London Plan and the AAP, which states that consideration should be given to '*...improving security, crime prevention measures and integrated management of the neighbourhood to improve personal safety*'.
- 3.50 Additionally, the Scheme incorporates design elements that will help to reduce crime and the fear of crime. This proposal is designed to maximise natural surveillance and defensible space, which are both driving principles of good crime prevention, in accordance with PPS1, Policy 4B.1 and Paragraph 4.40 of the London Plan, Policy EQ48 of the London Plan and the AAP.
- 3.51 The safety measures proposed above have also taken into consideration Hackney's Community Strategy, which identified the fear of crime, racist crime, a lack of police and the drug culture as real issues. These would all be addressed through the Scheme, thus demonstrating the community driven nature of the proposal.

ECONOMIC IMPACTS

- 3.52 The Scheme incorporates new and expanded provision of retail space (class A of the Use Class Order 2006) and provides new premises for businesses (class B such as other office and light industrial uses including research and development) in the Woodberry Down Regeneration Area. This will help to create new and varied employment opportunities, introduce a wider and more comprehensive selection of goods and services locally and will focus service and employment development around the Woodberry Grove neighbourhood centre through the creation of a local hub.

Employment Generation

- 3.53 The importance of the new employment land is two fold. Firstly, there is the potential to generate additional employment opportunities and secondly, due to the commercial development, there will be increased diversity and an improvement of employment offered. The proposal intends to reduce high levels of unemployment levels, with currently 8% of working age residents out of work, which is double the national level and also increase the number of economically active residents, currently 51% compared to 62% for Hackney and 68% for London. In addition, the increase in the working age population and employment rates among these people, will contribute to supporting people who are not of working age, including children and people of retirement age.
- 3.54 This is in accordance with the national planning documents Planning Policy Statement 6 (PPS6): Planning for Town Centres (2005), which aims at '*...creating additional employment opportunities...and to promote economic growth of regional, sub-regional and local economies...*' and PPS1 that aims for '*...the maintenance of high levels of economic growth and employment*'. Objective 4 and Policies 3A.23 and 3D.1 of the London Plan (2004) and Policies ST24, ST29 and R2 (2) of the Hackney UDP (1995). Additionally, the Scheme conforms to the AAP, which aims to '*maximise employment opportunities for new jobs...*' and '*...support existing employment in and around Woodberry Down*'.
- 3.55 The Scheme also provides for life long learning with the provision of a new primary school, and a Business and Training Centre for adults incorporating associated and existing training and employment services within Woodberry Down. This will have the capacity to educate residents from the earliest ages right the way through to retirement and beyond and in doing so, will increase the quality of the local workforce and the employability of the Woodberry Down population. In addition, the Access to Employment office will be relocated to new premises on Green Lanes. The provision of these facilities strongly accords with Objective 4 of the London Plan, which aims to '*tackle unemployment by increasing access to high quality jobs through training, advice and support...*'. Furthermore, the inclusion of a Business and Training Centre fits with the main principles that form Hackney Borough's 'Community Strategy – A Dynamic and Creative Economy' and 'A Sustainable Borough'.
- 3.56 The provision of land for business use will also encourage entrepreneurship and stimulate economic growth in the local economy. This will be achieved through the provision of on site 'incubator workshops', incorporated in the Business and Training Centre. This proposal thereby supports Objective 3 of the London Plan, which seeks to '*Strengthen the diversity of London's economy, provide for small businesses and encourage local enterprise*'. It is also in accordance with Objective 4 of the London Plan, Policies E13 and E15 of the Hackney UDP which states that '*the council will encourage the establishment of training centres, and training workshops...*' and the government's Urban White Paper 'Our Towns and Cities: the Future'.
- 3.57 By locating the majority of new employment land within the community the Scheme will enable easy access to employment. As the London Plan identifies, mixed-use developments are seen as one way of removing existing barriers to employment as experienced by certain minority ethnic groups, disabled people and women. This will also stimulate sustainable travel patterns with the potential to utilise more energy efficient modes of transport. This is in

accordance with Planning Policy Guidance 4 (PPG 4): Industrial, Commercial Development and Small Firms, which seeks to *'encourage new development in locations that can be served by more energy efficient modes of transport'* and Policy ST24 of the Hackney UDP, which states that *'the Council will encourage employment generating developments in suitable locations with appropriate road and public transport access'*.

- 3.58 In addition, the inclusion of footbridges over New River will increase access to employment areas to the north in accordance with PPS6 and Policy R2 (2) of the Hackney UDP.

Goods and Services

- 3.59 The Woodberry Down regeneration strategy includes 5,194m² of retail ('A' class) space and 3,144m² of office (B1 class) space. This provision of 'A' class space is a significant increase on the existing commercial facilities (1081m²) and represents an uplift of 4,113m². This equates to an approximate uplift of 12 units, up from 13 units, to 25 units, ranging in size from 60m² to a potential 1,000m² food store.
- 3.60 A Commercial Capacity study of Woodberry Down was carried out by DTZ in late 2005/early 2006. This identified Woodberry Grove and Manor House as complementary local centres that stand on their own as commercially viable locations and are essentially used as convenience 'top-up' shopping destinations, with much retail spend by residents going to other shopping centres nearby. This is because the current shopping provision in Woodberry Grove is limited (comprises of 13 small shops or community uses) in comparison to other shopping centres nearby, and lacks vital services such as a large supermarket, high street banks, free of charge cash points, a chemist and hairdresser.
- 3.61 As such, the Scheme has utilised Woodberry Grove's potential capacity to accommodate significant service growth, encompassing projected population increases of the proposed Scheme. Furthermore, the increased level of service provision within Woodberry Grove will ensure that this area's primary function as a local centre is retained, but will not compete with larger centres nearby. Ground floor accommodation will be located along the main spine roads of the new neighbourhood and will provide flexible commercial units to cater for potential growth.
- 3.62 A small-scale metro store could be located on the corner of Woodberry Grove and Seven Sisters Road, *'with the potential for bars/cafes/restaurant uses to be positioned on the sunny south-facing frontage of the newly landscaped central space'* (Masterplan, paragraph 6.5). *No provision has been made for a large supermarket on site given the site's proximity to 'large supermarkets at Arena Park and Stamford Hill it is unlikely that the market will provide a further one on the estate itself'* (Community Infrastructure Improvement Plan, December 2006, paragraph 7.3). The buildings on Woodberry Down Street and the northern side of Seven Sisters Road have been designed to encourage flexible spaces and enable commercial uses to inhabit the units, through open ground floors and taller floor to ceiling heights.
- 3.63 One of the main benefits of an increase in commercial floorspace is the associated enhanced range of goods and services, which will be accessible and have the capacity to serve the current and future population of Woodberry Down. This accords with PPS6, which aims to enhance *'consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups'*. The Scheme also supports Policy 3D.1 of the London Plan, Implementation Point 17 of the London Plan Supplementary Planning Guidance: Accessible London, which aims to *'ensure that all retail proposals meet the highest standards of accessibility and inclusion'* and Policies R2 (1) and R4 of the Hackney UDP. This also conforms to the AAP, which aims to *'...create a mix of uses at key nodes of activity...providing a mix of quality shops [and] services'*.

Vibrant Business Environment

- 3.64 The increased number, quality and accessibility of commercial units will thereby encourage further investment, improve the physical environment and facilitate wider regeneration as required by PPS6. Furthermore, the provision of the new business and retail space in conjunction with the residential, educational and community facilities will add to the creation of what the AAP calls a 'Community Focus Area'. This will contribute to a strong, vibrant and sustainable community in support of the aims and aspirations of PPS1, PPS3: Housing and Policy 3A.23 of the London Plan.

EQUALITY AND COMMUNITY COHESION

- 3.65 Without question, increasing equality and promoting community cohesion amongst the existing and future population of Woodberry Down and the Borough as a whole is a core principle of the Scheme. The SCI highlighted the concerns residents had regarding the interface between the new and existing population.
- 3.66 The Scheme has sought to address these concerns through the provision of extensive new educational facilities, health services, housing improvements, economic initiatives, new employment land and a wider range of community facilities. Central to the provision of all these new facilities is the inclusion of residential uses throughout, creating a bustling and vibrant community. This is particularly the case for the Woodberry Grove neighbourhood centre and Woodberry Down Street which, as the Masterplan proposes, is to be encouraged to provide an animated 'community spine' of activity linking Woodberry Grove and Manor House.
- 3.67 All these elements have also been included to address the inequalities that exist amongst the current population and to provide ample services for the projected population growth. Current measurable inequalities include high rates of unemployment, overcrowding and poor housing conditions, ethnicity based health inequalities, lower education attainment levels and difficulties at school, inter-racial tensions negatively affecting individuals, households and communities. There are also high rates of economic inactivity amongst women; the elderly are particularly affected by the poor housing, including poor insulation and heating, and children suffer from income poverty, workless households and overcrowding.
- 3.68 The Scheme's wide social inclusion agenda has been mentioned throughout this chapter as a recurring theme. As such, the proposal accords with policy from several different fields and is summarised in PPS1, which states that:
- 3.69 *'The Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. This means meeting the diverse needs of all people in existing and future communities, promoting personal well being, social cohesion and inclusion and creating equal opportunity for all citizens'.*
- 3.70 Other policies with which this proposal accords include PPS6 and PPG 3, Objective 4 and Policies 3A.10, 3A.14, 3A.15, and 4B.5 of the London Plan and Policy ST17 of the Hackney UDP. The Scheme is also in accordance with the AAP, which aims to turn an estate into a neighbourhood where all *'residents and local people in the surrounding area have easy access to services and community facilities'*.
- 3.71 Another aspect of encouraging social cohesion within Woodberry Down is provided by the emphasis on walking within the transport hierarchy. The Masterplan proposes to give walking a high priority within the transport network. This will encourage incidental contact between all members of the community, thus furthering community cohesion, ownership and inclusion in accordance with the policies mentioned in the previous paragraph. In addition, at present Seven Sisters Road severs the community. The Masterplan envisages this road as becoming more akin to a 'boulevard' with wide footways, frequent pedestrian crossings and grand tree planting. This will be achieved by narrowing the road from 6 lanes to 4. The

improved north-south pedestrian conditions will become all the more important with the introduction of major sources of pedestrian activity such as the Health Centre. Increasing the permeability of the Seven Sisters Road will increase accessibility to either side of the road for all residents, thus enabling increased incidents of community mixing and therefore cohesion, again in accordance with the aforementioned policies.

- 3.72 When assessing future levels of deprivation, caution must be exercised because of a masking effect. This is due to the arrival of a significant number of new, more affluent residents moving into the private housing, which may increase any IMD scores relative to the number of new residents. As such, the baseline conditions of the present population may be masked. However, the Scheme is designed to provide the means for the current population to address many of the root causes of multiple deprivation, such as health and education, through the Scheme's inclusion of key services and improved housing provision.
- 3.73 The proposed development also has the potential to be the catalyst for wider regeneration in the local area such as Manor House.

4 DESIGN

- 4.1 The OPA seeks permission for the radical redevelopment of an important strategic site in London. The Masterplan sets out the key drivers that have formed the basis for the proposal, primarily the need to improve the existing failing housing stock and make the best use of this urban land by creating a new sustainable community. In arriving at the proposals forming this application, the Masterplan team have worked together with the London Borough of Hackney and residents to develop parameters for redevelopment which meet aspirations and take into account the views of stakeholders.
- 4.2 In design terms, the existing Woodberry Down estate is considered to make little positive contribution to the character of the wider area. Despite its unrivalled position on the crest of a hill which affords breathtaking views north (to Alexandra Palace) and south (over the City); its waterfront location adjacent to the historic New River; close proximity to Manor House Underground Station; prime position overlooking the East and West Reservoirs; and proximity to expansive Finsbury Park to the west, it fails to make best use of these qualities in terms of the design of the existing buildings and the spaces around them. In addition, the existing estate does not contribute to the wider context in which it is situated. Views of the estate across the Reservoirs from the Conservation Area and MOL to the south are uninspiring. Nor does the 'urban motorway' that is the Seven Sister Road, or adjacent blocks, provide a fitting setting for the Grade II listed St. Olave's Church.
- 4.3 This chapter considers the outline application proposals as detailed in the Masterplan in terms of how they address the relevant policies in respect of urban design, conservation and historic buildings, landscaping and open spaces (including play spaces), trees, designing out crime, and amenity considerations.

URBAN DESIGN

Good Design

- 4.4 In recent years, the increasing recognition of the importance of good quality design in developments as a planning consideration has been set out clearly in policy documents issued at national, regional and local levels. The aesthetic appearance and functional performance of new buildings also has a higher profile for the community, and in this particular case, has been identified as key criteria in re-shaping and redefining the new Woodberry Down.
- 4.5 Through the publication of Planning Policy Statement 1 (PPS1), the Government seeks to ensure the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area in development schemes. It states that new housing '*should be well-designed and make a significant contribution to promoting urban renaissance and improving the quality of life*' (paragraph 33).
- 4.6 In addition, Planning Policy Statement 3 (PPS3) acknowledges the importance of good design in securing high quality housing and the necessity to promote designs and layouts which make efficient and effective use of land, thus helping to create sustainable residential environments and making the best use of land. LPA's are encouraged to bring forward sustainable and environmentally friendly housing developments, to which the Woodberry Down Scheme accords.
- 4.7 PPS3 details several aspects for consideration when assessing design quality. These include the extent to which the development is accessible and well-connected to public transport, community facilities and other services and the extent to which the Scheme is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly. In addition, access to community, green and open amenity and recreational spaces (including play space) as well as private outdoor space such as residential gardens, patios and

balconies. It suggests developments should integrate with the neighbouring buildings and the local area in terms of scale, density, layout and access, and promotes a design-led approach to the provision of car-parking space, with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly. A further consideration is whether the Scheme creates or enhances a distinctive character which complements the surroundings and helps support a sense of local pride and identity.

- 4.8 Paragraph 17 stresses the importance, particularly where family housing is proposed, of *'ensuring that the needs of children are taken into account and that there is good provision of recreational areas, including private gardens, play areas and informal play space'* which should be *'well designed, safe, secure and stimulating areas with safe pedestrian access'*.
- 4.9 Paragraph 48 states that *'good design is fundamental to using land efficiently. LPA's should facilitate good design by identifying the distinctive features that define the character of a particular local area'*. The Masterplan accords with this by maximising the benefit of the distinctive local Reservoirs and fully connecting these with the public realm.
- 4.10 The London Plan sets out the design principles for a compact city in Policy 4B.1 and makes clear the need for developments to maximise the potential of the site, enhance the public realm, be practical and legible, respect local context, character and communities, and to be attractive to look at, and where appropriate, to inspire, excite and delight.
- 4.11 The LPA outlines its objective to ensure that all new development will be in keeping with, or enhance, the local character of established areas of townscape in the UDP (Strategic Policy ST2), and high standards of design throughout Hackney in all developments (Policy ST4). Policy EQ1 of the UDP encourages developments that respect the local context including: visual integrity, established scale, massing and rhythm of the buildings, group of buildings and street scene, materials, form and detailing and locality. The LPA requires a new development to retain, enhance and/or create urban spaces, views, landmarks and other townscape features, which make a significant contribution to the character of the area. The very nature of this redevelopment is to create a new, impressive, exemplar urban space. As such, the block layout and form of the new buildings and the design approach is deliberately not drawn from the existing 'character' of buildings on the site. Instead, a localised architectural response is proposed, which takes a contemporary form, drawing from the landscape and environmental design influences and structured around a traditional grid of streets and perimeter blocks.
- 4.12 For the application site, policy guidance is provided in the Woodberry Down AAP 2004. It sets out the Council's objective to achieve a high standard of design for all new development, streets and public spaces. The Council requires the involvement of local residents in the design process and a definition of the principles for design for each distinctive quarter in the Masterplan.
- 4.13 The Masterplan sets out the design approach, and describes the careful consideration that has been given to devising a street pattern which facilitates movement and legibility of the space, and provides buildings which are sited and designed with a clear urban design rationale for the particular circumstances of the site. It also sets out the process of consultation which has resulted in modifications to the design to take account of views and arrive at the Scheme as presented.
- 4.14 The Masterplan for the redevelopment of Woodberry Down can be shown to propose a Scheme which encompasses:
- Appropriate scale and massing;
 - Much improved layout and access arrangements (with a priority for safe and convenient access and circulation for pedestrians and cyclists);

- Successful visual integrity, well-planned massing and rhythm of the buildings and groups of buildings;
- Carefully conceived building heights which do not detract from locally important views and which have regard to the special circumstances of the site;
- High quality provision and treatment of public spaces;
- Ensuring that developments at ground floor level (especially fronting onto Seven Sisters Road) provide visual interest for pedestrians and activity generating uses where appropriate;
- Maximising opportunities to design out crime, through the careful consideration of the design of buildings and public spaces to ensure maximum overlooking and avoiding 'in between' spaces that have no function;
- The retention and enhancement of the listed St. Olave's Church;
- Preserving the setting of the recently listed twentieth century primary school and health centre; and
- Ensuring that the development makes a positive contribution to local distinctiveness, through consideration of plot widths, building features, roofscape and urban form.

Four Character Areas

- 4.15 For an area as large as Woodberry Down, the challenge is to break down the scale into a series of more intimate experiences. One of the key drivers behind the development proposals set out in the Woodberry Down AAP is the desire to transform the area *'from an estate to a neighbourhood made up of a variety of distinct quarters'*. It goes on to stipulate, *'each quarter will have its own special character, maximising the potential of its natural assets, which include the reservoir, New River and views of Finsbury Park'*.
- 4.16 The Masterplan incorporates the principles for the design of each identifiable character quarter as required in the AAP. Each distinctive quarter has its own established identity which is followed through in design, landscaping and land use characteristics. Section 14.4 of the Masterplan gives further details of the four urban quarters envisaged by the proposal. High quality architecture and landscape design will draw out and emphasise the unique local qualities of each area and help promote local identity. The areas are geographically divided as follows:
1. The North-West Quarter;
 2. The South-West Quarter;
 3. The South-East Quarter; and
 4. The North-East Quarter.
- 4.17 The North-West Quarter will be primarily residential in character, incorporating two principal open spaces: Rowley Gardens and the new Woodberry Circus. The area will be 'opened up' physically and visually, by the insertion of a new diagonal link from the Circus to the more metropolitan scale development in the northern reaches of the neighbourhood. Linkages to Finsbury Park and across the New River to Haringey will be provided via new bridges. Views to Alexandra Palace and north London will be opened up.
- 4.18 The South-West Quarter will have the West Reservoir as its focus, and the largest open space, Spring Park. Whilst predominantly residential, this quarter will include the new Woodberry Down neighbourhood centre, the John Scott Health Centre, and other key community facilities along Woodberry Down road.
- 4.19 The South-East Quarter is devised around a traditional 'London Squares' model. The residential emphasis in this area will also focus on the East Reservoir where buildings will

open onto the waters edge. Being furthest from the Manor Park Underground, it is the lowest density residential neighbourhood with some town houses and lower scale buildings.

- 4.20 The North-East Quarter will take on an educational character. The life long learning campus will include a new primary school and build around the established location of the existing listed school (with the potential to create a new academy), plus a business and training centre. Residential accommodation will form part of this quarter, and also exploit views to north London.
- 4.21 The establishment of a clear profile for each of the four character areas is in line with UDP policies, as well as being supported at the London wide level in Policy 4B.7, and national guidance in PPS3. Paragraph 16 of PPS3 emphasises how the pattern of streets and spaces should help create and enhance the distinctive character and identity of a development. Furthermore, paragraph 18 states that Local Authorities should '*draw on relevant guidance and standards and promote the use of appropriate tools and techniques*', which include design guidelines and Masterplans. The use of Design Codes will be particularly useful at this stage.

New Street Layouts to Foster Permeability

- 4.22 A new street layout is proposed for Woodberry Down, which borrows from successful established urban forms in London, such as Bloomsbury. As such, it meets the AAP objective to provide traditional street patterns. The form removes the long, impenetrable streets and vast long blocks in the estate, which currently hamper permeability, and replaces it with a grid pattern, block-by-block structure. The more open layout which results allows greater movement throughout the new neighbourhood, with a series of linked open spaces designed to enhance the experience of movement through the area, particularly for pedestrians and cyclists. Maintaining good, clear lines of sight has been key to this new urban street form.
- 4.23 A hierarchy of streets, defined by carefully conceived street widths and landscaping will assist legibility for users. Paramount in this aim has been the remodelling of Seven Sisters Road. By reducing its width for 'through users', increasing pavement widths, and a 'boulevard' landscaping approach, the barrier effect of the existing carriageway would be minimised. Its status as a primary route would be retained, which would be supported by the lower order secondary, local and access roads to make up the hierarchy. This approach would help shape the new neighbourhood and is supported by PPS3 as it would ensure that land is used effectively and efficiently and will ensure the realisation of '*a high quality public realm and streets that are pedestrian, cycle and vehicle friendly*' (Para. 16).
- 4.24 The enhanced permeability which would result from the new layout accords with principles of good urban design, and is supported by Policies ST33, EQ1 (e), HO19 and H20 of the UDP, as well as the AAP which requires layout and access arrangements to provide '*safe and convenient access and circulation for pedestrians*'.

A North-South Axis Leading to the Water

- 4.25 The new grid street pattern has a further purpose: to provide a strong north-south axis which gives clear and unhindered access to one of the key features of Woodberry Down: the waterfront. This is presently lacking in the street layout, and contributes to the under-utilisation of the New River and Reservoirs. Though the alignment of the new north-south streets, uninterrupted views towards the waterfront are possible from many points within the neighbourhood, not just on the waters edge. This simple tool is envisaged to maximise both the benefit and the utilisation of the waterfront as a natural resource and a spectacular feature for the new waterside community, which is supported by the AAP, Policy 4C.20 in the London Plan (i.e. integrating it into the public realm), and Policy EQ1 of the UDP by creating an urban space which reveals features to public view.

River and Waterside Development

- 4.26 The Masterplan describes how the New River, a '*splendid visual amenity*', meanders around Woodberry Down but is fenced off for much of its length with no bridges. Thus, linkages to and from surrounding areas are limited. Similarly, as previously noted, the East and West Reservoirs are severely under-utilised in terms of their visual and recreational benefits to Woodberry Down and the wider community. The Masterplan proposals aim to capitalise on these unique and positive features, which are also designated as MOL and the New River/Brownwood Conservation Area to the south. Buildings are designed to open out onto the river and Reservoirs, and aim to make the most of these natural resources, literally on the doorstep. However, there is sensitivity to the setting. Blocks are 'U-shaped' with the open end facing the water, to prevent a continuous line of built form on the waterfront. Building heights are also varied, and stepped back from the waters edge to deliberately 'soften' the visual impact whilst maximising views for residents. The minimum 15m buffer required by the AAP is proposed, together with the provision of a publicly accessible linear waterfront park. Care has been taken to incorporate design features into the park, which vary the experience for users as they move along the linear network. The park will be landscaped to take advantage of the existing natural landscape. A further consideration which the Masterplan addresses is the safety of the riverbank and waterfront areas, which will be subject to detailed proposals at the detailed application stage. The provision of the park, together with residential block positions, aims to maximise the recreational use and enjoyment of this facility as a key feature in the new Woodberry Down, which supports Hackney's UDP Policies OS13 and the AAP, together with Policies 4C.20 and 4C.31 of the London Plan.

