

Woodberry Down Masterplan (Phases 5-8)

WDCO Board (October '24 Update)

17th October 2024



Introduction

The purpose of this presentation is to provide the WDCO Board with an update on the Masterplan since April, following the previous updates given to the Board:

2023

- **February** – Engagement Strategy & GF Strategy Scope
- **March** – Presentation on ‘The Masterplan Process’
- **May** – Movement, Routes & Open Spaces
- **September** – Housing Numbers & Early Height/Massing Proposals
- **November** – GF Strategy, Rationale for Podiums & Consultation Material

2024

- **February** – Round 1 Consultation Feedback & Design Update
- **April** – Round 2 Consultation Feedback & Design Update

Introduction

As part of this 'wrap-up' session, we are seeking to remind everyone of some of the key information presented to date, as well as to provide a summary of the proposals that will shortly be formally submitted.

1. How an Outline Application is structured
2. Reminder of the Vision, Objectives & Principles
3. Summary of the proposals presented in April
4. Explanation of design amendments since
5. Programme & next steps

Delivered to Date

Recent Wins!

- PC of 161 Affordable Homes in P3
- Phase 4 Application Approved
- Football Pitch Relocation Approved

2,901 HOMES

- Including 654 social rented homes and 476 shared ownership homes
- 2,317 new homes completed and 584 homes under construction

OPEN SPACE

- 4.5 acre public park and adventure playground at Spring Park
- Improvements to the east and west reservoirs
- 154% Biodiversity Net Gain

FACILITIES

- 4,000sqm of commercial and community facilities delivered to date, made up of 17 commercial units and 3 community facilities
- 2,700sqm of additional floorspace is either in build or proposed across Phases 3 & 4

INVESTMENT

- Over £500 million invested to date
- Over £12 million contributed to support local infrastructure improvements
- An energy centre to generate heat and hot water to the whole of Woodberry Down
- £5 million towards education, skills and training

JOBS

- On target to achieve over 365 apprentices
- 30% target for employees from local area
- Working closely with 'Hackney Works' to help find jobs for local people



PHASE 8

PHASE 7

PHASE 5

PHASE 6

PHASE 4

Finsbury Park

Manor House

Spring Park

Woodberry Down
Community Primary School

Skinnners' Academy

Woodberry Grove

Seven Sisters Road

Woodberry Grove

East Reservoir

West Reservoir

Lordship Road



Key:
Application boundary

1a. What is an Outline Planning Application?

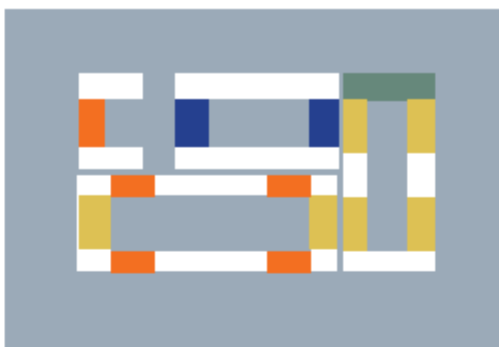
An Outline Application establishes the general principles of a development site; a masterplan.

- Used for major regeneration schemes such as Woodberry Down which have multiple phases
- Gives flexibility to respond to future environmental, economic and policy changes
- Ensures a holistic approach is taken to placemaking, including the design of buildings, routes and spaces
- Demonstrates a commitment to bringing forward future phases
- The design of the buildings and open spaces for the phases is achieved through future detailed submissions called Reserved Matters applications

1b. What is being approved?



The principle of development



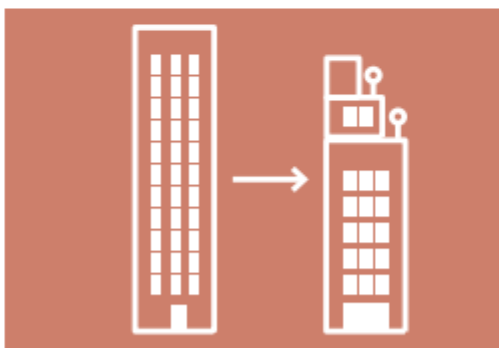
A maximum residential quantum and mix



Broad locations of buildings and spaces



Maximum and Minimum building sizes and open space quantum



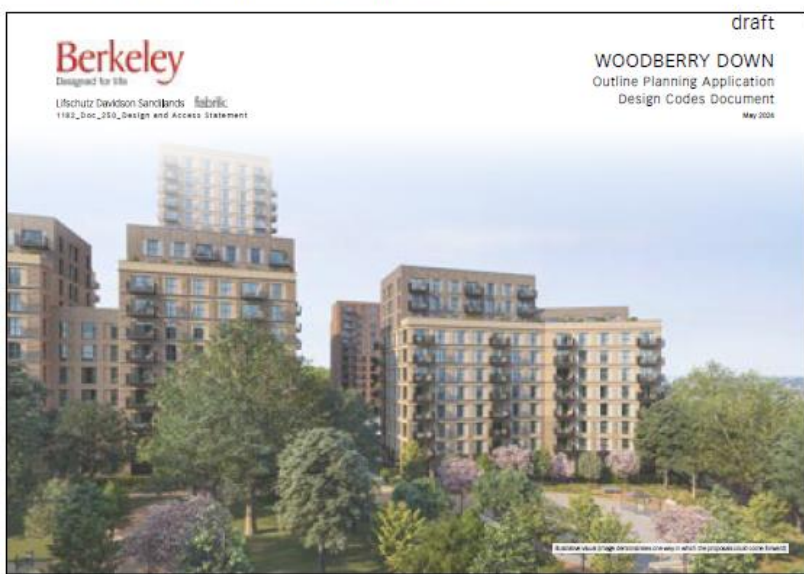
A strategy for the future architectural approach to buildings



