

Woodberry Down

Phase 5 Update

June 2026



Previous Updates



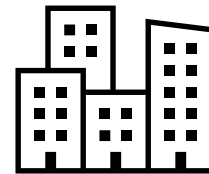
November 2025 WDCO Board

Consultation Approach, Mplan Overview & Initial Landscaping Proposals



February 2026 WDCO Board

Consultation Feedback & Landscaping Update



March 2026 WDCO Board
Design Update
(including height & massing)



May 2026 WDCO Board
Site Wide Energy
Strategy Update

Presentation Agenda

Round 2 Consultation Feedback

Design Evolution

Current Designs

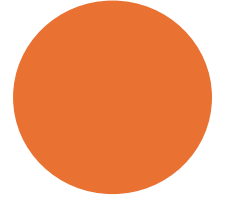
Design Updates

Round 2 Feedback



Second Round of Consultation

- Over 11,101 consultation flyers were delivered to notify residents and local business of the consultation.
- As well as residents being notified via the resident's portal and local social media platforms (Facebook & WhatsApp).
- The consultation ran from 16th March to 30th March 2026 and covered:
 - Emerging design proposals, including layout, building heights and initial designs.
 - Updated landscaping proposals following feedback from the first consultation.
 - The overall development offer, including number and mix of homes, affordable housing and neighbourhood design principles.



Second Round of Consultation

Event	Satellite Locations	Date & Time	Attendees	Feedback Form	Comments
The Edge Youth Hub	Woodberry Down Primary School Skinners Academy Rowley Gardens	Friday 20 th March 12-3pm	64	31	Low turnout due to incident at the Edge
Redmond Community Centre	Goldfinch Point	Saturday 21 st March 10am-1pm	129	25	Moved outdoors to take advantage of good weather which increased visibility and interaction
Sainsburys Pop Up	Lincoln Court	Saturday 28 th March 10am-1pm	103	14	Windy conditions and low footfall led to relocating to be by the S&M Suite/New River Path – with members of the team looping up to Sainsburys

	Final Round of Mplan Consultation (February to March 2024)	Phase 5 Round 1 November to December 2025	Phase 5 Round 2 March 2026
Attendees	<ul style="list-style-type: none"> - 172 in person - 14 online via a webinar - 186 in total 	<ul style="list-style-type: none"> - 368 people visiting/engaged with team members at events in person - 12 online via a webinar - 380 in total 	<ul style="list-style-type: none"> - 296 people visiting/engaged with team members at events in person
Feedback	<ul style="list-style-type: none"> - 70 forms in total - 9 forms during events - 61 online forms 	<ul style="list-style-type: none"> - 114 forms in total - 62 forms during events - 52 online forms 	<ul style="list-style-type: none"> - 70 forms in total - 57 forms during events - 13 online forms

Feedback Received

Key Design Themes

Key Themes

1. Requests for more shops and local amenities
2. Supportive of green space and landscaping
3. Positive design feedback (especially lighter brick)
4. Concerns over height and massing
5. Affordability of new homes
6. Maintenance and durability of building materials
7. Accessibility features and housing mix

- Phase 5 does not include retail/commercial space as it is too far from the main heart of Woodberry Down. However, Phase 4 (under construction) includes 1,215sqm of retail/commercial floorspace.
- All plot heights have been designed to be within the consented Masterplan Heights Parameter Plan.
- Housing mix revised for Social Rented homes to provide more 2B4P and 3B5P homes, reducing 2B3P and 3B4P homes.
- This has led to a slight reduction in overall housing numbers and affordable % from 799 to 785 homes and total affordable(SO & SR) from 40.3% to 40.1%.
- All blocks to be constructed out of brick (light red, grey and cream/light buff brick).

