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WOODBERRY DOWN

Lifschutz Davidson Sandilands

05.10.21

1182_Doc042_B_Hackney Design Review Panel - Phase 4



Executive Statement

This document has been prepared by Lifschutz Davidson Sandilands, with input by Fabrik Landscape design & the project design team, to present initial design and masterplan development for the Woodberry Down Estate, Hackney, London.

The document explores the concept proposal for Phase 4 , reviewing its location, design drivers, concept approach, layouts and technical considerations..

All areas and unit numbers quoted are initial estimates only and are subject to survey, design development, planning consent and change.

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

PHASE 4 CONCEPT DESIGN

- EXISTING CONTEXT
- CONSTRAINTS & OPPORTUNITIES
 - TREE ANALYSIS
- MASTERPLAN CONTEXT
 - CONCEPT APPROACH
 - CONCEPT DESIGN
 - GA PLANS & SECTIONS
 - BUILDING LAYOUT
- PODIUM ACCESS & STREET FRONT CHARACTER
 - MASSING STUDIES
 - TOWNSCAPE VIEWS
 - SOLAR STUDIES
 - CENTRAL SQUARE

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ISO 9001
FS 544642



ISO 14001
EMS 544644

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



PHASE 4 - EXISTING CONTEXT



1. view looking east along Woodberry Down



2. view looking west along Woodberry Down



key plan:

Woodberry Down forms the main pedestrian link between Manor House and the commercial area on Woodberry Grove. Views along the road align with the two existing towers which form a developing cluster at the junction.

The existing buildings present a negative face to the road, with inactive gable ends failing to enhance the street scape.

The existing open space at the junction of Woodberry Down and Woodberry Grove creates visual relief due to the presence of a number of mature trees, but lacks activation due to the way in which private gardens block the base of the building.

The existing tree on the south of the square (T1 - Mature Sycamore) is visible along the length of Woodberry Down as pedestrians approach the centre.

PHASE 4 - EXISTING CONTEXT



3. view looking east along Seven Sisters Road



The northern perimeter of the phase on Seven Sisters Road is characterised by a densely planted border of mature trees, at similar height to the 5 storeys + roofs of the existing buildings. The trees are the most significant and consistent element of existing planting on Seven Sisters Road.

The slight level changes across the plot are visible along the perimeter, with a landscaped path sitting slightly below the pavement as the site slopes towards Woodberry Down.



4. view looking down Woodberry Down from St Olave's

The existing frontages facing Woodberry Down provide a mix of styles and typologies. The church edges are landscaped but suffer from little activation. On the opposite side, more generous pavements accommodate landscaped areas, which are activated by Ground floor commercial use.

Woodberry Down itself is relatively narrow, with parallel parking along its length.

CONSTRAINTS & OPPORTUNITIES

The site has a long boundary with Seven Sisters Road - approx 170m in length. As set out in pre-app document on 29.07.21, 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.



SEVEN SISTERS ROAD

Constraints:
 pollution
 excessive noise
 restriction of movement

Opportunities:
 activate SSR frontage
 utilise existing trees
 provide new pedestrian connection



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.



PUBLIC, LISTED BUILDINGS + CONSERVATION AREA

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

Opportunities
 improve relationship with St Olave's



CONSTRAINTS & OPPORTUNITIES

The phase has a total of 80 trees or mixed quality and species, including those on and immediately adjacent to the boundary. Initial tree proposals were reviewed with LBH on 27.07.21, including the retention of important trees on the western and northern perimeters.



EXISTING TREES

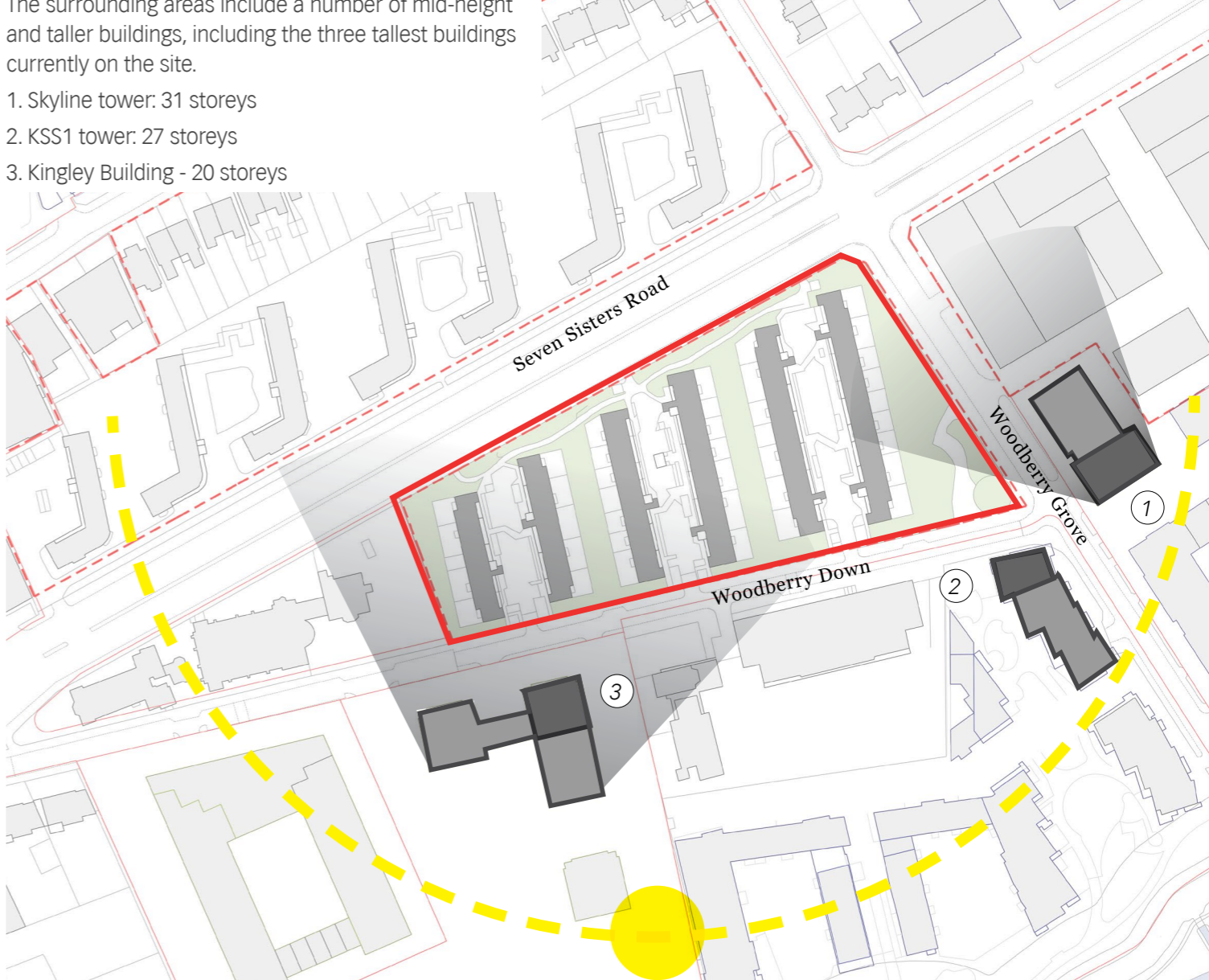
Constraints:
 number of existing mature trees
 potential TPOs
 RPAs and other easements

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 on the site.

1. Skyline tower: 31 storeys
2. KSS1 tower: 27 storeys
3. Kingley Building - 20 storeys



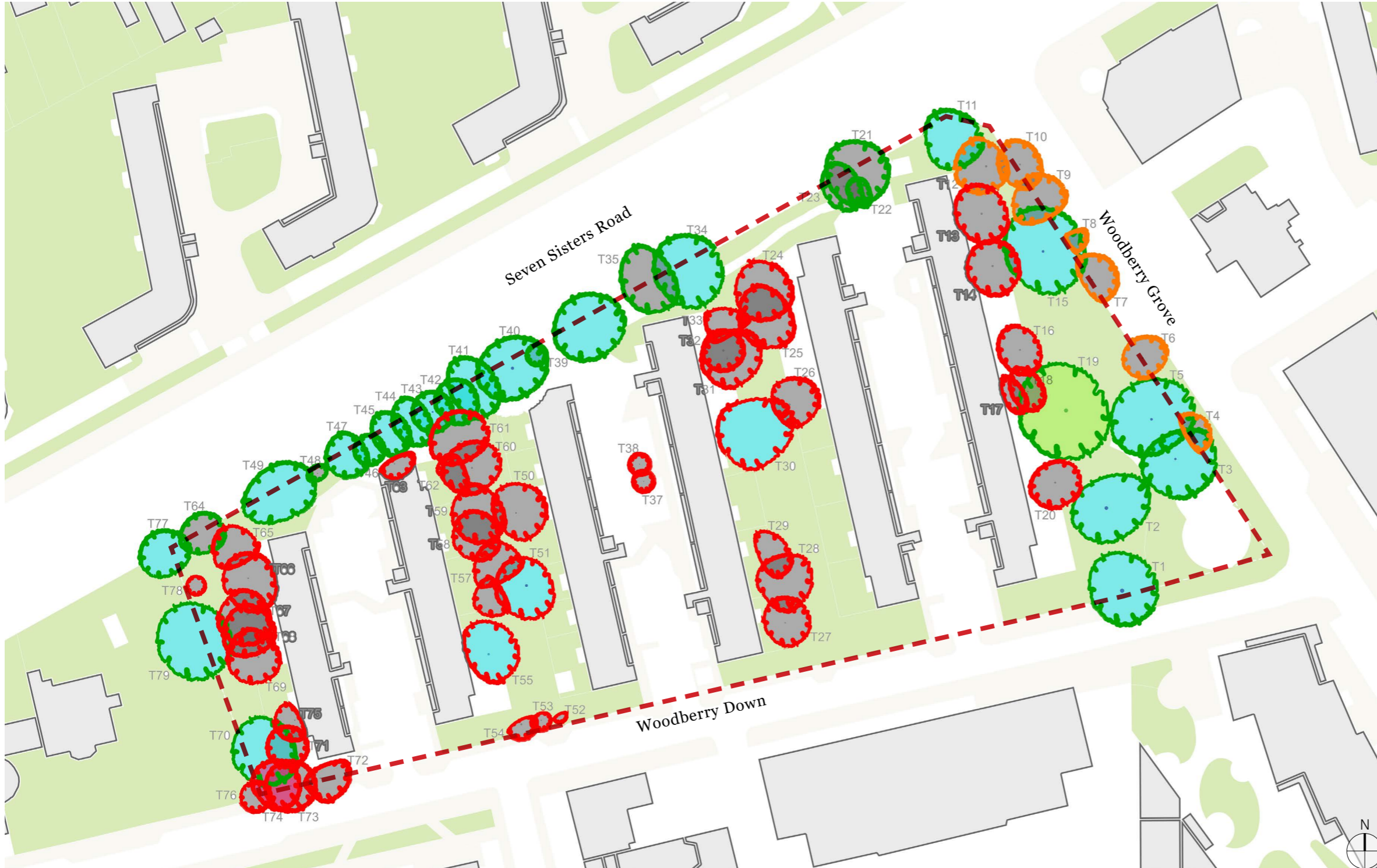
SUNLIGHT & OVERSHADOWING

Constraints:
 Existing towers

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



TREES ANALYSIS - PHASE 4



The adjacent plan shows first draft proposals for Phase 4, which have been updated following the meeting with LBH on 27.07.21.

On the plan, the colour hatch of each tree indicates its classification, the colour of the outline indicates retention or otherwise.

Updates to the first proposal include movement of the trees on the northern boundary into the 'aspire to retain' category. The adjacent plan has informed development of the site proposals.