Tall Buildings

- 4.27 The proposal envisages the redevelopment of the estate with a mixture of low-rise and mid-rise blocks, together with two high-rise buildings. The Scheme has evolved from feedback received in response to consultation on the Draft Urban Design Framework and early Masterplan documents. Feedback revealed a strong preference for varied building heights (not a uniform approach) and informed the location, tenure and size of units contained in the taller blocks.
- 4.28 CABE's 'Guidance on Tall Buildings' (2003) states in paragraph 4.9 that '*to be acceptable, any new tall buildings should be in an appropriate location, should be of first class design quality in its own right and should enhance the qualities of its immediate location and setting.*'
- 4.29 In the London Plan, Policy 4B.8 states that the Mayor will promote the development of tall buildings in locations where they: create attractive landmarks enhancing London's character; help to provide a coherent location for economic clusters of related activities and/or act as a catalyst for regeneration; and where they are also acceptable in terms of design and impact on their surroundings. It advises Boroughs that they should take into account the reasons why the Mayor may support tall buildings when assessing planning applications that are referable to the Mayor. The London Plan also explains that tall buildings can be an efficient way of using land and can make an important contribution to creating an exemplary sustainable city, and acknowledges that tall buildings can make a significant visual impact not just locally, but across large parts of London.
- 4.30 UDP Strategic Policy ST7 seeks to protect important views across Hackney and to resist excessively tall buildings. Policy EQ3 outlines the Council's stance on tall buildings, with the objective of protecting important views across and within Hackney by resisting excessively tall buildings, and proposals for buildings that are significantly higher than their surroundings. The Council does state that it will consider exceptions in certain circumstances. Namely, if a development identifies with and emphasises a point of civic or visual significance; is carefully related to the massing and profile of other nearby buildings and building groups; does not detract from the character or appearance of Conservation Areas and/or listed buildings; and

would not adversely affect the setting of St. Paul's Cathedral. In the case of the current Scheme, the proposals would include two tall buildings which are designed to provide a visual marker in the landscape. The easterly of the two blocks would be seen in the context of and against the adjacent three tower blocks in the Lincoln Court Estate. In terms of the effect upon listed buildings, the blocks in the Scheme have been deliberately lowered in scale surrounding St. Olave's Church. Tall buildings are not located close to the listed primary school and health centre buildings, and are not therefore considered to have a harmful impact upon the setting of these structures. Similarly, the taller groups of buildings are generally set back from the boundary of the Conservation Area, and the buildings are graded back from the waters edge to avoid a hard frontage. The development would not adversely affect the setting of St. Paul's Cathedral in the City of London. As such, the proposed redevelopment is considered to fall within the identified exception to the Council's usually restrictive stance in relation to tall buildings.

- 4.31 The Hackney Tall Buildings Strategy (2005) provides guidance that directs taller development applications to areas of the Borough that are seen to be most able to absorb their impacts. This Strategy, although not having the weight of adopted planning policy, does identify the area surrounding Finsbury Park, including Woodberry Down, as having potential for tall buildings.

Wider views

- 4.32 The contextual influences on the arrangement of building heights is set out in the Masterplan and photomontages which accompany the application. Here it explains how the taller buildings are placed at key entry points (e.g. the southerly entrance to Woodberry Grove) and at the eastern gateway. Other tall buildings are clustered around the new Woodberry Circus and in the more 'metropolitan' style development to the north closest to the underground station. This grouping approach is in line with Policy 4B.9 of the London Plan, which states that taller buildings should be *'attractive city elements as viewed from all angles and where appropriate, contribute to an interesting skyline, consolidating clusters within that skyline or providing key foci within views'*. A strategic panoramic view of Woodberry Down is seen from across the Reservoirs, creating a new skyline view of the new Woodberry Down neighbourhood. The view from Finsbury Park to the west has been equally carefully considered, with a set back of taller blocks from the edge of the site, so as to maintain a softer edge to the park.

CONSERVATION ISSUES - THE EFFECT UPON THE SETTING OF LISTED BUILDINGS AND THE ADJACENT CONSERVATION AREA

- 4.33 The existing setting for St. Olave's Church does not afford it the presence that a building of acknowledged importance such as this deserves. The 'urban motorway' of Seven Sisters Road, together with the poor quality of the neighbouring buildings, lend little to the setting of this historic structure. In addition, the church is currently adjoined by the later Church Hall building. The hall is of lesser architectural significance, is not listed in its own right, and is not located within the listed building's curtilage. A strategy for its redevelopment with a high quality replacement building has been considered.
- 4.34 The proposed Masterplan stipulates the retention of the listed church, together with a two-storey redevelopment of the existing Church Hall. The redeveloped church hall would act as an enabling development, to facilitate the refurbishment of the main Church building. The Church would remain embedded within the urban grain of Woodberry Down, and foster its role in providing a strong sense of identity for the new neighbourhood. New buildings to the east of the Church have been positioned to provide maximum space around the church and its yard, to ensure its setting is enhanced as a result of the redevelopment. Furthermore, the building heights have been deliberately kept to a reduced scale near the church.
- 4.35 It is considered that the integration of St. Olave's Church within the wider redevelopment of Woodberry Down, and respect for it in terms of the height, massing and layout of the

surrounding new buildings, will be further enhanced by the proposals to reduce the width of Seven Sisters Road and introduce a 'boulevard' approach. These elements in the Scheme will not only preserve but enhance the listed building and its setting, in accordance with central government guidance contained in Planning Policy Guidance 15 (PPG15), and local development plan policies ST8 (setting out the strategic aim to preserve and enhance listed buildings and Conservation Areas), EQ16 (preserving and retaining listed buildings) of the Hackney UDP. In addition, the Woodberry Down AAP seeks to ensure an enhanced setting for listed and other historic buildings by integrating the development with the existing context and urban grain. It particularly requires the preservation and enhancement of the grade II listed Church of St. Olave Woodberry Down.

- 4.36 The recent listing of the John Scott Health Centre and the Woodberry Down Community School has promoted a review of the Masterplan and its subsequent amendment. These two mid-century buildings were conceived as part of the original Woodberry Down estate development, to provide facilities for its new residents, and are credited to the LCC architects of the time. As such, the buildings have primarily historical interest in so far as they formed part of the evolution of the existing estate, and because they represent surviving examples of the ideals of a newly formed NHS, and new thinking in post-war school provision. In architectural terms, their simple Scandinavian-inspired design would be complemented by the modern architecture of the new development. It is considered that the revised Masterplan proposals will preserve the setting of these buildings, in line with guidance contained in PPG15, as well as the local plan policies ST8 and EQ16. In particular, the listed school which will be retained in a more open setting, which is considered to represent an enhancement for this low-rise school building. The John Scott health centre at the south western corner of the site will also be preserved and well integrated with the new buildings in this quarter. Both complexes will, through the outline proposals, retain their key function to serve the residents of the new Woodberry Down neighbourhood, as originally intended.
- 4.37 Whilst this application is in outline form, the Masterplan makes clear the intention that the detailed contemporary design of the surrounding redevelopment will be of the highest quality. This includes aspirations for the adjacent Church Hall, which would be replaced with a building of exemplar architecture. Such a building would form an important 'gateway' structure at the entrance to Woodberry Down, as well as providing an enhanced setting for St. Olave's Church. Costings for robust and high quality materials have been factored into the viability assessments, to further ensure that the resulting development complements rather than competes with the historic detailing of the church. Paragraph 2.14 of PPG15 lends support for this approach in stating '*...This does not mean that new buildings have to copy their older neighbours in detail: some of the most interesting streets in our towns and villages include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.*' The new Woodberry Down proposed by the Masterplan would provide a fitting foil for the historic church, to enable it to be fully appreciated by all who live, visit or pass through the area.
- 4.38 The Grade II* listed Metropolitan Water Works Engine House on Green Lanes falls outside of the application site, on the south western side of the West Reservoir. The proposed redevelopment will alter the setting of the Engine House in terms of wider views of that building. However, given the existing backdrop provided by the current estate buildings, it is considered that the Masterplan proposals will not result in harm to those views, and thus that setting.
- 4.39 The adjacent New River/Brownswood Conservation Area presently has its boundaries drawn at the edge of the New River/East and West Reservoirs, where this skirts the Woodberry Down estate. Photographs of these views supplied with the application as part of the landscape and visual assessment information within the ES. They show how, particularly during the winter months when there is less vegetation to screen the blocks, Woodberry Down defines the northern boundary of the Conservation Area with a series of tired 5 and 8-storey blocks. In contrast, the Masterplan proposals envisage an opening up of the built form on the waters edge, including a linear park which will form a green, landscaped edge to

the boundary of the Conservation Area. In addition, a series of public and private open spaces (formed from 'U' shaped building blocks) will provide additional green buffers to the new buildings proposed. The proposals do envisage the inclusion of tall buildings. However, these have been sensitively sited in the centre of the site viewed against a cluster of taller buildings on Seven Sisters Road from the south, and to the extreme east of the site, where there is an existing grouping of taller buildings which fall outside of the Woodberry Down site Lincoln Court Estate, and are considered to result in a form of development least harmful to the character and appearance of the adjacent Conservation Area. On this basis, it is considered that the proposals would represent an enhancement of the setting of the East and West Reservoirs, and also preserve their special qualities, in accordance with the requirements of the Woodberry Down AAP.

- 4.40 The indicative proposals involve the construction of walkways across the New River and into the West Reservoir as part of the overall aim to increase the recreational use of the existing water features, and to enhance their prominence as a local resource. The jetties are intended as low key constructions, which would have a limited impact upon the appearance of this part of the Conservation Area and MOL, but which would serve to develop the waterside characteristics of the area. It is considered that these elements would not result in any harm to areas of acknowledged importance, and is therefore in accordance with the relevant London Plan and UDP policies.

LANDSCAPE AND OPEN SPACE ISSUES

- 4.41 The existing open space provision and landscaping in Woodberry Downs is described in the Masterplan. This highlights how there is sub-standard formal open space provision in the area, and how open spaces which do exist are poorly designed and ill defined in terms of their function. In addition, original spaces (e.g. the courtyards between blocks) were originally devised before car ownership levels rose, such that their current function primarily as parking areas results in a poor visual amenity, and loss of their original purpose for relaxation and play. Furthermore, children's play facilities are determined to be inadequate by current standards, whereas some of the key open space features in the area (i.e. the New River) are fenced off and under-exploited. There are, however, a number of formal designations for open spaces which affect the Woodberry Down area, including MOL and Green Chain, the New River/Brownswood Conservation Area, Green Links, an Area of Conservation Importance, and a Local Nature Reserve which are all acknowledged and built in to the Masterplan proposals.

Open Space Strategy

- 4.42 The Masterplan identifies the key issues for attention, and develops the open space strategy to include the following core principles: a high quality environment, fully integrating landscape and open space design, designing and managing for safety, providing something for everyone, helping to shape local identity, legibility and character, and ensuring a well managed and maintained environment.
- 4.43 In quantitative terms, the proportion of publicly usable space would equate to 2.4 hectares which meets the minimum requirement set out in the Woodberry Down AAP that 10% of the area (excluding the linear park along the Reservoir) would be provided as publicly accessible open space.
- 4.44 Planning Policy Guidance 17 and its Companion Guide: Assessing Needs and Opportunities (2002) puts much greater emphasis on the accessibility of open space to the population and its quality, rather than simply the use of a basic formula to calculate need by quantity alone. The Masterplan statement and accompanying plans describe in more detail how the new open spaces will be designed to respond more effectively to residents' needs, and the provision of new footbridges and paths and the new street layout pattern, will also allow more convenient direct access to open spaces and other leisure facilities (eg. the sailing club on the West Reservoir and Finsbury Park).

- 4.45 One of the baseline principles for considering new open space in Woodberry Down is that each space has a defined purpose. By defining the function of each area of open space, it cannot be accused of being *'space left over after planning'*. A variety of spaces are planned, although Spring Park will provide the primary open space within the development, with a wide range of installed facilities. Additionally, spaces will be provided in Rowley Gardens, a new London Square at Woodberry Square, Woodberry Gardens, Woodberry Circus, an enhanced square at the Woodberry Grove Neighbourhood Centre, and an amphitheatre as part of the Old School Site kick-start proposals. Thus the range and position of the open spaces within the new development can be seen to provide ease of access for residents across the area, which would accord with the aims of the London Plan (Objective 6) and LB Hackney's Local Plan policies (including ST39) and AAP guidelines, to provide a hierarchy of high quality open spaces which will contribute to the character of the area, and enliven and contribute to the success of this new sustainable community.
- 4.46 In qualitative terms, the spaces are also design to be well overlooked, and safe to use, whilst being designed to minimise any nuisance to surrounding residential occupiers. This meets UDP Policies OS5 (b) and OS 19 (a), and underlines the core requirement set out in the AAP for the provision of safe, convenient and useful open spaces. Inevitably, much of the finer detail which will be crucial to maximising the benefits of these features will be worked up at the detailed stage.

Children's Play Areas

- 4.47 The scale of the redevelopment at Woodberry Down is such that a good distribution of play areas is critical to ensuring that the needs of the new sustainable community can be met within the site, and supported by existing provision nearby. In approaching the scale and nature of play area provision to be made, the Masterplan has had regard to the character of the proposed development, the surrounding area and the nature of the prospective occupants, in line with the requirements of Policies OS10 and H20 (g) of the LB Hackney UDP, and its SPG 5 on Children's Play (1987) which sets out its considerations for safety, security, and supervision of play areas. Reference has also been made to the GLA's Guide to Preparing Play Strategies (2005), and National Playing Field Association (NPFA) standards. These policy documents have formed the basis for the Masterplan considerations in terms of size, location, supervision, safety/security, and the detailed form of provision (equipment depending on age range, etc).
- 4.48 The recently published PPS3 highlights the importance of ensuring that the needs of children are taken into account in developments where family housing is proposed. The Woodberry Down proposals encapsulate the guidance contained in Paragraph 17, which advises that there needs to be good provision of recreational areas, including private gardens, play areas and informal play space. These should be well-designed, safe, secure and stimulating areas with safe pedestrian access.

Landscaping Scheme Approach

- 4.49 Imaginative and detailed proposals for landscaping are required by the local authority. At the outline application stage, a considerable amount of work has been put into developing the landscaping strategy for the new Woodberry Down, in order to meet this brief and to ensure that the bedrock is laid for the future detailed applications. Two main themes have formed the core to the landscaping strategy: hierarchy and waterfront.
- 4.50 A hierarchical approach to the landscaping scheme (including tree planting) has been developed around the proposed street hierarchy. In reinforcing the street hierarchy it is anticipated that the landscaping will assist in the legibility of the area for users. In addition, the landscaping will be tailored to the particular features of each 'character area', again helping to reinforce legibility for users. This approach conforms to the aims of the London Plan (policy 4B.7), PolicyH20 (d) of the LB Hackney UDP, and the detailed requirements for Woodberry Down set out in the AAP.

- 4.51 The second approach seeks to develop the significant waterfront amenity available to Woodberry Down, maximising the frontage to the New River surrounding the site, and providing an appropriate and enhanced setting for the East and West Reservoirs. This supports Policy OS13 of the LB Hackney UDP, which seeks to maximise the potential of open water areas for leisure and/or nature conservation pursuits. It encourages developments that create opportunities for public access to water-based and water related leisure activities, and is further supported by the AAP and Policies 4C.4 and 4C.20 of the London Plan.

Plans for Long-Term Maintenance

- 4.52 The Masterplan provides a clear statement of intent for the long term maintenance of open spaces, play spaces and general landscaping within the new Woodberry Down neighbourhood. In essence, aside from streets (which will be adopted and fall to Transport for London (TfL) or LB Hackney to maintain), open spaces will be maintained by LB Hackney or a community based management company or trust, suggested mechanisms for which are identified in Section 12 of the Masterplan. Private communal gardens or rear gardens to ground floor flats and town houses are envisaged to be the responsibility of the individual management companies for the block concerned or the occupier of the ground floor flats or town houses. This approach complies with the core policy of the AAP for open spaces which states they should be *'carefully planned, managed, maintained and overlooked...'*

TREES

Existing Tree Cover / Arboriculture Report

- 4.53 The AAP seeks to preserve or replace mature trees. In accordance with the requirements of the AAP, the application includes a tree survey by Barrell Tree Consultancy. The survey identifies all trees within the Woodberry Down area (approximately 1250), and classifies them in terms of their health, amenity value and likely long-term retention. This study provides the basis for the Masterplan proposals for the new sustainable community, including identifying those trees that would provide long-term positive amenity value (Classified as type A trees), and trees with existing Tree Preservations Orders (TPO's). In those cases, Tree Protection Zones (TPZ's) are provided for each tree using the appropriate British Standards guidance (BS 5837: 2005) which are described in the report as Zone 1 standards. Zone 2 constraints provide a more subjective assessment of the areas around trees which may make them susceptible to pressure for felling or crown works at some future stage, taking into account sunlight and daylight to adjacent new dwellings, density of tree cover or grouping, etc. This has provided a key tool for the Masterplan to ensure that the overall design and layout takes into account the existence of Grade A trees, and their recommended Zone 1 and Zone 2 standards. Trees that are dead, dying or dangerous, or of poor amenity value, are identified as Z trees, for which retention is not a priority. The report also classifies Z trees as those which are located within close proximity of existing buildings and which, whilst acknowledged to be of positive amenity value, would be unlikely to survive the (permitted) demolition of the adjacent building.

Strategy for Tree Retention and Losses / Replanting

- 4.54 The overall strategy with regard to trees in the Masterplan is to preserve good quality trees and ensure their retention during construction wherever possible, together with substantial new planting to define and enhance each of the character areas and the streets hierarchy. Included within the Masterplan is a tree retention and tree replacement plan. This shows the 'A' trees that will be retained and a major re-planting programme to accompany the redevelopment, which will be explicitly planned to assist in establishing area characters, legibility of street hierarchies, and to encourage biodiversity. The strategy for re-planting is to plant trees of appropriate heights for the grade of street, and to have a consistent arrangement of species in each street. This would aid legibility and provide a sense of identity for the character areas. The result will be a new Woodberry Down with extensive

tree coverage, across public spaces (open spaces, the linear park to the New River, etc), communal gardens to blocks, and private garden areas to individual homes. The Masterplan intends that the new Woodberry Down has a greater number of high quality trees in appropriate locations.

Compliance with Good Practice and Policies

- 4.55 The arboricultural survey submitted with the application draws on good practice contained within the British Standard BS 5837: 2005. The benefits of good tree cover within the new sustainable community are recognised, and accordingly, the approach to maximising their retention and protection during construction will be key. Through the Masterplan, the proposals can be seen to fulfil the requirements of the strategic policy contained in the LB Hackney UDP ST14 by protecting trees for their amenity value, and encouraging new planting. Detailed policies EQ7 (c) and (d), together with EQ31 which aims to protect and improve the visual amenity of trees, all seek to protect trees as a valuable amenity, and to require replanting and new planting to be incorporated within new developments.
- 4.56 LB Hackney's Supplementary Planning Guidance Note 16 relating to trees (1988) explains in more detail the Council's planning policies in relation to trees in Conservation Areas and trees on development sites. The guidance will be incorporated into the development of the detailed proposals to ensure that all retained trees identified to be of merit are protected during construction, to ensure their health and long-term retention. This approach will secure an attractive mature tree cover from the earliest stages of redevelopment, which will assist in the successful integration of the new buildings into their environment.

DESIGNING OUT CRIME

Crime Prevention Policy Guidance

- 4.57 Guidance contained in Circular 5/94 'Planning out Crime' provides principles for incorporating crime prevention measures into developments. It acknowledges that much can be done at the early design stage to ensure that opportunities for crime are not produced in ill thought out Schemes. The increased weight attached to 'designing out crime' as a function of the planning process is stated in PPS1: Delivering Sustainable Development (2005). It is recognised as being a material planning consideration, and accordingly, local plans have incorporated appropriate policies. The UDP policies relevant to crime prevention include Strategic policy ST33, which seeks safe and convenient conditions for pedestrians and cyclists. This aim is reaffirmed in Policy EQ48, which requires new developments to be created which discourage crime and fear of crime in their overall layout and detailed design. Policy HO10 stresses that all housing schemes should provide a safe and secure residential environment which offers secure access routes (and avoids secluded pedestrian routes), and clear lines of sight and lighting, as well as being visible from adjacent buildings. These policies share the approach taken in the London Plan (Objective 2 and Policy 4B.1 in particular), which seeks to ensure that future developments minimise opportunities for crime and the fear of crime, whilst maximising natural surveillance and defensible space.
- 4.58 The Woodberry Down AAP develops this approach further, and more specifically for the application site, and seeks the improvement of security, crime prevention measures, and integrated management of neighbourhoods to improve personal safety. The Metropolitan Police were consulted as part of the stakeholder consultation exercise, and their views have informed the Masterplan document and proposals.

Principles of Natural Surveillance and Defensible Space

- 4.59 The Masterplan shows a grid layout of streets, and a number of other features (including the diagonal link), which seek to increase permeability through the area. A function of increased pedestrian and cycle movement through an area (whilst facilitating vehicular access) is to maximise natural surveillance of streets and public spaces. Thus the new layout is

considered to provide a sound basis for the new urban form to provide maximum opportunities to ensure that people are overlooked in the public realm. In addition, the use of perimeter block buildings assists in ensuring that the buildings are outward facing, and look out to the public domain from their front facades. Entrances and windows at ground floor levels (including individual entrances to ground floor units) will further assist with maximising natural surveillance.

- 4.60 The proposed layout also ensures that the areas surrounding the buildings will be clearly defined, to assist the principle of defensible space. Perimeter blocks will allow clear separation between public front areas, and semi-private or private rear communal and private garden spaces.

Detailed Design

- 4.61 The detailed design will develop these principles to ensure that each phase of the development keeps the focus of good 'designing out crime' principles. Orientation of windows, entrances, provision and detailed design of parking areas (especially the underground elements), and CCTV are all matters subject to detailed design which will benefit from close working with the Metropolitan Police Crime Prevention Design Advisor, and will form an integral part of the design approach to be detailed in the Design Code.

