

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?



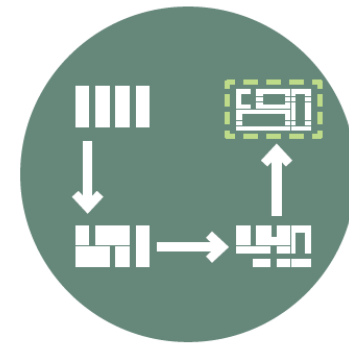
Planning and environmental regulation changes



Changing economic environment



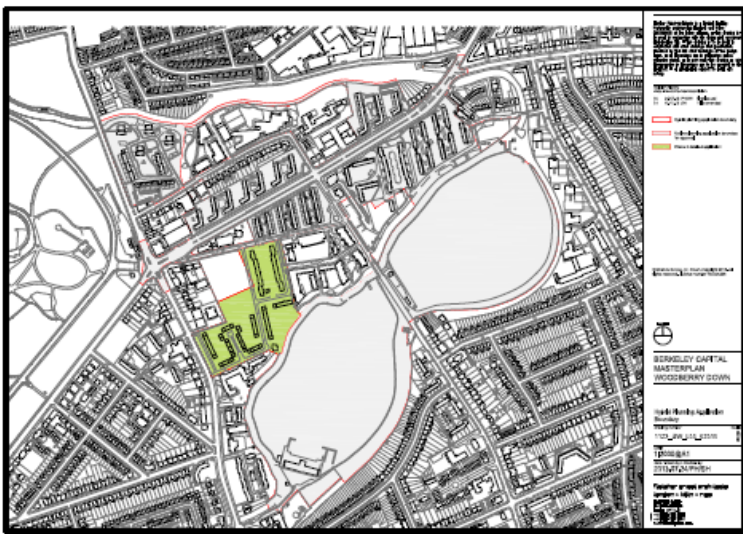
Need to secure more homes



Account for future changes in demographics, building policy and trends

2014 PARAMETER PLANS (EXAMPLE)

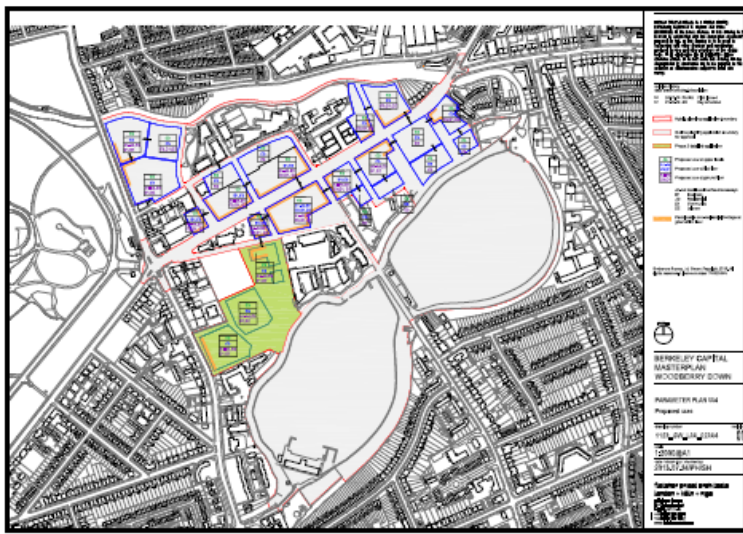
The following pages provide an illustration of how the parameter plans can be used to define the masterplan layout, using the 2014 scheme as an example.



