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WOODBERRY DOWN MASTERPLAN REVIEW

MASTERPLAN PROPOSALS

SUMMARY STATEMENT

August 2013

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1.0

THE MASTERPLAN REVIEW PROCESS



The Vision for the Masterplan Review is

“Bringing together all people in Woodberry Down, involving them in making a place where people feel safe and proud to live. Physical regeneration of the current estate will transform it into a new mixed and sustainable neighbourhood that capitalises on the site’s strategic location and unique setting to deliver benefits for the whole community”

At the end of 2011, Fletcher Priest Architects were selected by Berkeley Homes, Hackney, Genesis and WDCO to undertake a review of the existing masterplan for Woodberry Down. The purpose of the review is to look at all aspects of the masterplan, suggest areas for potential modifications and prepare a new outline planning application for the Woodberry Down area.

The brief for the Masterplan Review was discussed and agreed between the four parties at the start of the review, including the creation of a Partnership Board to provide governance for the process. The Masterplan Review commenced in April 2012 and it is intended that a revised planning application be submitted in the middle of 2013.

The key objectives of the Masterplan Review as stated in the agreed brief are:

1. To create a place of which all parties can be proud
2. A mixed, integrated and balanced community
3. The delivery of new high quality housing with an appropriate mix of private and affordable homes
4. Delivery of mixed tenure neighbourhoods and streets
5. The delivery of community facilities and appropriate high quality and accessible amenity space
6. All social rented and shared ownership residential units to meet Parker Morris space standards plus 10%
7. A viable and deliverable scheme

Underpinning the proposals are the 11 key principles from the current masterplan, which establish a framework for delivery and have been agreed with the local community.

From then a number of opportunities have been identified which could lead to improvements to the existing masterplan. These include

- Building an authentic identity adds value across the entire site
- Enhance the relationship with the water
- Make the most of New River
- More diversity of scale
- More diversity of typology
- Concentrate public activities to create a lively heart
- Strengthen and differentiate local character
- Less road, more and better streets
- Extend the site physically and visually
- Transformed community facilities

This document has been put together to provide a summary of the information provided at recent meetings and at the final public exhibition.

The content is to a large extent taken from the boards produced for the Exhibition and from the Development Specification which will form part of the formal application to LB Hackney.

1.1 The Planning Application

The masterplan that we propose to submit for decision by Hackney council by the end of the year includes the whole of Woodberry Down and Rowley Gardens, as did the previous plan.

The masterplan is about the big issues, not the detailed design of the buildings – except for one part, which is a detailed application for the design of Spring Park and the buildings around its edges (Phase 2).

The masterplan covers:

- the total number of homes at Woodberry Down, and the total amount of other land uses
- the proportion of different housing tenures, and the approximate range of homes of each size
- the location and approximate size of the streets and open spaces
- the environmental standards that the homes should be built to
- the distribution of play facilities across the site
- the parking standards and number and spaces that will apply across the site

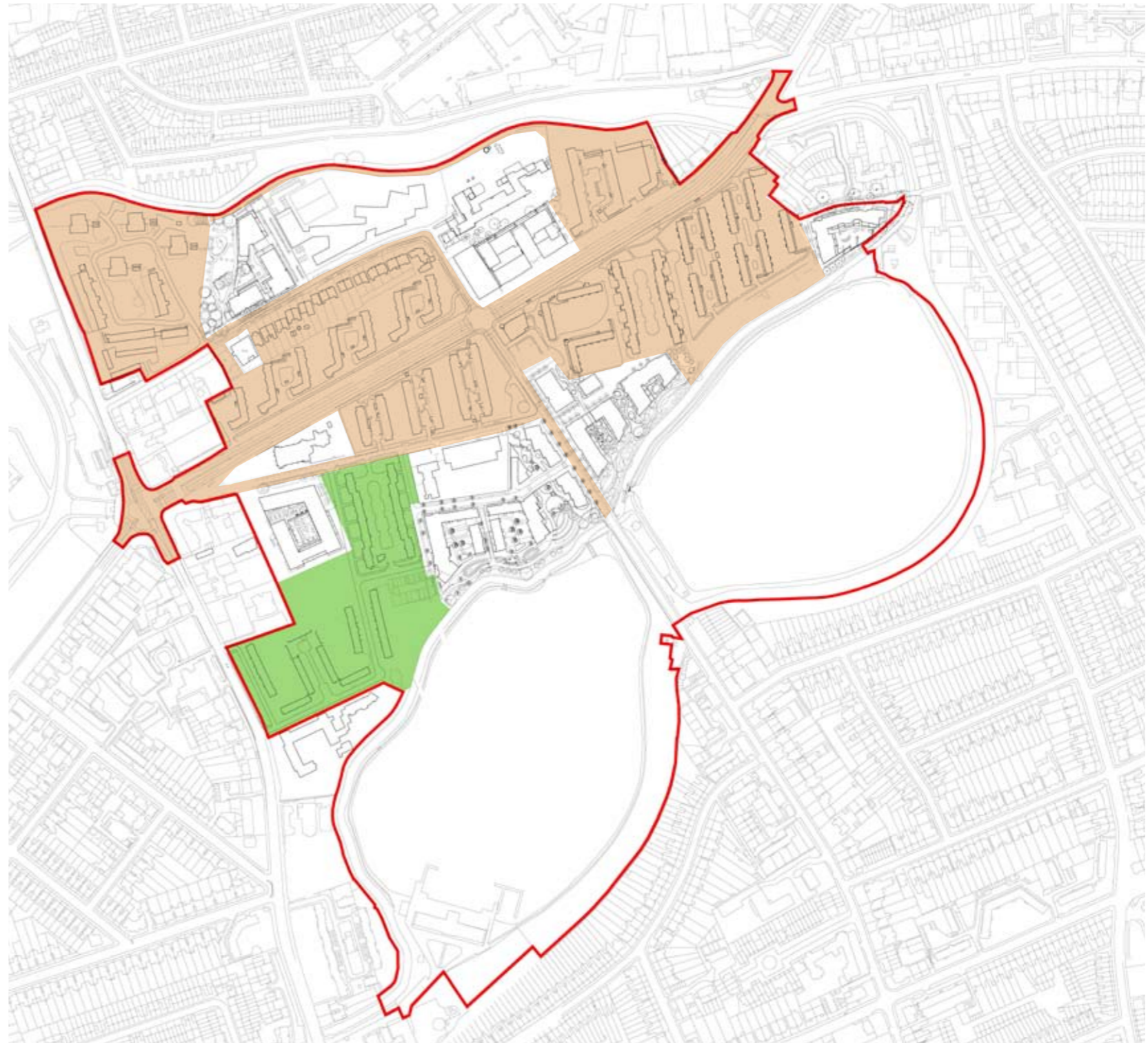
The masterplan does not fix:

- The exact design of buildings and open spaces (except in Phase 2)
- What sort of shops will be located on the site
- the exact distribution of parking
- and many other detailed aspects

Phase 2 forms a detailed element within the overall planning application. This means that full details will be provided including information about access, layout, scale, appearance and landscaping.

The key principles of the proposals for Phase 2 have been discussed by the Partnership Board and have been included in consultation to date including the layout of the buildings and open space, the heights and massing of the buildings and design of the park.

Whilst the feedback on these keep principles has generally been positive it has been agreed that the detailed proposals will also be reviewed by the Design Committee and feedback provided separately to the rest of the Masterplan.



Planning application boundary with Outline element in orange and area for detailed application (Phase 2) in green

Outline planning application
Phase 2 detailed application

1.2 Community engagement

Community engagement process

An extensive engagement programme has been undertaken which has informed the development of the proposals throughout the Masterplan Review process.

The objective of the community engagement process as set out and agreed by the Partnership Board was to establish a comprehensive review of the masterplan for Woodberry Down to ensure that the residents of Woodberry Down had the opportunity to understand and shape the inevitable change that would result and bring substantial benefits to the area. This process was defined by the Community Engagement Strategy produced in April 2012 and presented to Partnership Board.

Over the past fifteen months, many local people have been consulted and much positive feedback and input has been given, as well as concerns and issues about the emerging proposals and accompanying strategies. These have heavily influenced the content of the final plan for the future for Woodberry Down as reflected in the current planning application and related specific strategies. The project team has sought to include in this consultation a wide range of organisations, stakeholders and individual residents.

A large numbers of residents have been involved in the review process however it is clear that for a number of reasons there have been a significant proportion of residents who have not actively engaged in the review process. The engagement has adapted and evolved over the last fifteen months with the aim of increasing the accessibility and interest for residents and that in part this has been successful.

The final exhibition

The culmination of the consultation process was a final exhibition held in July 2013. Following the delivery of an Information Pack to all residents on Woodberry Down, a public exhibition was held at a range of different places across Woodberry Down. The Information Pack included key facts about the proposed plan for Woodberry Down, a series of views aimed at providing residents with a "feel" for what the future Woodberry Down would look like and details on the exhibition. From feedback received at the exhibition, residents found the Information Pack useful and informative.

The intention of the exhibition being located at a range of different locations was to provide easy access to all residents to the information and the opportunity to understand and give their response to the plans and details provided. This was achieved with residents who attended specific days coming, the main, from a localised area. The exhibition was well attended with over 350 people attending over the six days.

At the exhibition residents were encouraged to complete a Response Form - 75 in total were completed. Both in discussion and in the Response Forms, there was overwhelming support for the proposed plan for Woodberry Down. There is recognition that there are some areas of concern but it is considered that these can be addressed, as appropriate, as the plan moves into the detail of each phase, if planning permission is granted for the Masterplan.

The final community engagement activity of the Masterplan Review is considered to have been a positive and successful venture for both the project team and for residents, and that residents from across Woodberry Down took part in the consultation. The responses, and discussions, have underlined clearly that residents endorse the future plan for Woodberry Down and that the percentages of those that do not are very limited.



1.2 Community engagement (cont.)

How the design has responded

The engagement process has been closely aligned to the review and design milestones and has reflected the stages of the review as identified at the outset. In this way the views and responses of residents have been fed in to the review on a constant basis. In this way residents have been fully involved in the emerging plans. Over the last 15 months there has been considerable support for the revised proposals and this has grown as more detail has been presented to the community.

The table on this page sets out the key concerns raised by residents and WDCO at Partnership Board meetings during the duration of the project and how the design has evolved to reflect these comments.

