



PLANNING SUB- COMMITTEE - PRE- APPLICATION

Monday 14 November 2022
at 6.30 pm Council Chamber, Hackney
Town Hall

SUPPLEMENTARY PAPER – REVISED PRESENTATION PAPERS

Planning Sub-Committee members

Cllr Michael Desmond, Cllr Clare Joseph, Cllr Michael Levy, Cllr Jon Narcross, Cllr Clare Potter, Cllr Steve Race (Chair), Cllr Ali Sadek, Cllr Lee Laudat-Scott, Cllr Jessica Webb (Vice Chair) and Cllr Sarah Young.

Substitute members

Cllr Claudia Turbet-Delof, Cllr Shaul Krautwirt, Cllr M Can Ozsen, Cllr Benzion Papier, Cllr Fliss Premru and Cllr Ifraax Samatar.

Mark Carroll
Chief Executive
Monday 14 November 2022
www.hackney.gov.uk

Contact:
Gareth Sykes
Governance Officer
gareth.sykes@hackney.gov.uk

**Planning Sub-Committee - Pre-Application
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SUPPLEMENTARY PAPER – REVISED PRESENTATION PAPERS

- 5** Woodberry Down Master plan - Phase 4 (Pages 7 - 62)

Public Attendance

Following the lifting of all Covid-19 restrictions by the Government and the Council updating its assessment of access to its buildings, the Town Hall is now open to the public and members of the public may attend meetings of the Council.

We recognise, however, that you may find it more convenient to observe the meeting via the live-stream facility, the link for which appears on the agenda front sheet.

We would ask that if you have either tested positive for Covid-19 or have any symptoms that you do not attend the meeting, but rather use the livestream facility. If this applies and you are attending the meeting to ask a question, make a deputation or present a petition then you may contact the Officer named at the beginning of the Agenda and they will be able to make arrangements for the Chair of the meeting to ask the question, make the deputation or present the petition on your behalf.

The Council will continue to ensure that access to our meetings is in line with any Covid-19 restrictions that may be in force from time to time and also in line with public health advice. The latest general advice can be found here - <https://hackney.gov.uk/coronavirus-support>

Rights of Press and Public to Report on Meetings

The Openness of Local Government Bodies Regulations 2014 give the public the right to film, record audio, take photographs, and use social media and the internet at meetings to report on any meetings that are open to the public.

By attending a public meeting of the Council, Executive, any committee or sub-committee, any Panel or Commission, or any Board you are agreeing to these guidelines as a whole and in particular the stipulations listed below:

- Anyone planning to record meetings of the Council and its public meetings through any audio, visual or written methods they find appropriate can do so providing they do not disturb the conduct of the meeting;
- You are welcome to attend a public meeting to report proceedings, either in 'real time' or after conclusion of the meeting, on a blog, social networking site, news forum or other online media;
- You may use a laptop, tablet device, smartphone or portable camera to record a written or audio transcript of proceedings during the meeting;
- Facilities within the Town Hall and Council Chamber are limited and recording equipment must be of a reasonable size and nature to be easily accommodated.
- You are asked to contact the Officer whose name appears at the beginning of this Agenda if you have any large or complex recording equipment to see whether this can be accommodated within the existing facilities;
- You must not interrupt proceedings and digital equipment must be set to 'silent' mode;
- You should focus any recording equipment on Councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of

the meeting will ask any members of the public present if they have objections to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed. Failure to respect the wishes of those who do not want to be filmed and photographed may result in the Chair instructing you to cease reporting or recording and you may potentially be excluded from the meeting if you fail to comply;

- Any person whose behaviour threatens to disrupt orderly conduct will be asked to leave;
- Be aware that libellous comments against the council, individual Councillors or officers could result in legal action being taken against you;
- The recorded images must not be edited in a way in which there is a clear aim to distort the truth or misrepresent those taking part in the proceedings;
- Personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, religion, gender, sexual orientation or disability status could also result in legal action being taken against you.

Failure to comply with the above requirements may result in the support and assistance of the Council in the recording of proceedings being withdrawn. The Council regards violation of any of the points above as a risk to the orderly conduct of a meeting. The Council therefore reserves the right to exclude any person from the current meeting and refuse entry to any further council meetings, where a breach of these requirements occurs. The Chair of the meeting will ensure that the meeting runs in an effective manner and has the power to ensure that the meeting is not disturbed through the use of flash photography, intrusive camera equipment or the person recording the meeting moving around the room.

Advice to Members on Declaring Interests

If you require advice on declarations of interests, this can be obtained from:

- The Monitoring Officer;
- The Deputy Monitoring Officer; or
- The legal adviser to the meeting.

It is recommended that any advice be sought in advance of, rather than at, the meeting.

Disclosable Pecuniary Interests (DPIs)

You will have a Disclosable Pecuniary Interest (*DPI) if it:

- Relates to your employment, sponsorship, contracts as well as wider financial interests and assets including land, property, licenses and corporate tenancies.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to DPIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner.
- Relates to an interest which should be registered in that part of the Register of Interests form relating to DPIs, but you have not yet done so.

If you are present at any meeting of the Council and you have a DPI relating to any business that will be considered at the meeting, you **must**:

- Not seek to improperly influence decision-making on that matter;
- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

You **must not**:

- Participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business; or
- Participate in any vote or further vote taken on the matter at the meeting.

If you have obtained a dispensation from the Monitoring Officer or Standards Committee prior to the matter being considered, then you should make a verbal declaration of the existence and nature of the DPI and that you have obtained a dispensation. The dispensation granted will explain the extent to which you are able to participate.

Other Registrable Interests

You will have an 'Other Registrable Interest' (ORI) in a matter if it

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions,, lobbying or campaign groups, voluntary organisations in the borough or governorships at any educational institution within the borough.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

Where a matter arises at any meeting of the Council which affects a body or organisation you have named in that part of the Register of Interests Form relating to ORIs, **you must** make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Disclosure of Other Interests

Where a matter arises at any meeting of the Council which **directly relates** to your financial interest or well-being or a financial interest or well-being of a relative or close associate, you **must** disclose the interest. **You may** speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must

not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Where a matter arises at any meeting of the Council which **affects** your financial interest or well-being, or a financial interest of well-being of a relative or close associate to a greater extent than it affects the financial interest or wellbeing of the majority of inhabitants of the ward affected by the decision and a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you **must** declare the interest. You **may** only speak on the matter if members of the public are able to speak. Otherwise you must not take part in any discussion or voting on the matter and must not remain in the room unless you have been granted a dispensation.

In all cases, where the Monitoring Officer has agreed that the interest in question is a **sensitive interest**, you do not have to disclose the nature of the interest itself.

Planning Sub-Committee Pre application meetings

How the Meeting Works

The Planning Sub-Committee Pre-Application meetings will normally consider agenda items in turn. If there are a lot of people for an item the Chair might change the order of the agenda items to consider an item earlier.

The Planning Sub-Committee does not make decisions on planning applications at Pre-application meetings.

At the beginning of each meeting the Chair will explain how the meeting works and what can and cannot be taken into account by Planning Sub-committee members when making decisions. The order of the meeting is set out below:

The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow,

- Apologies received,
- Members declare any interests in an item on the agenda,
- The Planning Sub-committee will consider any proposal/questions referred to the Sub-committee by the Council's monitoring officer,
- Minutes of previous Planning Sub-committees are considered/approved,
- The Chair asks the Planning Officer to introduce their report to the Planning Sub-Committee
- The applicant will be given the opportunity to speak about the application
- Planning Sub-committee members can ask questions to the planning officer and the applicant about the application

Decisions

The Planning Sub-Committee does not make a decision on planning applications at Pre-application meetings.

Speaking at the Meeting

At Planning Sub-Committee Pre-Application meetings only the Planning Officer and the applicant will be speaking about the application at the meeting.

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WOODBERRY DOWN

PHASE 4: PRE-APP PLANNING SUB-COMMITTEE MEETING 02.11.22

Lifschutz Davidson Sandilands
1182_Doc135_Sub committee meeting_221102



Executive summary

This document has been prepared by Lifschutz Davidson Sandilands for Berkeley Homes, to inform discussions with the sub-committee on Phase 4 of the wider masterplan for Woodberry Down Estate, Hackney, London.

This document sets out the detailed proposals for Phase 4, including context, vision, layout, design and sustainability approach.

The document has been prepared with input from the wider design team, particularly from Fabrik on landscape design and Hodkinsons on sustainability.

Note: AOD levels, plot extent and size are base on OS plan data and building heights are taken from ZMap 3D Models.

"Woodberry Down shall be an open, welcoming place where people choose to live, feel safe, and in touch with the natural environment, benefit from a range of community facilities and have a strong sense of pride"

Partnership Agreement

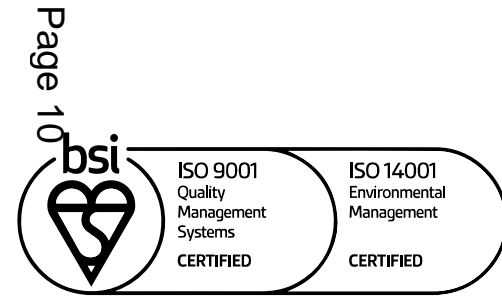
INTRODUCTION & CONTEXT

LAYOUT & APPROACH

BUILDING DESIGN

LANDSCAPE

SUSTAINABILITY



Contact

Alex Lifschutz
Martin Kiefer (Masterplan)
M.kiefer@lds-uk.com
Sasha Birksted (Phase 4)
S.Birksted@lds-uk.com

Lifschutz Davidson Sandilands
Island Studios
22 St Peter's Square
London, W69NW
T +44 (0)20 8600 4800
www.lds-uk.com

Registered address:

58-60 Berners Street
London, W1T 3JS
Registered no: 2723964

WOODBERRY DOWN

Woodberry Down is one of London's largest estate regeneration projects. Over 25 years, the project aims to replace 1,890 post-war flats, a large majority of which are in a poor state of repair, with over 5,000 homes of mixed tenure, set within new and improved landscape to better integrate the estate with the stunning surrounding landscape context of the Reservoirs, New River and Finsbury Park.

Early considerations for the regeneration of the estate begun at Hackney Council in 1999, including review of the viability of refurbishment vs. new build construction. The poor condition of the existing residences an agreement to a new build / replacement approach for the estate, through two iterations of the masterplan approach, the latest achieving consent in 2014.

To date, **2317** homes have been completed and **584** homes are in build alongside the major renovation of the reservoirs and provision of two new parks - the 2nd due for completion in phase 3 in **2025**.



PHASE 4 - CONTEXT

Phase 4 of the wider masterplan for Woodberry Down sits between Seven Sisters Road, Woodberry Down and Woodberry Grove, in the remaining section of the south west of the estate to be developed.

The site currently has 6no. linear brick buildings, running from Woodberry Down to SSR, with alternating service areas and communal gardens.

The site has a number of mature existing trees, including a green boundary onto SSR and a number of high quality trees in the space adjacent to Woodberry Grove.



- Key:
- 1. Future Central Square
 - 2. Phase 3 - currently under development
 - 3. Skyline tower (31 storeys)
 - 4. Riverside Gardens
 - 5. Beis Chinuch Lebonos Girls school
 - 6. Spring Park
 - 7. The Gym
 - 8. St Olave's Church
 - 9. St Olave's Vicarage & gardens

THEMES FOR DEVELOPING PHASE 4



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CONNECT WITH THE MASTERPLAN - CURRENT AND FUTURE VISION

Building on the principles established in the 2014 masterplan, including to create green links which reconnect the estate across Seven Sisters Road.



CREATE THE NEIGHBOURHOODS CENTRE

Deliver a multi-generational public space at the heart of the estate, with the potential for focal civic use.



DELIVER AFFORDABLE HOUSING

Continue the process of housing replacement as well as providing new Shared Ownership Homes within the estate - creating high quality new tenure blind housing as part of the phased estate redevelopment.



BUILD ON THE WOODBERRY DOWN IDENTITY

Respond to the historic identity of the estate - using materials and designs which maintain a defined sense of place, built on through a wider cultural strategy.



CREATE A SUSTAINABLE DESIGN

Energy, carbon, green space, community and longevity aspects have been taken into account in creating a design which will provide a sustainable future for the estate.

