

Second Round of Consultation Feedback Summary.



The second round of consultation focused on:

- Emerging design proposals for Phase 5, including layout, building heights and architectural approach.
- Updated landscaping and public realm, such as open space, tree planting, play areas and connections.
- How the designs have responded to feedback from the first consultation.
- The overall development offer, including number and mix of homes, affordable housing and neighbourhood design principles.

The consultation ran from 16th March to 30th March 2026.



Consultation Approach:

- To engage a broad cross-section of the local community, the team delivered a series of three in-person pop up events.
- These were complemented by satellite events across the Woodberry Down area.
- Pop-up events were selected as they enable the team to bring information directly to locations with naturally high footfall, while satellite events allowed for more targeted engagement with specific community groups.
- Event locations were chosen to reflect well-used and accessible spaces within the local area, ensuring opportunities for both passers-by and community stakeholders to engage with the proposals.

The events took place:

- Outside the Edge Youth Hub on Friday 20th March between 12pm and 3pm.
- Outside the Redmond Community Centre on Saturday 21st March between 10am and 1pm;
- Outside Woodberry Down Sainsbury's on Saturday 28th March between 10am and 1pm;
- Satellite events took place in: Woodberry Down Primary School, Skinners Academy, Manor House Station, and Rowley Gardens.



Consultation Materials:

- To support the pop-up and satellite events, we used a set of six clear and visual exhibition banners. These helped share:
 - The latest Phase 5 designs- including layout, scale and overall look and feel.
 - How earlier community feedback has shaped the proposals, particularly around safety, lighting and usable open space.
 - What the development will deliver including the mix of home and affordable provision.
- A short FAQ brochure helped answer common questions in a simple, easy-to-read format.
- A community flyer was also handed out to passers-by with a QR code linking to the website for more information.
- A physical model was also showcased at the Redmond Centre event, helping attendees better visualise the proposals and understand the scheme in a more tangible way.

HAVE YOUR SAY:
WOODBERRY DOWN PHASE 5





Dear resident,

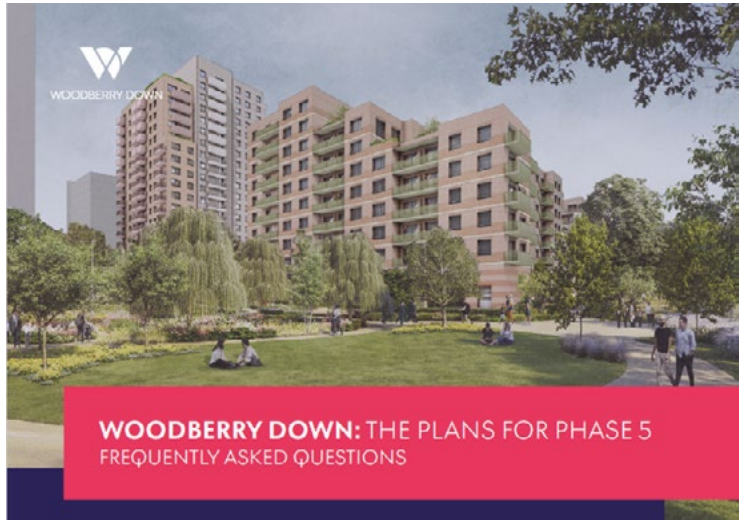
You are invited to take part in the second round of consultation for Phase 5 of Woodberry Down!

Thank you to everyone who took part in the first stage of consultation in December last year, when we heard your priorities for landscaping and open space. In this stage, you will be able to see how your views helped us develop detailed landscaping plans, and give your feedback on the wider designs for Phase 5 including the proposed look and feel of the new buildings.

Today's emerging plans have changed as the detailed design work has continued to progress.

Masterplan Proposals (2025) <i>Illustrative</i>	Emerging proposals for Phase 5 (today)
 Up to 801 new homes	 Up to 799 new homes
 Target of 43% Affordable (based on a larger delivery of 1-2 bed homes)	 40% Affordable Homes (based on a larger delivery of 3+ bedroom homes)
 1.1 acres of public space equal to 18 tennis courts	 1.3 acres of public space equal to 21 tennis courts

FAQ Brochure:



BUILDING DESIGN

Q: Why were these materials, colours and architectural styles chosen for the buildings?

The outline permission (for the Masterplan) provides a clear framework to ensure the proposals sit comfortably within the surrounding area. Brick facades have been chosen because of their long-lasting nature and to fit in with neighbouring buildings.

Building layout seeks to maximise natural daylight inside the apartments, creating bright and comfortable homes. Each building's shape and positioning has been designed to reduce the impact of wind, making balconies more enjoyable and practical to use. Different shades of brick will be used around entrances and across the outside of the buildings, helping to add visual interest and in keeping with the style of neighbouring buildings. The brick colours will be soft and muted in a style that complements the reservoir setting. Here are some example brickworks that are being considered.

SAFETY AND ACCESSIBILITY

Q: How will the plans make the ground floor and street level feel safe?

Entrances have been positioned at different points around the buildings to provide natural surveillance around them. A staffed concierge will also be located centrally, within sight of key routes and green spaces. Working with the Metropolitan Police has been a helpful part of the design process, with their suggestions including adjusting pathways to improve visibility.

Q: How will the design make it easier for older people, families, and people with disabilities to get around?

All building entrances will be step-free, with two lifts in every building. Blue badge parking and wheelchair accessible apartments will be provided to cater for a wide range of residents. Pathways will be accessible for people walking, pushing pushchairs or in wheelchairs.

LIVING HERE

Q: How will current residents move to the next phase of the estate?

As part of our agreement with Hackney Council, all secure council tenants who were living on the estate when the regeneration began in 2008 have the right to move into a new home on the estate as later phases are completed.

Q: I live in a future phase, when will I find out when I'm moving?

If you're a Hackney Council tenant or leaseholder and want to talk about your move into a new home at Woodberry Down, contact:

For Secure Tenants:
📞 07510 37 8349 | 📧 francis.kwarteng@hackney.gov.uk

For Leaseholders:
📞 020 8556 8671 | 📧 lewis.cooper@hackney.gov.uk

For residents in temporary accommodation:
📧 downsizing.rehousing@hackney.gov.uk

If you'd like impartial advice about the regeneration, including about your move into a new home, contact Public Voice:

📧 simon.slater@publicvoice.london or roda.hassan@publicvoice.london
📞 0800 169 9677 or 07985 251834

WE'RE DESIGNING THE NEXT PHASE OF WOODBERRY DOWN!

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)

- Up to **801** new homes
- Target of **42%** Affordable (based on a larger delivery of 1-2 bed homes)
- 1.1 acres of public space equal to 18 tennis courts

Proposals for Phase 5 (today)

- Up to **799** new homes
- 40%** Affordable Homes (based on a larger delivery of 3+ bedroom homes)
- 1.3 acres of public space equal to 21 tennis courts

This handout answers some of the most commonly asked questions about the plans.

Q: Where is Phase 5?

Phase 5 is located between Emperor Point (Phase 3) and Shoreline (KS54), sitting to the north of the existing MUCA. It currently includes four red brick apartment blocks and overlooks the East Reservoir.

