

EMERGING DESIGNS FOR PHASE 5



CGI showing emerging design of Phase 5

We are designing the next phase of Woodberry Down, come and have your say!

This round of public consultation focuses on the emerging designs and updated landscaping proposals for Woodberry Down Phase 5.

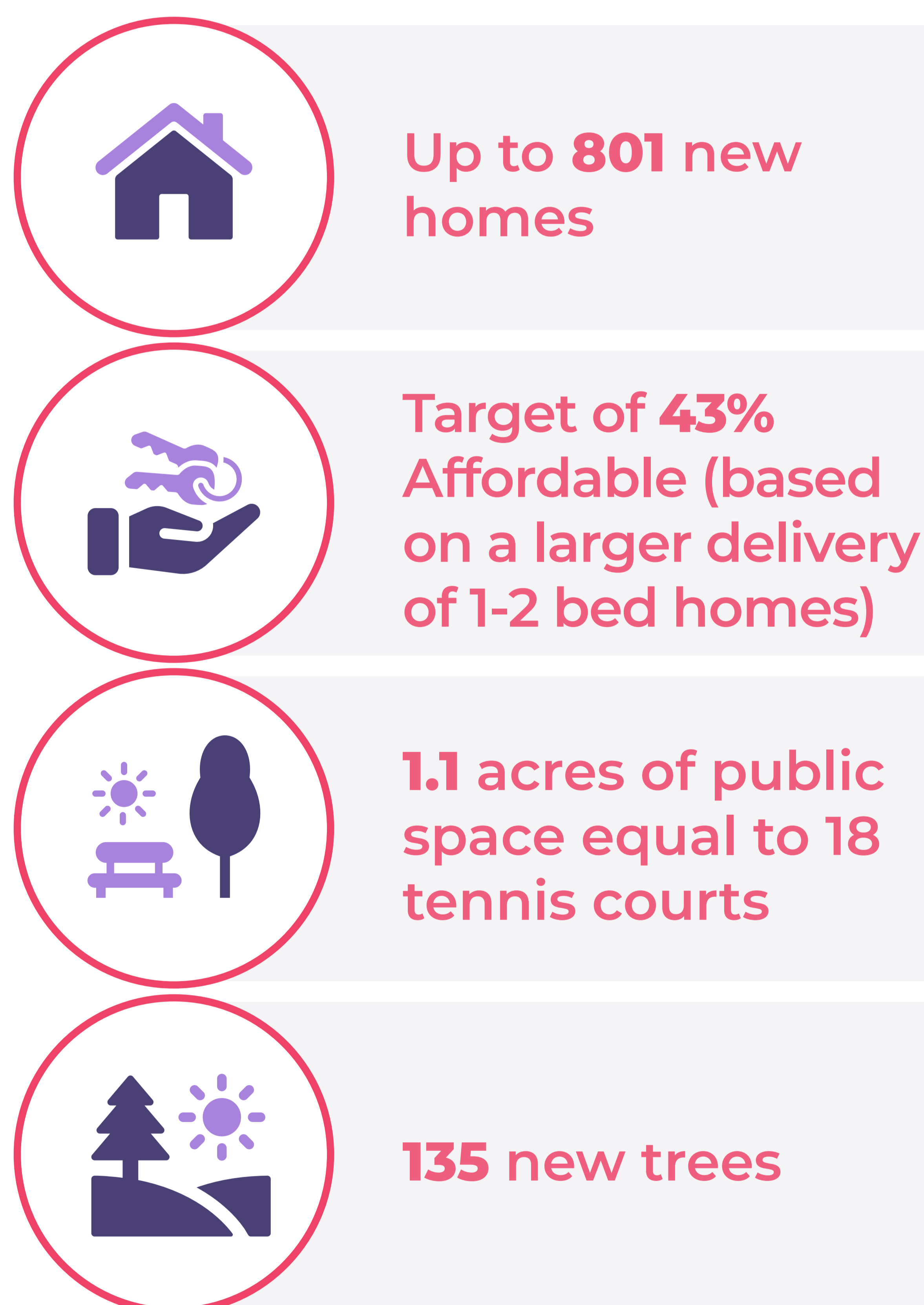
It follows our first round of consultation in December 2025.

The regeneration of Woodberry Down is being delivered by Berkeley Homes, Hackney Council and Notting Hill Genesis, in partnership with the Woodberry Down Community Organisation (WDCO) and Manor House Development Trust (MHDT).

Today's emerging plans have changed as a result of the previous round of consultation and as the detailed design work has continued to progress.

