

# Woodberry Down

Phase 5 Update



# Previous Updates

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## **November 2025 WDCO Board**

Consultation Approach, Mplan Overview & Initial  
Landscaping Proposals



## **February 2026 WDCO Board**

Consultation Feedback & Landscaping Update

# Presentation Agenda

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Location

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Primary Control Documents

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Height & Massing

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Housing Matters

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Service Charge Reduction Measures

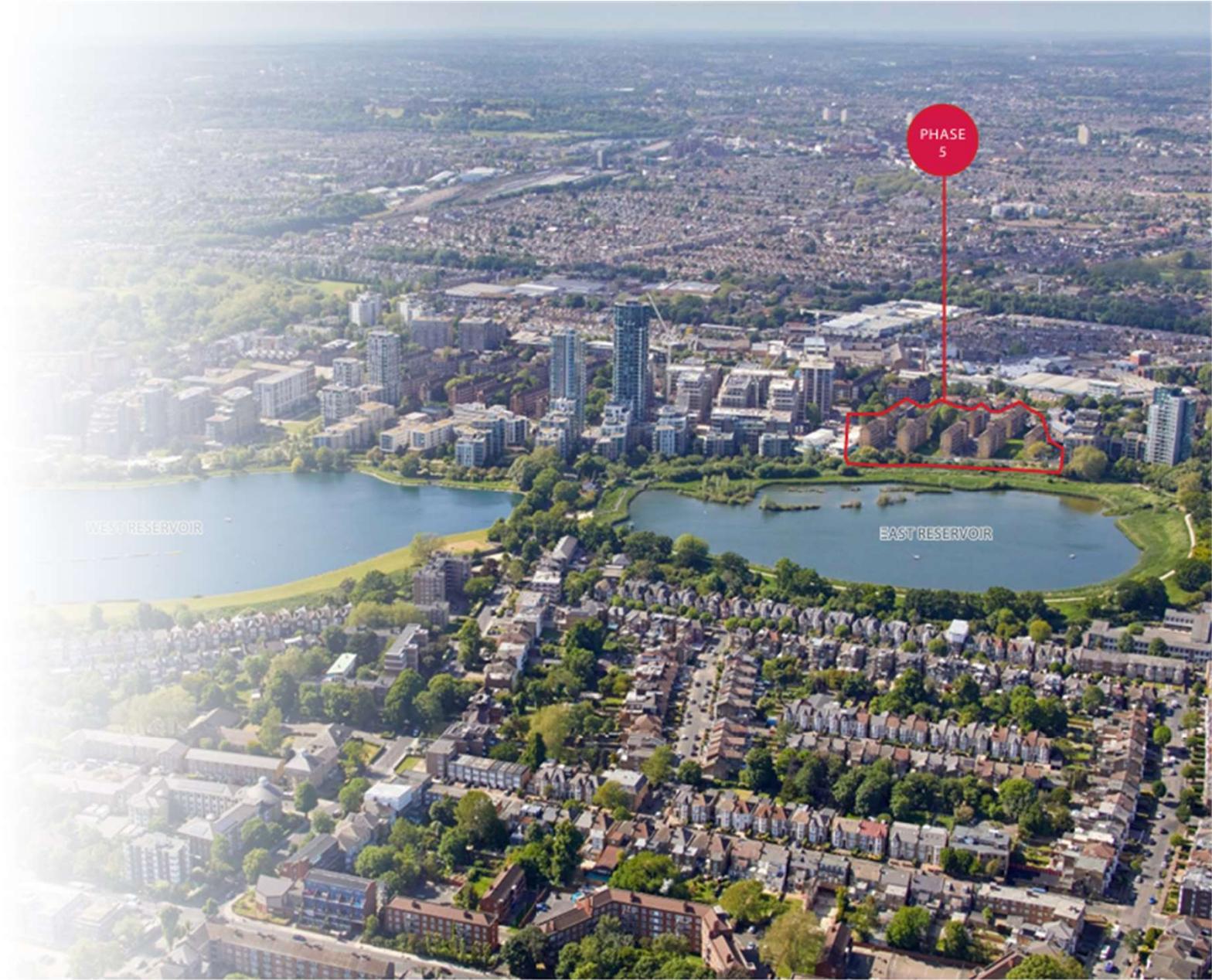
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Design Matters