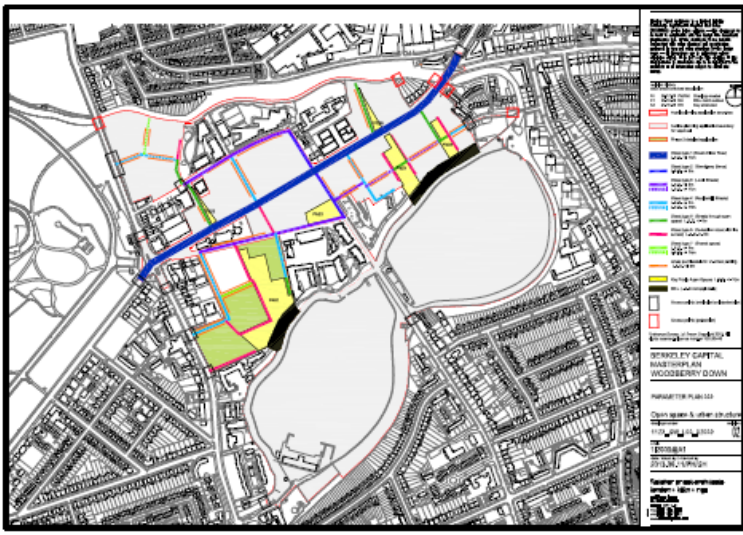
Application boundary



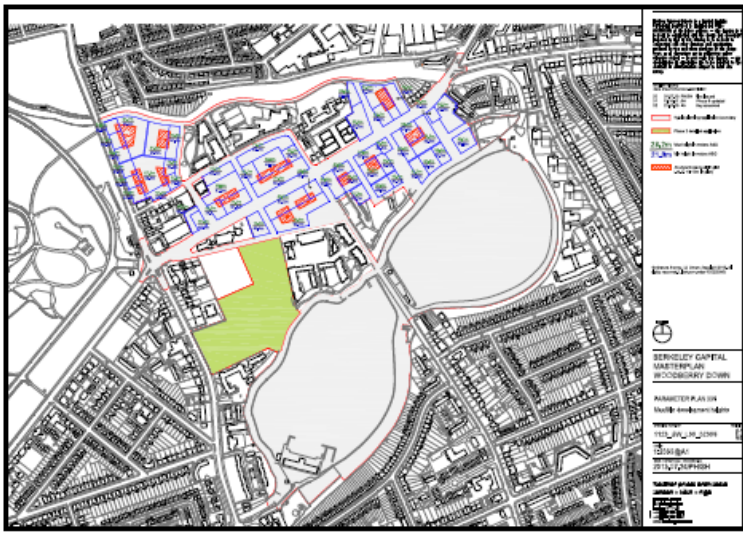
Demolition Plan



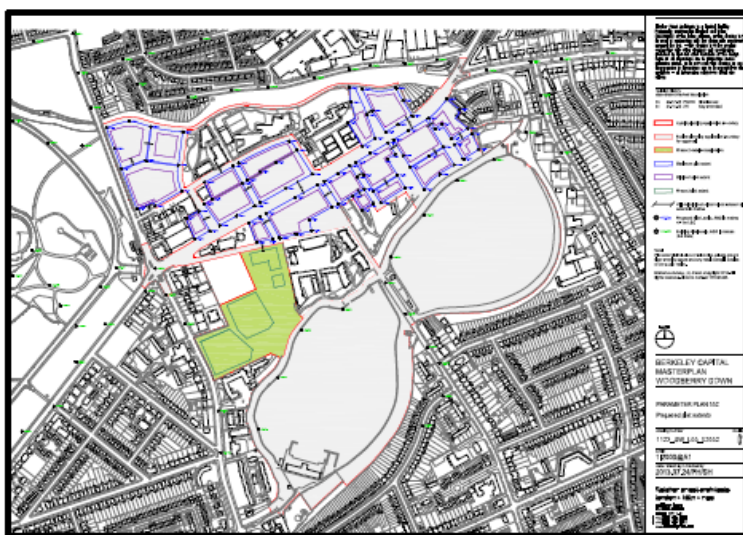
Proposed uses



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