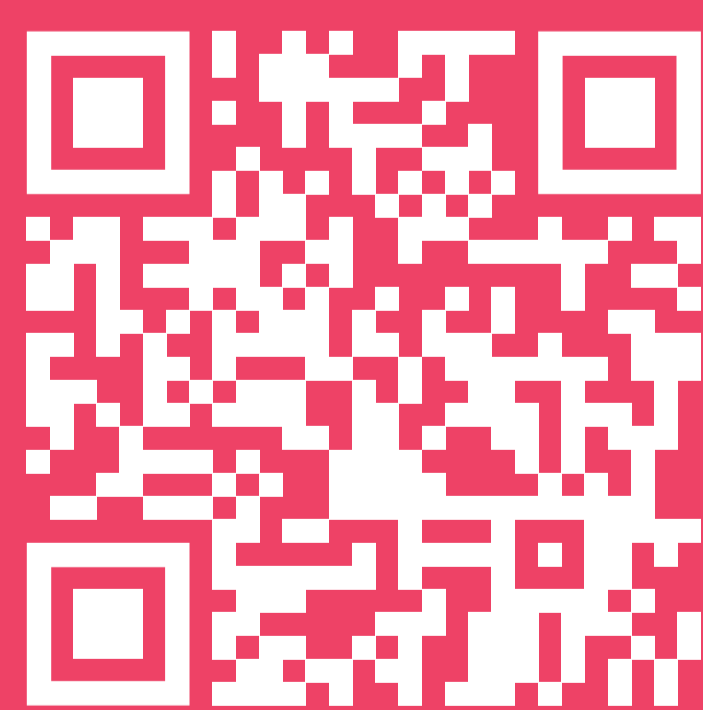
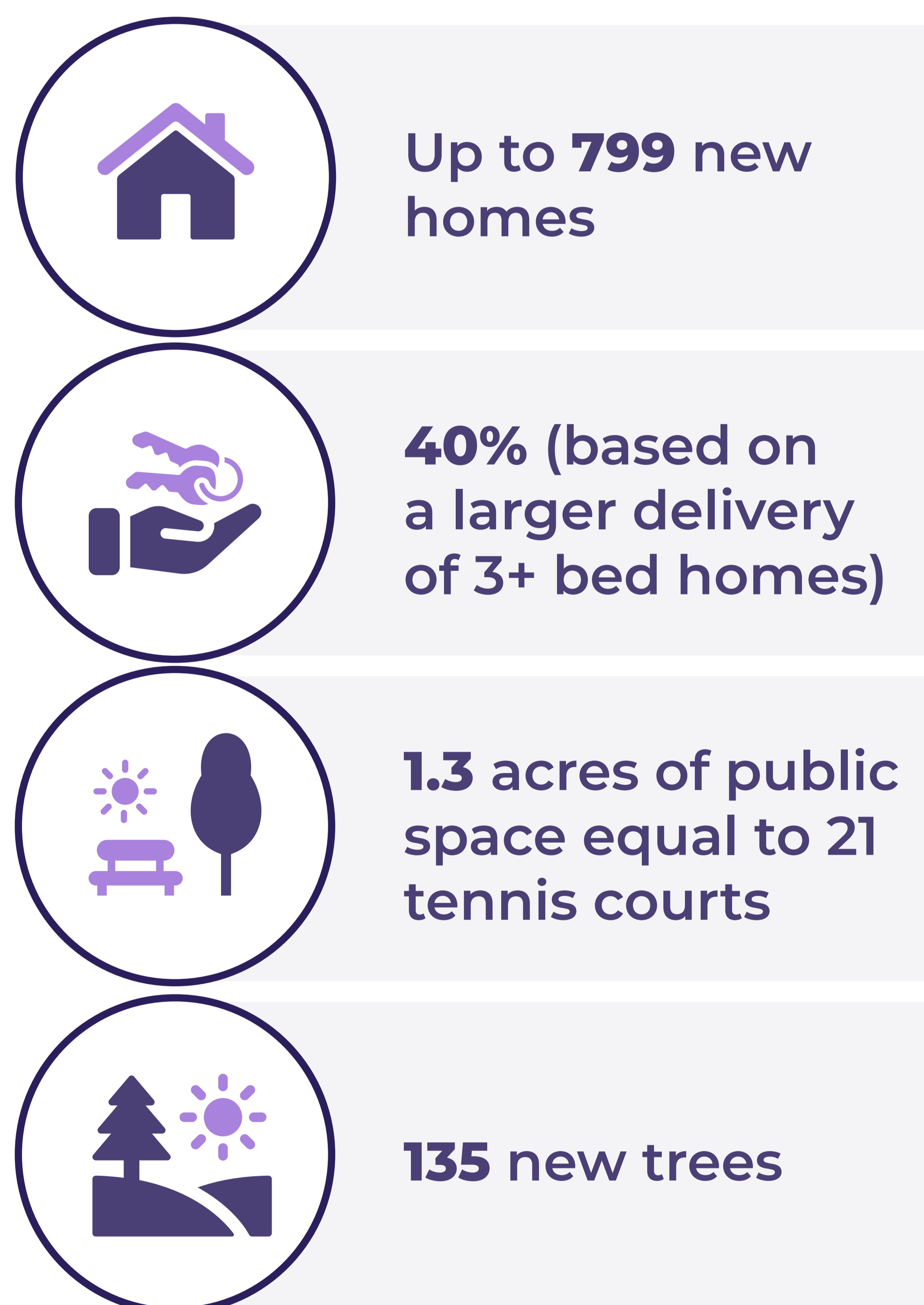
Masterplan Proposals (2025)