THE IMPACT UPON AMENITY

A Good Standard of Amenity for New Homes

- 4.62 The Masterplan explains how the design of the development provides good natural light for all new dwellings, whilst minimising overlooking and overshadowing between new dwellings. The blocks have been deliberately positioned so as to maximise benefits from sunlight ('passive design') by using lower blocks on the southern side of the perimeter block or 'U' shaped blocks (with an open southern element), to allow maximum sunlight penetration into the courtyard areas and amenity spaces.
- 4.63 In order to give comfort that the proposals will result in a superior quality residential development, with good access to natural light for all properties, the Masterplan proposals have been developed following assessment using a 'worst-case scenario' sample of units, and tested in a computer modelling exercise against the BRE Guidelines "Site Layout Planning for Daylight and Sunlight" for sunlight, daylight and overshadowing. This is the established guidance that is used to assess the quality of light conditions for residential properties. The results accompany this application in Chapter 17: Sunlight and Daylight of the ES. They show that although the site will experience some reductions in sunlight and daylight in some areas, the minimum internal lighting conditions are capable of being made. Where rooms (particularly kitchens, as per pre-application discussions with the LPA) fall below the established guidance, mitigation measures are recommended which would improve the daylight performance, for example, though increasing glazing to ground floor units.
- 4.64 With regard to overshadowing, a comprehensive shading study have been undertaken and is also presented in the ES. The results show how the use of lower blocks on the south side of the perimeter blocks minimises overshadowing (with the taller buildings positioned on corners, on the northern parts of the blocks). They also show how the new public open spaces exploit a south facing sunny aspect.
- 4.65 The provision of a redevelopment of this scale is required to show how, in providing an exemplar new sustainable community, standards of amenity for the population it will serve, have not been undermined. Central government guidance in PPS1 for delivering sustainable communities has at its heart the provision of high quality buildings which function well. As such, the new residential properties are required to provide good quality accommodation which has a high standard of amenity for its occupiers. This is what the Masterplan

proposals will deliver. Standards of internal space are significantly improved over the existing buildings on the estate, while modern architecture and careful positioning of the blocks and their windows ensures that detailed policies can be met. London Plan policy 4B.9 requires particular attention to be paid to privacy, amenity and overshadowing in the design of large scale buildings. At the local level, LB Hackney Policy EQ1 (g) require developments to provide adequate sunlight, daylight, shadow and open aspect for the new dwellings. In addition, private amenity space is provided for most dwellings which is a significant improvement over the existing situation. The outline Scheme has been designed to avoid single aspect north facing units, in accordance with the aims of LB Hackney policy H20 (f) which sets good planning standards for all new residential development.

Minimising the Effect upon Existing Adjoining Residential Properties

- 4.66 The proposed redevelopment has a predominantly positive impact upon adjoining properties in terms of light, privacy and enclosure.
- 4.67 However, there are two groups of buildings where the relationship resulting from the proposals will be more sensitive. These are Nathaniel Court at 254 Green Lanes, and the houses in Newton Close, to the east of the site.
- 4.68 In terms of overlooking, Nathaniel Court comprises a 6-storey block of 20 residential flats, which presently face Petherton House to the east (5 storeys) and a cul-de-sac of houses to the south in Burtley Close. The OPA proposes a six-storey perimeter block to the east, closer than Petherton House, but separated by one of the new streets running north-south. Although window-to-window distances would be reduced, the separation which would be retained is considered to be a common and acceptable relationship in many traditional urban settings, such as those used as models in the Masterplan (Paragraph 5.5). Policy H20 (b) of the UDP requires developments to protect the privacy of adjoining occupiers, which can be achieved by careful consideration of fenestration and details in the fully comprehensive proposals for this zone of the development. For the purposes of this application, it is considered that any increased overlooking or impact upon light and aspect to a limited number of existing properties, must be balanced against the wider context of providing a good quality new sustainable community which will reap benefits beyond the defined site area of Woodberry Down.
- 4.69 With regard to overshadowing and light conditions, the houses in Newton Close to the east of the site will be retained, although the blocks proposed immediately to the south of this pocket of housing include two new tall buildings (12 and 18 storeys). These buildings have been the subject of considerable discussion with the LPA and the heights proposed reflect those pre-application negotiations. An overshadowing analysis exercise has been carried out using computer generated modelling of the proposed blocks to assess the impact upon adjoining neighbouring properties (see Chapter 17 of the ES) The results of the study conclude that there is considerable existing overshadowing, and that the impact of the proposals would be minimal. The effects will be felt during the winter months only. Furthermore, in some instances, there are improvements to the conditions experienced. To a great extent, the impact upon these existing houses in terms of overshadowing will be mitigated by the provision of a low, 4-storey link building between the taller buildings, to allow light from the south into the Newton Close area.
- 4.70 Although at the outline stage, it is considered that the proposed development is capable of complying with the aims of Hackney UDP Policy EQ1 (g) in which the LPA seeks to protect the amenities of adjoining properties by providing adequate sunlight, daylight and open aspects to adjacent buildings and land. Criteria (f) within the same policy also guards against '*obtrusiveness in relation to adjoining properties*'. In any event, it is considered that the overriding benefits of the estate regeneration would, in this instance, outweigh any potential detrimental impact upon these buildings.

5 TRANSPORT AND INFRASTRUCTURE

- 5.1 This Chapter summaries the Scheme's proposed transport improvements and assesses their compliance with national, regional and local planning policy and guidance. All transport related matters are addressed in more detail in the Transport Assessment (TA), which accompanies this application and is in accordance with the requirements of Annex 4, Planning Policy Guidance 13: Transport (PPG13) (ODPM, 2001) as outlined in paragraph 3.212 of the London Plan: Spatial Development Strategy for Greater London (GLA, February 2004).
- 5.2 The TA's findings are also summarised in the ES. Further details of the Scheme in relation to transport issues are outlined in these documents. Their contribution to the development of the design of the Scheme is explained in the Masterplan Document. There has been an extensive period of consultation, which has put transport provision at the heart of the Scheme's design. This Chapter initially considers the existing transport network of Woodberry Down against relevant policy and guidance, providing evidence that clearly shows the suitability of the site for substantial residential development. In particular, the Hackney Transport Strategy: Consultation Draft (London Borough (LB) of Hackney, May 2005) identifies the London Borough of Hackney as one of most sustainable Boroughs in London in terms of transport and makes specific reference to Woodberry Down as a site that should be targeted for regeneration and its location is considered suitable for an intensification of land-use.

EXISTING TRANSPORT NETWORK

- 5.3 Woodberry Down has excellent public transport connections, as stated within the Woodberry Down AAP (LB Hackney, 2004), to other locations within the Borough, neighbouring Boroughs, Central London and beyond, primarily via Manor House Underground Station, Stamford Hill rail station and numerous bus routes.
- 5.4 The TA has used Public Transport Accessibility Levels (PTALs) to assess people's access to public transport across the site. PTALs consider the walking time from a designated point of interest to public transport access points, for example, a bus stop or train station along with the reliability of the service modes that are available and the frequency of these services and therefore average waiting times. The majority of Woodberry Down is classified 6a (excellent) and 5 (very good), ranging from level 6 (the highest PTAL) around Manor House Underground Station (a midrange PTAL) at the eastern edge, as outlined in the Masterplan (p.40). Overall, the entire site is at least level 4 (good) or above.
- 5.5 The site's location is thereby considered appropriate for major growth and travel generating uses, due to its excellent accessibility to public transport provision and its urban character, which complies with the Government's approach to development outlined in PPG13 (ODPM, 2001) and The Government's White Paper on the Future of Transport: A New Deal for Transport: Better for Everyone (July 1998). In addition, the Hackney Transport Strategy: Consultation Draft (LB of Hackney, May 2005) identifies the London Borough of Hackney as one of most sustainable Boroughs in London in terms of transport.
- 5.6 The site has good access to London Underground system via Manor House Underground Station, which is within 800m of the site's perimeter, and within 10 minutes walk from the majority of the site. The Masterplan identifies this as a major strength of the area, alongside frequent and extensive bus services. The Station is served on the Piccadilly line with trains stopping on average intervals of less than 5 minutes at the station. This provides convenient travel to Central London, the West End and Heathrow Airport. Kings Cross, an international rail terminus, which can be reached in only ten minutes and the West End is less than 20 minutes away as outlined in the Masterplan (paragraph 1.2.3 and 7.1.3). Planned improvements to the Piccadilly line will increase the line's overall capacity by up to 20% with

- over 30 trains an hour and reduce journey times by up to 20% (Masterplan, paragraph 7.1.4).
- 5.7 Several overground stations are situated close to the Site, namely Finsbury Park, Haringey Green Lanes, Seven Sisters, and Stamford Hill, and trains stopping at these stations travel to Central London and a variety of destinations in inner and outer north and East London, including Barking and Hackney. Seven Sisters Underground Station is located to the northeast of the site where services operate on the Victoria line.
- 5.8 Woodberry Down is well served by buses. The entire redevelopment area is within a five-minute walk of a bus stop and each dwelling falls within the TfL guideline of 640m to bus services, as prescribed by the Transport Assessment Best Practice Guidance (TfL, 2006a). Frequent bus services traverse along Green Lanes and current levels of bus service provision are relatively high along Seven Sisters Road, even though this part of the site has one of the lowest PTAL ratings. These buses provide quality transport links to areas within Hackney, central London and other strategic locations. One of the bus routes is 24-hour service while three are night buses. As indicated in Figure 7.4 of the Masterplan, *'every home falls within comfortable walking distance of a bus stop with multiple services passing by (in both directions)'* (Masterplan, paragraph 7.1.6).
- 5.9 The estate lies at the crossroads of the A503 Seven Sisters Road and the A105 Green Lanes, which are main distributor roads and part of the Mayor's Transport for London Route Network (TLRN). In cutting east-west through the site, Seven Sisters Road bisects the site and currently acts as a barrier, to pedestrian and cyclist movement. As the Masterplan states:
- 'Seven Sisters Road is a major barrier between the northern and southern halves of the estate'.*
- 5.10 This constraint is due to the road's width with three lanes of traffic in each direction, the volume of traffic and limited number of crossings, as stated in the AAP (LB Hackney, 2004, p.7), which has led to the severance and isolation of communities. The road effectively acts as a Woodberry Down bypass and is akin to an 'urban motorway', carrying large volumes of traffic, and providing limited access to the community. Woodberry Grove is another example of a pedestrian unfriendly environment as it currently has unsignalled crossings for pedestrians.
- 5.11 Local routes are limited in number and provided through the site along the north-south axis, including Woodberry Grove, Woodberry Down and Spring Park Drive. These are heavily traffic managed, apart from Woodberry Grove, which provides the only real permeability.
- 5.12 The existing pedestrian network is very poor with access mainly alongside roads that are often under-surveyed by passing traffic or adjacent buildings. There is little connectivity between areas within the site and pedestrian pathways are poorly lit and, as mentioned above, very few controlled crossing opportunities are provided on the busier streets. There is currently a circuitous pedestrian footpath round the New River, which acts as a barrier to pedestrian movement with residents often using the path to walk from the site to the shopping facilities located to the north of the site because there is not a direct route. No designated public rights of way or green links exist within the site to connect different areas. Thus open space provision within the local area is currently inaccessible and therefore under utilised.
- 5.13 Key determinants of the local environment have contributed to making pedestrians feel vulnerable and less likely to make journeys by foot in this area. Litter, vandalism and poor street infrastructure combined with a naturally under surveyed pathways and uninviting walkways are characteristic of the site.

- 5.14 There are three designated cycle routes within the site and a number of unofficial routes, termed 'routes on quieter roads recommended by cyclists' (TfL, 2004b), although no Toucan crossings currently exist to facilitate this movement. The London Cycle Network (LCNPlus) runs along Seven Sisters Road, directly adjacent to the site.
- 5.15 The communal courtyard areas to residential blocks are mostly hard surfaced and car dominated, even though 47.3% of households in Woodberry Down currently own a car and 38.8% of households own one car.

PROPOSED TRANSPORT IMPROVEMENTS

- 5.16 The Scheme's improvements in transport infrastructure assimilate with the visions of the GLA as outlined in the London Plan (February 2004), which identifies East London as a priority area for development, regeneration and infrastructure improvement.
- 5.17 This redevelopment is founded on a transport strategy, which focuses on removing barriers to sustainable travel. This is in line with one of the Sustainable Communities policies within the AAP (LB Hackney, 2004), which states that '*methods of sustainable transport will be encouraged*'. Through reducing the need to travel by motorised vehicles, the Scheme aims to minimise energy consumption and break people's reliance on fossil fuels.
- 5.18 The Scheme has been designed to improve pedestrian and cycle movement within the site, accessibility to public transport and limit residential and on-street parking, across the site and externally, with the principal intention of offering residents and visitors viable alternatives to using the private motorcar. This accords with one of the main objectives of PPG13 (2001), which seeks to reduce car dependency and encourage walking, cycling and the use of public transport, as well as Policy 3C.1 (Integrating transport and development) of the London Plan (GLA, February 2004), and the vision of local residents for '*excellent links to surrounding areas and public transport connections*' (Estate Development Committee, 2004). Furthermore, the Hackney Transport Strategy: Consultation Draft (LB of Hackney, May 2005) promotes sustainable modes of transport.
- 5.19 To achieve this, integration of transport and land use policy is advocated. The Scheme positively responds to this suggestion and incorporates a mix of uses, including houses, shops and community facilities, which will support more sustainable travel choices and reduce the need to travel outside the site. This is directly in line with Planning Policy Statement 1: Delivering Sustainable Communities (PPS1) (2005) and the Government's White Paper on the Future of Transport (July 1998). Furthermore, integration within and between different types of transport is promoted by this Scheme so that each contributes its full potential and people can move easily between them, which also accords with The Government's White Paper on the Future of Transport (July 1998).
- 5.20 The scale of the public infrastructure and service provision is considered appropriate with regard to the scale of the development and the needs of the community, which supports the Transport and Access section of the AAP (LB Hackney, 2004, p.13), and will ensure the delivery of a suitable transport mix.

Pedestrian / Cycle Access and Segregated Road Space

- 5.21 The Scheme has been designed to improve walking and cycling routes and linkages and to ensure ease of access throughout the neighbourhoods, in line with the Sustainable communities policies stated in the AAP (LB Hackney, 2004 p.10), which aims to create an improved street environment for walking and cycling. The objective is to change the way that the 'road' is perceived and is used to improve the quality of life in residential streets by making them places for people, not just vehicular traffic. This supports the notion of 'Streets for People' whereby streets are managed more effectively to maximise and attractiveness and integration in terms of sustainable modes of travel, which is championed by The Mayor's Transport Strategy (GLA, July 2001). Hackney Transport Strategy: Consultation Draft (LB of

Hackney, May 2005) also states that pedestrians should take precedence over other road users.

- 5.22 This Scheme has developed a movement strategy, which restores the balance between pedestrians and traffic in favour of those travelling by foot, and thereby develops one of the main principles of the Masterplan, which states that:

'New streets will be designed to put people first, with attractive landscaping, safe pedestrian crossings and cycle routes'.

- 5.23 A fine mesh of streets, footpaths and cycleways will ensure ease of walking and cycling throughout the area and provide a safe and efficient movement network. These travel modes will be real alternatives to non-motorised travel for local trips, which accords with The Government's White Paper on The Future for Transport: A Network for 2030 (July 2004).
- 5.24 Pedestrian desire lines of access and egress to certain land uses have been considered in the design of street layout. This application recognises the importance of improving the site's permeability, in particular strengthening connections between communities north and the south of the site, either side of Seven Sisters Road, which is in line with the Transport and Access objectives (p.9) and core policies (p.13) of the AAP (LB Hackney, 2004) that reflect the Council's position.
- 5.25 The OPA proposes reducing the width of Seven Sisters Road from six (four all vehicles and two bus lanes) to four lanes (two all vehicle and two combined bus and cycle lanes) and to increase the number and location of convenient crossing facilities from two (at Manor House and Woodberry Grove signalised junctions) to five. Crossing points between junctions of Manor House and Woodberry Grove, one crossing between Woodberry Grove and Amhurst Park, and the proposed signalisation of Amhurst Park will greatly enhance pedestrian movement. This complies with the Council's vision to enhance and increase the number of crossings along this road, as outlined in the Transport and Access policies of the AAP (LB Hackney, 2004, p.14). TfL has indicated that the remodeling of the road is supported in principle.
- 5.26 In particular, this highway improvement will minimise the current severance that exists between the northern and southern part of the site, thus increasing community cohesion and establishing a greater sense of place. The improved north-south pedestrian conditions will become even more vital with the introduction of major sources of pedestrian activity such as an expanded primary school, health centre, business centre and local shops. The proposed redesign of Seven Sisters Road will also improve pedestrian crossings and thereby access to Finsbury Park, which is within 15 minutes walk of all homes.
- 5.27 Furthermore, reducing the number of lanes would restore the character of the road, which is a single 2, 3, or 4-lane carriageway over the remaining 3.4 kilometres. The current six-lane section of Seven Sisters Road between Manor House and Amhurst is the only six-lane section in the locality. In consultation, TfL has been supportive of the principles of the highway 'downgrading' scheme.
- 5.28 The Scheme includes the re-allocation of road space, including wider footpaths and low kerbs for pedestrians in Seven Sisters Road and the re-designing of the road layout to incorporate a wider bus lane appropriate for shared use with cyclists. These changes in the street layout accord with Policy 3C.5 (Road scheme proposals) of the London Plan (GLA, February 2004), which promotes road schemes which benefit London's environment and conditions for pedestrians, as well as cyclists and buses.
- 5.29 A *'distinct 'boulevard style' environment'* will be created to promote active retail frontages, bringing additional vivacity to the development site, thereby fulfilling one of the opportunities outlined in the AAP (LB Hackney, 2004), which states that Seven Sisters Road has the *'potential to become an attractive, bustling street'* (p.7), and the Mixed Use policies of the

AAP (LB Hackney, 2004) that consider shops, cafes, restaurants and community facilities and services as appropriate uses (p.10). The Masterplan provides an effective description of the proposals:

‘Seven Sisters Road is identified for dramatic change – turning what is effectively an urban motorway into a landscaped boulevard’.

- 5.30 A key feature of this proposal is the widening of the footpaths either side of Seven Sisters Road, which is in line with Transport and Access policies within the AAP (LB Hackney, 2004, p.13) and would ensure that larger pedestrian flows can be catered for, as well as greater accessibility, including for the mobility impaired. In consultation, the community and stakeholders have highlighted the need to avoid a uniform ‘canyon effect’ and, with this in mind, the Seven Sisters boulevard has been designed as a sequence of seven overlapping components, as shown in Figure 8.9 of the Masterplan.
- 5.31 Trees and foliage will be incorporated into the Scheme, which accords with Transport and Access policies within the AAP (LB Hackney, 2004), which recommend new tree planting along this road. The technical details and traffic modeling are described in the TA that accompanies the OPA.
- 5.32 A number of engineering options were prepared for TfL’s consideration as the Highway Authority, and have been outlined within the Scope of the TA (p.7).
- 5.33 Another option was to use the reduction in carriageway to create a wide landscaped central reservation, which can act as a green link between Finsbury Park and Woodberry Down green spaces both north and south of Seven Sisters Road. However, both TfL and Hackney Borough Council are opposed to the idea of a central reservation due to a number of reasons, one of which was that the incorporation of planting would prevent emergency vehicles from using the area, another being community severance.
- 5.34 The Scheme promotes the strengthening of two existing, interlinked, neighbourhood centers as *‘complementary poles of activity’* around Manor House and Woodberry Grove. Woodberry Down street will provide *‘an animated ‘community spine’ of activity’*, linking the two centres.
- 5.35 One of the key aims of this Scheme is to ensure that residents have access to key services and community facilities, including education and health facilities, which is a key objective in PPS1 (2005) in order to achieve a sustainable community. As stated, *‘Access for all to jobs and facilities, focusing on urban centres’* is promoted.
- 5.36 The area fronting Woodberry Grove, south of Seven Sisters Road, will become a focus for community activity, with a concentration of local shops and community uses. This is in line with the Mixed Uses policies within AAP (LB Hackney, 2004), that state *‘Local shops and community facilities would be appropriate along Woodberry Grove’* (p.10). The incorporation of these uses will reduce the need for residents to travel outside the new neighbourhood and the movement framework will be fundamentally designed with priority for pedestrians to other local centres, such as Finsbury Park, Stamford Hill and Stoke Newington.
- 5.37 These proposals contribute to achieving the overarching vision of local residents, who wish to see Woodberry Down:
- ‘Transformed from an estate to a neighbourhood...made up of a variety of distinctive quarters, with a bustling new mixed use centre along Seven Sisters and a community focus area along Woodberry Grove’* (Community Infrastructure Improvement Plan).
- 5.38 The development of the area surrounding Manor House Underground will include a new health centre, providing a range of facilities, and a new Childrens centre. All of these uses

- will be highly accessible, not only to Woodberry Down, but the wider community within Hackney.
- 5.39 A key component of the pedestrian network is a new diagonal route across the site from south to north, creating a connection between the West Reservoir, the new park in the southwest, Woodberry Down Road, Seven Sisters Road (by a direct controlled pedestrian crossing and onwards to Haringey via cycle/pedestrian bridge). The principal reason for developing this new dynamic is to redress the imbalance between pedestrians, cyclists and motorists.
- 5.40 The street layout has been designed to incorporate safe and attractive cycle movements, including a series of cycle priority routes, which will cater for greater cycle flows and have designated lanes where appropriate. This accords with Policy 3C.18 (Local area transport treatments) of the London Plan (February 2004), which states that the reallocation of road space should be balanced to support sustainable transport. Furthermore, footpaths may be widened across the site to incorporate cyclists as well as pedestrians.
- 5.41 Existing designated cycle routes will be maintained and new routes will be provided along The Diagonal, New River footpath (to the southeast), and the east-west spine connecting Woodberry Down road and Newton Close. These routes will help ensure a more formalised, cohesive and connected cycle network in Woodberry Down, where cyclists are afforded greater priority and consequently can undertake safer and efficient travel. The proposed junction improvements on Seven Sister Road and Woodberry Grove, including upgrading crossing facilities to Toucan crossings, will overcome the existing barrier to cycle movement. A signing strategy will also be introduced to strategically direct different forms of cycling to the most applicable route.
- 5.42 In addition, the Scheme will improve access to the green assets of Woodberry Down, which complies with the Sustainable Communities policies stated within the AAP (LB Hackney, 2004, p.10).
- 5.43 Development in the northwestern part of the site will contribute to improvements to the eastern boundary of Finsbury Park, which accords with the AAP (LB Hackney, 2004, p.13), and will create a recreational route as well as a direct route into Woodberry Down and its various facilities from the northwest.
- 5.44 The Scheme will provide access to new attractive open spaces in the form of pocket parks and enhance existing open spaces, including the riverside, as stated in AAP (LB Hackney, 2004, p.9). This accords with one of the key objectives of the Hackney Transport Strategy: Consultation Draft (LB of Hackney, May 2005), which is for better local access to open spaces, as well as local services, through the design of developments. Linkages to MOL by the New River, East and West Reservoirs and Finsbury Park will be maximised by creating a linear park alongside the Reservoirs and the New River, which will include the removal of barriers and fencing whilst introducing a series of safety measures compliant with RoSPA (Royal Society for the Prevention of Accidents) guidelines.
- 5.45 New attractive open spaces in the form of pocket parks will be provided and existing open spaces enhanced, including the riverside, as stated in AAP (LB Hackney, 2004, p.9). This accords with the AAP (LB Hackney, 2004), which promotes a 'green link' footpath along the New River (p.14), which is part of the wider Hackney network and connects Finsbury Park with Green Lanes.
- 5.46 The pathway will be set back at least one metre from the immediate bank of the river, and at key specified points the pathway will get closer to the river's edge. Two potential design solutions are proposed at these points to prevent people from accidentally falling in the water including ROSPA 'band four fencing' and a 'stepped approach', as outlined in the Masterplan. This will ensure that areas near the waterfront are safe with regard to water, in compliance with AAP (LB Hackney, 2004), p.13), but will not provide a hard barrier as

currently exists, which interrupts views of the water. The margin between the New River and the Reservoir will remain closed for general public access.