Phase 4 Summary:

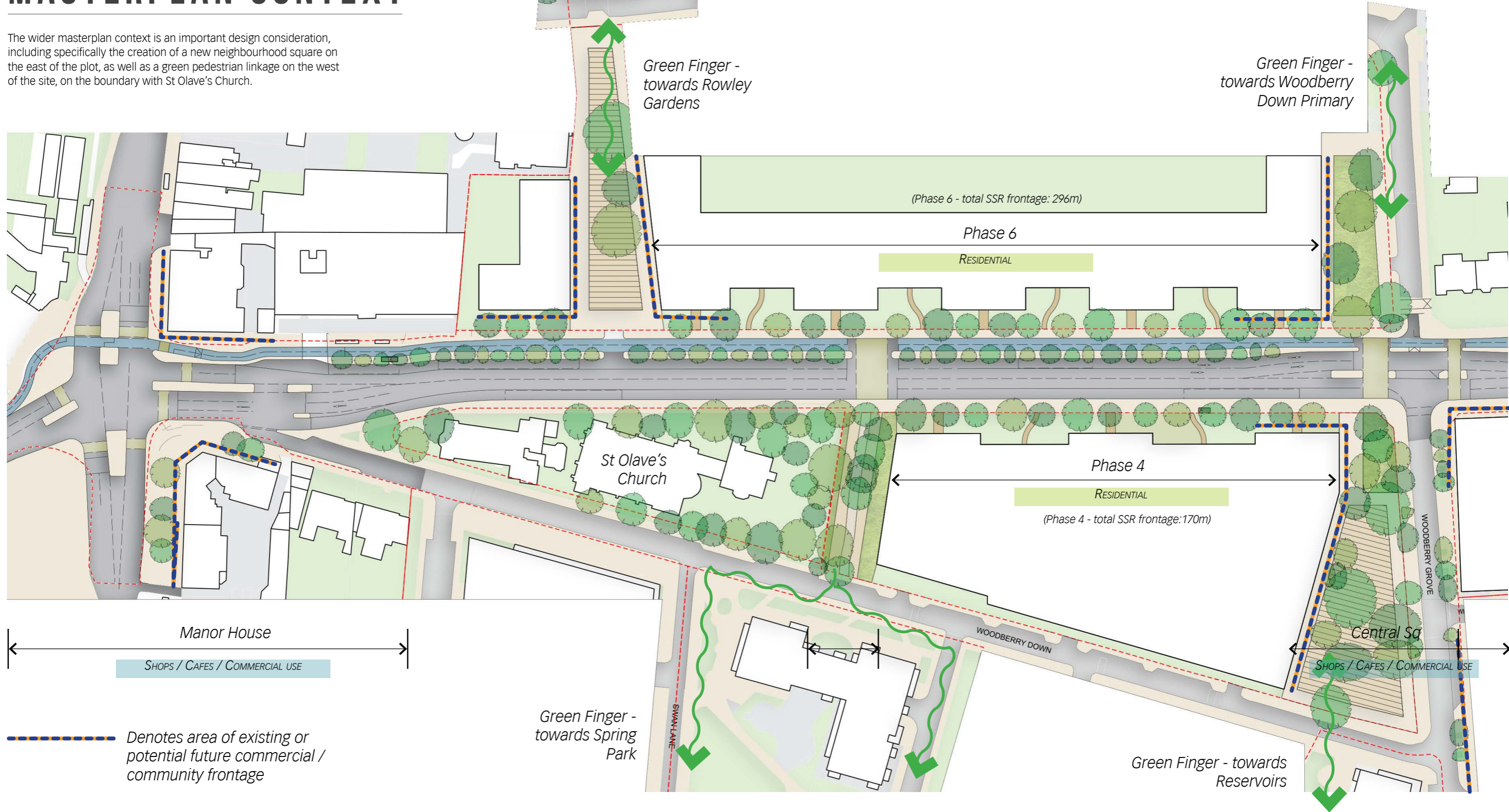
CLASSIFICATION	ASPIRED TO RETAIN	COULD RETAIN	AT RISK	TOTAL
A CLASS	1	0	0	1
B CLASS	9	11	3	23
C CLASS	0	14	41	55
U CLASS	0	0	1	1
TOTALS	10	25	45	80

KEY

- - - PHASE BOUNDARY
- A CLASS TREES
- TREES ASPIRE TO RETAIN
- B CLASS TREES
- TREES COULD RETAIN
- C CLASS TREES
- TREES AT RISK
- U CLASS TREES

MASTERPLAN CONTEXT

The wider masterplan context is an important design consideration, including specifically the creation of a new neighbourhood square on the east of the plot, as well as a green pedestrian linkage on the west of the site, on the boundary with St Olave's Church.



Green Finger -
towards Rowley
Gardens

Green Finger -
towards Woodberry
Down Primary

(Phase 6 - total SSR frontage: 296m)

Phase 6

RESIDENTIAL

St Olave's
Church

Phase 4

RESIDENTIAL

(Phase 4 - total SSR frontage: 170m)

Manor House

SHOPS / CAFES / COMMERCIAL USE

Central Sq

SHOPS / CAFES / COMMERCIAL USE

Green Finger -
towards Spring
Park

Green Finger - towards
Reservoirs

Denotes area of existing or
potential future commercial /
community frontage

CONCEPT APPROACH



UTILISE EXISTING ALIGNMENTS

Our initial approach to the plot was to position the buildings to avoid clash with the existing trees and greenery within site. Linear blocks running north - south siting on the position of the existing service yards. The new public space is rotated in comparison with the 2014 consented masterplan to align with the buildings.



CREATE STREET FRONTAGE + PROTECT COURTYARDS

Articulating the block ends creates a strong street frontage to both Seven Sisters Road and Woodberry Down, whilst enclosing the green space creating protected courtyards.

CONCEPT APPROACH



DISTRIBUTION OF HEIGHT

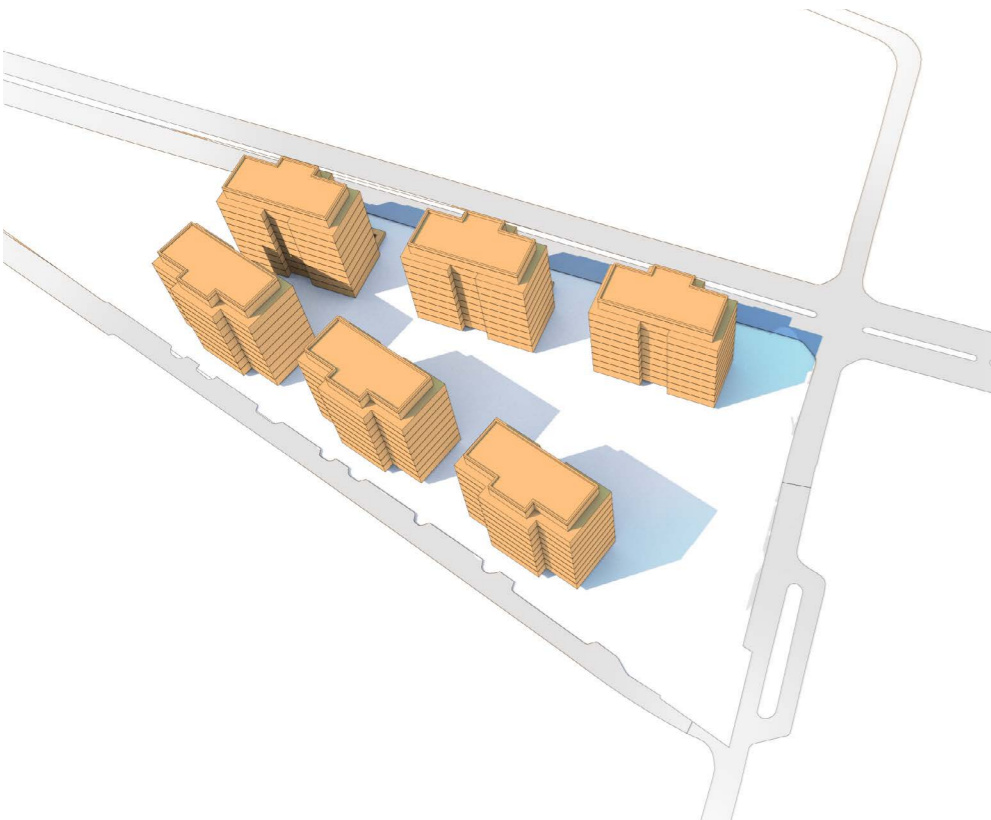
The approach on distribution of height is suggested to increase from west to east, placing the lower elements in the backdrop of the listed Church, and increasing towards the existing tower cluster on the junction of Woodberry Down & Grove. A lower central building within the courtyard also creates the potential for improved views and sunlight within the space.



LOWER FLOORS & COURTYARDS

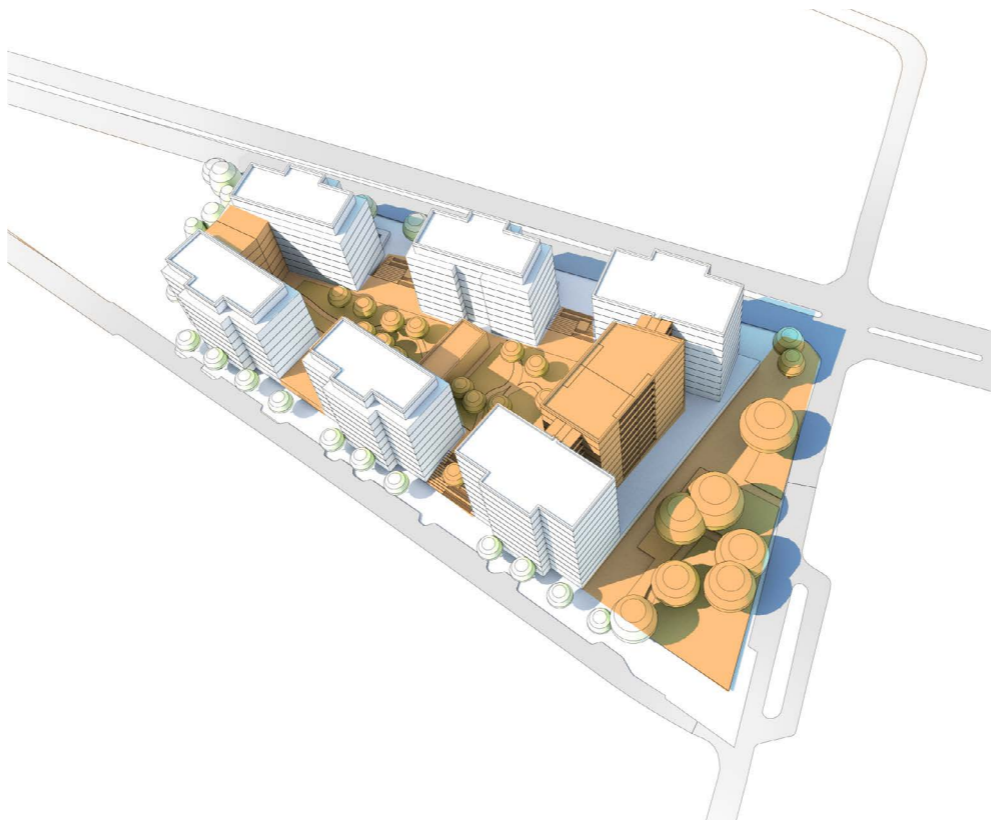
The activation of the perimeter of the scheme is an important aim on all sides - from commercial activation on the central square to residential activation along Woodberry Down and Seven Sisters Road. In order to deliver active frontage, the use of podiums spaces has been considered, together with resultant impacts on tree retention. Further information is provided in the following pages. Gaps between buildings also provide potential for views and access into the central spaces, even if level changes are required.

