

Pre-App Planning Sub-Committee – 27/10/2021

ADDRESS: Woodberry Down Masterplan - Phases 4-8	
WARD:	Woodberry Down
REFERENCE NUMBER:	2021/0211/PA
APPLICANT:	Berkeley Homes
ARCHITECT:	LDS
<p>PROPOSAL: Hybrid planning application for a residential led mixed use redevelopment of Phases 4-8 inclusive of Woodberry Down Estate, N4 together with associated landscaping, public realm, servicing and other development</p> <p>Outline component - masterplanning of residential led mixed use redevelopment including associated landscaping, public realm, servicing and other development of Phases 5-8 inclusive of Woodberry Down Estate, N4</p> <p>Detailed component - erection of 460-500 residential units and commercial floorspace together with associated landscaping, public realm, servicing and other development for Phase 4 of Woodberry Down Estate, N4</p>	

ANALYSIS INFORMATION

ZONING DESIGNATION	YES	NO
CPZ	X	
CAZ		X
City Fringe Opportunity Area		X
Conservation Area		X - adjacent Stoke Newington Reservoirs, Filter Beds and New River
Listed Building (Statutory)		X - adjacent Grade II listed buildings St Olave's Church, Woodberry Down Community Primary School and various structures associated with New River
Listed Building (Local)		X - adjacent St Olave's Vicarage, 279 Seven Sisters Road and The Finsbury (Park Tavern) 336 Green Lanes
Priority Employment Area		X

1. DETAILS OF THE DEVELOPMENT

1.1 Masterplan

- 1.1.1 Demolition and redevelopment of Phases 5-8 to provide a residential led development including associated commercial and community floorspace, together with green infrastructure (including pedestrian and cyclist connections), as shown in

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LDS document 1182_Doc042_A_Hackney Design Review Panel - Masterplan 05.10.2021.

- 1.1.2 The details provided to date relate to green infrastructure (including locations of green fingers throughout the masterplan area, which attempt to connect with those delivered on previous phases of development, the approach taken in respect of Seven Sisters Road and New River, and retention of existing trees); pedestrian, vehicular and cycle movement routes within the site; locations/focuses of different uses; high level heights, massings and densities; and microclimate (solar and wind studies).
- 1.1.3 Details of quantum and massing will be provided later in the pre-application process although indicative massings and block layouts are shown in the submitted documentation, which also suggests the following ranges for habitable rooms per hectare:

Phase	Location	Proposed range of Hr/Na
4	South west of Seven Sisters Road/Woodberry Grove junction	900-1000 Hr/Ha
5	South of Seven Sisters Road (east)	800-900 Hr/Ha
6	North west of Seven Sisters Road/Woodberry Grove junction	650-750 Hr/Ha
7	North of Seven Sisters Road (east)	650-750 Hr/Ha
8	Rowley Gardens	800-900 Hr/Ha

- 1.1.4 The London Plan 2021 requires density to be described in terms of units per hectare, bedrooms per hectare and bed spaces per hectare as well as habitable rooms per hectare, although it is noted that the density matrix included within the London Plan 2016 no longer applies. Hr/Ha is the only metric provided to date by the applicants.
- 1.1.5 Please note that the Masterplan includes details pertaining to Phase 4, which is discussed in more detail separately.

1.2 Phase 4

- 1.2.1 Demolition and redevelopment of Phase 4 to provide a residential led mixed use development comprising three blocks, two formed of linked mansion blocks and one formed of linked mansion blocks with two corner towers of 17- and 22-storeys, arranged around first floor podium gardens, providing 460-500 residential units, together with associated green infrastructure including a public “square” at the eastern end of the site (Central Square) and a green pedestrian thoroughway at the western end of the site, and servicing (including car and bicycle parking and refuse

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storage), as shown in LDS document 1182_Doc042_B_Hackney Design Review Panel - Phase 4 05.10.2021.

- 1.2.2 The details provided to date relate to evolution of concept, indicative ground and upper floor plans, layouts and sections (including car parking quantum and layout); approach to private/public interface; heights and massing (including solar studies); and design of Central Square.

2. BACKGROUND

- 2.1 The proposals are currently at early pre-application stage and have not been subject to formal public consultation through the planning process. However, due to the character of the proposed development, some public consultation has been undertaken by the applicants with key stakeholders including WDCO (Woodberry Down Community Organisation) and the Design Committee (made up of representatives of the Council's Woodberry Down Regeneration Team and WDCO, along with other stakeholders), and there is general widespread local awareness of the forthcoming development. This consultation process is progressing in tandem with the formal pre-application process.
- 2.2 Due to the early stage of the pre-application process, proposals are at a largely conceptual stage. What is being presented to Members was subject to a Design Review Panel (DRP) on 5th October 2021. The outcomes of the DRP are incorporated into this report. The Panel has seen previous masterplans and detailed phases of the Woodberry Down project, but this is a first review of this latest scheme and the Panel welcomed the opportunity to see its design relatively early in the design process. The Panel welcomed the opportunity to see the evolving masterplan for Phases 4-8 relatively early on and to input into its design development. Panel members acknowledged the complexity of the site and welcomed the aspirations of the scheme and many of the underlying moves on routes and permeability. However, a range of concerns were raised, including in relation to height and massing, building layouts, open space design, micro-climate and sustainability.
- 2.3 It is expected that there will be further rounds of both DRP and Pre-Application Planning Sub-Committee review prior to formal submission of an application.
- 2.4 The applicant currently hopes to be in a position to submit an application for planning permission during the summer of 2022, with determination by the end of 2022.
- 2.5 The proposed development is being reported to the Planning Sub-Committee on a pre-application basis to enable members to view it at an early stage. Any comments made are of a provisional nature only and will not prejudice the final outcome of any planning application submitted for formal determination.