- 5.47 Two combined foot/cycle bridges over the New River are proposed to provide convenient links to Eade Road, the Industrial Zone and Haringey local area, which complies with AAP Transport and Access policies (LB Hackney, 2004), p.13). One of these routes forms part of The Diagonal.
- 5.48 Development in the northwestern part of the site will contribute to improvements to the eastern boundary of Finsbury Park, which accords with the AAP (LB Hackney, 2004), p.13), and will create a recreational route as well as a direct route into Woodberry Down and its various facilities.
- 5.49 Several parks, squares and children's play areas will be distributed throughout the site and will be linked by high quality, safe, attractive and well lit pedestrian and cycle routes. The Riverside route will connect the site to new Spring Park (see Section 12.4 of the Masterplan), for example, and its range of public open-air facilities.
- 5.50 Furthermore, the Reservoirs will continue to offer further access to open space, as well as wildlife and recreational activities.

Pedestrian Security

- 5.51 Pedestrian access and movement will be improved throughout the site, which will promote pedestrian safety. The remodelling of Seven Sisters Road will create a safer walking environment as wider footpaths will reduce the number of blind spots and there will be easier crossing opportunities. The revised layout of Woodberry Down and the reconfiguration of Seven Sisters Road aim to reduce the current number of pedestrian accidents, by lowering vehicle speeds. Furthermore, all pedestrian routes will be open 24 hours, irrespective of ownership (routes through private land will be closed once a day). These measures form part of the Scheme's wider strategy to improve security and crime, as proposed within the Sustainable Communities and Urban Design policies of the AAP (LB Hackney, 2004), p.10 and 11). In addition, safer streets and the reduction of crime will encourage people to use public transport, walking, and cycling in the Borough, by making people feel less vulnerable, which is promoted by the Hackney Transport Strategy: Consultation Draft (LB of Hackney, May 2005).
- 5.52 The Scheme will maximise pedestrian security on all new and enhanced routes and linkages through detailed consideration of lighting and security measures, such as CCTV, as appropriate. Natural surveillance will be created through a combination of mixed-use spaces, active retail frontages and good general visibility. Where possible, new development adjacent to these new routes has been designed to overlook and provide front doors and windows directly onto footpaths, particularly at ground level, in order to enhance the pedestrian environment and ensure they are surveyed as much as possible, which is in line with the AAP (LB Hackney, 2004, p.14). Appropriate landscaping and well-designed streets will be managed and maintained to support these measures.

Public Transport

Underground Station

- 5.53 The Scheme will improve pedestrian access to Manor House Underground Station through enhancing the site's permeability and the number of crossings on Seven Sisters Road, as sought by the Urban Development Framework (2005). Integration within and between different types of public transport is a key aspect of the Scheme, so as to encourage usage and ensure that people can move easily between alternative modes, which is supported in the Government's White Paper on the Future for Transport (1998).

- 5.54 The Station has recently undergone modernisation works, and subject to confirmation of funding, the station will start a programme of works in 2007/08 to install lifts to make it a step-free station and thereby considerably improve the interchange facilities offered for public transport users. Furthermore, the proposed overhaul of the Piccadilly line in 2014, including a fleet of new trains and complete line re-signalling, will increase the overall capacity of the Line by up to 20% and coincide with the gradual population increase of Woodberry Down. It is also estimated that this will reduce journey time by 20%, all of which should have a significant bearing on improving the already high PTAL levels of the area.
- 5.55 As a result of discussions with London Underground, the Scheme is not required to make contributions to this proposed programme of improvements or any other, contrary to the suggestion in the Transport and Access section within the AAP (LB Hackney, 2004, p.13). While the area of around Manor House Underground Station and Finsbury Park is formally excluded from this application, the Masterplan strategy is integrated into these plans (p.3), as shown above.

Extended Bus Routes and Road Priority for Buses

- 5.56 The Scheme includes retaining and widening two dedicated public transport lanes along Seven Sisters Road, which complies with the Transport and Access core policies within the AAP (LB Hackney, 2004), p.13). The remodelling of Seven Sisters Road will also ensure greater access to bus stops due to easier crossing opportunities, and safer waiting areas at bus shelters, as indicated in the Masterplan. Every part of Woodberry Down to be within five minutes walk of a bus stop. The widening of the footpaths will provide greater space for bus shelters and movement around them thereby making public transport a comfortable and convenient option. All these measures accord with The Government's White Paper on the Future of Transport: A Network for 2030 (July 2004), and Policy 3C.17 (Allocation of street space) of the London Plan (GLA, February 2004), which support bus travel and movements.
- 5.57 The Scheme does not include plans to increase the level of buses serving the Woodberry Down area, although changes are proposed to the bus route network. The Scheme may improve bus route 279 through the instalment of pre-signals on Seven Sisters Road at the A503 Seven Sisters/A105 Green Lanes, which will allow buses to U-turn (from westbound to eastbound) safely at Manor House junction, whilst minimising delay and ensuring that these changes are not to the detriment of the wider Hackney Community.
- 5.58 TfL are currently revising their strategy on bus hubs and have indicated that there would be little advantage of this development providing such a facility at Manor House.

Traffic and Parking

A Clear Street Hierarchy

- 5.59 All streets within the site will be part of a designated street hierarchy and will be designed to adoptable standards, which will replace the existing estate roads. The principles underlying the design of the internal configuration of the site have been predominately based on the objectives of the Mayor's Transport Strategy for London (GLA, 2001), the Hackney Transport Strategy (LB Hackney, 2005), the Hackney Local Development Framework (2005) and the AAP (LB Hackney, 2004). These follow an approach whereby pedestrians and cyclists are considered first, followed by public transport modes and its users, service vehicles and finally, private motor vehicles.
- 5.60 The street hierarchy has been designed by 'street typologies', which provide a framework for carriageway and footway widths, parking patterns, designated cycle and public transport links, streetscape design and landscaping. Each is envisaged in three dimensions, so that the height and design treatment of buildings also contributes to a sense of hierarchical structure. All street typologies are designed to integrate vehicles, cyclists and pedestrians,

however access and minor roads specifically redress the current imbalance, by tending towards providing a shared surface.

- 5.61 Seven Sisters Road and Green Lanes will be developed as 'Boulevards'.
- 5.62 Seven Sisters Road, will be designed to provide a steady and reliable throughput of vehicular traffic but will not create barriers between adjoining areas, hence the proposed land uses along this primary route will generate the most traffic, referred to in the section below. This route will connect a series of focal points and activities, which are clearly signed and evident on arrival, and the scale of buildings will reflect the width of the street and its strategic importance. Formal street tree planting, wider pavements, seating and strategic feature lighting will be incorporated to emphasise the road's strategic importance.
- 5.63 Woodberry Grove (south) will become a 'secondary avenue' in the new hierarchy formed of two lane single carriageways, with general traffic in both directions, local retail frontage, wide footpaths and parking. This secondary route will integrate pedestrians, cycles and vehicles in a simple, interconnected network used to serve the local retail centre, and will be designed to minimise through vehicular traffic. Trees will be planted along highway routes where appropriate and the species selected to emphasise the street hierarchy.
- 5.64 Local streets, such as north-south Woodberry Grove and Woodberry Down, will become 'principal internal streets' which primarily serve the residential area, but nonetheless make strategic connections, for example between community facilities (schools, health centre, principle parks etc). Each will be designed as two lane single carriageways, with general traffic in both directions, parallel parking, and street tree planting integrated with sheltered parking. These routes will integrate pedestrians, cycles and vehicles in a 'quiet' street environment, with through traffic discouraged.
- 5.65 Finally in the new hierarchy there will be 'lanes and mews'. These will be minor internal streets, designed to accommodate a two-lane carriageway, and characterised by light traffic flows. These routes will integrate traffic calming measures to ensure shared surfaces or play streets.

Limited Vehicular Trip Generation

- 5.66 In keeping with the sustainable nature of the development, non-vehicular modes of transport have been promoted as much as possible throughout the design of the Scheme. It is inevitable however, that any development, irrespective of size, will lead to an increase in traffic demand.
- 5.67 With regard to the highway network, the expected impact associated with the development traffic is relatively low. The development comprises of a rich mix of uses, including housing, shops, cafes, cafes/restaurants and community facilities, thereby minimising the need to travel outside the site and the impact on the external highway network. Land uses that are likely to attract people from the surrounding area are located on Seven Sisters Road, thereby complying with the Mixed Use policies of AAP (LB Hackney, 2004, p.10), and the London Plan (GLA, February 2004), which recommends that land uses with the highest levels of activity should be located close to areas of highest public transport accessibility. Furthermore, this accords with PPG4: Industrial and Commercial Development (PPG4) (1992), which promotes employment uses in locations that minimise the number of vehicular trips.
- 5.68 Residents will have excellent accessibility to non-car transport modes, which will reduce the use of private motor vehicles for some journeys. Through limiting vehicle trip, this development aims to reduce the development's impact on the road network and subsequently congestion levels in order to minimise the Scheme's impact on the environment. The design of this development thereby accords with Policy 3C.16 (Tackling congestion and reducing traffic) of the London Plan (February 2004), which aims to reduce

traffic growth, and one of the key objectives of the Hackney Transport Strategy: Consultation Draft (LB of Hackney, May 2005), which promotes less traffic and congestion, particularly in town centres and around schools.

Managing Traffic and Road Safety

- 5.69 With regard to the internal road network, primary concern has been given to the residential community and the users of the site. The street hierarchy sets out the preferred routes that strategic and local traffic should use, thereby deterring rat-running traffic. Junction type, design and geometry, road widths, parking location and quantity, opposing traffic movements and surface materials will all act in conjunction to slow vehicles and communicate to drivers that the internal streets are designed for local traffic only. The remodelling of Seven Sisters Road, for example, will reduce vehicle speeds, particularly during off peak periods.
- 5.70 Clearly not all drivers will be deterred, and in order to reinforce the route hierarchy, some traffic management may be necessary. There are two approaches to traffic management; either it can be implemented as streets are constructed, or it can be delivered if and when a problem arises.
- 5.71 Several traffic management measures have been designed-in from the outset (see Figure 8.7 of the Masterplan), such as localised one-way only loops and left-turn only junctions onto Seven Sisters Road. The grid street network enables further traffic management measures to be applied if considered necessary, as the projects phases are developed, delivered via relatively minor signage and road marking changes. Specific junction proposals are summarised in Section 8.6.4 of the Masterplan.
- 5.72 Road safety has been examined, as part of the TA, through dividing the study area into distinct zones, which broadly represent link and junction accidents.

Delivery / Servicing and Emergency Vehicle Access

- 5.73 This Scheme has been designed to ensure that business delivery and servicing movements are taken into account, in line with Policy 3C.22 (Parking Strategy) of the London Plan (GLA, February, 2004). Parking and loading controls will ensure necessary access for local shops. Late night and early morning deliveries would not be permitted.
- 5.74 Build-outs will be used at junctions to tighten turning circles although the highway design will allow vehicular access for refuse vehicles. As part of the controlled parking zone (CPZ), servicing and deliveries would be planned on-street in short-stay loading and servicing bays and permitted during specific off-peak times during the day.

Parking Provision: On-street and Off-street

- 5.75 A CPZ will be designated throughout the site and surrounding area as an essential tool in limiting parking and regulating car ownership. This accords with Policy 3C.2 (Parking Strategy) of the London Plan (GLA, February 2004), which states that on-site car parking should be kept to a minimum within new developments and there is no over provision.
- 5.76 The Scheme will provide variable car parking standards across the site, reflecting accessibility to public transport, for example, a large proportion of the parking will also be located furthest from the Manor House Underground Station. Limiting car parking will be a major influence in encouraging people to use public transport to access and travel within the site, which is outlined in PPG13 (2001). As stated: *'Reducing the amount of parking in new development is essential, as part of a package of planning and travel choices'* (PPG13, 2001).
- 5.77 As such, the parking provision ranges from 0.47 parking spaces per dwelling near Manor House Underground Station and 0.49 parking spaces per dwelling at the site's furthest

extremities towards the eastern end of the site. The Scheme will thereby reduce residential parking provision from one space per household to 0.5 spaces, in line with the size and type of the dwellings. This accords with the standards set out in Annex 4 of the London Plan (GLA, 2004) and the Hackney Borough Council's standards as outlined within AAP (LB Hackney, 2004, p.14). The level of residential parking will also be reflective of the Public Transport Accessibility Level (PTAL) of each individual site. As a result, the provision of parking will not greatly increase in comparison to current levels.

- 5.78 To further increase accessibility, disabled parking is proposed at key locations around the site in order to ensure access to various commercial and community services and maximise inclusion and usability of the redevelopment. Parking for disabled use will form 10% of the total number of car parking for each residential site and will be clearly marked for this use only. This thereby complies with Policy 3C.22 (Parking Strategy) of the London Plan (GLA, 2004), which suggests that the parking requirements of disabled people should be recognised.
- 5.79 A large proportion of the parking (approximately 40%) will be basement in nature, and be designed in accordance with best practice, with the aim to move away from parking dominating public spaces of the site, as existing. The number of spaces will reflect the size and land-use mix of the block and the number of on-street spaces available for residential parking. This will contribute to the efficient use of land and comply with the AAP that suggests that car parking could be provided underground (LB Hackney, 2004, p.14).
- 5.80 Other land uses, such as commercial, retail, community, will be allocated parking in line with Policy TR7 (Car parking) of the LB of Hackney Adopted UDP (LB Hackney, June 1995), and the parking standards outlined in Annex 4 of the London Plan (GLA, 2004). Along Seven Sisters Road a small amount of time-limited off-street parking will be accommodated adjacent to the retail provision for 20 minute stopping. On-street parking is not proposed on this red route.
- 5.81 On-street parking will be maximised where this can be accommodated in an attractive street scene. Not only will this measure minimise the use of the land for parking but will act as a form of traffic calming as well as to increase natural surveillance for pedestrians. This will encourage pedestrians to use these minor routes for moving between uses and socialising within them. Parking form, i.e. parallel, chevron or perpendicular, will reflect the function and form of the street in which it is situated. Parking will be provided in designated bays with build outs used to emphasise the carriageway width and aid pedestrian crossings. Effective on-street parking enforcement can reduce the dangers posed by illegal, inconsiderate and dangerous parking.
- 5.82 Woodberry Grove (south) will incorporate a mix of short stay perpendicular and parallel parking. The design of sheltered parking will be integrated with planting and pedestrian crossing facilities.

Bicycle and Motorcycle Storage

- 5.83 Hackney is accredited by the London Cycling Campaign as the fastest growing Borough for journeys to work by bicycle in London (Parking and Enforcement Plan, LB Hackney, 2005). The appropriate provision of cycle parking for this development is essential to the promotion of cycling for both employment and leisure trips. The Mayor's Transport Strategy (GLA, 2001) identifies the ability to locate and access a secure and safe place to park as one of the biggest obstacles to encouraging the development of this key mode in London. As such, Creating a Chain Reaction - The London Cycling Action Plan (TfL, 2004) states that each London Borough is expected to make appropriate provision for cycle parking to support the increase in cycling by 200%.
- 5.84 Secure areas for storage of bicycles and motorcycles will be provided as part of the Scheme in compliance with the AAP (LB Hackney, 2004, p.14). Residential cycle parking will be

conveniently located at basement and/or ground floor areas, in order to maximise its use. Using the minimum standards set out by TfL for residential development, it is estimated that a total of 4,901 bicycle spaces are required. While such standards primarily apply to smaller developments, the TA confirms that as many as 4,000 spaces may be required, which does not account for visitors who may arrive to the site using bicycles. On-street bicycle parking for use by short stay visitors will also be provided close to the entrances of the main buildings. All bicycle parking will be safe, secure and well lit. These measures will create good quality cycle parking and thereby promote greater cycle use, which complies with PPG13 (2001).

- 5.85 For commercial and community facilities, secure parking standards for the use of staff and visitors will apply and accord to those stated within the AAP (LB Hackney, 2004, p.14).

Car Sharing Schemes

- 5.86 As a means of pursuing a sustainable transport agenda and reducing private car ownership and use within the site, a car club will be implemented for residents. Often described as 'pay as you drive' initiative, they offer convenience, that is affordable and 'hassle free'. The vehicles are parked a short walk from members, and can be booked for as little as an hour, and at relatively short notice.
- 5.87 Research has highlighted that some degree of environmental awareness is common amongst current car club members, something that many potential residents would already be familiar when buying into the overall sustainability concepts of the site.
- 5.88 Car club users develop a balanced approach to their use of transport generally and through 'pay as you go' motoring, recognise more clearly the true costs of travel and can therefore compare more easily the different options available to them for each trip.
- 5.89 According to Carplus, it is estimated that 'if you drive less than 6,000 miles per year then a car club will be likely to save you around £1000 and £1500 a year' (Cost benefits of car clubs, Access 2006). This is an attractive incentive, especially to those with the financial responsibilities of home ownership or on low incomes. Car clubs are also particularly appropriate in London as there is an excellent public transport network, which reinforces the rationale for sporadic car use.
- 5.90 Car rental and taxi companies often offer discounts to car club members. Further details, including recommendations and minimum requirements of car clubs are outlined in the TA (Section 9.4).

CONSTRUCTION STRATEGY

- 5.91 Full re-development of the site is projected to last approximately 20 years and will be constructed in stages over this time frame in accordance with the phasing plan. This encompasses both the development of the Woodberry Down area and supporting highway and public realm infrastructure.
- 5.92 A detailed construction strategy will be implemented for each phase, in agreement with LB of Hackney and TfL. This can only be undertaken once a contractor has been appointed and sources for labour and suitable materials have been identified.
- 5.93 During this process, the following issues arising from each construction phase will be covered in detail including temporary or permanent road closures and diversions, closures and diversions affecting pedestrians and cyclists, impacts on local and strategic highway network, and impact on public transport.
- 5.94 This strategy would therefore be agreed at the detailed planning stage, when a Construction Travel Plan would also be developed. This planned approach should ensure that any impact

as a result of construction traffic is not significant. The general principles in relation to the mitigation of construction traffic have been set out in Section 11.2 of the TA.

- 5.95 The transport strategy is integral to the Masterplan. It focuses on removing the barriers to sustainable travel, principally through ensuring that the layout is designed with good pedestrian and cycle accessibility in order to facilitate walking and cycling. The site is very well served by public transport in the form of both buses and the London Underground, with the Manor House junction forming a key transport interchange at the western boundary of the site.
- 5.96 Much of the Masterplan's innovation in design is a product of having planning for sustainable transport as one of its key objectives. It has been essential to remove the dominance of the private car in the present estate layout and to create a new neighbourhood where movement by foot or cycle is given maximum priority, and use of the highly accessible public transport system positively encouraged. The use of vehicles must, of course, be accommodated, but it should not be obtrusive nor impact on the quality of the new residential environment.

6 ENVIRONMENTAL IMPACT ASSESSMENT

INTRODUCTION

6.1 The Environmental Statement (ES) is a substantial separate Report and considers the environmental effects of the development in detail during construction and once completed. It also proposes mitigation measures to prevent, reduce and where possible offset any significant adverse effects on the environment.

6.2 This report summarises the reports on the key environmental topics in the ES and their conclusions, as follows:

- Planning and Land Use;
- Socio Economics and Community Effects;
- Traffic and Transportation;
- Air Quality;
- Noise and Vibration;
- Waste Management;
- Water Resources;
- Contamination and Hazardous Materials;
- Townscape and Visual;
- Ecology;
- Cultural Heritage;
- Daylight, Sunlight and Overshadowing;
- Wind; and
- Sustainability.

PLANNING AND LAND USE

6.3 Chapter 7 in the ES summarises the planning policy framework against which the redevelopment of the Woodberry Down Estate will be considered. It outlines all the key planning strategies, policies, and guidance at a national, regional and local level that have informed the Masterplan proposal and focuses on general land use planning policy.

6.4 The key policy documents are the relevant national Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs), the Mayor's Spatial Development Strategy (The London Plan) and London Plan Supplementary Planning Documents (SPD), the UDP for the London Borough of Hackney, and Hackney Supplementary Planning Guidance and Documents (SPG and SPD) and the AAP for Woodberry Down.

6.5 The application proposals are a unique opportunity for a scheme to make a major contribution to the implementation of a planning policy at national, regional and local level.

6.6 The planning and land-use policies of each level of government have been used to shape this proposal, which aims to renew the existing estate and create a sustainable community where people want to live, work and visit. The Planning Chapter draws together the constituent elements of the proposal and demonstrates how the overall submission addresses town and country planning issues and the extent to which the Scheme will contribute to the local and London-wide regeneration programme.

