

Woodberry Down Masterplan (Phases 5-8)

WDCO Board (May '23 Update)

18th May 2023



Introduction

The purpose of this presentation is to provide the WDCO Board with an update on progress made with the WDCO Design Committee over March and April, following the previous updates given to the Board:

- **February** – Engagement Strategy & Ground Floor Strategy Scope
- **March** – Presentation from LDS Architects on ‘The Masterplan Process’

WHY IS IT NOT IN DETAIL?



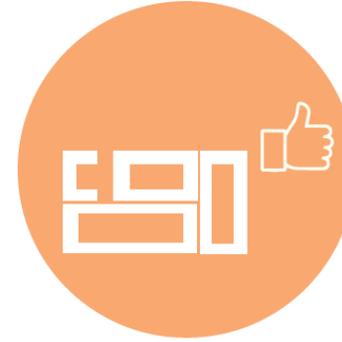
An Outline Application gives flexibility to respond to future environmental, economic and policy changes



Ensure that all future phases of the Woodberry Down masterplan align with the agreed regeneration objectives



Ensures a holistic approach is taken to placemaking, including the design of buildings, routes and spaces



Demonstrates a commitment to bringing forward the future phases

WHY DO WE NEED A NEW MASTERPLAN?



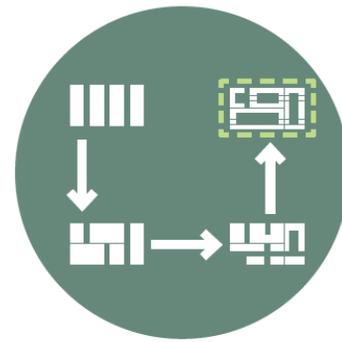
Planning and environmental regulation changes



Changing economic environment



Need to secure more homes



Account for future changes in demographics, building policy and trends

2014 PARAMETER PLANS (EXAMPLE)

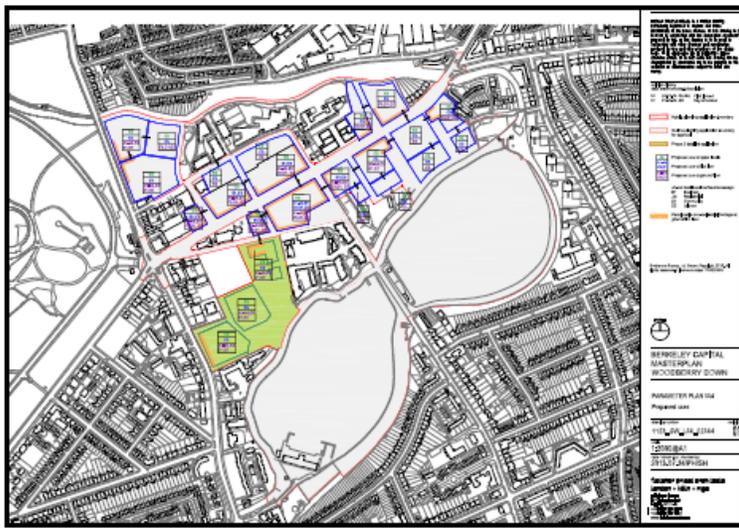
The following pages provide an illustration of how the parameter plans can be used to define the masterplan layout, using the 2014 scheme as an example.



