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Notting Hill Genesis

Hackney

manor house development trust

WOODBERRY DOWN

WDCO BOARD - MASTERPLAN PRESENTATION - 29.08.23

Lifschutz Davidson Sandilands

1182_Doc211_WDCO Board - Masterplan Presentation



INTRODUCTION

The purpose of this presentation is to provide the WDCO Board with an update on the progress of the Phases 5-8 masterplan made with the WDCO Design Committee over June, July and August, following the previous updates given to the Board where we discussed the Community Workshops, Vision & Objectives, as well as the approach to Movement, Routes & Spaces.

- **June** - Masterplan strategies, illustrative plans, massing, and microclimate

- **July** - Masterplan programme update, massing changes and open space provision

- **August** - Massing and landscape - session 2

It will also set out the next steps and topics to be discussed at the WDCO Board in October & November.

PROGRAMME UPDATE

- **Throughout September** - Public Consultation Round 1

- **October Board** - Ground Floor Strategy (Stages 1 & 2)

- **November Board** - Illustrative Scheme & Housing Matters

- **November to Early-December** - Public Consultation Round 2

- **January Board** - Ground Floor Strategy (Stage 3)

- **Early-March** - Planning Application to be Submitted

ILLUSTRATIVE LAYOUTS - DESIGN COMMITTEE (MAY BOARD)



Phase 5



Phase 6



Phase 7



Phase 8

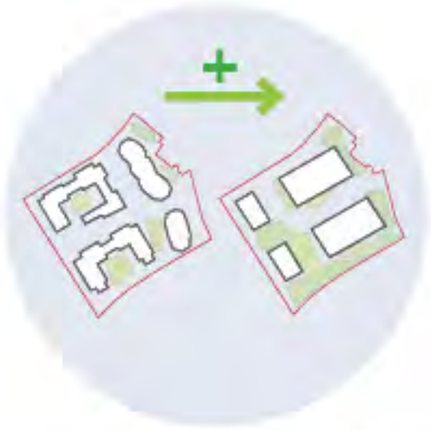
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MASTERPLAN BENEFITS



Increase tree retention from 30% (2014 consent) to approx. 60%



Providing more green open public space than building footprint - c.80% increase over 2014 consent



Increasing quality & quantity of meaningful public open amenity, providing more public open amenity than private.