Key Comments/Feedback from residents and WDCO at partnership board meetings	Design Evolution
Initial options development stages	
Importance of Woodberry Down as one community, not separate neighbourhoods	Masterplan layout prioritised around connections across Seven Sisters Road rather than districts separated by primary highways.
Allocation of water edges to market housing tenures only	Revision to open space structure to create more direct and indirect views of water and public open spaces
Functional capacity of proposed public open spaces	Precedent studies and visits to relevant London-based projects. Overlay on plans of specific play facilities. Adjustment in dimensions to allow widths for play areas.
Concern at additional tall buildings being added to site	Noted and strong determinant of design development for later stages, for example in revision of massing to respond to sensitivities of scale of neighbouring buildings, as shown below.
Need to respond to third party homes on Woodberry Grove North	Creation of 'short term' / 'long term' massing options that allow phased or partial implementation.
A strong preference for linear landscape perpendicular to East Reservoir, in contrast to alternative options or existing consent.	Adoption of linear landscape as preferred alignment within masterplan framework.
Masterplan framework development stages	
Quantum, timing and types of retail to be included	Developed retail strategy including vision for retail types integrated with emerging ground floor plan.
Sunlight access to courtyards	Detailed testing with sunlight/daylight specialist and adjustment of building massing on multiple blocks, including the provision of voids and gaps in urban blocks to improve sun access.
Impact of highways on open spaces, particularly proposed Water Green	Testing with highways specialist to understand likely vehicle movements in peak hours and when spaces most heavily used. Revisions to landscape design strategy to introduce heavily calmed roads in relevant locations
Impact of narrowing Seven Sisters Road on traffic volumes, congestion, safety and noise	Detailed testing with highways specialist to show predicted volumes (ongoing). Design development of crossings and junctions to strengthen legibility of break in carriageway.
Enclosure to northern sides of Central Square / risk of built form being dominant. Specific concern at inclusion of potential 'third tower' in centre of site	Revision of massing: Reduced height around the to Central Square and removal of the 'third tower' from the square.
Potential need for additional youth facilities beyond those provided at Youth Centre on Woodberry Grove	Allocation of ground floor space in proposed buildings near the Youth Centre capable of use as community facilities. Youth play space to be provided in Spring Park, adjacent to the Redmont Community Centre
Iteration and testing stages	
Wind conditions around tall buildings and in open spaces, particularly in relation to use of Central Square	Desktop testing to evaluate current proposals. Reference to previous testing for KSS3 tower. Development of design proposals to prioritise spill-out activities in sheltered western side of square. Development of design principles documentation to include mitigation measures within public realm.
Maximised retention of existing trees across Site	Overlay of tree condition survey and revision of proposals to identify key trees capable of retention

Table setting out a summary of feedback from community engagement activities and its influence on the design



June 2012 - Fun Day



September 2012 - Design Review Day 1



December 2012 - Community Feast



January 2013 - Design Review Day 2



April 2013 - Opening of The Green



June 2013 - Final Exhibition



1.3 Vision for Woodberry Down

Our vision for Woodberry Down is a strong, mixed community where people from different cultures know and trust their neighbours; a place that is convenient, safe and beautiful; somewhere people stay and contribute; and where every individual home is well-designed.

As a partnership we have achieved some remarkable successes to date at Woodberry Down, including the delivery of 850 new homes, 550 of which are affordable. We have made huge strides towards realising this vision. But while there is much that is good in the existing masterplan, we feel that we can do even better to make this one of the best places to live in London.

Revisiting the masterplan now will help us deliver:

- A 30% increase in public open space compared to the existing masterplan
- The best possible response to the location, making the very most of the surrounding natural assets of the reservoirs, New River and Finsbury Park
- An inclusive design that works for everyone: one neighbourhood, not two
- A greener environment, with a stronger network of open spaces linking the reservoirs to the New River
- Bigger courtyard gardens
- A commercial centre to the neighbourhood providing a range of retail facilities for residents
- A safer environment for pedestrians and cyclists
- A range of publicly accessible community facilities to meet the needs of residents
- Better crossings and narrowing of Sevens Sisters Road
- Delivering more homes including further affordable homes
- A masterplan that can be delivered

1.4 Key principles

The approved masterplan set out 11 key principles that establish a framework for delivery and have been agreed with the local community. These principles are embraced by the proposed masterplan:

1. **Provide a robust urban framework**
Creating a fully integrated community means getting the block structure right and paying particular attention to the network of public spaces
2. **Transform community facilities**
The masterplan includes space for new retail and community uses. The plan includes flexible space to allow for facilities to come forward to meet the needs of residents including a Business Training and Development Centre, three satellite community centres and a childrens centre.
3. **Efficient public transport**
Improve the footpath network and bus facilities to integrate with Manor House underground station
4. **Streets that put people first**
Introduce attractive landscaping, safe pedestrian crossings and cycle routes. Put new car parking underground or in covered courtyards. Turn Seven Sisters Road into a landscaped street
5. **Homes for a diverse and balanced population**
New social rented homes to be mixed with private and intermediate homes creating a 'tenure blind' development. Provide a range of homes from 1 to 5 bedrooms with generous proportions
6. **A low carbon community**
Meet a minimum of Code for Sustainable Homes Level 4
7. **Making the most of water**
Ensure that buildings open out to the New River and reservoirs and waterside parkland is introduced for recreational enjoyment. Rainwater to be captured and recycled for watering the landscape
8. **A range of open space and play facilities**
Several new parks and a square are to be distributed throughout the area with a variety of play and sports facilities to suit children of different ages
9. **An ecological network**
Preserve as many trees as possible and plant many more so that Woodberry Down keeps a green feel and thrives as a place for wildlife as well as people. Enhance the nature conservation value of the New River, especially next to the reservoirs
10. **A framework for inspirational design**
The masterplan provides clear connections between the north and south of the site. These links will break down the barrier of Seven Sisters Road and define a clear network of open spaces. High design standards are to be applied throughout, with well proportioned, attractive buildings that incorporate high quality materials
11. **Securing delivery**
Mechanisms are proposed to ensure that the execution of high design standards is achieved in practice and are economically viable. Implement a phasing strategy to minimise disruption to residents and businesses. Delivery of community facilities and open spaces to be delivered early



Illustration of the new Central Square

1.5 The Existing Masterplan

The regeneration of Woodberry Down is based on a 'masterplan' prepared more than five years ago.

It proposed some positive measures including:

- Opening up the reservoirs with landscaped riverside walks
- Introducing buildings facing streets and public open spaces
- Establishing two centres, one around Manor House and one in the middle of the site
- Narrowing Seven Sisters Road from six to four lanes to reduce its dominance
- A range of key principles to underpin the regeneration

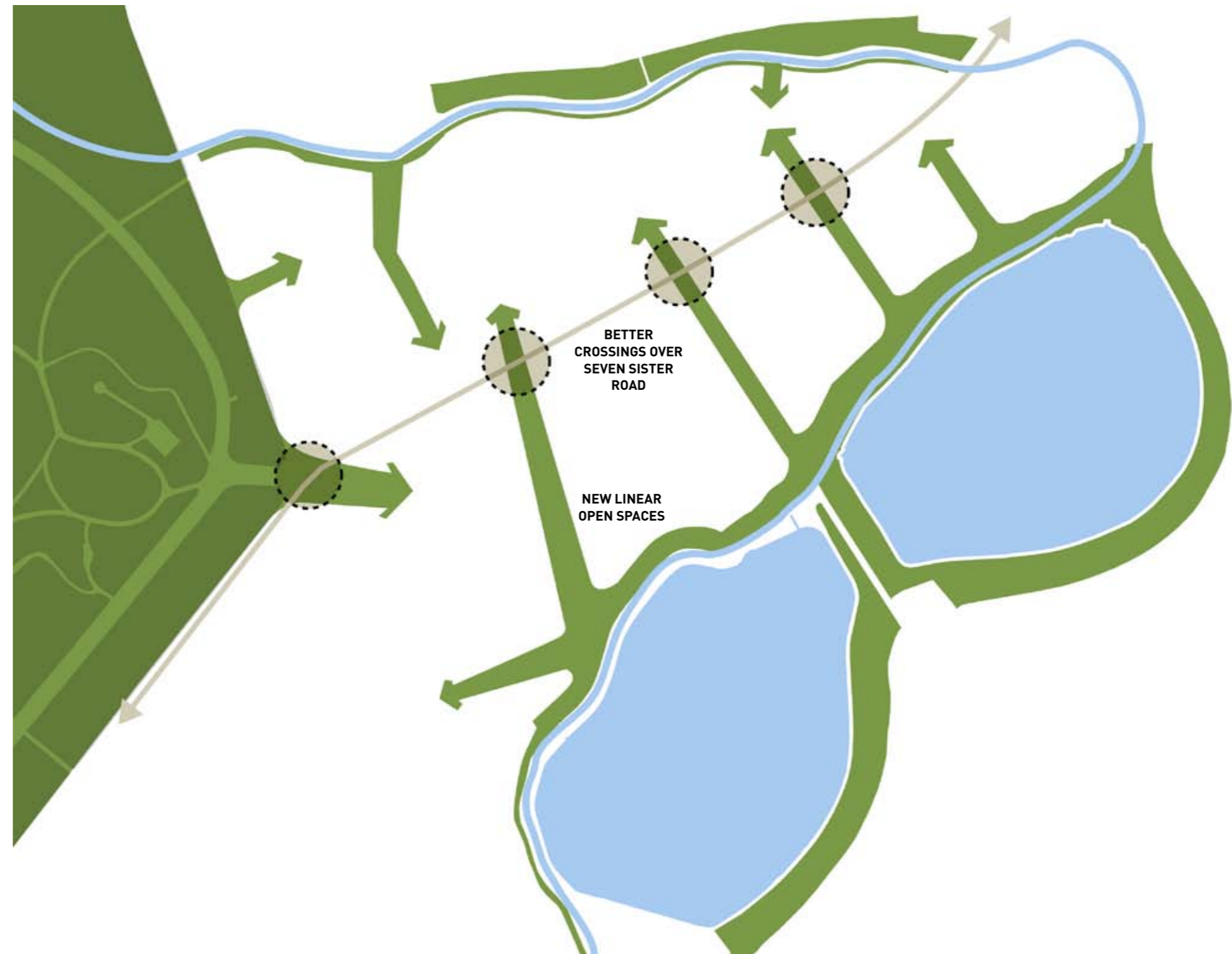
However, we have identified some room for improvement:

- Limited response to most significant site qualities
- Inward-looking and small open spaces
- Small blocks limiting the quality of shared courtyards
- Too many roads dominated by parked cars
- Seven Sisters Road still a divide
- Reliant on land owned by third parties
- Not flexible enough to accommodate changes



1.6 10 opportunities for improvement

- Build a strong identity responding to the site's history and geography
- Increase relationships to water, exploiting the site's greatest asset
- Make the most of the New River, 400 years old in 2013
- More variety of building heights
- Greater mix of housing types: flats, maisonettes, houses
- Concentrate commercial activities to make a lively heart
- Strengthen and differentiate local character
- Improved connections, fewer roads, better streets
- 'Extend' the site in every direction
- Improved viability and deliverability





Indicative view looking north across proposed Water Gardens (easternmost open space within masterplan)

2.0

OPEN SPACE

In addition to the built floorspace set out in this report, the proposed development will include significant areas of open space. These include public open spaces comprising Principal Open Spaces (Spring Park, The Green, the two Eastern finger parks, the Linear Park and Central Square); Secondary Public Open Spaces (major public routes); and Strategic Public Open spaces which comprises land within Metropolitan Open Space (MOL).