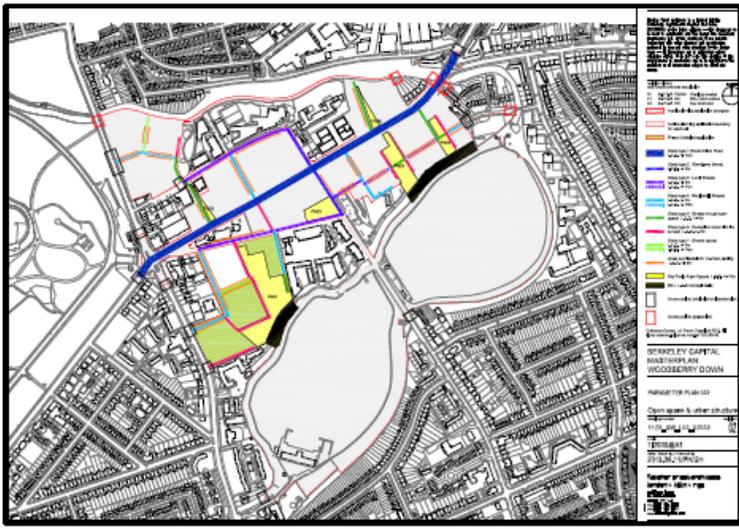
Application boundary



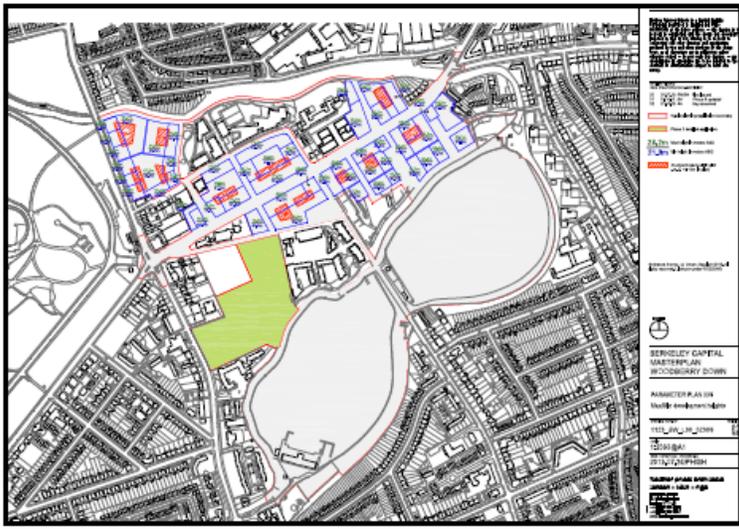
Demolition Plan



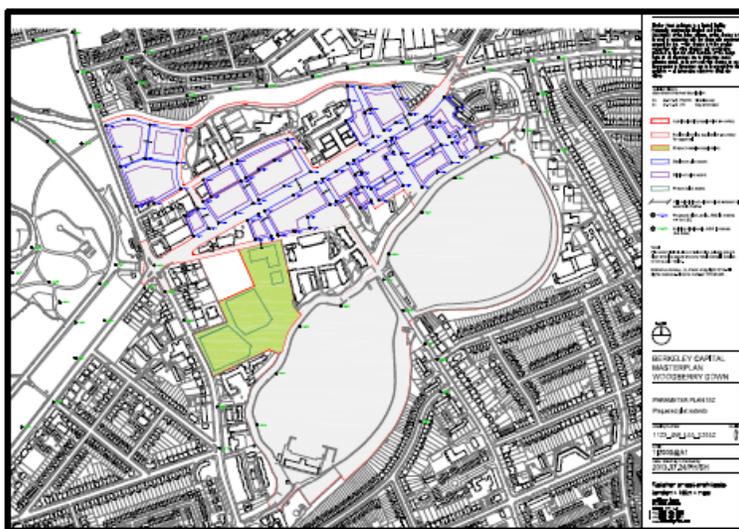
Proposed uses



Open spaces & urban structure



Max/min development heights



Proposed plot extents

Introduction

This presentation provides an update on the following:

- Engagement Update following Community Workshops
- Agreed Vision, Objectives & Principles
- Approach to Movements, Routes & Spaces

It will also set out the next steps and topics to be discussed at the WDCO Board in July

Engagement Update

- As discussed at the last WDCO Board, community workshops have been carried out with a number of groups at WD, as follows:
 - 11th April – 8-12 Year Olds (The Edge)
 - 11th April – 13-18+ Year Olds (The Edge)
 - 27th April – Young Families (Redmond Centre)
 - 27th April & 5th May – TRAs (Redmond Centre)
 - 5th May – SEN Representatives (Redmond Centre)
 - 5th May – Friday Prayers Group (Redmond Centre)
- Feedback will now be collated and presented back to the DC before being shown at the first round of formal public consultation

Engagement Update (11th April)

WOODBERRY DOWN

Youth Workshop JUNIORS (8-12y)

PARKS
ROSE GARDEN is too SMALL! NEEDS MORE ACTIVITIES
LOVE the BIG SLIDE in SPRING PARK
... I FIND IT Calming...
"I'D LIKE MORE NATURE & WATER FEATURES..."
"I LOVE the CONNECTION to WATER around our AREA..."
WOULD LIKE a SWIMMING POOL OR INFLATABLE WATER PARK
BETTER CONNECTIONS BETWEEN PARKS - eg. PARK BUS
MOST FOUND IT VERY EASY to FIND their way AROUND
MORE FOOTBALL CAGES (with the grass)
DELIVERIES ACCESS IS GOOD for BIKES & CARS, BUT BAD for TRUCKS & LORRIES

THE DIVIDE
BETWEEN ESTATES MEANS SOME YOUNG PEOPLE are MISSING OUT eg. SPRING PARK

ALLEYWAYS are AVOIDED - ESPECIALLY at NIGHT
and MANY AGREED that GREEN SPACES COULD BE BETTER LIT

I DON'T VISIT the HIGH STREET MUCH... ITS BUSY & there's not a LOT for KIDS THERE...