Q: What will Phase 5 look and feel like on the ground?

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

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.

Q: How tall will the buildings be?

The buildings will range from 6 storeys to 19 storeys at their tallest in line with the consented Masterplan. The heights respond to what is around them - stepping down in height towards the reservoir with more height on Seven Sisters Road and open space between the buildings. Buildings in Phase 5 have been carefully designed within the height range in the Masterplan planning permission, with the taller buildings lower in height than the towers in Central Square and Phase 3.

ENVIRONMENTAL CONSIDERATIONS

Q: Will the height or size of buildings impact sunlight or daylight for nearby homes?

The buildings have been set back from existing homes by a minimum of 18m to minimise any impact.

Q: Will the new buildings change wind conditions at street level?

Wind studies are being undertaken to make sure that the wind conditions are not adversely affected. The stepped height of the buildings with balconies preventing the surface being smooth will help to reduce downdrafts, while landscaping and the locations of trees will be strategically planned to further decrease any impact. Further information on the wind studies will be shared at the next round of consultation.

FEEDBACK AND NEXT STEPS

WE WANT TO HEAR FROM YOU!

You can share your feedback by visiting the project website, scan the QR code or contact us:

📧 hello@woodberrydownconsultation.com
📞 07747 706395
🌐 woodberrydownconsultation.com

If you require information in a different language, please get in touch.

TIMELINE

- WINTER 2025**
Landscaping and green spaces
- SPRING 2026**
Emerging designs feedback **WE ARE HERE!**
- JUNE 2026**
Final Exhibition showcasing designs ahead of submission
- JULY 2026**
Phase 5 Revised Matters Application submitted
- SUMMER/AUTUMN 2026**
LB Hackney formally consults on the proposals
- WINTER 2026**
Decision expected

Q: How has community feedback helped to shape the plans since the last consultation?

Between November and December 2025, over 380 people attended our events and 114 people gave their feedback on the emerging landscape designs for Phase 5 as part of our first stage of consultation.

Top priorities were:

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

In response to your feedback, we have included a range of features within Phase 5's proposed open space. These features meet local priorities and will offer more opportunities for the community to meet, play and relax.

To find out more about the Stage 1 consultation, visit: woodberrydownconsultation.com

Q: What is the planned tenure mix?

Phase 5 will provide a range of homes across the three tenures to meet local needs. Affordable housing and market homes are to be provided within the consented ranges from the Masterplan, as set out below.

MARKET	INTERMEDIATE	SOCIAL RENT
Target - 57%	Target - 24.10%	Target - 18.90%
Range: 55-66%	Range: 21.3 - 27.1%	Range: 14.6 - 20.4%

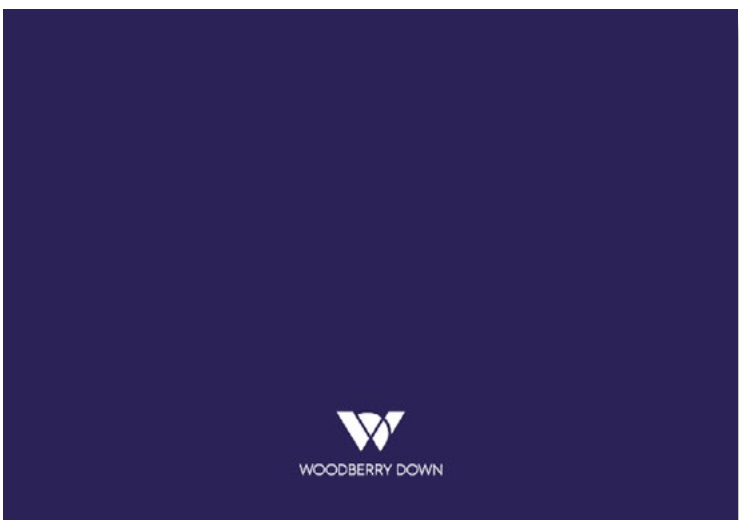
Model view of different tenures

PROPOSED TENURE MIX

TENURE	HOMES	% HOMES	% TARGET RANGE	NUMBER OF ROOMS PER FLAT	INTERNAL FLOOR SPACE
Market of homes for sale	479	59.9%	55 - 66%	59.9%	57.7%
Shared Ownership	176	22.1%	21.3 - 27.1%	20.8%	20.4%
Social Rent	144	18.0%	14.6 - 20.4%	19.3%	21.9%

Ground floor
Levels 01-02
Typical upper floor

Key: Market Shared ownership Social rent Podium garden



Banners:

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EMERGING DESIGNS FOR PHASE 5



CCI 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

**Up to 801 new homes**

**Target of 43% Affordable** (based on a larger delivery of 1-2 bed homes)

**1.1 acres of public space** equal to 18 tennis courts

**135 new trees**

**Up to 799 new homes**

**40% (based on a larger delivery of 3+ bed homes)**

**1.3 acres of public space** equal to 21 tennis courts

**135 new trees**

**We want to hear from you**
You can share your feedback by visiting the project website.
www.woodberrydownconsultation.com



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PUBLIC CONSULTATION

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



Proposed section view showing New River Path and surrounding landscape

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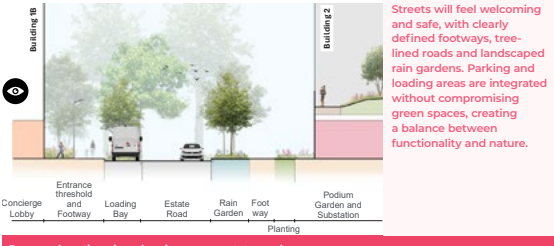
EMERGING DESIGNS



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



Proposed Phase 5 ground floor layout



Proposed section view showing a new estate road

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.

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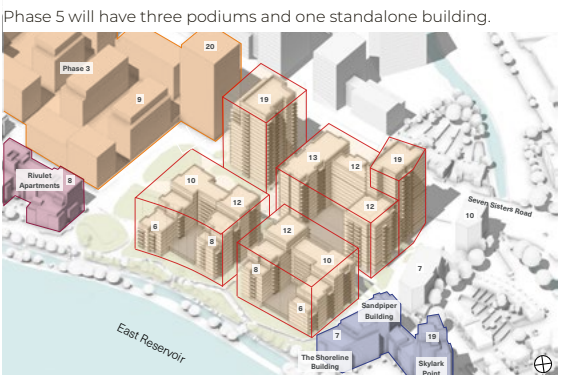


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EMERGING DESIGNS

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%	24.3%
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

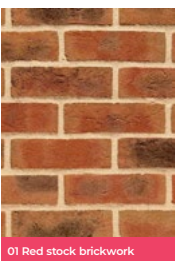


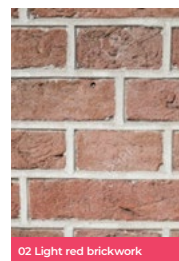
CCI showing emerging design of buildings in Phase 5

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.

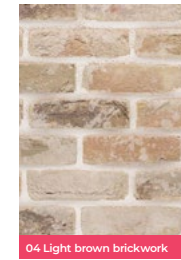
Each building will be slightly different with small changes in the brick patterns.