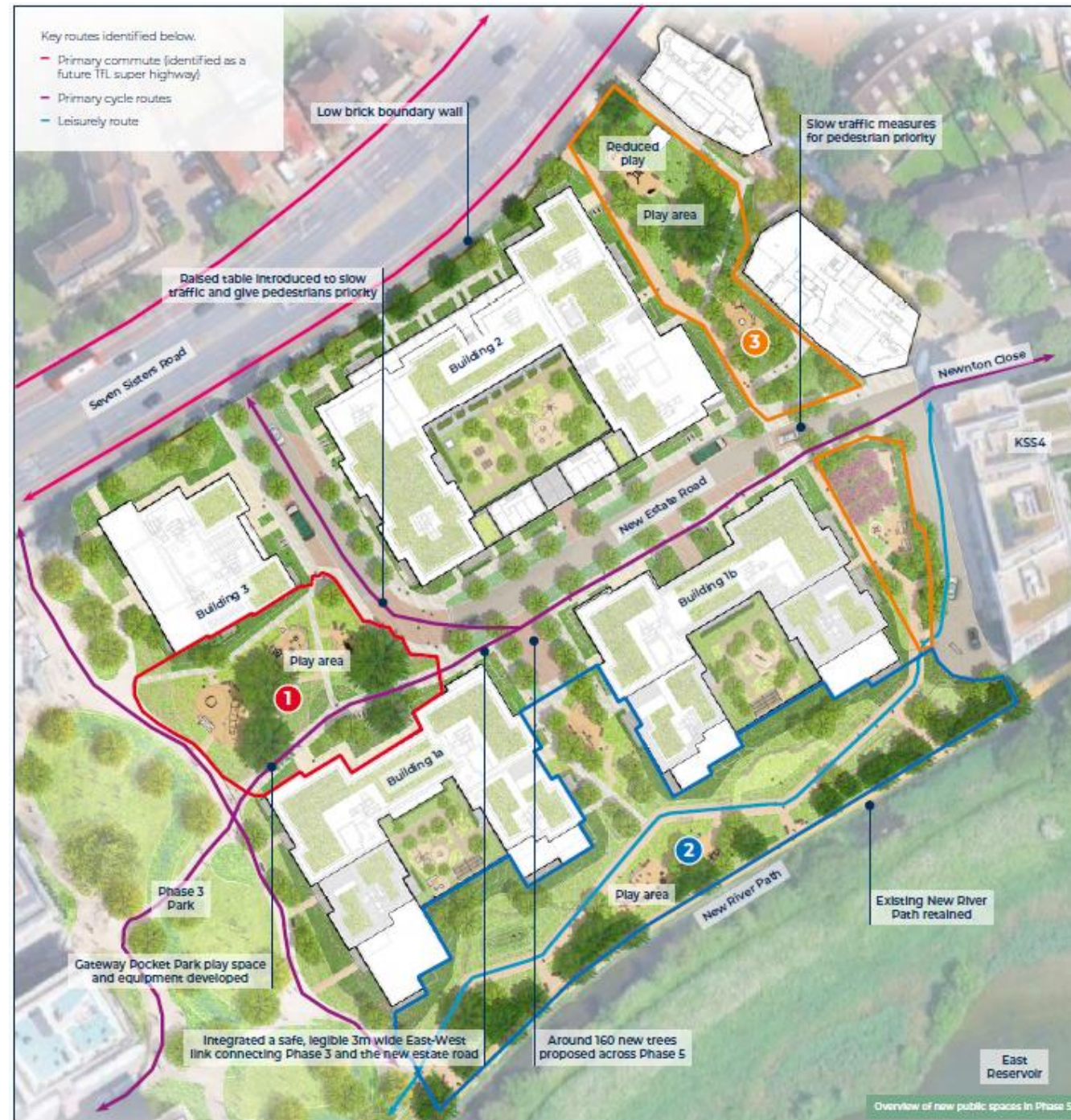
Feedback Received

Key Landscaping Design Themes

Key Themes

1. Strong support for greenery and landscape
2. Widespread requests for more seating and more types of seating
3. More inclusive play for all ages
4. Concerns over losing the existing toddler park
5. Few concerns about long-term maintenance of public spaces
6. Calls to balance play space with 'quiet spaces'
7. Really positive response to river connections
8. Request to think about those that live locally, not general park users

- Seating options being expanded to include picnic benches and single seats.
- Play areas revised to cater for multiple ages together
- More inclusive play included.
- Review of play areas to create quieter spaces.