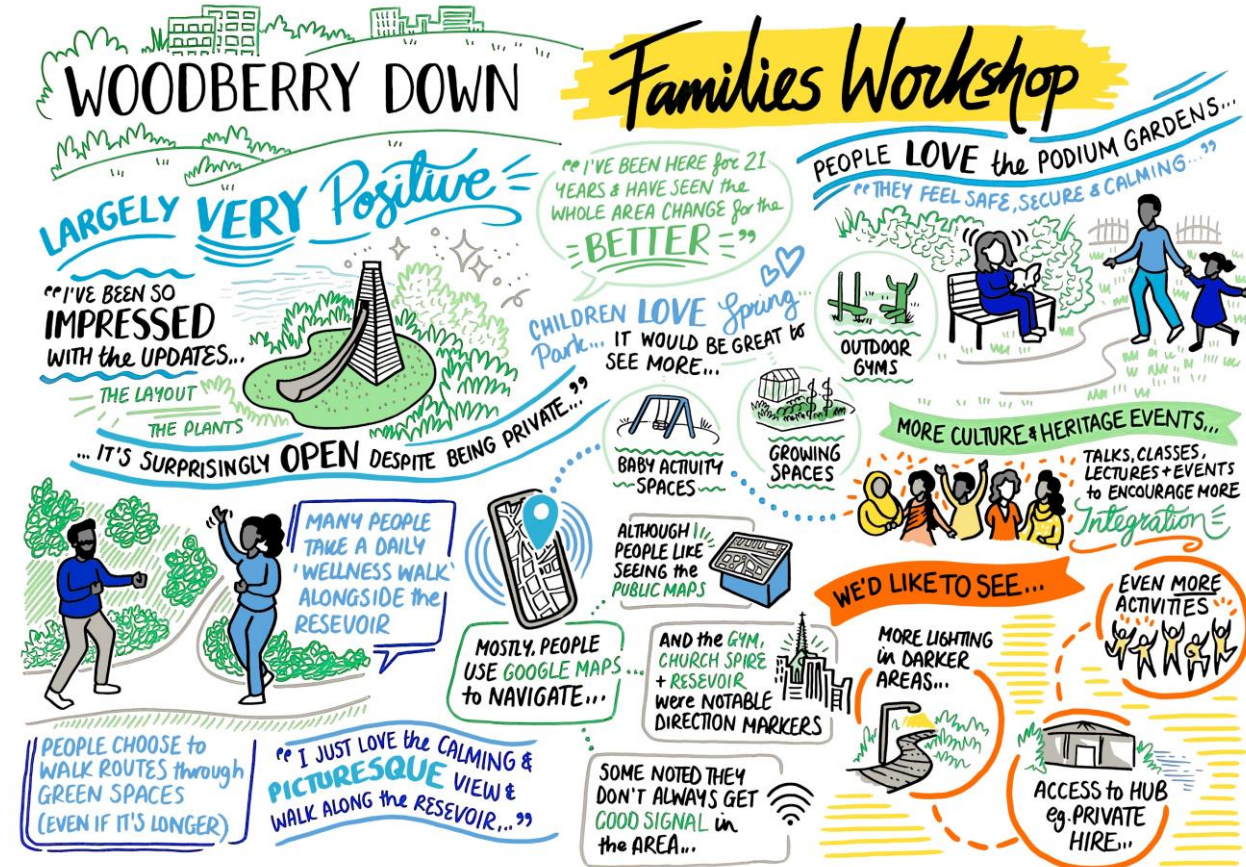
Engagement Update

- 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

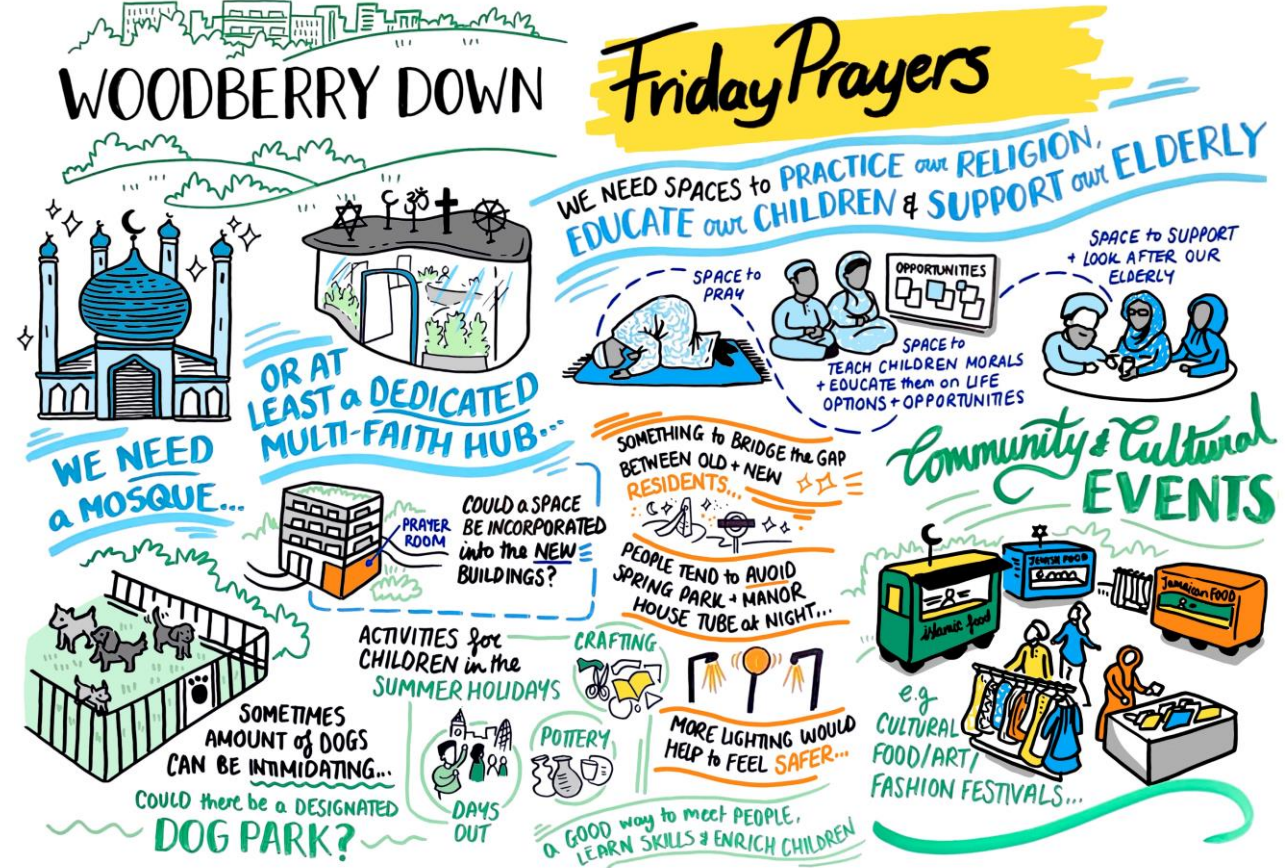
Engagement Update (11th April)