UPDATED DESIGN PARAMETERS

Building on the 2014 Masterplan principles, the design team have focused on progressing the detailed designs for Phase 4. In doing so there are number of design parameters that influence the design for Phase 4.



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OPEN SPACE

Aim: Increased open space provision (public and communal) targeting higher m2 / person.

The developing 2022 masterplan provides an increase of around 1.5m2 / person, in comparison with the 2014 Masterplan.

On phase 4 this includes reclaiming the central square to provide public landscape.



TREES

Aim: Increase number of retained trees.

The emerging 2023 masterplan allows for the retention of c.60% of the existing trees in phases 4-8.

The 2014 masterplan anticipated c.30% retention.

Phase 4 proposals increase tree retention in the public spaces - central square and mews particularly, and planting of new trees which are suitable for the location.



DUAL ASPECT

Aim: Increased opportunities for dual aspect apartments.

Phase 4 currently achieves 95% dual aspect apartments, to set the standard for later phases.

For reference, Phase 3 achieves c.62%.

This is driven also by the New London Plan & LP33 Policy



SUNLIGHT

Aim: Ensure new landscape spaces have good levels of sunlight.

Since 2014 planning policy requirements have changed to drive greater Daylight/Sunlight levels

Phase 4 proposals increase sunlight levels in the shared amenity garden, and exceed planning guidance targets.



PARKING

Aim: reduce parking levels in line with planning policy, but protect existing social rent residents spaces.

Phase 4 now provides only relocated residents and blue badge spaces.

Private parking, allowed under the 2014 masterplan, has been removed.

WHERE ARE WE TODAY



Page 15

- 2,317 DWELLINGS BUILT
- 584 DWELLINGS IN BUILD
- 887 AFFORDABLE HOMES
- SKINNERS ACADEMY
- SPRING PARK
- REDMOND COMMUNITY CENTRE
- REVILATISED RESERVOIRS



GREEN NETWORK



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- BUILDING ON THE 2014 MASTERPLAN
- NETWORK OF GREEN FINGERS
- BREAKING DOWN SEVEN SISTERS RD
- TWO NEW PUBLIC SPACES
- ENHANCING NORTH-SOUTH CONNECTION
- EVOLVING MASTERPLAN

Key:

- Connections
- Key locations
- Reservoirs
- New River



CREATING CENTRAL SQUARE



- FOCAL CIVIC PUBLIC SPACE
- FLEXIBLE AND GREEN
- REORIENTATED TO IMPROVE LINKS
- INCREASES RETAINED TREES
- POTENTIAL FOR LIBRARY / CIVIC USE
- DEVELOPED THROUGH ENVIRONMENTAL STUDY
- MULTI-GENERATIONAL PUBLIC SPACE



PROVIDING NEW TENURE BLIND HOUSING

473 TENURE BLIND APARTMENTS

48.9% AFFORDABLE (BY HAB ROOM)

44.2% AFFORDABLE BY DWELLING

DEVELOPED ON PRINCIPLE OF SHARED EQUITY OF LOCATION

LARGER SOCIAL RENT HOMES (PM+10%)

TENURE BLIND CENTRAL GARDENS

HIGH PERCENTAGE DUAL ASPECT

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A WOODBERRY DOWN IDENTITY

- BUILDS ON THE ESTATES HISTORIC CHARACTER
- MANSION BUILDINGS
- BRICK DETAILS WITH WHITE BANDING
- CONNECTING WITH CULTURAL STRATEGY
- LONG LASTING, LOCALLY APPROPRIATE MATERIALS



SUSTAINABLE DESIGN



- ACHIEVES GLA NET ZERO CARBON
- USES ASHP'S TO DECARBONISE EXISTING ESTATE
- FABRIC FIRST DESIGN - HIGH PERFORMANCE FACADES
- ACHIEVES 0.4 URBAN GREENING
- NATURALISED LANDSCAPE & DRAINAGE STRATEGY
- IMPROVED TREE RETENTION
- EVOLVED THROUGH ENVIRONMENTAL STUDY
- LONG-LASTING 'TIMELESS' DESIGN



LAYOUT & APPROACH

CONSTRAINTS & OPPORTUNITIES



SEVEN SISTERS ROAD



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PUBLIC, LISTED BUILDINGS + CONSERVATION AREA



EXISTING TREES



SUNLIGHT & OVERSHADOWING



The site has a boundary with Seven Sisters Road - approx 170m in length. As raised in the Design Committee Meeting on Servicing and Management, improvements to the Road are under development with TFL, however the design must also address improvements in activation and frontage to better engage with the street.

- Constraints:
- pollution
 - noise
 - restriction of movement
 - red route road

- Opportunities:
- activate SSR and Woodberry Down frontage
 - utilise existing trees
 - provide new pedestrian connection and increased permeability

St Olave's Church is a Grade II listed church, occupying a prominent location on the junction of Seven Sisters Road and Woodberry Grove. As main entrance to the site, views of the proposed Phase 4 buildings from the Manor House junction will form an important aspect of developing the design approach.

- Listed Buildings & conservation areas
- Grade II listed St Olave's Church (c.1893)
 - Reservoirs conservation area

- Opportunities
- improve relationship with St Olave's

The phase has a total of 80 trees of mixed quality and species, including those on and immediately adjacent to the boundary. Initial tree proposals were reviewed with the Hackney Council team and the Design Committee in summer 2021, with further information provided in January 2022, including the retention of important trees on the western and northern perimeters.

- Constraints:
- number of existing mature trees
 - potential TPOs
 - RPAs and other easements

- Opportunities:
- retention of existing trees
 - protection of northern boundary
 - character to central space

The surrounding areas include a number of mid-height and taller buildings, including the three tallest buildings currently adjacent to the site.

1. Skyline tower: 31 storeys
2. Residence tower: 27 storeys
3. Kingley Building - 20 storeys

- Constraints:
- Existing towers

- Opportunities:
- Lower schools buildings to the south
 - orientation of the existing buildings

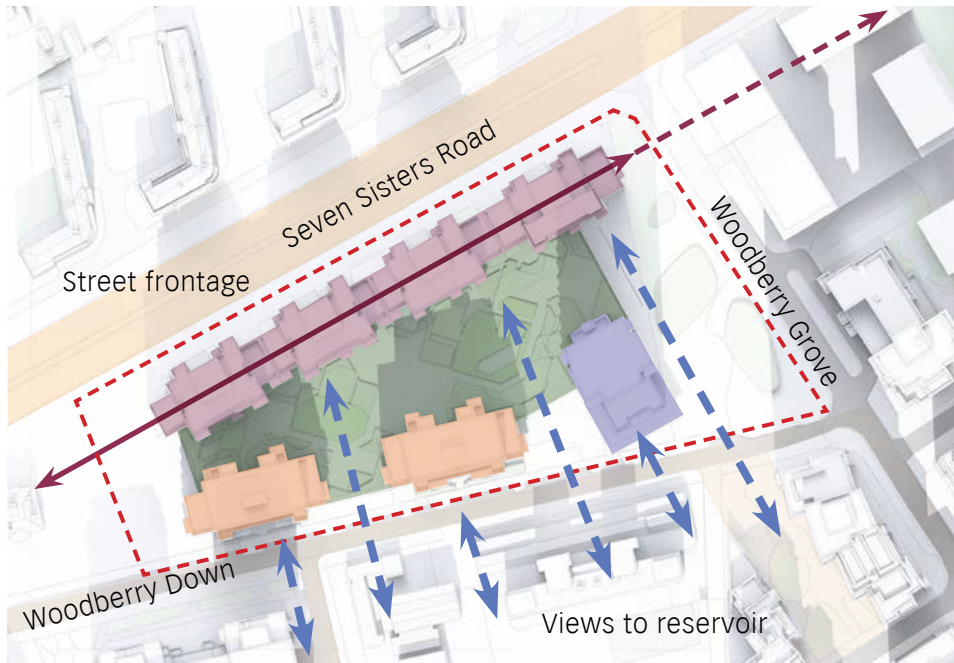
CONCEPTS - HIGH QUALITY HOMES AND SPACES



Page 23
01 Public open spaces and permeability

The site configuration of the Central Square provides improved and better defined open spaces and connections. Building orientation and position has been developed to provide a good environmental comfort to these spaces.

- key:**
- - - phase 4 site boundary
 - Residents Podium
 - public open space
 - ↔ wider green connections



02 Three building typologies

The massing has been developed to respond to the site context by creating three building typologies. Terraced mansion blocks along the north of the site provide street frontage to SSR and also protection to the Residents Podium and Central Square to the south. Detached mansion blocks along Woodberry Down are lower in scale and allow views through the site to the reservoir. The taller element in the south east corner completes part of the existing taller cluster with the Skyline and Residents Tower.

- key:**
- - - phase 4 site boundary
 - terraced mansion blocks (Seven Sisters Rd)
 - detached mansion blocks (Woodberry Down)
 - taller cluster element
 - shared Residents Podium
 - Seven Sisters Roads
 - quieter local streets

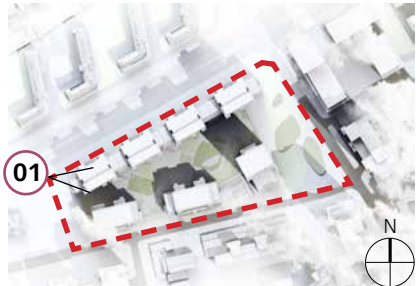
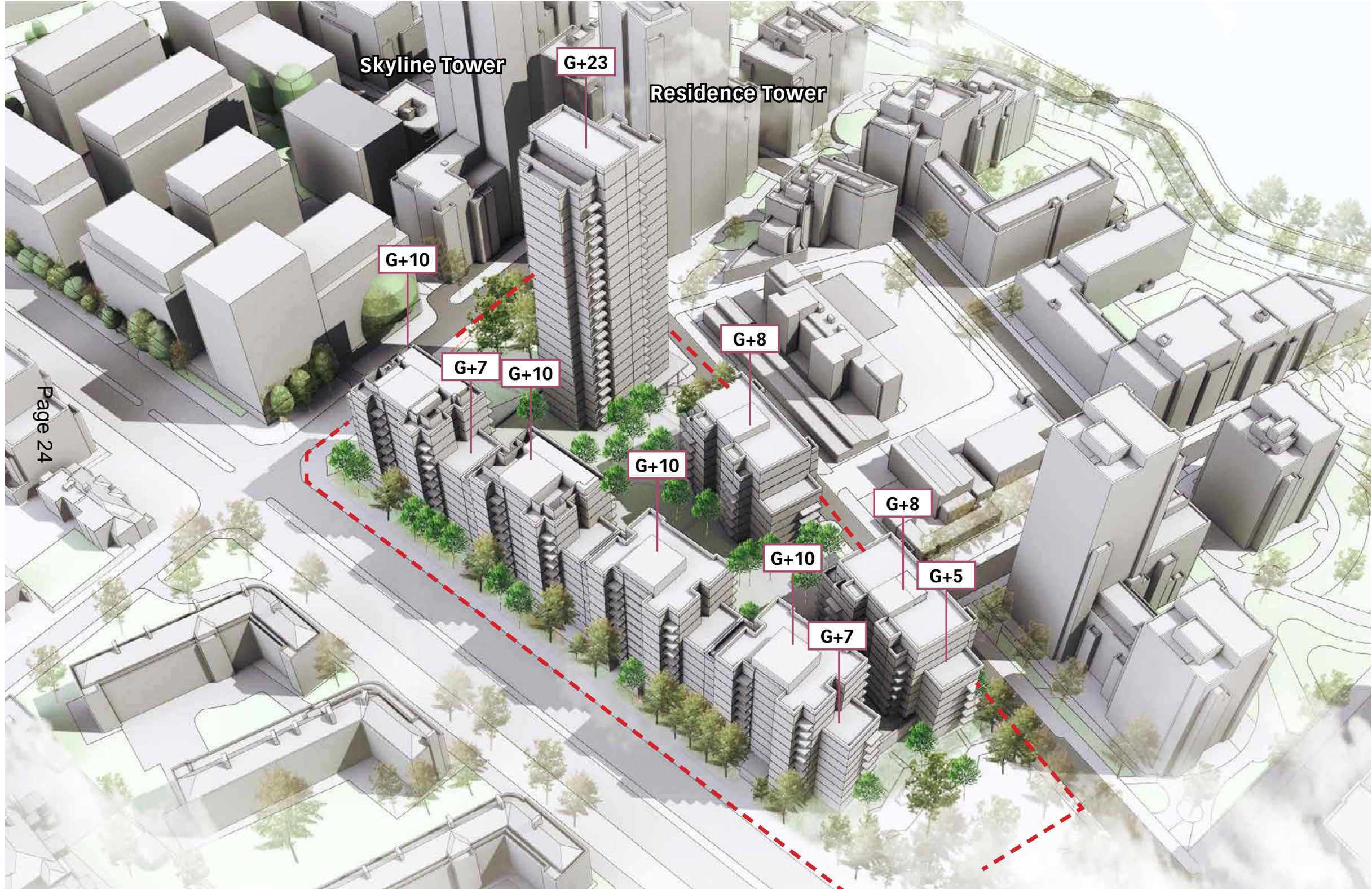