Reprovision of The Edge, providing an opportunity to co-locate functions



Opening up the New River to the north and improving access

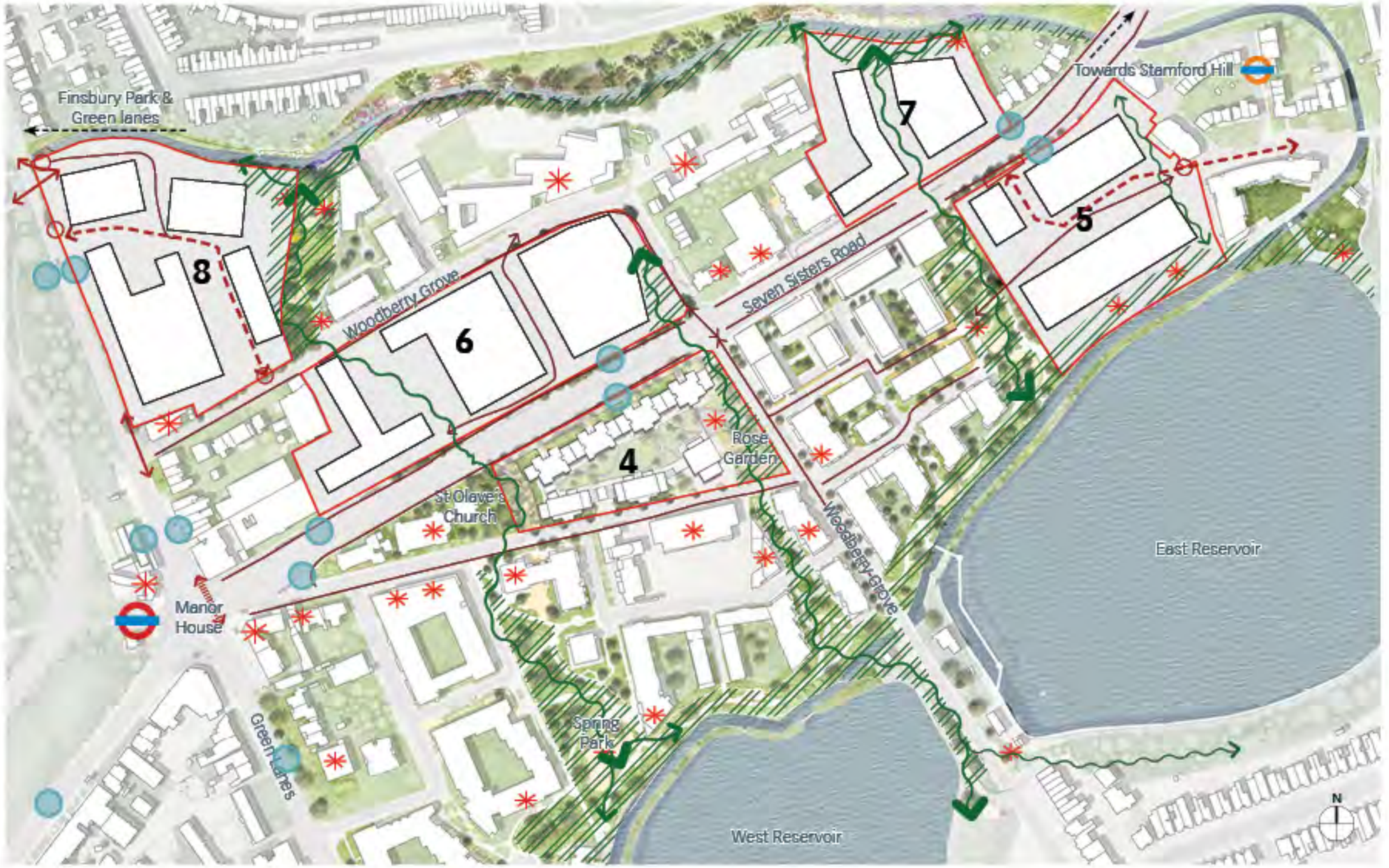


Biodiversity net gain



Increased number of social rented and intermediate homes

ILLUSTRATIVE LAYOUTS - DESIGN COMMITTEE (MAY BOARD)



This plan was presented to the WDCO Board at the last meeting in May.

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

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PROPOSED ILLUSTRATIVE MASTERPLAN



Overall site area:
8.7 hectare

Gross development area:
c. 307,971 m²

Total dwellings:
c. 3,129 - 3,364 dwellings (Phases 5-8)