KIDS EVENTS & OPPORTUNITIES to MEET MORE PEOPLE...

WOODBERRY DOWN

Youth Workshop SENIORS (13-25y)

PARKS
ATHLETICS & SPORTS
THEY FOUND it EASY to FIND their way AROUND... BUT IT'S THANKS to PHONES, NOT SIGNAGE
SIGNAL is IMPORTANT...
USING the PARKS for MORE ACTIVITIES...
FOOD FESTIVALS
"the COMMUNITY at WOODBERRY DOWN is VERY Welcoming"
"NATURE in the CITY is a Wellbeing BOOST"
BETTER ADVERTISING of EVENTS eg. POSTERS etc

MORE COMMUNITY EVENTS
FESTIVALS
FILM SCREENINGS
CULTURAL CELEBRATIONS

MAINLY EVERYONE SAID that they FEEL safe in WOODBERRY DOWN...
SOME COMMENTED on:
BETTER BUS ROUTES
BUS STOPS MORE OFTEN
BETTER POLICING

MANY SAW WOODBERRY DOWN as a FOCAL CENTRAL HUB for SURROUNDING AREAS...

Engagement Update (27th April)

WOODBERRY DOWN Families Workshop

LARGELY VERY Positive

"I'VE BEEN SO IMPRESSED WITH the UPDATES... THE LAYOUT THE PLANTS... IT'S SURPRISINGLY OPEN DESPITE BEING PRIVATE..."

"I'VE BEEN HERE for 21 YEARS & HAVE SEEN the WHOLE AREA CHANGE for the BETTER"

CHILDREN LOVE Spring Park... IT WOULD BE GREAT to SEE MORE...

PEOPLE LOVE the PODIUM GARDENS... "THEY FEEL SAFE, SECURE & CALMING..."

OUTDOOR GYMS

BABY ACTIVITY SPACES

GROWING SPACES

MORE CULTURE & HERITAGE EVENTS... TALKS, CLASSES, LECTURES + EVENTS to ENCOURAGE MORE Integration

WE'D LIKE TO SEE... EVEN MORE ACTIVITIES

MANY PEOPLE TAKE A DAILY 'WELLNESS WALK' ALONGSIDE the RESEVOIR

ALTHOUGH PEOPLE LIKE seeing the PUBLIC MAPS

MOSTLY, PEOPLE USE GOOGLE MAPS... to NAVIGATE...

AND the GYM, CHURCH SPIRE + RESEVOIR were NOTABLE DIRECTION MARKERS

SOME NOTED THEY DON'T ALWAYS GET GOOD SIGNAL in the AREA...

PEOPLE CHOOSE to WALK ROUTES through GREEN SPACES (EVEN IF IT'S LONGER)

"I JUST LOVE the CALMING & PICTURESQUE VIEW & WALK along the RESEVOIR..."

ACCESS to HUB eg. PRIVATE HIRE...

WOODBERRY DOWN TRA Workshop

Community LED EVENTS

SENSE of FEELING Involved in the Community & SPACE...

ALTHOUGH, for PEOPLE that HAVE LIVED HERE for LONGER there MAY BE a SENSE of WANTING MORE COMMUNITY INVOLVEMENT...

e.g. COMMUNITY 'SWAP & SHOP' LOCAL INITIATIVE to SHARE, RECYCLE & REUSE BELONGINGS...

LOVE WALKING ALONG the RESEVOIR

EVERYONE is FRIENDLY & WELCOMING

DON'T GENERALLY CROSS SISTERS RD

I JUST DON'T HAVE a NEED to VISIT that SIDE...

A DEDICATED SPACE... to CELEBRATE & SHOWCASE our HERITAGE & Culture

MORE GROWING SPACES

MORE LIGHTING (SECURITY)

SPACES for OLDER TEENS (18-25)

eg. HUB for MUSIC, CREATIVE, GARDENING, WATCHING SPORT

eg. LEISURE AREAS SWIMMING POOLS/LIDO, MORE SPORTING OUTDOOR SITES

eg. OUTDOOR AREAS WHERE THEY WON'T GET TOLD to 'MOVE ALONG'

eg. LIBRARY WITH MORE TECH/PODCAST STUDIO, etc

ADULTS NOTED ONLY USING PRIVATE GARDENS DURING LOCKDOWN... LACK OF SUN AFTER MIDDAY 'NOT INSPIRING SPACES' WAS BECAUSE OF RESTRICTIONS

MEET PEOPLE THROUGH JOGGING

ALWAYS CHOOSE ROUTES with the GREEN SPACES

SMALLER GREEN SPACES are GREAT for YOUNG PEOPLE that LIVE in the BLOCKS...