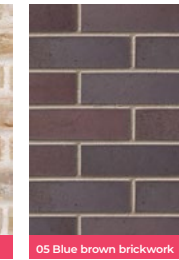
Here are some example brickworks that are being considered.

**01 Red stock brickwork**

**02 Light red brickwork**

**03 Grey/brown brickwork**

**04 Light brown brickwork**

**05 Blue brown brickwork**

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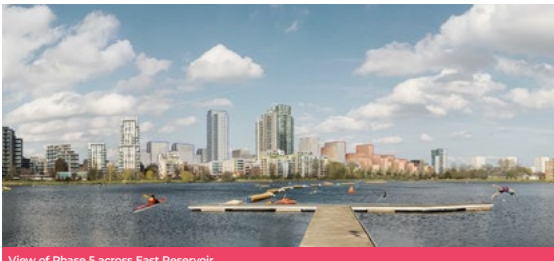


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VIEWS AND TIMELINE



Sketch showing landscaping around Phase 5



View of Phase 5 across East Reservoir

Phase 5 Consultation Timeline

WINTER 2025
Landscaping and green space

SPRING 2026
Emerging Designs Feedback

JUNE 2026
Final Exhibition showcasing designs ahead of submission

JULY 2026
Phase 5 Revised Matters Application submitted

SUMMER/AUTUMN 2026
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WINTER 2026
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How the second round of consultation was communicated:

- Community flyer delivered to 11,101 homes and businesses. The leaflet distribution was extended following comments from the working group to include coverage into Stamford Hill (red zone shown on map)
- Handed out additional 400 flyers at events and in the local area such as to parents at Woodberry Down Primary School.
- Handed out 150 FAQ brochures at events.
- Ongoing project website engagement – 1,092 views since launch.



Events and attendees.

Event	Satellite Locations	Date and time	Attendees	Feedback (online and physical forms combined)	Comments
The Edge Youth Hub pop-up	Woodberry Down Primary School, Skinners Academy, Manor House Station, Rowley Gardens, Lincoln Court	Friday 20th March 12pm-3pm	64 - The Edge Youth Hub: 30 - Woodberry Down Primary School: 9 - Skinners Academy: 5 - Manor House Station: 8 - Rowley Gardens: 9 - Lincoln Court: 3	31	Low turnout due to external factors and low footfall location
Redmond Community Centre		Saturday 21st March 10am-1pm	129	25	Moved outdoors to take advantage of good weather, which increased visibility and interaction
Sainsbury's pop-up		Saturday 28th March 10am-1pm	103	14	Due to windy conditions and low footfall outside Sainsbury's, we relocated to the Vision Suite along the New River Path to better engage with passing residents, with some team presence maintained at Sainsbury's at points during the session.

Additional consultation events

- Girls Friendly Society Workshop on landscaping & play areas
- Berkeley Homes & Skinners Academy Year 9 workshop on how teenagers use spaces



Comparison of Masterplan Consultation and both stages of Phase 5 consultation.

	Final round of Masterplan Consultation	Stage 1 of the Phase 5 Consultation	Stage 2 of the Phase 5 Consultation
	February to March 2024	November to December 2025	March 2026
Attendees	▪ 172 in person ▪ 14 online via webinar ▪ 186 in total	▪ 368 people visiting/engaging with the team at events ▪ 12 online via webinar ▪ 380 in total	▪ 296 people visiting/engaging at pop-up events
Feedback	▪ 70 forms in total ▪ 9 forms during events ▪ 61 online forms	▪ 114 forms in total ▪ 62 forms during events ▪ 52 online forms ▪ 95% of feedback forms answered 7 or more questions (majority completed)	▪ 70 forms in total. ▪ 57 forms during events. ▪ 13 forms online.



Lessons learnt.

Materials	Events
FAQ brochure: Clear, concise and positively received, effectively addressing key queries	Strong attendance at pop-up events: 296 attendees engaged across sessions
Simplified banners (compared to Round 1): Improved readability and were more engaging	Reached new audiences: 69% of participants were first-time consultees
Expanded leaflet distribution: Reached an additional c. 700 households, extending coverage into Stamford Hill	Remond Community Centre activities: Interactive games successfully attracted families and encouraged participation
	Girls-friendly workshop and Skinners Year Academy Year 9 workshop: Effectively engaged younger participants and local youth

***Please note:** to increase footfall from all housing tenures, we will be hosting the final consultation exhibition at the summer screenings.



Second round Successes.

Approach	Events
FAQ brochure: clear, concise and well received	Well attended
Simpler banners than in round one: easier to read and more engaging	Spoke to a new audience (69% engaged for the first time)
	Interactive games worked well at Redmond Community Centre