Illustrative



Phase 5 Proposals (Today)

Emerging



We want to hear from you

You can share your feedback by visiting the project website.

www.woodberrydownconsultation.com

RESPONDING TO FEEDBACK

Thank you to everyone who took part in the first stage of consultation in December last year.

380 of you attended and 114 feedback forms were submitted; highlighting priorities for landscaping and open space, including -

- More play space** for teenagers and children
- More **seating** and **benches**
- Better **natural surveillance** and **visibility**
- More **tree planting** and **natural planting**
- Improved lighting** along the New River Path
- Natural play equipment** for all ages
- Improved connections** from Phase 5 to Woodberry Down & the wider area

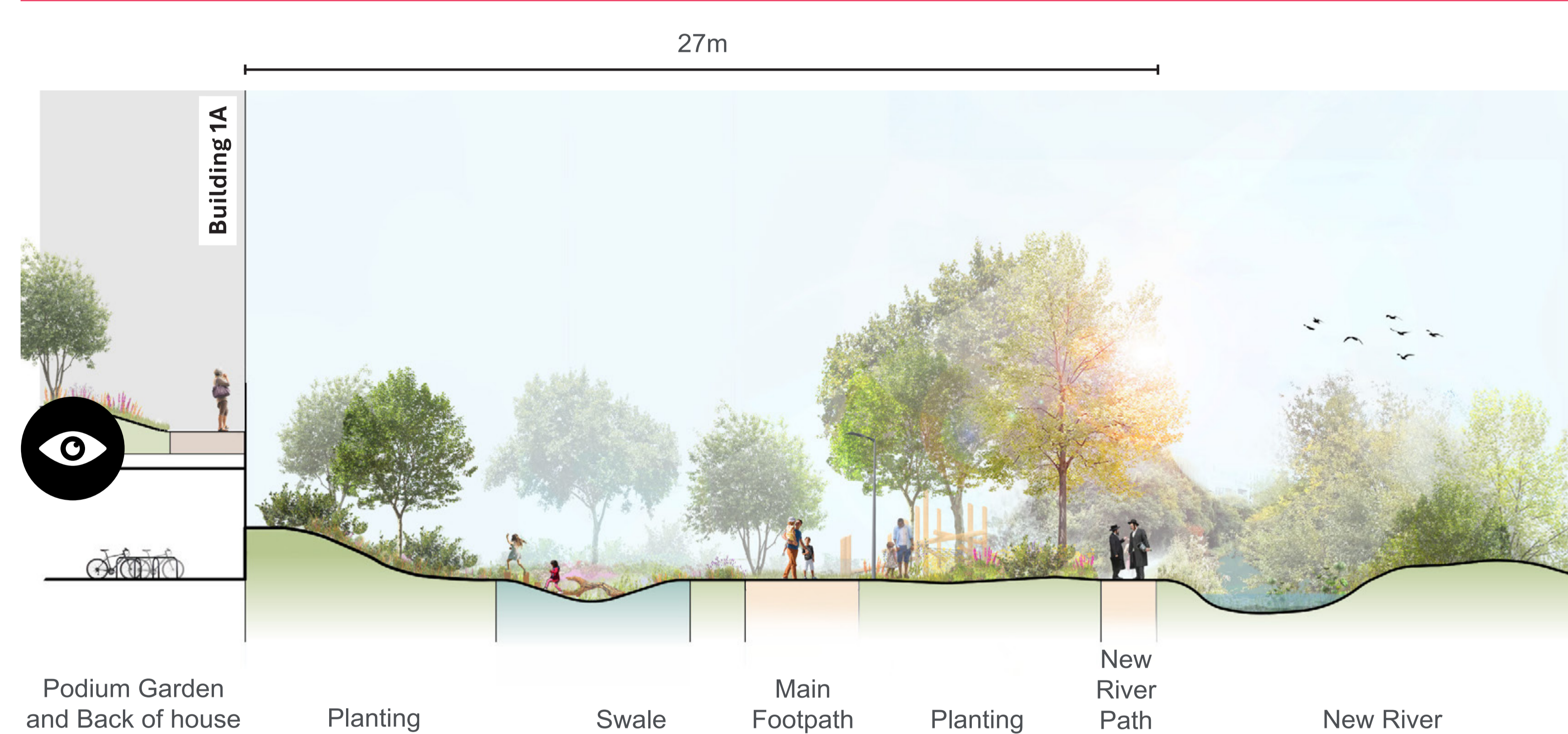
Read the Stage 1 feedback in more detail here:



Where possible, we will be incorporating these suggestions and putting these proposals to Hackney Council's Planning, Design and Parks teams to ensure these align with their aspirations.



Proposed landscape and public open space masterplan for Phase 5



Landscaping around the new homes will maximise access to open space and views onto the East Reservoir.

Proposed section view showing New River Path and surrounding landscape

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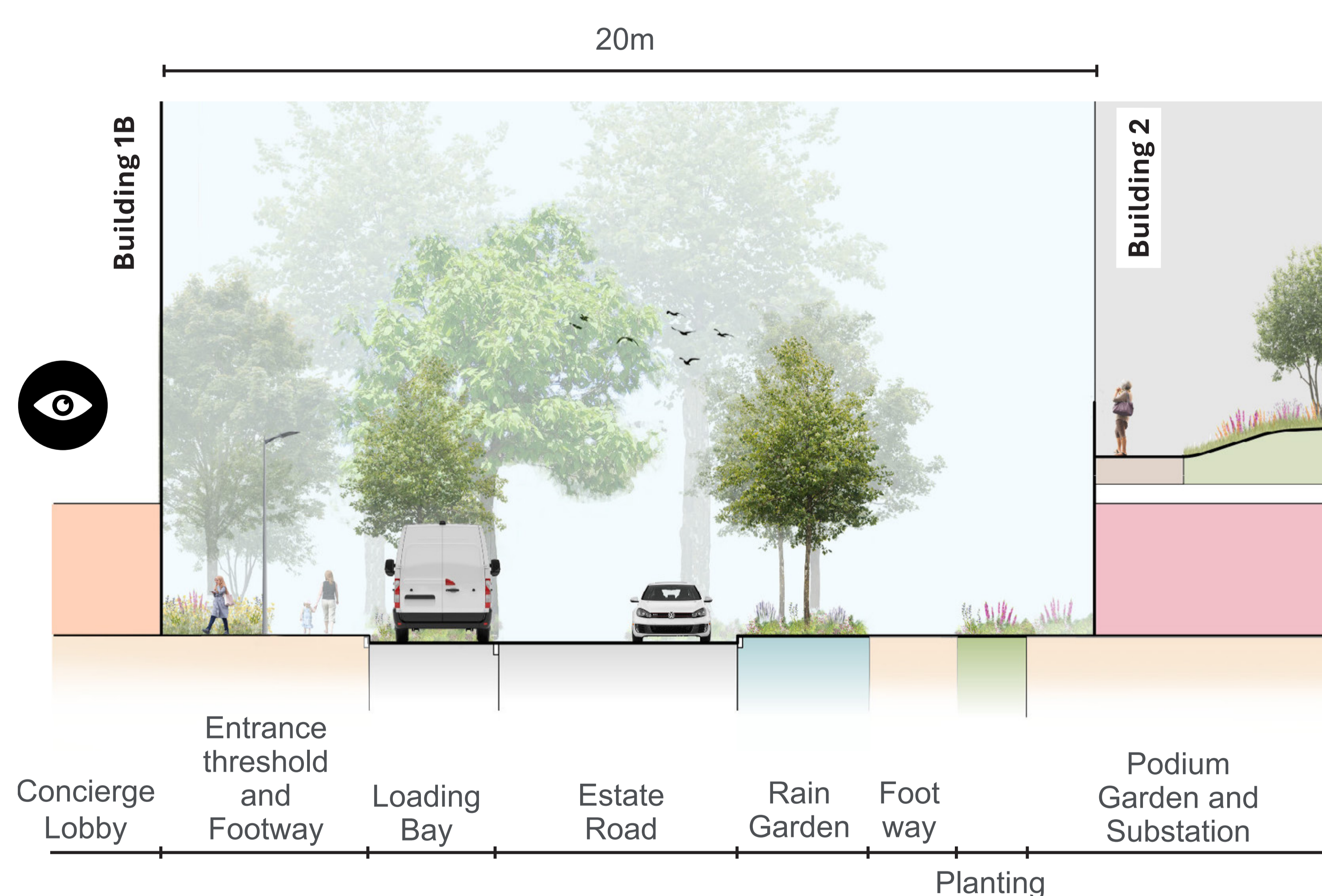
EMERGING DESIGNS