Engagement Update (5th May)

WOODBERRY DOWN

SEN Workshop

WOODBERRY DOWN

Friday Prayers

QUIET/SENSORY PODS INTEGRATED ACROSS THE SITE

ACCESSIBLE BENCHES
PEOPLE are all SHAPES + SIZES, BENCHES SHOULD BE TOO!

SENSORY BOARDS that EDUCATE & CELEBRATE HERITAGE
eg. SOUNDS of LOCAL BIRDS, SCENT of LOCAL FLOWERS

MORE WALKTHROUGHS IN-BETWEEN BUILDINGS

MORE MUSICAL OPPORTUNITIES...

SCREENINGS at END of SUMMER rather than the START...

PERMANENT CHRISTMAS TREE...

MORE COLOUR WILD FLOWERS ACROSS SITE

COLOURFUL POSTS etc 'BECAUSE WHY NOT?'

Make it FUN

SOME PARTS of WETLANDS PATH are INACCESSIBLE

MORE DROPPED CURBS are NEEDED

ACTIVITIES for WHEELCHAIR USERS eg. RAISED GARDENING

THE RESEVOIR is a LIFE SAVER... BIG OPEN SPACE with NO CARS or NOISE...

SOME SHOPS & BUILDINGS are INACCESSIBLE e.g. LIPS on SHOP FLOORS, HEAVY DOORS in BUILDINGS

BRIDGE to WETLANDS is INACCESSIBLE...

SPRING PARK is LOVELY BUT OVERWHELMING for THOSE WITH SENSORY SENSITIVITIES

COULD WE HAVE SMALLER, QUIETER SPACES that are FULLY ACCESSIBLE

WE NEED a MOSQUE...

OR AT LEAST a DEDICATED MULTI-FAITH HUB...

WE NEED SPACES to PRACTICE our RELIGION, EDUCATE our CHILDREN & SUPPORT our ELDERLY

SOMETHING to BRIDGE the GAP BETWEEN OLD + NEW RESIDENTS...

PEOPLE TEND to AVOID SPRING PARK + MANOR HOUSE TUBE at NIGHT...

COMMUNITY & CULTURAL EVENTS

COULD a SPACE BE INCORPORATED into the NEW BUILDINGS?

PRAYER ROOM

ACTIVITIES for CHILDREN in the SUMMER HOLIDAYS

CRAFTING

POTTERY

MORE LIGHTING WOULD HELP to FEEL SAFER...

A GOOD way to meet PEOPLE, LEARN SKILLS & ENRICH CHILDREN

SOMETIMES AMOUNT of DOGS CAN BE INTIMIDATING... COULD there be a DESIGNATED DOG PARK?

eg. CULTURAL FOOD/ART FASHION FESTIVALS...

Vision, Objectives & Principles

- The Vision, Objectives & Principles for the 2023 Masterplan were discussed across two Design Committees on 29th March and 13th April
- The Vision and Objectives agreed at the Mayor's Round Table in November 2019 and the Principles agreed in the 2014 Masterplan were the starting point for discussions
- The agreed changes have been set out in the following slides

VISION

*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 ~~community facilities~~ **facilities for the community** and have a strong sense of pride.*

OBJECTIVES

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~~ **Design** 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

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

2014 PRINCIPLES

1. *Provide a Robust Urban Framework*
2. *Transform Community Facilities*
3. *Efficient Public Transport*
4. *Streets That Put People First*
5. *Homes for Diverse and Balanced Population*
6. *A Low Carbon Community*
7. *Making the Most of Water*
8. *A Range of Open Space and Play Facilities*
9. *An Ecological Network*
10. *A Framework for Inspirational Design*
11. *Securing Delivery*