CONCEPT DESIGN



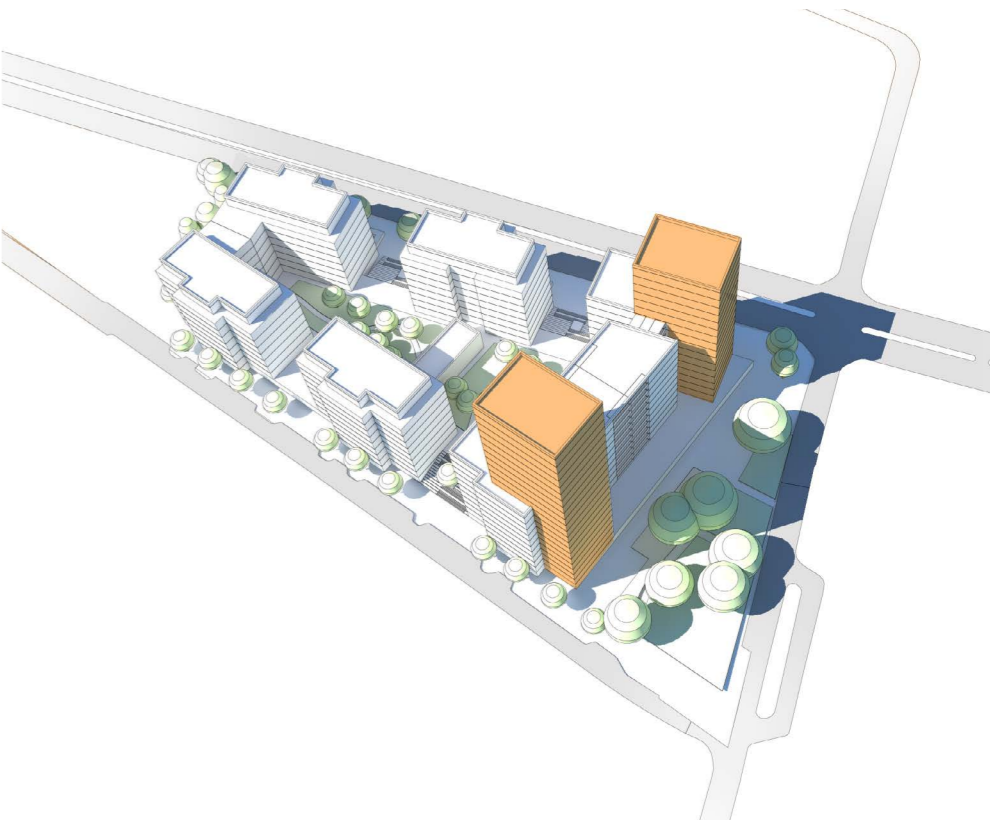
MANSION BUILDINGS

A repeat base form, facing outwards onto both Woodberry Down and Seven Sisters Road. Clear separation of the buildings allows for views into the central space and enhancement of light levels.



LINKING BLOCKS

north / south linear elements linking the mansion buildings to defined the perimeter.

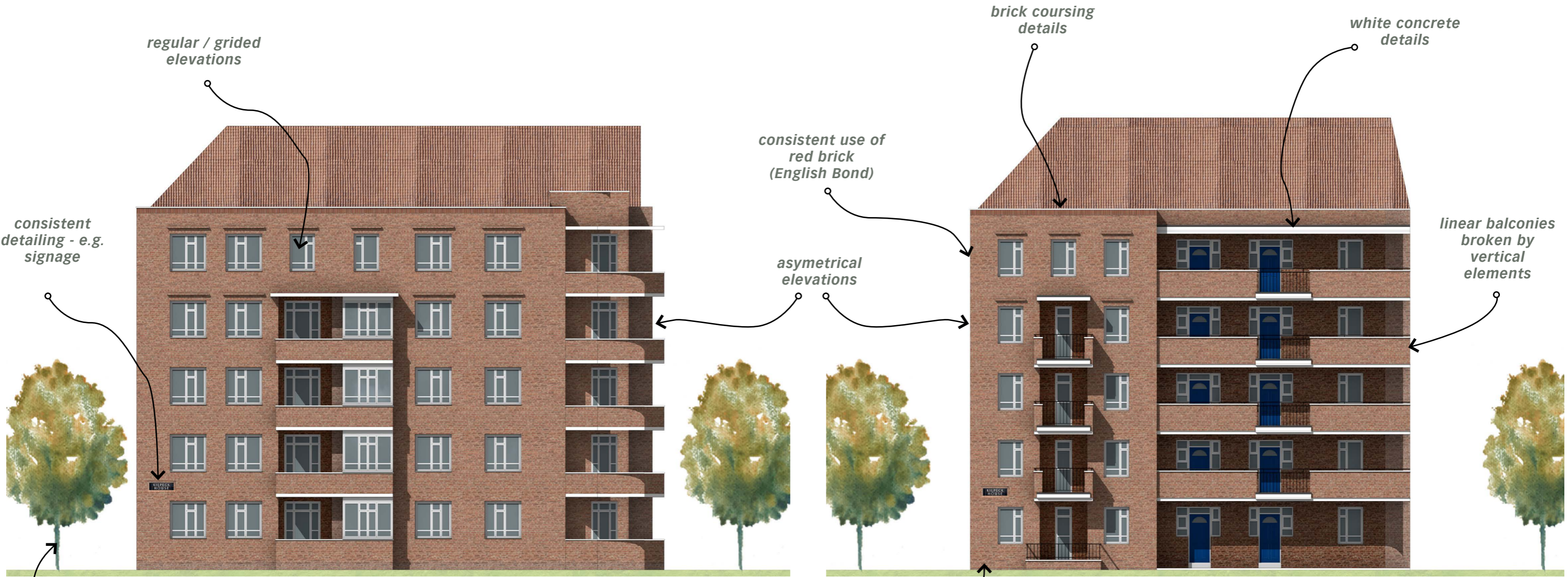


CORNER TOWERS

Taller elements are located adjacent to the central space. Smaller footprint towers extending the core from the base building below.



CONCEPT APPROACH - WOODBERRY HOUSING



'J' building elevation - type A:

'house' within larger building

'J' building elevation - type B:

CONCEPT APPROACH - WOODBERRY HOUSING



Bronte & Feilden House - LDS



Bronte & Feilden House - LDS

TYPICAL FLOOR



The adjacent plan illustrates the concept typical floor plan for the Phase. Notes on the design proposals below:

1. Revitalised public space with active uses at ground floor and facilitating retention of existing mature trees.
2. Green link & 'play-on-the-way' space forming new connection from Seven Sisters Road to Woodberry Down - activated with Ground floor duplex apartments
3. Residents podium gardens - with potential for stepped access / views between buildings.
4. Regular communal entrances situated along Woodberry Down and Seven Sisters Road
5. Planted landscape frontage onto Seven Sisters Road - varies from 5m to 7m depth- to enable retention of trees.

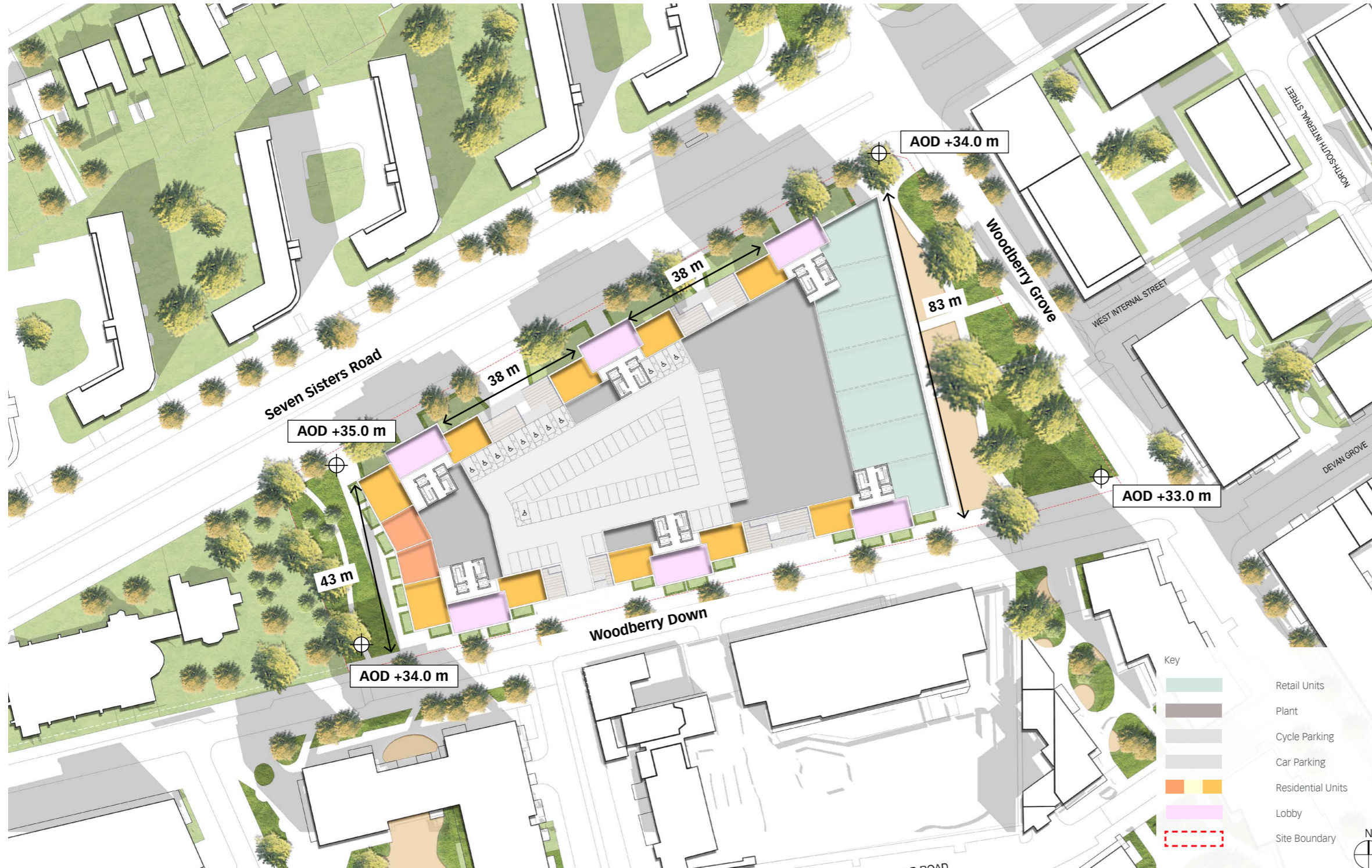
Number of dwellings:
c. 460 - 500 dwellings

(depending on design development / dwelling mix / massing development etc)

Average units per core (typical plan):
42/6
7 units/core

Dual aspect:
38/42
90%

GROUND FLOOR



The intent behind the ground floor configuration is to maximise the activation of the street elevations surrounding the plot - from commercial & retail space facing central square, to residential entrances and activity on the main streets.

From a practical perspective, the requirements of the estate regeneration lead to a certain amount of parking being required - directly for existing secure tenants who will be relocated within the phase.

A podium structure is proposed to ensure sufficient space for the competing demands of plant, refuse & parking areas, while maintaining the active perimeter.

Parking requirements:

	No. of spaces	No. of Secure tenants	No. of spaces	No. of leaseholders
6	34	59	12	34
7	32	65	2	13

Phase 4 must re-provide parking spaces for Secure tenants, 50% of leaseholders in phases 6 & 7 and accessible units:

Secure tenants spaces: 66 spaces

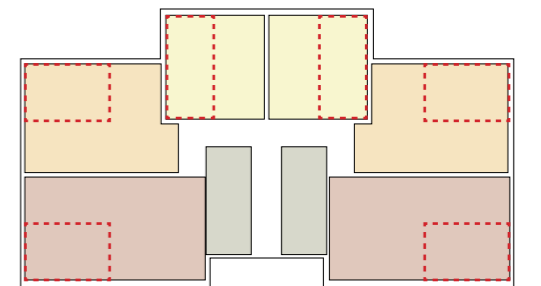
Assumed 50% leaseholders: 7 spaces

Disable parking (3% of 480 units): 15 spaces

TOTAL: 88 spaces --> c. 2,600 sqm GIA parking allocation

TYPICAL BUILDING LAYOUT STUDIES

The adjacent plan shows how six dual-aspect flats can be arranged in a floorplan with a short corridor and enjoy good solar exposure and private open space.



- 1-bed flat, 50 sqm
- 2-bed flat, 76 sqm
- 3-bed flat, 90 sqm
- living areas

SECTION



The section shows the proposal for the level difference between Woodberry Down and Seven Sisters Road. The site slopes slightly, but noticeably, from north west to south east, with approx a 1m level difference between Seven Sisters Road and Woodberry Down.