SOCIO ECONOMICS AND COMMUNITY EFFECTS

- 6.7 Chapter 8 of the ES focuses on the expected socio-economic impacts of the proposed Woodberry Down development. It identifies a wide range of planned changes, which will impact on current and future residents of the area. Many of these impacts are positive and permanent. There are also temporary impacts which are considered negative, particularly with regard to health, wellbeing and community cohesion.
- 6.8 In terms of a balanced, sustainable and cohesive community, the 'worst-case scenario' has been assessed. Namely that the new community is characterised by poorer social housing residents and key workers, and prosperous young professionals as suggested by the population projections based on a number of proxy areas and early market indications for the kick-start sites. In practice, it is impossible to predict exactly who will move in. It is quite possible, for example, that young couples or single people who have already started a family will buy into the private housing and therefore 'buy into' the community and its schools. Equally, it is conceivable that the nearby Orthodox Jewish Community will buy into the Scheme in significant numbers. All these groups will bring their own expectations and ideas about the detail that will accompany later phasing submissions.
- 6.9 Thorough research has informed all aspects of the Masterplan, particularly in assessing the need for a wide range of quality community facilities. The Masterplan, by necessity, has had to strike a path that resolves many different options, views, impacts, policies and needs and create a framework not just for the developers, but for future generations of residents. In the context of sustainable communities and mixed tenure neighbourhoods, the work has arrived at the best possible mix, given the need to achieve a financially viable overall development.
- 6.10 The benefits of £60m investment in community facilities (including schools, health, leisure and adult training), high quality housing and public realm and improved economic and employment opportunities outweigh the adverse impacts of loss of homes, a 20 year plus development period and modest provision for family-sized housing in the private and intermediate sectors.
- 6.11 Various mitigation measures are suggested which can lessen negative impacts and strengthen the positive impacts. Many are underpinned by the need for a robust monitoring and review of progress. The principle of active phase-by-phase monitoring in the light of market conditions and early resident feedback is already well understood and accepted by the lead partner, Hackney Homes.
- 6.12 For the reasons given above, the proposal will be consistent with Planning Policy Statement (PPS) 1: Delivering Sustainable Development, Planning Policy Statement (PPS) 3: Housing, Regional Planning Guidance (RPG) 9, the objectives of the London Plan, and Strategic Policies ST20, ST21 and ST22, and Policies HO5 (Estate Improvement) and HO7 (Redevelopment of Housing) in the UDP.
- 6.13 In conclusion, whilst the assessment inevitably focuses on identifying and lessening any negative impacts, the impact of redevelopment is overwhelmingly positive. The socio-economic impact assessment shows that whilst 57% of the existing residents voted for complete demolition, 80% of them now want to exercise their right to return. There is a growing belief that even though the redevelopment will take a long period of time, it will offer many positive benefits and opportunities.

TRAFFIC AND TRANSPORTATION

- 6.14 Chapter 9 of the ES considers the transport implications likely to arise from the regeneration of Woodberry Down. It includes how the redevelopment is anticipated to impact on the local and strategic highway network and assesses the opportunities and constraints that exist to foster non-car-based modes of travel, notably walking, cycling and public transport. Further information is available in the TA, which accompanies the planning application.

- 6.15 Guidance for the assessment of the environmental effects of traffic is provided in the Institute of Environmental Assessment (IEA) Guidelines for the Environmental Assessment of Road Traffic (1993). This document indicates that highway links subject to traffic flow increases of more than 30% (or 10% if affecting a sensitive area) need to be assessed.
- 6.16 With regards to traffic growth, the TA has shown that, in accordance with London planning policy, traffic growth between the observed situation and the 'with development' scenario would be minimal. The assessment of vehicular impact has been based on the combined 12-hour traffic count information for surveyed locations, as considered by the Air Quality and Noise Impact Assessments.
- 6.17 Inherently, the strategic highway network that operates near the development site, and in the case of Seven Sisters Road, transects the site, experiences much higher traffic volumes than the local access roads within the site. Improved junction-design will increase the through-put of traffic at local junctions, but capacity is restricted by the reduction of lanes on the Seven Sisters Road section from six to four. The reduction of lanes is designed to maintain the travel time for buses, but may have an adverse effect on the private car.
- 6.18 The layout and infrastructure provision seeks to maximise pedestrian and cycle movements within the site, between the residential areas of the development and the retail, community, education, health and business land uses as well as adjoining areas. Development areas have been based on the creation of 'streets for people' focused on the ability to meet the day-to-day requirements of households with local retail, community and education facilities and appropriate connections with the public transport network.
- 6.19 None of the locations identified as part of the analysis are expected to experience change greater than 15%. Traffic will effectively dissipate across the local highway network and the most significant level of impact is expected to occur on Seven Sisters Road within the site, and then reduce outside of the site on Seven Sisters Road, Amhurst Park and St. Ann's Road. The significance of any additional traffic further a field has been determined to be low on all other areas of the local highway network.
- 6.20 Inevitably, the redevelopment of the site will result in some additional traffic travelling on the local highway network. However, this will not be significant. Taking into account the additional development traffic generation, drivers who use the area as a through-route have the choice to divert to another route if speeds are reduced and delay increased. This, together with improved junctions, will counteract the constraint of reducing the lane capacity on Seven Sisters Road. Although the number of cars may increase, speeds are likely to decrease and more pedestrian crossings will be provided. Ultimately, the development will reduce the need for vehicular travel through the provision of high-density housing close to important public transport hubs. This will make it easy to travel to work, commercial centres and leisure facilities by public transport.
- 6.21 Efforts will be taken to minimise the effects of additional or diverted traffic associated with the construction phase of the redevelopment. Materials and resources will be sourced locally whenever possible and delivered on a 'just-in-time' basis to minimise disruption and movement of HGVs over the wider London transport network. During construction, intimidation is likely to be heightened owing to increases in HGV movements although these vehicles will be encouraged to travel away from residential areas where possible. Such issues will be addressed more fully through the construction management strategies, which will be developed as the land allocation and build-out process progresses.
- 6.22 Engineering solutions along the section of Seven Sisters Road will provide upgraded infrastructure in line with the recommendations of the Road Safety Assessment and the reduction of the number of lanes minimises the potential of speed through the section. Overall, the new development will maximise opportunities to promote safety through design and the development will fundamentally contribute to a safer road environment.

- 6.23 Prior to these measures of mitigation, there would be one location of moderate significance (Seven Sisters Road east-west through the development site) and a further four (Seven Sisters Road north and south of the development site, St. Ann's Road and Amhurst Park) of moderate/low significance level. Within the development site, junction improvements will result in a neutral situation in terms of congestion and traffic flow, maintaining a status quo even though the number of lanes will be reduced. At the other four locations, the extended Seven Sisters Road in both directions, Amhurst Park and St. Ann's Road, the level of significance is low, even before any mitigation effects.
- 6.24 In summary, the creation of the development will bring about a number of positive and negative effects, although adverse impacts have been minimised wherever possible. Any mitigation required to accommodate the development from a transport perspective has established, particularly in terms junction capacity, the range of infrastructure measures required to deliver a nil detriment situation.
- 6.25 For the above, mentioned reasons the proposal will be consistent with Planning Policy Guidance (PPG) 13: Transport, Policy 3C.1 (Integrating and Development) in the London Plan, and Strategic Policy ST28 and Policy TR5 (Improvements as part of Development Proposals) in the Hackney UDP.

AIR QUALITY

- 6.26 Chapter 10 in the ES assesses air quality issues relevant to the construction and completed development phases of the Woodberry Down redevelopment.
- 6.27 A desk based review of the existing ambient air quality data was undertaken and forms the basis for the prediction of current and future baseline conditions against which any identified impacts as a result of the proposed Scheme are assessed.
- 6.28 The assessment of the effect of road traffic emissions on ambient air quality does not form part of the ES. It is based on predicted traffic flows for the development, which has been produced as part of the TA that accompanies the planning application.
- 6.29 In regards to dust emissions, it is recognised that demolition work, the movement and storage of materials, construction works and the movement of site vehicles can generate dust. At present there are no statutory UK or EC standards relating to either ambient concentrations of airborne dust or to rates of surface soiling (cumulative deposition of airborne particles onto a surface such as windows or car bodywork, for example by dusts). In the absence of agreed standards for construction dust levels and their potential to cause annoyance, the emphasis of the regulation and control of construction dust will be the adoption of best practices on site to reduce dust generated by the development.
- 6.30 Demolition, soil remediation, earthworks and movement of construction vehicles have the potential to result in significant temporary construction dust impacts. The incorporation of effective site management procedures and mitigation measures will ensure the impact of the construction works at the nearest residential properties is minimised.
- 6.31 For the above-mentioned reasons, the proposal will be consistent with Planning Policy Statement 23 (Planning and Pollution Control), Policy 4A.6 of the London Plan and Policy EQ42 of the Hackney UDP.

NOISE AND VIBRATION

- 6.32 Noise and vibration impacts associated with the proposed demolition, construction and subsequent occupation of Woodbury Down regeneration area have been considered in Chapter 11 of the ES. The acceptability of the site was assessed in regards to residential development, new school sites and changes in road traffic noise.

- 6.33 Recommendations have been made for suitable methods to control or mitigate significant adverse impacts where these are considered to be appropriate.
- 6.34 Noise will be generated as a result of the demolition of buildings on the site, however, mitigation measures will be in place to reduce noise impacts. It should be noted that no explosive demolition will be employed. The demolition of the buildings will occur from the top down and a series of phases working from the site will benefit from the screening of buildings yet to be demolished.
- 6.35 The initial working on the far side of buildings on the site boundary would also benefit from the screening of noise offered by the building during demolition. Further, it is recognised that noise created as a result of the demolition of buildings will have a temporary impact. For these reasons, during the demolition period, the proposal will not be contrary to Planning Policy Guidance 24: Planning and Noise, Policy 4A.14 (Reducing Noise) in the London Plan and Policy EQ40 (Noise Control) in the Hackney UDP.
- 6.36 In terms of construction, the impact of construction noise was predicted for typical worst-case operations where no mitigation measures were in place. The results showed that unmitigated noise levels at the closest approach has the potential to exceed the set noise level criteria for the majority of proposed working phases for both the residential and school developments. Noise from construction will only have a temporary impact, however, adequate mitigation and working practises will be in place to minimise adverse noise impacts to an acceptable level.
- 6.37 A range of measures will be employed to ensure that an adverse noise impact does not arise. This may include suitable hoarding around the boundary of the site, local screening around particularly noisy plant or operations, the careful location of fixed plant (for example generators) to ensure that they are an adequate distance from receptors and utilise any screening from topography or buildings.
- 6.38 All vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers and maintained in good efficient working order. Also, all major equipment to be used (i.e. compressors and generators) will be 'sound reduced' models fitted with properly lined and sealed acoustic covers. Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum. Ancillary plant such as generators, compressors and pumps will be positioned so as to cause minimum noise disturbance.
- 6.39 For the above-mentioned reasons, the proposal will accord with Planning Policy Guidance 24: Planning and Noise, Policy 4A.14 in the London Plan and Policy EQ40 (Noise Control) in the Hackney UDP during the construction phase.
- 6.40 The impact of construction vibration has been considered with respect to the magnitude of ground borne vibrations and duration. The magnitude of vibrations resulting from piling will be dependant upon a number of factors including ground conditions, piling rig, and diameter of piles to be bored.
- 6.41 The assessment found that the predicted vibration level is considerably below the limit at which superficial damage to building may occur. Consequently, the use of CFA piling is unlikely to result in any damage to buildings. The magnitude of vibration is also below the Hackney Council suggested limit to prevent the onset of nuisance to sensitive receptors.
- 6.42 It is noted, however, that there are factors that may affect the magnitude of the resulting vibrations, for example the local ground conditions. In order to assess the potential impact of ground borne vibrations monitoring of piling operations will be undertaken in order to validate that there is no resulting impact.

- 6.43 In terms of the acceptability of the site for residential development, where noise may have an adverse impact, for example, on elevations that face roads, the ES notes that planning guidance suggests that where no quieter alternative sites are found, suitable planning conditions may be imposed to ensure a commensurate level of protection against noise. The ES also notes that it is feasible to mitigate levels of noise within certain areas to ensure that internal ambient noise levels do not have an adverse effect on the amenity of future residents.
- 6.44 Given that the proposed development seeks to replace existing residential accommodation with new residential accommodation, it is expected that the proposals would be acceptable as adequate noise mitigation measures will be implemented.
- 6.45 The proposed layout for the development incorporates a number of residential buildings with internal courtyards. Noise mapping of the propagation of road traffic noise has indicated that the internal courtyards will have low environmental noise levels. Depending upon the internal layout of apartments within the blocks (of which details are not currently available) there is a potential opportunity for apartments to have a quiet façade. In addition, it may be feasible to design the layout of individual apartments to ensure that non-habitable rooms are located on noisier facades, for example bathrooms, kitchens, access corridors and stairs. This would need to be assessed during the detailed planning application stage, however, the development will be in accordance with Planning Policy Guidance 24: Planning and Noise, Policy 4A.14 (Reducing Noise) in the London Plan and Policy EQ40 (Noise Control) in the Hackney UDP.
- 6.46 The acceptability of the proposed new school sites has also been reviewed in the ES. It is recognised that schools have the potential to create noise, in particular at certain times of the day (i.e. lunchtime and other breaks). This is of particular concern given that residential developments will be located within close proximity to the school. However, the ES advises that the proposal for development of the school/college should prove to be acceptable through detailed design and the implementation of mitigation measures.
- 6.47 The required mitigation will be dependant upon the internal layout of the school, especially with regard to the façade facing onto Seven Sisters Road. In saying that, mitigation in the form of screening can be employed between the building and Seven Sisters Road to reduce noise levels at the ground and first floor façade. However, the degree of mitigation can only be assessed at the detailed design stage and acoustic assessment at the architectural design stage will be required. In any event, the proposal will be consistent with Planning Policy Guidance 24: Planning and Noise and Policy 4A.14 in the London Plan.
- 6.48 Changes in road traffic noise have been assessed in the ES, which advises that any increase in road traffic noise levels associated with the proposed development would be deemed as negligible. As such, the proposal accords with Policy 4A.14 (Reducing Noise) in the London Plan.

WASTE MANAGEMENT

- 6.49 Chapter 12 of the ES identifies the solid wastes arising from the demolition, construction and operation of the proposed redevelopment and assesses the potential environmental impacts associated with their handling and disposal. 'Waste' is defined as: *'any substance or object which the holder discards or intends or is required to discard'*, as specified by Section 75 (2) of the Environmental Protection Act 1990. Waste and materials at the Woodberry Down site comprise the following distinct elements:
- Municipal solid waste (MSW) produced from residents of the existing residential buildings;
 - Demolition waste produced during demolition of existing buildings;

- Construction waste produced / materials used as a result of construction activities; and
 - MSW waste produced once the redeveloped site becomes occupied.
- 6.50 The proposed development will require demolition of existing buildings, site formation and the subsequent construction of mixed used development. An overarching Sustainable Waste Management Strategy (SWMS) has been prepared for the site as part of the Sustainable Design and Construction Statement (SDCS). The strategy details the ways in which the Masterplan process has been informed to promote sustainable waste management and integration of sustainable waste storage and treatment facilities at the detailed design stage. It also identifies sustainability measures and standards that will need to be adopted by developers.
- 6.51 There are no specific criteria for assessing the magnitude of impacts or significance of effects arising from the management of waste. Each project is evaluated according to its individual characteristics. The purpose of a waste management assessment is therefore to characterise waste types and identify the existing and potential methods employed for their management. The magnitude of impact is generally determined by the quantity and type of waste produced.
- 6.52 The significance of the effect of waste is largely conditioned by the type, location and capacity of local and regional waste management facilities and their ability to manage waste in an environmentally proficient manner.
- 6.53 The demolition of existing buildings will result in the generation of 203,980m³ of materials and once occupied, there will be 9,577 tonnes of household waste generated per annum. The management of all these waste streams should be dealt with through a combination of design and management measures, set out in Sustainable Waste Management Strategy for the outline application and a Site Waste Management Plan for each detailed application. These strategies and plans will promote waste minimisation at source and explore the potential for recycling or reuse when unavoidable. Developers will be urged to adhere to the Voluntary Code of Practice on Site Waste Management Plans (SWMP) (DTI, 2004) which promotes legal compliance and provides guidance on best practice, monitoring and reporting. Each SWMP will include the following recommendations:
- The appointment of an approved person nominated as responsible for good site practice;
 - A system for recording, monitoring and managing the amount of waste generated, recycled and disposed of;
 - Site practices to minimise the potential for damage or contamination of construction materials;
 - Prefabricated panels should be used in construction, where feasible;
 - Cut and fill management employed during construction;
 - In accordance with the London Plan, 80% of the demolition waste should be reused, either in the new build or external markets; and
 - On-site concrete crushing and screening should be used to generate secondary aggregate for the development.
- 6.54 The London Plan's Sustainable Design and Construction SPG provides additional information to support the implementation of the London Plan and sets out the Mayor's 'essential' and preferred standards for sustainable design and construction which can be taken into account as a further material consideration. These have been incorporated into the Masterplan.

- 6.55 Design measures will ensure that all residents have easy access to waste management and recycling facilities. The waste segregation and storage facilities will be designed to be convenient and simple to use, so as to encourage residents to recycle and to maximise recycling rates on the site. As such, the proposal will be consistent with Planning Policy Statement (PPS) 10: Planning for Sustainable Waste Management, Policy 4A.1 (Waste Strategic Policy and Targets) and 4A.2 (Spatial Policies for Waste Management) in the London Plan, and Policy EQ46 (Recycling Facilities) in the Hackney UDP.
- 6.56 The waste management and recycling facilities will also be consistent with Proposal 12 in 'Rethinking Rubbish in London: The Mayors Municipal Waste Management Strategy' (2003). This document advises that waste collection authorities must introduce collections of materials for recycling from households or exceptionally extensive and effective 'bring' systems to meet and exceed the national recycling targets.
- 6.57 Proposal 17 in 'Rethinking Rubbish in London: The Mayors Municipal Waste Management Strategy' sets out the need for the inclusion of recycling facilities at residential developments which, on estates or in multi-occupancy properties should consist of at least one recycling site per 500 households collecting at least three materials. This proposal is reiterated in Policy 4.11 of the North London Joint Waste Strategy (2004) which states that Local Authorities will work to achieve 65% capture rates of targeted materials for recycling services serving multi-occupancy housing.
- 6.58 To achieve the 65% recycling targets, operational wastes within the development can be segregated and recycled, with the provision of facilities that adhere to the London Borough of Hackney's guidelines on waste storage. Further, where waste collection services permit, kitchen design will allow for the segregation of waste, glass, cans, plastic, cardboard and compostable waste.
- 6.59 Where feasible, best practice and emerging techniques such as collection chutes and innovative waste storage have been considered and could be integrated into the detailed design. Provision will also be made for composting appropriate waste material through compost segregation facilities for residential buildings, catering facilities and garden maintenance. In addition, properties with gardens will be supplied with home composting bins. Commercial units will also employ waste segregation techniques.
- 6.60 For these reasons, the proposal will be consistent with Planning Policy Statement (PPS) 10: Planning for Sustainable Waste Management, Policy 4A.1 (Waste Strategic Policy and Targets) and 4A.2 (Spatial Policies for Waste Management) in the London Plan, and Policy EQ45 (Waste Disposal) and EQ46 (Recycling Facilities) in the Hackney UDP.

WATER RESOURCES

- 6.61 Chapter 13 of the Environment Statement presents an assessment of the potential impacts on surface water and groundwater resources in relation to the redevelopment of Woodberry Down.
- 6.62 There are two surface water features of relevance to the site: the New River (a man-made aqueduct, present as an overland watercourse at Woodberry Down), and the Stoke Newington Reservoirs, comprising the East and West Reservoir. Both may be used for public water supply. As such, it is important that any proposed development does not contribute to deterioration in water quality. Groundwater sources at the site are considered to be of low importance due to the presence of impermeable London Clay.
- 6.63 Baseline information has been collated from:
- Discussions with and reports from the Environment Agency;
 - Technical and Environmental reports;

- A site visit; and
 - EIA Scoping Report for Woodberry Down.
- 6.64 Woodberry Down is located in Flood Zone 1, outside of the Environment Agency's indicative floodplain and is therefore an area of low flood risk with an annual probability of flooding of 0.1% or lower in any given year. As the proposed development will involve over 0.5 hectares for residential development, a surface water flood risk assessment in line with Environment Agency recommendations and guidance from Thames Water for the disposal of surface water will be prepared.
- 6.65 Potential risks to the water environment are mainly associated with the construction phase, but may also to a much lesser extent be associated with the operational phases. Construction activities have the potential to pollute the water environment if appropriate mitigation measures are not implemented. Risks are related to the leakage or spillage of fuels or chemicals, disturbance of land, including any potentially contaminated land. Contractors will be required to prepare a Construction Environmental Management Plan (CEMP), which will include mitigation measures to protect the water environment and good construction practice measures. Mitigation measures will include:
- Methods for the handling, use and storage of hazardous materials, oils, fuels and diesel used on site, the development of pollution control procedures in line with Environment Agency's Pollution Prevention Guidelines;
 - Methods of managing suspended sediment, such as the tight control of site boundaries by the contractor, treatment of any site runoff, wheel wash facilities for vehicles going to and from the construction site and reseeded of cleared land; and
 - Remediation of contaminated ground and groundwater prior to construction.
- 6.66 The construction practice measures outlined will assist in avoiding, reducing or minimising the potential for contaminants migrating to surface and groundwater, reducing localised flood risk, and thus protect water quality and the ecosystems and fisheries they support. However, the works immediately adjacent to the water bodies will require extra precautionary measures in terms of spillage, runoff and ground disturbance. Therefore, the proposal will be in accordance with Planning Policy Statement (PPS) 25: Development and Flood Risk, Planning Policy Statement (PPS) 23: Planning and Pollution Control, Sections 'A' and 'C' of Chapter 4 of the London Plan, which present policies relating to the water environment, and UDP Policies EQ9 (Development and the River Lee Navigation Floodplain), EQ 44 (Water Pollution) and Policy OS 12 (Protection of Open Water Areas).
- 6.67 The operational development is not expected to present a significant increase in risk to the water environment than the present use, provided appropriate mitigation measures are adhered to. This is due to both present and proposed uses predominantly being for dwellings. However some areas of the development are likely to present a risk to both water quality and flood risk by discharging directly into the New River.
- 6.68 The implementation of proposed mitigation measures including Sustainable Urban Drainage Systems, and use of oil and silt interceptors redirecting the potential pollutants into the foul sewer system means that there is expected to be a slight improvement in the quality of water discharged from the site to the New River and no significant cumulative impact on flood risk. The development will create an increase in impermeable surface area by 23% on the site, however, surface water runoff will be attenuated to ensure that discharge rates do not exceed existing flows, with foul flows directed into the combined sewer.
- 6.69 Even with the implementation of the mitigation measures, some potential for residual risk to the water environment associated with the accidental spillage or leakage of hazardous chemicals during both construction and operation remains. This residual risk will be reduced to a low or negligible risk with the implementation of best environmental practice.