3. SITE DESCRIPTION

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- 3.1 The estate, which is roughly triangular in shape, is located in the north of the borough, adjacent to the boundary with the London Borough of Haringey which runs (in part) along the New River, which forms the north, south and eastern boundaries of the wider estate. Green Lanes (the A105), beyond which lies Finsbury Park, forms the western boundary of the wider estate. Within the estate, some phases have either already been redeveloped or have planning permission which is in the process of being implemented. These include Kick Start Sites (KSS) 1-5 (inc), Phase 2 and Phase 3. The arrangement of the phases is shown below.



- 3.2 The estate sits upon an asymmetrically raised area of land, rising northwards from approximately 30.5m aod along the southern arm of New River towards a central spine with an axis oriented approximately east-west (roughly in line with Seven Sisters Road and the northern part of Woodberry Grove) to a maximum height of between aod of 39.8m and 38.7m aod (junction of Green Lanes with Woodberry Grove and Seven Sisters Road, respectively), this ridge itself rising gradually from east to west.
- 3.3 The estate is cut across by a number of existing highways, including Seven Sisters Road (the A503), which runs through the estate from east to west, effectively severing the Woodberry Down Estate into northern and southern halves. Seven Sisters Road forms part of the TfL highway network; the remainder of the streets within the estate are under the control of LBH, including Woodberry Grove, the northern part of which is currently an experimental school street and low traffic neighbourhood, details of which can be found at <https://hackney.gov.uk/school-streets>. Seven Sisters Road in particular has a detrimental severance impact on the estate, however the planning permission granted for the redevelopment of Phase 3 under 2019/2514 secures funding and puts in place a delivery mechanism for an improvement scheme which will result in a reduction in width of Seven Sisters Road together with improvements for pedestrians, cyclists and public transport users and increased urban greening of what is currently an uninviting urban environment. The details of this scheme are currently in the process of being worked up by the Seven Sisters Road Steering Group, and any development proposals coming forward are expected to key in with this work.

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3.4 The TfL Public Transport Accessibility Level (PTAL) of the site varies between 2 and 6a, depending on the proximity of particular areas of the estate to bus routes on Seven Sisters Road, the London Underground station at Manor House and the TfL rail station at Stamford Hill.

3.5 The pre-existing estate was constructed between the 1940s and 1970s, eventually providing approximately 2000 units within 51 residential blocks together with smaller scale developments of terraced and semi-detached houses and maisonettes. These properties are understood to have predominantly comprised two and three beds units, all of which were originally available as social rented accommodation in the current terminology, although some later passed into private hands. The earliest, eight storey blocks (Ashdale, Burtonwood,

Needwood, and Nicoll Houses, all of which are now demolished) were modelled on the Zeilenbau principle of linear blocks aligned north-south at appropriate spacing which (in theory) allowed all rooms to receive natural sunlight at some point of the day. These blocks did indeed have a monolithic, eastern European appearance in comparison to later five storey blocks such as those within Phases 4, 6 and 7, which as well as being more modest in scale, had more traditionally “London” design details, such as the use of red brick and deck access, some of which maintained the linear block design approach (mainly those to the south of Seven Sisters Road), whilst others to the north of Seven Sisters Road, incorporated a “reverse L-shaped” footprint, creating sheltered communal amenity areas between the buildings away from the Seven Sisters Road frontage. These blocks also incorporated attractive design details such as balustrades to stairs and decks, the tiling of house names, and signage incorporated within the fabric of the buildings, much of which drew upon the vernacular of the arts and crafts movement. Later examples of linear blocks within the estate, such as those located in Phase 5, were built with a simpler rectangular footprint, utilised more generic materials such as engineering brick and incorporated less fine architectural detailing, probably in large part to reduce construction costs. These buildings are less successful in terms of their contribution to the wider streetscape.

3.6 The most recent buildings in the original estate (i.e. other than those delivered in previous stages of the regeneration project), which are located in the north west of the site in the area known as Rowley Gardens and date from the 1970s, diverge from the general design principles of the earlier parts of the estate, incorporating low rise (four storey) maisonettes and four medium rise point blocks of flats (10 storeys), set in landscaped grounds. These buildings are modernist in architectural approach.

3.7 The phases of development delivered to date include KSS1-5 (inc) and Phase 2. These have a contemporary character and appearance, and range in height between 4 storeys to towers of 18-storeys (KSS4), 27-storeys (KSS1) and 31-storeys (KSS3). The heights of surrounding development are generally lower and include a number of 2-storey residential properties, which are principally located Newnton Close, New River Way, Seven Sisters Road and Woodberry Grove, with larger 2- and 3-storey buildings located at the Manor House junction. These tend to be constructed of brick. Lincoln Court, to the east of the site, comprises a mid-twentieth century development of 3 towers of 14-storeys (plus two storey undercroft and plinth) of a modernist architectural approach.

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- 3.8 Some land and buildings not forming part of the Woodberry Down Estate, but within the wider boundary of the estate are excluded from the scope of the redevelopment. These include:
- The John Scott Health Centre, Springpark Drive
 - Woodberry Down Childrens' Centre, Springpark Drive
 - St Olave's Church, Vicarage and Church Hall, Woodberry Down
 - Beis Chinuch Lebonos Girls School, Woodberry Down
 - Skinners Academy Woodberry Grove
 - Woodberry Down Community Primary School, Woodberry Grove
 - The Edge Youth Club and Woodberry Down Community Centre, Woodberry Grove
 - 307 and 307A Seven Sisters Road
- 3.9 Land and buildings previously delivered within KSS1-5 and Phases 2 and 3 are also excluded from the scope of the pre-application.
- 3.10 Emerging neighbouring development includes Phase 3 (2021/2514), where a planning permission for 584 units, including a 20-storey tower, is in the early stages of being implemented and a current application for the redevelopment of 14 to 40 Newton Close and 456 to 484 Seven Sisters Road (2021/2732) immediately to the eastern boundary of the site, which proposes two buildings, 1 of 10-storeys and 1 of 7-storeys¹.