Phase 5 = 799 - 859 homes

Phase 6 = 993 - 1,067 homes

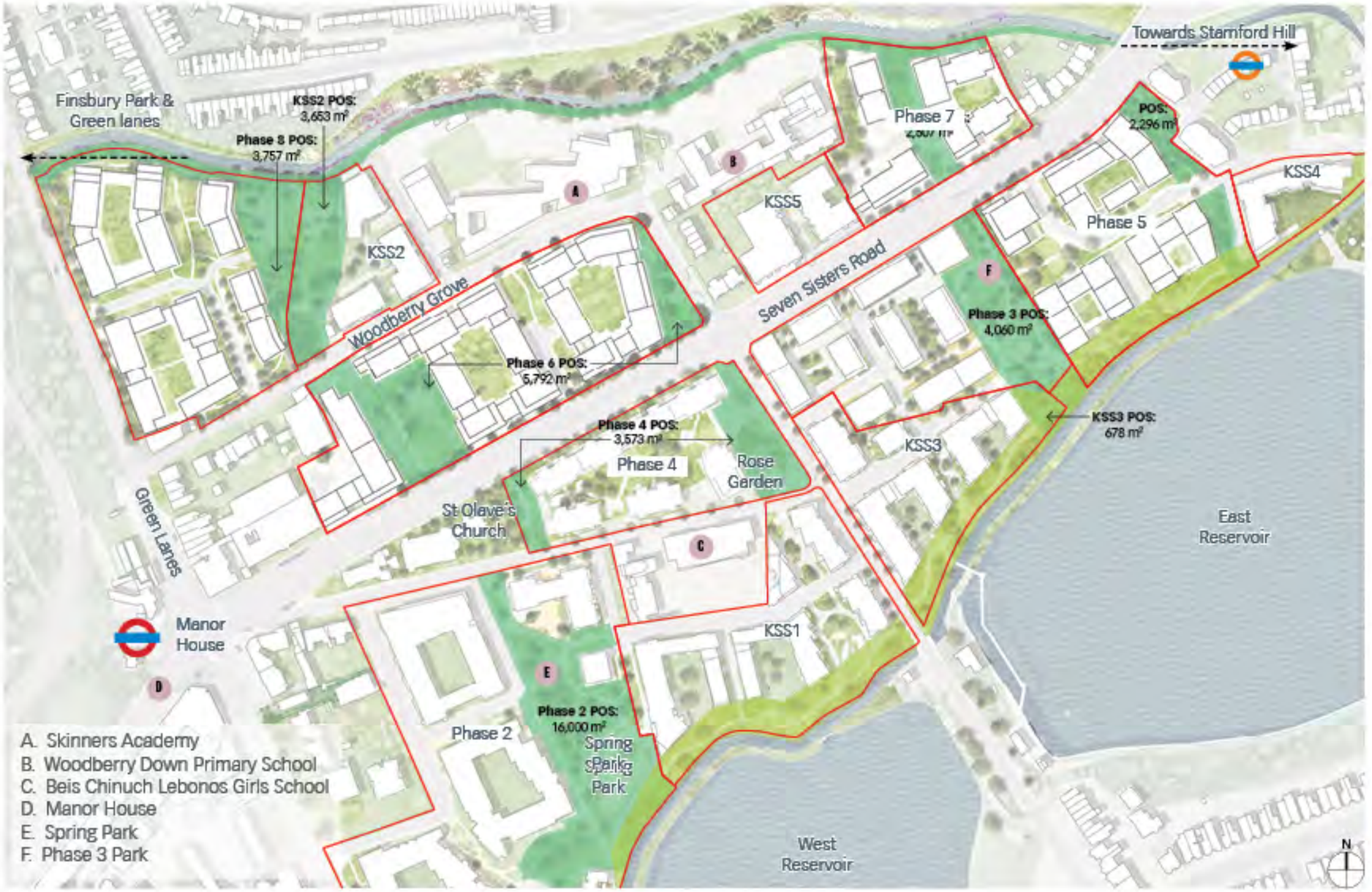
Phase 7 = 422 - 453 homes

Phase 8 = 917 - 985 homes

Key:

Phases 5 - 8 boundary

PUBLIC OPEN SPACE



This diagram sets out the public open spaces across the illustrative masterplan (completed and proposed. It includes the consented Phase 3 scheme.

2014 Public open space

Phases 3-8: **9,980 m²**

Phases 5-8: **6,923 m²**

2023 Public open space

Phases 3-8: **24,473 m²**

Phases 5-8: **15,505 m²**

Key:

- Site boundary
- Metropolitan open land
- Public open space

SITEWIDE SPATIAL ANALYSIS

This diagram illustrates the landscape concept approach for Phases 5-8, within the context of Woodberry Down. It illustrates the variety of open spaces within each phases and how the phases connect into the surrounding area.