03 Open spaces and sunlight

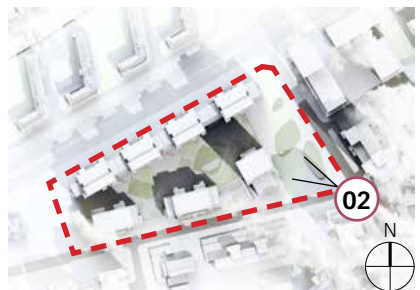
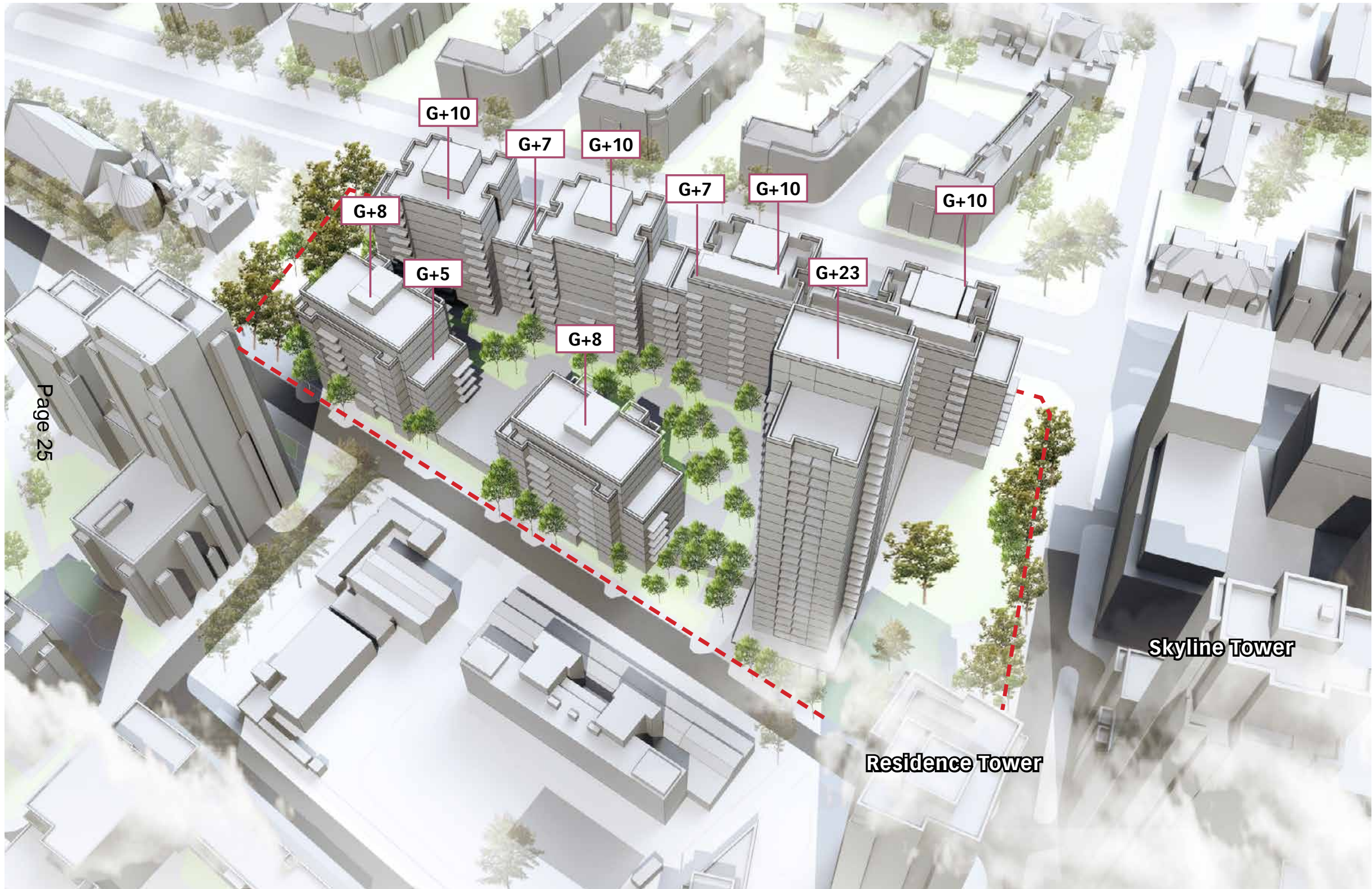
The open spaces or 'gaps' between the Woodberry Down buildings and opening up the blocks to the west and east of the site maximises sunlight into the Residents Podium and Central Square, enhancing the usability and biodiversity of these open spaces.

- key:**
- - - phase 4 site boundary
 - Residents Podium
 - public space
 - sunlight

AERIAL VIEW - NORTH-WEST



AERIAL VIEW - SOUTH-EAST



SITE PLAN



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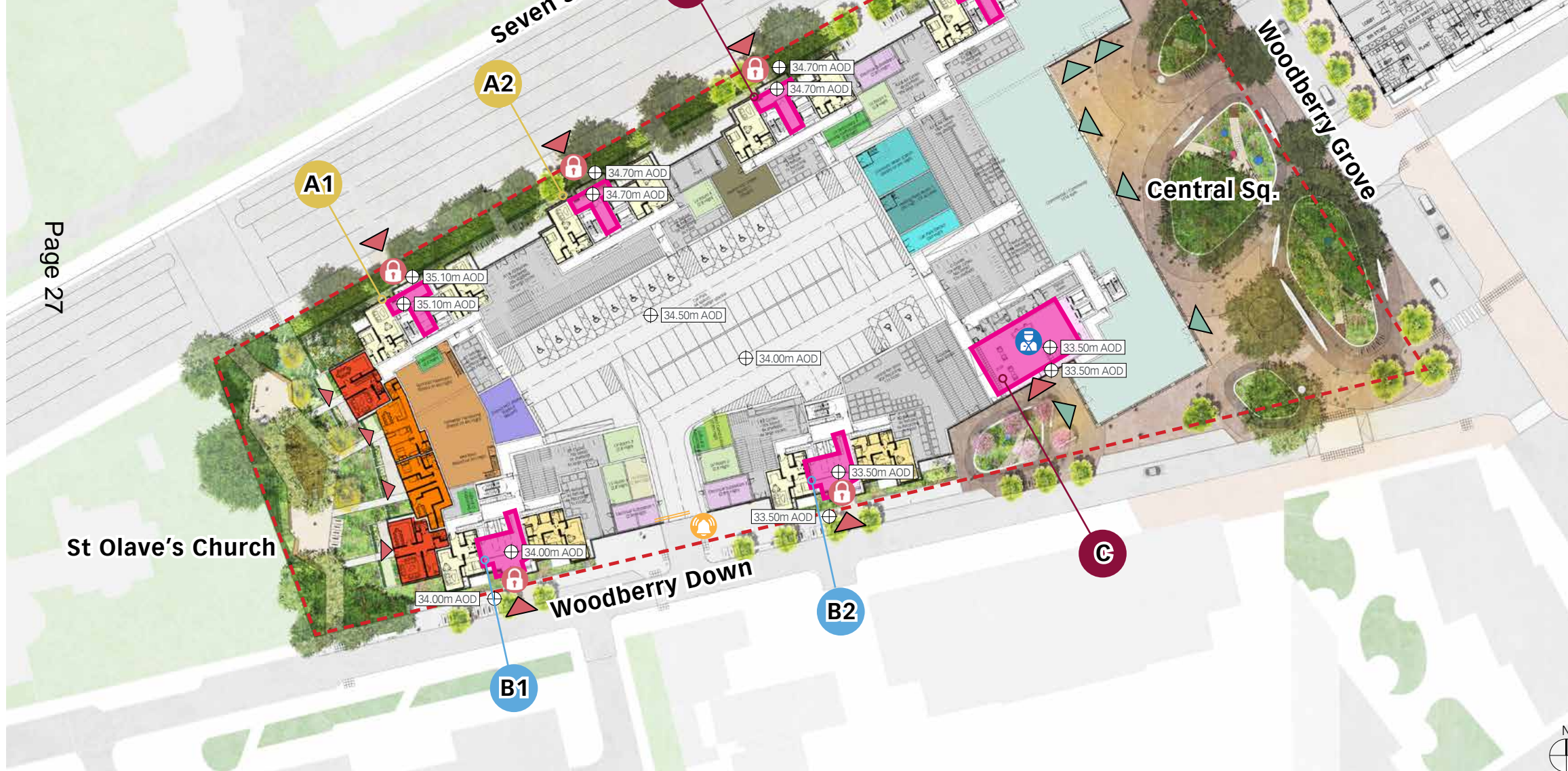
Key :

- Site Boundary
- 1b2p unit
- 2b3p unit
- 2b4p unit
- 3b5/6p unit
- 4b6p unit
- Residential lobby

GROUND FLOOR PLAN

The proposal will include:

	GEA		GIA	
	sqm	sq ft	sqm	sq ft
Residential	45,420	488,896	40,743	438,554
Community/ Commercial	1,280	13,778	1,183	12,734
Car Park / BoH	5,125	55,165	4,872	52,442



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Design proposal

This is the latest ground floor plan arrangement following meetings with Hackney Council, the Design Review Panel and the GLA.

The back of house support services required to support the development have been identified on plan.

Car parking area: 64 spaces

Car free development parking provision is for decanted resident parking & 3% blue badge.

Cycle parking area*: c.830 spaces

*In accordance with the London Plan.

key:

- Site Boundary
- ▶ Residential Entrance
- Plant/ Parking
- Community/ commercial
- 🔒 Secure access point with intercom
- ▶ Community/ Commercial Access
- Residential Units
- Residential Lobby
- ▶ Residential Entrance
- 🔒 Secure line - intercom to concierge
- 👤 Concierge

GROUND FLOOR - WHY A PODIUM



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Design proposal

The provision of a podium on Phase 4 was anticipated in the 2014 masterplan and has been reviewed as part of the design development. The principle reasons for its creation are as follows:

- Deliver parking spaces required for returning tenants, as agreed under the estate Development Agreement.
- Create service, plant and cycle storage without compromising on active facades
- Responds to inability to use Seven Sisters Road for delivery and servicing
- Ensure high quality and active street frontages
- Layer space for residents over the service elements (shared gardens above) and provide amenity and play spaces
- Achieve bio-diversity and urban greening policy targets
- Where possible, conceal servicing from streets
- Responds to inability to use Seven Sisters Road for delivery and servicing
- Potential for public access linked to the Library feasibility study currently being undertaken by Hackney.

% of Seven Sister Road active and residential frontage:

77.8 %

% of site wide active and residential frontage:

75.9 %

ENVIRONMENTAL STUDIES

SOLAR EXPOSURE - 21ST MARCH



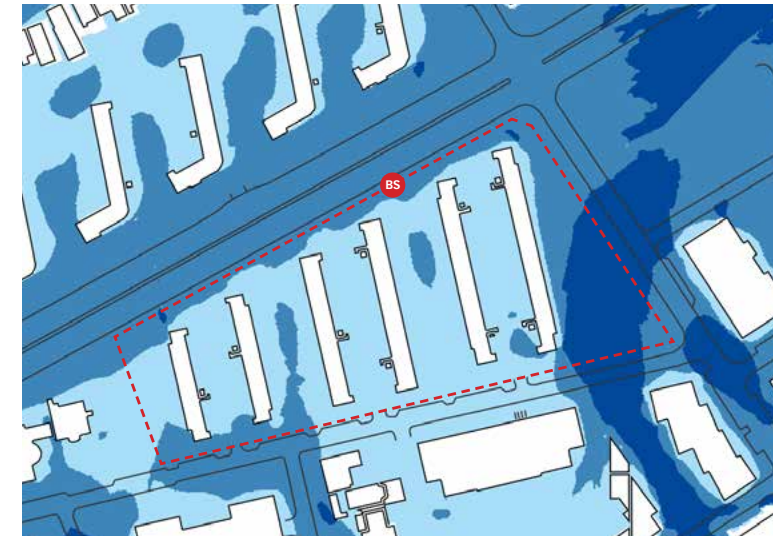
01a Solar exposure - existing conditions

NOISE CONTOUR - DAYTIME



02a Noise levels - existing conditions

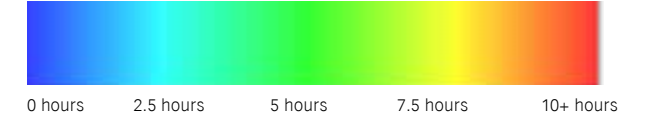
WIND COMFORT LEVEL - SPRING SEASON



03a Comfort levels - existing conditions

The studies on this page illustrate existing and proposed environment conditions for phase 4 on the 21st of March.