Engagement Update (27th April)



Engagement Update (5th May)



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 guidance⁸.

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*



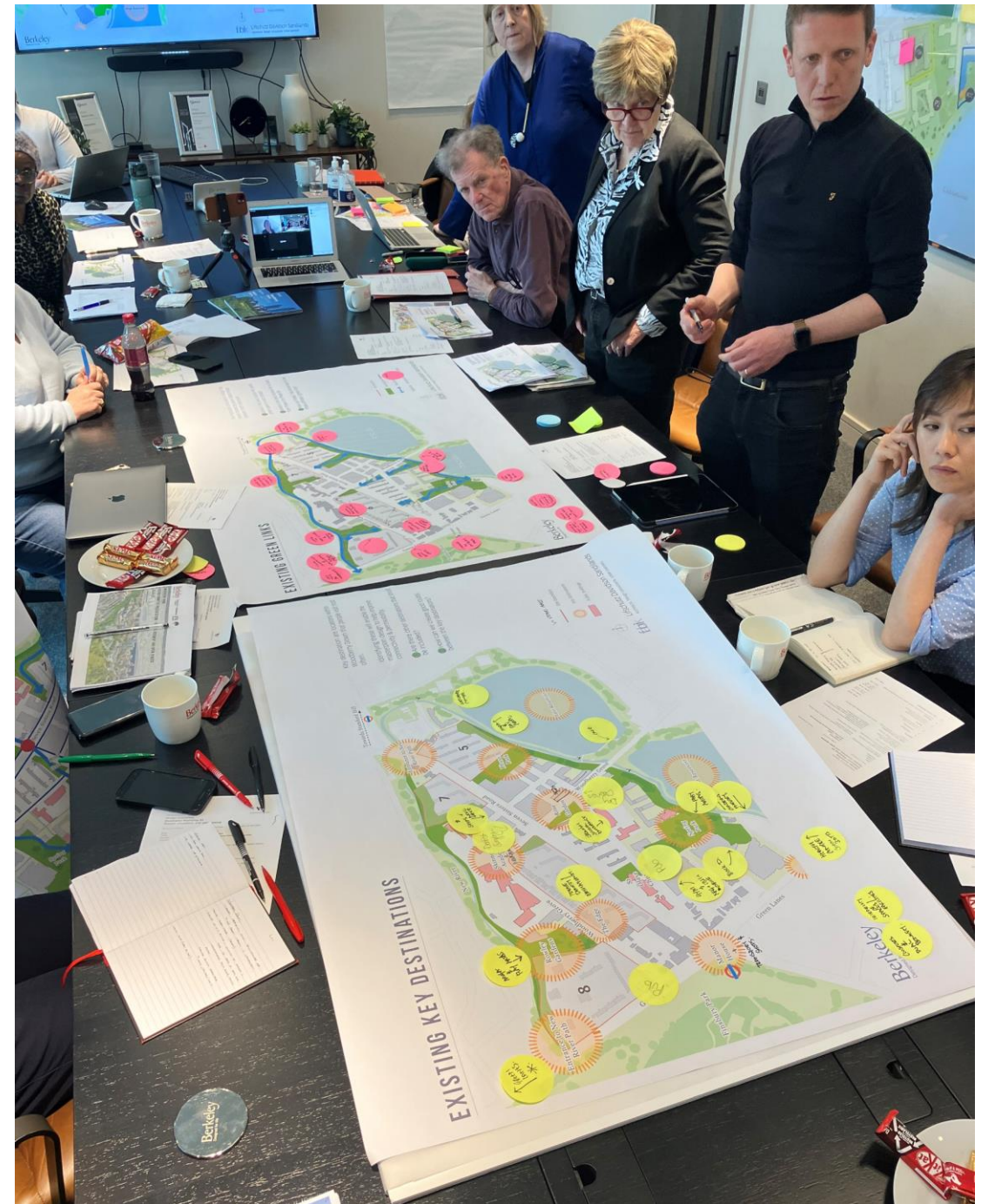