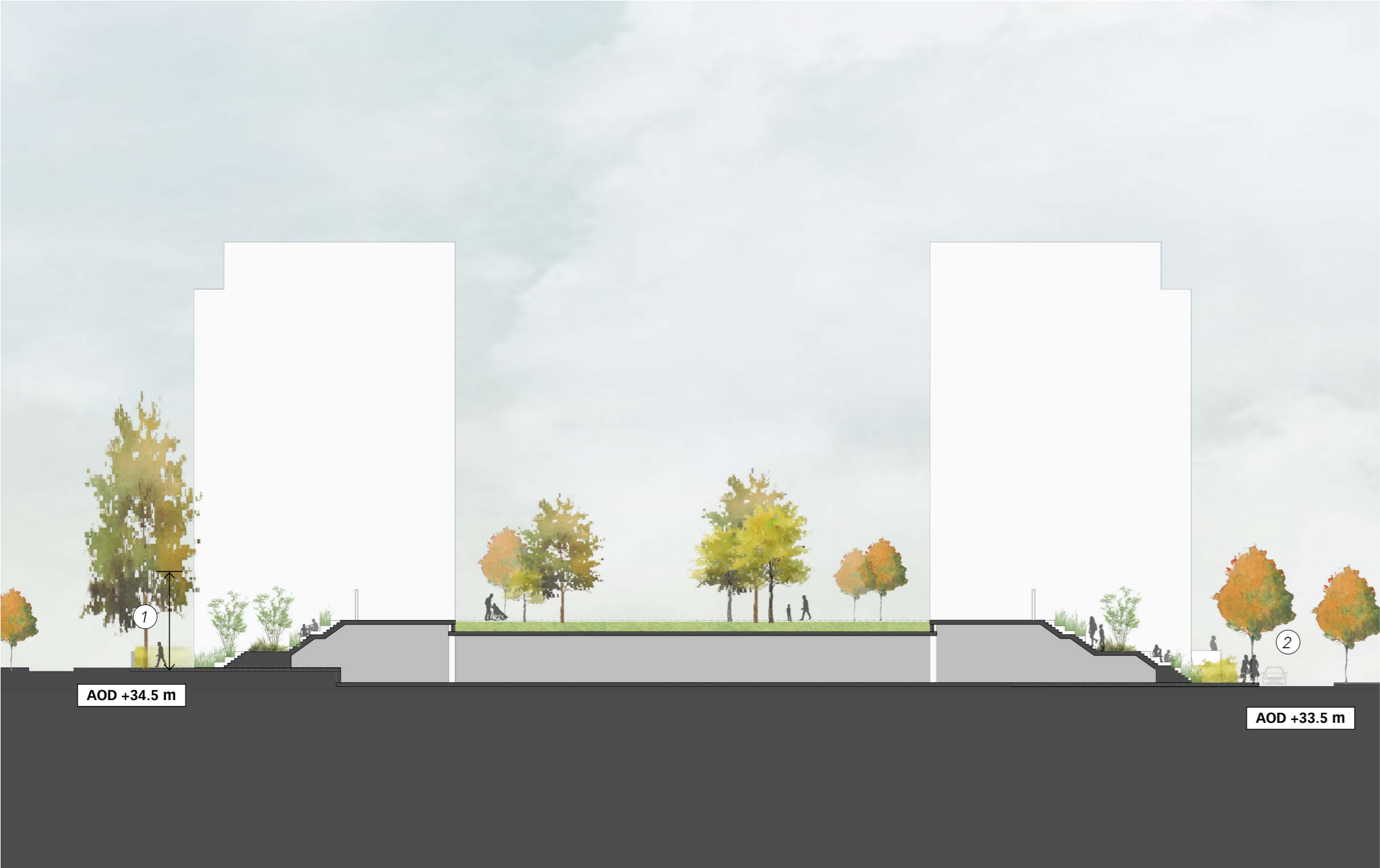
The adjacent section illustrates the centre of the concept scheme.

One key aspect is how the building meets the ground on the key frontages, to which the following is noted:

1. The Seven Sisters frontage has a larger set-back from the road, given both the proposal to retain the existing trees, and the busier nature of the street. Behind the deeper frontage, the levels are established to match Seven Sisters, with the potential for duplex apartments on the ground and first floor, to provide residences with greater separation from the street.
2. A narrower frontage of c.3m is proposed to Woodberry down, with the potential to use the level change across the site to provide raised ground floor apartments which will increase privacy on the lower floors, or taller ground floor apartments.



SECTION



This section shows the proposal for the connection between Woodberry Down and Seven Sisters Road.

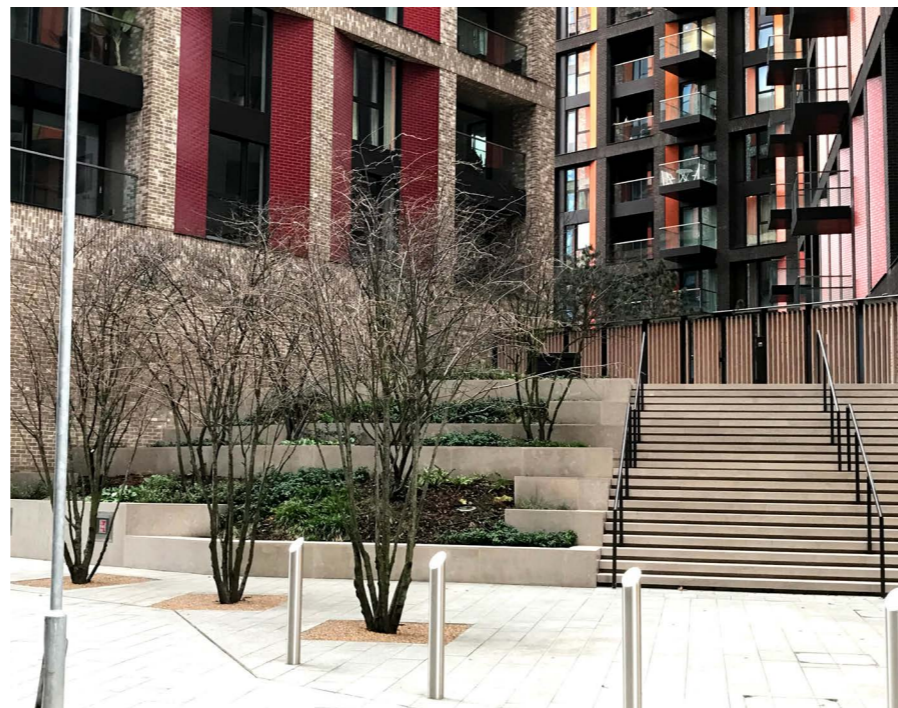
The cut has been drawn across the access stairs to the podium in order to show how the treatment of the steps can mitigate the impact of a Ground Floor Podium. Planting can be used to create separation from the buildings and give the apartments their privacy while the middle portion of the steps could accommodate access, seating, landscape while keeping visual connection with the landscape above the podium.



PODIUM ACCESS STRATEGY



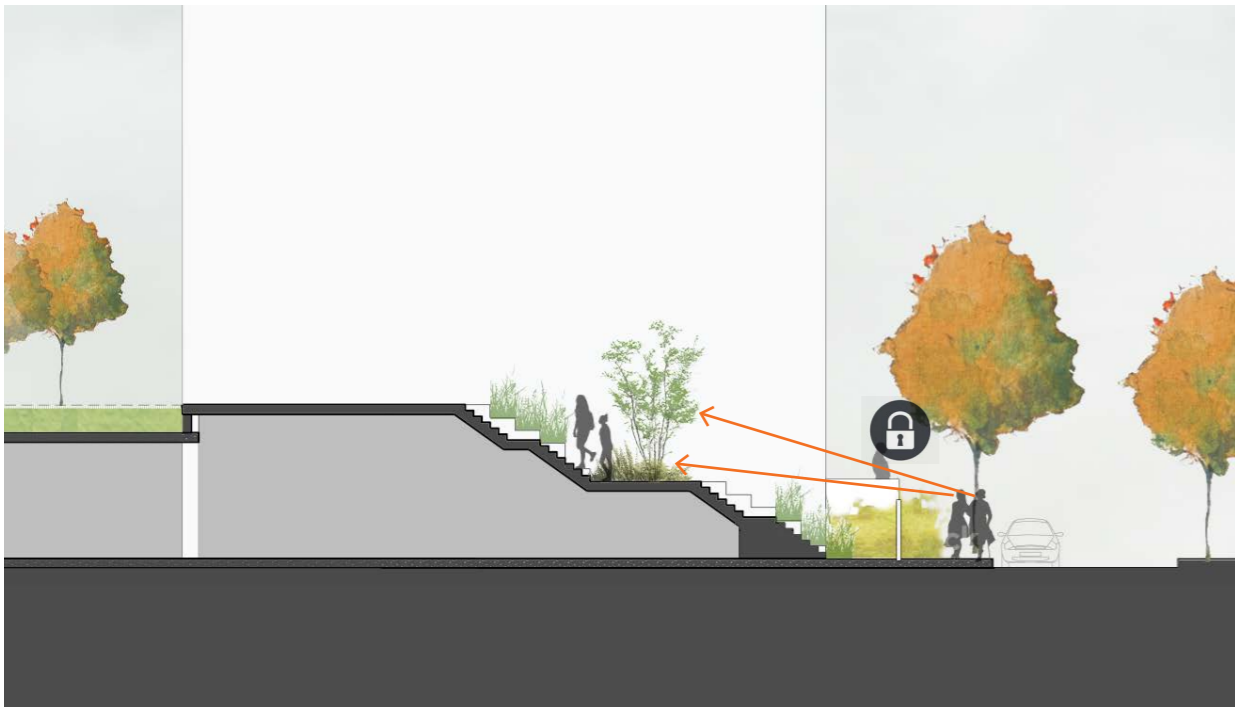
1. Landscaped steps as part of the public realm