CONTAMINATION AND HAZARDOUS MATERIALS

- 6.70 Chapter 14 of the ES assesses the impact of the proposal with respect to ground contamination. It considers the potential effects of the disturbance of contamination and hazardous materials on human health and the environment, and the impacts of potentially contaminated ground or groundwater conditions on existing structures and new development.
- 6.71 The following methods have been used to assess the magnitude of the sources of land contamination on the site:
- Consideration of previous land use: this includes the study of historic site maps and anecdotal information, covering the site and surrounding area;
 - Review of previous ground investigation data;
 - Review of validation reporting for remediation that has already been carried out on the site; and
 - Site Inspection and site-specific contamination surveys.
- 6.72 Based on the hazardous material and contamination assessment, the most significant impacts during the construction phase are inhalation, ingestion and skin contact with contaminated soils and/or groundwater and the potential volatilisation of contaminants within groundwater located in made ground, the inhalation of contaminated dusts by construction workers and site neighbours, and the health effects from presence of landfill gases and volatiles.
- 6.73 The most significant impacts during the operation phase are the effects on concrete and other below ground materials including water supply pipes, inhalation of contaminated dusts by future site users and site neighbours, and health effects on future site users from the presence of gases.
- 6.74 The presence of concentrations of contaminants within the made ground and groundwater has identified the need for a degree of remediation. Soil remediation is required within proposed areas of soft landscaping and surrounding proposed site services. However, all made ground can remain in place provided that it is not at the surface. To protect contamination risks to human health, the minimum thickness of made ground that shall require treatment or replacing will be 600mm.
- 6.75 Soil remediation is not required beneath proposed buildings provided gas protection measures are implemented, which may include the ventilation of confined spaces within building, incorporating a well-constructed ground slab and low permeability gas membrane and minimum penetration of the ground slab by services. Further monitoring of in-ground gases will be undertaken on a building-by-building basis to determine if there are significant risks to indoor air.
- 6.76 No groundwater remediation is required because there are no receptors associated with the groundwater within the made ground. Existing groundwater contamination would not cause a significant risk to aquifers, water abstraction points or surface water although there may be elevated volatilisation of contaminants in groundwater to indoor air, which would pose significant risks to future sites users. It is recommended that chemical testing of the surface water with a sewage odour emanating from an embankment in the north of the site is undertaken during the ground works phase.
- 6.77 Contamination limits have been imposed in accordance with the design of water supply pipes in order to prevent contamination entering the site's potable water supply. It is not recommended to lay water supply pipes within soils that have recorded elevated concentrations of a number of contaminants, including arsenic, free and complex cyanides

and oils. All soil contamination test results for the site will need to be sent to Thames Water to confirm the appropriate design of water supply pipes for the proposed development.

- 6.78 Made ground derived from basement excavations and service and foundations trenches will need to be treated in line with suggested remedial options if it is to be re-used to build up final levels around site.
- 6.79 Due to the presence of elevated levels of several heavy metals in the soil, remediation is required within the areas of soft landscaping. Gas protection measures shall be required within a number of buildings. Also, ground investigation will be required within the area currently occupied by Woodberry Down Junior School prior to its redevelopment.
- 6.80 The mitigation measures proposed will ensure that the proposal is consistent with Planning Policy Statement (PPS) 10: Planning for Sustainable Waste Management, Planning Policy Statement (PPS) 23: Planning and Pollution Control, Regional Planning Guidance Note 9 for the South-East of England (Policy H5), Policy 4A.16 (Bringing Contaminated Land into Beneficial Use) in the London Plan and UDP Policy EQ43 (Development of Contaminated Land).

TOWNSCAPE AND VISUAL

- 6.81 The Townscape and Visual Assessment Chapter in the ES (Chapter 15) considers impacts on both townscape / landscape resources and visual receptors. A clear distinction is drawn between such impacts:
- **Townscape resources** relate to the physical characteristics or components of the urban environment, which together form the character of that townscape, including buildings, roads, paths, public realm, vegetation and water areas; and
 - **Visual receptors** are individuals whose views of that townscape may change as a result of the proposed development, for example local residents or transport users passing through the area.
- 6.82 Whilst this chapter of the ES also identifies changes to views of people travelling by vehicle, cycle or on foot, the evaluation of effects on the overall amenity of such receptors, is undertaken in Chapter 9: Transport in the ES.
- 6.83 Construction activities that could give rise to landscape and visual impacts, include the following temporary activities:
- Presence of construction compounds and activities within them, storage areas, and stockpile areas;
 - Movements of construction machinery, plant and HGV delivery vehicles on the existing road network and temporary haul roads;
 - Presence and operation of cranes, large piling and earthmoving equipment, batching plants;
 - Removal or changes to landform, planting or other landscape features in addition to permanent changes identified during operation;
 - Restriction of access to open space, footpaths and cycle ways as a result of construction activities;
 - Traffic diversions on existing road network;
 - Disturbance to existing tree and shrub vegetation; and
 - Disturbance to existing marginal vegetation along New River and the Reservoirs.
- 6.84 During construction the only Townscape Character Area (TCA) (which are areas of homogenous townscape character including built form, streetscape, topography,

trees/vegetation, settlement pattern, remoteness and degree of tranquillity) to be directly affected by construction of the proposals, is TCA1 (Woodberry Down). This is to be substantially redeveloped with new medium and high-rise buildings and will include hard and soft landscape areas.

- 6.85 The impact on TCA1 during construction will be medium, as old buildings and infrastructure are demolished, new buildings erected, roads and hard standings are constructed, and retained buildings and vegetation protected. The development, which involves a majority of the TCA, will be constructed in five phases over 20 years, during which time the setting of existing and new buildings will be impacted to varying degrees during construction. Taking this into account, the combined effects of the visible impacts of construction activity and the medium sensitivity of the TCA, will result in a moderate effect.
- 6.86 The overall effect locally will generally be moderate. This is due to the relatively flat topography of the area, which allows indivisibility between the site and surrounding TCAs. The construction works, at distance, will tend to be absorbed into the surrounding urban context.
- 6.87 The TCAs which immediately adjoin the site will be most affected by the indirect impacts of changes as a result of construction activity. Finsbury Park (TCA4) and the Reservoirs (TCA6) are highly sensitive, and the magnitude of construction impacts on these TCAs is medium, with the magnitude of effect being severe/moderate.
- 6.88 With regard to construction effects on views, some viewpoints will be affected during the construction phases however, these will be temporary impacts.
- 6.89 The assessment of landscape and visual effects of the completed development considers how predicted changes to the landscape and views could develop between the year of opening (2027), after completion of the entire Masterplan, and Year 15 of operation (2043). 'Snapshots' taken at these two points in time would allow new planting to mature and progressively increase its effectiveness. The assessment assumes implementation of the landscape design proposals as outlined in the Masterplan document.
- 6.90 The effects of the completed development on TCA1 (Woodberry Down) will be to introduce a high magnitude of change within the area. However, the introduction of new high quality residential buildings, along with landscaped open spaces, public realm improvements and improved linkages between the residential buildings, commercial areas and the New River and Reservoirs, provide potential for this effect to become positive. Extensive replanting of appropriate native / semi-native planting to replace trees lost in the construction phase will also produce benefits. Proposed new buildings frame tree-lined axis streets to create views to the Reservoirs and New River. In addition, the redevelopment of the derelict residential buildings will also provide potential for a general environmental improvement and this effect will be positive in the long term.
- 6.91 The setting of the adjoining TCA4 (Finsbury Park) will be impacted as a result of the operational effects of the Scheme. The effects are, however, likely to be positive due to the replacement of the poor quality medium rise and derelict buildings, with high quality modern buildings and a Scheme that will improve links with commercial areas, the New River and the Reservoirs.
- 6.92 In terms of the effects of the completed development on views, of the local viewpoints, none of these receptors will experience significant effects during operation of the site. This is due to the receptors long distance from the site and existing strong urban form and high/medium-rise buildings that absorb the development into the local context.
- 6.93 The Masterplan incorporates various mitigation measures to protect and enhance both the landscape character areas and the views experienced from sensitive receptors. These focus in particular on the residential buildings, which replace poor quality existing built form, and

are well-linked by a network of high quality public spaces. In addition, the sensitive selection of materials for both architectural forms and hard landscaped courtyards and spaces are a significant part of the mitigation measures for the Scheme. The incorporation of such measures has been taken into account in this assessment and has limited the number and severity of potential effects.

- 6.94 Mitigation measures during construction will include, as far as possible, locating particularly intrusive construction activities away from sensitive areas of conservation significance, such as the Reservoirs. It is recognised, however, that this may not always be possible due to the practicalities of constructing large buildings. The appropriate protection for retained buildings and of existing trees, artefacts and vegetation during construction will be an important mitigating factor.
- 6.95 Significant effects during construction have been identified for a number of visual receptors. The following mitigation measures are recommended to assist in reducing significant effects:
- Use of attractive hoardings to screen low level clutter;
 - Where construction compounds are located adjacent to sensitive receptors such as residential properties, these should be located as far back from property boundaries as possible;
 - Cranes, batching plants or similar large plant should be located away from the most sensitive receptors, where there are viable alternative locations. Hoarding and other screens should be erected between sensitive receptors and construction sites, where practical; and
 - Advance planting could be undertaken at an early stage of the project in selected sensitive locations, with the potential for this to become part of the landscape design upon completion. This will allow planting to begin maturing in advance of site opening and throughout the construction period.
- 6.96 The residual effects on visual receptors will depend on the extent to which construction activities are screened and the duration of the impact at any particular location during each phase of construction. However, the implementation of the above measures will achieve a reduction in their severity.
- 6.97 In terms of the completed development, during the operational period of Woodberry Down, TCA1 (Woodberry Down) will be subject to significant landscape effects at the year of opening and this effect will, to a great extent, persist in the long term. It has been concluded, however, that this effect will become positive in the long term due to the improved urban form and integrated framework of open spaces and linkages within the site.
- 6.98 For a number of visual receptors the magnitude of effects during operation will be reduced through the landscape design undertaken as part of the Scheme. However, for residents or visitors with open views, those directly north of the site and those across the Reservoirs, there is no further potential for mitigation once the development is operational, due to the high and medium-rise nature of some of the buildings. The response to the development at this stage would be a personal one, based on the aesthetics of the design. Importantly, the new, high quality buildings will replace derelict and redundant poor quality building. Design of the architectural elements and landscape has great potential to enhance the experience for these high sensitivity receptors making the effect positive. Opportunities exist to create a linear view along Seven Sisters Road and views along axis streets to the Reservoirs. These views will be framed by street tree planting and will be taken into account when detailing the built form. Pedestrians along the New River path will also be able to take advantage of these views.
- 6.99 For the above-mentioned reasons, it is considered that the proposal is in accordance with PPS1: Delivering Sustainable Development, PPS3: Housing, PPS6: Planning for Town Centres, Policy 4B.1 (Design Principles for a Compact City) in the London Plan, Strategic

Policies ST4 and ST7, and Policies OS5 (Development Affecting Open Spaces and Parks), OS6 (Green Chains) and OS13 (Access and Use of Water Areas) in the UDP.

ECOLOGY AND NATURE CONSERVATION

- 6.100 The ecological impacts that may result as a consequence of the regeneration of the Woodberry Down Estate are assessed in Chapter 16 of the ES. Issues considered under this topic comprise effects on fauna and flora, in particular on sites designated for their nature conservation value and on notable species and habitats, including those in the UK Biodiversity Action Plan, and London and Hackney Biodiversity Action Plans.
- 6.101 The Woodberry Down Estate consists almost entirely of buildings (terraced houses and blocks of flats) and hard standing (tarmac). However, there are numerous areas of amenity grassland. The most important area for wildlife within the application site is the Old School Site, which is a brownfield area with scrub, collapsed buildings, vegetation and mature/semi-mature broadleaved woodland.
- 6.102 The ES provides a summary description of the nature conservation resources present in the study area and an appraisal of their value. Resources have been identified in terms of designated sites, habitats, and individual species or groups. It also assesses the impacts of the proposal on ecological habitats, and methods to avoid, mitigate or compensate for impacts are provided.
- 6.103 A desk study was undertaken by Scott Wilson Ltd for the proposal, which included contacting Greenspace Information for Greater London (GIGL) for data concerning sites of importance for nature conservation and records of protected/notable species within a 1 km radius of the estate that may be relevant to the development. The Black Redstart Working Group was also contacted for specific records of black redstart within 1 km of the estate.
- 6.104 Scott Wilson Ltd then undertook an extended Phase 1 Habitat Survey of the site. The aim of the survey was to identify the type, extent and quality of habitats present within the site and to identify the potential of the site for notable species.
- 6.105 Simultaneously to the Phase 1 Habitat Survey and informed by desk study data, the potential of the site to support the following species was considered:
- Reptiles;
 - Amphibians;
 - Notable invertebrates;
 - Breeding/wintering birds;
 - Water voles (The river around Woodberry Down is considered an unsuitable habitat for water voles. In addition, no signs of the species were recorded and there are no recent historical records of water vole within 1 km of the site. As a result water voles were scoped out of the assessment);
 - Bats; and
 - Flora.
- 6.106 In regard to reptiles, there are no records for any reptile species from the Woodberry Down estate, however, highly suitable habitats were identified. Despite this, a survey carried out in April 2006 did not locate any reptiles and the site is therefore considered to be of negligible value.
- 6.107 Parts of the estate (The Old School Site) provide suitable foraging habitat for great crested newt. However, there are no historical records of the species within the development site or within a 1 km radius. The estate is therefore considered to be of negligible value for great

crested newt, although The Old School Site does provide foraging habitat for some common amphibians - five juvenile common frogs *Rana temporaria* and one juvenile common toad *Bufo bufo* were found during the reptile survey.

- 6.108 Habitats for breeding birds have been considered. Hackney is regarded as a key area for black redstart, and parts of the estate provide suitable habitats. Specifically, the Old School Site surrounding the partially demolished school building and situated very close to Stoke Newington Reservoirs provide suitable habitat for this species; many of the other buildings on the estate may also provide nesting ledges which also attract other natural cliff dwellers such as feral pigeon.
- 6.109 The Phase 1 survey found that other bird species may nest on the buildings and forage in the rural habitat. This list could also include notable species such as house sparrow and starling (red list species listed in the London BAP) the former of which has been recorded within 1 km of the site. Neither species have been observed during any surveys undertaken as part of this assessment. In addition to this, several bird species of conservation importance have been recorded around Stoke Newington Reservoirs and may be nesting or foraging within the Old School Site.
- 6.110 Other occasional visitors include lesser-spotted woodpecker, spotted flycatcher (both recorded as occasional visitors) and song thrush, all of which are red list species. Kingfisher and Sand Martin have also been recorded around the Reservoirs but will not be nesting on the estate. Most of these species are resident and will also be present during winter.
- 6.111 The Woodberry Down estate is therefore considered to be of low-medium (Borough) importance for breeding birds, due principally to the suitability of the Old School Site for nesting and foraging black redstart (in addition to other species that may be present) and the knowledge that Hackney is within a known key area for the species.
- 6.112 Many birds of conservation concern have been recorded wintering on or adjacent to the Reservoirs in recent years. These are unlikely to be breeding on the estate, but for thirteen red/amber list species, suitable wintering habitat would include the woodland and wasteland around the Old School Site given the close proximity to the Reservoirs.
- 6.113 Given the number of declining bird species that may be making use of the Old School Site when they winter on the Reservoirs, the area is considered to be of low (Local) value for wintering birds.
- 6.114 Prior to mitigation, potential significant effects are anticipated on wasteland, black redstart and other nesting birds. To mitigate for the loss of habitat, green and brown roofs using material already on site or brought on site for building construction, will be incorporated into the design of new buildings up to eight storeys in height, wherever possible. These will spread habitats of ecological value across the site rather than localising them in one particular locality, as is currently the case. In addition, the proposal will double the amount of wasteland habitat within the development whilst increasing human amenity value.
- 6.115 Open-fronted nest boxes should be attached to buildings to provide further nesting opportunities. These will be situated under overhangs and balconies and will have entrances that are small enough to deter nesting by large birds, particularly feral pigeon. Also, the clearance of trees and scrub (particularly on the Old School Site) will be restricted to the period from September to February, avoiding the breeding season and thus the period when birds are at their most vulnerable. It is anticipated that any wintering birds will leave the site of their own volition when site clearance and construction works occur close by. In addition, to avoid adverse impacts of recreational activity on the birds on the East Reservoir, recreational activity within the development will be structured in order to focus activity on official areas of public open space.

- 6.116 The ES advises that following mitigation, there will be no significant adverse effects on black redstart and other birds due to the loss of nesting/foraging sites and invertebrates due to the loss of rural habitat.
- 6.117 For the reasons mentioned above, the proposal will satisfy the enhancement requirements and will be consistent with PPS9, and Policies 3D.7 (Protect and Promote...Biodiversity) and 3D.12 (Biodiversity and Nature Conservation) of the London Plan.
- 6.118 In regards to bats, pipistrelle (*Pipistrellus* sp.) and noctule (*Nyctalus noctula*) bats have been recorded within 1 km of the development site. The habitat survey found that the application boundary provides limited foraging opportunities for bats, however, trees on the estate were identified as having features that may offer roosting opportunities. Blocks of flats on the site were also identified as having high bat roost potential due to the presence of both access points and a roof void. However, only a small amount of evidence of roosting bats was discovered. Therefore, the estate is considered to be of Low (Local) importance for bats.
- 6.119 The ES advises that it is considered necessary to ensure that some of the new buildings remain available for use by roosting pipistrelle. As such, ten self-cleaning bat boxes suitable for pipistrelles should be placed on buildings around the redeveloped estate and within the retained woodland strip, prior to the demolition of the six blocks in which bat roosts have been located. In addition, slight gaps (approximately 40 mm wide) will be created between the exterior wall and sections of eaves soffit on some buildings with pitched roofs, in order to provide access for pipistrelle into the soffit box or over the top of the wall and into the roof space itself. With these precautions in place, the impact of the loss of roosts within the estate will be significantly reduced and the proposal accords with PPS9, and Policies 3D.7 (Protect and Promote...Biodiversity) and 3D.12 (Biodiversity and Nature Conservation) of the London Plan.
- 6.120 The area of wasteland on the old school site has been identified as being able to support a population of terrestrial invertebrates. Such habitats can sometimes harbour London-rare and otherwise notable species. Balancing this possibility with the isolation of the Old School Site from other large areas of wasteland that might act as a colonisation source, this part of the site is considered to be of possible Low – Medium (Borough) importance for invertebrates.
- 6.121 There are extensive stands of Japanese knotweed along both banks of the river between the estate and the East Reservoir. There is also a small stand of Japanese knotweed in amongst a small patch of bramble, buddleia and maple at the junction of Woodberry Grove, Newton Close and Lordship Road. All knotweed will be removed.
- 6.122 There are currently a large variety of mature trees on the site, which are one of the areas greatest assets. The ES advises that in the long term there will be no net tree loss on the estate since any trees that are lost in order to facilitate development works will be numerically compensated for during landscaping when construction works are completed. A mixture of young, semi-mature and mature trees will be planted and the selection of species will be biased towards native species. Also, the broadleaved trees located in the strip of land between New River and the Old School Site area constitute the most important group of trees in the area and will be retained. As such, the proposal complies with PPS9 and Policy EQ31 (Trees) in the UDP.
- 6.123 In regards to the above, appropriate monitoring will be undertaken in order to ensure that all mitigation measures are functioning appropriately and to inform any remedial action. However, the precise details of such monitoring (such as frequency) have not been developed at this stage. All monitoring would be agreed with Natural England before being put in place.
- 6.124 The study also found that there are no statutory designated sites (Local Nature Reserve, Site of Special Scientific Importance, Special Area of Conservation or Special Protection Area) on

the estate, although there are three Local Nature Reserves within 1 km of the boundary. Also, there are no non-statutory sites of importance for nature conservation on the estate itself, but there are 17 situated within 1 km of the site. Two of these (Stoke Newington Reservoirs, comprising the East and West Reservoirs, and the New River) are immediately adjacent to the estate, and the West Reservoir is located within the development site boundary.

- 6.125 Due to the location of the New River and Stoke Newington Reservoirs being immediately adjacent to the estate, they have been assessed in further detail.
- 6.126 The New River is a heavily engineered, canalised waterway that forms the southern and northern boundary of the estate. The New River is featured in the Wetland and Waterways Habitat Action Plan for Hackney (Hackney Biodiversity Action Plan). Given this, as well as its status as a Site of Metropolitan Importance (SMI) and value as a buffer to the Stoke Newington Reservoirs, it is judged to be of medium (metropolitan) value, despite the relatively low ecological interest of the particular stretch around the Woodberry Down Estate.
- 6.127 The Stoke Newington Reservoirs are located immediately south of the estate (separated only by the New River). The West Reservoir is heavily disturbed by motorised watercraft, but the East Reservoir has large stands of common reed *P. australis* particularly on the southern banks providing good habitat for many breeding and wintering birds. They are especially important for wintering tufted duck (numbers of which reach national significance at times), and Gadwall and waders. The Stoke Newington Reservoirs are also featured within the Wetland and Waterways Habitat Action Plan for Hackney. Given this and their status as an SMI, they are considered to be of medium (metropolitan) value. The Reservoirs will be further enhanced as a result of the proposal. Therefore, the proposal is in accordance with Planning Policy Statement (PPS) 9, and Policies 3D.7 (Protect and Promote...Biodiversity) and 3D.12 (Biodiversity and Nature Conservation) of the London Plan.