Options for how the landscape could come forward

1c. What an application comprises of Primary Control Documents

Three **Primary Control documents** comprise the Outline Planning Application. These are the key documents that guide development over future Reserved Matters Applications



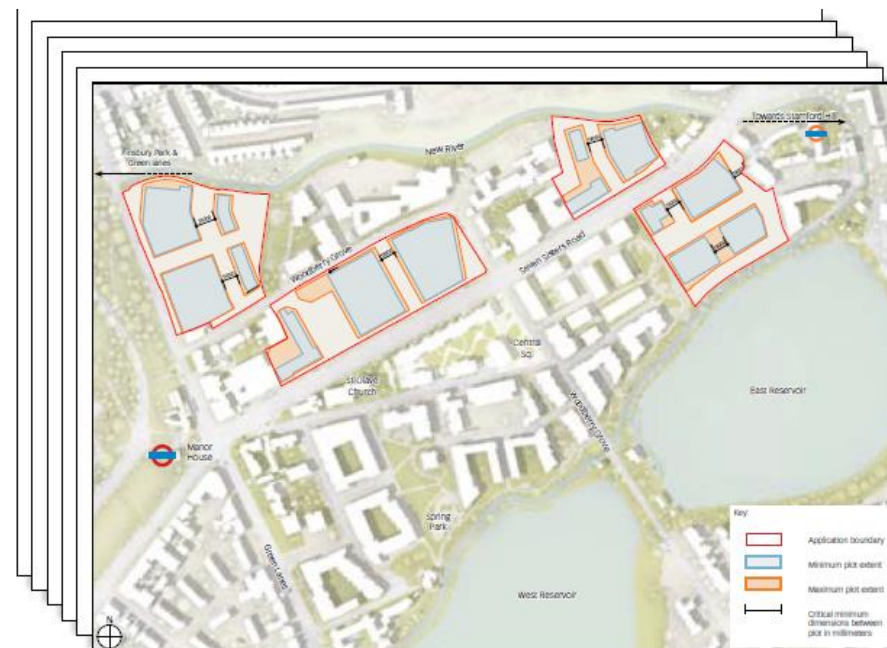
Design Principles document

- Design guidance for future development
- Provides guidance on how to interpret parameter plans
- Key design principles to follow in Reserved Matters
- The hierarchy of the open spaces and streets
- Materials and features that are needed to reflect local character
- Also known as 'Design Codes'



Development Specification

- The Development Specification sets out the numerical controls, for example the maximum number of home, the percentage of affordable homes to be provided and the minimum areas of Public Open Space



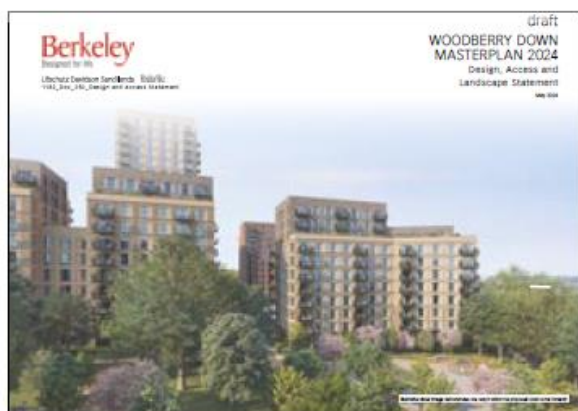
Parameter plans

- Set the maximum and minimum physical form of the extent of future buildings
- Set the size of future open spaces
- Indicate where future uses may be located

1c. What an application comprises of

Secondary Control Documents

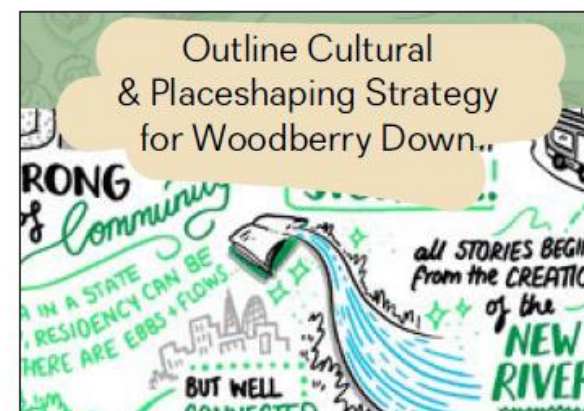
The **Secondary control documents** inform the development of the Outline Planning Application, provide technical support and demonstrates that future development will not significantly impact on the surrounding homes and spaces in Woodberry Down. These are a 'material consideration' as part of a future reserved matters application, but do not have to be strictly followed and can be subject to changes.