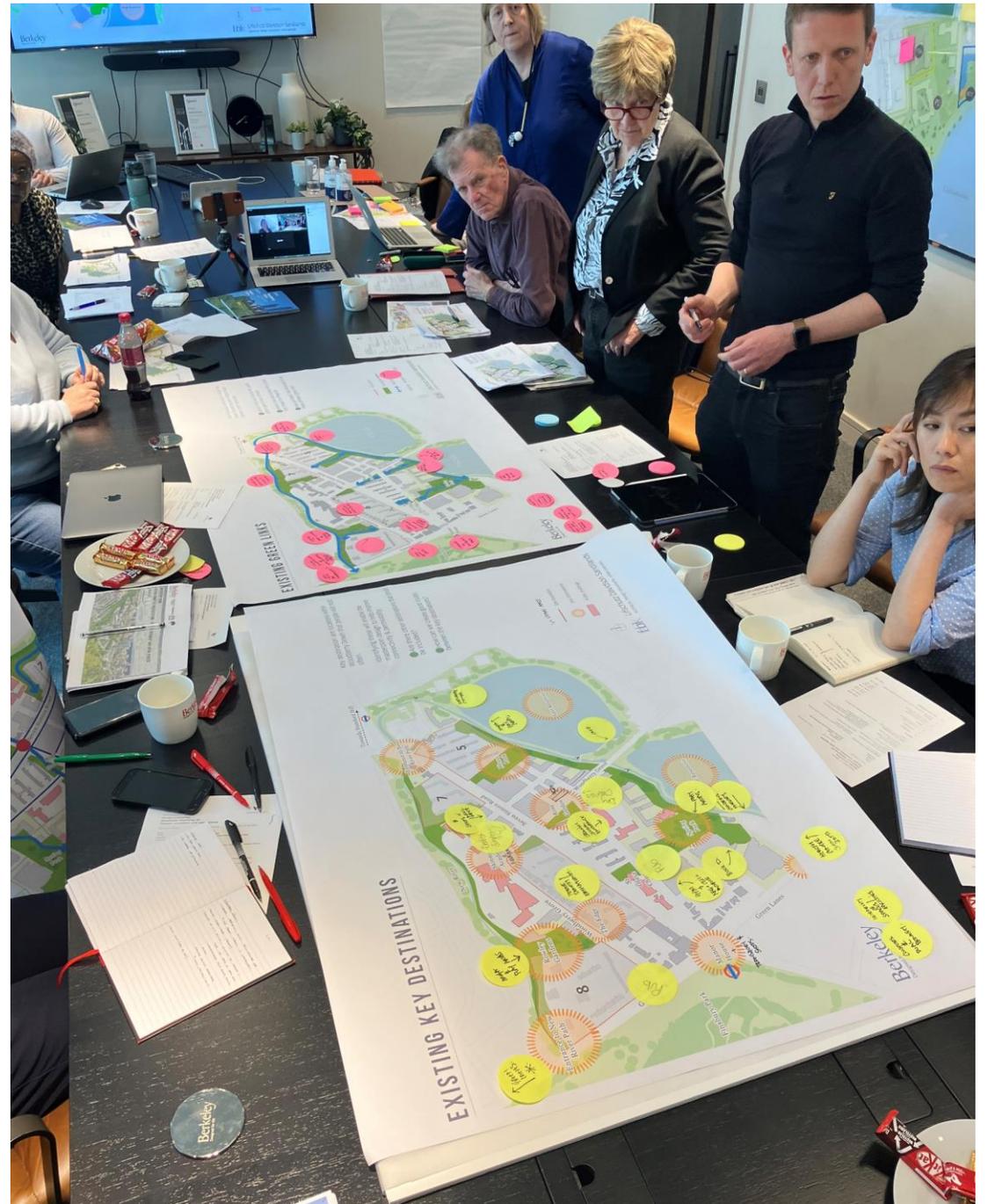
2023 PRINCIPLES

1. *Provide a Robust Urban Framework*
2. *Facilities for the Community*
3. *Accessible and Inclusive Environment*
4. *Streets That Put People First*
5. *Homes for Diverse and Balanced Population*
6. *A Low Carbon Community*
7. *Making the Most of Water*
8. *A Range of Open Space and Play Facilities*
9. *An Ecological Network*
10. *A Framework for Inspirational Design*
11. *Securing Delivery*

- The text which supports the 2023 Principles is being considered and worked up by the Design Team
- This will be presented back to the Design Committee shortly, before being included as part of the Consultation Material.

Movement, Routes & Spaces

- Movements, Routes and Spaces have been discussed across three design committees on 19th April, 3rd May and 17th May.
- The sessions have looked at the following:
 - Existing Green Links/Routes, Key Destinations and Pedestrian, Cycle & Vehicular Routes – Discussing how these could be linked up/improved as part of a future Masterplan
 - Constraints & Opportunities for each Phase
 - How the above starts to inform Masterplan principles and phase layouts
 - Emerging illustrative layouts and open space opportunities for each phase (incl. tree retention)



Movement, Routes & Spaces (Existing Position)



The image below was drawn during the previous WDCO Design Committee meeting on the 13.04.23 and are implemented in the following layout to the left.