4. PLANNING HISTORY

- 4.1 The planning history of the Woodberry Down Estate is long and complex. Some phases of the estate have already been redeveloped (KSS1-5 and Phase 2), and Phase 3 is consented and currently under construction. These developments, which are predominantly located in the south of the estate, are contemporary in design and have a variety of architectural approaches in terms of detailing and materiality. They are also mixed in terms of scale.
- 4.2 There is a historic masterplan for Phases 3-8 of the estate, which was granted planning permission under 2013/3223, however Phase 3 was granted full planning permission under 2019/2514 (i.e. sits outside of the historic masterplan planning permission) and the time limit for submission and approval of reserved matters in respect of Phase 4 has now expired.
- 4.3 A summary of the relevant site history is attached as Appendix 1.

5. POLICY CONTEXT

¹ Details of these applications (and others referred to in this report) can be found on the Council's website at <https://planningapps.hackney.gov.uk/planning/index.html?fa=search>

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- 5.1 The Development Plan comprises the Hackney Local Plan 2033 (LP33) and the London Plan 2021 (LP21). A brief discussion of key policies specific to this development follows.
- 5.2 The estate is entirely covered by LP33 strategic site allocation MH1 (Woodberry Down) which allows for comprehensive regeneration of the existing housing stock through mixed use redevelopment. Although this LP33 policy and allocation flows from previous iterations of the Development Plan, the current version of the London Plan introduces policy H8 (Loss of Existing Housing and Estate Redevelopment) which states that *“before considering the demolition and replacement of affordable homes, boroughs, housing associations and their partners should always consider alternative options first. They should balance the potential benefits of demolition and rebuilding of homes against the wider social and environmental impacts and consider the availability of Mayoral funding and any conditions attached to that funding.”*
- 5.3 In specific regard to social rented accommodation, the policy expectation is that an equal number and size mix of units shall be re-provided, i.e. the development shall result in net
- re-provision in terms of numbers and unit mix, as set out in criteria D of LP21 policy H8 (Loss of Housing and Estate Regeneration), again evidenced by the Housing Needs Assessment in respect of whether it is provided as social rent or London Affordable Rent.
- 5.4 It has been confirmed by the GLA that the baseline for re-provision, in the circumstances of this case, is the quantum of social rented accommodation that was located within the Woodberry Down Estate prior to the commencement of the regeneration project, and that accommodation provided to date in earlier phases will contribute towards re-provision, although there may be some flexibility (for example using floor area rather than unit mix to determine level of re-provision, although this will be dependent on the information available to the applicant to evidence this position).
- 5.5 This policy requirement will potentially have a significant impact on gross housing numbers. The previous phases of development delivered to date (KSS1-5, Phase 2 and Phase 3) contribute a total of 627 social rent units, so there is currently a need for approximately a further 1,273 social rented units to be provided over the remaining phases of development.
- 5.6 LP33 recognises the role of Woodberry Down in delivering “new homes and active frontages at the street level” along Seven Sisters Road in order to “enhance this gateway to the borough” (para 3.10 and Map 1 [Key Diagram]). This is codified in LP33 policies PP5 (Enhanced Corridors) and PP9 (Manor House) which recognise the importance of “corridors” in creating and enhancing local character, and in the case of corridors in general and Manor House in particular, providing new homes, commercial and employment opportunities, and community infrastructure, whilst recognising the contribution that proposals can make to improving the identified areas in terms of environmental quality and enjoyment of experience. As such, any forthcoming proposal should align with this aspiration, and provide a mix of uses

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along the Seven Sisters Road. The development will be expected to deliver healthy streets and public realm improvements including urban greening, enhanced connectivity between Manor House and Stamford Hill and continuity of routes (towards Finsbury Park and Seven Sisters) as well as through the site.

- 5.7 The New River falls within the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area, and is also recognised as having archaeological interest. There are a number of listed buildings and structures within the Stoke Newington Reservoir Filter Beds and New River Conservation Area, including the Ivy House Sluice, Bridge Over New River and the Gas House to the West of the Reservoir, which are all Grade II listed. There are also other listed buildings within the wider Woodberry Down Estate, including Woodberry Down Infants School, St Olave's Church and the John Scott Health Centre, which are also Grade II listed. Manor House London Underground Station, The Finsbury, 336 Green Lanes, the Manor House, 316 Green Lanes, the Ivy House Hotel, 279 Green Lanes and St Olave's Vicarage, Woodberry Down, all within or in close proximity to the wider estate, are all locally listed buildings. In addition, the estate is visible in long views from the Lordship Park Conservation Area, Clissold Park Conservation Area and St Ann's Conservation Area (in Haringey).
- 5.8 The New River is designated as a Site of Importance for Nature Conservation and Metropolitan Open Land (together with the East and West Reservoirs to the immediate south of the estate), and is a green corridor. The New River is also designated as being a Site of Importance for Nature Conservation and green corridor within the London Borough of Haringey Development Plan, and Finsbury Park (located within the London Borough of Haringey) is a Grade II Park of Special Historic Interest, Metropolitan Open Land, and a Site of Importance for Nature Conservation.
- 5.9 As a result of its topography the site is potentially visible in LP21 strategic view 1 (London Panoramas - Alexandra Palace to Central London) (LP21 policies D9 [Tall Buildings] and HC3 [Strategic and Local Views] apply). It is expected (as indicated in the submission documentation) that the redevelopment will include a number of tall buildings in addition to those previously delivered on earlier phases of development, which include towers of 18-storeys (KSS4), 27-storeys (KSS3) and 31-storeys (KSS3).

6 KEY MATERIAL CONSIDERATIONS

6.1 Masterplan (LDS document 1182_Doc042_A_Hackney Design Review Panel - Masterplan 05.10.2021)

Quantum and distribution of green space

- 6.1.1 The distribution of green space follows the general principles established by the previous masterplan insofar as every phase benefits from a reasonable area of high quality amenity space, which also collectively contribute (as "green fingers") towards

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improving pedestrian, cyclist and biodiversity networks across the site, and in general, this approach is considered to be successful.

- 6.1.2 However, further consideration needs to be given to the contribution that Central Square, in particular, will make to green space, which is shown in the Phase 4 documentation as a largely hard surfaced area. There is a need to avoid cramped, uninviting spaces which would make a limited positive contribution to quality open space within the development.