Sitewide spatial diagrams plan

SITEWIDE LANDSCAPE SKETCH PROPOSALS

As with the landscape concepts, the sketch proposals have been updated and combined in the image below to show the overall picture for Phases 5-8.

The following sections of the document review each phase in more detail.



Sitewide sketch proposals plan

PHASE 5 - ILLUSTRATIVE PROPOSALS





Woodberry Down / New River Path



Precedent - Waltham Forest Linear Park



View looking south towards the reservoir

PHASE 5 - ILLUSTRATIVE VIEW FROM WATERFRONT

View looking north west from the East Reservoir towards Phase 5



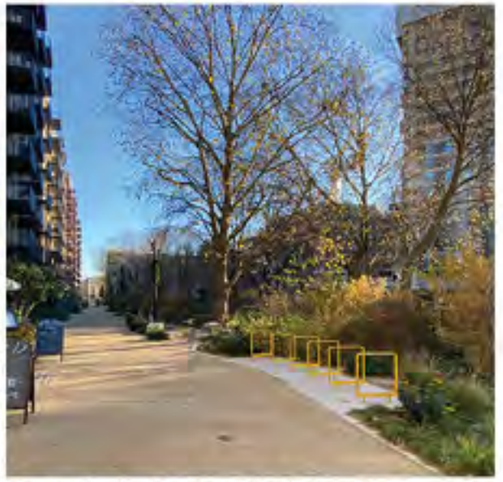


PHASE 6 - ILLUSTRATIVE PROPOSALS





Woodberry down / spring park



Precedent - Elephant Park, London



View looking south east with St. Olave's Church in background

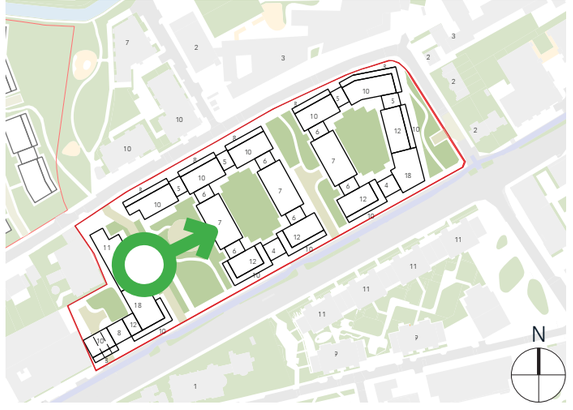
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PHASE 6 - ILLUSTRATIVE VIEW FROM NEW SQUARE

View looking east over the proposed phase 6 park





PHASE 7 - ILLUSTRATIVE PROPOSALS





Woodberry Down / Spring Park



Precedent - New River South, Woodberry Down



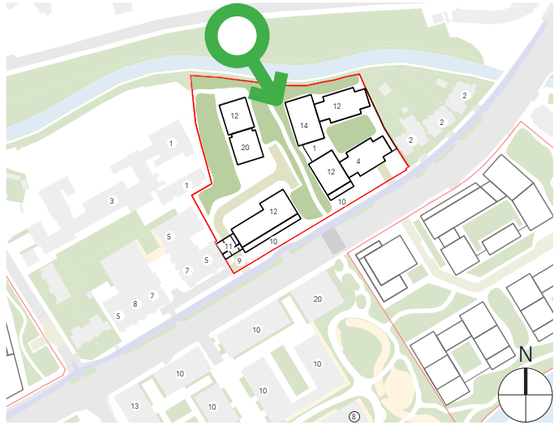
View looking north from the pedestrian crossing on Seven Sisters Road

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PHASE 7 - ILLUSTRATIVE VIEW OVER NEW RIVER