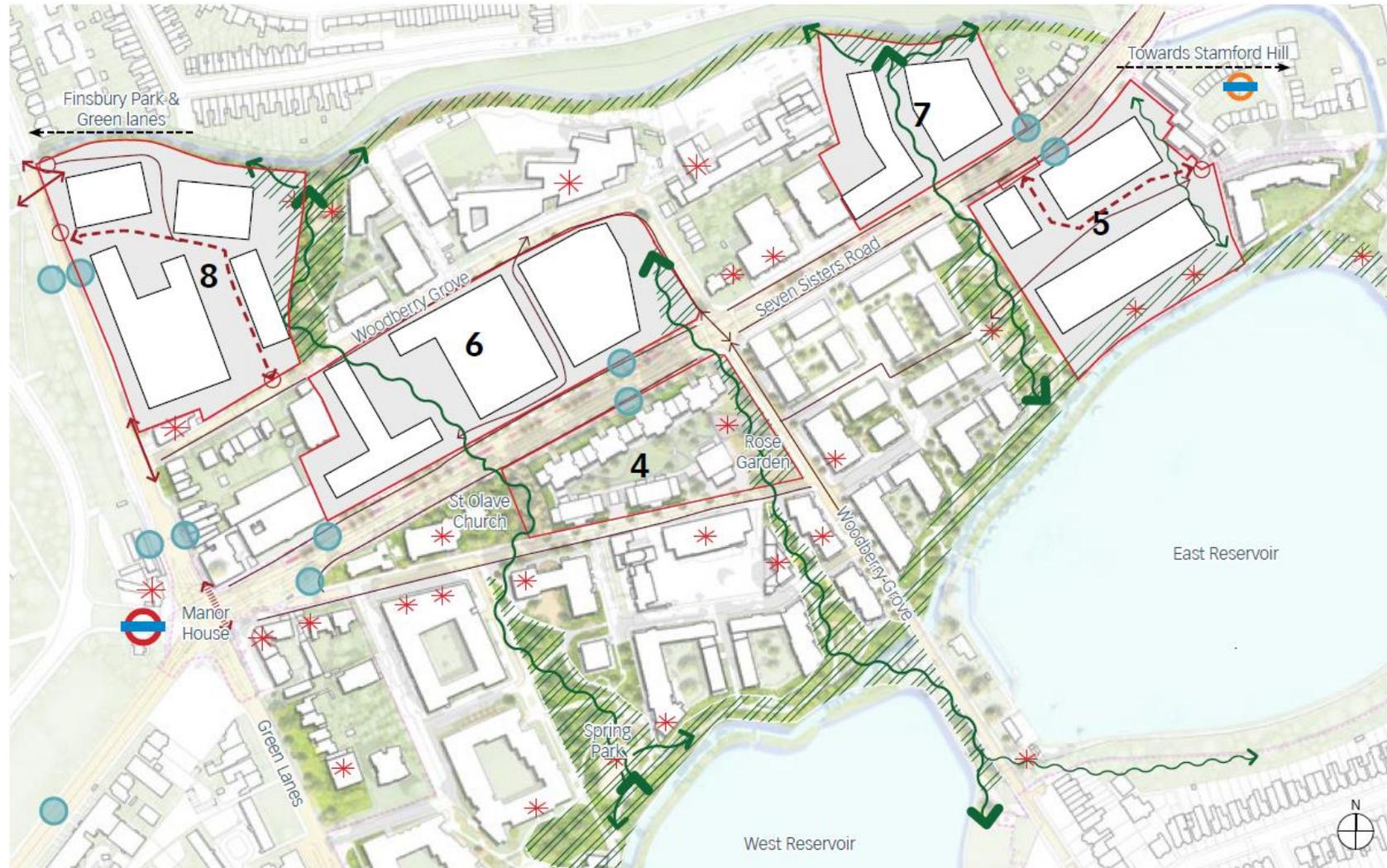
This information will be used to help inform our design decisions for the 2023 illustrative masterplan.



Drawing from previous Design Committee presentation held on the 19.04.23

-  Key facilities
-  Bus stop location
-  Existing pedestrian connections
-  Existing ecological green link
-  Proposed vehicular route
-  Site boundary
-  Preferred green link

Movement, Routes & Spaces (Future Opportunities for Linkages)



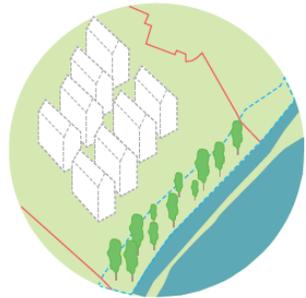
This diagram provides an example layout for each phase, incorporating the comments raised at the last Design Committee meeting that have helped to inform the emerging masterplan principles and building plot layouts.

This information is purely illustrative and is subject to change with input from Local Planning Authority, Design Committee, other stakeholders and members of the local community.