1. Embassy gardens, Nine Elms



2. Waller Park, San Francisco



2. Landscaped steps as part of the public realm

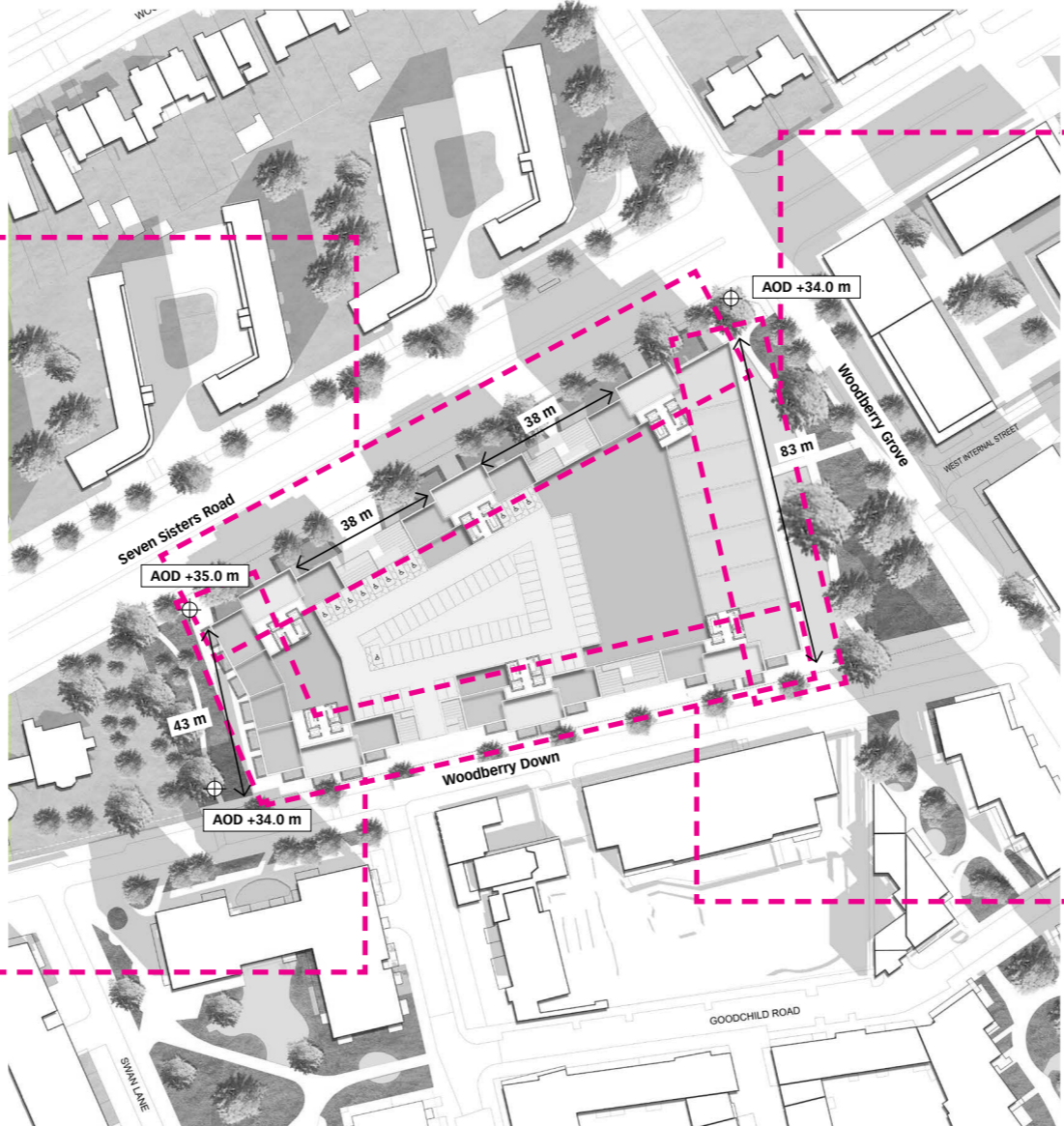


3. Nathan Phillips Square, Toronto



4. Bühlststraße, Zürich

STREET FRONT CHARACTER

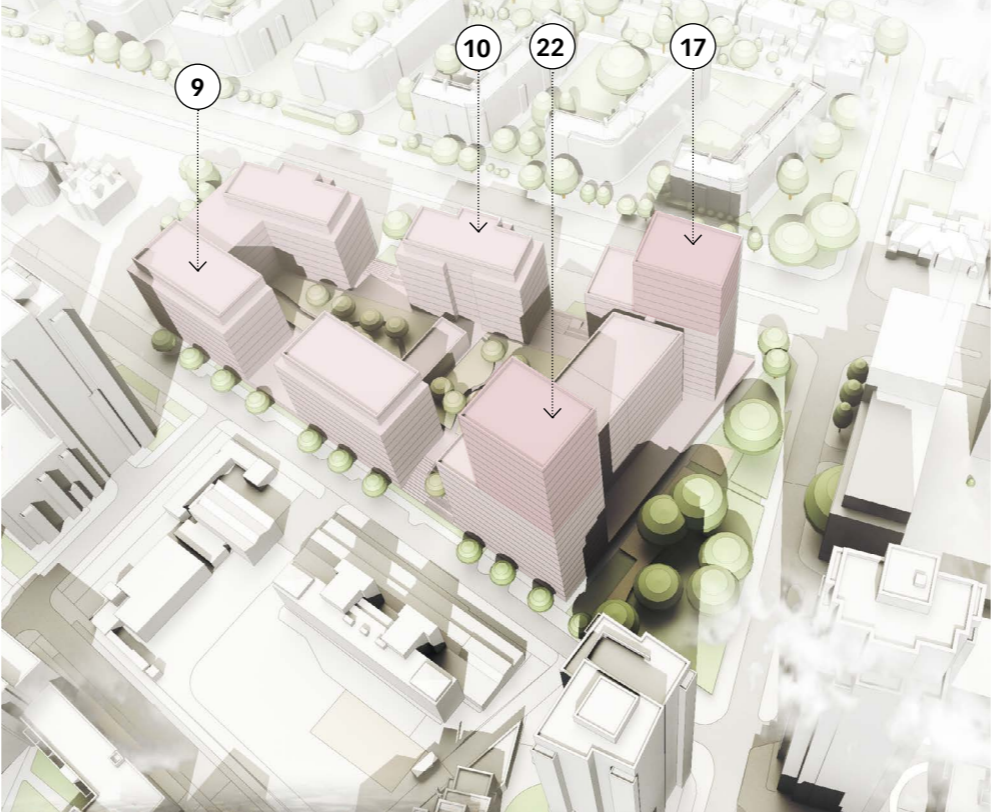


MASSING DEVELOPMENT

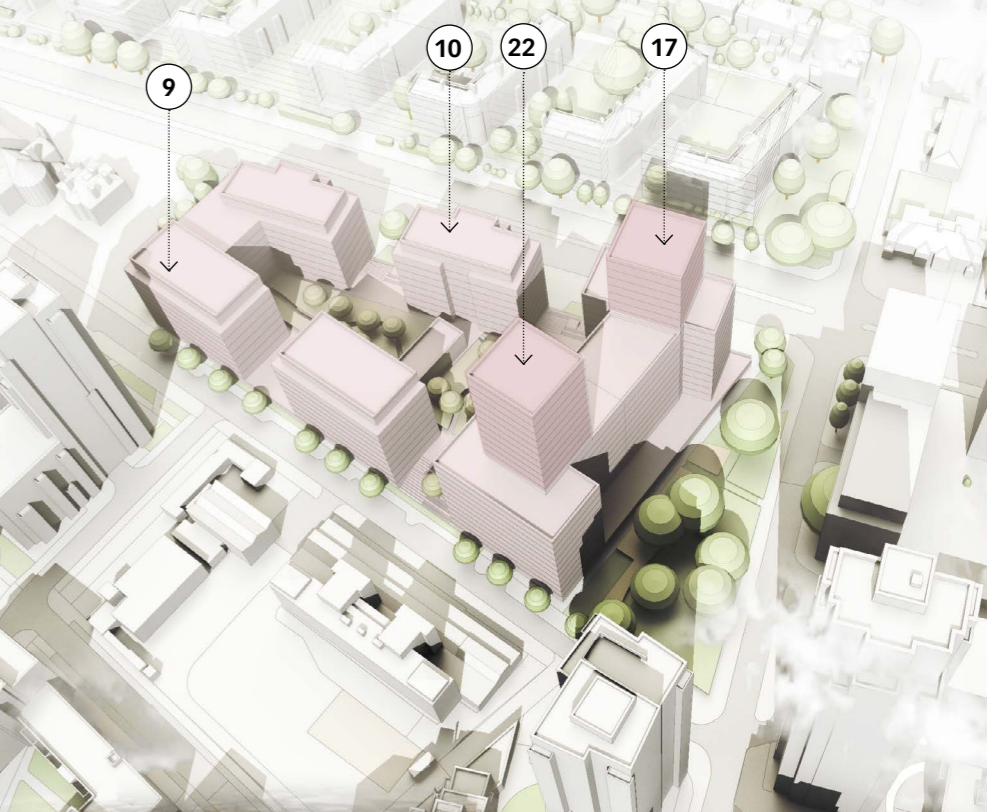
At concept stage, a number of approaches to the massing design are under review. As with the concept strategy illustrated earlier in the document, a general strategy of increasing the height from west to east has been followed, with a number of studies on the potential location of taller elements facing to the east, in closer proximity to the existing building cluster. Initial studies are set out below:



Option 1 - Tower sharing core with linear block



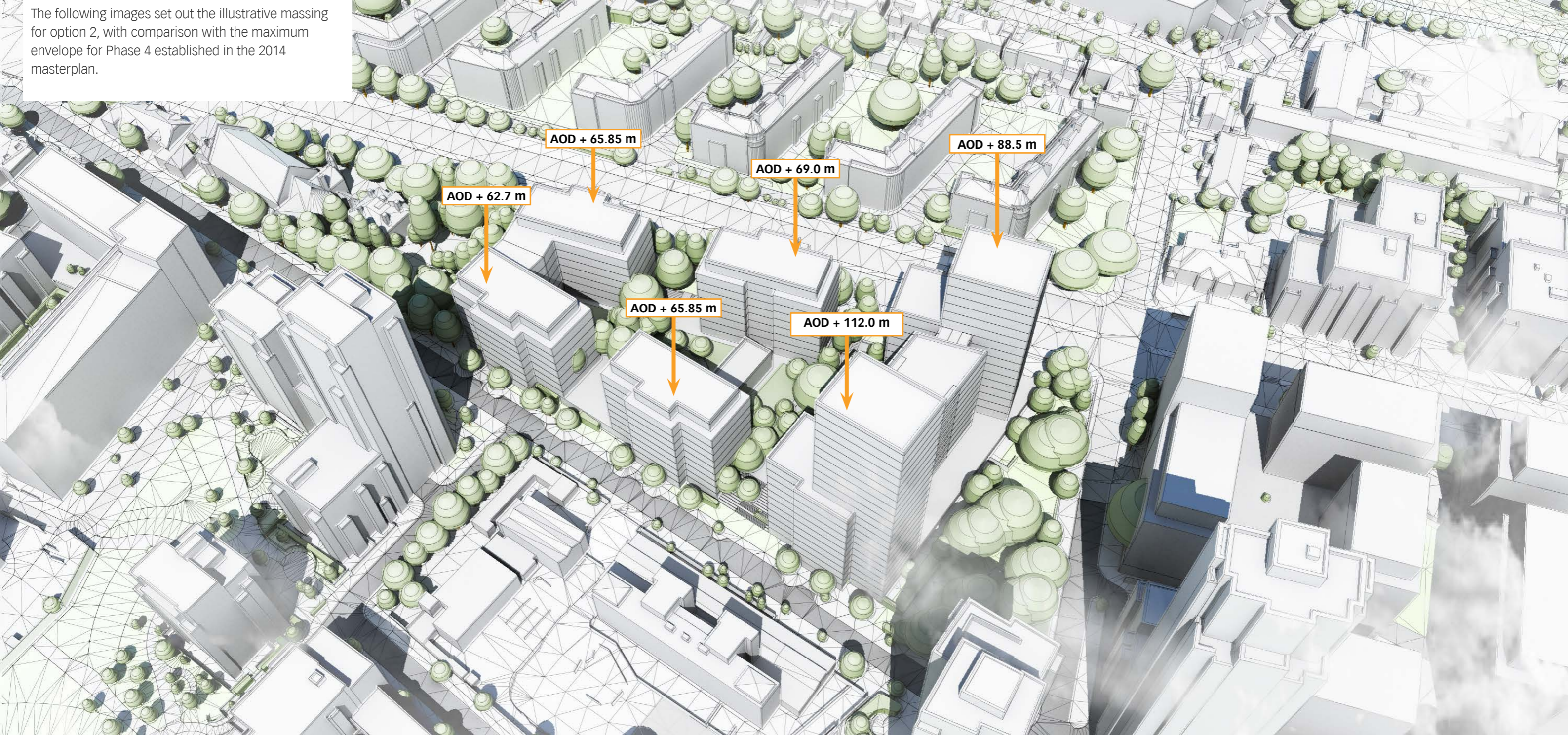
Option 2 - Two towers facing the public space