Phase 5 green finger - quality and functionality

- 6.1.3 Whilst it is recognised that the Phase 3 green space will effectively be enlarged to the east on land within Phase 5, primarily in the interests of retaining existing trees of value, which is welcomed, the location and indicative design of the green finger in the east of the site is potentially difficult.
- 6.1.4 Phase 5 is required to provide vehicular access to connect properties located on Newton Close and New River Way with the wider highway network (the current access to Woodberry Grove will be closed off as a result of delivery of the park in Phase 3). The submission documentation suggests that this access will be incorporated into the eastern green finger. Whilst the rationale behind its location in respect of providing connection with New River is understood, if not fully agreed, it is unclear whether the vehicular access and public open space functions of this space can satisfactorily co-exist in terms of both functionality, and adoptability as a park area and/or public highway by the Local Authority.
- 6.1.5 Furthermore, the proposed location of the access onto Seven Sisters Road is located in close proximity to a busy junction (Seven Sisters Road and Amhurst Park), where there are filter and bus lanes, and potentially a bidirectional cycle lane (subject to the evolution of the Seven

Sisters Road Improvement Plan). To date, no road safety audit or capacity modelling has been carried out, and there is no information as to any discussions that may have taken place with

TfL as to whether the proposed location is acceptable to the Highway Authority. Until this work has been completed, the proposed location of the vehicular access cannot be supported due to concerns over deliverability.

Routes and New River

- 6.1.6 In general, the approach to improving permeability within Woodberry Down (especially north-south connections) and joining up with previous phases of redevelopment is welcomed, however there is a significant degree of reliance on New River in respect of delivering open space and pedestrian and cyclist routes. This is reliant on reaching agreement with Thames Water, whose ownership and control

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the land falls within, and also upon some land within the London Borough of Haringey (land to the north of New River). Whilst the aspirations of the applicant are applauded, there is no certainty over deliverability as no details have been provided as to any discussions that have taken place with Thames Water. Whilst it is recognised that the applicants, working in collaboration with Thames Water, have delivered excellent public realm in the south of the estate associated with previous phases of the redevelopment, there is no indication that there is willingness to replicate this in the north in respect of pathway and access improvements to the existing towpath within the London Borough of Hackney, let alone elsewhere. Whilst the suggestion of providing two new bridges crossing the New River into London Borough of Haringey is of interest and could potentially be seen as a beneficial outcome, this cannot be relied upon to mitigate the impact of the development. It is also noted that the land to the north of New River is steeply sloped, which may limit its value as public open space, and believed to house subterranean sluice mechanisms which Thames Water may not wish to expose to public access.

- 6.1.7 Whilst the rationale behind the desire to relate the estate more effectively to New River in the north of the site in terms of bringing New River into phases adjoining the waterway is understood, and it is recognised that a positive relationship would have a substantial qualitative impact on the character of the development, there are concerns over the deliverability of this and how it would in effect work. There are potential obstructions to delivery including the fact that it is outside of the redline of the development, within third party control, a designated Site of Importance for Nature Conservation and (to the north of the Skinners Academy and Woodberry Down Primary School) an elongated pinch point. Whilst delivering public open space within the north of the estate is within the control of the applicant, it is uncertain whether new points of access to the New River as shown on the submitted documentation would be agreed, which would potentially compromise the success of the approach. With no certainty over delivery (or support from stakeholders) this cannot (at the current time) be relied upon to mitigate the impact of the development and improvements will potentially be required to the footpath along the southern side of New River, should they be acceptable in biodiversity and transportation terms, and supported by the owner of the land and consultees.

Heights and massing

- 6.1.8 The indicative proposed buildings are grouped as “avenue” buildings, corner/entrance markers, clustered towers and edge fingers.
- 6.1.9 The “avenue” approach along Seven Sisters Road and (to a lesser extent) the edge fingers are an acceptable approach to these parts of the sites, however there are some concerns over the proposed towers. Whilst it is recognised that the scale and characteristics of the site are such that fairly significant heights can be achieved reasonably comfortably, the proposed distribution of taller buildings requires careful consideration.

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- 6.1.10 Taken together, there are 6 proposed corner/entrance markers and clustered towers which are distributed throughout the phases (which is understood in terms of principles of viability). Several are located in positions which are on the periphery of of the estate, such as on Seven Sisters Road (neighbouring both statutory and locally listed buildings) (Ph6) and Green Lanes (Ph8), where a more sensitive, transitional approach may have been adopted that allowed a more gentle entry to the estate. The location and distribution may require a more considered approach, for example, positioning the Phase 6 tower at the eastern end of the phase in order to be more rationally grouped with the existing cluster. Where the extent and shape of a phase allows it, in general an approach of locating taller buildings within the phase rather than on the border would be preferred, particularly where the boundary of the phase also marks the boundary of the estate, as in the case of Phase 8. Having said that, this approach (which chimes with the philosophy of the edge fingers group of buildings) has to be balanced with the need to respect open spaces. Whilst the edge fingers approach has been applied quite rigorously in respect of the relationship of development to the eastern reservoir (Woodberry Wetlands) and New River (which is welcomed), it is not reflected in the approach to the massing of Phase 5, which indicates a “cluster” tower adjacent to an important public open space (where the existing cluster of towers comprises a single 20-storey block which has not yet been constructed).
- 6.1.11 Consideration needs to be given to the impact of the taller buildings proposed on local, medium and longer views, and on local character, the setting of heritage assets, and designated areas of biodiversity importance.
- 6.1.12 It is also noted that there are some buildings within Phase 8 which are not classified as any of the four building types, and further clarification of this is required.

Densities

- 6.1.13 It is recognised that, as is the case with heights, the Woodberry Down Estate can “take” fairly high densities, subject to detailed design. However, in the absence of detailed information, it is impossible to assess how these will be reflected in housing mix and design. There is a concern that excessively high densities could lead to detriment to existing streetscapes and poor quality new public areas, by way of overshadowing and sense of enclosure.