2023 PRINCIPLES

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.

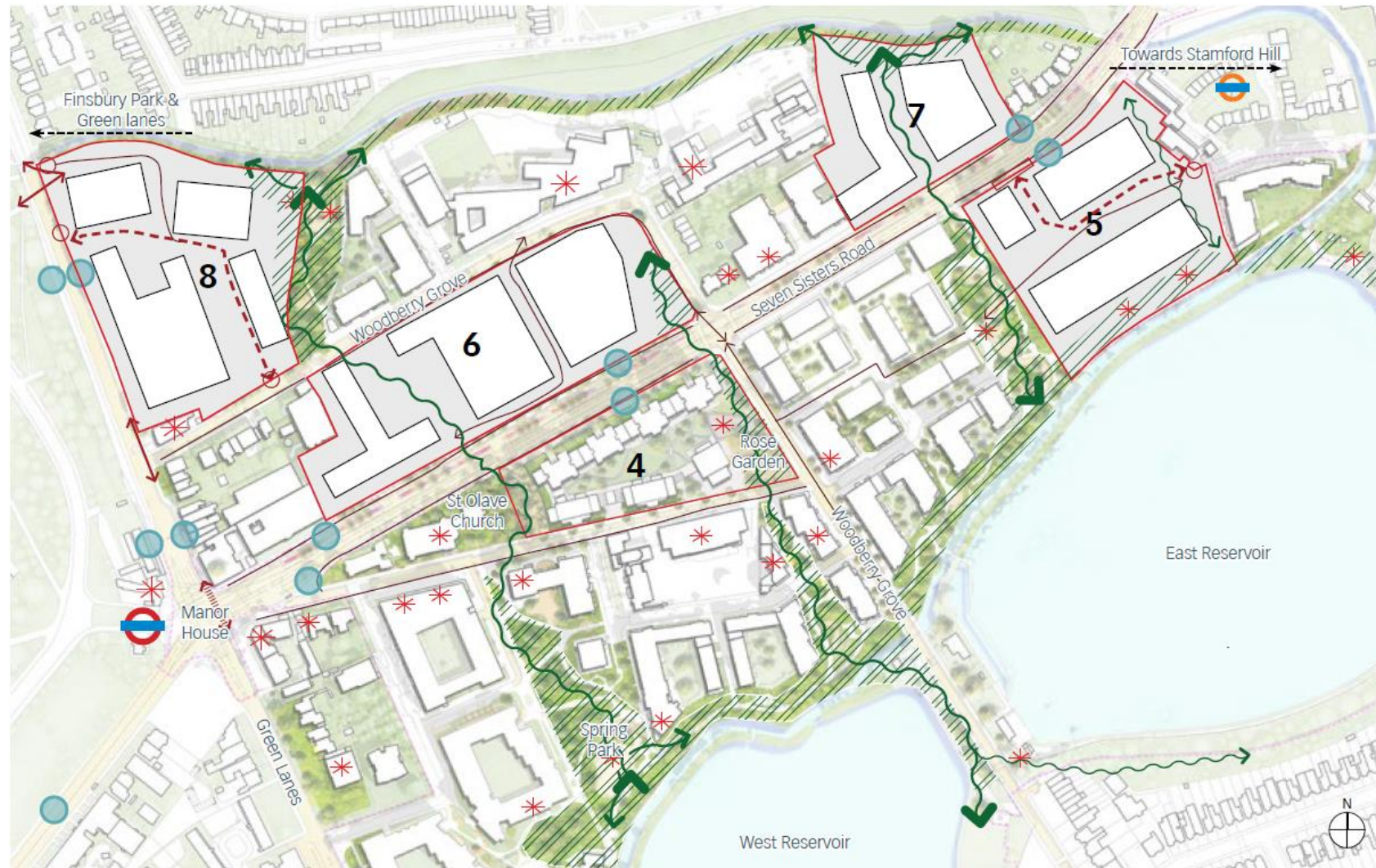
This information will be used to help inform our design decisions for the 2023 illustrative masterplan.