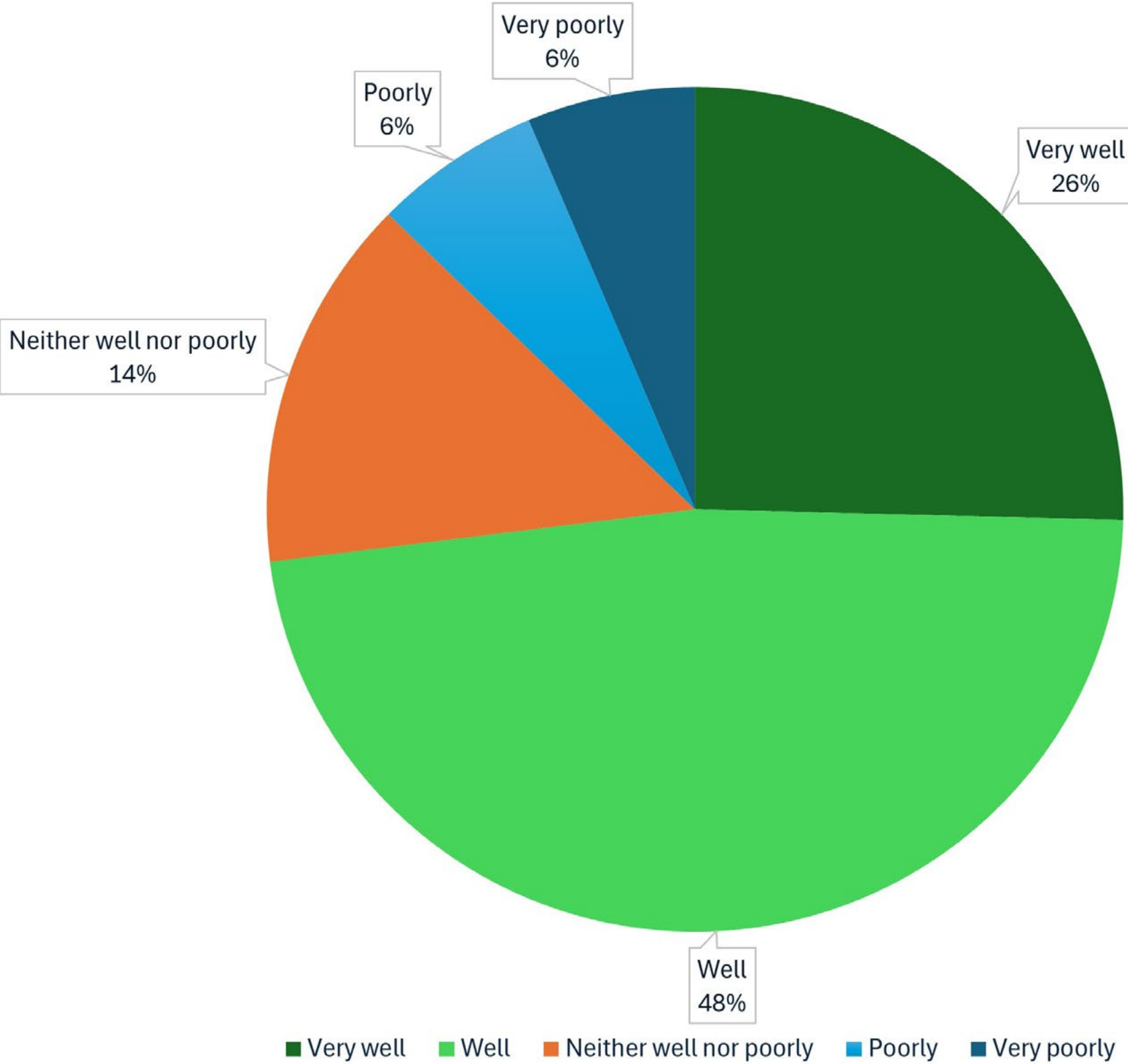


Feedback.



1. How well do the emerging building designs (scale and appearance) respond to the look and feel of the surrounding area/Woodberry Down?

63 out of 70 people answered this question.



2. If you have additional feedback, please share it here:

48 out of 70 people answered this question.

The majority of people answering this question were supportive of the emerging plans for Phase 5, especially the greenery and brick design. There were some concerns about scale, density and lack of amenities such as shops.

Key Themes	% of respondents mentioning theme
1) Requests for more shops and local amenities	1) 21%
2) Supportive of green space and landscaping	2) 19%
3) Positive design feedback (especially lighter brick)	3) 19%
4) Concerns over height and massing	4) 19%
5) Affordability of new homes	5) 8%
6) Maintenance and durability of building materials	6) 6%
7) Accessibility features and housing mix	7) 6%

***Please Note:** Totals exceed 100% because responses could mention multiple themes



3. Do you think it's easy to access and use the building entrances, car parks and service areas (i.e bin stores, cycles stores)?

56 out of 70 people answered this question.

- People mentioned safety and security as key considerations for the question.
- Mixed feedback about accessibility and layout
- Accessibility and everyday practicality (bins, parking, routes) were mentioned as current pain points in people's homes.
- A few comments called for more pedestrian-friendly designs and better management of buildings.

Key Themes	% of respondents mentioning theme
1) Strong concern about personal safety especially at night	1) 25%
2) Requests for more parking, electric vehicles and better located bin stores	2) 25%
4) Mixed reviews about cycling infrastructure in Phase 5	3) 16%
6) Desire for more pedestrian focused public realm	4) 11%

4. Do you think the streetscape and road help in providing a welcoming and safe design? (feel and safety)

58 out of 70 people answered this question.

- Across the comments, people are broadly supportive of the emerging plans but have asked for safer, better- lit greener spaces that feel local, inclusive and socially active.
- Would like to see more amenities such as supermarkets and long-term maintenance of open spaces.

Key Themes	% of respondents mentioning theme
1) Positive comments about overall design and appearance	1) 38%
2) Safety and lighting is the key issue	2) 19%
3) Very positive views towards green space	3) 12%
4) Requests for more shops and local amenities	4) 10%
5) Call for more seating	5) 7%
6) Support for good connectivity and desire for safer links between key streets	6) 5%
7) Calls for better upkeep and maintenance	7) 3%
8) Request for inclusive design that works for everyone	8) 3%



5. What do you think about the updated landscape proposals?

57 out of 70 people answered this question.

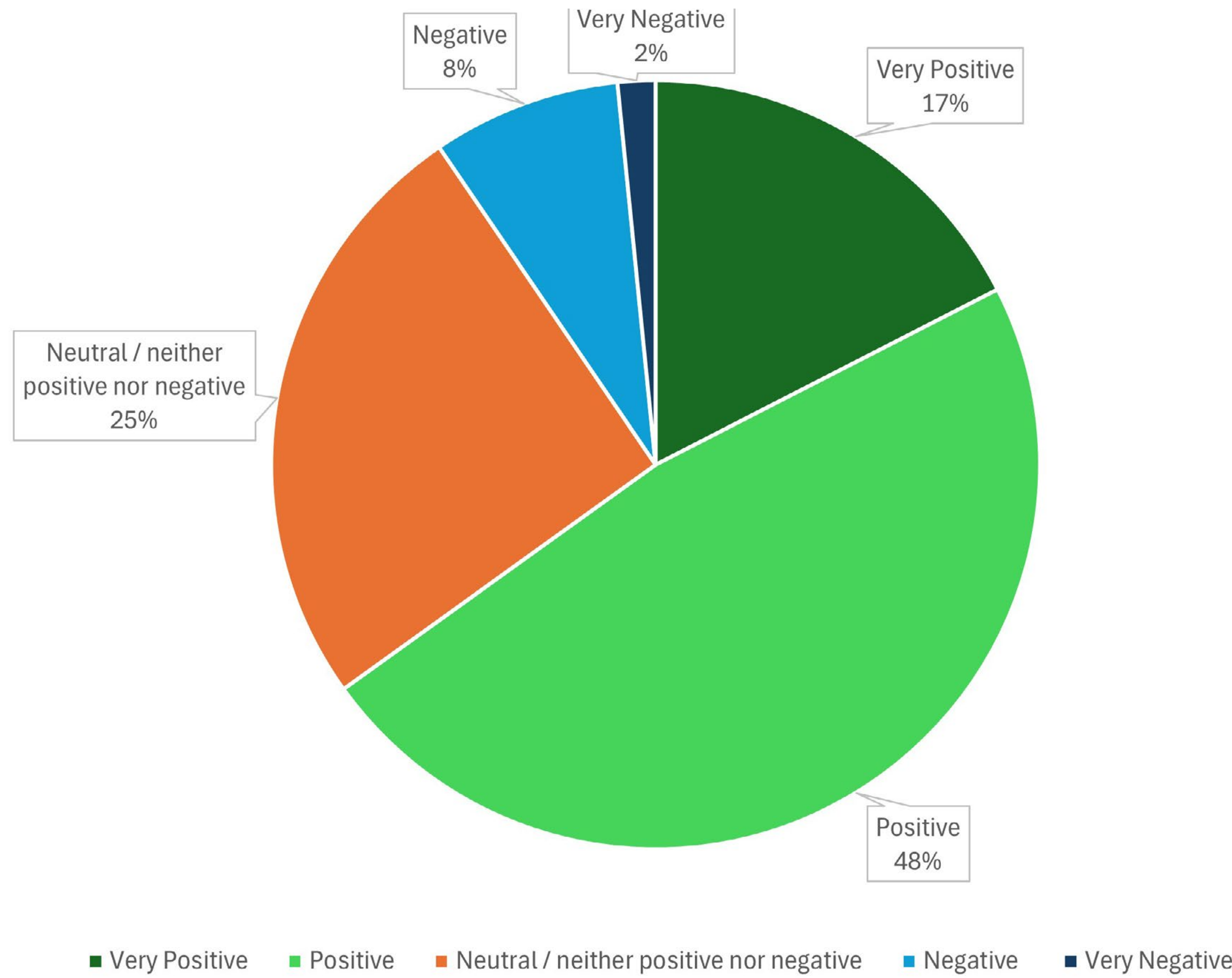
- Overall, there is strong support for the landscape approach, especially the use of greenery and access to the New River walk.