Solar exposure key



Daytime noise contour key

Colour	dB level	Description
	<55.0	Acceptable (desirable upto 50 dB)
	55.0 - 65.0	Unacceptable
	65.0 - 75.0	Unacceptable
	>=75.0	Unacceptable

BS8233:1999 Noise Criteria for New Residential Development

Lawson Comfort Criteria key

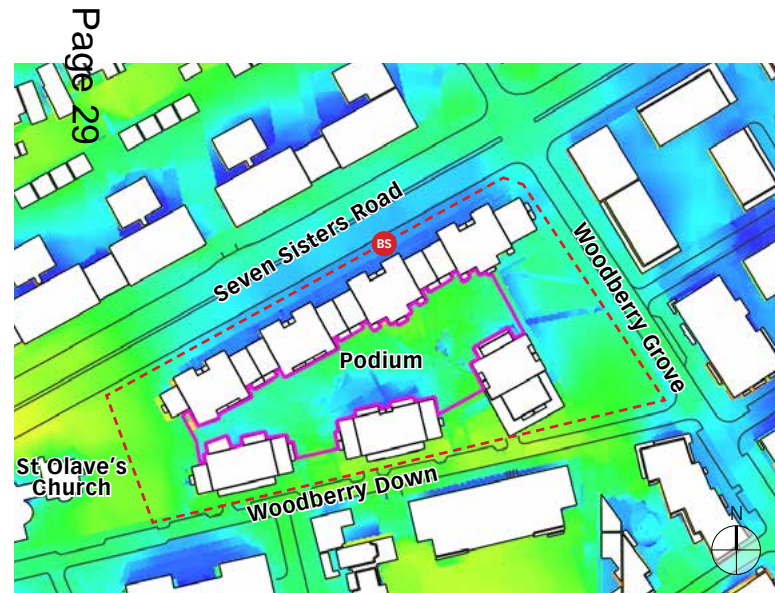
Colour	Comfort Category	Wind speed
	Sitting	0-4 m/s
	Standing	4-6 m/s
	Strolling	6-8 m/s
	Walking	8-10 m/s
	Uncomfortable	>10 m/s

The study has been conducted using the Lawson Comfort Criteria.

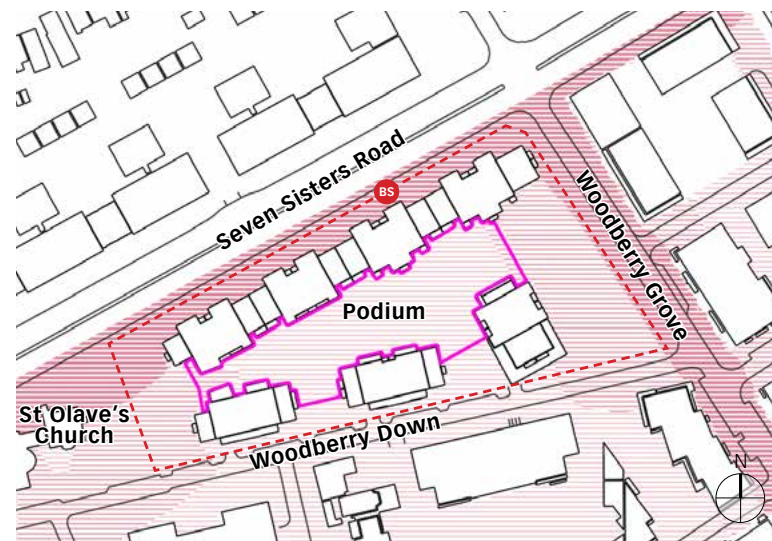
key:

- Phase 4 Boundary
- Podium Extent
- Buildings
- Existing bus stop

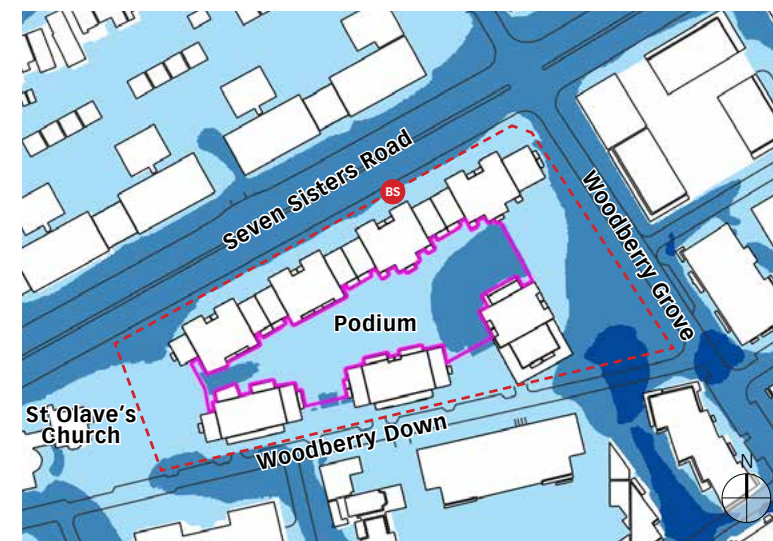
Note: Comfort levels are measured without existing planting and proposed landscaping which will help mitigate effects



01b Solar exposure - proposed conditions

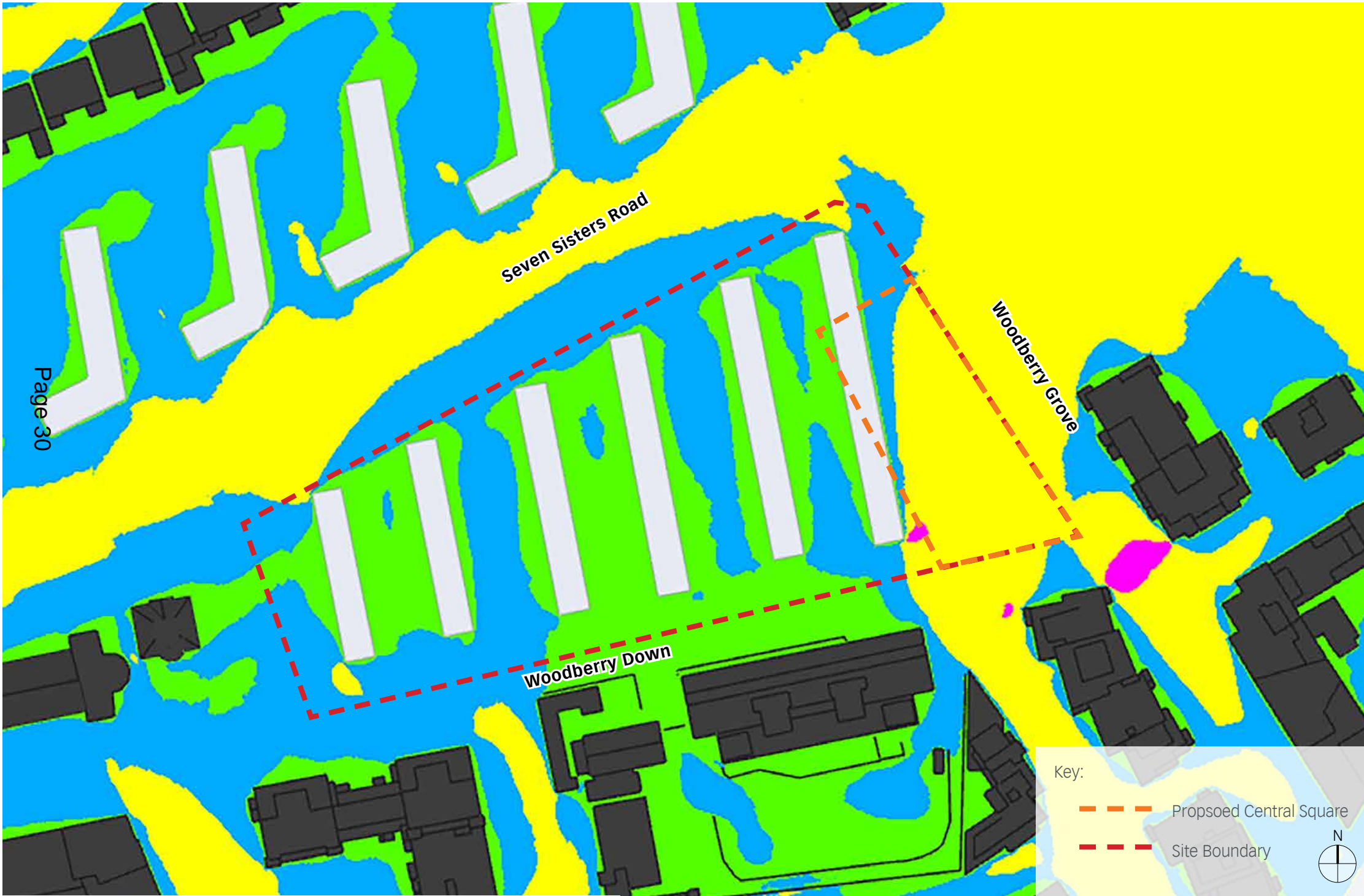


02b Noise levels -proposed conditions



03b Comfort levels - proposed conditions

WIND CONDITIONS - EXISTING



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The proposals for Phase 4 have evolved through careful study of existing wind conditions and the impact of the proposed building massing and form.

The existing wind conditions are shown to the left for reference. The aim is to create a central square which is pleasant through-out the year and avoids the issues which currently affect the areas to the south.

A brief explanation of the 'comfort' categories is explained in the table below.






Key	Comfort Category	Threshold	Description
	Sitting	0-4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long period
	Standing	4-6 m/s	Gentle breezes acceptable for main building entrances, pick-up/ drop-off points and bus stops
	Strolling	6-8 m/s	Moderate breezes that would be appropriate for strolling along a city/ town street, plaza or park
	Walking	8-10 m/s	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
	Uncomfortable	>10 m/s	Winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended.