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Initial Technical Assessments

# Location

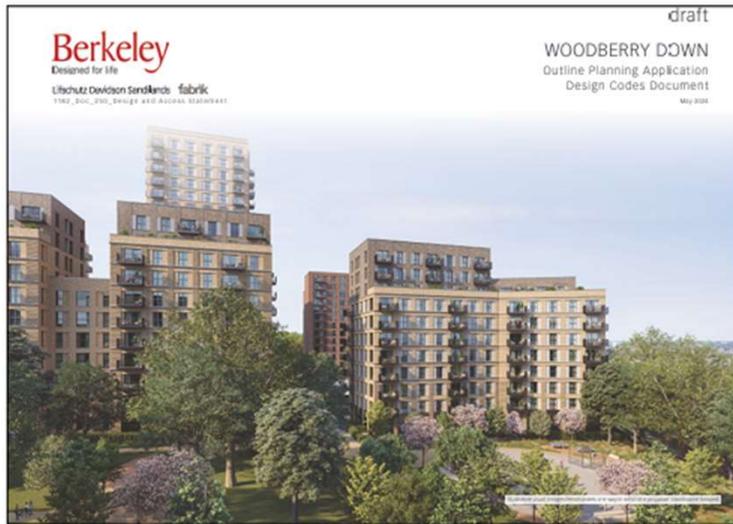


# Primary Control Documents

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# Approved MPlan Documents



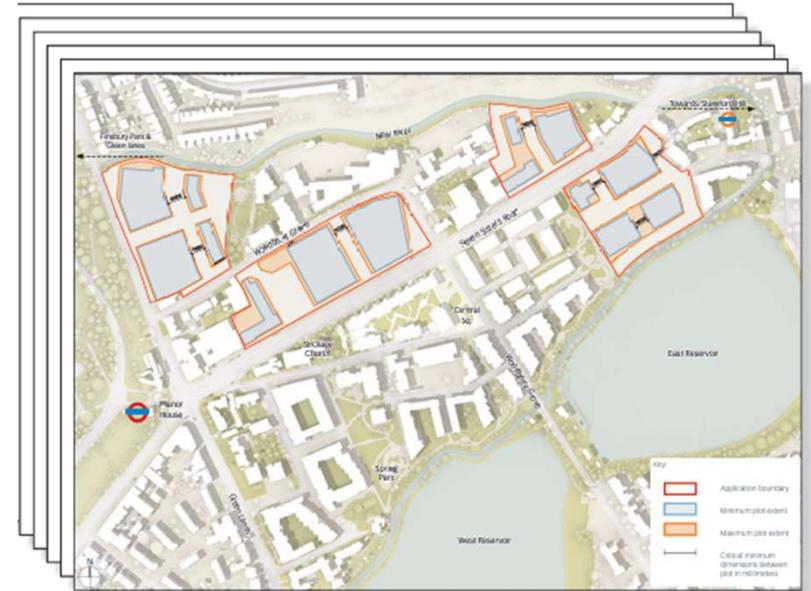
## Design Principles document

- 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

# Height & Massing

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# Height & Massing



Consented Parameter Extents



Current Phase 5 Proposals

# Viewpoints Across Woodberry Down



1. Proposed massing viewed from reservoir looking north



2. Proposed massing viewed from Seven Sisters Road looking southwest



3. Proposed massing aerial view from North East



4. Proposed massing view of Plot 3 tower and Emperor Point (Phase 3)



5. Proposed massing viewed from Seven Sisters Road looking northeast



view location key

# Housing Matters

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# Homes & Tenure Locations

Total homes currently proposed: **799 homes**

Outline permission allows for: **801 homes**

Tenure	Homes	% Homes	% Target Range	% of rooms per flat	% Floor space
Market of homes for sale	479	59.9%	55 - 65%	59.9%	57%
Shared Ownership	176	22.1%	21.3 - 27.1%	20.8%	20.4%
Social Rent	144	18.0%	14.6 - 20.4%	19.3%	21.9%