Key Themes	% of respondents mentioning theme
1) Strong support for greenery and landscape	1) 35%
2) Widespread requests for more seating and more types of seating	2) 16%
3) More inclusive play for all ages	3) 12%
4) Concerns over losing the existing toddler park	4) 4%
5) Few concerns about long-term maintance of public spaces	5) 4%
6) Calls to balance play space with 'quiet spaces'	6) 4%
7) Really positive response to river connections	7) 4%
8) Request to think about those that live locally, not general park users	8) 4%



6. How do you feel about the overall proposals for Phase 5?

63 out of 70 people answered this question.



7. Please tell us any other thoughts you have about the emerging proposals for Phase 5?

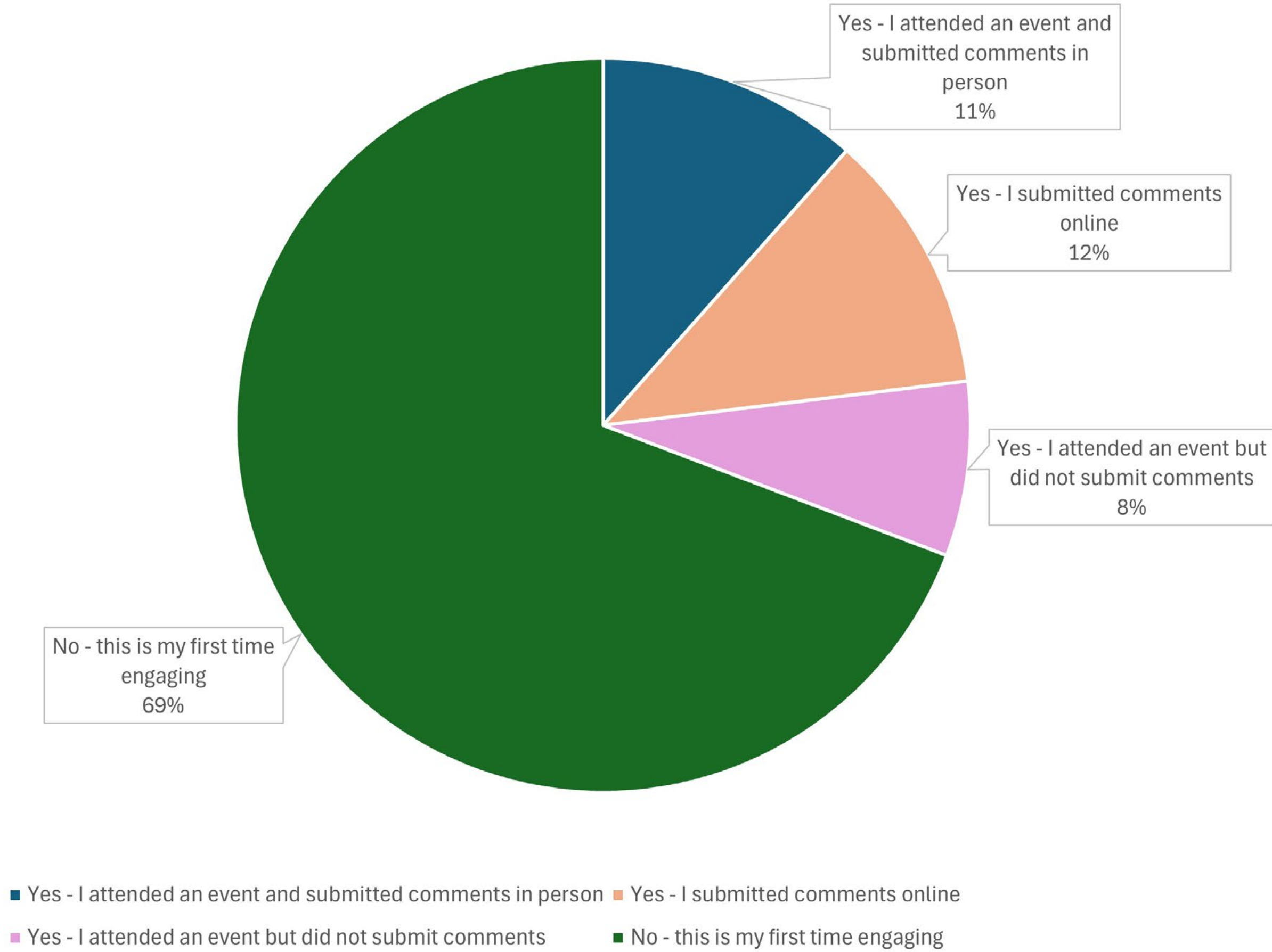
42 out of 70 people answered.

- Clear priorities emerged around affordability, height and public realm with consistent calls for more affordable housing, concerns about building scale and a strong desire for enhanced green space and play provision.
- Desire for a well-functioning neighbourhood, including more local amenities, practical transport options and improved safety and security measures.
- Growing awareness of sustainability, with respondents highlighting the need for solutions that are practical, comfortable and suitable for long-term living.