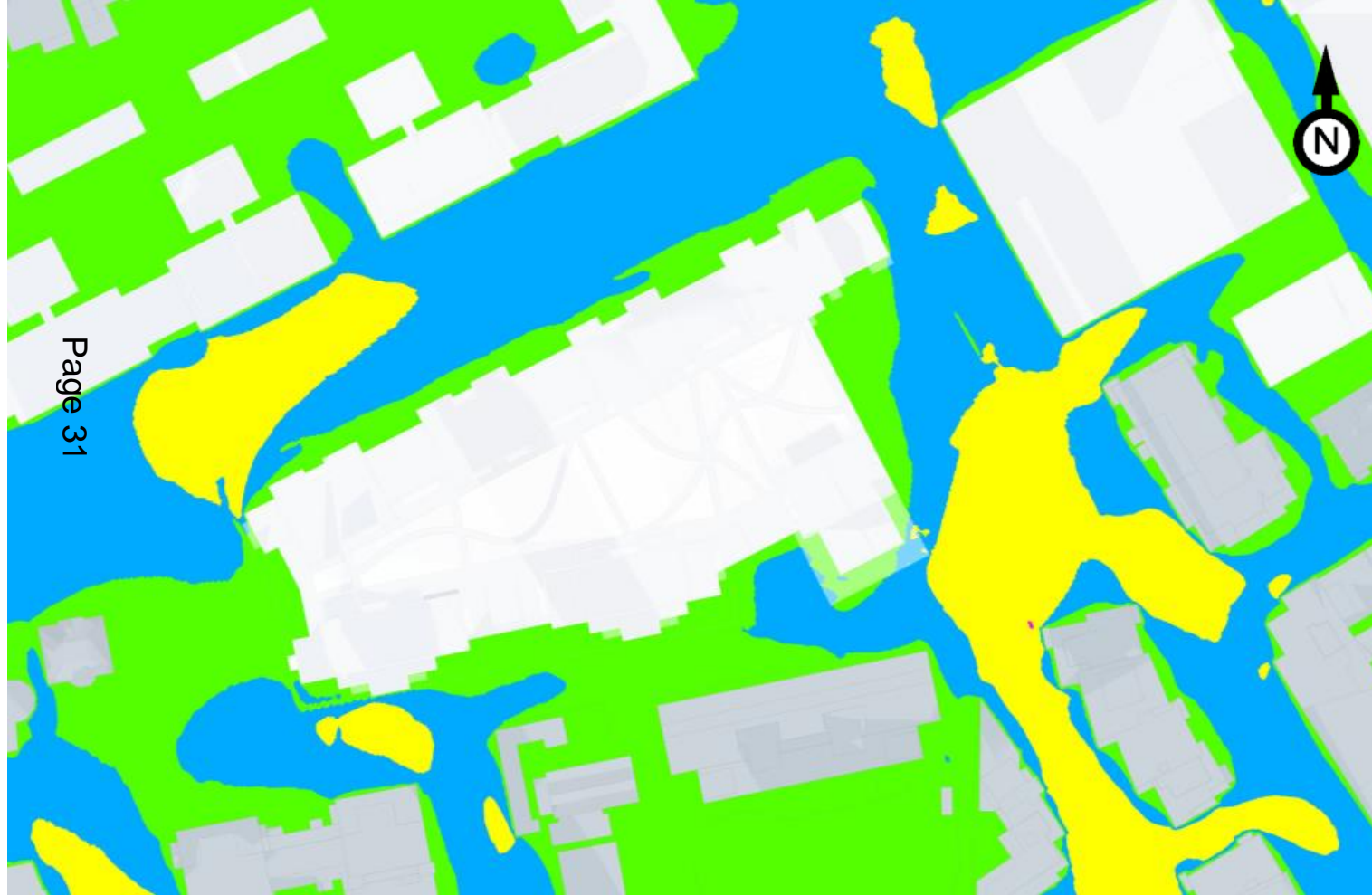
Fig. 1 G/F pedestrian wind comfort conditions - plan - existing

WIND CONDITIONS - PROPOSED

The two slides below show the scheme as tested in February 2022, and the updated study in August 2022.

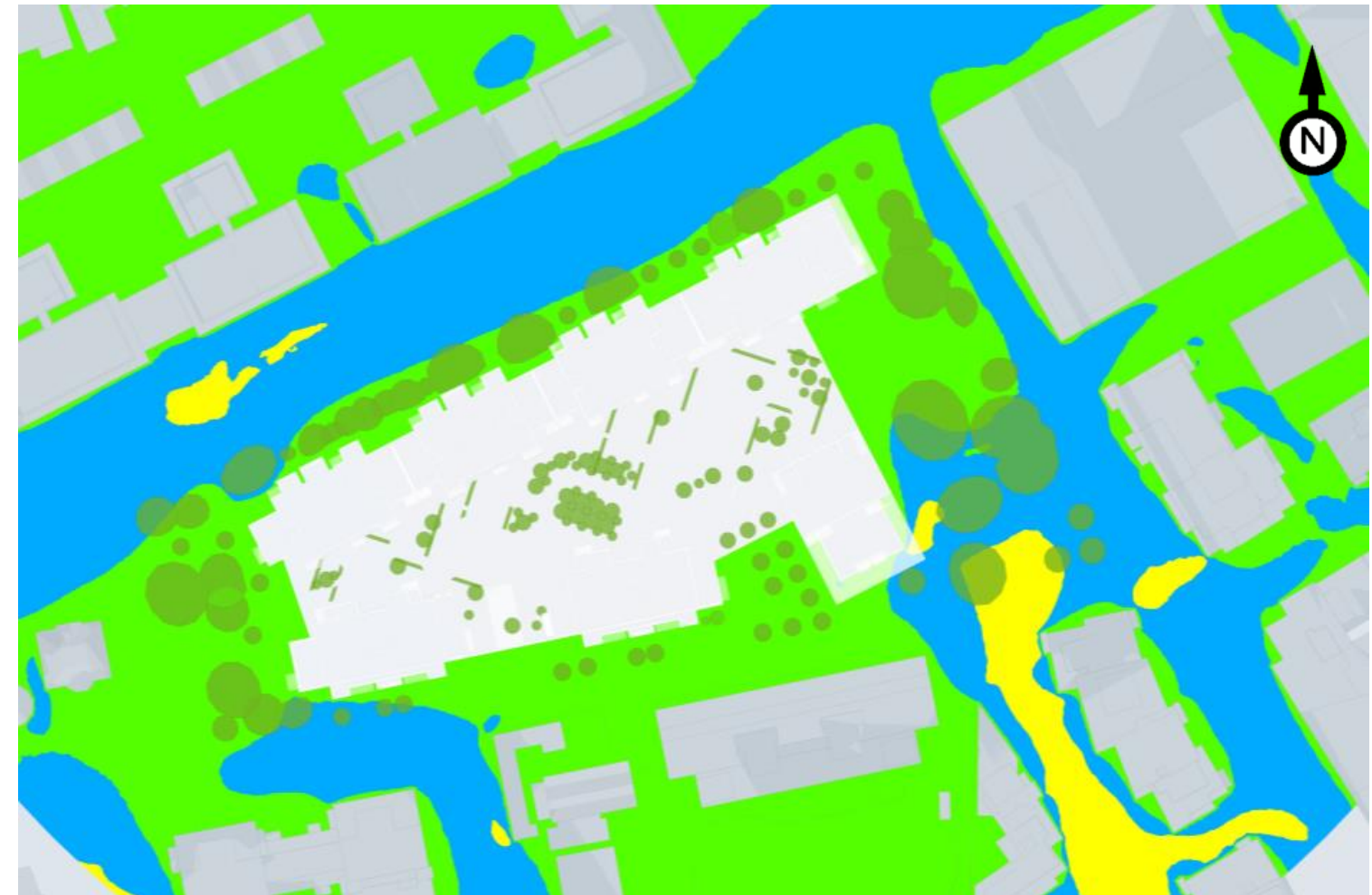
The images show the 'windiest' season conditions - this is likely to be between winter & spring.

The developed scheme takes into account revised building design and landscape design, and shows a clear improvement in wind levels.



Phase 4 proposal - previous design

Test results from February 2022



Phase 4 proposal - updated design and landscape

Updated test results from August 2022

CENTRAL SQUARE



DWELLING NUMBERS AND MIX



Ph4 total units:

473

	Studio/1b2p	2b3/4p	3b5p/6p	4b	5b
PH4 Total	238	185	41	7	2
Mix %	50.3%	39.1%	8.7%	1.5%	0.4%

Ph4 market units:

264 (55.8%)

●	Studio/1b2p	2b3/4p	3b5p/6p	4b	5b
PH4 market	144	97	23	0	0
Mix %	55%	37%	9%	0%	0%
Target	57%	34%	9%	0%	0%

note: 1no. studio flat at Level 1 included in 1b2p totals

Ph4 shared ownership units:

119 (25.2%)

●	1b2p	2b3/4p	3b5p/6p	4b	5b
PH4 S/O	71	48	0	0	0
Mix %	61%	41%	0%	0%	0%
Target	55%	45%	0%	0%	0%

(56.94% of Affordable Housing)

Ph4 social rent units:

90 (19.0%)

●	1b2p	2b3/4p	3b5p/6p	4b	5b
PH4 S/R	21	42	18	7	2
Mix %	23%	47%	20%	10%	
Target	32%	41%	20%	7%	

(43.06% of Affordable Housing)

BUILDING DESIGN

WOODBERRY DOWN CHARACTER

SEVEN SISTERS - STREETScape



01 View west along Seven Sisters Road



02 phase 4 existing from Woodberry Down

MID 20TH CENTURY LONDON MANSION BLOCK TYPOLOGY



07 Ruskin Park House, Champion Hill, Southwark, 1950's



08 Regency Lodge, Swiss Cottage, 1930's



03 phase 6 existing elevation



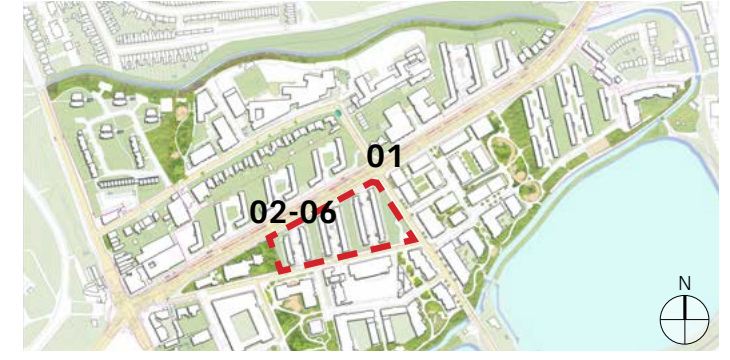
04 phase 6 stacked balconies



05 phase 4 corner balconies



06 phase 4 existing from Woodberry Down



PHASE 4 - BLOCK TYPOLOGIES PLAN



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There are 3 building types proposed for Phase 4

- The Seven Sisters Road blocks - a terraced row of mansion blocks with a formal frontage to the street
- The Woodberry Down blocks - detached mansion blocks informal in character and lower in scale to reflect the less formal nature of the street.
- A taller building - forming part of the existing tall cluster with The Skyline and Resident Tower, located to the south and east of the site.

WOODBERRY DOWN BUILDINGS

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01a Woodberry Down street elevation



01b Woodberry Down plan



02a Woodberry Down balconies



02b Woodberry Down balconies



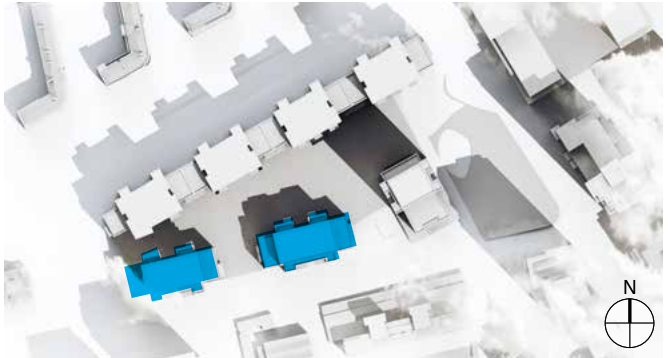
03a Woodberry Down windows



03b Woodberry Down windows

Design updates since July 2022:

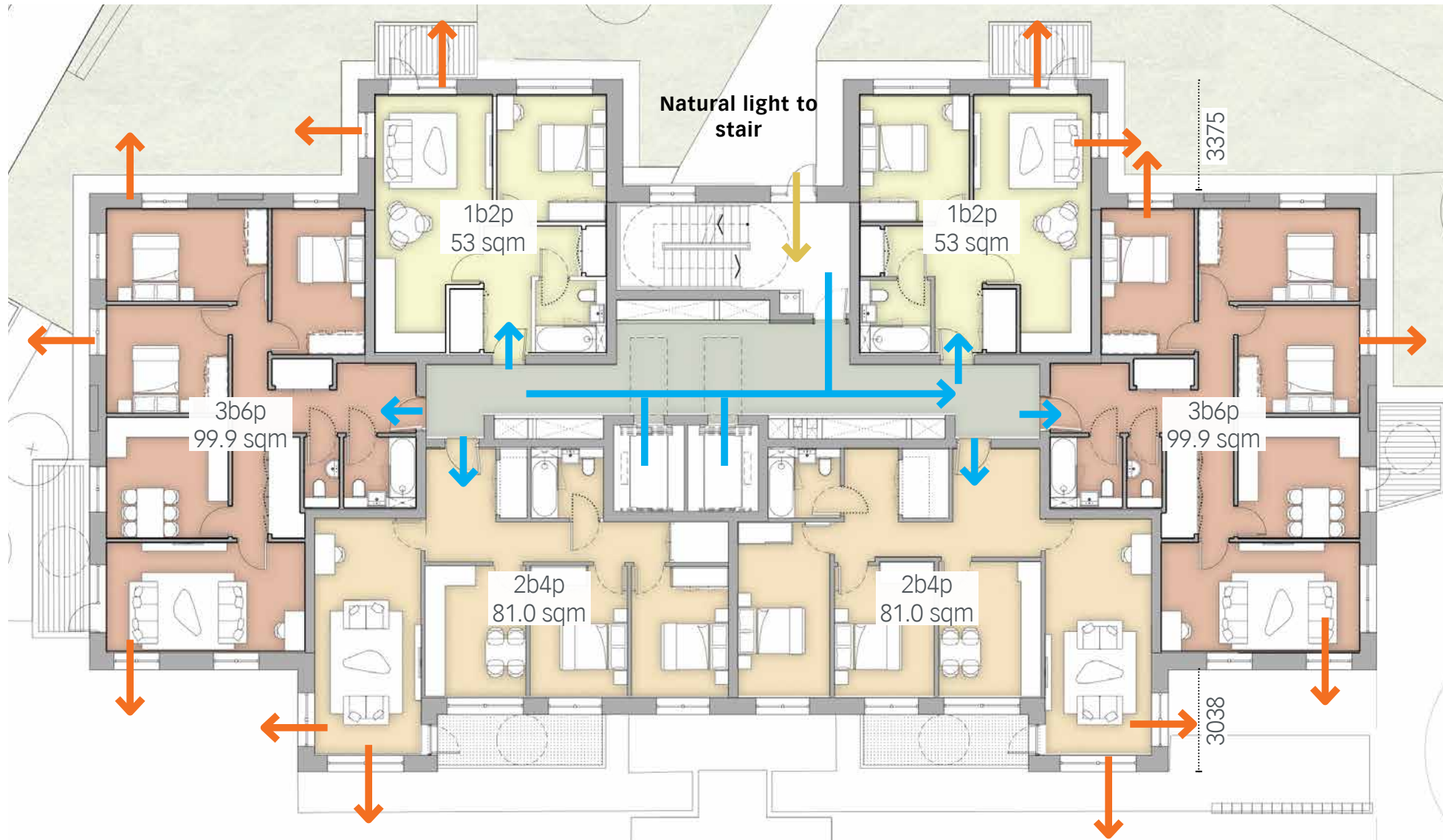
- A** The Woodberry Down elevations have been adapted to respond to dropping the ground floor homes to street level (there are no longer raised ground floor homes).
- B** windows added to the elevations at ground floor to allow for a 2b3p homes
- C** glass panels added to the base of the windows on the buff brick to maximise daylight to bedrooms.
- D** balconies made grey to match the colour of window frames on the red brick facade
- E** Curved balconies were examined but were discounted for sustainability reasons (material wastage and additional energy consumption)



WOODBERRY DOWN LAYOUTS

SOCIAL RENT TENURE

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












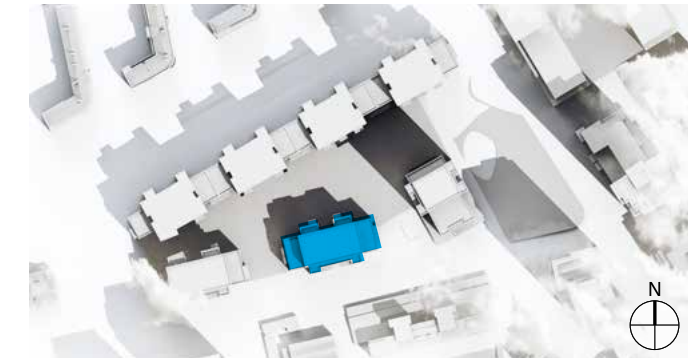
Design basis:

Internal layouts have been developed based on these design principles:

- clustered homes entrances to create sense of community
- central lift lobby with short corridors
- natural light to the communal stair. Glazed door will allow borrowed light into the lift lobby
- 'deep-car' lifts for furniture moving
- high number of dual & triple aspect
- 6 homes per floor, all compliant with Parker Morris + 10% standard
- recessed balconies on the south elevation where they are more sheltered
- projecting balconies to other facades

key:

	1b2p unit		circulation
	2b3p unit		Light into core
	2b4p unit		Dual/triple aspects
	3b5p unit		residents access to podium garden
	3b6p unit		access to building
	Lobby/Corridor		



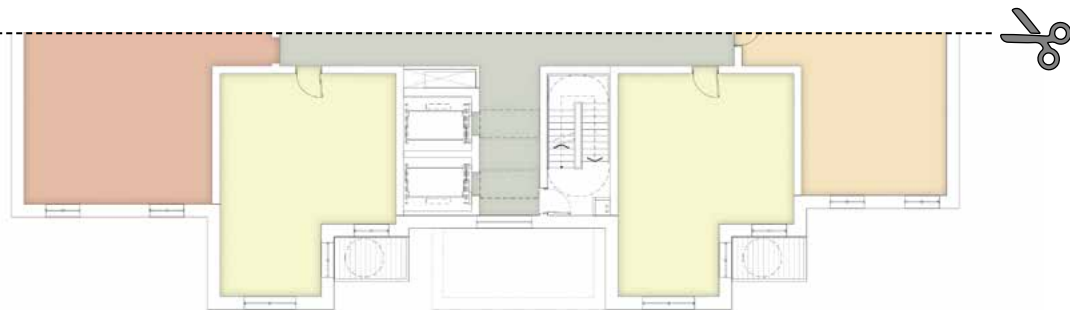
01 Woodberry Down Typology - Typical plan (Building B2)

SEVEN SISTER ROAD



01a Seven Sisters Road elevation

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01b Seven Sisters Road plan



02a Seven Sisters Road balcony study



02b Seven Sisters Road balcony study



03a Seven Sisters Road window study



03b Seven Sisters Road window study

Design updates since July 2022:

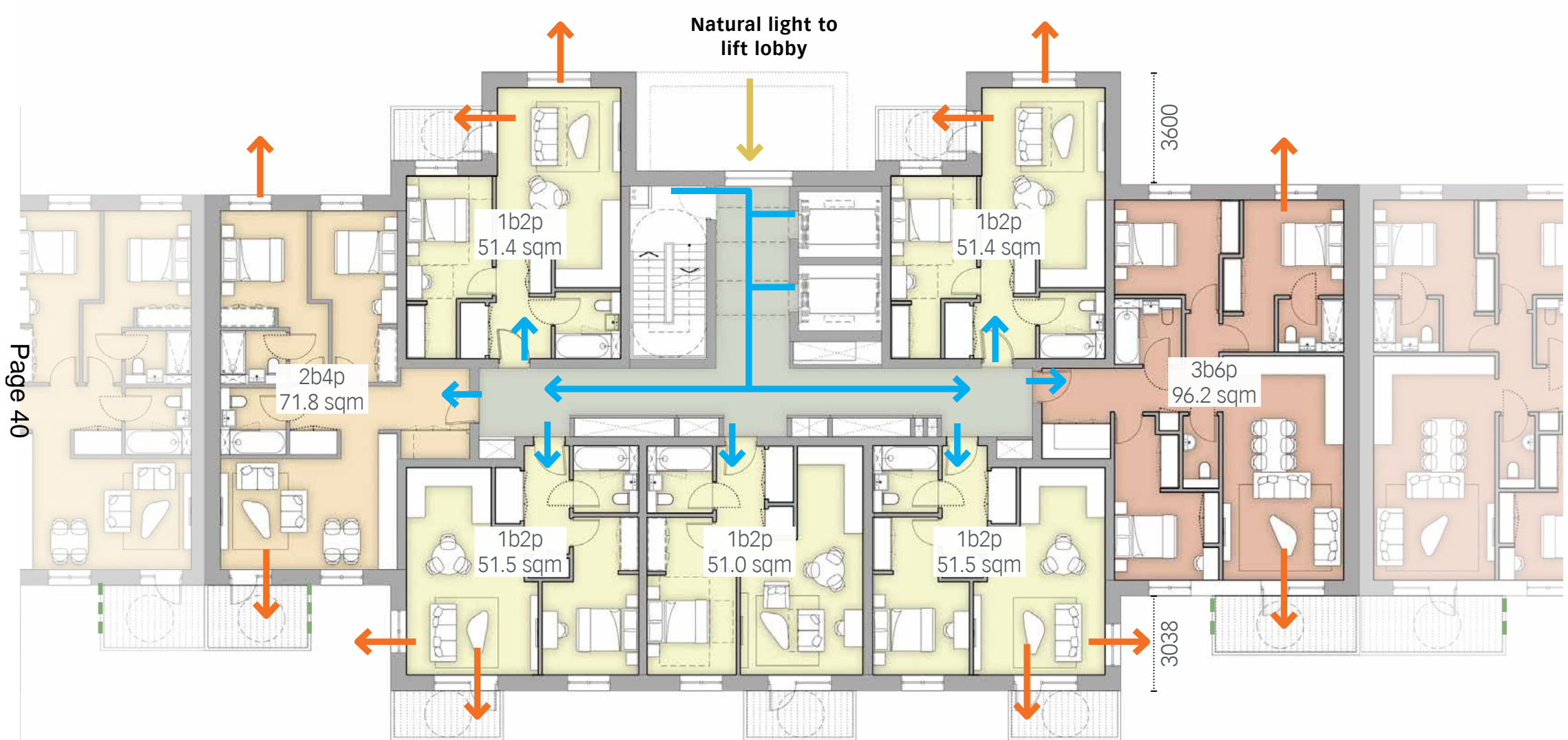
The Seven Sisters Road elevations have been developed to include:

- A** balconies made grey to match the colour of window frames on the red brick facade
- B** glass panels added to the base of the windows on the buff brick to maximise daylight to bedrooms.



SEVEN SISTER ROAD BUILDINGS

MARKET & SHARED OWNERSHIP TENURES



Design basis:

Internal layouts have been developed based on these design principles:

- clustered homes entrances to create sense of community
- central lift lobby with short corridors
- natural light to the lift lobby
- 'deep-car' lifts for furniture moving
- high number of dual & tripple aspect
- 6-7 homes per core all complaint with NDSS standards
- 'through' homes where buildings join to avoid north facing homes
- core located to north maximise the number of homes with garden views
- maximise balconies to the south
- northern facing balconies face the west to get afternoon sun

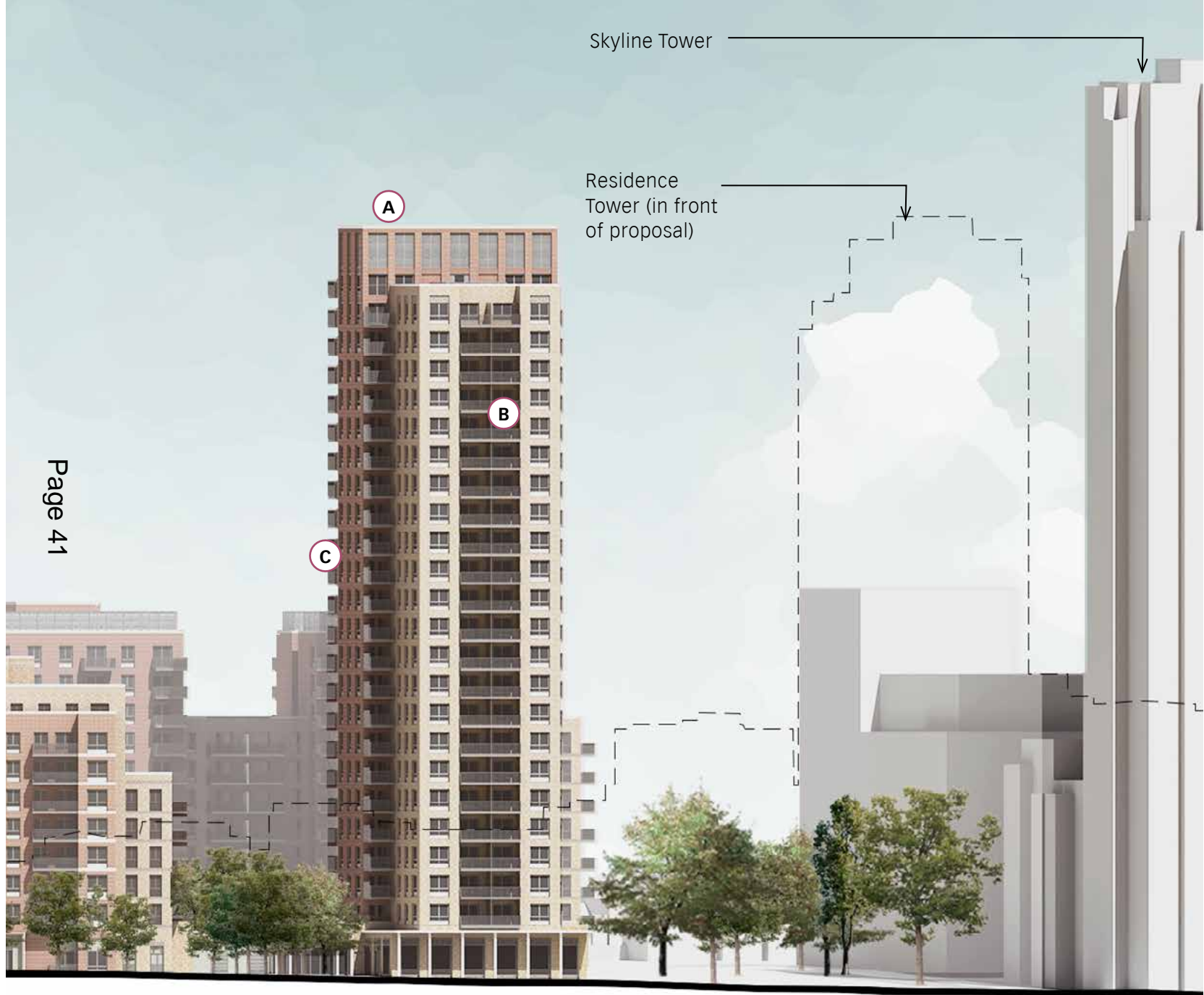
key:

- 1b2p unit
- 2b4p unit
- 3b6p unit
- Lobby/Corridor
- Circulation
- Light into core
- Dual/triple aspects
- Privacy Panels

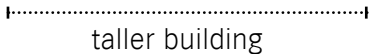
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01 Seven Sister Road Typology - Typical plan

CORNER TOWER



01 South elevation in context



taller building

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Skyline Tower

Residence Tower (in front of proposal)

A

B

C



02a Tall building balcony study

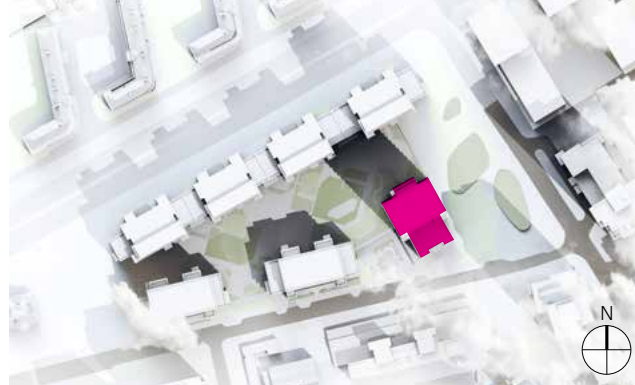


02b Tall building balcony study

Design updates since July 2022:

The tower has been increased by two stories in height and the following design updates made:

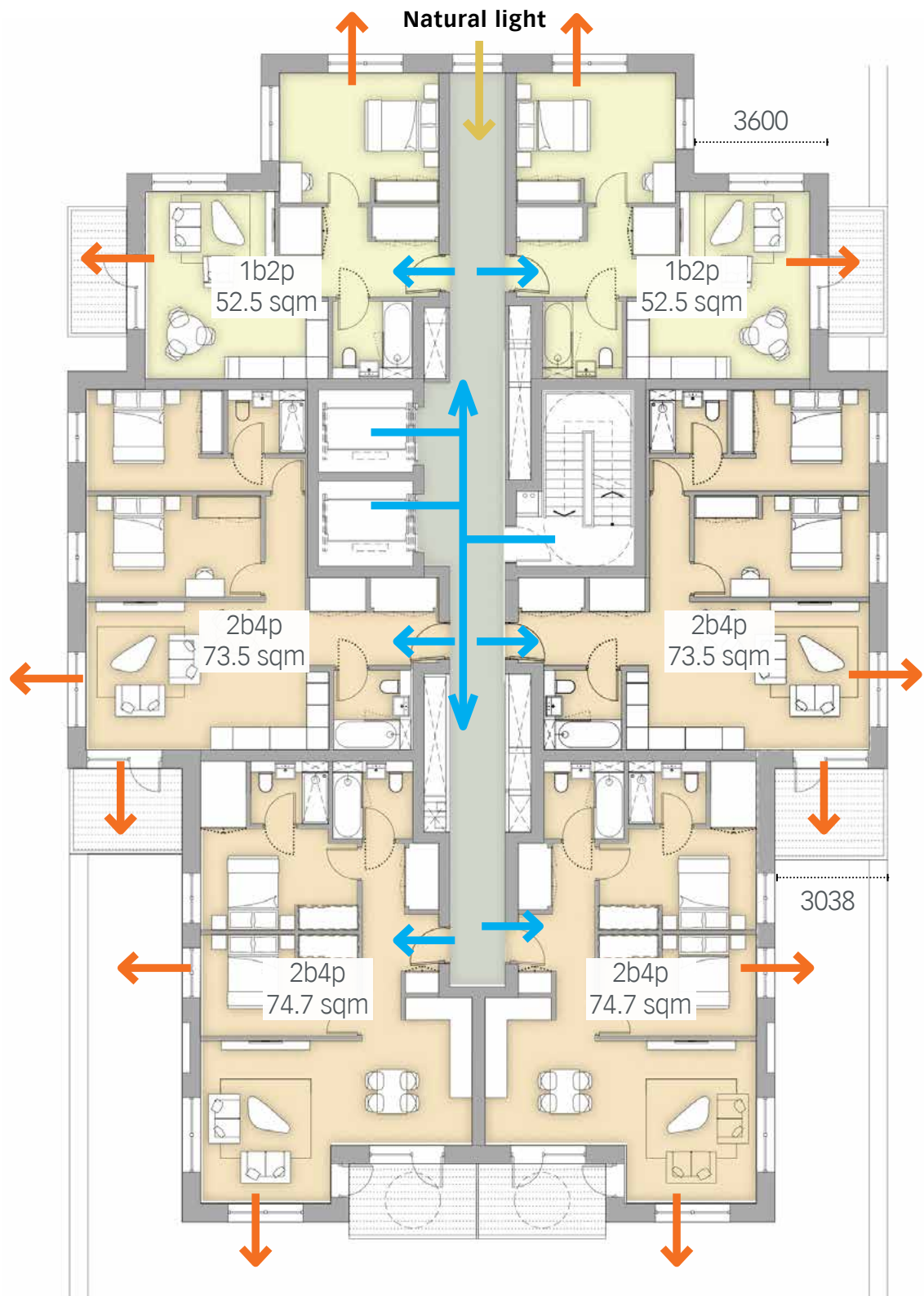
- A revised top floor to reduce bulk in an effort to create connections to the design of the neighboring towers
- B balconies made grey to match the colour of window frames on the brick facade
- C east and west facades of tower have been developed to provide a simplified window stacks that reflect the internal rooms. With some larger opening in the brick work to provide articulation at the top of the building.



CORNER TOWER

MARKET TENURE

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Design updates since July 2022:

Internal layouts have been developed based on these design principles:

- central lift lobby with short corridors
- natural light to the lift lobby
- 'deep-car' lifts for furniture moving
- all dual & tripple aspect homes
- 6 apartments per floor, all complaint with NDSS standards
- recessed balconies on the south elevation where shelter is required from SW winds
- form to maximised homes with views to the water
- maximise balconies to the south

key:

- | | |
|--|---|
| 1b2p unit | circulation |
| 2b3p unit | Light into core |
| 2b4p unit | Dual/triple aspects |
| 3b5p unit | Privacy Panel |
| 3b6p unit | |
| Lobby/Corridor | |



SEVEN SISTERS ROAD ELEVATION



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01 Seven Sisters Road elevation
 This elevation shows the Market and Shared Ownership buildings A1-A4 along Seven Sisters Road
 *Height of plant screens to be confirmed

SEVEN SISTERS ROAD



WOODBERRY DOWN - SITE ELEVATION



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Skyline Tower

Residence Tower (in front of proposal)



01 Woodberry Down elevation
 This elevation shows the Social rent buildings B1-B2 and the taller Market block C along Woodberry Down
 *Height of plant screens to be confirmed

WOODBERRY DOWN



01 View of pocket park from Woodberry Down looking west



CENTRAL SQUARE



01 View of central square from the junction of Woodberry Down and Woodberry Grove looking north-west
*Height of plant screens to be confirmed

LANDSCAPE DESIGN

GROUND FLOOR LANDSCAPE



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KEY GROUND FLOOR LANDSCAPE AREAS:

- 1. Central Square
- 2. Mews
- 3. Seven Sisters Road Frontage
- 4. Woodberry Down Frontage and Pocket Park

Overview of ground floor landscape

CENTRAL SQUARE

Existing trees



- EXISTING TREES
- EXISTING TREES IN HARD PAVING
- PHASE 3 TREES
- AREAS OF PLANTING

- 4 out of 6 existing trees that were originally in soft landscaping, to be retained within soft landscape
- Category A tree to be retained within soft landscaping
- Trees along Woodberry Grove to be retained as existing within hard paving

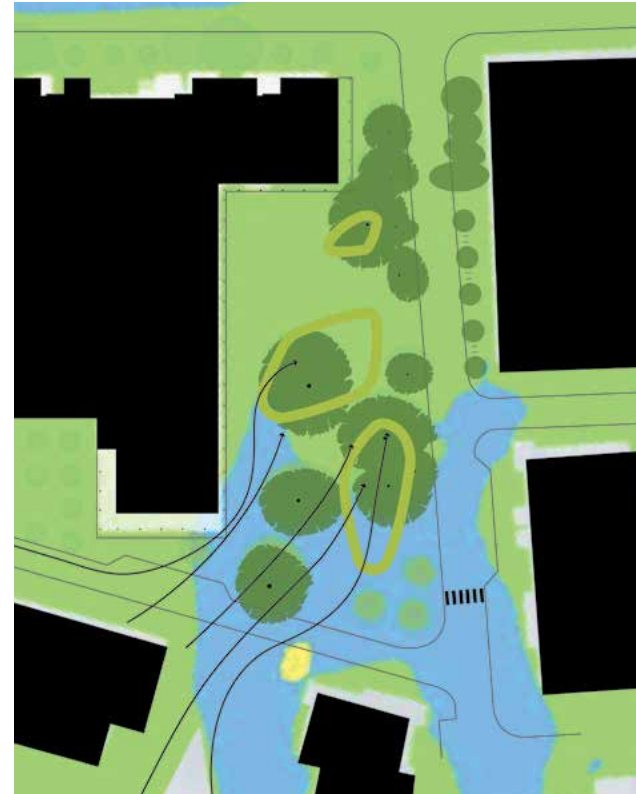
Movement and edges



- PEDESTRIAN MOVEMENT
- POTENTIAL PROPOSED CROSSING POINTS
- RETAIL EDGE
- RESIDENTIAL LOBBY ENTRANCE
- RESIDENTIAL FRONTAGE
- BINS/SERVICING

- Pulling people into the square
- Connecting the eastern edge to the central square
- New crossing points to connect phase 3 and the route from woodberry wetlands

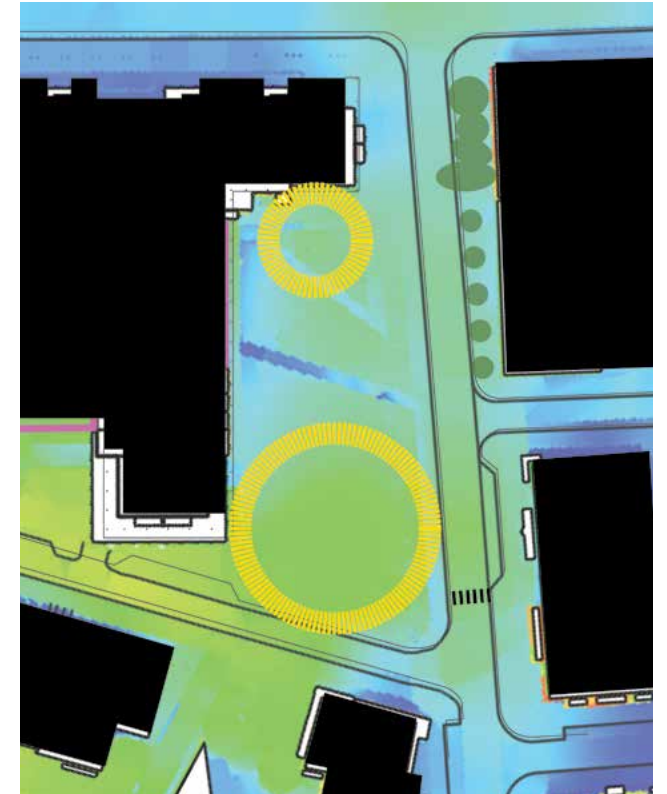
Wind



- LAWSON COMFORT CRITERIA - SITTING
- LAWSON COMFORT CRITERIA - STANDING
- LAWSON COMFORT CRITERIA - STROLLING

- Opportunity to extend building canopy into central square to mitigate wind - to be designed/coordinated with LDS
- Option needs to be wind-modelled with existing trees and structure to see impact on wind conditions

Solar exposure



- Solar exposure key
- 0 hours
 - 2.5 hours
 - 5 hours
 - 7.5 hours
 - 10+ hours

- Maximise sunny spots within the square

CENTRAL SQUARE



Central Square Landscape Plan

KEY

1. EXISTING TREES

The planting beds hold new planting and the existing trees, enhancing their growing conditions and the impact of the planting on the character of the square. New planting is established including groups of young trees, under-planted with ferns, grasses, herbaceous perennials and bulbs.