## Key

- market of homes for sale
- shared ownership
- social rent
- podium garden

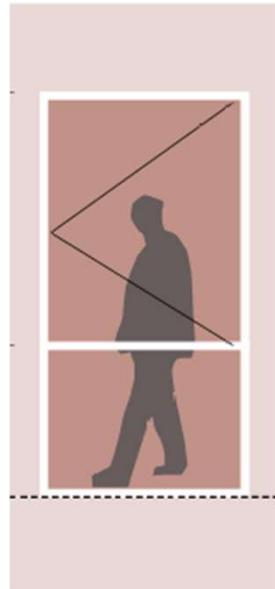


# Service Charge Reduction Measures

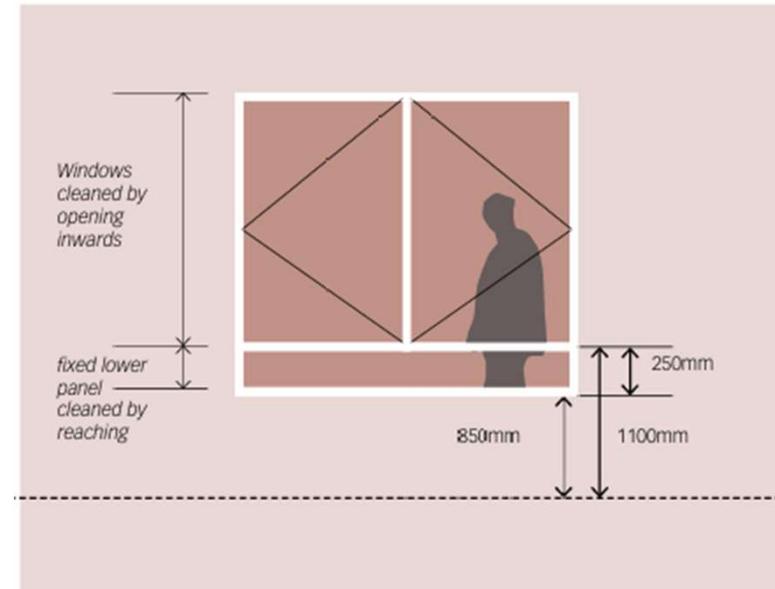
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# Window Cleaning

Window Design  
on earlier Phases



Proposed Phase 5 Window Arrangement



- On Phase 5 all upper window panels will **open inwards**
- Phase 5 looks to reduce the size of the fixed lower window panel
- Building Regulations Part O requires any section of window below 1100mm **must be fixed**
- British Standards for window cleaning confirms distances of up to 556mm are suitable for reaching to wash
- The Phase 5 lower fixed panel at 250mm is well within accepted reaching distance to clean.

# Proposed Ground Floor Layout



# Design Matters

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# Proposed Landscaping



# Surrounding Context & Materials Palette



1 View along Newton Close of Shoreline Building (KSS4)



2 View of neighbouring building to NE



3 View of Phase 3 along Seven Sisters Road



Woodberry Down existing buildings



Lillington Gardens, Pimlico



Woodberry Down Phase 4



World's End Estate, Kensington and Chelsea



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View looking from Ph3  
Park towards Ph5