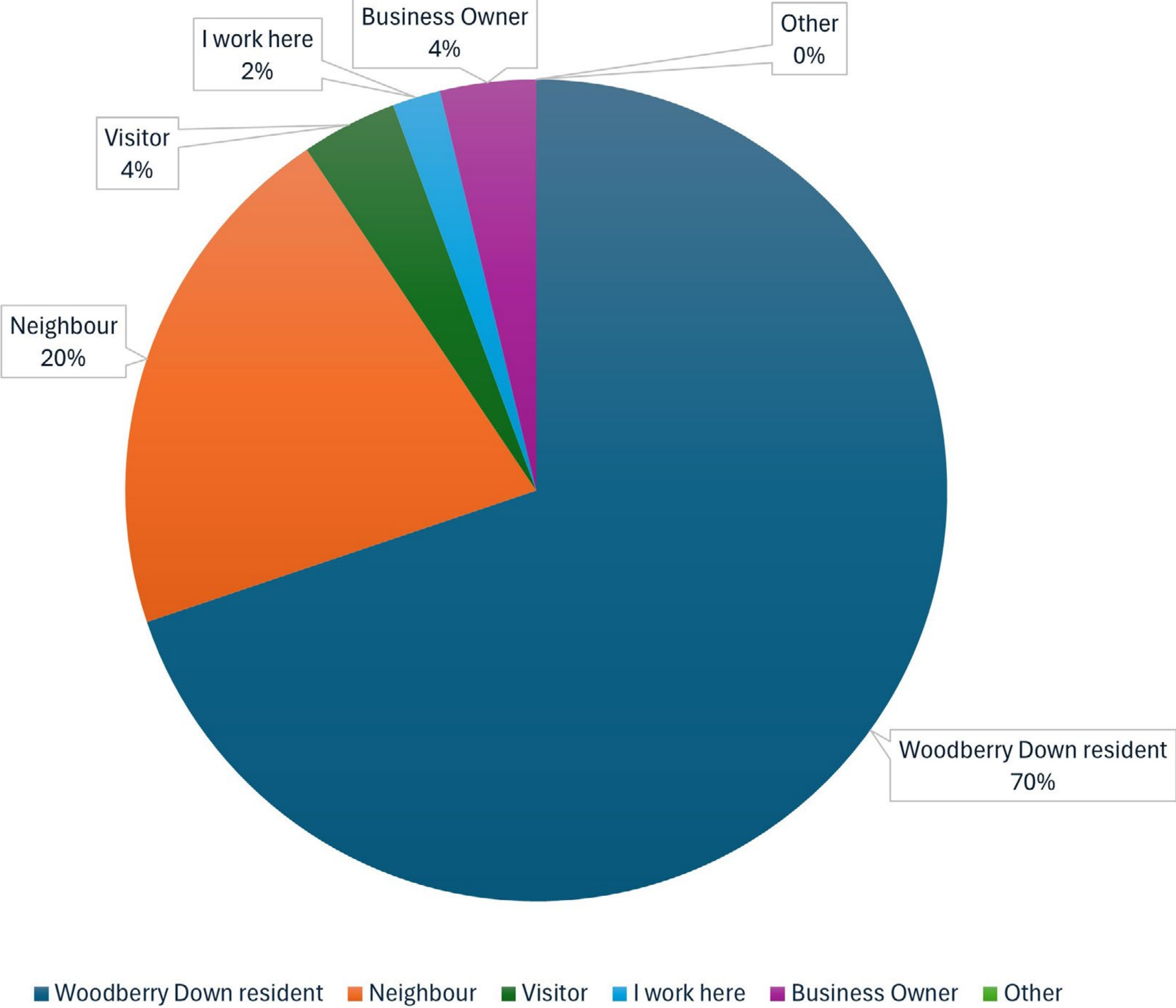
Key Themes	% of respondents mentioning theme
1) Public realm, green space and play	1) 21%
2) Housing mix and affordability	2) 19%
3) Design quality and materials	3) 19%
4) Building height	4) 14%
5) Local amenities & commercial space	5) 14%
6) Safety & security	6) 7%
7) Sustainability & climate	7) 5%
8) Transport and parking	8) 2%



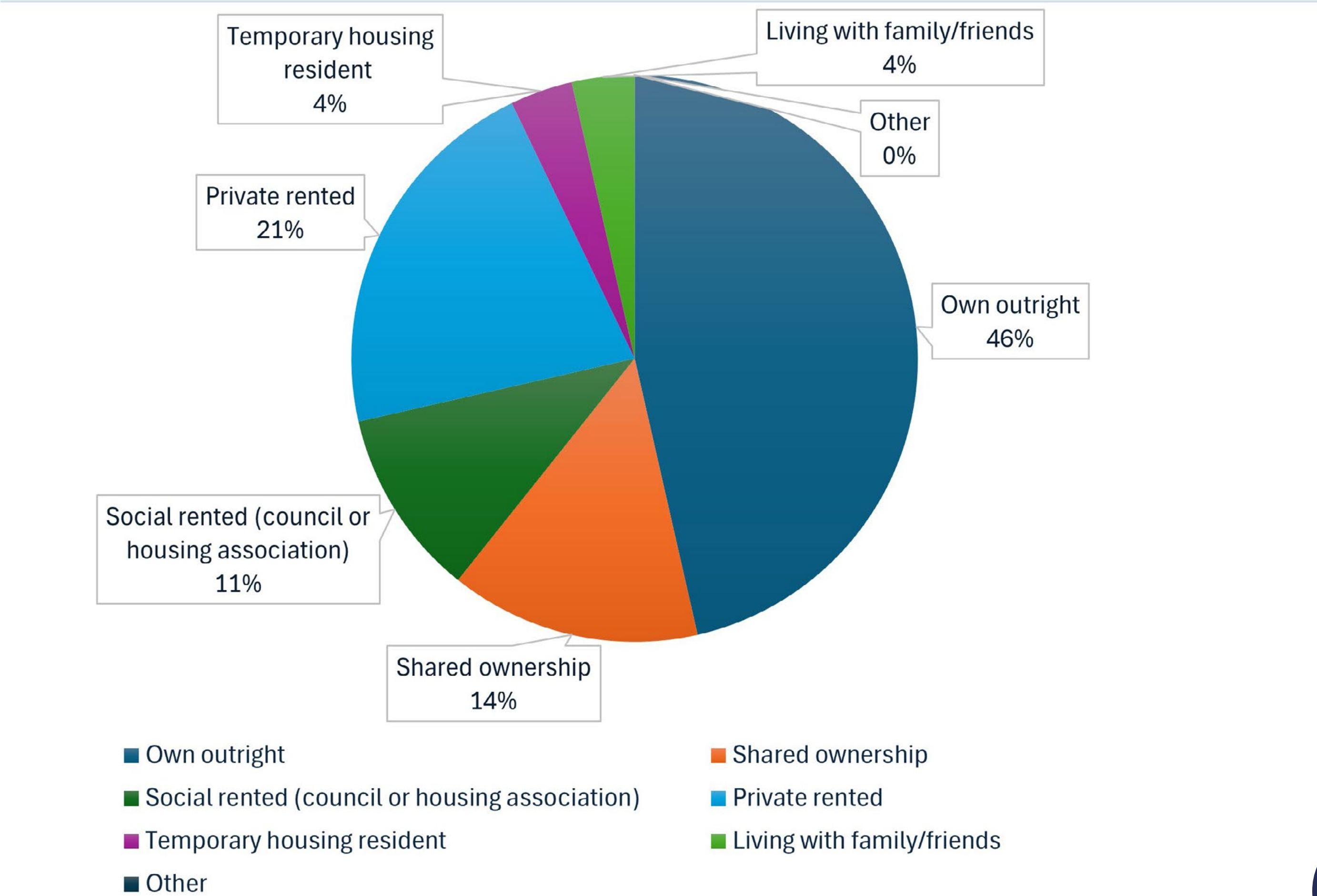
About You: 1. Did you take part in the previous consultation on this proposal that focused on landscaping and the public open space?