Quality of accommodation

- 6.1.14 The indicative blocks show substantial depth, and there is concern that this could result in double loaded central corridors with resultant detriment to the quality of internal circulation space and high levels of single aspect units.

Active frontage

- 6.1.15 The indicative uses include limited commercial frontage to Seven Sisters Road and a reliance on communal entrances along this highway. Whilst the rationale behind the

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proposed approach is understood, there is concern that this could undermine the policy objective of enhancing this key corridor.

Car parking

- 6.1.16 Car parking for returning residents with existing car parking privileges is required to be provided as well as blue badge provision, however, aside from Phase 4 (see below) this is limited to Phase 5 with only blue badge parking proposed in Phases 6, 7 and 8). In the case of Phase 5 (as with Phase 4) there is some concern over the (indicative) quantum proposed, and whether there is double counting of returning residents who may be being accommodated in Phase 3 and 4, which to date has not been satisfactorily explained.
- 6.1.17 Blue badge parking on the later phases appears to be concentrated in internal areas within Phases 7 and 8. The absence of blue badge parking to Phase 6 needs explanation, and the approach of internal versus on street blue badge parking, and how this will relate to the expected need to provide for car club provision and publicly accessible EVCPs needs further clarification.

Summary of DRP comments on masterplan

- 6.1.18 The Panel welcomed the opportunity to see the proposals relatively early in the design process.
- 6.1.19 The Panel commented on the approach of demolition and rebuild over retention and refurbishment in the absence of any supporting evidence, particularly in light of current requirements in respect of embodied carbon and whole-life circular economy principles for development, and felt that there was a need for clearer presentation of numbers and targets at this point.
- 6.1.20 The Panel questioned the character and detail of all the public spaces (hard/soft, cycle/pedestrian, play/rest) and highlighted the need to plan their character more.
- 6.1.21 The Panel praised the previous landscape-led approach, and also the child-friendly approach of the larger open spaces, but identified the need for more playspaces for all ages. The Panel supported the idea of improving the space along the New River but questioned how realistic the proposals are. They also had concerns over the proposed green link in Phase 5 in terms of deliverability and functionality. It was suggested that there is scope for making lightly trafficked routes less highway focused with less tarmac and potential to include more play streets and landscaping. The Panel thought building heights at the edges of the masterplan had less justification than those around the central square and questioned the effects of the proposed tall buildings on the skyline and their appropriateness for family living. The Panel questioned the proposed block layouts and typologies and more generally the need for clearly defined public vs private spaces. The Panel highlighted risks of overheating for various blocks and orientations. The Panel questioned the suitability of tall dense buildings, without large private open space, for family living. The Panel

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also expressed concerns generally that deep blocks could result in single aspect flats in some blocks.

6.1.25 The Panel felt that the current proposals for Phase 8 create an area that feels disconnected from the wider masterplan and too tall in relation to New River and the low-rise properties to the north. Similarly, for Phase 6, the relationship with the low-rise buildings to the north was also questioned, and the Phase 4 tower on the corner of Seven Sisters Road was thought to be less successful and would blur the line between the avenue and the central cluster.

6.1.27 While the Panel supported the idea of concentrating retail around the 'Central Square', they also urged more thought about the potential for other non-residential uses in the wider masterplan, with a particular focus on innovation for 'buildings of the future', including new ways of living, working, shopping and travelling and asked how work-life changes would influence buildings and ground floors. In particular it urged the applicants to think about community spaces, and opportunities for shared office/workspaces to reflect the increase in working from home (potentially along Seven Sisters Road).

6.1.28 The Panel felt that a focus on ownership and stewardship is needed.

6.2 Phase 4 (LDS document 1182_Doc042_B_Hackney Design Review Panel - Phase 4 05.10.2021)

Heights and massing

6.2.1 The concept approach is understood in terms of its evolution and its relationship to the pre-existing form of development on the site. Likewise, it is recognised how it aligns with the Masterplan concepts in respect of establishing a consistent avenue along Seven Sisters Road, with marker buildings forming a cluster with those already in place in KSS1 and KSS3. However, there is some concern over the impact of the two proposed towers in particular and their impact on local and wider townscape views and microclimate on Woodberry Down.

6.2.2 In respect of the tower(s), three indicative options are shown in the document. The first of these is a single 25 storey tower with a substantial floor plate area located in the north east of the phase adjacent to Seven Sisters Road and extending along the frontage with Central Square/Woodberry Grove. Options 2 and 3 show two towers of 22 and 17 storeys, with more slender forms than the tower indicated in Option 1. Option 2 shows the towers to be flush with the lower level frontages to Central Square/Woodberry Grove, whilst option 3 shows the towers to be set back in respect of these frontages with a partial set back from the Seven Sisters Road frontage, although the extent of this is unclear.

6.2.3 The Local Planning Authority's preferred option at the current time, based on the information available, is Option 3. This approach limits the visual impact of the towers at ground level (a benefit that would be enhanced by a staggered, projecting frontage

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to the commercial units at ground level, as discussed above under “growth strategy and places for people”) and enhances the elegance of the towers. The setting back of the towers would also allow Central Square to “breathe”, and would potentially have beneficial impacts on the microclimate of this public space. Whilst it is noted that the introduction of a tower in the south east corner of the phase represents a significant divergence from the previous masterplan aspirations for this phase, it is recognised that the context has evolved since then and placing the taller element here would complement the existing cluster of tall buildings which is formed by KSS2 and KSS3, whilst retaining the marker building role of the tower to the north which would mark the junction of Seven Sisters Road and Woodberry Grove as originally intended.

- 6.2.4 The stepping of development down to St Olave's Church (a Grade II listed building) and associated buildings, and the separation of built form from these heritage assets and afforded by the pedestrian throughway (which also allows the retention of existing trees in this area) is welcomed.