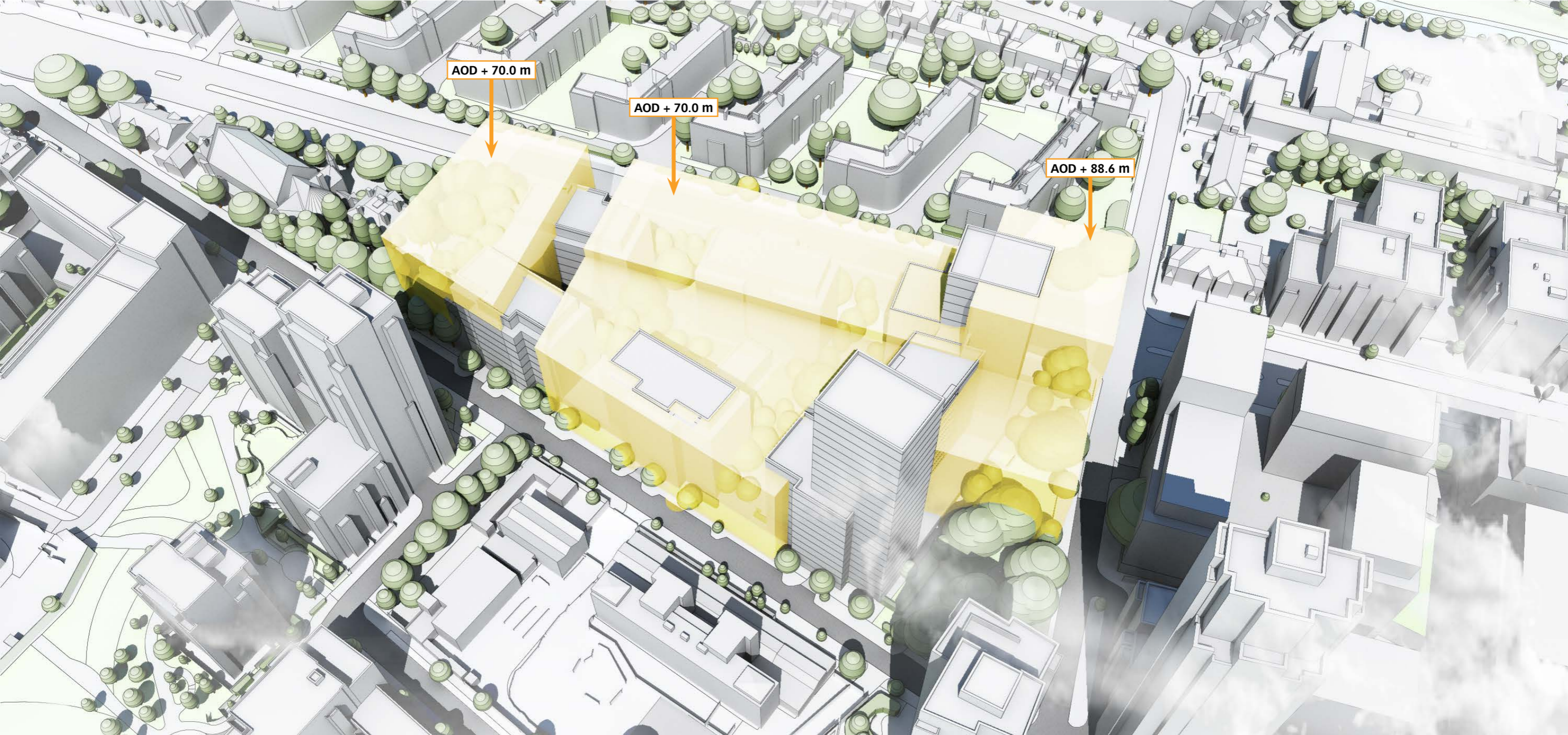
Option 3 - Two towers recessed

ILLUSTRATIVE AERIAL

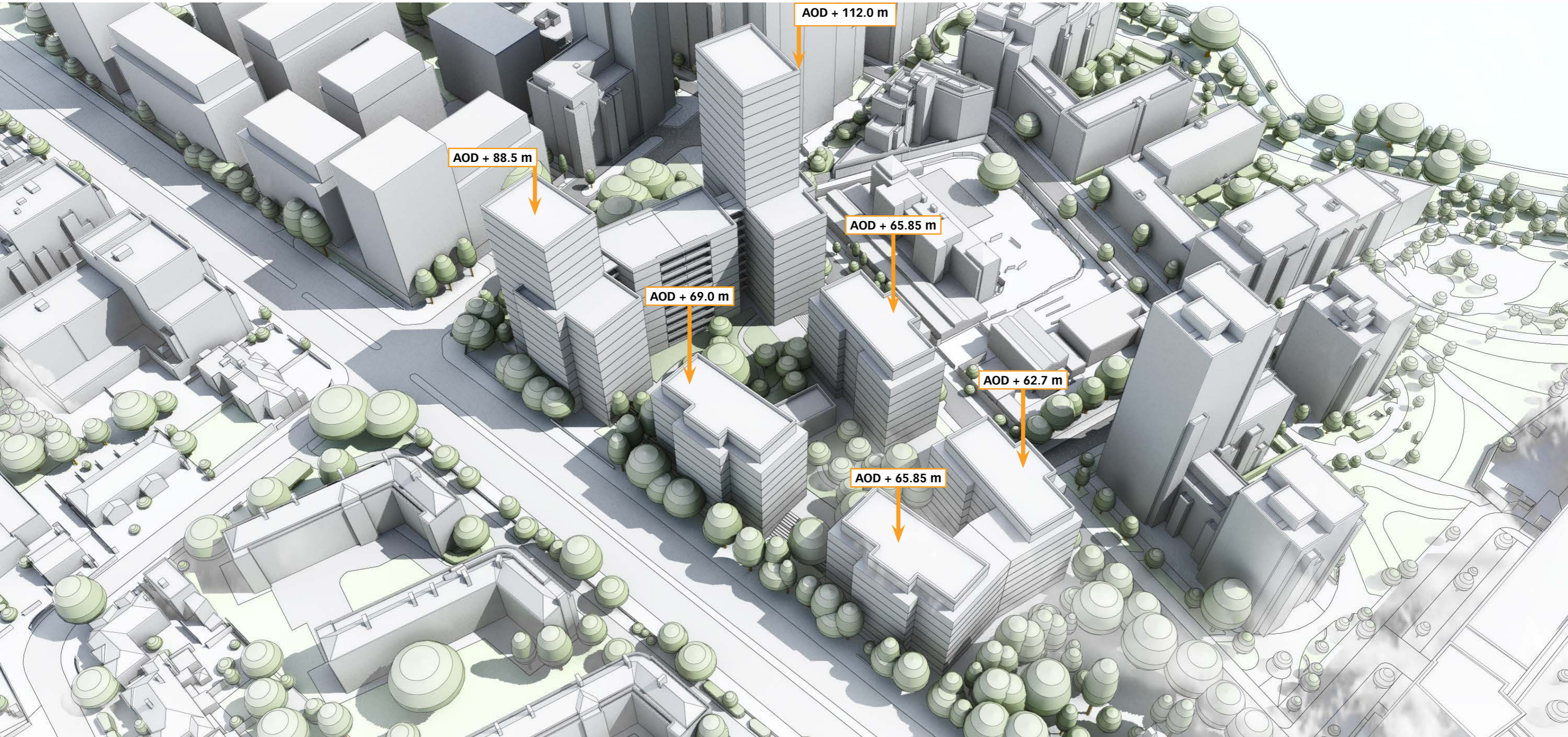
The following images set out the illustrative massing for option 2, with comparison with the maximum envelope for Phase 4 established in the 2014 masterplan.