CULTURAL HERITAGE

- 6.128 Chapter 17 in the ES covers issues in regard to cultural heritage, archaeology and the built environment for the Woodberry Down proposal. In respect of cultural heritage, the EIA Scoping Report identified a need to address:
- The setting of listed buildings in and around the application site;
 - The architectural or historical interest of unlisted buildings within the application site;
 - Effects on the setting of the adjacent Conservation Area;
 - Effects on the registered Finsbury Park; and
 - Archaeological potential.
- 6.129 In their response to the Scoping Report the LPA requested that the historical and social relevance of the estate and the interest of the residential blocks be additionally considered.
- 6.130 In accordance with the Scoping Report, the ES identifies baseline conditions. It establishes the archaeological potential of the application site, the nature and extent of built heritage interest and relevant planning policy. Subsequent parts assess the impact of the Masterplan in respect of the built environment and archaeological potential, and outline a strategy to mitigate potential impacts.
- 6.131 The application site is of an urban character comprising a high density of tall buildings of no architectural merit, and this defines the setting of the listed St. Olave's church and its curtilage (St. Olave's Church is located in a triangular plot of land at the junction with Woodberry Down and Seven Sisters Road). The overall dominance of the blocks is reduced on account not only of planting within the curtilage of the church, but the regularity and spacing of the blocks which allows open views and vistas throughout much of the area. The

- church hall, though within the curtilage of the church, is detrimental to its setting due to its poor architectural design.
- 6.132 The Woodberry Down Estate is located on slightly elevated land and generally overlooks the Stoke Newington Reservoirs Conservation Area and its listed buildings to the south. The elevated position of the application site and the generally tall nature of the buildings will ensure that the site is visible from a long distance. The site has a good outlook to both the north and south particularly from the edges of the estate.
- 6.133 The immediate setting of the estate is significantly enhanced by the Conservation Area and planting along the banks of the New River and the edges of the Reservoirs. Whereas the views from the site are enhanced by proximity to the Conservation Area, the setting and views from the Conservation Area are somewhat degraded by the poor architectural quality of the estate.
- 6.134 The listed buildings within the Stoke Newington Reservoirs Conservation Area are part of the urban landscape, but benefit from a more open environment arising from their association with the New River and Reservoirs.
- 6.135 The Registered Historic Park and Garden at Finsbury is situated to the west of the application site. The park represents an important open space within the city and has large expanses of open ground and formal gardens. Despite its proximity to the Woodberry Down estate, current views of the estate from within the park are shielded both by vegetation and the built frontage of Green Lane and the western parts of Seven Sisters Road. The estate has no perceptible impact on the setting, character or interest of the park, which is set within an established urban landscape.
- 6.136 In terms of mitigation for the proposal, the survey undertaken as part of the Cultural Heritage Assessment of buildings has provided a baseline level of information in respect of the fabric and form of buildings. This survey has identified buildings of local historic interest derived from the period 1949-1952. Although others are identified as being of no interest, the site as a whole does have local historical interest. In mitigation of the demolition of these structures a programme of building recording will be undertaken.
- 6.137 For the reasons given above, the proposal will be consistent with Planning Policy Guidance (PPG) 15: Planning and the Historic Environment, Policy 4B.10 (London's Built Heritage) and Policy 4B.11 (Heritage Conservation) in the London Plan, Strategic Policy ST8, and Policies EQ12 (Protection of Conservation Areas), EQ17 (Alterations to Listed Buildings) and EQ18 (Setting of Listed Buildings) in the Hackney UDP.
- 6.138 There are no known archaeological sites within the development site boundary, and the site is not located in an Archaeological Priority Area. However, few archaeological investigations have been carried out in the vicinity of the site. The ES advises that there remains a moderate potential for archaeological deposits to be preserved but any archaeological deposits that might remain are likely to be of only local (low) or no value.
- 6.139 For mitigation, the survey undertaken as part of the Cultural Heritage Assessment has provided a baseline level of information in respect of archaeology of the application site. This survey has identified a low potential for archaeological deposits predating the medieval period to survive on the site and moderate potential for post-medieval deposits.
- 6.140 The assessment identifies the potential and value of archaeological remains. This information is considered sufficient to determine the likely effect of development on the archaeological resource.
- 6.141 A programme of archaeological evaluation, to investigate those areas where there has been no previous impact, will be undertaken to establish the archaeological potential of those

areas where new construction is proposed. Archaeological remains, if present are likely to be of only local significance. Evaluation of these areas prior to submission of detailed applications for development is an appropriate strategy in accordance with PPG 16 (Archaeology) and Policy EQ29 (Archaeological Heritage) in the Hackney UDP.

DAYLIGHT, SUNLIGHT AND OVERSHADOWING

- 6.142 Chapter 18 in the ES focuses on daylight and sunlight availability, and overshadowing of the proposed development and open spaces. Overshadowing, Vertical Sky Component, Internal Daylight Factors and the potential impacts of the phasing of the development have been assessed in order to evaluate the availability of natural daylight and sunlight in the dwellings of the proposed Woodberry Down development.
- 6.143 Daylight enhances the appearance of a space and provides natural light in homes. Daylight also helps reduce the need for electric lighting, thus decreasing energy consumption. The quantity and quality of natural light is dependent on the design of the interior. This encompasses the depth and shape of rooms, size and position of windows, colours of internal surfaces, and also the external environment and obstructions such as other buildings and objects.
- 6.144 Sunlight has a high amenity value, particularly with homeowners. Sunlight provides aesthetic and health benefits, both internally and externally. Due to the changing path of the sun, the orientation and position of windows and open spaces is critical to optimise sunlight in a new development. Overshadowing may impede the use of open spaces due to its dull, unattractive appearance, the persistence of frost and limited plant growth.
- 6.145 The daylight, sunlight and overshadowing analysis has been fundamental in determining the location and height of buildings across the whole site.
- 6.146 Consideration has been given to daylighting performance throughout the Masterplan design process. Simulation and recommendations have been undertaken at each level of detail since Spring 2005. As the design has progressed, recommendations, such as building geometries, heights and internal organisation have been incorporated into the design of the buildings by the design team.
- 6.147 In addition to these specific instances, the design team has also incorporated BRE best practice design guidance for site layout and planning for urban design. The majority of the blocks have reduced southerly heights, which allows daylight to penetrate the courtyards.
- 6.148 The demonstration layouts that have been drawn up show that it is possible to have many circulation spaces located at internal courtyard corners as these areas have reduced access to daylight. Also, the flat layouts have been rearranged in order to locate dining areas at external walls to maximise natural daylight in these habitable rooms.
- 6.149 Where practical, the following have been recommended to mitigate the limited amount of daylight and vertical sky component in various blocks and enhance both the Daylight Factors (DFs) and 'View of Sky' (VoS) throughout the development:
- Provide full height glazing at ground floor units;
 - Include transom windows above all kitchen windows and balcony/courtyard doors; and
 - Stagger balconies, either horizontally at single-aspect units or on alternating façades at double-aspect units.
- 6.150 The mitigation measures proposed in the ES will ensure that the proposal is in accordance with UDP Policy EQ1.

- 6.151 Overall, it has been determined that the site will experience some reductions in the amount of daylight and sunlight currently experienced as the density of the site has been increased. However, the majority of the development is in accordance with the minimum suggested levels with both the BRE Guidelines and British Standards.
- 6.152 Although access to daylight will be reduced in comparison to the performance of the existing estate, overall desirable conditions will be achieved. The thermal performance of individual units should be considered and weighed against any further increase in glazed areas for the improvement of daylighting performance.
- 6.153 The mitigation measures outlined above present opportunities to improve the daylight performance and also the VoS in the dwellings. The most effective way to do this for a development such as Woodberry Down would be to increase the area of glazing, particularly on the ground floors.

WIND

- 6.154 The impact of wind, the baseline conditions currently existing at the site, the potential direct and indirect impacts arising from changes to the wind environment and the mitigation measures required to prevent, reduce or offset the impacts are assessed in Chapter 19 of the ES.
- 6.155 The purpose of the assessment is to assess the likely impact of the proposed development on the comfort and safety of pedestrians from wind. The assessment was conducted by RWDI Anemos Limited - a specialist wind engineering consultancy.
- 6.156 The development will be undertaken in five phases and a detailed decant/demolish/construct programme has been prepared for the development. Therefore, there will be intermediate stages which are not expected to generate significantly different wind conditions to those assessed for the final phases and are temporary conditions. Also, the generation of an open site after demolition increases the likelihood of wind penetration into the site, but this is a temporary issue. It is therefore unlikely that any significant impacts will result from the demolition and construction works and so a negligible residual impact is predicted.
- 6.157 The proposal involves a range of building heights and shapes, including enclosed courtyards, high-rise elements with low-rise podium blocks, blocks with stepped changes in height and open amenity spaces.
- 6.158 A desk-based assessment was undertaken based upon analysis of the meteorological wind data for the London area, and adjustment of these to the site. The building massing was then reviewed to consider the way in which wind will blow around the site. Finally, the microclimate was quantified in terms of the familiar and well-established Lawson Comfort Criteria (these criteria account for the fact that the wind conditions pedestrians will perceive as tolerable are dependent upon the activity they are engaged in. The criteria consider both wind speed and the frequency of occurrence of these wind speeds).
- 6.159 The wind assessment found that no specific mitigation measures are required during the demolition and early construction phases. However, site hoarding will be used around the site, which will have the effect of diverting wind away from ground level. Consideration will also be given to restricting more wind-sensitive construction activities to the calmer summer months. Further, as noted above, the demolition of buildings in an area increases the exposure of remaining surrounding buildings to wind, however, this is only a temporary effect.
- 6.160 The ES advises that strategically positioned landscaping around the site is expected to have favourable impacts on wind conditions during the summer months. The more exposed areas of the site are to the south because of the proximity of the Reservoirs, and so planting these areas would have greatest benefit. The inner areas of the development are generally

sheltered by the proposed buildings. Therefore, the streets in these areas are generally calmer than the perimeter streets.

- 6.161 The proposal will be consistent with Strategic Policy ST14 in the UDP as a strategic landscape plan has been developed that incorporates a significant amount of planting around the Scheme. This planting will generally reduce penetration of wind into the centre of the site, but more significantly reduces the impacts of winds blowing off the Reservoirs at the southern end of the site. The proposed landscaping will therefore enhance the wind microclimate.
- 6.162 In regard to the design of buildings at the detailed design stage features such as recessing entrances in zones classified as suitable for leisure walking will be undertaken to reduce wind nuisance in the area. Balconies will also be designed to mitigate effects in regards to wind, for example by creating recessed balconies. Partition walls/screens between the balconies of adjoining properties can be used to eliminate potential wind nuisance. Further, the ends of the protruding balconies can be screened in order to move the wind away from the balcony. The design of buildings will be sympathetic to wind nuisance, therefore, the proposal will accord with Policy 4B.9 (Tall Buildings) in the London Plan and UDP Policy EQ1 (Development Requirements).
- 6.163 Once the development is complete, the wind assessment found that there are unlikely to be any significant wind impacts upon buildings or areas surrounding the site. In general, the height of the proposed buildings is greater than those that currently exist on the site and so this will increase the shelter afforded to buildings on the leeward side of the site. As such, the buildings will have sympathetic designs in terms of wind nuisance and will accord with Section 3.4.2 in Technical Report 19, Policy 4B.9 (Tall Buildings) in the London Plan, and Policies EQ1 (Development Requirements) and EQ3 (Tall Buildings) in the UDP.

SUSTAINABILITY

- 6.164 Chapter 20 in the ES advises that the approach to sustainability for Woodberry Down has been addressed holistically within the Sustainable Design and Construction Statement (SDCS). This is a standalone document describing how sustainability considerations have influenced the Masterplan proposals and how sustainable design and construction measures will be carried through to the detailed design stage and eventual implementation.
- 6.165 As part of the sustainability assessment, a considerable amount of work has been undertaken to address issues of energy demand minimisation and management. This has included an examination of the potential for incorporating district heating and renewable energy in to the developments proposals. The work is presented in detail in a comprehensive Energy Demand Assessment (EDA), which is also submitted as a standalone document with the OPA. The findings of this work are also incorporated within the SDCS.
- 6.166 The GLA's Supplementary Planning Guidance (SPG): Sustainable Design and Construction address the issue of sustainability through setting a range of standards against which major developments in the Capital can be assessed. There are 'Essential Standards', which must be met wherever practicable, and the 'Mayor's Preferred Standards' that should be aspired to. The SDCS for Woodberry Down demonstrates how each of the standards outlined in the SPG, either through the Masterplan or the setting of commitments to be adhered to by future developers, will be achieved.
- 6.167 Chapter 20 of the ES presents a summary of both the SDCS and the EDA.
- 6.168 The use of 'natural systems' has been maximised for the development and include climatic systems, such as solar heat and airflow, and ecological systems comprising flora and fauna. These will be utilised to enhance the sustainability of the Woodberry Down development.

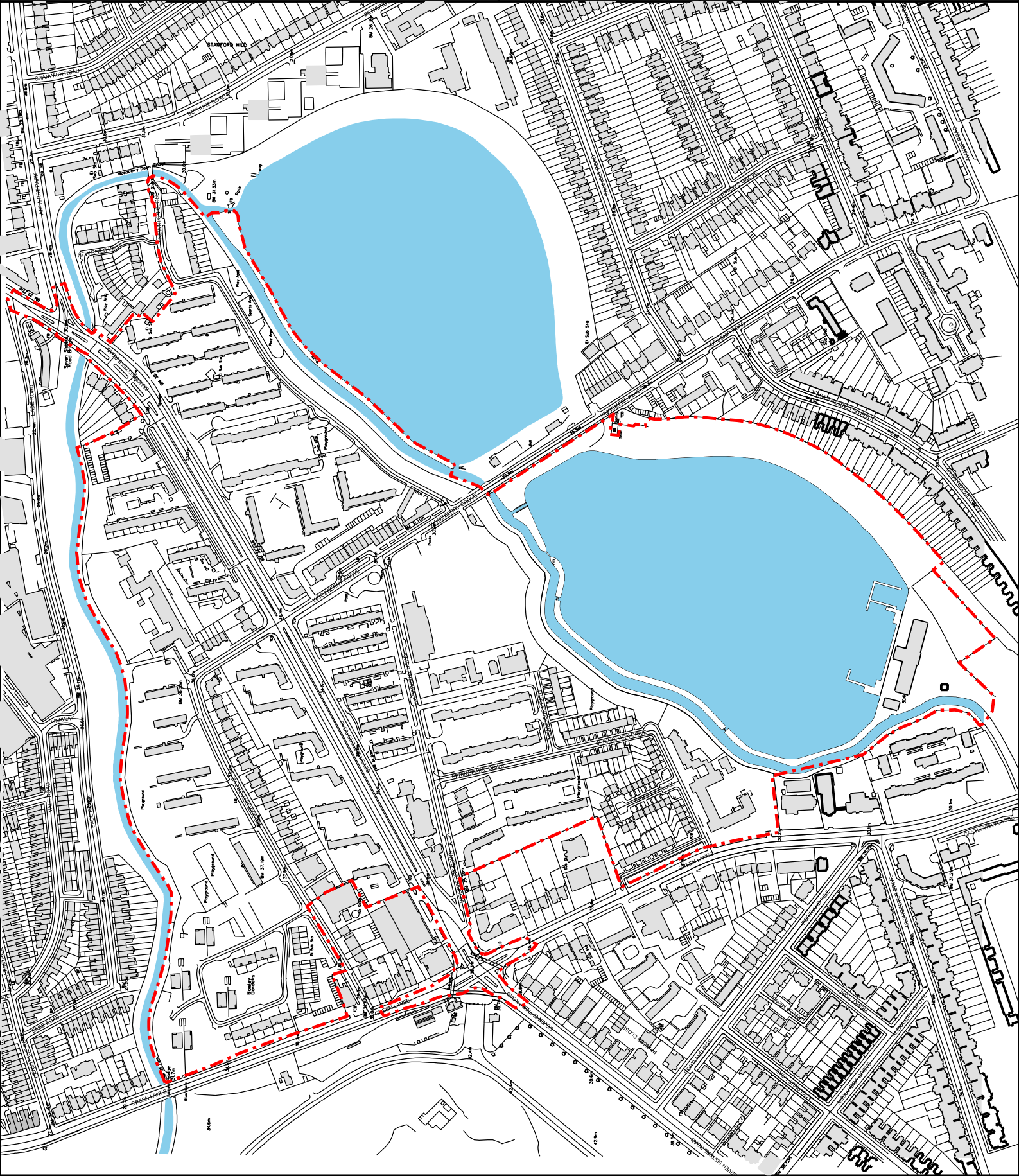
- 6.169 Climatic systems for the development are exploited through the use of passive solar design and natural ventilation strategies, thereby minimising the energy demand for mechanical heating, cooling and ventilation. Natural shading will be used throughout the development, blocking the summer sun but allowing winter sun to penetrate, thus providing natural space heating. Perimeter buildings have been oriented to maximise the building frontage at 30 degrees off due south, ensuring maximum heat gain in winter. Daylighting will also be maximised, whilst keeping glare to a minimum, so that artificial lighting requirements are minimised. For these reasons, the proposal will be consistent with Planning Policy Statement (PPS) 1: Delivering Sustainable Development as it will ensure the development contributes to sustainable communities.
- 6.170 Ecological systems will also be utilised to increase the sustainability of the site. A net gain in open space will be achieved through the creation of four new parks and other landscaped areas. Vegetation and water systems will act as a heat sink, reducing the “urban heat island” effect in the local area whilst adding aesthetic value and improving the appearance of the site as a whole. This will all ensure that the development is consistent with PPS1 and Policy EQ1 (Development Requirements) of the UDP, as it will enhance the natural environment through the provision of additional public open spaces and parks and improving the environmental quality of the area.
- 6.171 A hierarchy of approaches has also been developed for reducing the carbon emissions associated with the site’s energy consumption.
- 6.172 Firstly, energy efficiency measures will be adopted, which include high levels of thermal insulation, efficient light fittings, passive design and efficient white goods specification. Occupants will also be encouraged to use energy efficiently, through the provision of a ‘Home User’s Guide’ including information on the operational and environmental performance of dwellings.
- 6.173 Secondly, district heating will be used and combined heat and power (CHP) will be considered for the site. These technologies deliver space and water heating and would be considerably more efficient than using individual boilers for each dwelling.
- 6.174 Thirdly, in line with the GLA’s Energy Strategy, on-site renewable sources will provide a minimum of 10% of Woodberry Down’s energy requirements. (Currently the most appropriate solutions include wind energy (wind turbines), Biomass Combined Heat and Power (CHP) and solar hot water systems although the exact mix of technologies will be determined through the submission of detailed planning applications for each phase of the Masterplan).
- 6.175 The level of existing carbon emissions from the estate has been compared to the level of emissions from the proposed Masterplan with and without the efficiency measures described above. The results demonstrated that even with more than double the number of dwellings, the Masterplan will result in an overall reduction in carbon emissions compared to the existing situation.
- 6.176 An evaluation of the feasibility for incorporating district heating into the Woodberry Down Regeneration Scheme has been carried out in order to consider requirements as directed by the GLA. This will result in energy savings and reduce baseline carbon emissions as heat demands are balanced across the site with supply matching the demand, resulting in a reduction in wasted heat.
- 6.177 The use of CHP units also provides the opportunity of generating electricity as well as heat. Renewable electricity generators such as wind turbines can also potentially be integrated into the Scheme. This allows electricity to be distributed from one source. Generation of electricity on site means little energy is lost in transmission between the generator and user.

- 6.178 In terms of building materials, a materials strategy has been developed for the proposal which considers the whole life cost of the materials, including extraction, refinement, manufacture, transportation, storage and handling, the use of the materials and ultimately the fate of the material in the waste stream.
- 6.179 In particular, the volume of materials used will be reduced, materials with high recycled content will be given preference, and material from existing buildings, structures and other surfaces will be salvaged for reuse and recycling where practicable. Materials generated from the demolition process will be reused on site wherever possible, minimising transport requirements and associated emissions. Consideration will be given to the materials' embodied energy (manufacturing, transportation and disposal energy) and life cycle impact. Also, insulation materials with zero ozone depleting potential (ODP) and low global warming potential (GWP) will be specified. Materials with low levels of volatile organic compounds (VOCs) will be specified throughout the development, to mitigate health risks caused by indoor air contamination. Further, installed flexibility and adaptability within the building design will allow the layout to be changed and therefore indirectly reduce material waste.
- 6.180 A water conservation strategy has been developed for Woodberry Down, which focuses on reducing water demand through detailed design, water recycling and harvesting, and monitoring and measurement.
- 6.181 At detailed design, Stage 1 water consumption for residential buildings will be reduced through the specification of low consumption sanitary fittings, such as dual flush toilets, reduced flow showers and flow regulated taps, with a target consumption level of less than 30m³ per bedspace per year. For commercial buildings, similar low consumption fittings will be specified, with a target consumption of less than 1m³ per occupant per year.
- 6.182 Alternatives to relying on the supply of water from one potable source include rainwater harvesting, greywater recycling, blackwater recycling and groundwater abstraction. These methods should be used where it is considered appropriate.
- 6.183 Water will be metered on all mains supplies to the building for each dwelling and will include a pulsed output to enable future connection to a Building Management System (BMS) as per BREEAM and EcoHomes criteria. This facilitates automatic detection of leaks, reducing water losses and minimising the chance of damage to the building fabric.
- 6.184 It is recognised that technology, policy and market conditions are likely to change significantly over the course of the Woodberry Down development and new alternatives may be developed. Additionally, GLA policy on renewable energy looks likely to change, with the Mayor of London set to increase the renewables requirement from 10% to 20% of the site's energy demand. This may necessitate a re-examination of the mix of technologies for latter phases of the Masterplan.
- 6.185 The proposal will be consistent with PPS22: Renewable Energy through the use of renewable energy sources, Policies 4A.8 (Energy Assessment), 4A.9 (providing for Renewable Energy), 4A.10 (Supporting the Provision of Renewable Energy) and 4A.15 (Climate Change) of the London Plan and Policy EQ47 (Renewable Energy) of the Hackney UDP. Further, each of the renewable energy options proposed for the site meets the requirements of Policy EQ47, and the energy strategy for Woodberry Down broadly supports the other policies of the UDP (such as Policy EQ1 – Development Requirements).
- 6.186 Overall, the Woodberry Down Energy Strategy anticipates a total energy demand that will represent an 18% improvement on the requirements of the building regulations, achieved through the incorporation of a variety of energy efficiency measures and technologies. Further reductions may be achieved through the use of combined heat and power, and a minimum of 10% of the site's demand will be met through a mix of on-site renewable sources.

- 6.187 Although energy is an important aspect, it forms only a part of the sustainable design and construction strategy for the development. A holistic view has been taken throughout the Masterplanning process, giving consideration to a range of other issues such as community interaction, comfort, security and the long-term flexibility of the development. The result is a development that meets all of the essential standards of the GLA's SPG on Sustainable Design and Construction, and one that aims to set a standard for sustainability in developments of this size across the UK.
- 6.188 The ES is a substantial document that has been submitted as part of the OPA. It is accompanied by a Non-Technical Summary, and these documents should be consulted for further details on the assessed environmental impacts of the proposed development and recommended measures for mitigation of those impacts, where appropriate.