View looking from Ph5 estate road towards Ph3 park



View looking from Ph3  
towards the new estate  
road

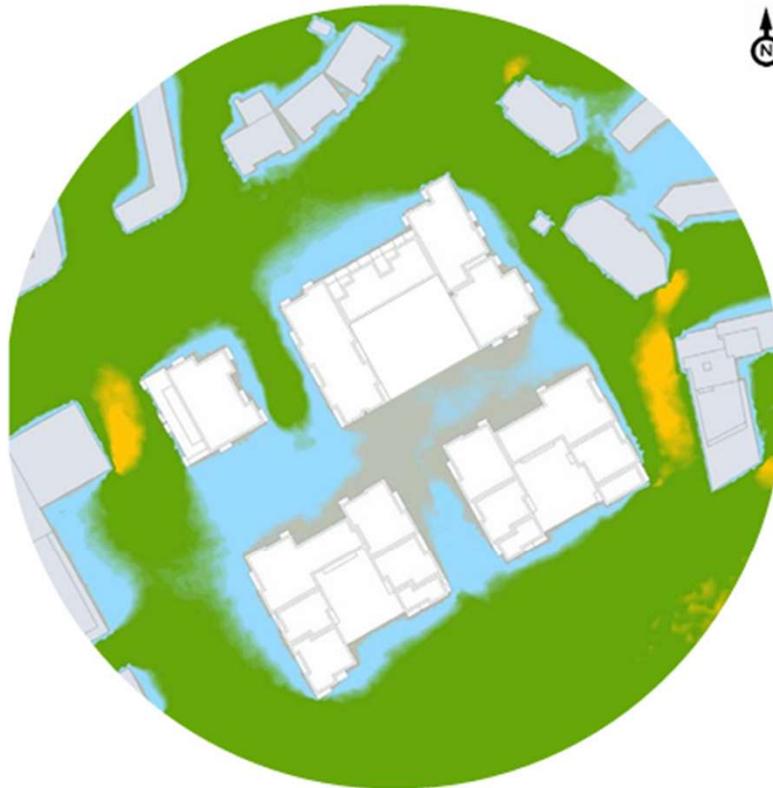
# Initial Technical Assessments

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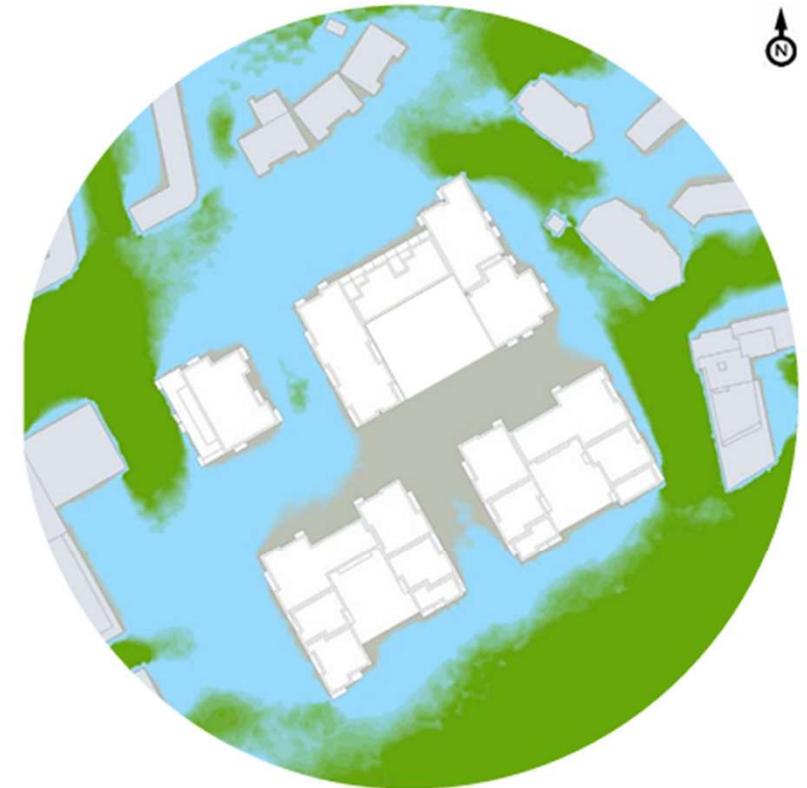
# Initial Wind Testing

An initial wind assessment has been carried out by RWDI.