There are also Private Open Spaces to be provided within courtyards.

Given the density is proposed to increase by c.15% , it is proposed to increase the amount of new public open space by approximately 30% compared to the consented masterplan and the amount of private open space has also increased by approximately 13%.

The landscape strategy has been a key factor in shaping the revised masterplan and seeks to provide a series of linked spaces which utilise the sites natural setting and connection with the reservoirs and New River.

The strategy has sought to reduce the dominance of car borne streets in the development to make it more pedestrian and cycle friendly.

In accordance with the Mayor of London's document Shaping Neighbourhoods: Play and Informal Recreation SPG (Sept 2012) the proposed development will include a range of formal and informal areas of play.

The specific areas for these spaces has yet to be established but the play strategy has informed the development of the public open spaces to date.

The proposals will retain 183 trees, this is more trees than the existing masterplan retained.

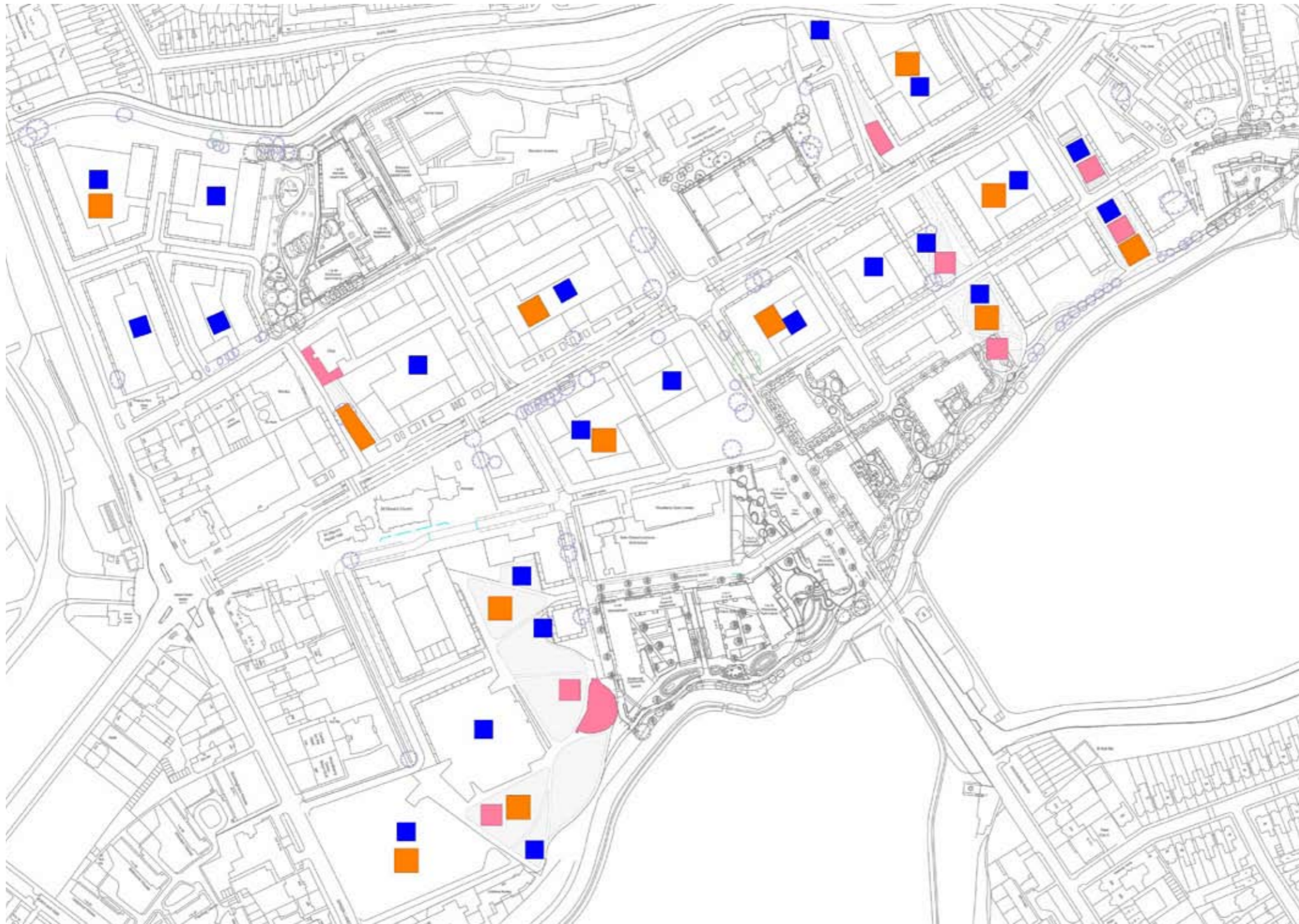
Key objectives for the open spaces:

- Establish a clear identity for Woodberry Down
- Well planned streets to allow easy pedestrian and vehicular routes through Woodberry Down with good connections to the wider neighbourhood
- Achieve a successful balance between pedestrian movement and vehicles
- Clear well-designed layout to ensure everyone knows what are public and private areas
- Ground floor uses of building designed to make streets active and safe
- 38,800 sqm of public open space is now proposed (excluding the land around the reservoirs). This is 30% more than the approved plan and is the same as more than five football pitches
- 68,198 sqm private open space is now proposed, mainly in courtyards, which is 13% more than the approved plan
- Better quality and more usable open spaces
- The proposed development will include a range of formal and informal play areas
- A bridge over New River to Eade Road
- All public open spaces are to be owned and managed by Hackney Council

2.1 Landscape masterplan



2.2 Play provision



Maximum provision within the masterplan

- Under 5 play
- 5-11 years play
- 12+ play



Example of small scale play equipment for under 5 play



Example of natural play (local playabel space) for 5-11 years



Example of youth play

2.3 Open space provision

- Public Open Space:**
- Principal public open space
 - Secondary public open space
 - Central Square
 - Strategic public open space (within Metropolitan Open Land)
- Private Open Space:**
- Land in third party ownership
 - Principal private open space
 - Courtyards
 - Site boundary



	PREVIOUSLY CONSENTED MASTERPLAN	PROPOSED MASTERPLAN
Principle Public Open Space	19,356 m ²	28,400 m ²
Secondary Public Open Space	8,609 m ²	7,124 m ²
Central Square	1,967 m ²	3,105 m ²
Strategic public open space (within Metropolitan Open Land)	21,170 m ²	20,064 m ²
Private Open Space	60,308 m ²	68,689 m ²

2.4 Open space provision - previous masterplan

- Public Open Space:**
- Principal public open space
- Secondary public open space
- Central Square
- Strategic public open space (within Metropolitan Open Land)
- Private Open Space:**
- Land in third party ownership
- Courtyards
- Site boundary and Phasing boundaries



2.5 Spring Park





2.5 Spring Park (cont.)

The southern end of the park meets the New River Walk. The implementation of an improved riverside walk has been started within KSS1 to the east of Spring Park, and will be continued through the park, connecting at the south west corner to the path which continues around the reservoir.

Paths will weave through the park, through areas of predominantly ecological planting, including areas of taller grasses and swales with reed and aquatic planting.

Usage and activity along the New River Walk will be encouraged with the inclusion of a trim trail with elements of fitness equipment. The trim trail will encourage usage by teenagers and adults alike, can be used as part of a circuitous route around the park and also along the New River.

To the north of the river edge, areas of lawn, sloping southwards will provide further informal play opportunities and space for people to dwell for recreation.

Seating will be predominantly orientated southwards allowing views across the water.