Active frontage

- 6.2.5 It is recognised that the development will need to provide a significant amount of “plant” and back of house service areas, and as such, whilst a design approach which allows for ground floor, publicly accessible garden areas would be preferred, there is no objection to a podium based approach in principle. However, there is concern over the relationship between the development and both Seven Sisters Road and Woodberry Down.
- 6.2.6 In the case of Phase 4, this can be summarised as a lack of commercial frontage to Seven Sisters Road, and absence of active residential frontage to the same street, and the design approach to the frontage with Woodberry Down, which incorporates raised ground floors.
- 6.2.7 The podium courtyard gardens are proposed to be publicly accessible, however it is unclear how this will be secured, whether the spaces will provide legibly public space, and whether the structure will support tree planting. The introduction of wide, landscaped steps with a public open space beyond would potentially be a positive contribution to the Seven Sisters Road streetscape.

Quality of residential accommodation

- 6.2.8 A discussion is ongoing as to the definition of single aspect units, and whether the proposed layouts, which include units as having a set back/projection of 3m which would allow the provision of windows at 90 degrees constitutes single or dual aspect accommodation. There is concern as to whether this arrangement would allow adequate cross-ventilation (together with impacts on overheating) and relief from relatively noisy or polluted environments such as Seven Sisters Road. If these units are excluded from the definition of dual aspect, the proportion of single aspect units across the phase is approximately 40%.

Car parking

- 6.2.9 Car parking for returning residents with existing car parking privileges is required to be provided as well as blue badge provision, however there is limited justification for the quantum proposed, and no explanation as to how it relates to the uptake of car parking provision in Phase 3 for returning residents (i.e. whether there is double counting of returning residents who may be being accommodated in Phase 3).

Design of Central Square

- 6.2.10 The reconsideration of the orientation of Central Square is welcomed; it is considered to respond better to the wider streetscape than the arrangement previously proposed under the scope of 2013/3223 and to potentially allow the retention of existing trees of value. However, the indicative layouts appear to show extensive hard surfacing, which (together with changes in levels) could compromise the retention of these trees.

Summary of DRP comments on Phase 4

- 6.2.11 The Panel was not convinced by the diagrams of evolution, and identified that sustainability targets are needed early on and that these would influence the design and layout. It was the Panel's opinion that Seven Sisters Road busy north-facing and WD quiet south-facing should result in different typologies, and that the repetition of the single typology of point blocks did not form the desired unity.
- 6.2.12 The Panel had some concerns about the overall density of the phase, and the relatively limited mix of unit types and sizes, however, it was suggested that it may be possible to be more efficient in some locations, i.e. an additional setback floor along the western side adjacent to the church where the proposed scheme is below the previously consented parameters. The Panel was unconvinced about the two buildings connected in the west, which were considered to look confused in their design/massing and the tight space in-between, resulting in overlooking issues and reduced daylight, although the increased setback to the church was welcomed, and there was a suggestion of integrating the Church open space into the masterplan, at least visually. They also considered the courtyard to the west unsuccessful, due to the tight overlooking distances and reduced daylight. It expressed concern about single-aspect accommodation and overheating, and recommended reconsidering the block forms and internal layouts to minimise the number of single aspect units, especially on the ground floor where non-residential uses may be more appropriate. The Panel felt the central pavilion needed further thought and that the suggested community use could move to the ground floor, instead of the stairs, to free up space on the podium for more landscape. It was recommended that inset balconies are used for higher floors and along Seven Sisters Road.

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- 6.2.13 At the eastern end, the Panel was not comfortable with the proposed tower on Seven Sisters Road and felt that this should be a continuation of the lower 'avenue' buildings. The tower proposed in the southeastern corner was more successful in terms of the architectural concept of the tall building cluster (3 towers) and a tower on the building edge could be appropriate, however it was felt vital to minimise further negative micro-climate effects on the Central Square. The Panel highlighted the importance of prioritising the micro-climate over geometry and stressed that further wind modelling is needed at this point and appropriate action needs to be taken early on, as smaller wind mitigation measures later on are often ineffective. If setting back the tower would help with the microclimate, then the Panel considered this essential. The Panel supported the shape of the Central Square as proposed, but was keen to see more detail on routes across and the relationship to the building frontages. The Panel highlighted the need to curate the retail to ensure a synergy with the space such as providing seating in front of café/restaurant uses.
- 6.2.14 The plant area shown was considered very large and the Panel identified the need to focus on movement, use and functionality of policy compliant bin stores, cycle parking and other backroom plant and to focus more on entrances, services and routes, including how the retail units are serviced.
- 6.2.15 The steps to the private courtyards were considered excessive and potentially unnecessary as the spaces are not part of any wider movement routes; the idea of public steps up to a gated private courtyard was not supported and the applicants were urged to consider making the courtyards public space and increasing inclusivity and accessibility. Steps at the end of Kayani Avenue were considered more beneficial than others proposed as south-facing seating opportunities with longer views towards Spring Park and the reservoirs. Those overlooking the school or north-facing along Seven Sisters Road were considered less successful. The Panel suggested swapping the locations of the proposed plant and parking to allow backdoor deliveries to the commercial units, and repositioning of the southern steps to be opposite Spring Park.
- 6.2.16 The Panel highlighted the need to adapt to new living/working conditions and felt that the layouts were dated; a need for kitchen sizes to change with unit sizes and ideally separated from the living room was identified, especially in relation to larger families and increased home-working.

6.3 Summary

- 6.3.1 It is recognised that the proposals are at an early stage and are expected to be subject to further rounds of DRP and pre-application Planning Sub-Committee. The Local Planning Authority recognises the proposals as a fantastic opportunity to deliver a considerable quantum of new housing including a substantial amount of affordable housing, together with associated public realm improvements whilst delivering sustainability and biodiversity enhancements, in line with the Council's Planning and other corporate objectives.