Design and Access Statement



Technical reports



Outline Cultural and Placeshaping Strategy



Energy Strategy



Framework Travel Plan



Planning Statement



Health Impact Assessment



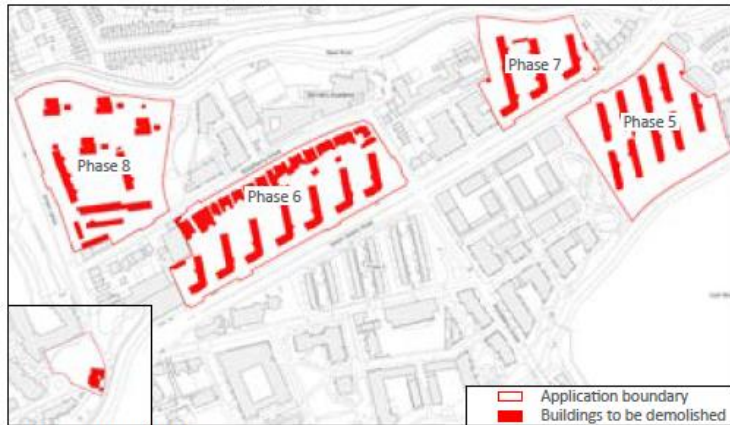
Environmental Statement



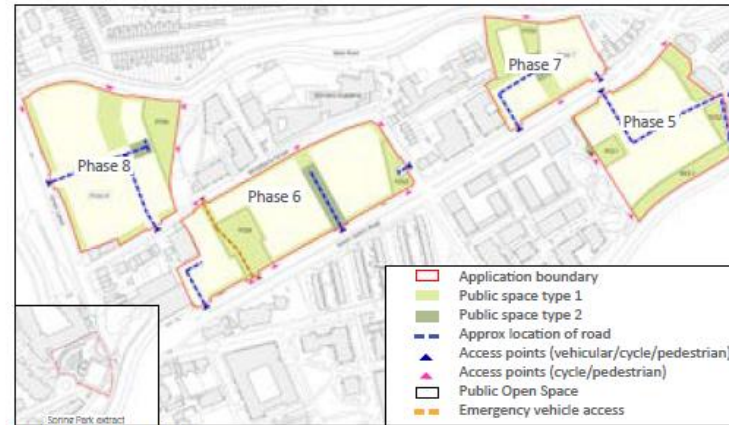
Sustainability Strategy

1c. What an application comprises of

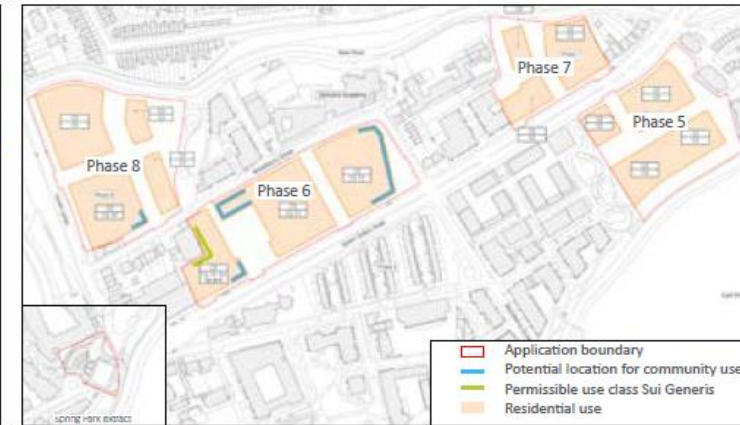
Parameter Plans



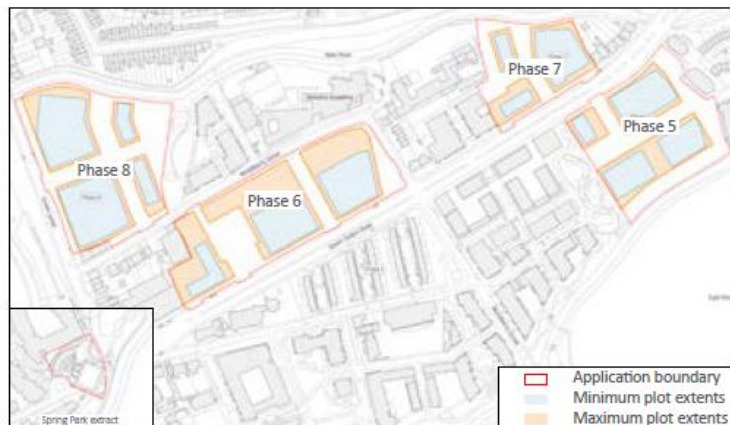
Demolition Plan
Buildings that would have permission to be demolished in the future to enable the masterplan to be brought forward.



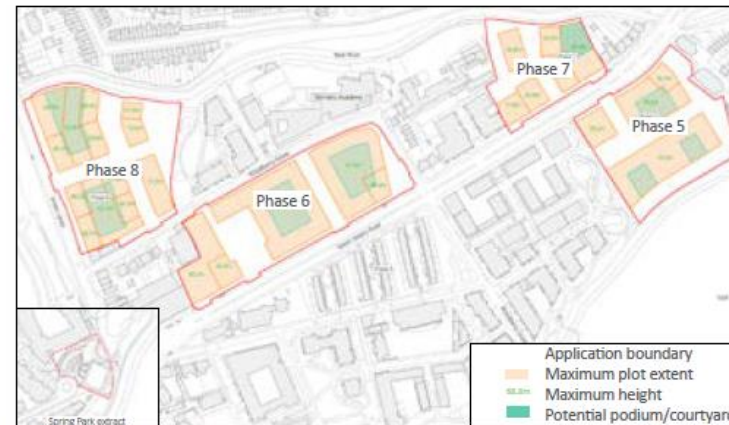
Urban Structure
Broad location of building plots. Location of open space, streets, roads and pedestrian access