Drawing from previous Design Committee presentation held on the 19.04.23






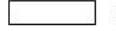


-  Key facilities
-  Bus stop location
-  Existing pedestrian connections
-  Existing ecological green link
-  Proposed vehicular route
-  Site boundary
-  Preferred green link

Movement, Routes & Spaces (Future Opportunities for Linkages)



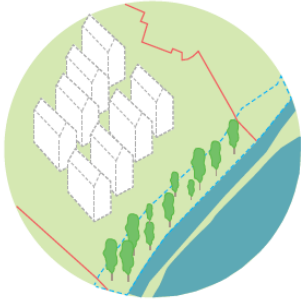
This diagram provides an example layout for each phase, incorporating the comments raised at the last Design Committee meeting that have helped to inform the emerging masterplan principles and building plot layouts.

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)

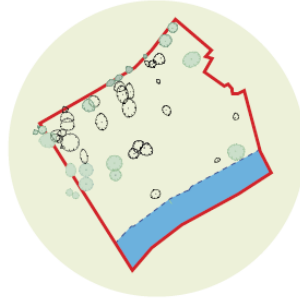
PHASE 5 - CONSTRAINTS AND OPPORTUNITIES



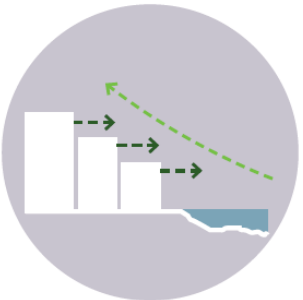
Constraint:
Protect MOL land



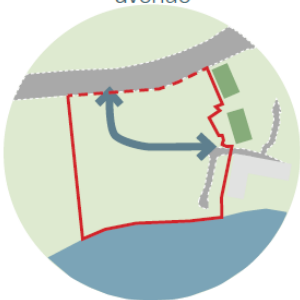
Opportunity: Building setback from SSR to create a tree lined avenue



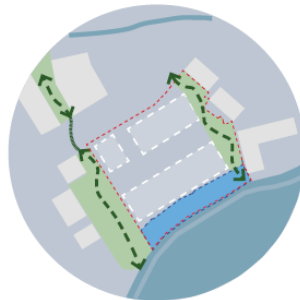
Constraint: Tree retention
Note* Trees within MOL boundary have not been surveyed



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

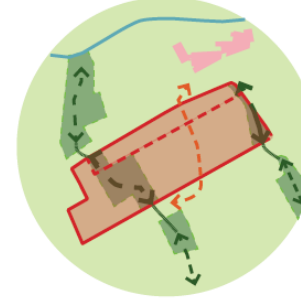


Constraint: Access for SSR to Newton Close whilst minimising junctions onto SSR

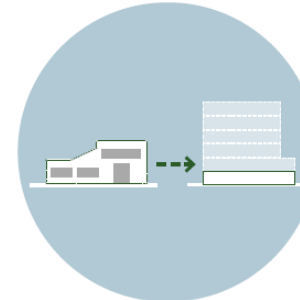


Opportunity: Ecological connections and play along New R

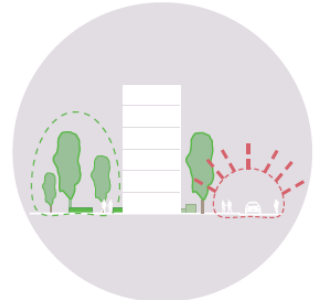
PHASE 6 - CONSTRAINTS AND OPPORTUNITIES



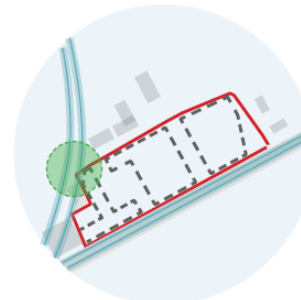
Opportunity: Develop whole of Phase 6 to deliver more homes and more public open space with a new route to school