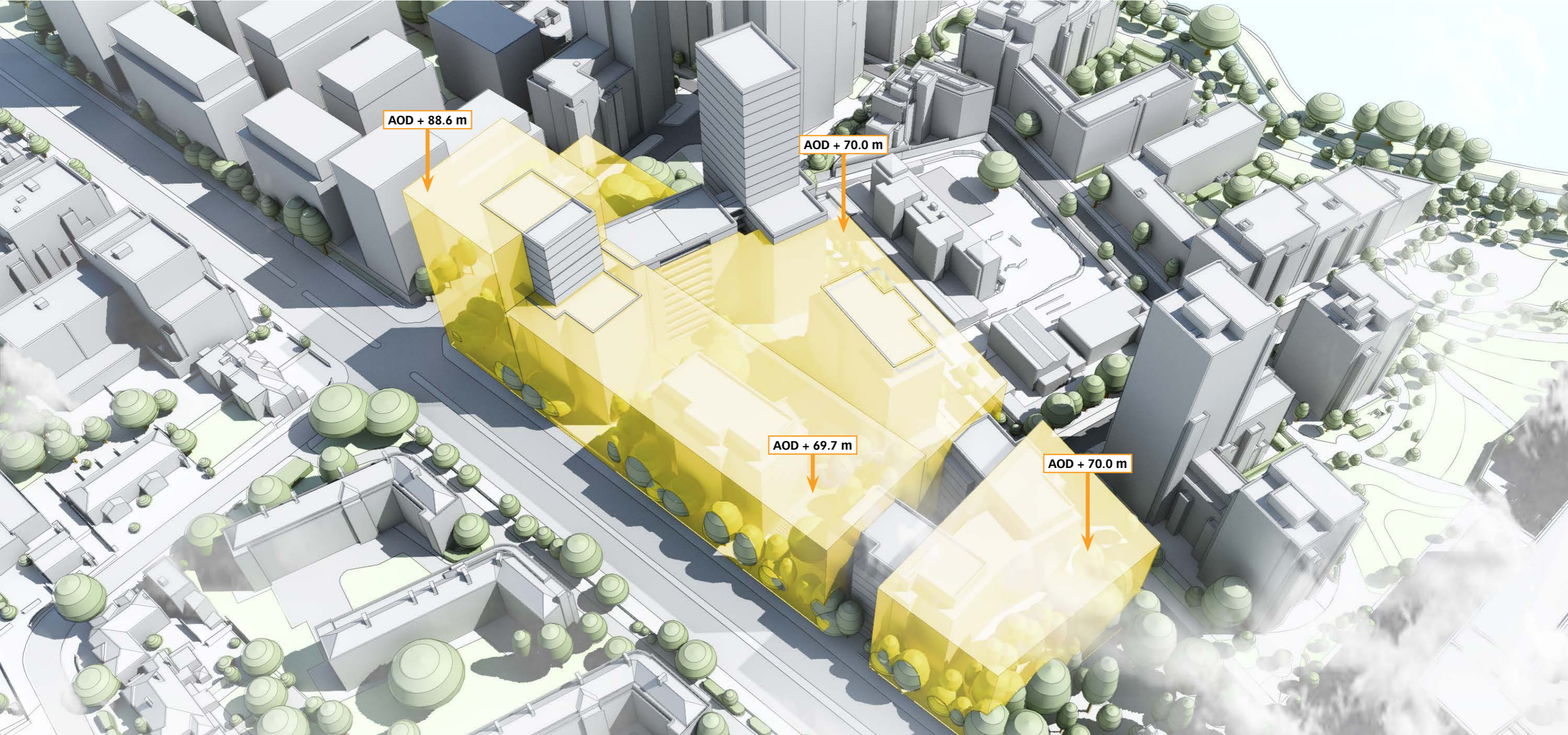
ILLUSTRATIVE AERIAL - 2014 MAX ENVELOPE



ILLUSTRATIVE AERIAL



ILLUSTRATIVE AERIAL - 2014 MAX ENVELOPE



INITIAL TOWNSCAPE VIEWS



Seven Sisters Road View 1



Seven Sisters Road View 2



INITIAL TOWNSCAPE VIEWS



St Olave's Church View



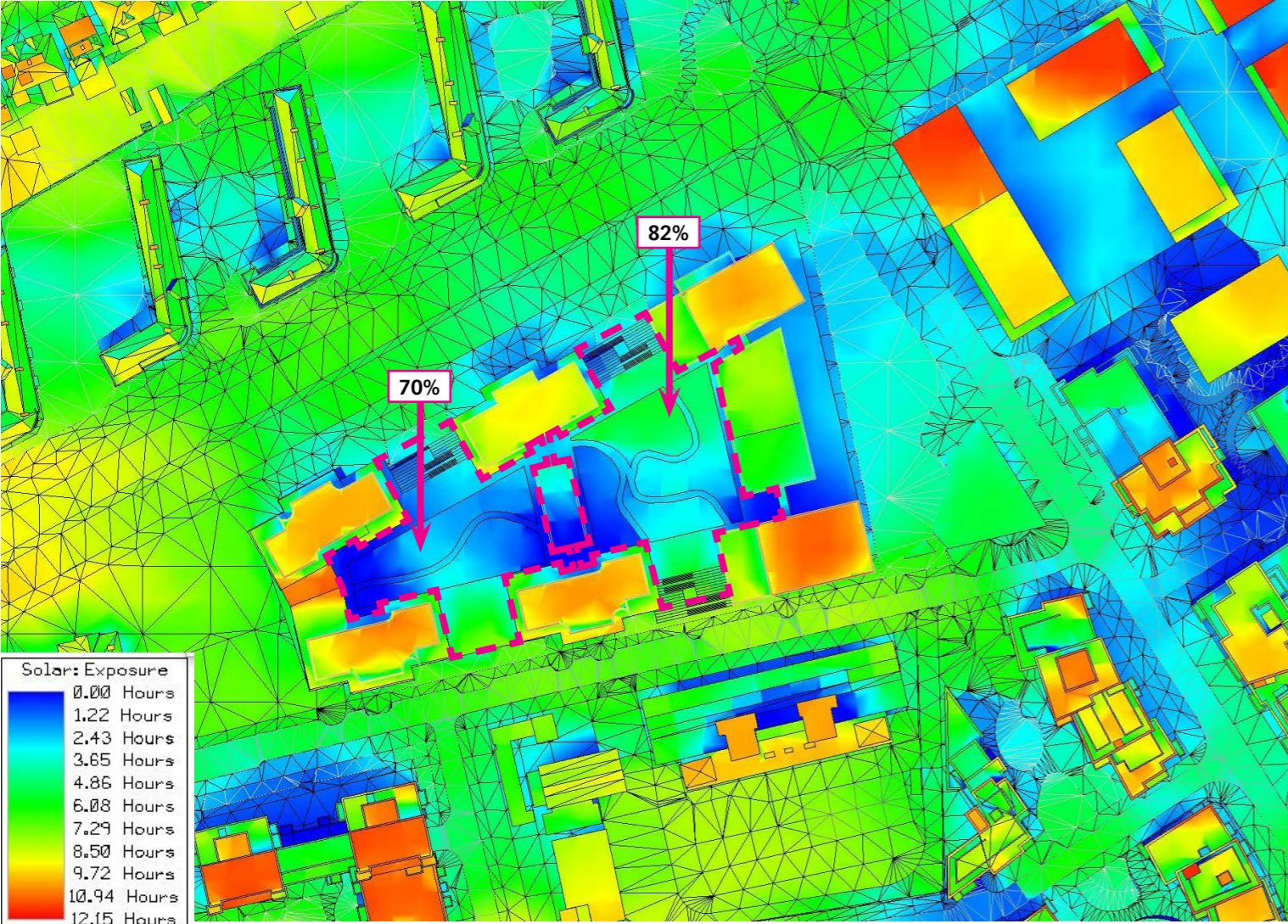
Woodberry Down View



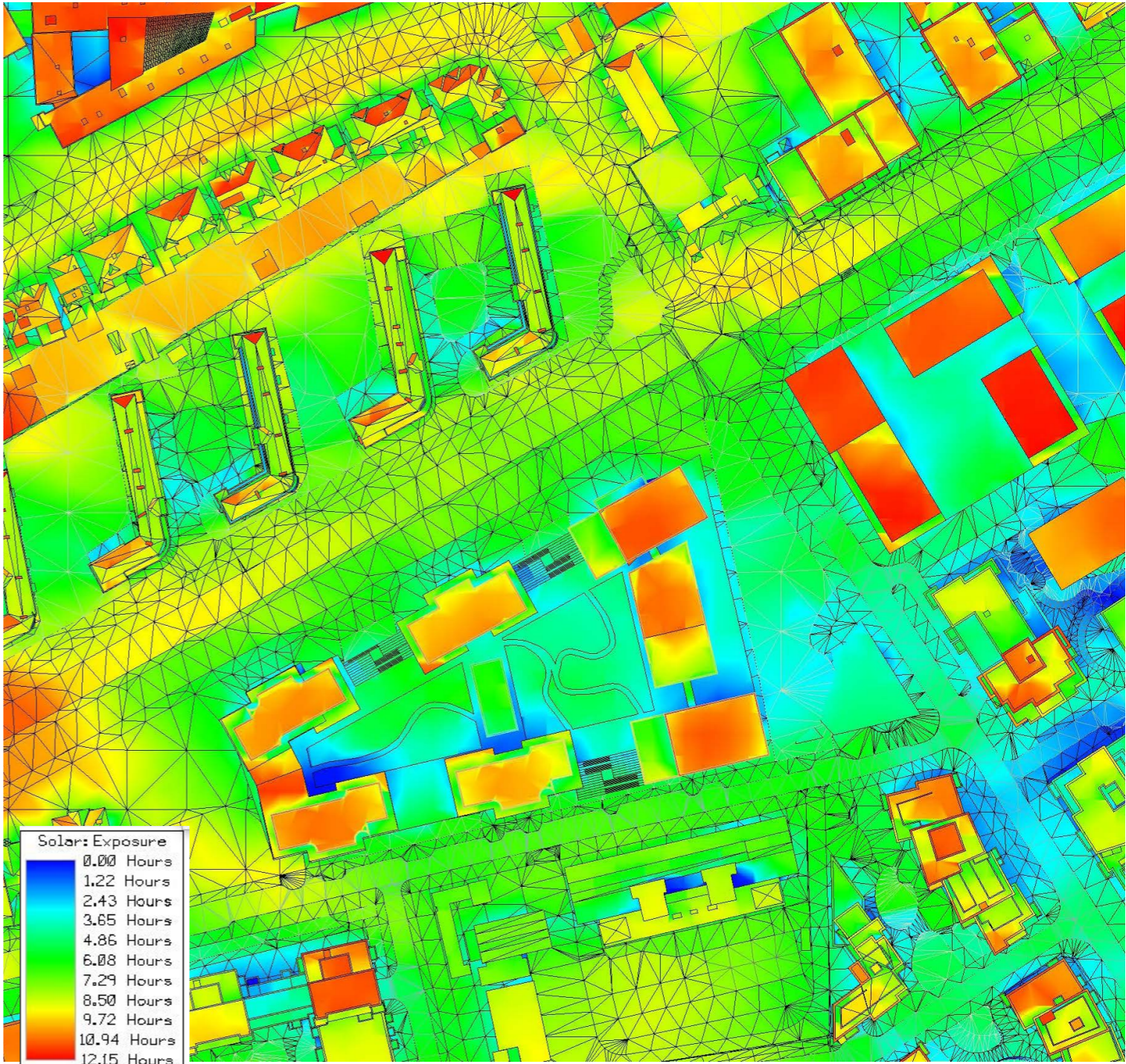
SOLAR STUDIES

As the massing is developed, the design team are reviewing the resultant hours of sunlight on ground, in order to inform the approach. The two diagrams below illustrate the proposal in mid year condition (March 21st) and Summer condition (June 21st).

Formal testing will be required, however the initial reviews indicated that the scheme will exceed the sunlight criteria in amenity spaces