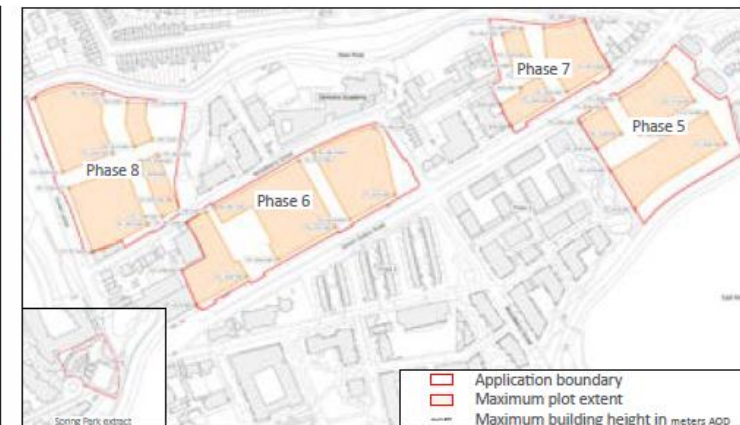
Proposed Uses
Areas where residential and non-residential frontage can be provided at ground floor.



Plot Extents
The largest and smallest permitted building footprint. These are used to define the street and open space widths between the buildings.



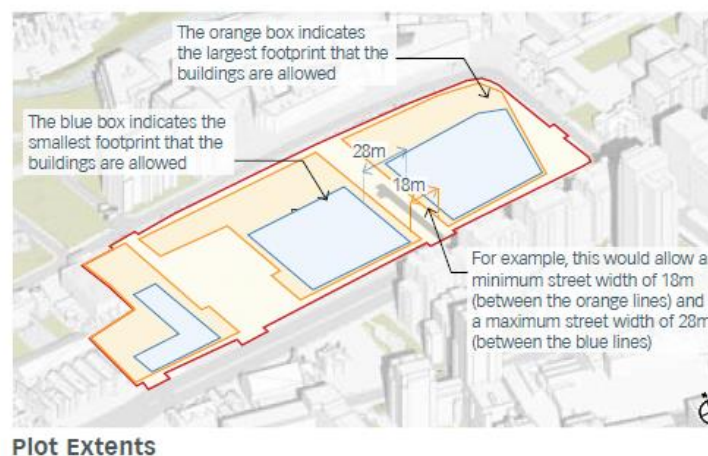
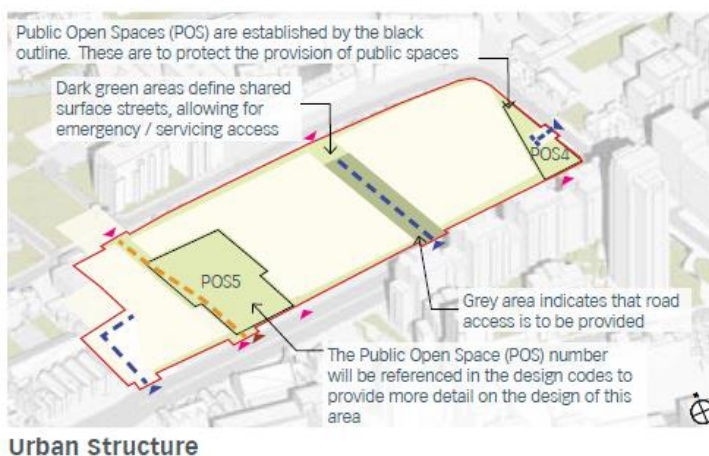
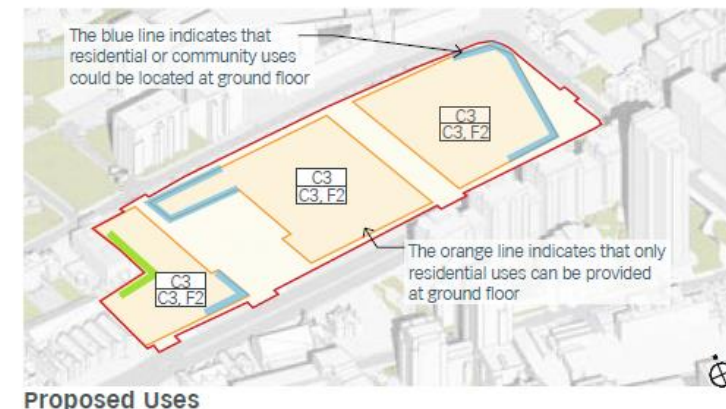
Minimum/Maximum Heights
The height of the proposed buildings should not go beyond the maximum heights agreed. The permitted buildings could be a range of heights up to this maximum. The plan also identifies potential podium locations.



Site Levels
The proposed ground levels in each phase which helps define the height of the buildings.

1d. What Parameter Plans define

The diagrams below illustrate the parameter plans overlaid on Phase 6. The massing shown by the maximum height diagrams illustrates the tallest that any building could be. Other controls, such as the Development Specification and planning policy (see following pages), will inform the size and shape of the individual buildings. They must remain within the maximum heights block.



1d. What else controls building design?

Future proposals will need to comply with the Parameter Plans, Design Codes and Development Specification Document. The Design Committee will have opportunity to review and comment on these proposals in the future.