APPENDIX

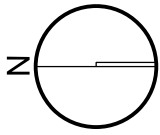
APPENDIX A- LOCATION PLAN



key

- Outline Planning Application
- Site Boundary

WOODBERRY DOWN
LOCATION PLAN
SCALE 1:5000 at A4



APPENDIX B – WOODBERRY DOWN QUANTUM OF DEVELOPMENT BY PHASE (TABLE)

Woodberry Down - Quantum Development by Phases

PHASE	Land Use (m2)							No of units					
	Retail (Class A uses)	Business	Education			Health	Other Community facility	Public Open Space	Play facilities	Residential Units			Parking Spaces
			Nursery	Primary	Total					Social	Private	Total	
1	1329		585	3525	4110		508	4765	5 x LAP 1 x MUGA 2 x LEAP	517	744	1261	663
2		3144				2953	1109	5140	5 x LAP 1 x MUGA 1 x Early Years Centre 1 x NEAP	398	314	712	424
3	2198						147	6745	4 x LAP 2 x LEAP	445	699	1144	617
4	1667						340	1185	1 x LAP	274	343	617	274
5									2 x LAP	373	537	910	455
TOTAL	5194	3144			4110	2953	2104	17835		2007	2637	4644	2433

Community Support includes:

1. Youth centre
2. Community Centre
3. St Olave's Church Hall
4. 3 Satellite Community centres
5. Other small scale community facilities:
 - i. Estate Development Committee Office
 - ii. Police shop and Community safety Unit
 - iii. Citizen's Advice Bureau
 - iv. Public's Convenience

Play Facilities are:

1. LAP – Local Areas for Play
 - a) incorporate a minimum activity zone of 100m²
 - b) be aimed at children up to 6 years of age
 - c) typically provide a space for hopscotch, a footprint trail, mushroom seating, etc.
2. LEAP – Local Equipped Areas for Play
 - a) be approximately 3,600m² including buffer zone, positioned within 5 minutes of walking time from home.
 - b) have minimum activity zone of 400m², including five types of activity/play equipment
 - c) be aimed at the 4-8 year age group, with considerations for 2-4 year olds.
3. NEAP – Neighbourhood Equipped Area for Play
 - a) Comprise approximately 8,200m² including buffer zone, positioned within 15 minutes from home.
 - b) have minimum activity zone of 1,000m², divided into 2 parts; one with a range of playground equipment (minimum 8 types) and other hard surface of at least 465m². This could be Multi-Use Games Area (MUGA)
 - c) be aimed at 8-14 year olds, with provision for younger age groups.
4. MUGA – Multi-Use Games Area
Can be located within LEAP or NEAP.
5. Early Years Centre play space
Will be located within the Children's Centre.

APPENDIX C – PARAMETERS PLAN



- Site boundary
- Development block
- Proposed buildings
- NO. Number on each development block denotes min and max building heights in storeys. This should be read in conjunction with 'Woodberry Down Quantum of Development by Phase' table (Appendix B of the Planning Statement) also submitted for formal determination.
- Public open space
- Metropolitan Open Land
- Existing buildings retained
- Existing highway to be redeveloped
- New highway zone
- Proposed bridges

Drawing Notes:
 West Reservoir Centre shown in the inset is included in the Planning Application Area, and will remain as existing

Project Title:
**Woodberry Down
 Outline Planning Application**

Client:
 Hackney Homes Ltd on behalf of
 London Borough of Hackney

Drawing Title:
Parameters Plan

matrix
 Matrix Partnership
 Urban design

London office
 40/42 Scrutton Street
 London EC2A 4PP
 telephone: +44 (0) 20 7655 4540
 email: london@matrixpartnership.co.uk

Dorset office
 1 Grand Parade High Street
 Poole Dorset BH15 1AD
 telephone: +44 (0) 1202 682 789
 email: poole@matrixpartnership.co.uk

Date:
 28.03.2007

Scale:
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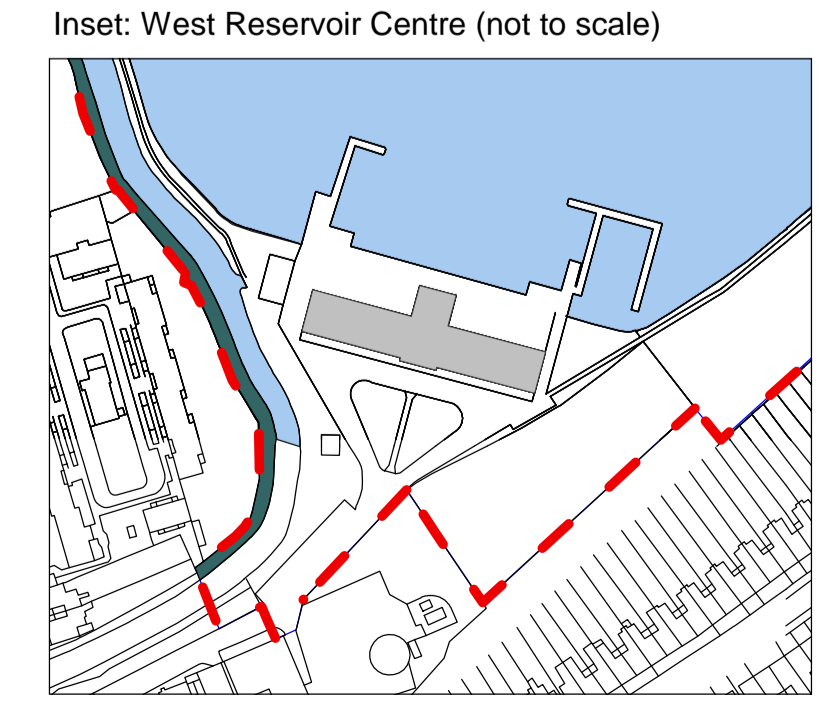
Project No:
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Drawing No:
 OPA2

Revision No:
 8

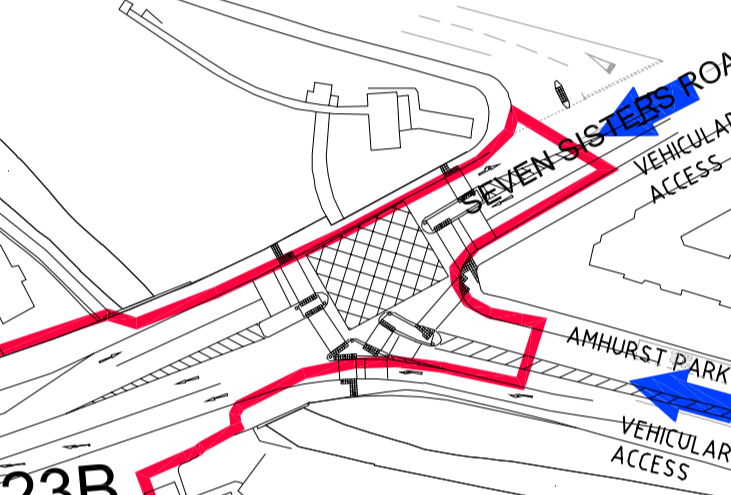
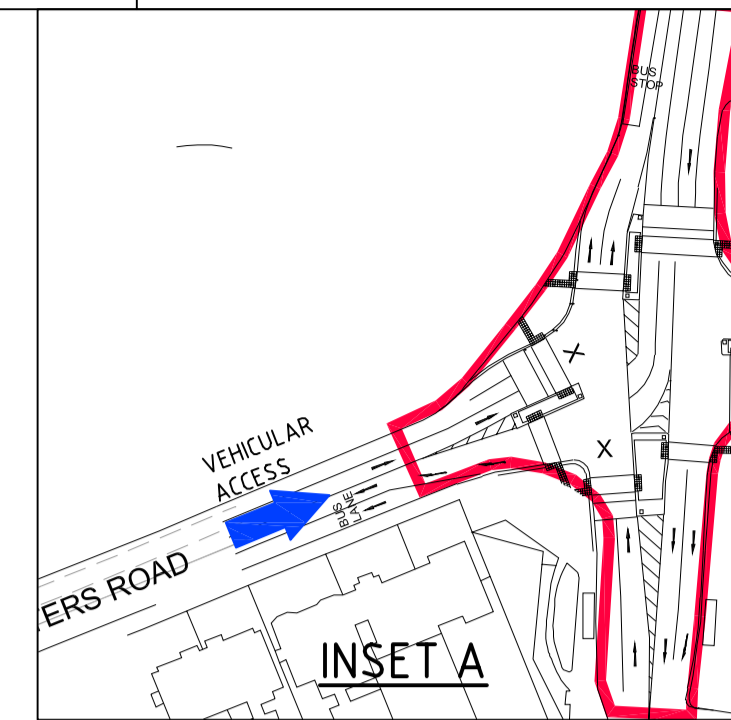
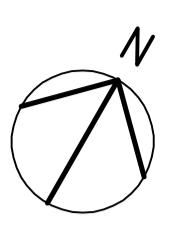
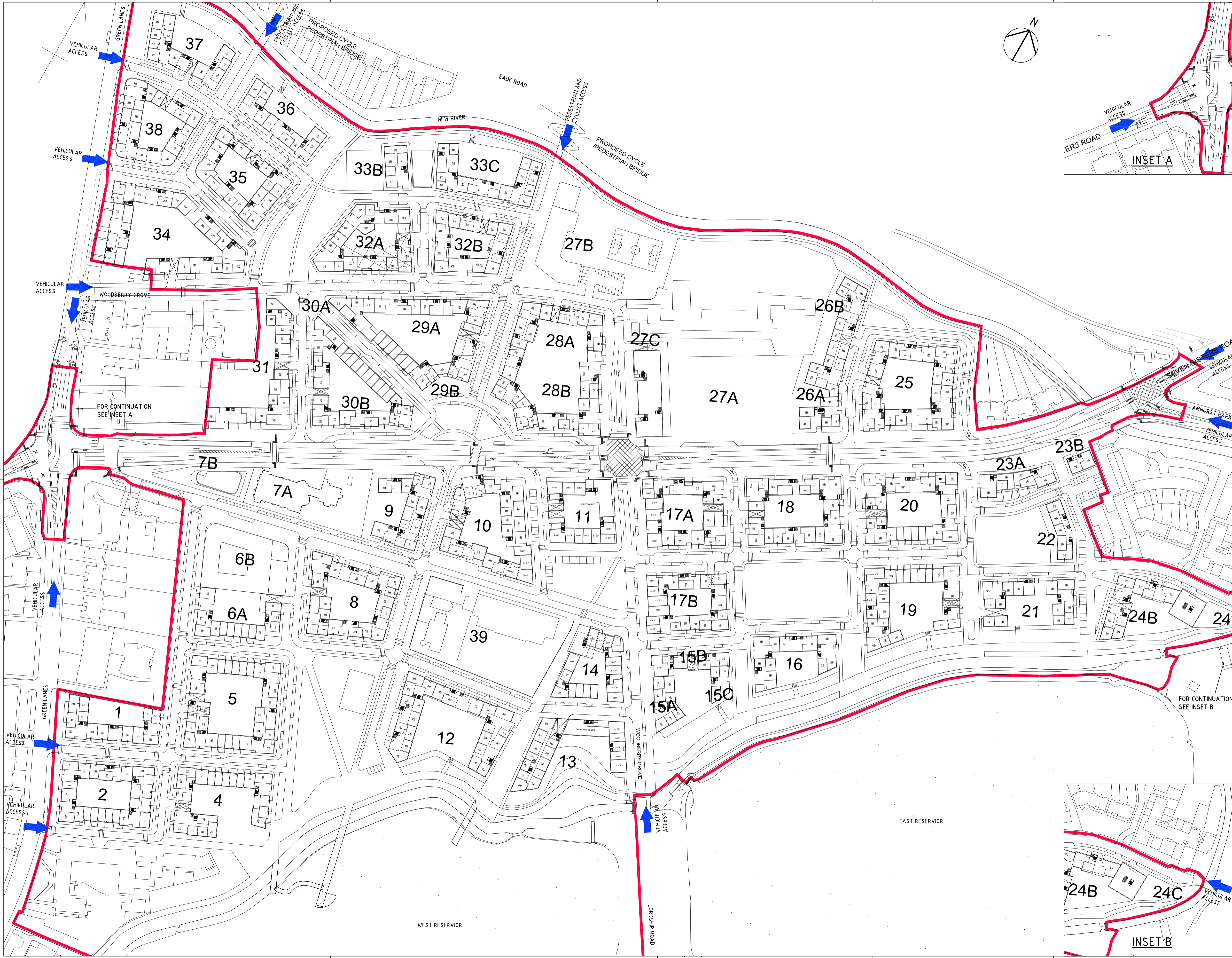
Drawn:
 DH

Approved:
 ML



APPENDIX D – ACCESS PLAN

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 DB1V



THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED AND ONLY WRITTEN DIMENSIONS SHALL BE USED

NOTES

1. ALL DIMENSIONS IN METRES UNLESS OTHERWISE SHOWN.
2. DO NOT SCALE FROM THIS DRAWING.

KEY

➔ SITE ACCESS

BASED ON THE 2000 ORDNANCE SURVEY 1:2500 SCALE DIGITAL MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT RESERVED LICENCE No. AL 100018181 SCOTT WILSON KIRKPATRICK

MASTERPLAN UPDATED		JB	27.03.07	A
Revision Details		By	Date	Suffix
		RMCA		
Drawing Status		Check		
PRELIMINARY				
Job Title				
WOODBERRY DOWN REGENERATION				
Drawing Title				
SITE ACCESS				
Scale at A1				
1:1250				
Drawn		Approved		
TJK				
Stage 1 check	Stage 2 check	Originated	Date	
RMCA			DEC 2006	
Scott Wilson Scott House Basing View, Basingstoke Hampshire, RG21 4JG Telephone (01256) 310200 Fax (01256) 310201 www.scottwilson.com				
Drawing Number				Rev
D110370/SK-H021				A

APPENDIX E – MASTERPLAN



- Site boundary
- Residential
- Education
- Life Long Learning Campus
- Business and training centre: employment (B1), education with residential above
- Health care
- A1 & A2 (retail) / B1 (office) / A3 (restaurant or cafe) / A4 (bar) / A5 (take-away) / D1 (non residential institutions)
- Religious institution
- Flexible ground floors: residential units convertible for potential commercial or community use
- Residential upper storeys
- Existing highway to be redeveloped
- Private open space
- Public open space
- Strategic public open space (within Metropolitan Open Land)

Drawing Notes:
 West Reservoir Centre shown in the inset is included in the Planning Application Area, and will remain as existing

Project Title:
Woodberry Down Outline Planning Application

Client:
 Hackney Homes Ltd on behalf of London Borough of Hackney

Drawing Title:
Masterplan



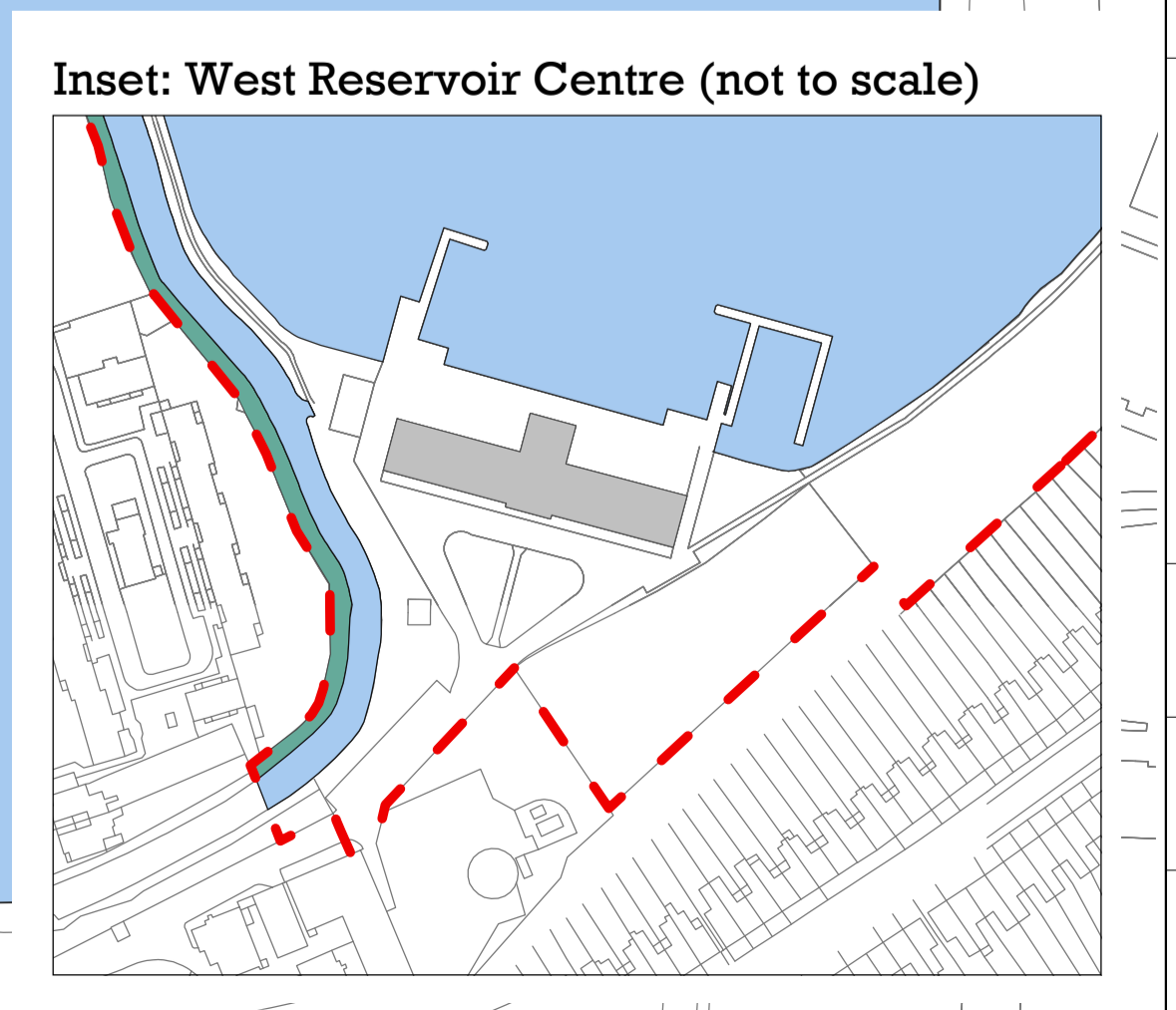
**Matrix Partnership
Urban design**



London office
 40/42 Scruton Street
 London EC2A 4FP
 telephone: +44 (0) 20 7665 4540
 email: london@matrixpartnership.co.uk

Dorset office
 1 Grand Parade High Street
 Poole Dorset BH11 5 1AD
 telephone: +44 (0) 1202 682 789
 email: poole@matrixpartnership.co.uk

Date: 28.03.2007	Scale: 1:1250@A1		
Project No: 311	Drawing No: OPA1	Revision No: 7	
Drawn: DH	Approved: ML		



APPENDIX F – CONSTRUCTION PHASES



- Notes
1. Do not scale from this drawing
 2. Work to figured dimensions where shown

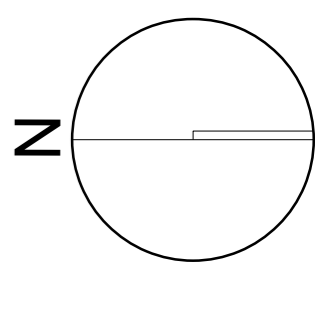
B. 230307 JSHC and WVO Primary School excluded from the masterplan.
 A. 11/12/06 Drawing originated
 rev. date description
 drawing amendments

Shepherd Epstein Hunter
 Architecture Planning Landscape

Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW
 tel: 020 7841 7500 fax: 020 7841 7575
 email: architecture@seh.co.uk web: www.seh.co.uk

Project: **Woodberry Down Masterplan**
 Client: **Hackney Homes**

Scale:	1:1250
Drawing:	Outline Planning Application
Job no.:	05111
Drawing no.:	022



APPENDIX G – DEMOLITION PHASES



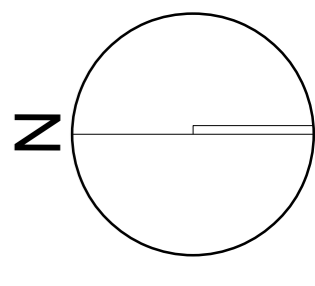
- Notes**
1. Do not scale from this drawing
 2. Work to figured dimensions where shown

B. 23/03/07 Shephard and W. Primary School excluded from the masterplan.
A. 11/12/06 Drawing originated
 revision description drawing amendments

Shephard Epstein Hunter
 Architecture Planning Landscape
 Phoenix Yard, 65 Kings Cross Road, London WC1X 9LW
 tel: 020 7841 7500 fax: 020 7841 7575
 email: architecture@seh.co.uk web: www.seh.co.uk

Project Woodberry Down Masterplan
Client Hackney Homes

Scale	1:1250
Outline Planning Application	
Demolition Phases	
Job no.	05111
Drawing no.	021



APPENDIX H – LEGAL AGREEMENT: HEADS OF TERMS

WOODBERRY DOWN MASTER PLAN
INFRASTRUCTURE REQUIREMENTS

(DRAFT)

ON-SITE WORKS

- 1) Each subsequent application for the details of phases 1-5 shall demonstrate how and when it will conform to the master plan strategy for the following matters

Highways, including works to reduce the width of Seven Sisters Road, and internal road layout

Transport impact mitigation, including provision and improvement of pedestrian and cycling routes, and their links to the existing network, travel plan,

Drainage, including attenuation of surface water run off, SUDS

Energy

Car Parking

Sustainable waste management

Landscaping and open space, including public parks, play space, public realm, private open space, bridges over New River, landscaping of the riverside and reservoirs

Sustainable design and construction

Water pollution management

Control of noise pollution

Air quality management

Public art

Designing out crime

Housing Mix, density, and detailed siting, design and external appearance of buildings

- 2) The demolition of existing buildings shall be carried out in accordance with the approved master plan phasing programme
- 3) 41% of the total housing shall be provided as affordable housing, and this provision shall be made in accordance with the approved phasing programme. 7% of this total shall be intermediate housing.
- 4) The existing shopping and commercial development shall be replaced in accordance with the approved master plan and phasing programme.
- 5) The approved housing shall be constructed to a minimum eco-homes 'very good' standard.
- 6) 100% of the approved housing shall be constructed to 'Lifetime Homes' standards, in accordance with the London Plan, and 10% of these shall be wheelchair accessible.
- 7) The following facilities shall be provided on-site in accordance with the approved master plan and phasing scheme, as part of the respective detailed phasing proposals

Primary School

Health Centre

Youth Centre

Early Years Centre

Play Group

Community Centre

Training and Enterprise Centre

- 8) The submission of details for each phase must be accompanied by an energy demand assessment, and details of measures to reduce emissions, with appropriate targets, and incorporation of renewable energy technologies. This information should be consistent with the overall site energy strategy approved with the master plan. Each phase will demonstrate how it will contribute to the provision

of the on-site district heating system network, including the site for that phase's energy plant.

- 9) The submission of details for each phase is to include a statement of viability to support the proposed housing mix of that particular phase. It is anticipated that the overall proportion of intermediate homes will be increased, should viability permit.
- 10) Details should be provided of the locally based management organisation that will be responsible for the management and maintenance of the following

Internal roads

Car Parks

Public open space, including play space

Landscaping

Bridges

Community buildings

OFF-SITE WORKS (SECTION 106 OR SIMILAR)

- 11) Details shall be provided of the local training scheme/business support initiatives and local employment scheme specifically for construction based training and support
- 12) Provide contribution of £x towards mitigation of strategic transport impacts and environmental improvements, to possibly include

Local bus services

Manor House Underground Station

Manor House road junction

Amhurst Park junction

13) Provide contribution to the improvement of local library services