CGI showing showing people focused, landscaped streets around proposed buildings in Phase 5



Proposed Phase 5 ground floor layout



Streets will feel welcoming and safe, with clearly defined footways, tree-lined roads and landscaped rain gardens. Parking and loading areas are integrated without compromising green spaces, creating a balance between functionality and nature.

Proposed section view showing a new estate road

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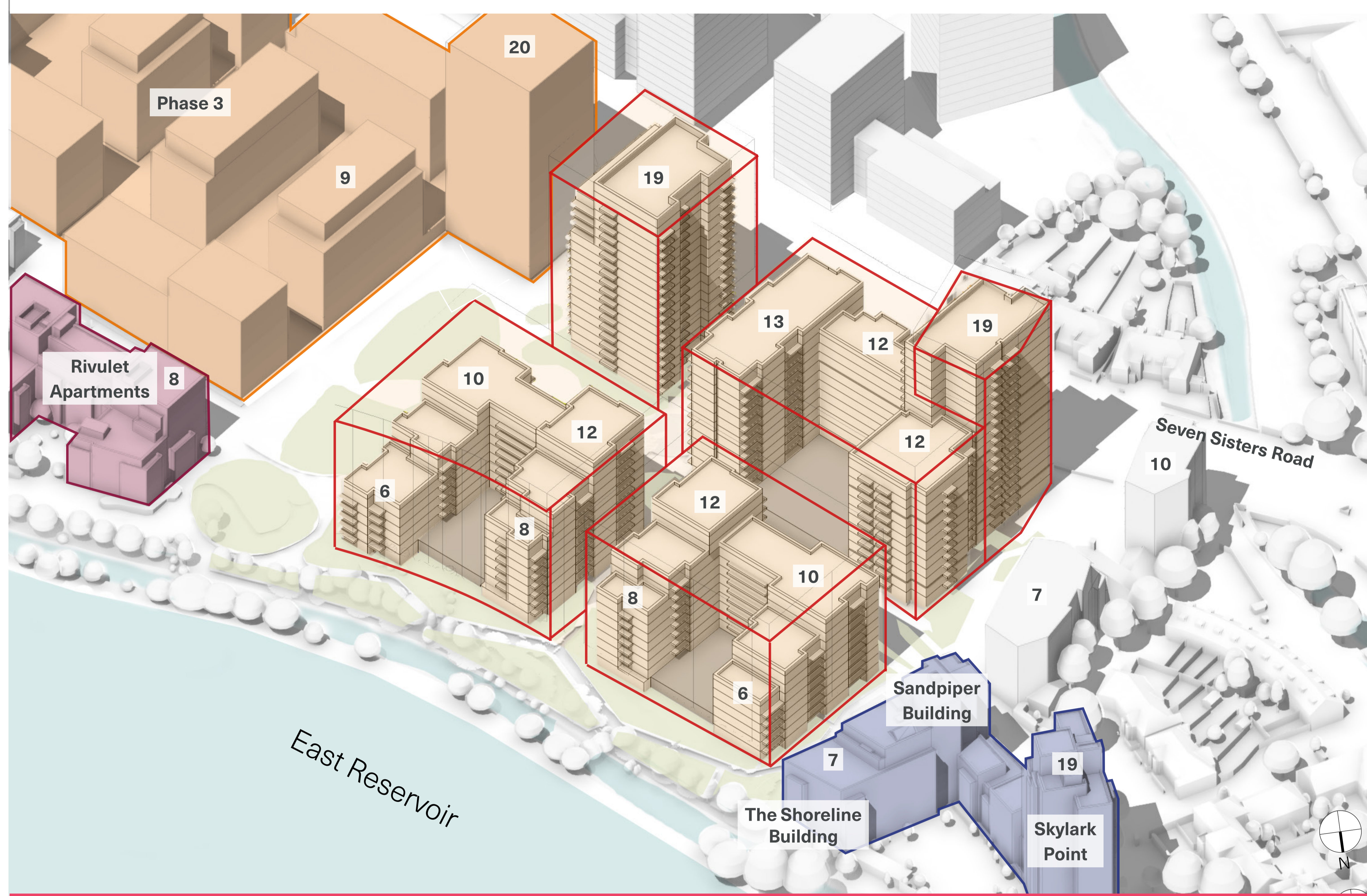
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EMERGING DESIGNS

Phase 5 is being developed in line with the design principles approved in the 2025 masterplan.

