



PHASE 5 DESIGN EVOLUTION



This exhibition marks the final stage of public consultation on Phase 5 and follows two rounds of engagement between November 2025 and April 2026, which included eight community events and engaged with 676 local people.

We are here today to present the final design, housing mix and landscaping proposals for Phase 5 of Woodberry Down ahead of submitting a planning application to Hackney Council Planning Department at the end of this summer, who will carry out their own formal consultation process on the proposals.

Thank you to everyone who viewed the material, took part in the consultations and provided feedback. Following your feedback we have made a number of changes, including reducing the total number of homes from 799 (Spring proposals) to 785. The proposals are within the maximum Masterplan Consent that allowed for up to 801 homes within this phase. We have also increased the amount of public open space across the site.

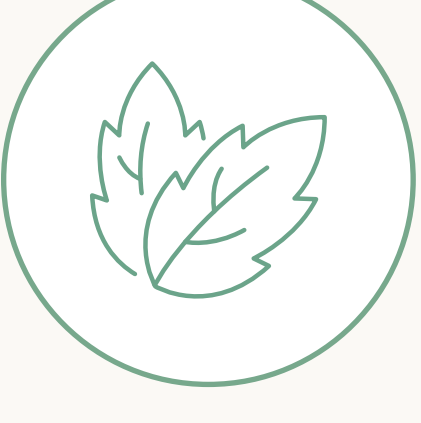
What's included in Phase 5?

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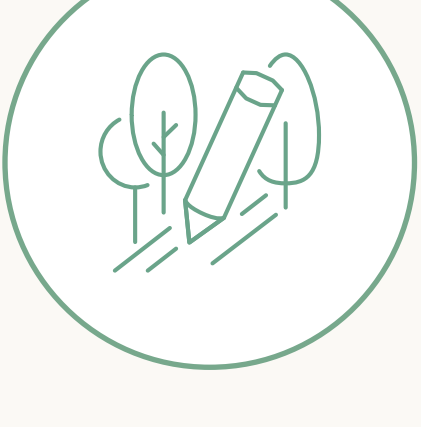
785 new homes
- 

1.38 acres of inclusive public space equal to 21 tennis courts, including parks and play spaces
- 

40% affordable housing (42.8% by Habitable Room)
- 

Enhancement of connections to the New River Path
- 

Re-wilding the New River Path
- 

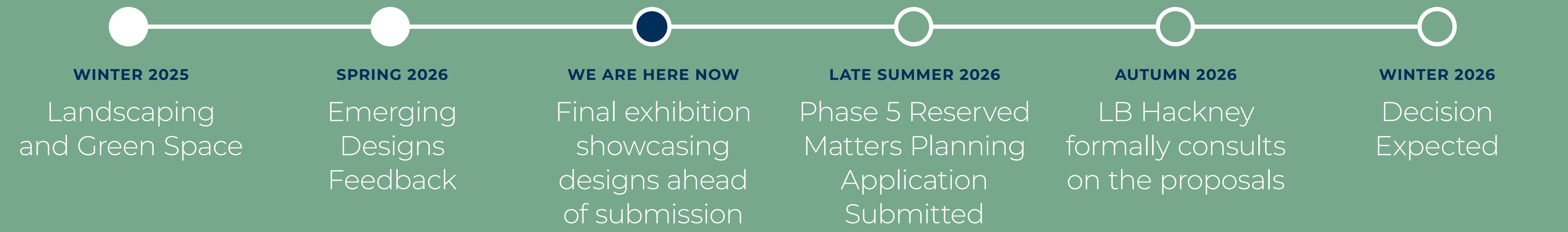
Parking for returning secure residents
- 

Improved public paths and routes
- 

New landscaping and trees along Seven Sisters Road
- 

New permanent roadway connecting to Newnton Close

Phase 5 Consultation Timeline





LISTENING TO FEEDBACK

Our final designs have been developed following two rounds of consultation which took place in Winter 2025 and Spring 2026, where we heard from 676 people and received 184 pieces of written feedback. We have had really constructive conversations and the feedback has been really positive in our view.

Key themes that emerged through both stages of consultation were:

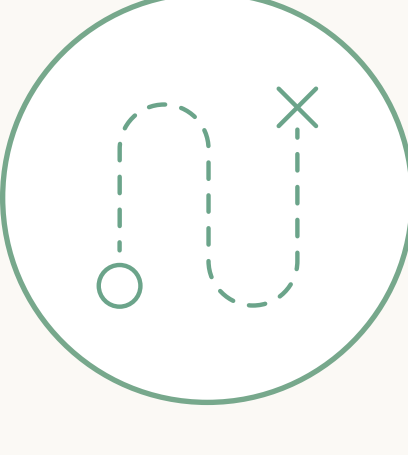
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More inclusive play space for children of all ages
- 