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- 6.3.2 Further work on the principle of the redevelopment is required to confirm that the proposal complies with London Plan policy H8 (Loss of existing housing and estate regeneration). Similarly, consideration of matters of sustainability, whole-life circular economy and housing numbers and mix are required in order to inform the evolution of the proposals, which to date do not adequately respond to contextual matters such as aspect, orientation, proximity to Seven Sisters Road, etc. Further consideration should be given to how new ways of living and working and the needs of families can be incorporated into the proposals.
- 6.3.3 In terms of the masterplan, the concept of a landscape led approach delivering green fingers throughout the estate is supported, more work needs to be undertaken on the deliverability and functionality of certain elements, particularly the proposed improvements to the New River and the provision of a vehicular route within the Phase 5 green finger. There are also questions over the legibility of some parts of the routes and green spaces, such as the continuity between Phases 4 and 6 and Phases 5 and 7 and New River.
- 6.3.4 The focus on Central Square is understood and the general configuration is considered an improvement on the previous iteration, however more consideration needs to be given to how the space will function and whether its microclimate will detrimentally impact upon its success. Careful consideration needs to be given on whether the concentration of commercial and community uses on Central Square will compromise the quality of the Seven Sisters Road environment, and whether commercial and community uses should be located along the main thoroughfare in addition to those proposed for Central Square.
- 6.3.5 The massing approach is broadly understood, however it is currently not consistently applied across the masterplan; the towers proposed in the north of Phase 4 and the west of Phase 6 detract from the mansion block typology and detract from the existing cluster on Woodberry Grove. The massing of Phase 8 is also currently queried as it appears remote from the main body of the estate and out of keeping with the general pattern of development across the estate and poorly related to the neighbouring scale and form of development.
- 6.3.6 In regard to Phase 4, Central Square has the potential to be an attractive space, however this will be largely dependent on the uses fronting it and the quality of its microclimate. This could also have a significant direct effect on the design of the eastern part of the development which should be considered in detail at an early stage. The provision of plant and backroom services should be reconsidered to allow backdoor servicing for the commercial units proposed to be fronting onto Central Square.
- 6.3.7 Further work is needed on the differentiation between the north and south parts of the buildings on Phase 4, in response to the differing characters of the adjacent highways and the orientation of the different parts of the development. The proposals as shown in the submitted documentation require further amendment to prevent a form of development resulting in poor lighting and high levels of overlooking for

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occupiers, as well as poor quality, overshadowed courtyard open space, in the western part of the phase. There is concern over the number of single aspect units and proportion of units with views over the central courtyards, and the relationship of the development to Woodberry Down (highway).

- 6.3.8 There should be more cohesion between the intention of providing generous public stepped access to the landscaped courtyard areas (which are currently proposed as being private spaces) which should be reconsidered, either through making these spaces publicly accessible open spaces, or rethinking the steps approach which would have the benefits of providing additional ground floor (active) frontage and reducing the impact of Seven Sisters Road on the landscaped areas.

No	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney Local Plan 2033 (2020) and the London Plan (2021)	Catherine Slade, X 8056	2 Hillman Street, London E8 1FB

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Appendix 1 - Summary of Woodberry Down Planning History

Extent	Applications ²	Notes
Entirety of site	2008/1050 - To demolish all existing buildings on the Woodberry Down Estate, with the exception of St. Olaves Church, the Beis Chinuch Lebonos Girls School, Reservoir Centre, Primary school and Health Centre. Redevelop the site with 4,684 homes (including 41% affordable), comprising 1-bed, 2-bed, 3-bed, 4-bed flats, and 5-bed flats, 5-bed and 6-bed houses with associated car parking at an overall site provision rate of 50%; approximately 38,500m ² of non-residential buildings and associated car parking, including 5194m ² of retail buildings within classes A1-A5, 3144m ² of class B1 Business use, 30,000m ² of class C1, D1 and D2 use including education, health centre, children's centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River and the East and West Reservoirs, construction of bridges across the New river; reduce width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new Woodberry Down Neighbourhood, the creation of new and improvement of existing cycle and pedestrian routes to and within the estate (Outline Application matters for determination siting, design and means of access). Revisions include increase in education floor space; repositioning of cycle/pedestrian bridge between west reservoir and Haringey; re configuration of Woodberry Circus; relocation of two bridges over New River; increase in footprints and heights of various buildings; provision of a new Health Centre and increase in residential units from 4664 to 4684.	
KSS1	2010/2500 - Section 73 application to vary condition 2 (Development implemented in accordance with approved plans) of planning permission reference 2009/0488 to provide a mixed use scheme comprising 498 residential units (Class C3), 730 sqm for a community hall and related facilities (Class D1), 1240 sqm retail, restaurant, business and other uses (Class A1, A2, A3, A4, B1, D1, D2), ground and basement car parking (169 spaces). The development comprises seven blocks of four to twenty seven storeys in height, a new access road running between Woodberry Grove and Towncourt Path, a re-aligned junction at Woodberry Grove/Woodberry Down, a new linear public open space and new Doorstep Play Space.	S73 application to vary standalone full planning permission 2009/0488
KSS2	2009/2754 - Redevelopment to provide 220 affordable (social rented and intermediate) dwellings and associated amenity space, car parking and cycle parking, and creation of new park to the east of the site (known as Rowley Gardens within the Master Plan). The scheme comprises the erection of three blocks ranging in height from 7 storeys to 10 storeys.	Reserved matters pertaining to 2008/1050

² Only includes implemented consents (i.e. not planning permissions that were subsequently superseded)