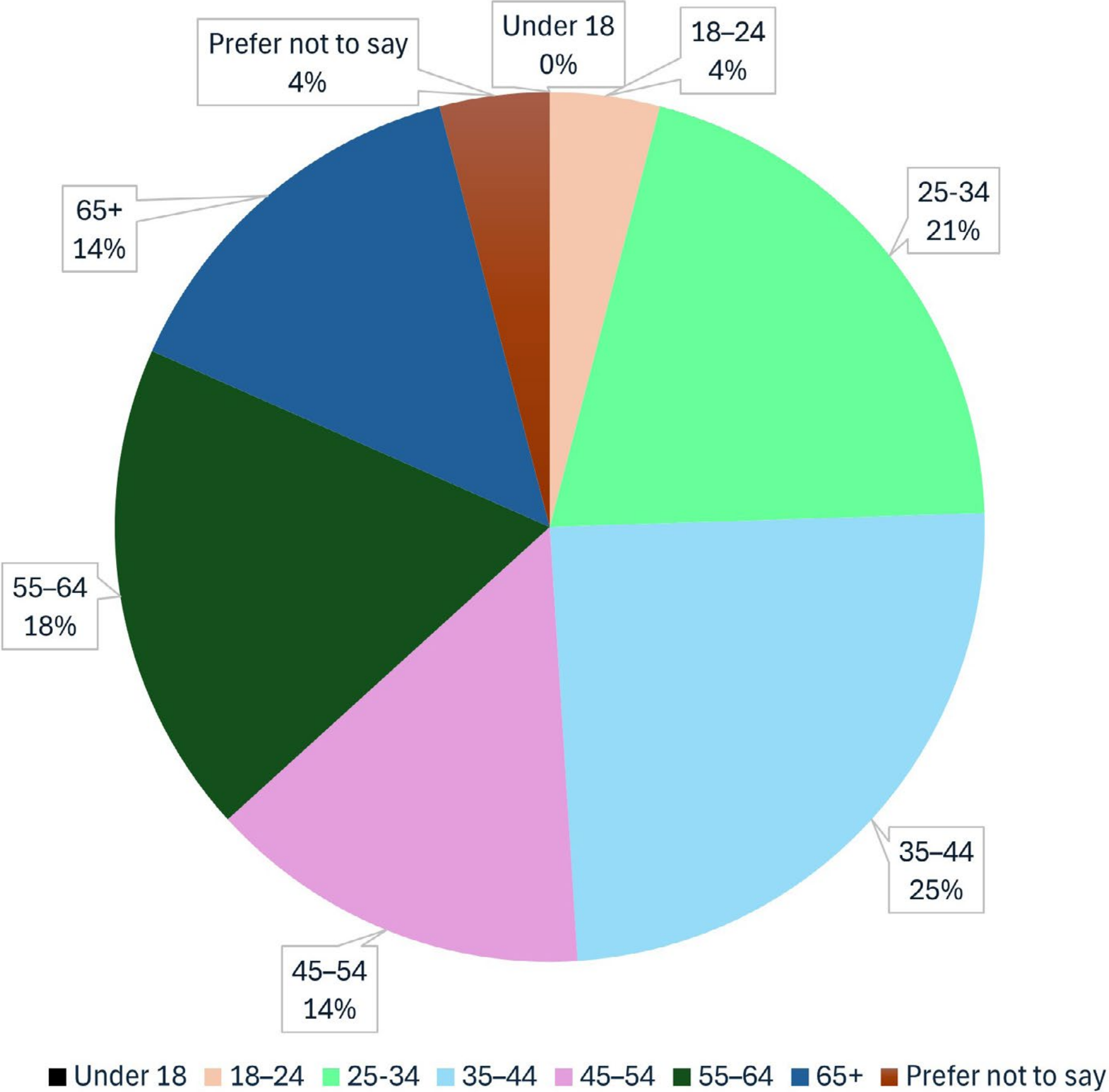
About You: 2. What is your connection to Woodberry Down?



About You: 3. If you are a local resident, what is your current housing tenure?



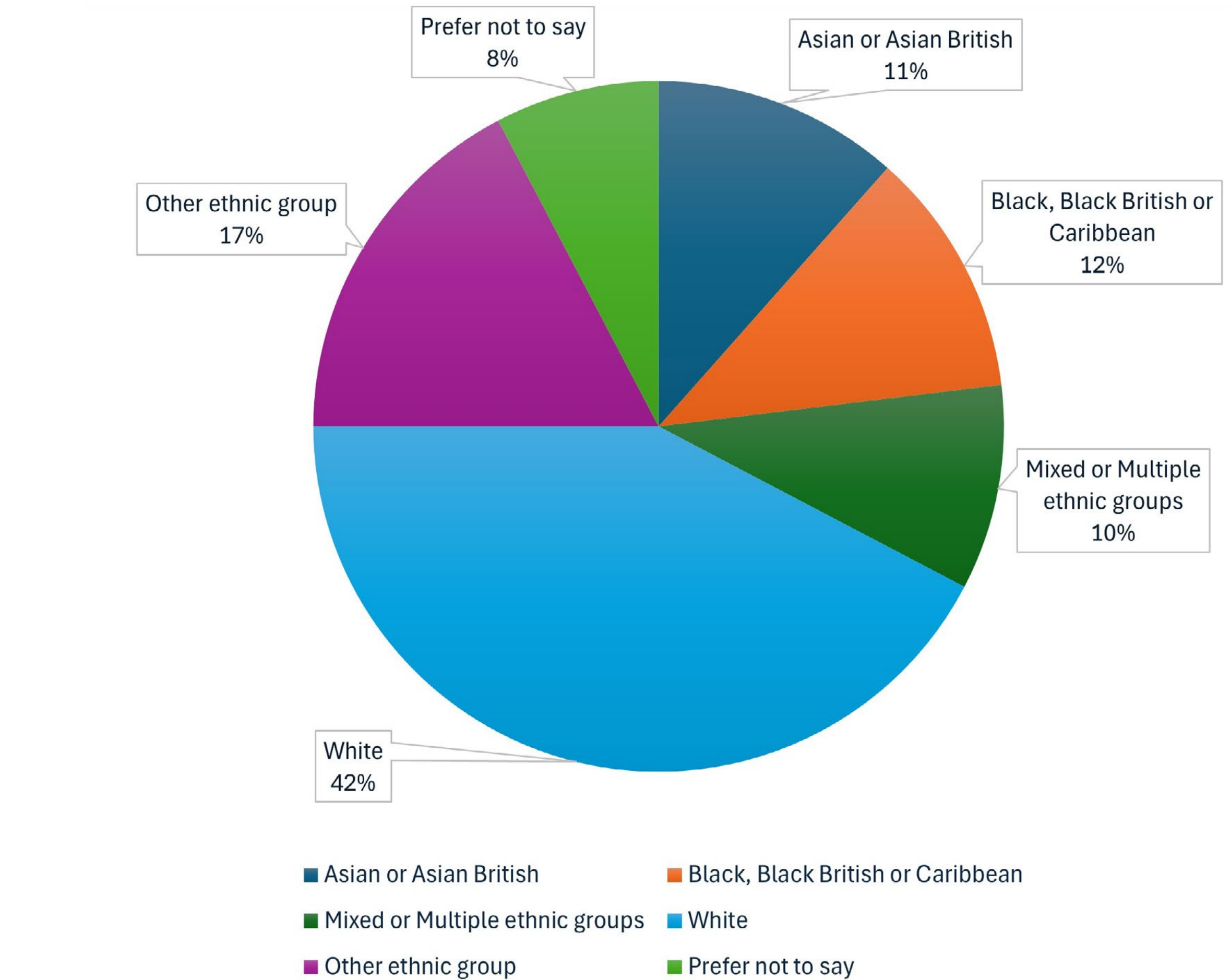
About You: 4. What is your age?