2. Existing trees in the pavement are retained within hard surfaces, with improved tree pits, incorporating structural tree cells and permeable surface above.

3. SEATING

- Sculptural seats are located close to planting, allowing seating opportunities to be dual aspect (facing the square or the planting). Long seating will encourage social interaction and everyday exchanges, and function as a social resource by being a flexible and affordable place to spend time at no cost.

4. PAVED SPACE

- Hard surfaces offer easily maintainable, adaptable spaces for a wide variety of public uses.



View 01 - View looking into the square from Woodberry Grove



View 02 - View from above looking into the central square

MEWS SPACE



Vegetated edge with biodiverse hedges (3-5m) Paved route with play on the way elements and seating (3-10m) Rain garden (4-8.5m) Private Amenity (1.5m)

Mews Space Landscape Plan

MEWS SPACE



View 01 - From Seven sisters road, looking into the mews space



View 02 - From the north, looking into the centre of the mews space



SEVEN SISTERS ROAD FRONTAGE

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Seven Sisters Road

Pavement
(3.5m)

Low structural planting to create rhythm and repetition (3m)

Structural hedge creating the boundary to shade understory planting (2-6m)

PHASE 4



Section Elevation along Seven Sisters Road



Structural planting typology precedents (Angel Building, Islington)

PODIUM LANDSCAPE



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Podium Landscape Plan

PODIUM GARDEN



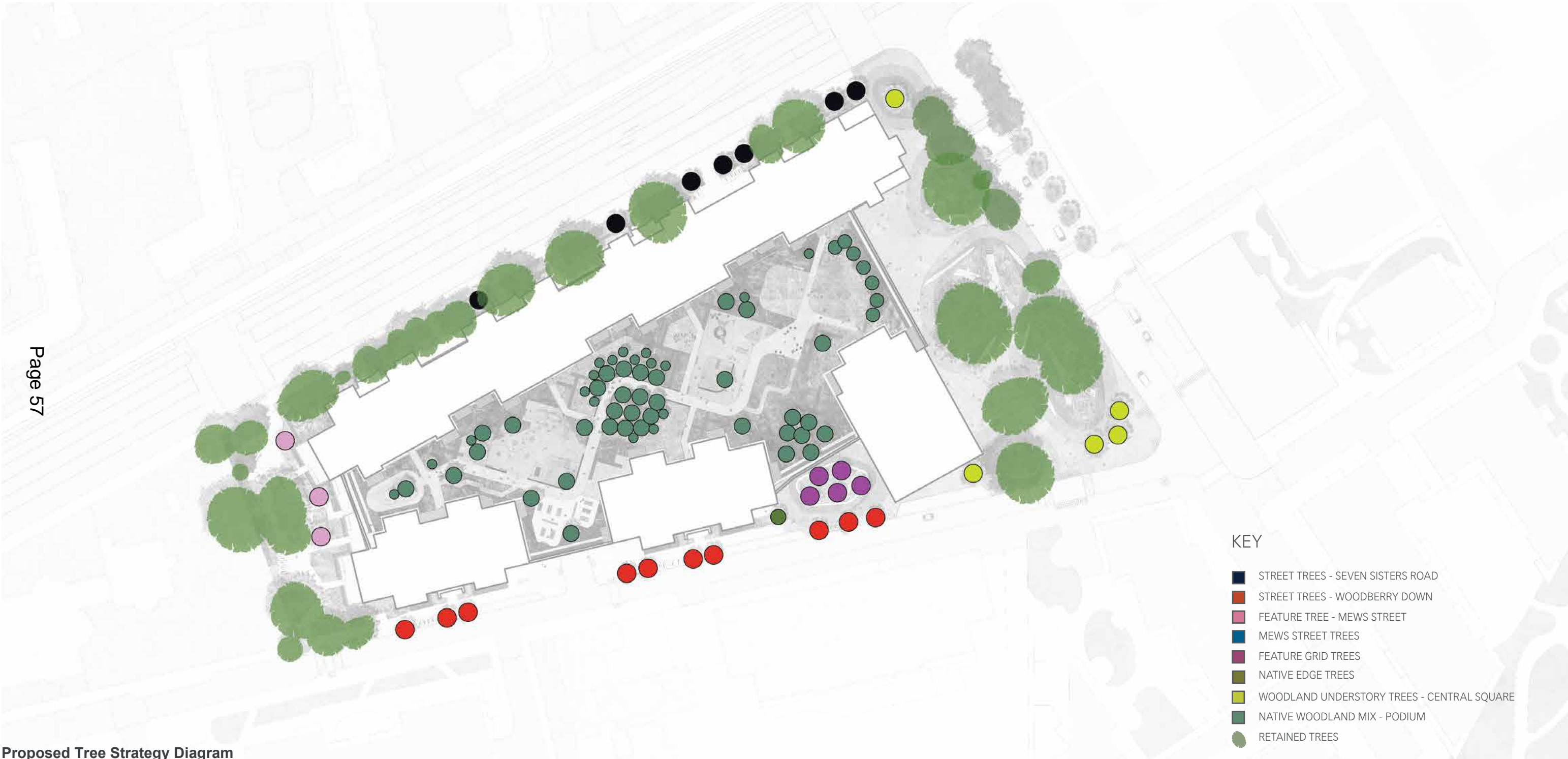
View 01 - From podium garden



View 02 - From podium garden

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PROPOSED TREE PLANTING STRATEGY



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- KEY
- STREET TREES - SEVEN SISTERS ROAD
 - STREET TREES - WOODBERRY DOWN
 - FEATURE TREE - MEWS STREET
 - MEWS STREET TREES
 - FEATURE GRID TREES
 - NATIVE EDGE TREES
 - WOODLAND UNDERSTORY TREES - CENTRAL SQUARE
 - NATIVE WOODLAND MIX - PODIUM
 - RETAINED TREES

Proposed Tree Strategy Diagram

PHASE 4 PLAY STRATEGY



GLA REQUIREMENTS

- GLA play space requirement: 1705.5m² (170 children)
- Total 0-12 play requirement: 1334m²
- Total area provided in Phase 4: 1403m²
- 12+ play to be delivered at larger green spaces within the masterplan, such as Springfield Park, Phase 3 park, and within phases 2,5, 6 and 7.

KEY

- 0-4 YEARS 805M²
- 5-11 YEARS 598M²

TOTAL: 1403M²

Proposed phase 4 play strategy diagram

URBAN GREENING FACTOR



Urban Greening Factor Calculations				
KEY	SURFACE COVER TYPE	SCORE	AREA PROPOSED M2	CONTRIBUTION
	Intensive Green Roof (min. substrate depth of 150mm)	0.8	504m2	403m2
	Extensive Biodiverse Roof (min. substrate depth of 80mm) and includes biosolar roofs	0.7	683m2	478m2
	Flower-rich perennial planting	0.7	1170m2	819m2
	Wildflower Meadow (Species Rich Grassland)	1.0	238m2	238m2
	Amenity Grassland	0.4	129m2	51m2
	Groundcover Planting	0.5	2386m2	1193m2
	Hedges	0.6	390m2	234m2
	Rain Garden/SUDS	0.7	76m2	53m2
	Trees planted with a min. soil volume equivalent to atleast 2/3 of the projected canopy	0.8	1717m2	1373m2
	Trees planted with a soil volume less than 2/3 of the projected canopy	0.6	1875m2	1125m2
	Permeable Surface	0.1	5201m2	520m2
TOTAL SITE AREA (INCLUDING UP TO ROAD EDGE)			15,517m2	
TOTAL CONTRIBUTION				6488m2
URBAN GREENING FACTOR				0.41

Urban Green Factor target of **0.4** is set out in the London Plan 2021 Policy G5, Urban Greening

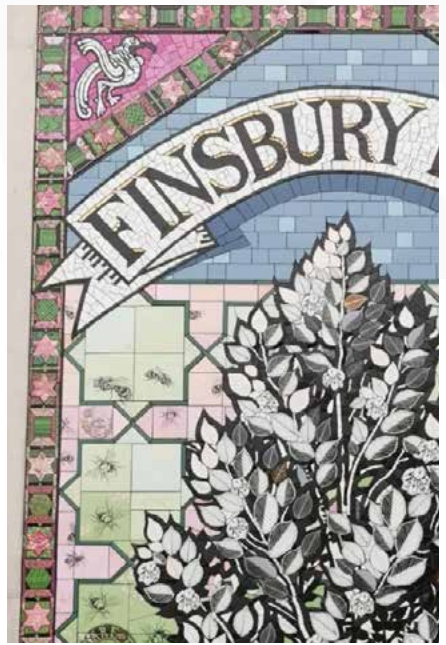
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35.4m

30.9m

Urban greening factor diagram

CULTURAL OPPORTUNITIES



SUSTAINABLE DESIGN

BERKELEY HOMES - VISION 2030



Customers

Our goal is to put our customers at the heart of our decisions and provide an industry leading home buying experience.



Quality

Our goal is to lead the industry in producing high quality, safe homes for all.



Communities

Our goal is to transform underused land into unique, well connected and welcoming places where people and communities can thrive for the long-term.



Climate Action

Our goal is to play an active role in tackling the global climate emergency by creating low carbon, resilient homes.



Nature

Our goal is to create a net biodiversity gain and make a measurable contribution to the natural environment on every development.

CUSTOMERS

QUALITY

COMMUNITIES

CLIMATE ACTION

NATURE

WHAT WE CREATE

10+ PRIORITIES

HOW WE WORK

EMPLOYEE EXPERIENCE

MODERNISED PRODUCTIO

FUTURE SKILLS

SUPPLY CHAIN

SHARED VALUE



Shared Value

Our goal is to allocate capital to deliver sustainable returns to our shareholders whilst creating value for our other stakeholders including through the work of The Berkeley Foundation.



Supply Chain

Our goal is to build a responsible and constructive supply chain; one that is productive, practical and profitable, sustainable, ethical and dependable.



Employee Experience

Our goal is to create a positive working environment for our people; one that fosters respect, support, wellbeing, safety and inclusivity.



Modernised Production

Our goal is to harness advanced manufacturing and digital technology to build more homes, and to achieve higher standards of quality, safety and sustainability.



Future Skills

Our goal is to equip our people with the skills they need both now and for the future, enhancing social mobility and inspiring new talent to join the industry.

DECARBONISING THE ESTATE

- DEVELOPS APPROVED LOW CARBON TRANSITION STRATEGY
- ASHP'S LOCATED ON PHASE 4 SUPPLYING LOW CARBON HEAT TO THE ESTATES ENERGY NETWORK
- ENERGY CENTER WILL SUPPLY THE EXISTING PHASES (KSS SITES & PHASES 1-4)
- SITE WIDE REDUCTION IN CARBON USAGE

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