The purpose of this diagram is to illustrate parts of the design that will continue to be informed by planning policy and the design principles at the next stage.



2a. Woodberry Down Vision & Objectives

“Woodberry Down shall be an open, welcoming place where people choose to live, feel safe, are in touch with the natural environment, benefit from a range of facilities for the community and have a strong sense of pride.”

1. Policy, Strategy and Guidance

(Implement relevant National, GLA and local policy, strategy and best practice design guidance)

2. Place Shaping and Making

(Implement a comprehensive, mixed and integrated arts, cultural and commercial strategy that reflects the character and identity of Woodberry Down.)

3. Inclusion Health & Wellbeing

(Implement principles of inclusion, health and wellbeing embedded)

4. Service Charges and Affordability

(Implement affordable service charges to deliver sustainable, efficient and effective management and maintenance)

5. Sustainability

(Implement sustainability and resilience embedded in design, construction, in use, management and maintenance, to respond to the challenges of climate change)

6. Homes for all / Housing

(Well-designed homes, with inclusive intergenerational places and spaces able to respond to the changing needs of all residents and foster a sustainable,

active and connected community)
(Deliver well designed, mixed and tenure blind homes, to create an inclusive and sustainable Woodberry Down

7. Density

(Implement a viable and sustainable housing density supported by social infrastructure that meets the identified current and future needs of Woodberry Down residents)

8. Community Infrastructure

(Implement accessible, affordable and sustainable infrastructure that meets the evidenced current and future needs of local residents and visitors, and is appropriate for the density of Woodberry Down)

9. Public Open Space

(Implement inclusive and sustainable communal and public spaces fostering social interaction, and supporting the health and wellbeing of residents and visitors)

10. Safety

(Implement safe and secure homes, public places and spaces that support an active and engaged Woodberry Down)

11. Engaging the Community

(Implement an inclusive and timely engagement process able to reach the diverse resident population and community groups of Woodberry Down) and maintenance, to respond to the challenges of climate change)

12. Adaptable and Flexible

(Implement adaptable and flexible, able to respond to the changing needs of Woodberry Down)

13. Programmes and processes

(Implement a viable design and delivery programme that can meet the needs of Woodberry Down)

2b. Woodberry Down Principles



Provide a robust urban framework

Create a well-connected framework of blocks, paying particular attention to connecting a variety of high-quality public spaces and 'doorstop communities' through a high-quality and accessible streetscape that allows for effective movement for all.



Accessible (Inclusive) movement

Promote low carbon living through active travel, reduced car reliance, maintain and increase connections into the existing public transport network and improve pedestrian and cycle movement (incl. reducing severance across SSR where possible).



Streets that put people first

Create routes within the Masterplan that support health, well-being & inclusion are considered when planning routes throughout the Masterplan. Incorporate working, sustainable, hard and soft landscapes where possible and ensure safety and accessibility is a key consideration throughout the design process.



Making the most of the water

Ensure that the masterplan continues to create visual and physical links to the existing water infrastructure at Woodberry Down, to improve the health and well-being of the community, and incorporate sustainable drainage systems where possible.



A range of open space and play facilities

Provide a variety of publicly accessible and inclusive open spaces, catering for children of different ages and abilities and residents within the constraints of the site, which enhance health and well-being and incorporate both formal and informal imaginative play/sport facilities.



An ecological network

Enhance the existing ecological network (incl. the New River) through extending existing habitats into the development through a mosaic of green spaces, retain trees where practical and ensure that the future approach to planting is both sustainable and resilient to climate change; ensuring that Woodberry down keeps a green feel and thrives as a place for wildlife as well as people.



Facilities for the community

Any new facilities are flexible, sustainable and accessible. They respond to the needs of both existing and future residents, and support the delivery of comprehensive social infrastructure across Woodberry Down. The use of facilities should be maximised, and public open spaces should be flexible in order to provide a range of uses (incl. meanwhile uses) for the community.



Homes for a diverse and balanced population

Ensure that new housing across private, intermediate, and social rented is tenure blind with a shared equity of views - supporting social inclusion at Woodberry Down. New homes should respond to the housing need of a broad range of potential residents across a range of tenures and sizes, be easily serviced, and be cognisant of the latest design guides and regulations.



A low carbon community

Ensure sustainability and resilience are embedded into the design across the lifespan of the development (incl. design, construction and future maintenance) to respond to the challenges of climate change.



A framework for inspirational design

Seek to celebrate the history and heritage of the area, through high-quality design, in consultation with the local community, and aim to reduce the severance between the north and south of Woodberry Down to create a more sustainable community.



Securing delivery

Continue to bring forward the regeneration of Woodberry Down on a phase-by-phase basis, to ensure the timely delivery of new homes and minimise disruption to residents and businesses, whilst maintaining a high-standard of communication on the regeneration process and progress.

3a. April 2024 Proposals



4a. Summary of the Changes



Building heights

Building heights in Phases 5, 6 and 8 have been lowered.

This change responds to comments raised by the Delivery Partners about height of the building adjacent to the reservoir and results from the detailed technical sunlight analysis of the amenity areas.

This change is captured within illustrative masterplan. The resulting reduction in unit numbers is captured in the Development Specification (see 'Number of House').



Number of homes

The number of homes has been reduced from 3,199 to 3,083.

This change responds to comments raised by the Delivery Partners in regard to density.