Trim trails- points for exercise located alongside the New River walk



Example of trim trail equipment



Character of planting influenced by the reservoir setting

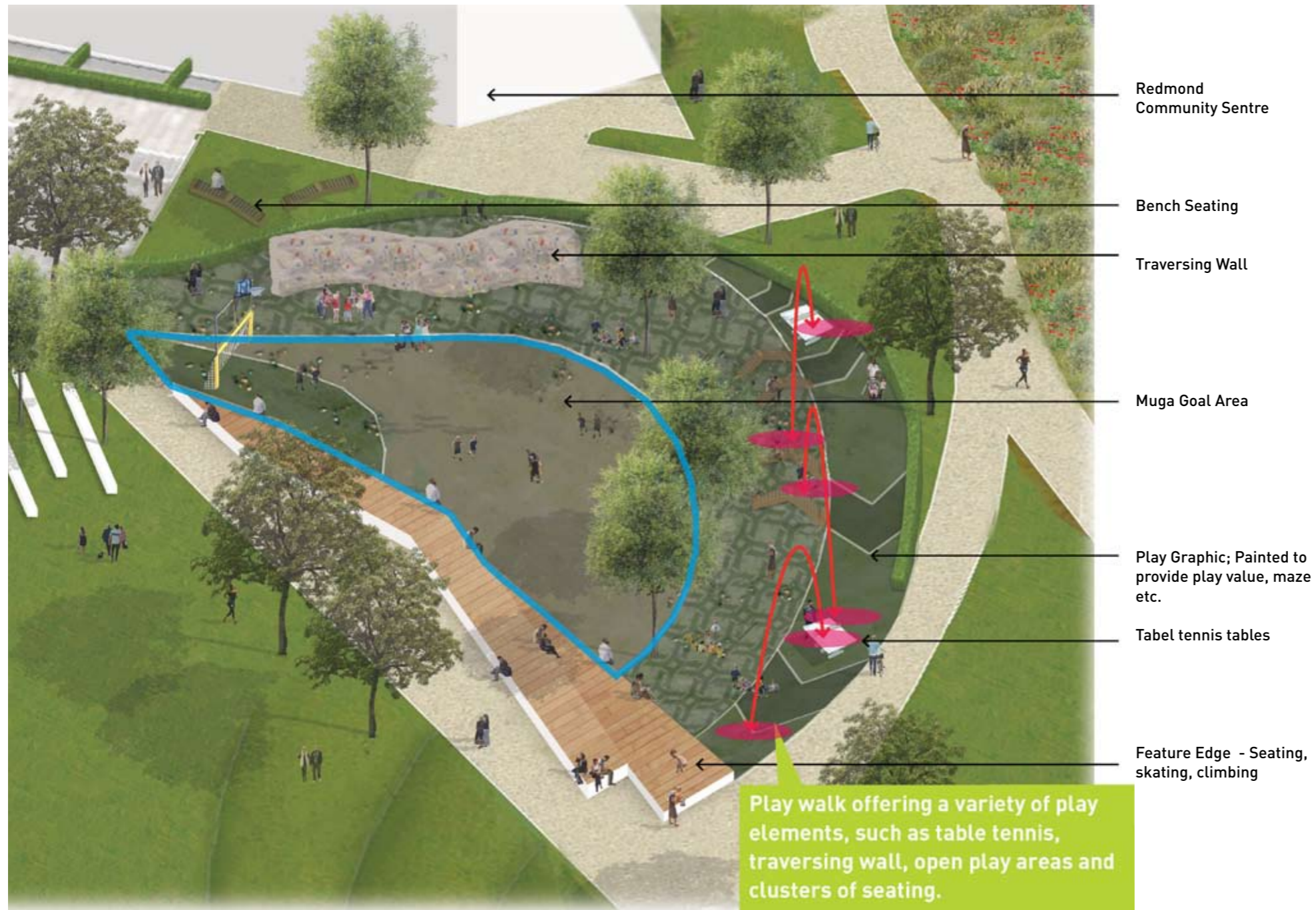


Grasses allowed to grow



Seating looking out across water

2.5 Spring Park (cont.)



2.6 Street types

The hierarchy of vehicular routes responds to the existing conditions of the site and to the strategic masterplan diagram.

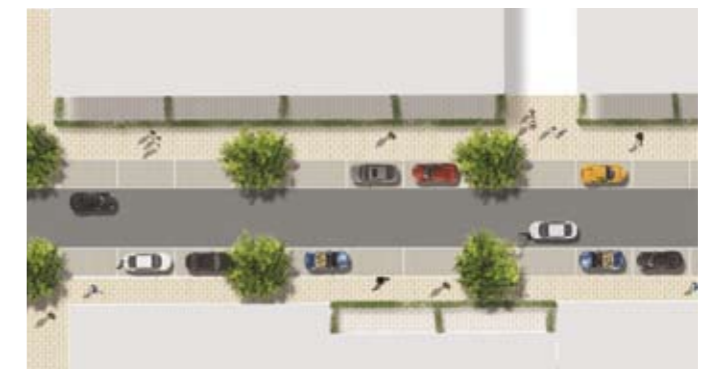
Seven Sisters Road, Green Lanes and the southern arm of Woodberry Grove/Lordship Road form the primary road network.

Secondary and tertiary roads are offset from these roads, and serve local movement and access to individual buildings and plots.

Local roads, particularly those passing through or adjacent to strategic open spaces, will be heavily calmed and will allow safe and convenient pedestrian priority.



Seven Sisters Road



Residential street



Shared space

2.7 Seven Sisters Road

Whilst the principle of the proposals to improve Seven Sisters Road will be included in the planning application, including the narrowing of the lanes and additional crossings, the final scheme and timings of delivery are subject to ongoing feasibility work. This work is underway and will continue to be progressed after the application has been submitted. It is anticipated that further clarity will be available prior to the application being determined (November / December) and this will be shared with local residents.

The proposals in regards to Seven Sisters Road include the following:

- The proposals build on the plans in the approved masterplan
- It is planned to narrow the road from six lanes to four and calm the traffic to reduce noise and improve safety
- More crossing points introduced to link both sides of Woodberry Down
- Landscape is designed to work with ground floor uses
- Landscaping creates a buffer between the street and homes and shops
- Servicing and access to car parks will be from side streets. For some shops on the north side small loading areas will be provided to allow for deliveries
- Bus lanes on Seven Sisters Road are retained
- The provision for cyclists is improved including potential for dedicated cycle lanes
- The consultant team are doing detailed modelling to test the impact of the reduced width on traffic flows
- Discussions with Transport for London (TfL) are ongoing
- A management regime to deter anti-social behaviour will be proposed as the detailed landscape proposals are developed
- The proposals promote a phased implementation to allow the works to happen earlier and with less disruption



Indicative view looking west along Seven Sisters Road

2.7 Seven Sisters Road (cont.)



The construction of the blocks around Seven Sisters Road is not dependant on the narrowing of the road, as the above images illustrates, but the narrowing is considered to bring the biggest improvement to the environment along the road and is the project team's preferred solution.

Proposed development along Seven Sisters Road with the narrowing of the road (above left) and without the narrowing (above right)

3.0

RETAIL AND COMMUNITY USES

3.1 Retail vision and character

The planning application includes retail, business, community and leisure space consistent with the original plan:



- 3,300 sqm retail space
- 2,500 sqm business space
- Approximately 2,000 sqm community space
- Approximately 2,000 sqm leisure space accessible for all

We understand the retail exists to serve the residential element and create a balanced environment and new offer should aim to reflect this and capture the existing ingredients of London's most successful villages.

We anticipate a range of uses that cater for the day-to-day shopping needs of the residents as well as places to spend their leisure time.

The mix of uses are proposed to be concentrated around Manor House, along Seven Sisters Road and Woodberry Down and around the edges of the Central Square. The scale and type of retail is envisaged to respond to specific conditions, with a focus on leisure, eating, drinking and spill-out of tables and chairs etc onto Central Square (orange) and convenience shops along Seven Sisters Road and Woodberry Grove (blue).



-  Retail with focus on convenience shops along Seven Sisters Road and Woodberry Grove
-  Focus on leisure and cafes, restaurants around the Central Square

Retail character - Seven Sister Road and Woodberry Grove



Given that the core retail areas are to be provided in future phases, the specific tenants / operators are not yet fixed so it is not possible to prepare a detailed strategy at this stage. However the retail element has been designed to offer a balance and mix of unit sizes in configurations that will appeal to national, regional and local operators. In particular a mix of smaller units will be provided to accommodate independent/local retailers and service providers.

Retail/leisure character - Central Square



3.2 Retail strategy

The retail vision statement previously discussed with the Partnership Board is in the process of being updated to reflect the final proposals and will be submitted with the planning application. The document will focus on the key principles that will ensure the scheme provides a mixture of uses that serve the needs of the community and will incorporate the feedback provided by WDCO to date.

In order to ensure that the retail vision is successfully implemented in the future it is proposed that a working group is established incorporating representatives from the partnership. Particular regard will be required to the following factors:

- **Tenancies** - use of lease terms to control the tenant mix and maintain a balanced environment.
- **Terms** - flexible terms (rent levels, rent-free periods, fit-out costs) which encourage retailers to invest in the area and help them establish themselves and flourish.
- **Marketing** - Tailored approach to reflect unique nature of what we're trying to create, including targeting local and independent operators.
- **Public realm** - Creating an attractive environment through careful treatment of public realm and shop-front design and public spaces.
- **Management** - Consideration of appropriate management models having regard to other best practice examples with key elements including trading hours, temporary events, use and maintenance of public spaces, opportunities for Business Improvement District and role of retailers association

WDCO has raised specific issues in relation to existing and proposed uses within the development and these are addressed below

Public House

The Happy Man pub is located within Phase 3 of the masterplan and it currently proposed to be redeveloped along with the adjoining land. We recognise that a family friendly public house can provide a focal point and community hub for Woodberry Down, therefore, as part of our retail strategy the delivery of such a public house on Woodberry Down will be a key consideration.

New non-residential floorspace is proposed as part of this phase in the masterplan therefore there is potential for a pub / restaurant to be provided in the same location subject to securing a suitable operator. Alternatively, other space currently within Kick Start Site 1 or proposed within Phase 4, around the neighbourhood square, could be utilised for this type of use.

In the mean time, it is expected that other cafes and restaurants will have been provided through the other phases prior to commencement of Phase 3, which will improve the food and drink opportunities for local residents.

Difficult uses

It is not envisaged that takeaways would form part of the new retail offer due to issues associated with the impact on new housing as well as anticipated planning issues related to the proximity to the schools.

Whilst the issues associated with takeaways below private housing mainly relates to mortgage restrictions, which is beyond the control of Berkeley Homes, Genesis has indicated that they might be prepared to be more flexible in relation to the affordable blocks. In addition, there is also the potential for restaurants and cafes to come forward in the scheme which may offer takeaway options but it will be necessary to consider these types of uses on their merits having regard to the specific nature of the tenant/operator. This will be a partnership decision

The new retail offer at Woodberry Down should also be considered in conjunction with Manor House retail centre which is considered to currently provide for this need and does not have the same restrictions.



View looking east along Seven Sisters Road

3.3 Community strategy

The provision of community facilities has been reviewed as part of the Masterplan process. Whilst some of the major infrastructure projects have been delivered in part or whole, there remains further facilities to be provided under the agreed Masterplan. The viability model includes allowances for the remaining facilities, however there is general concern from the Council and interested parties, such as Manor House Development Trust, on the sustainability of these facilities.

From the work undertaken as part of the Masterplan the key points are considered to be the following:

- Children's Centre
- Primary School
- Play Facilities
- Nursery Provision

Appropriate space has been included in the Masterplan and Berkeley Homes has and will continue to support community facilities. A full report on community infrastructure will be provided with the application but the proposals are summarised here. How these are secured will be a matter for discussion under the Section 106 agreement which will continue to be developed post-submission of the Masterplan.

As an illustration of our commitment to develop community strategies we intend to provide one of the Seven Sisters Road shops at the Horston and Sherwood site to be available for community use.