Phase 5 will have three podiums and one standalone building.



Proposed building heights within maximum parameters

Phase 5 will provide a range of 1, 2 and 3+ bedroom homes across all tenures to meet local needs.

The three tenures will be distributed throughout Phase 5, in tenure blind buildings, to create a balanced and inclusive neighbourhood. The proposed mix and locations have been driven by the three delivery partners and a housing needs assessment.

The consented Masterplan included % ranges for the three tenures. Following the Masterplan, a housing needs assessment has been undertaken for Phase 5 which has resulted in an increase in larger homes.

Tenure	Homes	% Homes	% Target Range	% of rooms per flat	% Floor space
Market of homes for sale	479	59.9%	55 - 65%	59.9%	57%
Shared Ownership	176	22.1%	21.3 - 27.1%	20.8%	24.1%
Social Rent	144	18.0%	14.6 - 20.4%	19.3%	21.9%

Key

- market of homes for sale
- shared ownership
- social rent
- podium garden

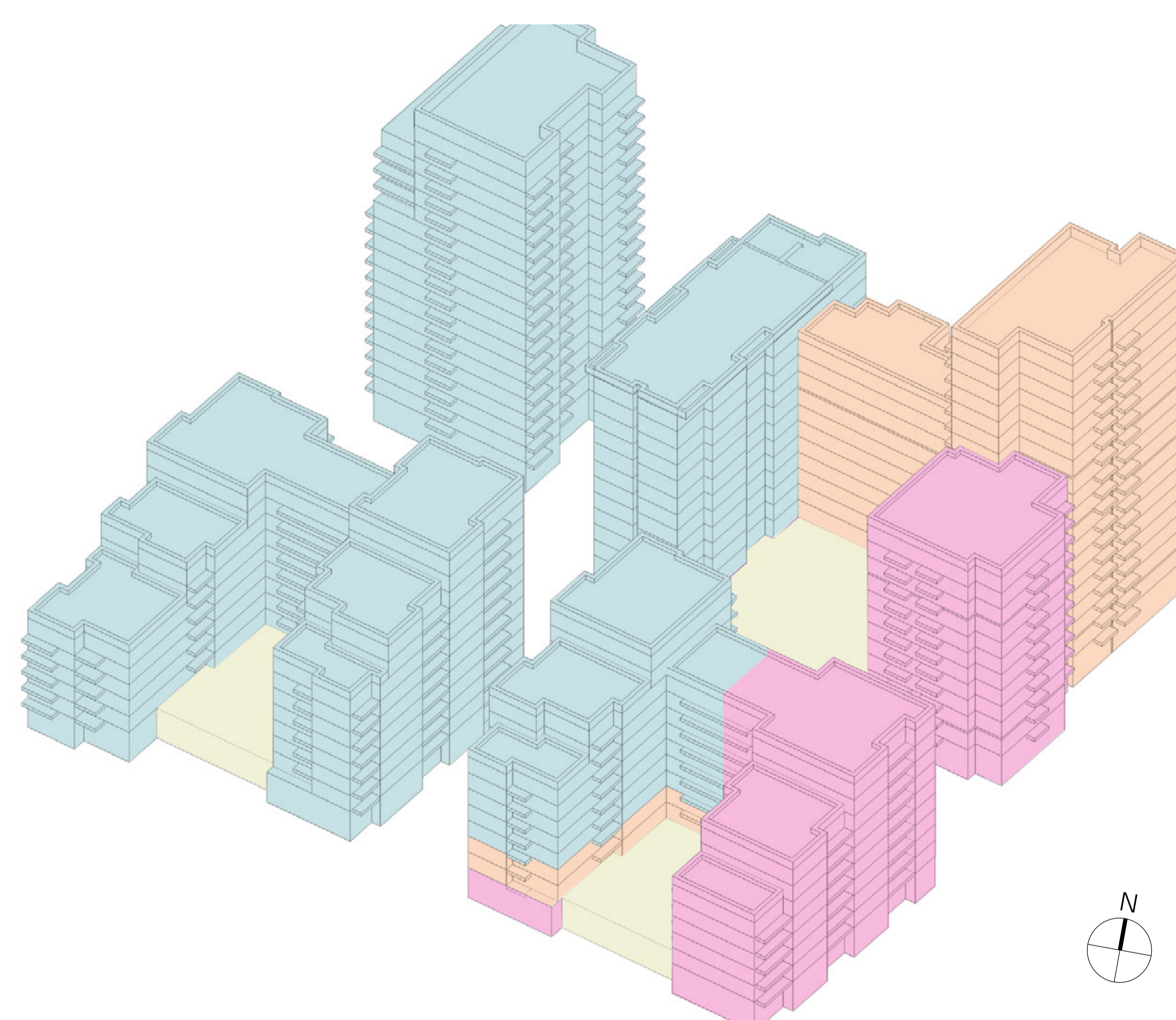


Image showing Phase 5 tenure locations

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LOOK OF THE NEW BUILDINGS



CGI showing emerging design of buildings in Phase 5

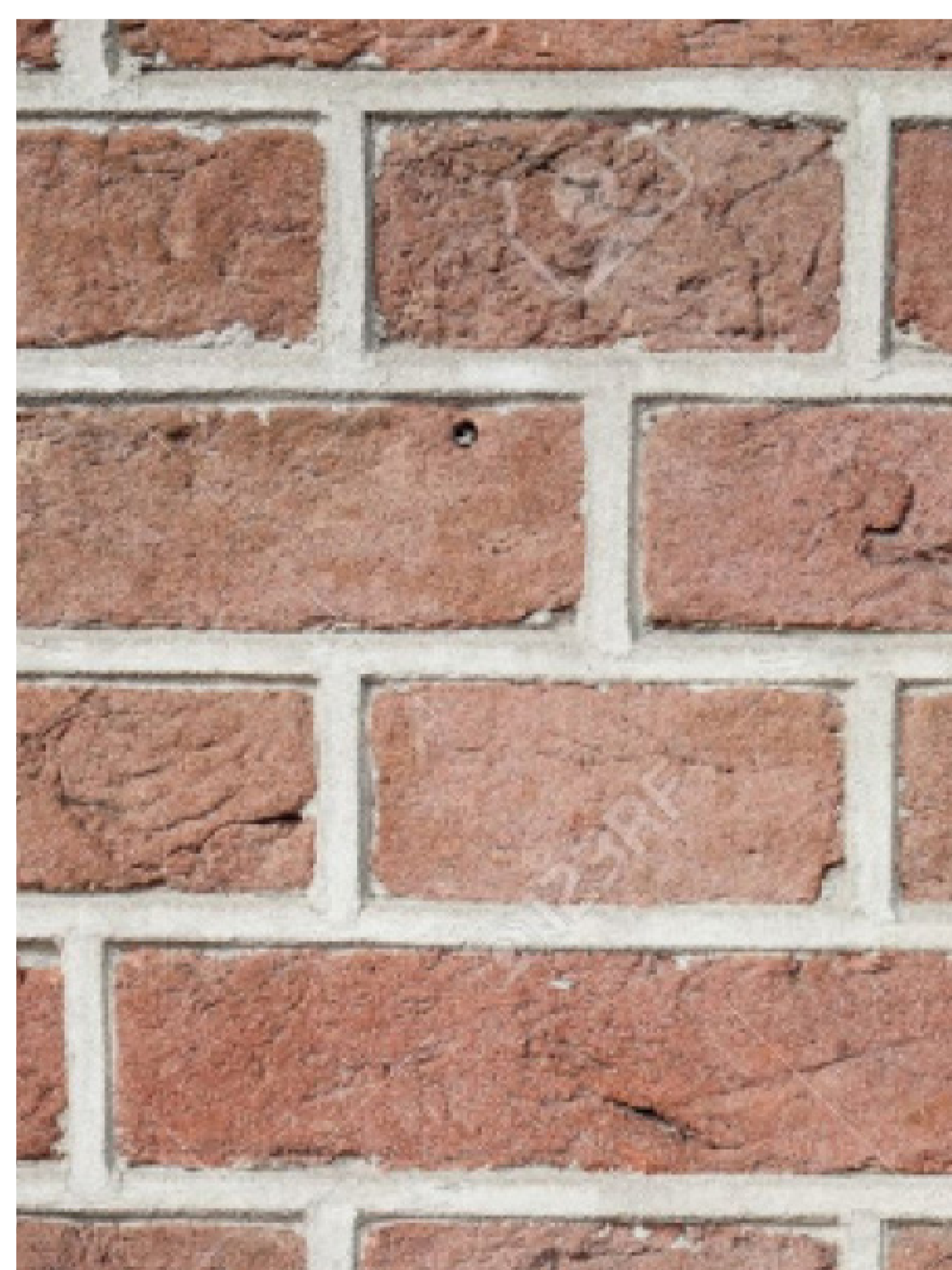
Phase 5 will be designed to fit in with the rest of Woodberry Down and will be built using traditional brick in line with the Design Code approved with the Masterplan.