This change is captured within the Development Specification



Public open space

The methodology used to measure the public open space has been changed to ensure a back-to-back comparison can be made with the 2014 consent.

This change responds to comments raised by the Delivery Partners. The resultant overall area of secured public open space increases above the April 2024 scheme.

This change is captured in the Parameter Plans and Development Specification

4a. Summary of the Changes



Phase 5 open space

The potential for a podium to be provided between the southern blocks has been removed. This secured the public route through the south half of Phase 5.

This is in response to comments raised by the Delivery Partners to ensure public routes are secured.

This change is captured within the Design Codes and Parameter Plans.



Affordable homes

The percentage of affordable homes has increased from 41.7% to 43%.

This is a result of the overall number of homes decreasing (the proportion of affordable homes increases to ensure the minimum number of homes is provided).

This change is captured within the Development Specification.



Car parking

The number of car parking spaces within Phase 5 has been increased and spread across Phases 5-7.

This is in response to comments raised by the Delivery Partners to ensure spaces are provided for all Social Rent residents that are to be reprovided with a car parking space.

This change is captured within the Development Specification.

4b. Design Amendments



Illustrative Phase 5 - April 2024



Illustrative Phase 6 - April 2024



Illustrative Phase 5 - September 2024



Illustrative Phase 6 - September 2024

4b. Design Amendments



Illustrative Phase 7 - April 2024



Illustrative Phase 8 - April 2024



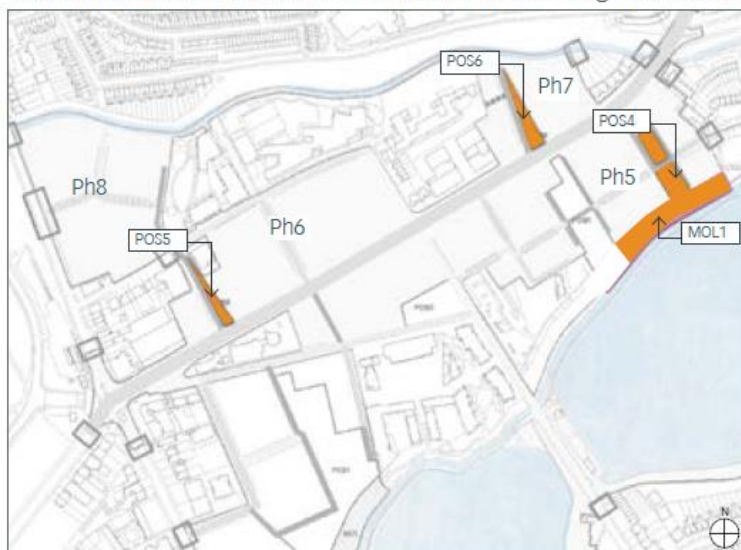
Illustrative Phase 7 - September 2024



Illustrative Phase 8 - September 2024

4b. Design Amendments

The extents of the public open spaces have been updated in response to comments to provide clarity and omit the highways from the calculations. This will be reflected within the Parameter Plans and Design Codes and now allows for a direct comparison to the 2014 Parameters.



Strategic Open Space - 2014 Parameter plan



Strategic Open Space - April 2024



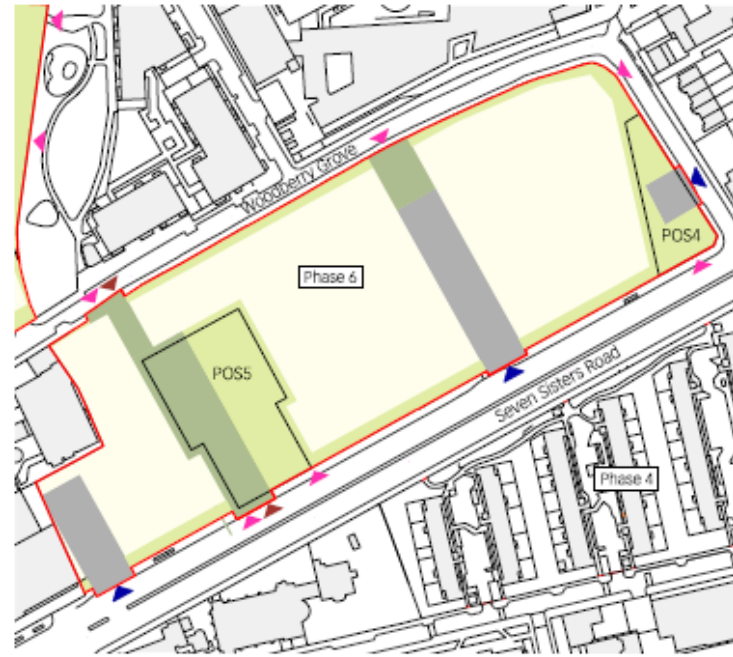
Strategic Open Space - September 2024

Phase	Principal Open Space (POS) 2014 Codes	Consented Masterplan 2014 (m ²)	Principal Open Space (POS) 2024 Codes	Previous Masterplan April 2024 (m ²)	Current Masterplan September 2024 (m ²)	Description of change
Phase 5	POS 4	1,960	POS 1 Gateway Pocket Park	790	790	No change.
	-	-	POS 2 Eastern Linear Park	2,000	1,830	Open space to exclude road, as per 2014 masterplan.
	MOLA 1	2,170	MOLA 1 New River Path	2,170	2,170	No change.
Phase 6	POS 5	510	POS 3 Civic Pocket Park	1,100	980	Open space to exclude shared surface, as per 2014 masterplan.
	-	-	POS 4 New Public Park	2,890	2,890	No change.
Phase 7	POS 6	800	POS 5 New River Corridor	1,275	1,955	Open space to exclude shared surface, as per 2014 masterplan and include the community wildlife garden.
Phase 8	-	-	POS 6 Public Park	2,570	2,570	No change.
Total		5,440		12,795	13,185	