View looking south over New River



PHASE 8 - ILLUSTRATIVE PROPOSALS





Woodberry Down / View River path



Woodberry Down / Spring Park



Precedent - Spring Park, Woodberry Down, London

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PHASE 8 - ILLUSTRATIVE VIEW ACROSS ROWLEY GARDENS

View looking west from Ashview Apartments

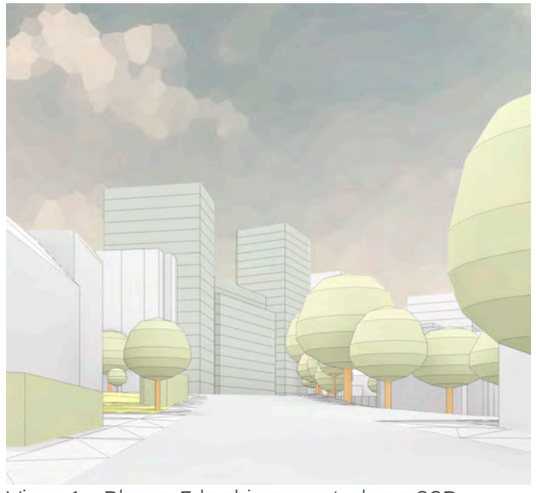




PHASE 5 - PROPOSED ILLUSTRATIVE MASSING



Phase 5 Aerial view



View 1 - Phase 5 looking west along SSR



Phase 5 Plan



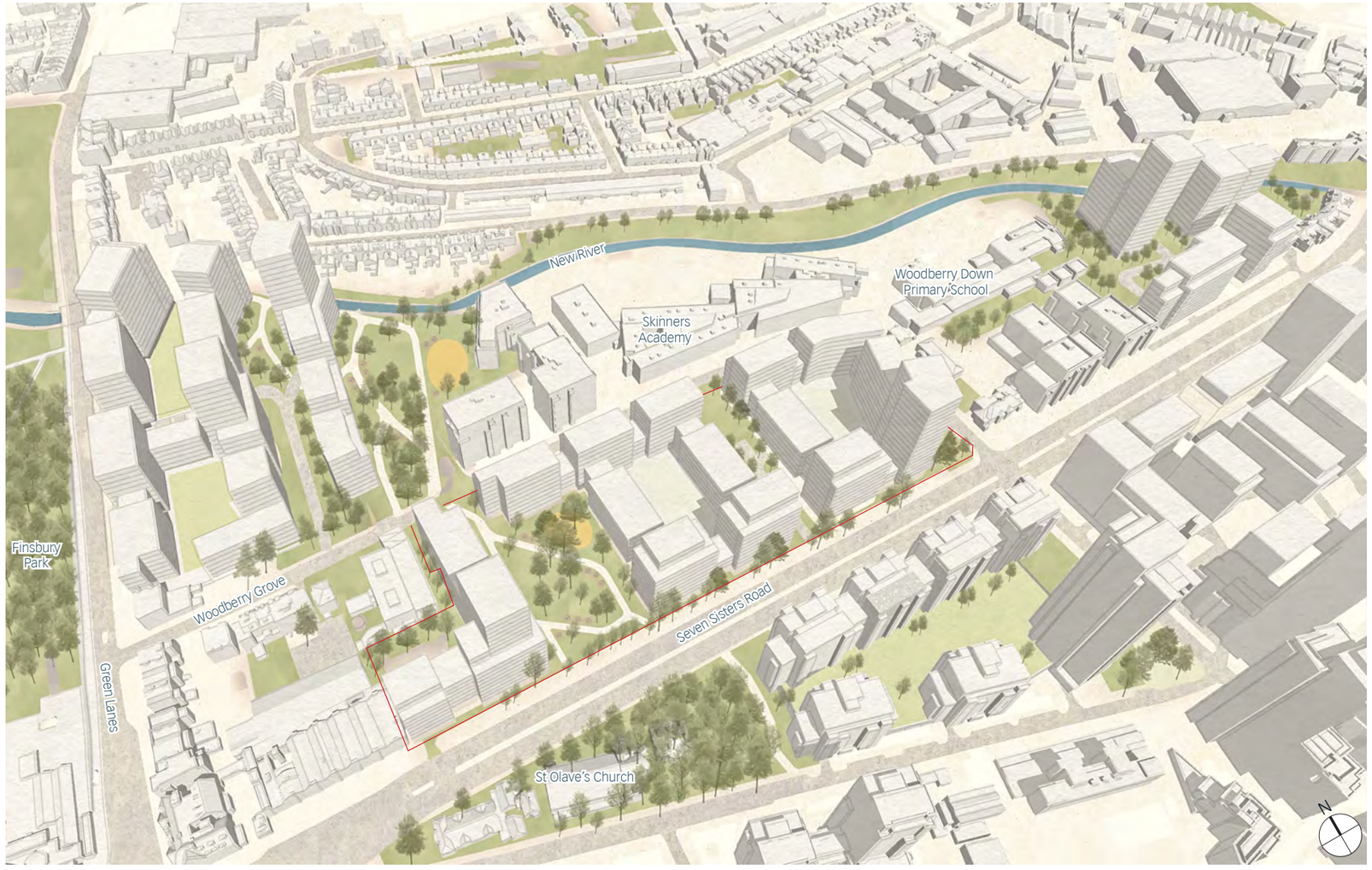
View 2 - looking east over the Phase 3 park towards Phase 5