Improved lighting along the New River Path
- 

More seating and benches
- 

Dedicated closed-off area for toddlers
- 

Better natural surveillance and visibility
- 

Improved connections from Phase 5 to Woodberry Down & wider area
- 

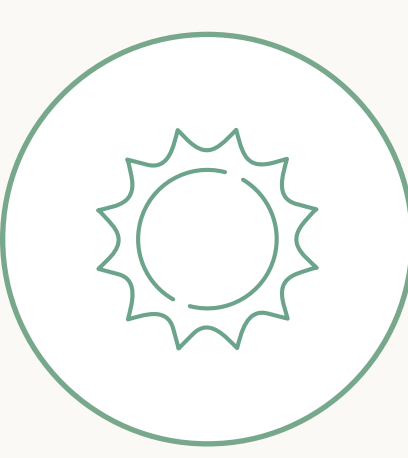
More tree planting and natural planting
- 

Overall support for architectural design with preference for lighter brick

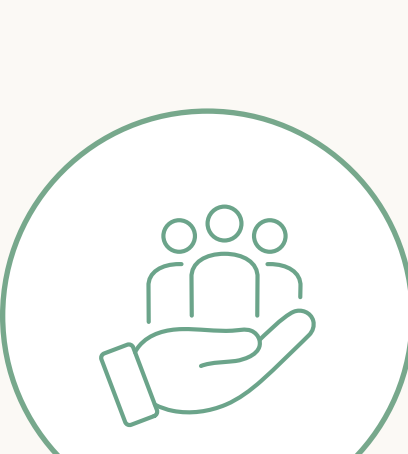
Responding to Feedback

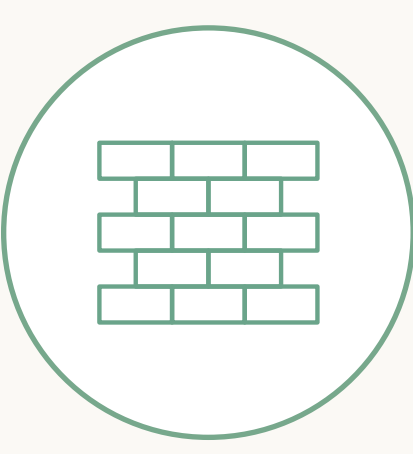
We've reviewed your feedback and where possible, incorporated it into the final designs.

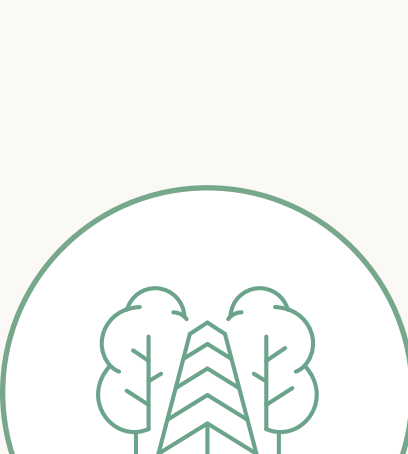
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Reduced the number of homes from 799 to 785 following design development
- 

Improved sunlight and openness to the public realm compared to the illustrative Masterplan
- 

Incorporated more seating and lighting to help improve accessibility and safety
- 

Enhanced play and communal spaces for people of all ages and abilities, with inclusive play equipment, outdoor learning features, picnic tables, wayfinding and integrated seating
- 

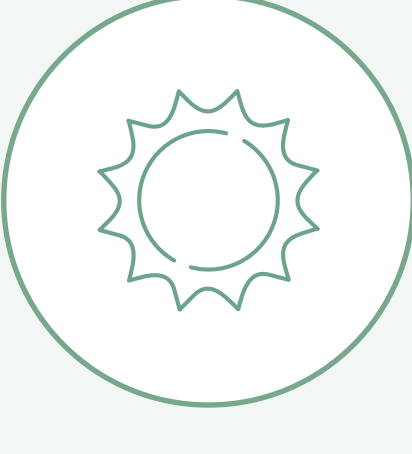
Used lighter colours of brickwork, influenced by the original estate at Woodberry Down
- 

Introducing around 160 new trees across Phase 5 and keeping all category A trees

Technical and Design Improvements

- 

The Biodiversity Net Gain (BNG) score is 8.12% — a significant improvement on the 2024 Illustrative Masterplan, which predicted an 11.83% loss
- 

Urban Greening Factor (UGF) score is 0.49 against a target of 0.4
- 

All public spaces exceed the recommended hours of sunlight as set out by the Building Research Establishment (BRE)
- 

The furthest distance between seating along the main pedestrian routes is 50m – making sure there are regular opportunities for the less able to rest

View the formal consultation feedback on the project website:
woodberrydownconsultation.com



OPEN SPACE AND LANDSCAPING



Following feedback, cycle and pedestrian routes have been improved to provide clearer and more accessible connections throughout the site and to the wider area.