Design Evolution

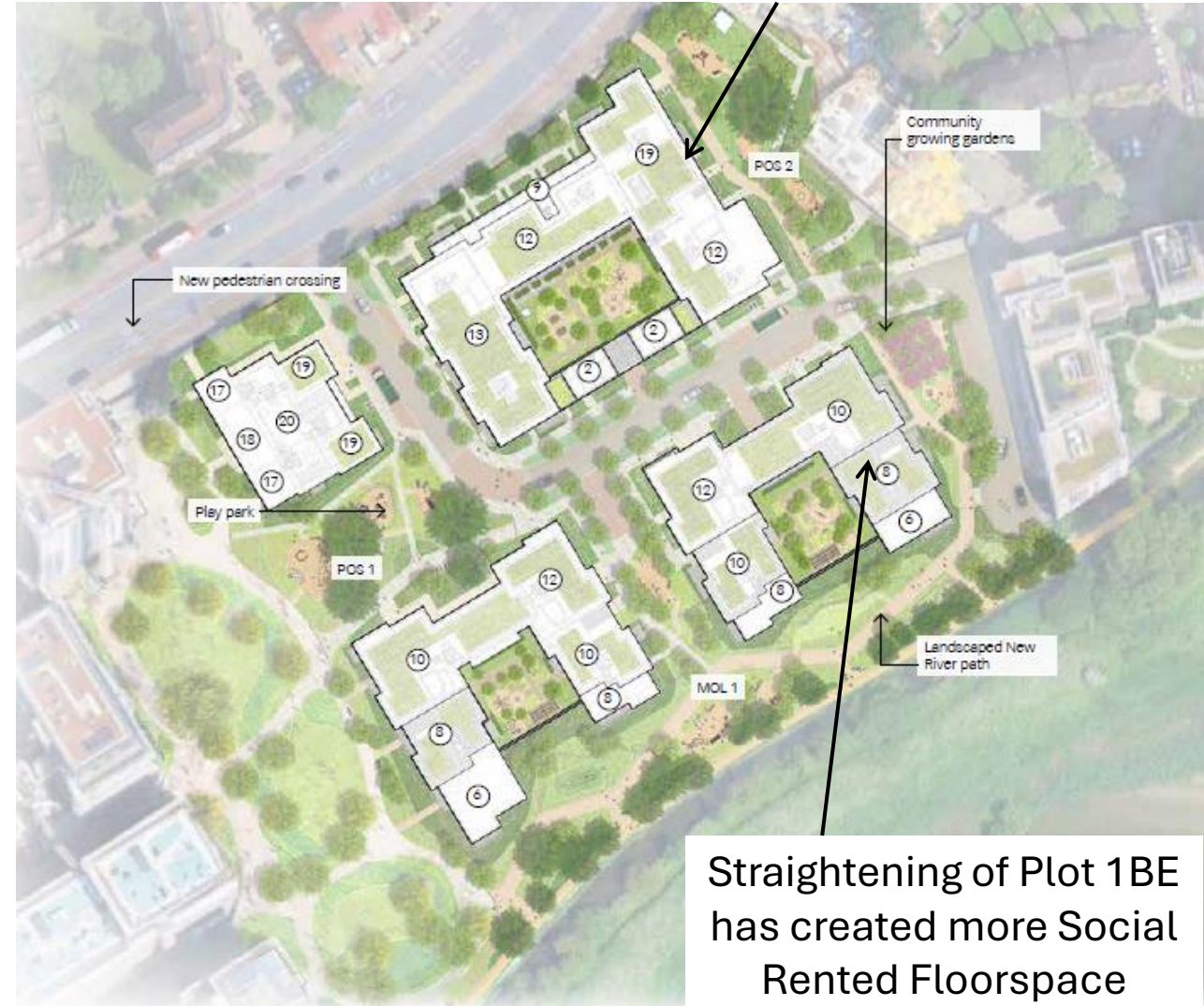


Design Evolution

Straightening of Plot 2
has created more
Public Open Space



Illustrative Proposals (October 2025)



Straightening of Plot 1BE
has created more Social
Rented Floorspace

Current Proposals (June 2026)

Design Evolution

Key:

- Stepped Building
- Linear Building
- Taller Building
- Mansion Building
- Terraced Housing



Illustrative Proposals (October 2025)