Existing facilities

It is acknowledged that some existing community facilities remain across the site which would be demolished as part of the proposals and we recognise the need to ensure alternative provision is identified where they form part of the future community infrastructure. As a result it is envisaged that a suitably worded obligation would form part of any permission to ensure re-provision is secured where there is demonstrated need. The community facilities strategy will provide further details on how this relates to specific uses currently on the site.

Pewsham block

The Council is still in the process of considering the bids submitted for the Pewsham block and whilst details of any proposals remain confidential, it is understood that the offers include an affordable gym which could occupy part or all of the space. The Council has also confirmed that it is their preference that some community space is also provided as part of any mix of uses which is a position supported by Berkeley Homes. It is agreed that it would be helpful to the masterplan review process to have greater clarity on the future uses of the Pewsham block and this has been requested from the Council as soon as it is available.

Primary School

Berkeley Homes has already committed to making financial contributions to enable the extension of the existing Woodberry Down primary school. The Council has confirmed that the expansion of the school is the preferred solution and are currently reviewing the timing of the payments and programme for delivery. Berkeley Homes will work with officers to enable this to be resolved prior to the determination of the application.

Children's Centre

The current children's centre lies on the site of the new Spring Park. There is a desire for the services offered by the centre to continue but new premises are required. The Council is currently in discussions with the children's centre to determine the best way forward but it is expected that an interim solution will be identified prior to ensure both continuity of service and allow the delivery of Spring Park.

Nursery provision

The work undertaken on the future population of Woodberry Down indicates that there will be a need for further nursery provision across the site. This type of facility can be provided by a number of different operators and can be accommodated within the flexible space included in the masterplan. Potential locations are shown on the plan below and Berkeley Homes will take forward discussions with potential operators on a phase by phase basis potentially linked to the provision of other community uses such as the children's centre, business and training space and gyms.



★ Potential Pre-School

3.3 Community strategy cont.

Business and training

It is recognised that there is a need to promote business and training opportunities across the masterplan to support the regeneration. A number of parties currently have ongoing programmes providing such opportunities including Genesis, Manor House Development Trust and Berkeley Homes.

In order to build on these successes it is recognised that it would be beneficial to bring forward space that provides a focus to these activities along with associated facilities.

The existing masterplan contained a large single centre to

be located within one of the Kick Start Sites. This phase is now due to be later in the phasing sequencing therefore the masterplan seeks to identify opportunities to bring forward space for these uses earlier albeit at a scale which is more deliverable and sustainable.

The Masterplan includes provision for alternative business and training space in either Phase 3 or Phase 4, whilst the permitted centre has also been retained in Phase 6.

The creation of an initial start up enterprise hub with additional flexible space in later phases allows for future 'organic' growth and creates the potential for move on space to be taken by successful start ups that need their own offices along with more training space should sufficient

demand exists.

It is envisaged that the spaces would cater for a wide range of tenants, including small businesses and entrepreneurs particularly in the technology, creative and charity sectors. The spaces would most typically be around 500 sqm and would include:

- Shared reception
- Hot desking seats
- Meeting and training room(s)
- Events space
- Communal area / cafe



Potential Enterprise Hub, Business and Training Spaces


3.3 Community strategy cont.

Satellite bases

We have previously discussed the delivery of the three satellite community bases included in the masterplan and opportunities to make these more deliverable and manageable. As a result it is proposed that a series of 'community rooms' are spread across different phases of the masterplan located on the ground floor of the social rented blocks. The rooms are intended to provide small flexible space comprising a meeting room, kitchenette and potentially a separate office space and would be managed by Genesis but free for residents and local community groups.

The existing Masterplan identified the need for new facilities for a range of agencies such as the police, citizens advice bureau and the estate development committee. Whilst flexible space exists to accommodate such uses, there is a concern over the need and sustainability of delivering specific facilities. As a result, where necessary, it is envisaged that these uses can operate out of other facilities already delivered or to be delivered such as the community rooms.



 Potential satellite community rooms

Children and young people

New play areas are proposed to meet the needs of children of all ages that will live in the development which will be incorporated into the open spaces as set out in the landscape proposals.

Whilst the existing youth centre has been expanded and improved it is acknowledged that this is smaller than the facility proposed in the existing masterplan. At this stage it is considered that the priority should to improve sports provision which will be addressed through the provision of a new multi games area within Spring Park in Phase 2 along with improving access to existing facilities in the wider area though public realm works including Finsbury Park and the West Reservoir Watersports Centre.

The masterplan has included allowances for other facilities to be provided in future phases depending on the specific need at the time.

The landscape proposals will also improve the local area around the existing youth centre and include other informal areas aimed at enabling young people to meet and socialise.

Discussions on extending use of the Skinner's Academy' leisure facilities are on-going.





3.4 Public Art

The current S.106 Agreement includes financial contributions towards new public art across the scheme but at present there is no site wide strategy. It is agreed that public art could make positive contribution to the scheme and the landscape proposals in the masterplan identify a number of opportunities where this could come forward. It is considered that there is scope for a public art strategy to be secured as part of the new S.106 Agreement which would inform how the financial contributions are spent and would include the requirements for involvement with local residents and neighbourhood based community organisations.

Public art should

- celebrate the legacy and character of Woodberry Down and its residents;
- contribute to place-making;
- enhance and animate usage of public space; and
- contribute to social cohesion.

Public art could be located to aid wayfinding , to link the site to the wider area and to direct people to adjacent attractions such as the Wildlife Trust’s existing classroom and the proposed visitors’ centre. An indication of areas which might be suitable for public art is indicated in the plan to the right.

The images on this pages shows examples of potential public art installations.



4.0

HOMES AND BUILDINGS

4.1 Housing principles

- The masterplan has been designed to a 'tenure blind' approach where buildings are of consistently high quality and could be occupied by either private or socially rented tenants
- The masterplan supports a range of housing types including apartments, houses and maisonettes
- Clarity between public and private open space, mainly through the use of courtyards inside blocks
- More varied heights reduce overshadowing and maximise views
- Larger courtyards allow for secure covered car parking with planted courtyards above
- Larger courtyards offer more flexibility including shared private gardens
- Larger courtyards offer better daylight conditions into homes
- Generous internal space standards with all social rented and shared equity homes being a minimum of 'Parker Morris +10%' as in the approved masterplan
- All homes will be Lifetime Homes compliant, i.e. developed to be accessible for all and easily adaptable
- Social rented blocks will be designed to be no higher than 10 storeys, to maximise dual aspect homes and to provide flexible internal space to allow for separate kitchens

1. Variation of building heights within blocks. See example below.
2. Eight storey buildings towards Seven Sisters Road, with gaps to provide views in and out of the courtyards and reduce overshadowing
3. Amenity space within shared courtyard space. See example below.
4. Gardens for individual homes facing onto the courtyard. Example below.
5. Entrance to parking under courtyard
6. Front doors to individual homes. Example below.
7. Communal entrances to flats above
8. Retail and community uses along Seven Sisters Road
9. Potential for townhouses within block
10. Green and brown roofs for water attenuation and biodiversity

(below) Examples of block types and shared and individual private space





Indicative image of block on Seven Sisters Road

4.2 Housing density, massing and height

The masterplan proposals includes buildings ranging from 3 to 9 storeys and a limited number of taller buildings up to 20 storeys.

The consented masterplan had a total 17 buildings over 9 storeys. With the current masterplan proposals the comparable number would be 18 (including the already delivered/consented tall buildings on KSS1, KSS3 and KSS4).

The adjacent diagram shows the illustrative scheme colour coded using the Hackney tall building classification.

The masterplan establishes a prevailing scale that drops towards the east, generally reflecting the drop in Public Transport Accessibility Levels (PTAL) to the east (6 adjacent to Manor House dropping to 4 to eastern edge).