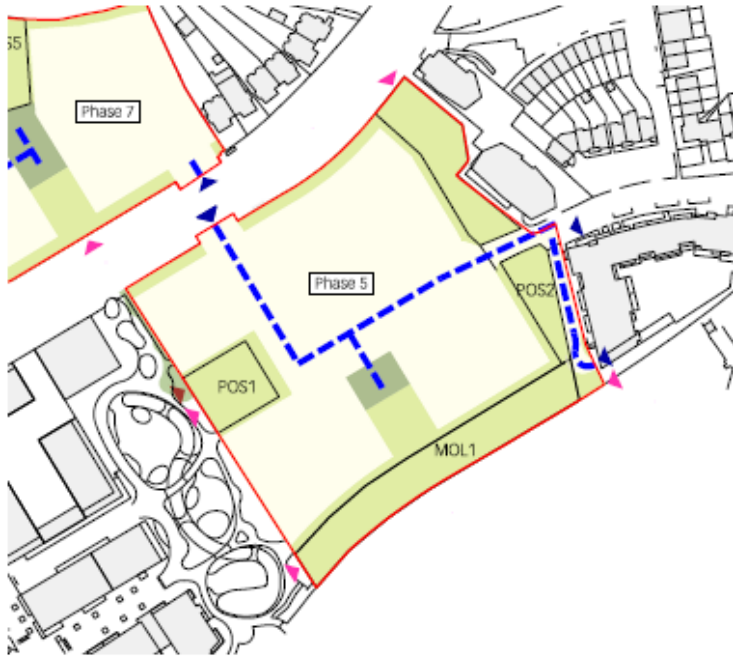
4b. Design Amendments



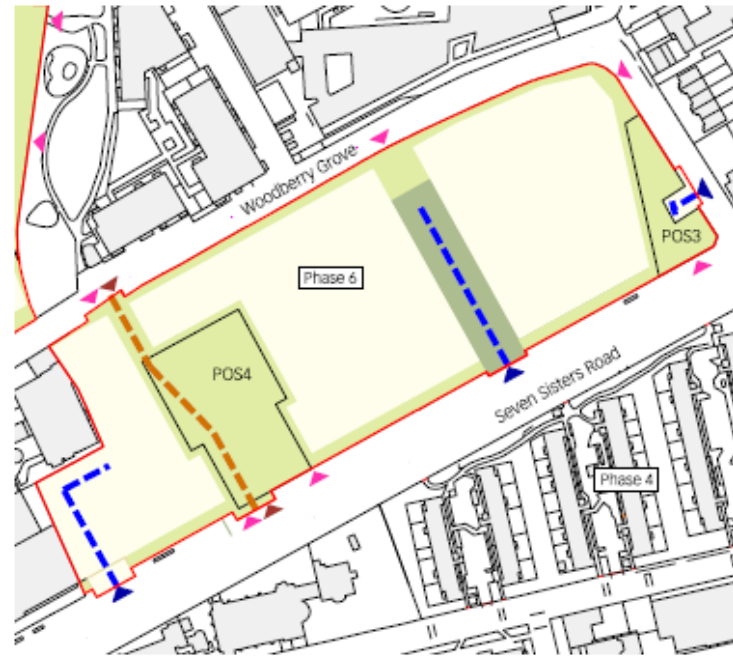
Phase 5 - April 2024 Parameter plan



Phase 6 - April 2024 Parameter plan



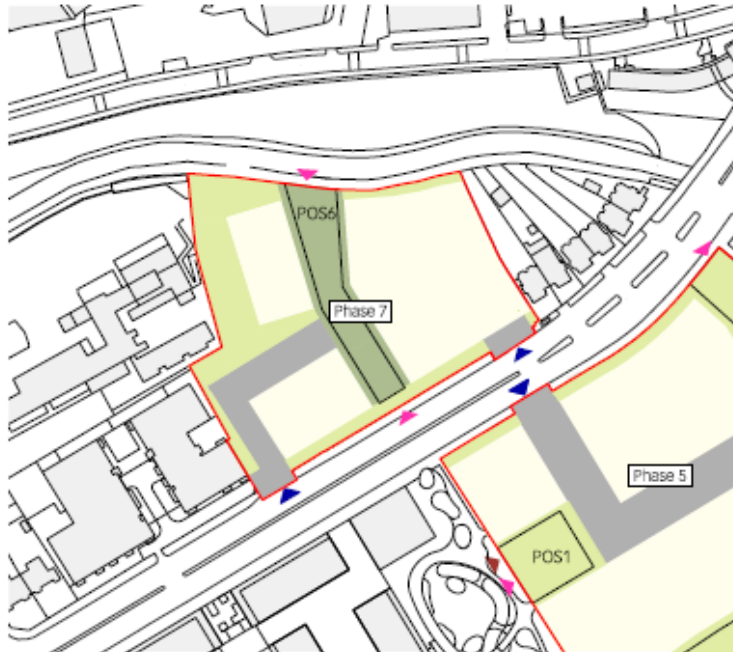
Phase 5 - September 2024 Parameter plan



Phase 6 - September 2024 Parameter plan

- ▭ Application boundary
- ▭ Public space type 1
- ▭ Public space type 2
- - - Approx location of road
- ▲ Access points (vehicular/cycle/pedestrian)
- ▲ Access points (cycle/pedestrian)
- Public Open Space
- Emergency vehicle access