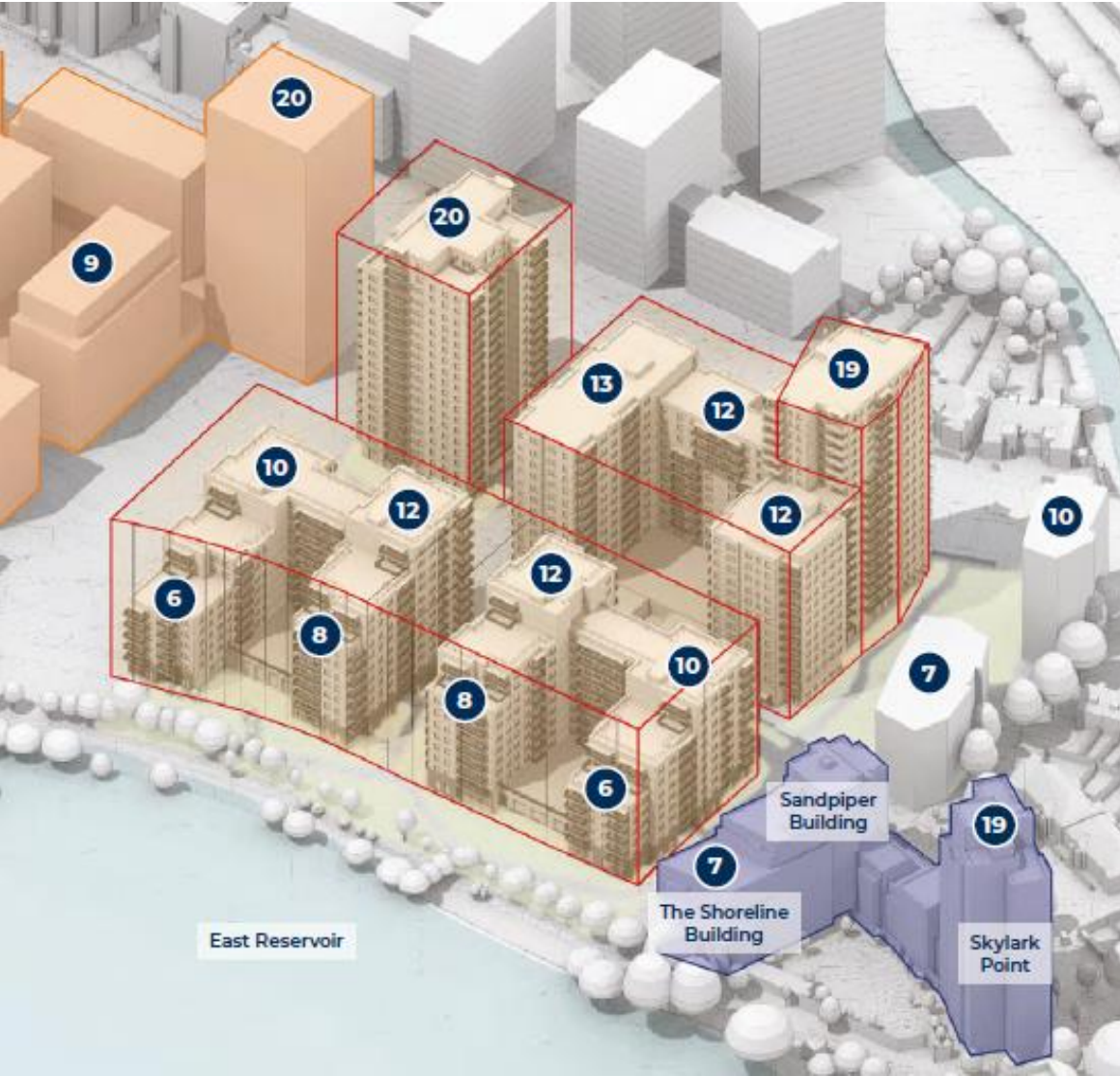


Current Proposals (June 2026)