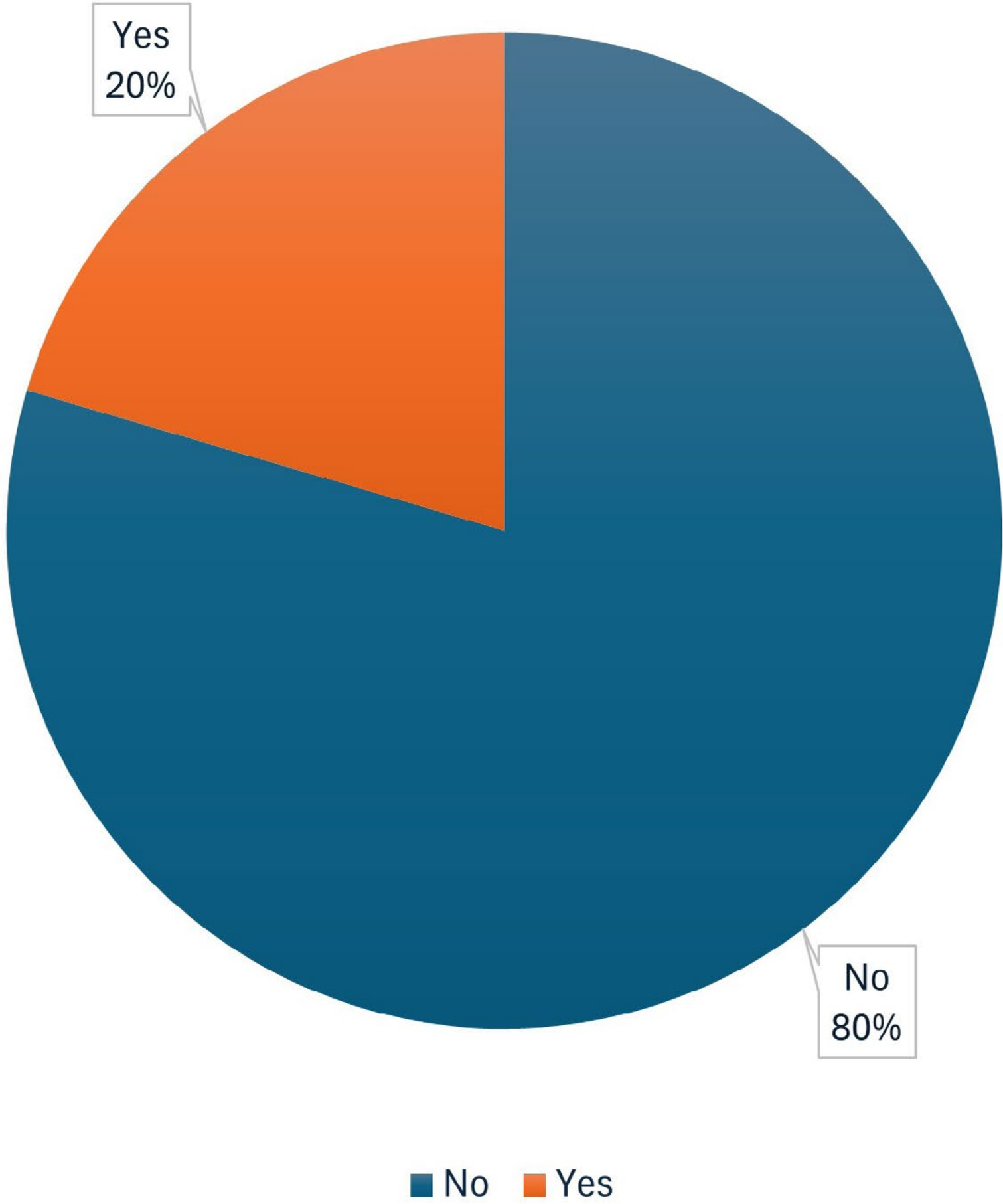
Please note: A youth workshop with GFS and a workshop with Skinners Academy Year 9 was held separately to capture young peoples views and engage local youth.



About You: 5. What is your ethnicity?



About You: 6. Do you consider yourself to have a disability or long-term health condition?



Girls Friendly Society at The Redmond Community Centre 11th March

- To ensure young people's views were included in this stage, we ran a creative workshop with the Girls Friendly Society and engaged over 25 young girls.
- The Workshop opened by asking the girls' views on safety, lighting, cleanliness, colour, socialising and park activity.
- The girls then reviewed and ranked different playgrounds and illustrated what they liked and disliked.
- Younger girls then went outside to look at the existing play space, discussed what was missing, and picked their top five priority play items for an ideal park.
- Indoors, the older girls designed their own park layouts using maps and play equipment cut-outs, followed by a colouring exercise to explore preferred colour schemes.



Feedback from the Girls Friendly Society

Key themes included:

▪ **Safety**

Preference for open, well-lit spaces with no hidden corners, concerns about older teenagers, "scary" people and insects.

▪ **Active & energetic play**

Demand for movement-based features such as climbing frames, trampolines, balancing beams, net swings, water features, and fast scooting/cycling areas.

▪ **Adventure & challenge (at the right level)**

Interest in adventurous equipment, but very high slides can feel intimidating rather than fun.

▪ **Social spaces**

Desire for places to gather and share experiences, including layered seating and outdoor cinema areas.

▪ **Colourful designs**

Preference for vibrant, colourful environments, with mixed views on pink-specific equipment shown on the make space for girls images.



BH & Skinners Academy Workshop - 9th February

- The first round of consultation highlighted a that there is insufficient provision of space for teenagers
- As a result Berkeley Homes held a workshop session with Year 9 Geography Students at Skinners Academy.
- This session focused on how they use Woodberry Down currently and what they currently do in their free time.
- The workshop then focused on the emerging Phase 5 proposals and how they would use the proposed open spaces.
- Feedback included:
 - Sports – more space for football requested.
 - Activity – requests for skate parks, or areas/space to roller skate.
 - Local shops – a few noted that an ice cream parlour would be of interest to teens.
- More Greenery – request for more planting in Phase 5 and for existing greenery to be better taken care of.
- Seating – desire to have more seating, and clusters of seating so that there is a space for them to chill & hang out.
- Water fountains – request for water fountains to be included in Woodberry Down.

Any Questions.

Next round of consultation is in July.

To increase footfall from all housing tenures, we will be hosting the final consultation exhibition at the summer screenings.

A Sub-Committee meeting will be held beforehand to review material.

Material will be shared in advance of the meeting to allow the Sub-Committee a chance to review.





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Birmingham: 20 Colmore Circus Queensway, Birmingham, B4 6AT

Edinburgh: 14-18 Hill Street, Edinburgh, EH2 3JZ

Glasgow: 201 West George Street, Glasgow, G2 2LW

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M2 6FW

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