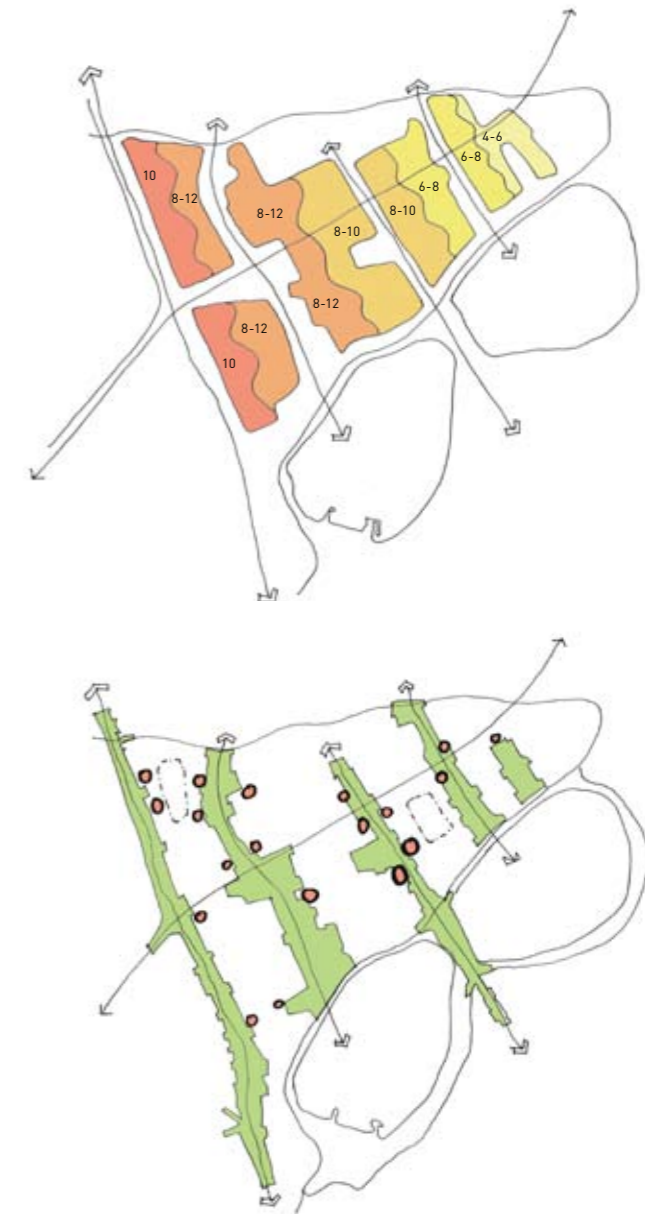
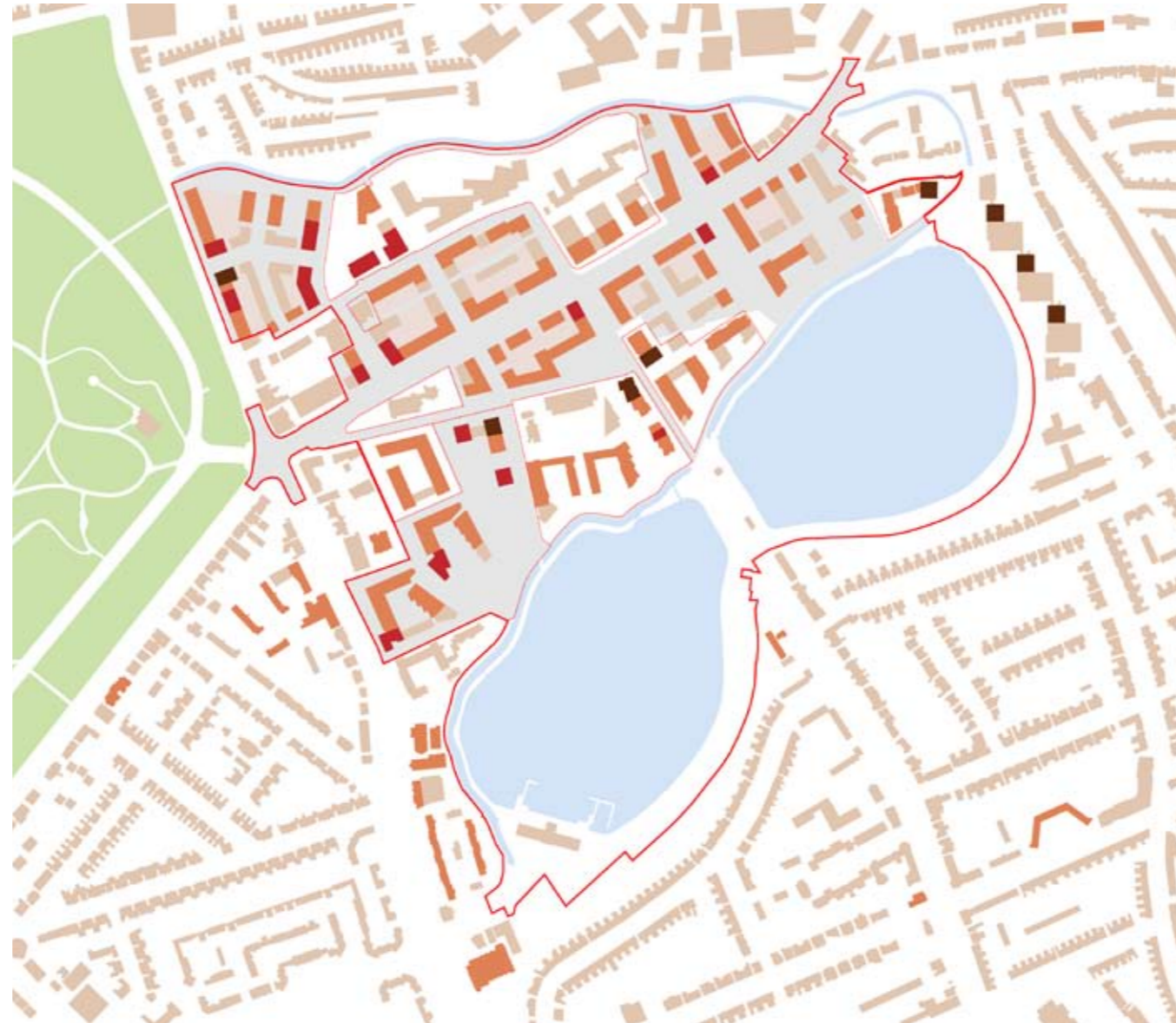
Taller buildings are positioned as markers and way finders to reinforce the structure of linear open spaces and routes across the site

The high PTAL levels (6 adjacent to Manor House dropping to 4 to eastern edge) supports higher density development within GLA guidelines (up to 260 dw/ha for a location of this nature)

The consented masterplan established an overall site-wide density of 194 dwellings per hectare (dw/ha). The site-wide density of the revised masterplan, including the already delivered sites, is slightly higher at 224 dw/ha.

Net site densities for plots vary between approximately 160 dw/ha (plot in Phase 3 with 4 storey buildings) and 414 dw/ha (KSS3 tower plot).

Wind modelling has informed the masterplan proposals and any required wind mitigation will be identified as part of the Environmental Impact Assessment.



- Low buildings
17m and below
1-5 storeys
- Mid-rise buildings
18-29m
6-9 storeys
- Tall buildings
30-45m
10-15 storeys
- Very tall buildings
46m +
16 storeys +

(main image) Diagram showing proposed illustrative building heights

(top right) Diagram showing range of prevailing heights across the site
(bottom right) Diagram showing points of exception relative to these prevailing heights



4.3 Housing quantum and mix

Housing Quantum

Given the longevity of the masterplan it is important that there is sufficient flexibility to ensure that development can meet the future demands of both affordable and private homes. As a result the application will seek permission for a maximum of 3,929 homes (excluding the Pewsham block on Phase 2) across the future phases of the proposed revised masterplan with the final amount being dependant on a number of factors.

The planning application, including the Environmental Impact Assessment, will be based on the maximum amount of homes in order to ensure that the biggest impact has been considered. However, in order to provide a better understanding of the potential form and scale of development envisaged, an illustrative scheme has also been prepared and this is considered to better reflect what is currently intended to be brought forward.

Details of the new housing in the illustrative scheme (all tenures) are set out below along with a comparison with the original masterplan:

Original masterplan permission	4,684 homes
Increases on KSS1-5 to date	+150 homes (11%) = 1,496 homes
Remaining element of masterplan permission	3,338 homes
Proposed revised masterplan (Phases 2-5)	+483 homes (15%) = 3,821 homes
New total (KSS1-5 plus remainder)	5,317 homes (14%)

The proposed uplift in the illustrative scheme of the masterplan review for Phases 2 to 5 is therefore 483 new homes, which could rise to a maximum of 771 new homes depending on a number of factors (e.g. proportion of smaller units, conversion of some of first floor commercial space to residential, more efficient building design) to be determined on a phase by phase basis but these would be accommodated within a similar height and scale of buildings as set out in the application.

Housing Mix - Outline Planning Application

There is a need for flexibility to provide a range of housing types depending on demand and need in the future. The mix will be determined at a reserved matters stage but will be within the ranges set out in the below tables which are expressed as percentages.

Outline Planning Application (excluding Phase 2)			
Unit type	Proportion of units private (%)	Proportion of units intermediate (%)	Proportion of units rented (%)
Studio	0-10	0	0
One bed	40-50	35-45	22-28
Two bed	40-50	35 - 45	33-45
Three bed	10-20	10-20	20-22
Four bed			16-18
Five bed			0 - 5

Housing Mix - Phase 2

The mix for Phase 2 is set out below and is fixed as Phase 2 is submitted as a detailed application.

Current Proposed Residential Mix for Phase 2 (excluding Block E)				
Unit type	No. of units	Proportion of units intermediate (%)	No. of units	Proportion of units private (%)
Studio	0	0	19	3
One bed	59	44	257	47
Two bed	73	54	221	40
Three bed	2	2	56	10
TOTAL	134		553	

4.4 Affordable housing

The application includes the re-provision of the existing homes on the site in order to ensure that there is no net loss of affordable housing. All of the social rented and intermediate homes previously committed in the masterplan will still be provided along with 41% of the additional homes proposed in the revised masterplan.

In order to meet the requirements of the decant strategy and deliver mixed tenure neighbourhoods and streets to create an inclusive community, it is expected that each phase will contain a mix of market and affordable housing. The exact mix and distribution of tenures within each phase would be determined at reserved matters stage having regard to the indicative tenure plan.

The indicative tenure plan has been agreed by the Partnership Board.

Key principles informing any tenure plan:

- Mix of tenures within each phase to create mixed streets and neighbourhoods
- Mix of tenures around public open spaces and sharing of views
- Mix of tenures along Seven Sisters Road
- Need to incorporate decant requirements and delivery of replacement housing for existing residents early in phases
- Greatest affordable housing need is for family housing (three bedrooms and above)
- No social rented housing in buildings more than nine storeys
- Restrictions on shared communal spaces between new social rented and private housing

New social rented housing is proposed to rehouse secure Council tenants currently living across the existing estate on new tenancies which will be managed in the future by Genesis Housing Association. The balance of the affordable housing proposed will be for intermediate tenures which comprises a range of types including shared ownership, shared equity and discount market sale. All of these tenures provide people with the opportunity to purchase properties either through part buy / part rent or at values less than full market price.



Indicative tenure plan

	Private tenure
	Affordable tenure (Social rented + intermediate)
	Mixed tenure (Market+ intermediate)
	Affordable tenure (social rented only)

5.0

PARKING, TRANSPORT, ENERGY

5.1 Energy

The key principles of the energy strategy have been discussed with the Partnership Board including the need for a site wide network with centralised energy centre(s) to meet planning policy requirements. The different types of management regimes for the energy centres has also been discussed but there is currently not a preferred option as there are a number of important considerations which require ongoing review. As a result it is proposed that a working group with representative of all partners is established which will inform the implementation of the energy strategy going forwards in particular the selection of the management regime. The final decision on the agreed strategy is not required until the first energy centre is delivered in Phase 3. In the mean time further information is being provided to WDCO to address comments on affordability issues.

The proposals in regards to energy are as follows:

- The main objective is to create an energy efficient solution which is affordable to all residents
- All housing to Code for Sustainable Homes Level 4; very well insulated and with good double glazing
- All non-residential areas designed to approved standards aimed at reducing CO2 emissions
- Two Primary Energy Centres with single site-wide heat network, also covering Phase One sites
- Predominantly CHP (Combined Heat and Power) provision reducing CO2 emissions, with gas boilers for peak demands and backup
- Energy Centres within buildings to minimise impacts
- Potential for new energy provision, including photovoltaics



Plan showing potential location of energy centres

- Interim energy centres
- Primary energy centres

5.2 Ecology and water

- Joint working with London Wildlife Trust to open up the reservoirs and New River
- Planting types to reinforce site character
- Design to encourage biodiversity across the site and connect with existing habitats around the reservoirs
- Extensive provision of green and brown roofs across site
- More efficient water usage through provision of Sustainable Urban Drainage (SUDS), minimising water run off
- Rainwater attenuation using Green Roofs
- Water efficient taps, toilets and showers in all homes
- Water use in non-residential dwellings reduced by 25%



Diagram showing the principle bringing the qualities of the Reservoirs and the New River into Woodberry Down

5.3 Car parking

The application will seek an overall maximum number of spaces with no reduction compared to existing masterplan but at this stage is not proposed to be broken down across the site or between tenures. Details about the parking arrangements for each block will be determined as each block is designed.