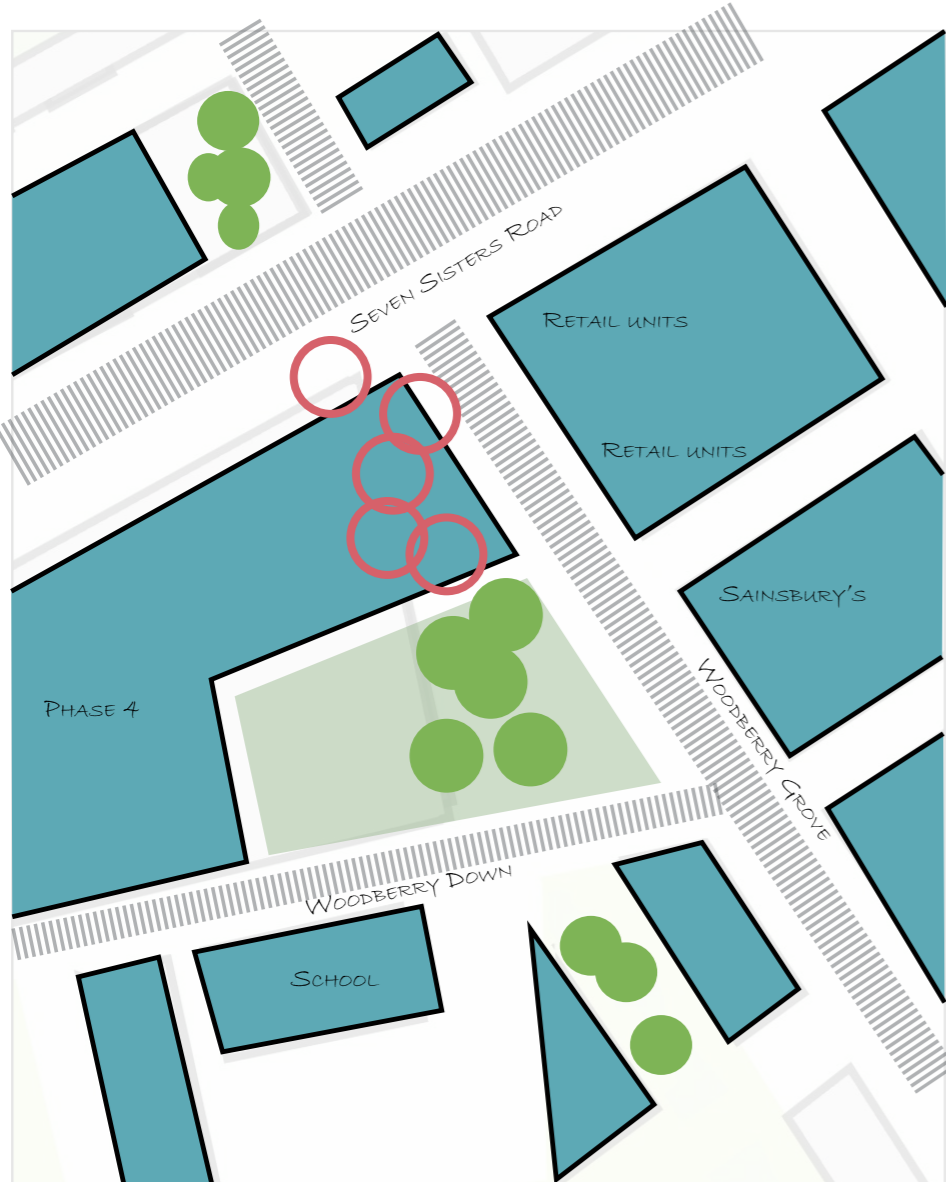


Sunlight Hours on ground - March 21st



Sunlight Hours on ground - June 21st

CENTRAL SQUARE ORIENTATION



2014 MASTERPLAN

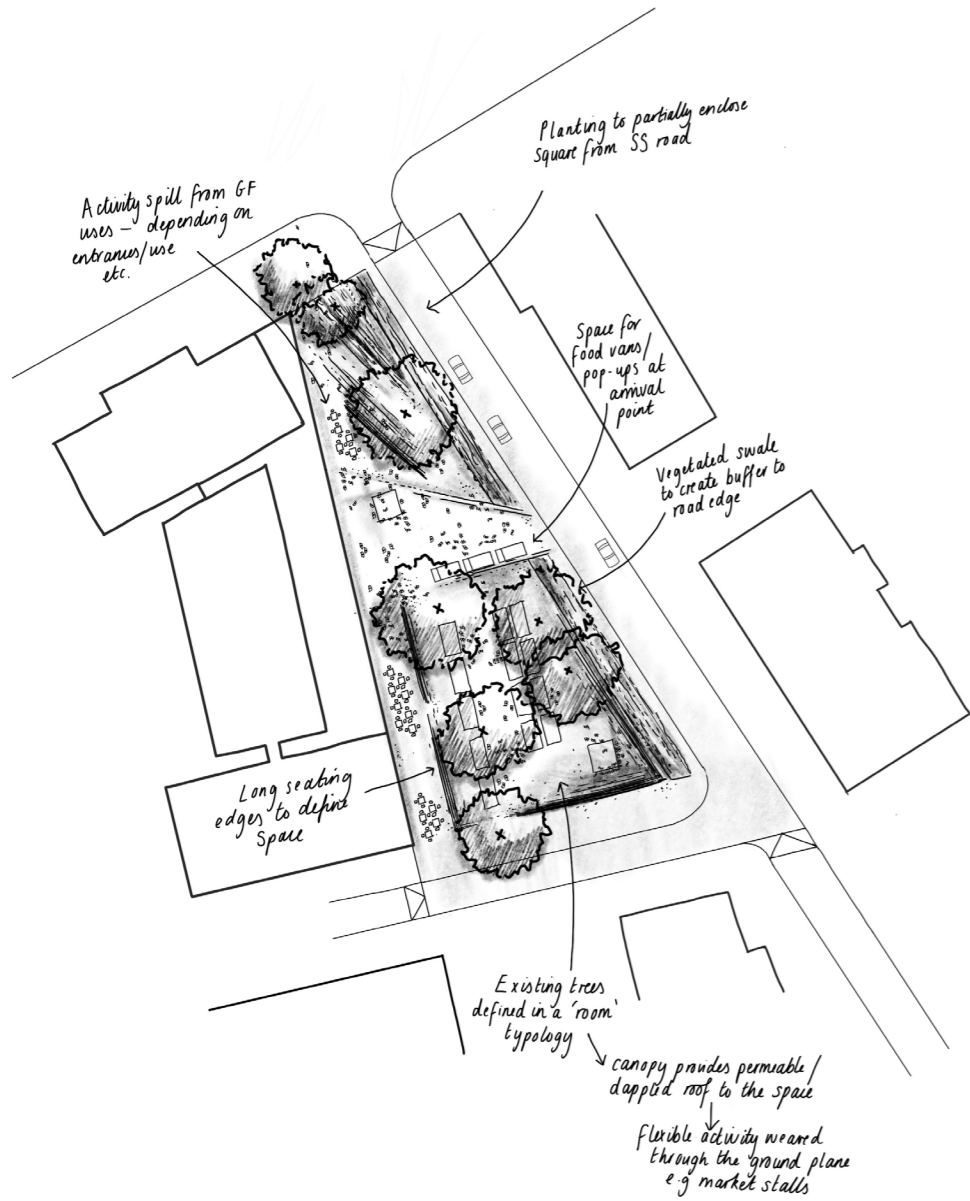


MAINTAIN EXISTING SHAPE

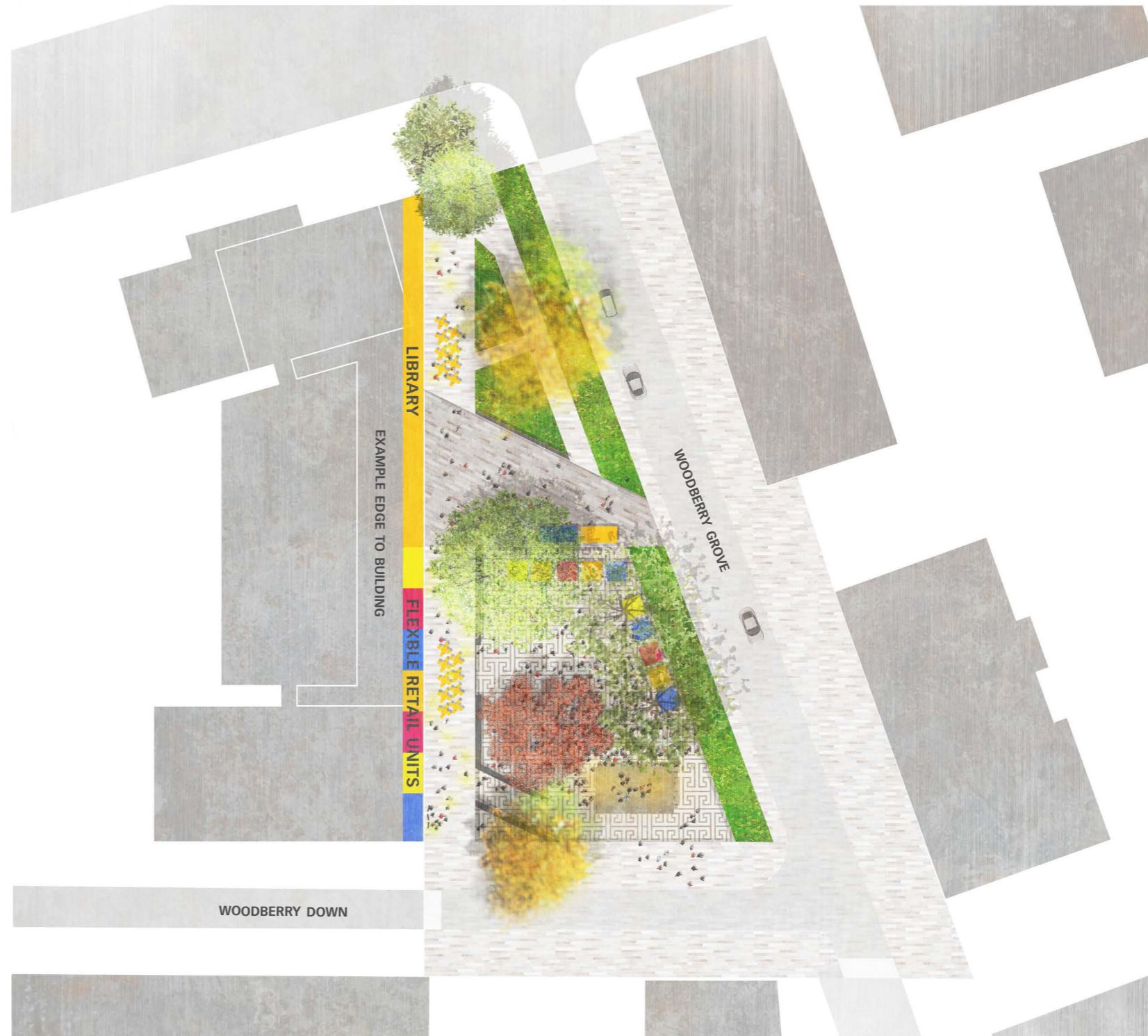


LINEAR SPACE

CENTRAL SQUARE



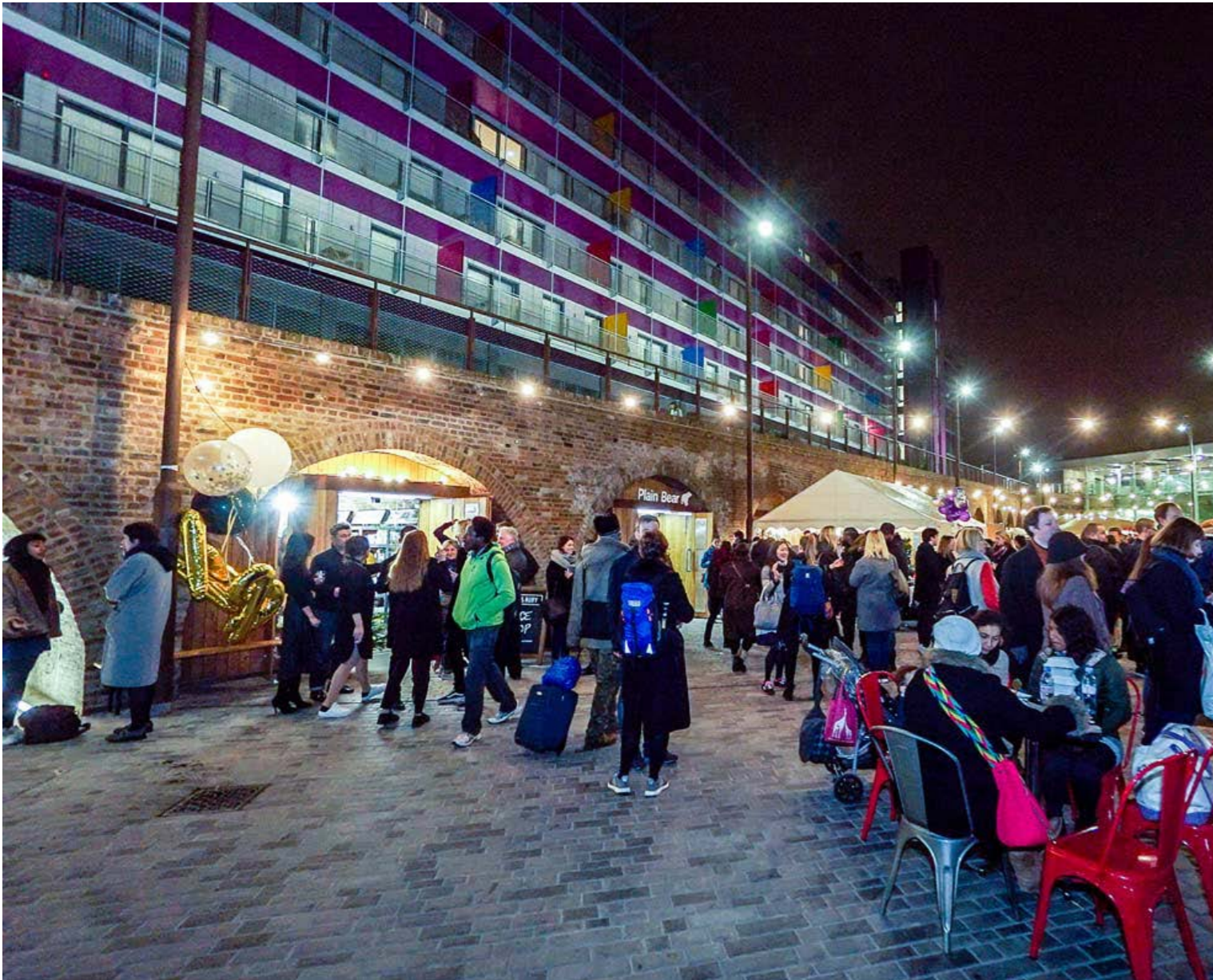
- A central, public outdoor room
- Planted swale as median to traffic
- Creative pavements - stages for show
- Trees as centrepiece
- Flexible programming and events



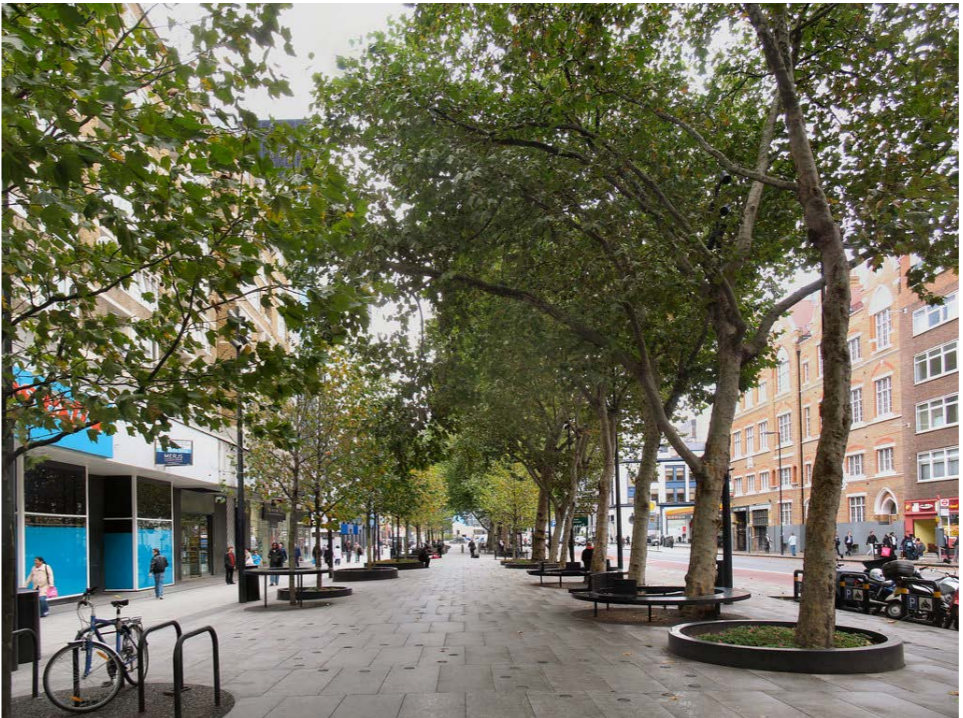
CENTRAL SQUARE



CENTRAL SQUARE PRECEDENTS



DEPTFORD MARKET YARD, LONDON



PROMENADE OF LIGHT, LONDON



GILLETT SQUARE, LONDON



GREY TO GREEN, SHEFFIELD