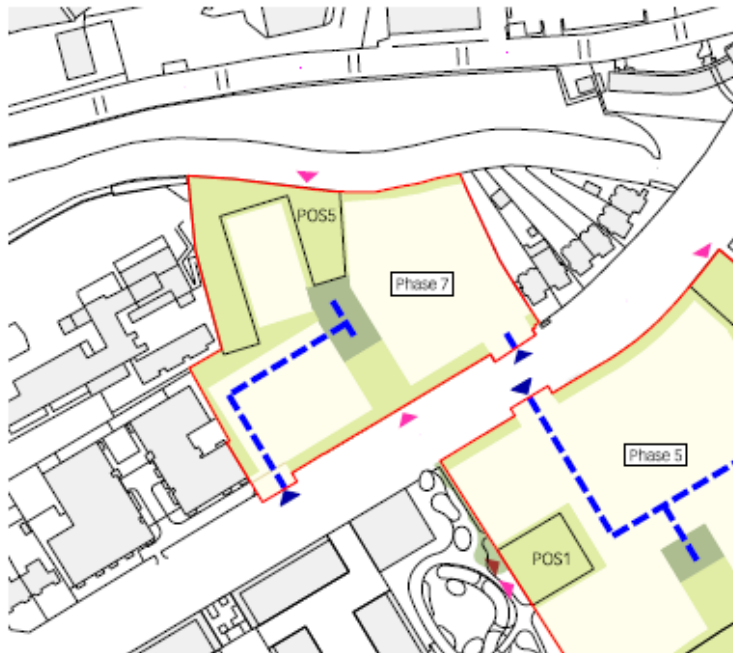
4b. Design Amendments



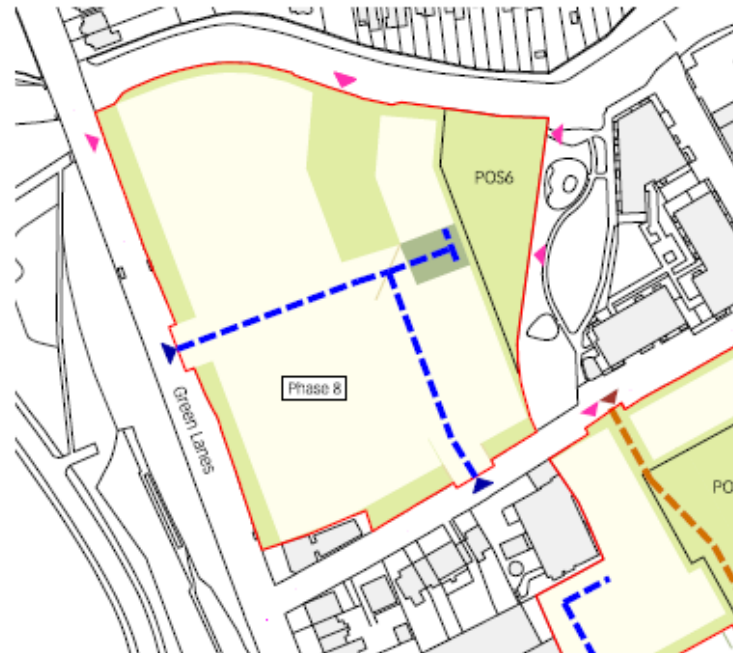
Phase 7 - April 2024 Parameter plan



Phase 8 - April 2024 Parameter plan



Phase 7 - September 2024 Parameter plan



Phase 8 - September 2024 Parameter plan

- ▭ Application boundary
- ▭ Public space type 1
- ▭ Public space type 2
- - - Approx location of road
- ▶ Access points (vehicular/cycle/pedestrian)
- ▲ Access points (cycle/pedestrian)
- Public Open Space
- - - Emergency vehicle access



4c. Proposals for Submission

Phase 5



Phase 5



Phase 6



Phase 6



Phase 7



Phase 7



Phase 8



Phase 8



4d. Masterplan Benefits

- Opening up New River North
- Approx. 23,000sqm of Public Open Space (55 Basketball Courts)
- Retention of the majority of trees – incl. all high-quality trees
- Connection into a Sitewide Energy Centre
- Commitment to achieving a 10% Biodiversity Net Gain

- Between 2,868 and 3,083 new homes, comprising;
 - Up to 1,758 Market Homes
 - Up to 583 Social Rented Homes
 - Up to 742 Shared Ownership/Shared Equity Homes
- Up to 950sqm of Community Floorspace to allow for:
 - Re-provision of The Edge
 - Re-provision of the Community Club
 - A new 50sqm Satellite Community Facility

5. Programme & Next Steps

- The 'Outline Application' sets the general principles of a proposal.
- Once this is approved, we will begin preparing a 'Reserved Matters Application' for each phase.
- All applications require the approval from Hackney Council's Planning Committee.
- Only after approval of the Reserved Matters can proposals commence.