Current Designs



Height & Housing Numbers



Tenure	Homes	% Homes	% target range of housing type	% of rooms per flat				% floor space
Market homes for sale	470 (-9)	59.9%	55 - 65%	57%				58.4%
Shared Ownership	173 (-3)	22.0%	21.3 - 27.1%	20.7%				22.8%
Social rent	142 (-2)	18.1%	14.6% - 20.4%	19.8%				18.8%

Tenure	1b2p	2b3p	2b4p	3b4p	3b5p	3b6p	4b+	Total
Market homes for sale	199	96	114	0	37	24	0	470
Shared Ownership	71	41	50	0	5	6	0	173
Social Rented	45	17	34	9	25	1	11	142
Total	315	154	198	9	67	31	11	785

- Outline permission allows for: **max. 801 homes (43% affordable)**
- Round 2 Consultation Included: **799 homes (40.3% affordable)**
- Current proposals include: **785 homes (40.1% affordable)**

Ground Floor Plan

- 1.38 acres of public open space, equivalent to 21 tennis courts.
- Multiple pedestrian and cycle routes through the site to connect Phase 5 to the surrounding area.
- 38 Car parking bays including 34 bays for returning social rented residents.



1. Workout station
2. Community orchard and foraging garden
3. Introduced a 3m wide path for cycle and pedestrian connectivity
4. Engage with the rivers edge
5. Embedded good lighting along paths and open spaces
6. Provide Play for all ages and abilities
7. Dedicated space for teenage girls
8. Raingardens
9. Ground floor apartments (*Pale yellow*)
10. Cycle storage (*Blue*)
11. Entrance lobby/ main concierge (*Purple*)
12. Plant / car park (*Grey*)

Phase 5 Plot Locations

Plot 2A
107 Market
Homes

Plot 3
156 Market
Homes

Plot 1A
156 Market
Homes

Plot 2B/C
149 SO Homes

Plot 2D
70 SR Homes

Plot 1BE
72 SR Homes

Plot 1BW
24 SO Homes
51 Market Homes





Plot 2B/C and Plot 3

View from Seven Sisters Road towards Phase 3 and Manor House Junction



Plot 3 and Plot 2

View from Seven Sisters Road
towards Amhurst Park



Plot 3 and Plot 1A
View from Phase 3 Park



Plot 3

Plot 1A

Phase 3 Park



Design Updates



Plot 3 & Plot 1A



March 2026 Proposals



June 2026 Proposals

Plot 2 Social Rent 5 Bed Townhouses



- Townhouses reduced in height to 2 storeys to allow more daylight into the podium (no change to size no. of bedrooms).
- Townhouse position changed to have greater frontage and presence on the new estate road.
- Greater defensible planting added as a buffer.



Plot 2B/C Design Updates



March 2026 Proposals

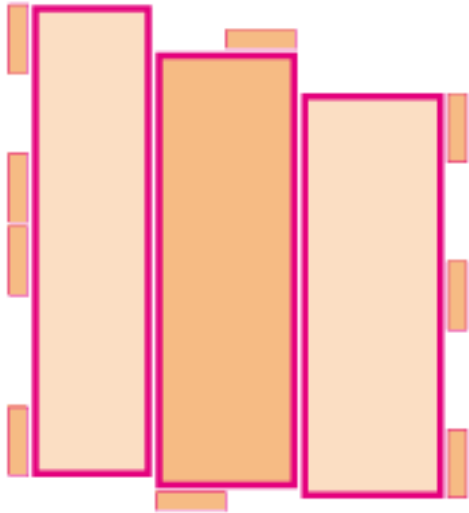


June 2026 Proposals

- Building 2A pulled back from Seven Sisters Road to emphasize the 9-storey height of the white brick building (2B)
- Building formed in cream/light buff brickwork to lighten the streetscape & emphasize the 9-storey building

Plot 3 Design Updates

- Plot 3 comprises three key fingers.
- The design of the central finger has changed from grey to red brick to provide a greater definition of the three fingers.



March 2026 Proposals



June 2026 Proposals

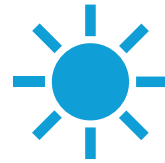
Next Steps



**Winter 2025 Consultation
Landscaping**



**Spring 2026 Consultation
Emerging Proposals**



**Summer 2026 Consultation
(July)
Revised Proposals**



**Summer 2026 Submission to
Hackney Council**