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	(Conditions 5, 6, 14, 25, 38, 40, 43 and 45 refer).	
KSS3	2013/1987 - Variation of Condition 1 (Development in accordance with approved plans) of planning permission reference No. 2012/3693 dated 10 May 2013 to provide a revised mix of accommodation (16 X studio, 156 X 1-bed, 142 X 2-bed and 87 X 3-bed) and revisions to unit sizes and layouts, reductions and increases in private amenity spaces to flats, increase in height and massing of the 31-storey tower (Block 1A), extension to 8th storey of Block 1A, additions and extensions to 5th, 6th, 7th, 8th, 9th & 10th storey of Block 2, redesign of elevations to Blocks 1A, 1B & 2 including altered entrances and materials, and a reduction in the size of the basement.	S73 application to vary standalone full planning permission 2011/2930 (which had previously been subject to S73 application 2012/3693)
KSS4 and MP Block 21	2010/2427 - (A) Approval of Reserved Matters in respect of site at 7 Newton Close (KSS4) to provide 170 residential units comprising a mix of affordable intermediate) and private units and associated amenity space, car parking and cycle parking as well as the retention and enhancement of the Metropolitan Open land (MOL) to the south of the site. The scheme comprises the erection of a block ranging in height from 4 storeys to 18 storeys. (B) Partial Approval of Reserved Matters in respect of Block 21 relating to condition 5 (part): namely the redevelopment of the site with the erection of a new building ranging in height from 5 to 6 storeys comprising 95 social rented residential flats with associated car parking and amenity space and enhancement of the Metropolitan Open Land (MOL) to the south of the site.	Reserved matters pertaining to 2008/1050; MP Block 21 not delivered (falls within Phase 5)
KSS5	2011/3014 - Section 73 application to vary the wording of Conditions 3 (Detailed Drawings), 4 (Materials), 5 (Landscaping Scheme), 6 (Ground Surface Treatment), 7 (Parking and Access details), 8 (Car Parking Spaces), 11 (Parking Facilities), 16 (Construction Management Plan), 20 (Landscape Management Plan), 21 (Noise and Vibration), 22 (Sound Insulation), 25 (Kitchen Extract System), 30 (Tree Survey), 31 (Tree Protection Measures), 32 (Lighting Strategy) and 33 (Lighting Details) of planning permission reference No. 2010/2460 dated 12 May 2011 to allow for the phasing of the redevelopment of the site to provide 176 affordable (social rented and intermediate) and private units and 835sqm of commercial floorspace (comprising Class A1, A2, A3, A4, A5, B1 and D1) with associated amenity space, car parking and cycle parking; the scheme comprises the erection of three blocks ranging in height from 2 storeys to 9 storeys.	S73 application to vary standalone full planning permission 2010/2460; Block 1 (of 3) not delivered
Phase 2 Block E	2010/2982 - The redevelopment of the site to provide a mix of 724 affordable and private residential units, a 2,250sqm health facility, 980sqm commercial floorspace, associated amenity space including a new park, underground car parking and cycle parking. The scheme comprises the erection of six blocks ranging in height from 3 storeys to 9 storeys.	Reserved matters pertaining to 2008/1050; Blocks B, D and F granted full planning permission under 2013/3223, Blocks A and C omitted from development through redesign
Phase 2 Blocks B,	2013/3223 - Outline planning permission (all matters reserved) for demolition of existing buildings and structures at Woodberry Down Estate to provide up to	Supersedes 2008/1050

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<p>D and F (full); Phases 3-8 (outline)</p>	<p>275,604sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), Class B1 (Offices), Class D1(Non Residential Institutions), and D2 use and Energy Centres; along with provision of new open space and public realm and associated car parking and highway improvement works to Seven Sisters Road including a narrowing from six carriageways to four carriageways. Full details submitted for the redevelopment of the land bounded by Towncourt Path, Kayani Avenue, Green Lanes, West Reservoir/Springpark Drive and Woodberry Down (Phase 2) for the erection of four buildings between 3 and 20 storeys to provide 670 new homes (comprising 30 studios, 310 one bed, 271 two bed and 59 three bed units), 550sqm of non residential floorspace GEA within Classes A1-A4, Class B1, Class D1 and D2 use and new open space and public realm with 241 car parking spaces and 740 cycle spaces at ground and basement level.</p>	
<p>Phase 2 Block B</p>	<p>2018/2681 - Variation of Condition 1 of the hybrid planning permission reference 2013/3223 (dated 20 August 2014) and subsequently updated by application 2017/5001 dated 01 November 2018 to allow the substitution of drawings for the Phase 2 detailed component of the Woodberry Down Masterplan, namely to facilitate alterations to Block B within Phase 2 comprising amendments to the facades, omission of the car park at podium level, removal of the podium, an increase of 34 units from 241 (consented) to 275 (proposed) and minor layout alterations.</p>	<p>S73 application to vary 2013/3223</p>
<p>Phase 2 Block D</p>	<p>2017/5001 - Application under S73 of the Town Country Planning Act 1990, to vary condition 1 (Approved Plans) and removal of condition 42 (Art Strategy) of planning permission 2013/3223 (Outline planning permission (all matters reserved) for demolition of existing buildings and structures at Woodberry Down Estate to provide up to 275,604sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), Class B1 (Offices), Class D1(Non Residential Institutions), and D2 use and Energy Centres; along with provision of new open space and public realm and associated car parking and highway improvement works to Seven Sisters Road including a narrowing from six carriageways to four carriageways. Full details submitted for the redevelopment of the land bounded by Towncourt Path, Kayani Avenue, Green Lanes, West Reservoir/Springpark Drive and Woodberry Down (Phase 2) for the erection of four buildings between 3 and 20 storeys to provide 670 new homes (comprising 30 studios, 310 one bed, 271 two bed and 59 three bed units), 550sqm of non residential floorspace GEA within Classes A1-A4, Class B1, Class D1 and D2 use and new open space and public realm with 241 car parking spaces and 740 cycle spaces at ground and basement</p>	<p>S73 application to vary 2013/3223</p>

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	level) dated 20/08/2014 for amendments to the ancillary accommodation to provide an additional 769sqm of floorspace, amendments to standardise the residential layouts and amendments to the facade reflecting layout changes and reduction in parking spaces from 77 to 64 in Block D Phase 2.	
Phase 3	2019/2514 - Demolition of the existing buildings, and construction of 4 residential blocks, ranging in height from 6 to 20 storeys, to provide 584 residential units and 1,045 sqm (GEA) of flexible floorspace (Use Class A1, A2, A3, D1, D2), a new energy centre (sui generis) and a new public park; together with ancillary hard and soft landscaping, public realm, cycle and associated car parking, highway works including access road and all other works associated with the development.	Supersedes reserved matters planning permission 2015/2967 pertaining to 2013/3223