Parking for affordable tenures will be in podiums or on street. It is the intention of Genesis Housing Association to ensure that parking for social housing tenants at Woodberry Down are affordable. Currently at Hornbeam and Rowan Apartments (Horston and Sherwood/KSS5) the cost of purchasing a bay and an electronic fob is £120 per year, which is typically less than a parking permit.

The proposed podium parking will be to a similar standard and design as per Hornbeam and Rowan Apartments, therefore Genesis consider that prices can remain constant.

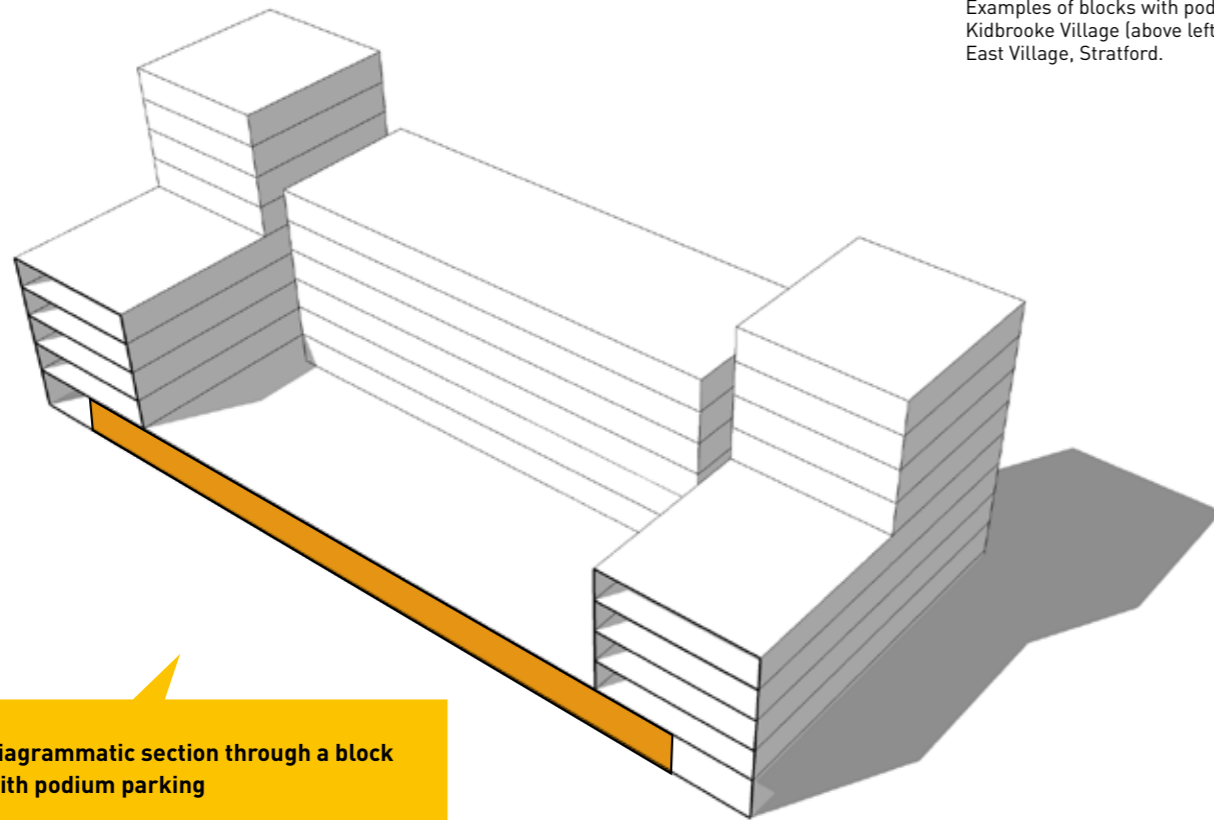
In the absence of any LBH parking criteria, bays are allocated on a priority basis with a higher status given to blue badge holders and other residents who can evidence physical mobility issues.

Assessments for eligibility will take place at the nominations and allocations stages. All cars must be taxed, have a current MOT and insurance. In addition, due to restrictions on overall parking provision in planning policy, Genesis will normally only allow x1 bay per household.





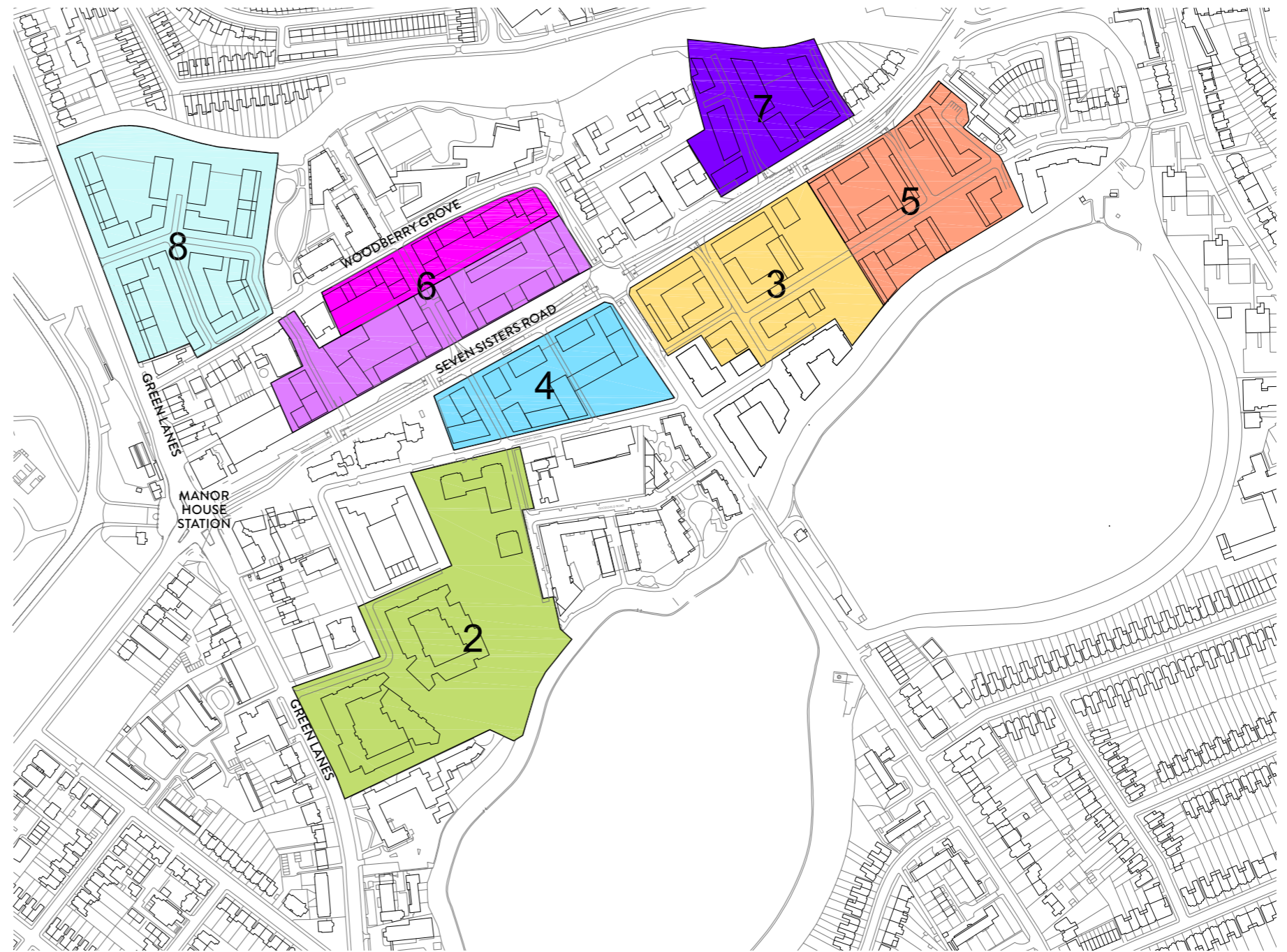
Examples of blocks with podium parking: Kidbrooke Village (above left and middle) and East Village, Stratford.



Diagrammatic section through a block with podium parking



	First decant	Decant complete	Construction complete
2. Nicholl+Needwood, Spring Park Drive	2010	2014	2020
3. Ashdale, Burtonwood, Farningham, Bayhurst and Chattenden	2015	2015	2021
4. Lonsdale to Finmere (Apex blocks)	2015	2018	2024
5. Allerdale + Bernwood to Brockhurst	2018	2020	2026
6. 'Seven Blocks'	2020	2021	2028
7. Savernake, Cannock and Pickering	2021	2023	2031
8. Rowley Gardens	2024	2031	2035



6.0

PHASING AND DELIVERABILITY

The phasing plan, as shown in the exhibition boards for the final consultation event, has been agreed by the Partnership Board. WDCO has also requested that opportunities to decant existing tenants from the Seven Blocks (Phase 6) earlier in the process are kept open.

Key considerations behind the phasing plan have been as follows:

- The scheme must be deliverable and give residents certainty over when they will be moving – this has not been the case so far with the development to date
- By giving residents a clear indication where they will be moving to, discussions can be had with residents at an earlier stage meaning that they can have an input into the designs of their new homes
- The ability to deliver the development is reliant on phases with higher sales values subsidising those which will achieve less, if 41% of the uplift is to be delivered as affordable
- It is also important that some of the new open spaces, shops and community facilities are delivered early to benefit the community whilst the construction works are still happening
- Whilst we are very aware of the 'worst first' approach, the certainty of delivery is also critical to the phasing strategy

Finalising the work on the viability remains ongoing between Berkeley, the Council and Frost Associates particularly looking at the detailed assumptions for each phase and how sales and build costs may change over the duration of the project. Whilst it is not possible at this stage to provide the profit and loss on each specific phase, based on current assumptions, we can confirm that the whole masterplan is now no longer showing a deficit and is therefore considered to be financially viable overall. This is subject to detailed discussions on the development agreement between Berkeley Homes and Hackney Council.