Phase boundary

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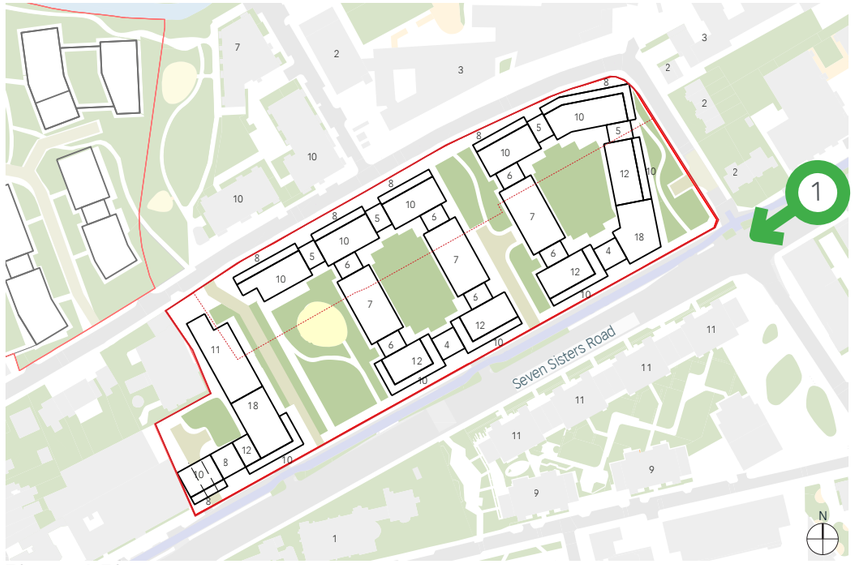
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PHASE 6 - PROPOSED ILLUSTRATIVE MASSING