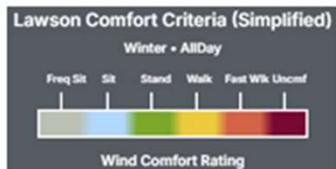
- This is a computer analysis to highlight any areas of concern as the scheme is developed.
- The analysis does not include trees or landscaping, which are expected to improve wind conditions
- The colours represent wind comfort level, categorised under the 'Lawson comfort criteria' - see key below.
- The aim is to avoid any areas of discomfort or risk (darker oranges through to reds), and have as much of the landscape suitable for 'seating', particularly in the summer months.
- Overall Phase 5 is assisted by the heights of buildings to the south west (phase 3/4) which provide a good degree of shelter from the prevailing southwesterly wind.
- Suitable wind levels are being achieved at this stage and will be used to inform landscape design ahead of future wind tunnel testing.



1. Ground level wind conditions - Winter conditions



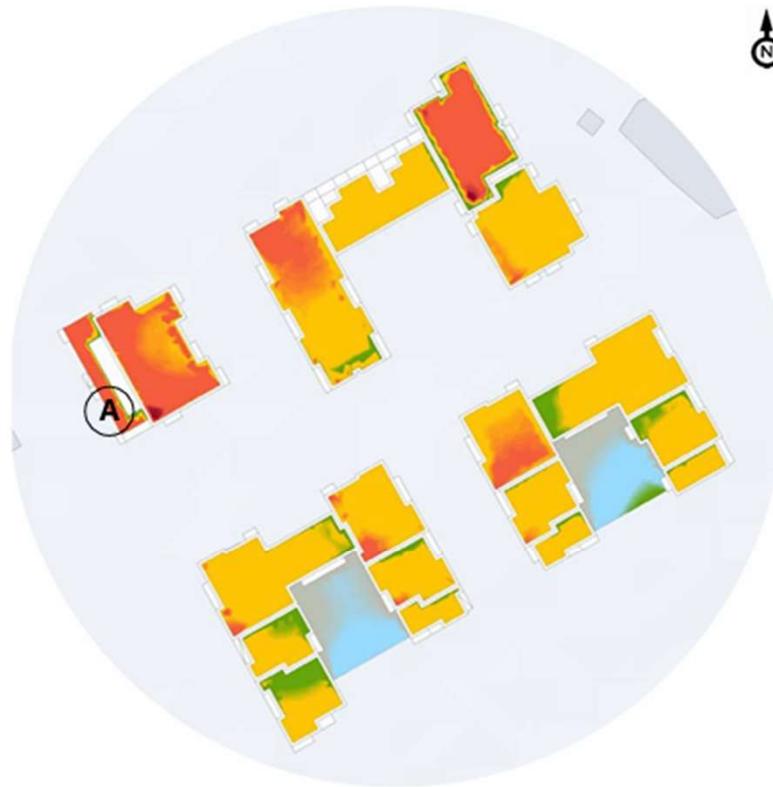
2. Ground level wind conditions - Summer conditions



# Initial Wind Testing

The initial wind assessment also includes podiums and roofs:

- Podiums to the south are achieving sheltered conditions in both winter and summer conditions.
- The podium on plot 2 was missed from the assessment, but will be added at the next stage. RWDI expect it to have similar conditions to Plot 1.
- Roof levels are more exposed to wind, and typically experience higher wind levels.
- The majority of roofs are accessed for maintenance purposes only.
- Where terraces will be provided, these can be sheltered through screening. This will be considered during the design development. This must be considered at point A where high wind speeds are experienced.
- Balconies are not part of this assessment, but will be considered prior to the application. Additional protection for balconies to higher levels and on corners is expected to be required, as was provided on Phase 4.



1. Ground level wind conditions - Winter conditions



2. Ground level wind conditions - Summer conditions



# Sun on Ground Testing



## Results Summary - March 21st:

- All amenity spaces meet the recommended BRE guidelines on 21 March, achieving at least two hours of sunlight to **at least 50%** of their area.
- Combined area achieving at least two hours of sun = **72%**.



## Results Summary – April 21st:

- Combined area achieving at least two hours of sun = **90%**.



## Results Summary - March 21st:

- Combined area achieving at least two hours of sun = **97%**.

# Next Steps

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**April**

Consultation Update - April WDCO Board

**June**

Public Exhibition – June WDCO Board

**May**

Design Update - May WDCO Board