APPENDIX

SUMMARY OF FINAL ROUND OF CONSULTATION

Following the delivery of an Information Pack to all residents on Woodberry Down, a public exhibition was held at a range of different locations across Woodberry Down. The Information Pack included key facts about the proposed plan for Woodberry Down, a series of views aimed at providing residents with a "feel" for what the future Woodberry Down would look like and details on the Masterplan Review. From feedback received at the exhibition, residents found the Information Pack useful and informative.

The exhibition was held at:

- Saturday 6 July, 1 – 4 Woodberry Down Funday, The Green
- Monday 8 July, 3 – 7 The Green Behind Chattenden House
- Tuesday 9 July, 3 – 7 In front of Savenake House
- Wednesday 10 July, 3 – 7 In front of Havering House
- Thursday 11 July, 3 – 7 New River Walk - By the fountain
- Saturday 13 July, 10 – 4 The Rose Garden – Woodberry Grove / Woodberry Down

The intention of the exhibition being located at a range of different locations was to provide easy access for all residents to the information and give them the opportunity to understand and respond to the plans provided. This was achieved with residents who attended specific days coming, in the main, from a localised area of Woodberry Down. A record of attendance was kept and those that completed a response form were asked to provide contact details

The exhibition was well attended:

06.07.13	100 residents *
08.07.13	45
09.07.13	38
10.07.13	28
11.07.13	80
13.17.13	62
TOTAL	353 attended the exhibition

(* Throughout the Funday, the exhibition was very well attended and the 100 is a minimum number)

At the exhibition residents were encouraged to complete a response form - 75 were completed in total
Those respondents came from:

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL
Ashview Apts	2						2
Parkview Apts	1					1	2
Cannock Hse	2		4				6
Maplewood Apts	1					1	2
Rowley Gardens	3		1				4
Weardale Hse	1	2	2	6		1	12
Bernwood Hse		1					1
Allerdale Hse		1					1
Bayhurst Hse		1					1
Farningham Hse		2					2
Keynsham Hse		1					1
Ashdale Hse		2				1	3
Chattenden Hse		2					2
Eade Road		5				1	6
Savenake Hse			3				3
Pickering Hse			2				2
Grovely Hse				1			1
Havering Hse				1			1
Wyersdale Hse				1			1
Watersreach Apts					2	2	4
Riverside Apts					4		4
Aqua Apts					2		2
Residence Tower						5	5
Elgin Rd N22						1	1
Unspecified	3	1			2		6
TOTAL	13	18	12	9	10	13	75

The questions and responses are set out below:

The Future Plan

Do you support the plan for the future of Woodberry Down?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	11	12	3	5	10	12	53	71%
Neutral	1	6	3	2	0	0	12	16%
Do not Support	1		6	2	0	1	10	13%
No Answer	0	0	0	0	0	0	0	
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

At the exhibition, both in discussion and in the Response Forms, there was overwhelming support for the proposed plan for Woodberry Down. Those that expressed negative views of the plan were also negative about a specific issue - in particular the proposed Phasing Plan (the majority of those that did not support the plan were residents of the Seven Blocks).

The Open Space and Landscape Proposals

Do you support the Open Space proposals for the future Woodberry Down?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	10	16	9	7	10	12	64	85%
Neutral	3	2	1	2	0	0	8	11%
Do not Support	0	0	2	0	0	1	3	4%
No Answer	0	0	0	0	0	0	0	
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

The vast majority of residents support the proposals regarding Open Space and Landscape. There were however also a number of specific comments made that further reinforce the findings of previous consultation about the important of open space in the future plans for the area – in particular there were points made about the importance of facilities to meet the needs for all in the community, particularly young people. It is clear residents want spaces that are flexible and usable; that there should be facilities for play and sports; and that they need to be managed to a high standard and that residents feel safe.

Seven Sisters Road

Do you support the proposals for Seven Sisters Road?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	9	12	6	6	7	12	52	69%
Neutral	2	5	3	2	3	1	16	21%
Do not Support	1	1	3	0	0	0	5	7%
No Answer	1			1	0	0	2	3%
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

In the discussions at the exhibition, opinion appeared to be more divided on the proposal to reduce the width of Seven Sisters Road. It is clear that a majority of residents are very supportive of action to address the problems that are currently experienced on Seven Sisters Road, in terms of poor environment, pedestrian safety and the negative and divisive impact that it has on the area. However, there are those who are worried about the proposed narrowing as they are concerned that there will be more queuing traffic and as a result a worsening environment for residents and that this would lead to an increase in rat runs in the area.

Homes and Buildings

Do you support the proposals for homes and different tenures in the future Woodberry Down?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	1	10	2	3	6	8	30	40%
Neutral	6	3	6	5	3	3	26	35%
Do not Support	2	5	4	1	1	2	15	20%
No Answer	4	0	0	0	0	0	4	5%
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

The emphasis in the answers and comments, both in discussion and the Response Forms, was on the nature of the built form in the future. The discussions on tenure reinforced the support for a mix of tenures across Woodberry Down and the importance of a fairness for all particularly with regard to views and access to open space and the reservoirs. There were a number of specific comments expressing concern about the proposed heights of buildings but this was primarily focused on the towers on Woodberry Grove (built and approved). There was specific concern about the proposals for Rowley Gardens and a small number mentioned that they were hoping for a wider range of housing types including more houses. The increase in density was mentioned by a number of respondents but mainly with regard to the importance this places on the community infrastructure and open space provision.

Community and Retail

Do you support the proposals for future community facilities and retail in the future Woodberry Down?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	8	13	7	6	9	10	53	71%
Neutral	2	2	3	3	1	2	13	17%
Do not Support	1	3	1	0	0	1	6	8%
No Answer	2	0	1	0	0	0	3	4%
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

The discussion with residents and written comments reinforce the importance given to community infrastructure. Whilst a few felt that there was a shortage on specific details, it is clear that the vast majority support the proposals. A number of residents raised the importance of a strategy for economic development and enterprise for Woodberry Down and felt the current lack of one should be addressed.

Other comments that were made were mainly about the importance of the retail offer on Woodberry Down – the need for it to be affordable for all and that the current number of empty and un-let shop units does not give a positive indication of the regeneration process. There is a lot of excitement and support for the Central Square, as a place of activity and creating a heart to Woodberry Down.

Detailed Design for Phase 2

Do you support the detailed proposals for Phase 2 of the the regeneration of Woodberry Down?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	9	14	6	6	10	11	56	75%
Neutral	1	4	3	2	0	2	12	15%
Do not Support	1	0	3	1	0	0	5	7%
No Answer	2	0	0	0	0	0	2	3%
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

As the responses indicate, there was considerable support for the detailed proposals for Phase 2 and in particular for Spring Park, about which all residents that raised it were positive. Of those that did not support the proposals, the reasons focused on the level of detail provided, the proposed tenures in the residential buildings and the heights of the two taller elements (on Woodberry Grove and Green Lanes).

Transport and Parking

Do you support the future parking proposals for Woodberry Down?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	5	7	2	5	7	5	31	41%
Neutral	5	3	6	4	1	6	25	33%
Do not Support	2	6	1	0	1	1	11	15%
No Answer	1	2	3	0	1	1	8	11%
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

From the conversations and responses, it is clear that residents see parking as being a major issue that is not currently being addressed to their satisfaction. There is concern about the level of parking that will be allowed in the final proposals and that it will not be adequate to meet the needs of existing and future residents. Many residents commented that there should be one parking space per household and that many existing residents require parking for their work. It was felt that no resident should have to sell his or her car when moving to new accommodation. Other issues raised included the importance of a clear strategy for the transitional period as places are lost through the regeneration process and that any scheme should be affordable for residents. There was support for the range of parking provision (underground, podium or street) and the concerns focused only on quantum.

Phasing

Do you support the proposed future phasing of the regeneration of Woodberry Down?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	7	11	2	2	9	7	38	51%
Neutral	3	5	3	3	1	5	20	26%
Do not Support	1	2	6	4	0	1	14	19%
No Answer	2		1	0	0	0	3	4%
TOTAL	13	18	12	9	10	13	75	100%

Commentary

In the final round of consultation this proved to be the most contentious issue, particularly for the residents of the proposed Phase 6 (Seven Blocks) and 7 (the three North eastern blocks). There was some concern about the time it will take for the regeneration process to reach Rowley Gardens. Many of the negative comments received to the future plan were from residents of the Seven Blocks many of whom clearly feel that they should be in an earlier phase – as the initial plan proposed.

To support their case the residents of the Seven Blocks have submitted, as part of the consultation, a 61-signature petition to the Partnership Board and the Council expressing the support for the Seven Blocks being restored to an earlier phase. The petition, and responses at the exhibition, underlines the view that the Seven Blocks are currently in a poor condition, with

Phasing

Commentary continued

many suffering from mould and cracking and that for that reason the regeneration of the blocks should be prioritised.

Other residents talked about the issues raised by the decant process and that many felt unsafe in their housing as buildings were decanted and the number of empty properties increased. It was felt this should be addressed in future.

Consultation

Do you feel that you have been consulted and that your views have been included?

	06.07.13	08.07.13	09.07.13	10.07.13	11.07.13	13.07.13	TOTAL	
Support	5	7	5	2	7	7	33	44%
Neutral	5	6	2	2	3	2	20	27%
Do not Support	2	5	4	5	0	3	19	25%
No Answer	1		1	0	0	1	3	4%
TOTAL	13	18	12	9	10	13	75	100%

Commentary:

Residents appeared supportive of the consultation undertaken throughout the review process. The majority of negative responses came from residents of the Seven Blocks who felt that they were not being listened to with regards the Phasing Plan and residents of Eade Road in Haringey, who voiced their opposition to the earlier proposal for a bridge over the New River in a specific location.

Conclusion

The final community engagement activity of the Masterplan Review has been a positive and successful venture for both the project team and for those residents that were involved. There is recognition that there are some areas for concerns and these will be addressed, as appropriate, as the plan moves into the detail of each phase.

Overall, the responses and discussions have underlined that the majority of residents endorse the future plan for Woodberry Down and that the percentages of those that do not are very limited.

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