Phase 6 Aerial view

Phase boundary



Phase 6 Plan

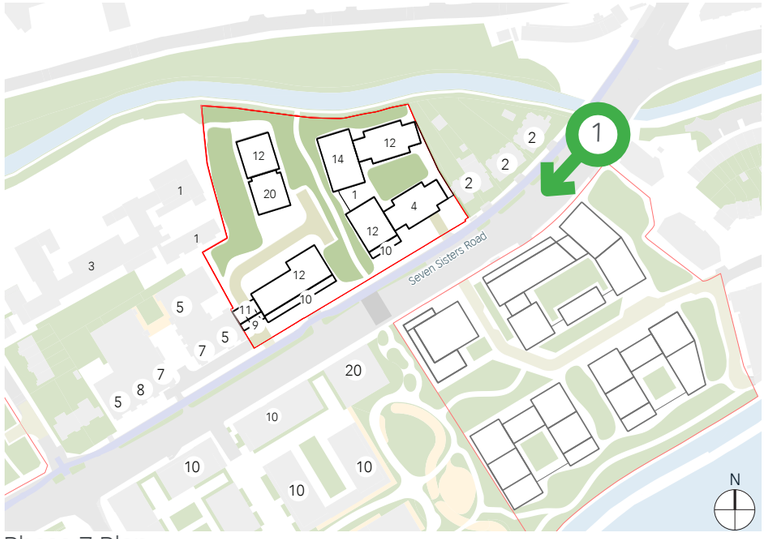


View 1 - Phase 6 looking west along SSR

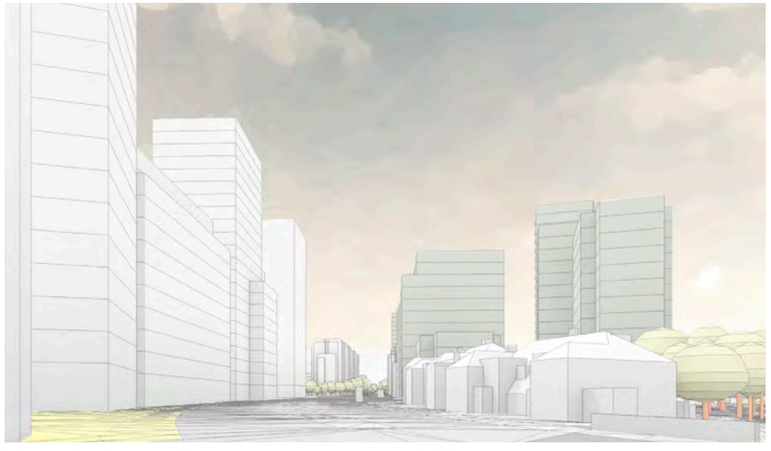
PHASE 7 - PROPOSED ILLUSTRATIVE MASSING



Phase 7 Aerial view



Phase 7 Plan



View 1 - Phase 7 looking west along SSR

Phase boundary

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PHASE 8 - PROPOSED ILLUSTRATIVE MASSING