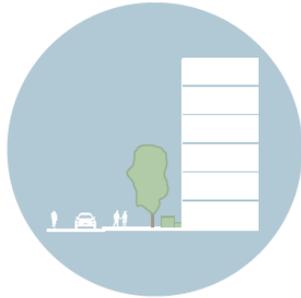
-  Key facilities
-  Bus stop location
-  Main pedestrian connections
-  Existing ecological green link
-  Proposed vehicular route
-  Building plot
-  Site boundary
-  Suggested green link

Movement, Routes & Spaces (Phase Opportunities & Constraints)

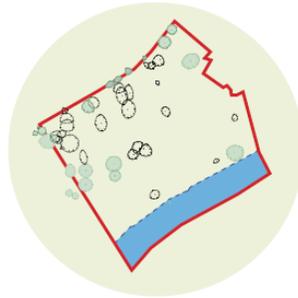
PHASE 5 - CONSTRAINTS AND OPPORTUNITIES



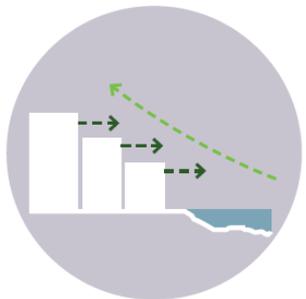
Constraint:
Protect MOL land



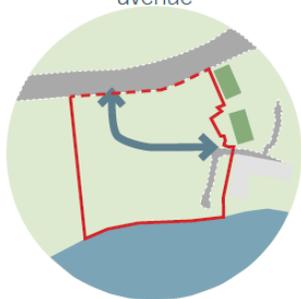
Opportunity: Building setback from SSR to create a tree lined avenue



Constraint: Tree retention
Note* Trees within MOL boundary have not been surveyed



Opportunity: Step up from the reservoir allowing for equality of views

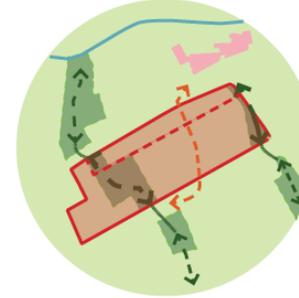


Constraint: Access for SSR to Newton Close whilst minimising junctions onto SSR

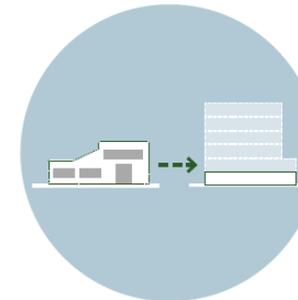


Opportunity: Ecological connections and play along New R

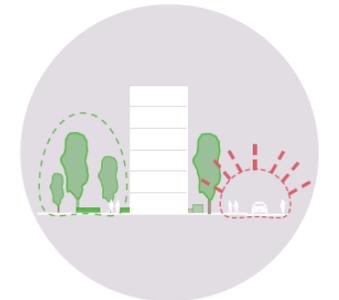
PHASE 6 - CONSTRAINTS AND OPPORTUNITIES



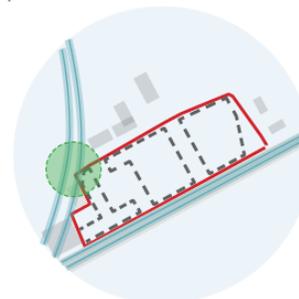
Opportunity: Develop whole of Phase 6 to deliver more homes and more public open space with a new route to school



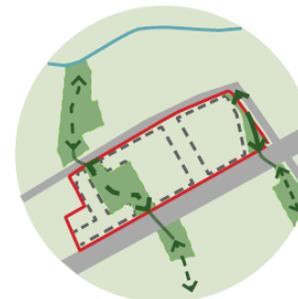
Opportunity: Relocation and improvement of community facilities



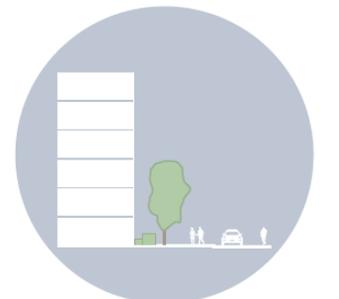
Opportunity: Screen noise in proposed open spaces from SSR



Constraint: Avoid locating buildings above TFL underground tunnel



Opportunity: Improve north and south permeability through ecological corridor



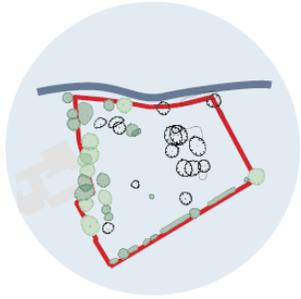
Opportunity: Building setback from SSR to create a tree lined avenue

Movement, Routes & Spaces (Phase Opportunities & Constraints)