Opportunity: Relocation and improvement of community facilities



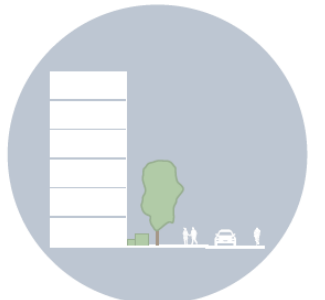
Opportunity: Screen noise in proposed open spaces from SSR



Constraint: Avoid locating buildings above TFL underground tunnel



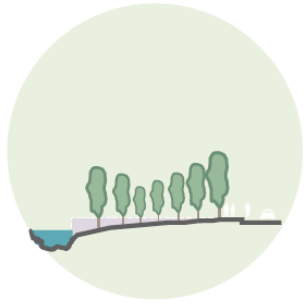
Opportunity: Improve north and south permeability through ecological corridor



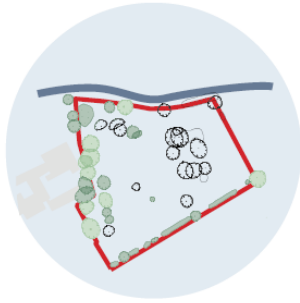
Opportunity: Building setback from SSR to create a tree lined avenue

Movement, Routes & Spaces (Phase Opportunities & Constraints)

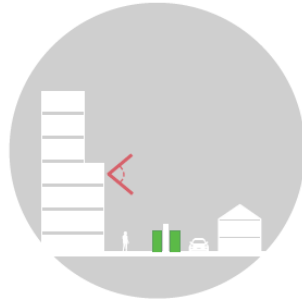
PHASE 7 - CONSTRAINTS AND OPPORTUNITIES



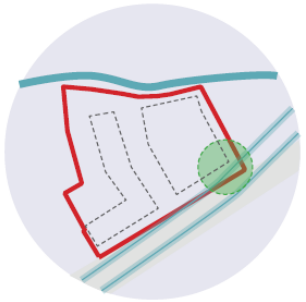
Opportunity: Improve environment and access to the river



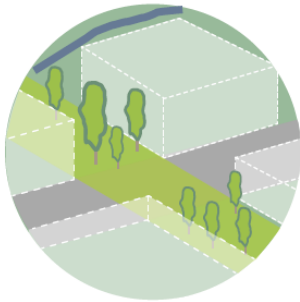
Opportunity: Tree retention on including trees that screen the school



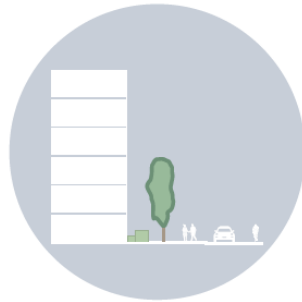
Opportunity: Mitigate overlooking to neighbouring properties by stepping back buildings



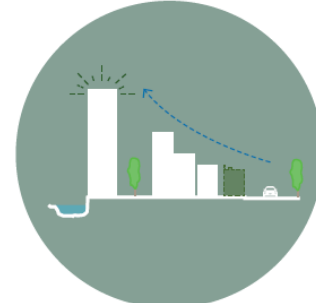
Constraint: Avoid locating buildings above TFL underground tunnel



Opportunity: Create a north-south ecological connection



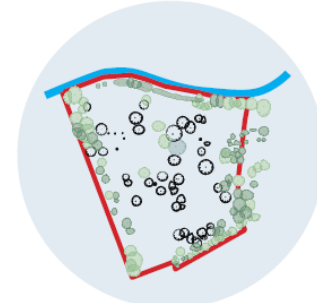
Opportunity: Building setback from SSR to create a tree lined avenue