Each building will be slightly different with small changes in the brick patterns.

Here are some example brickworks that are being considered.



01 Red stock brickwork



02 Light red brickwork



03 Grey/brown brickwork



04 Light brown brickwork



05 Blue brown brickwork

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VIEWS AND TIMELINE

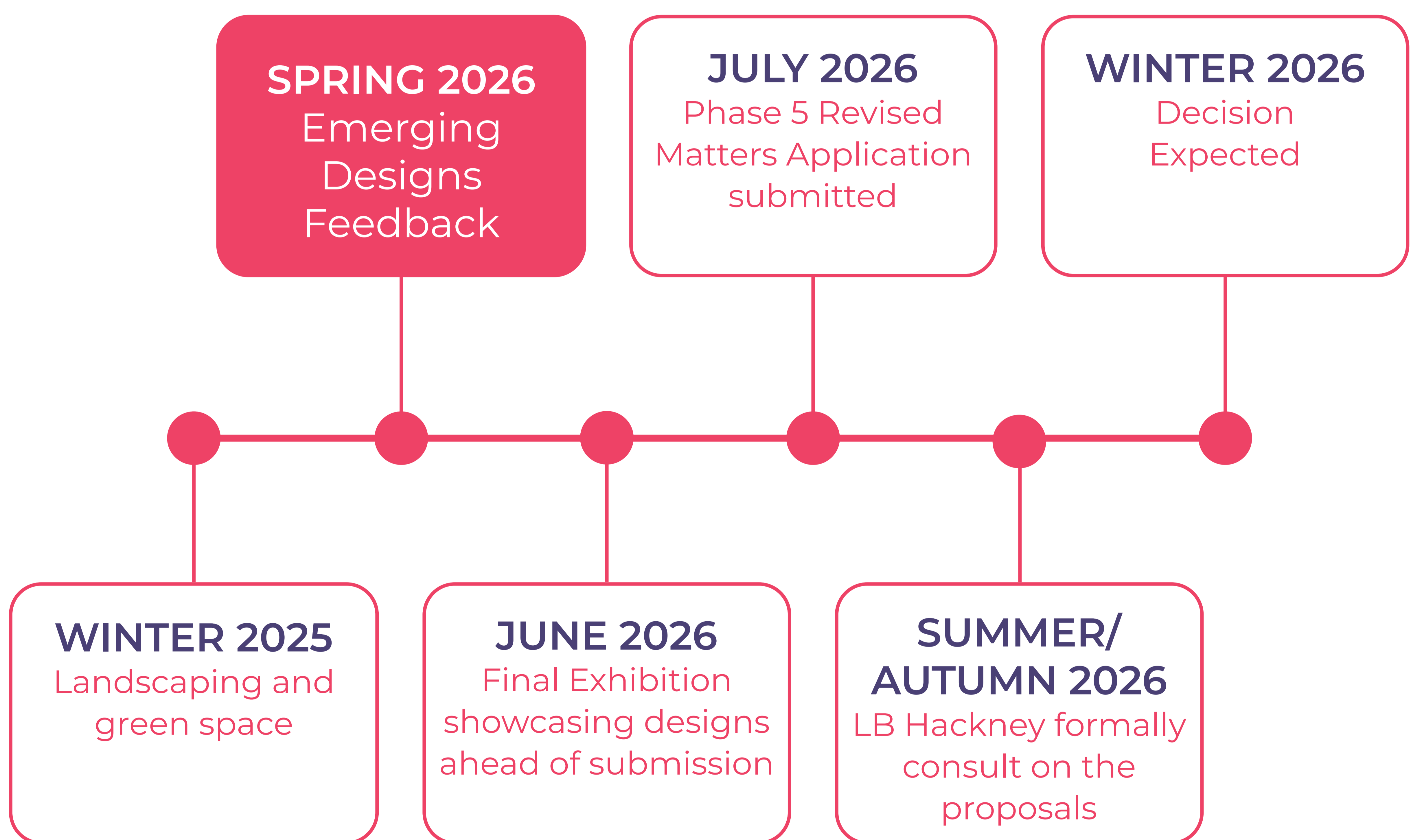


Sketch showing landscaping around Phase 5



View of Phase 5 across East Reservoir

Phase 5 Consultation Timeline



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