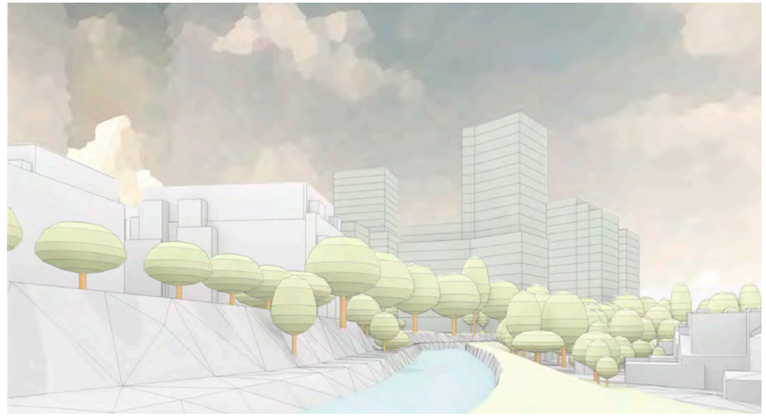


Phase 8 Aerial view

Phase boundary

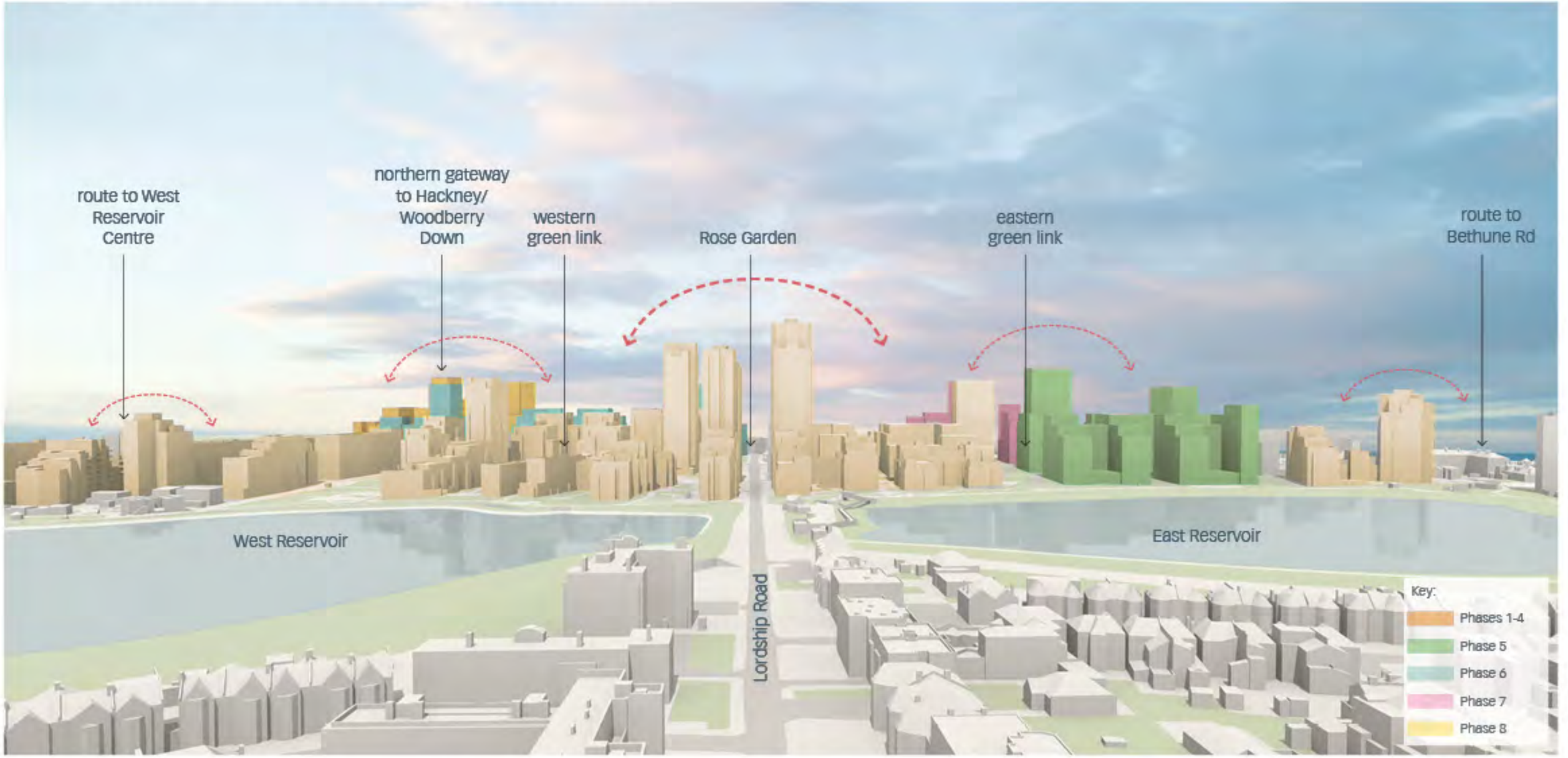


Phase 8 Plan



View 1 - Phase 8 looking west along New River

ILLUSTRATIVE MASSING IN CONTEXT



NEXT STEPS AND TOPICS FOR DISCUSSION

- **October Board** - Ground Floor Strategy (Stages 1 & 2)
- **November Board** - Illustrative Scheme & Housing Matters



Alex Lifschutz
Lifschutz Davidson Sandilands
Island Studios
22 St Peter's Square
London W6 9NW
+44 (0)20 8600 4800 www.ds-uk.com