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



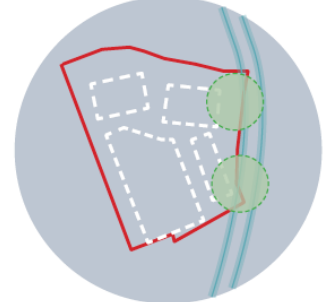
Constraint: Tree retention



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)

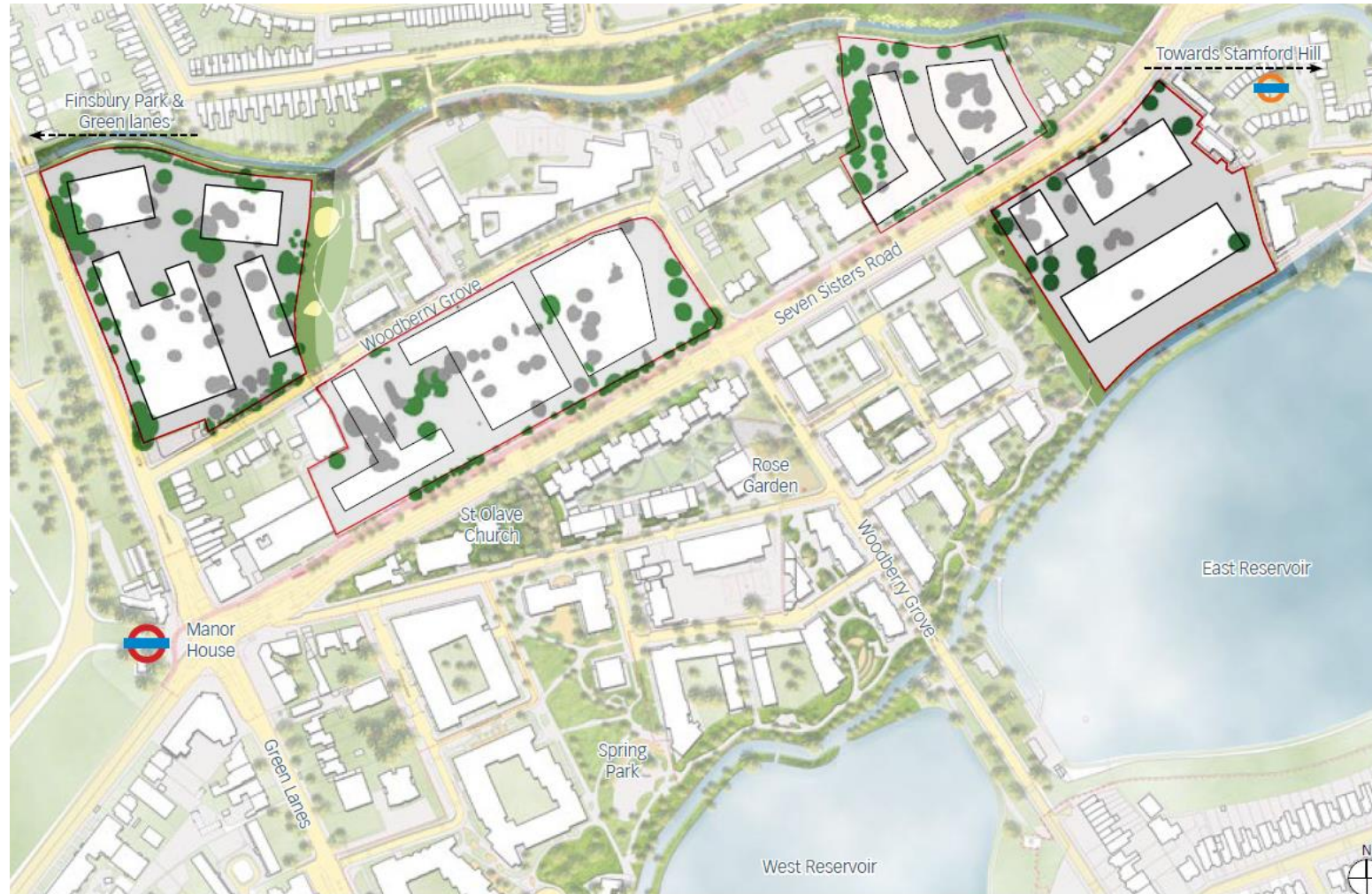
PHASE 7 - ILLUSTRATIVE LAYOUT



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