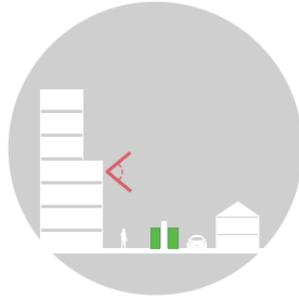
PHASE 7 - CONSTRAINTS AND OPPORTUNITIES



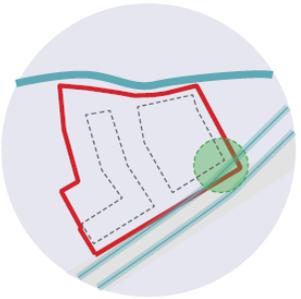
Opportunity: Improve environment and access to the river



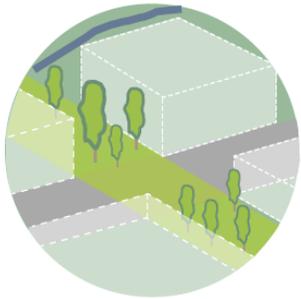
Opportunity: Tree retention on including trees that screen the school



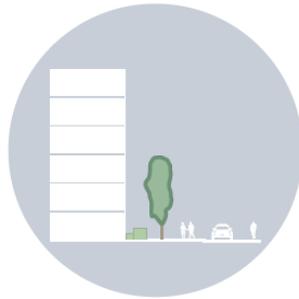
Opportunity: Mitigate overlooking to neighbouring properties by stepping back buildings



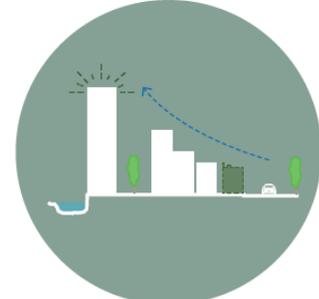
Constraint: Avoid locating buildings above TFL underground tunnel



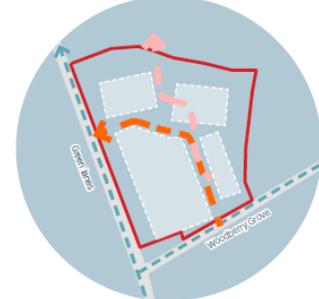
Opportunity: Create a north-south ecological connection



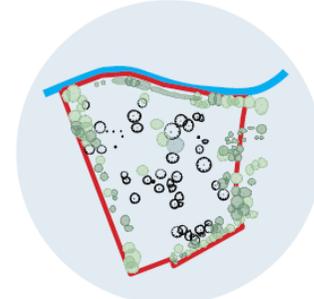
Opportunity: Building setback from SSR to create a tree lined avenue



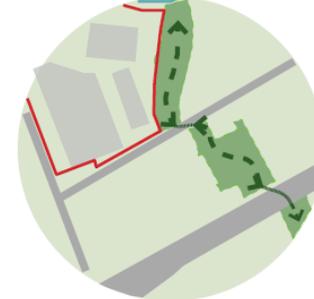
Opportunity: Key building marking the arrival into LB Hackney from LB Harringay



Opportunity: Simple central servicing route and reduce quantity of road with pedestrian connection towards Harringay Green lanes



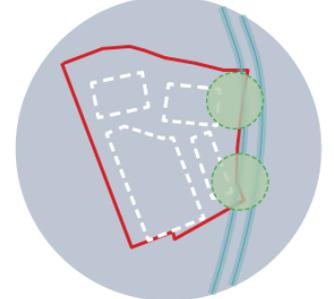
Constraint: Tree retention



Opportunity: Connect ecological corridor from south reservoir to New River



Opportunity: Improve environment and access to the river



Constraint: Avoid locating buildings above TFL underground tunnel

Movement, Routes & Spaces (Emerging Phase Layouts)

PHASE 5 - ILLUSTRATIVE LAYOUT



PHASE 6 - ILLUSTRATIVE LAYOUT



Movement, Routes & Spaces (Emerging Phase Layouts)

PHASE 7 - ILLUSTRATIVE LAYOUT



PHASE 8 - ILLUSTRATIVE LAYOUT



Movement, Routes & Spaces (Sitewide Tree Retention)



This diagram shows the trees that would be retained and replaced with the illustrative layout.

This current illustrative plan retains c.63% of the category A-C trees

Note the trees within the MOL boundary on Phase 5 have yet to be surveyed.

Key
● Tree to be replaced
● Tree to be retained

Next Steps & Topics for Discussion

- We are meeting the Design Committee fortnightly, have introduced height principles and are starting to discuss locations for height
- Over the next couple of months we will:
 - Begin to test the emerging proposals with technical studies (wind, daylight/sunlight and noise)
 - Discuss housing numbers and look at public realm and open space in more detail
- Public Consultation 1 is planned for early July where the wider community will have their opportunity to also provide comments on the emerging proposals