Play spaces have also been grouped together to create more usable family-friendly areas, whilst also ensuring that this part of the estate has a quieter feel than Spring Park, to offer a variety in spaces across the estate.

Phase 5 has a strong connection with green space with a community orchard and foraging garden, a green link and homes looking out over the East Reservoir.



Want to see the proposals in 3D? Scan the QR code to watch the Phase 5 fly-through video.

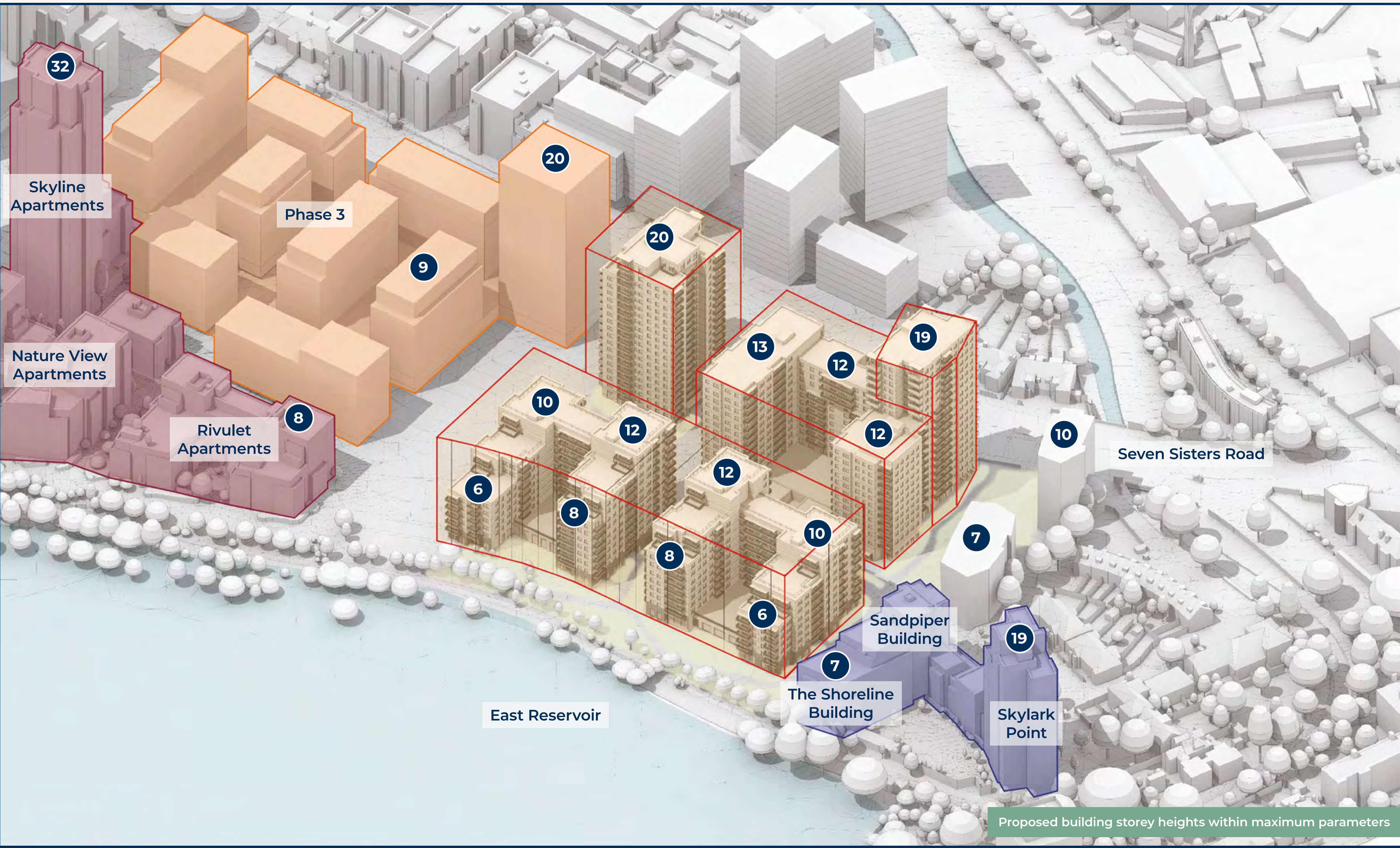




FINAL DESIGNS

Phase 5 fronts onto Seven Sisters Road on one side, with views across the East Reservoir and the New River Path on the other.

The buildings are higher in the more urban setting towards Seven Sisters Road, stepping down towards the reservoir as per the consented Masterplan. All proposed building heights remain within the maximum parameter heights approved for Phase 5.



Proposed Tenure Mix

Phase 5 will provide a range of 1-, 2-, 3- and 4-bedroom homes across all tenures.

Affordable housing and market homes will meet the target ranges as consented under the Masterplan Development Specification.

Tenure	Homes	% Homes	% target range of housing type	% of rooms per tenure	% floor space
Market homes for sale	470 (-9*)	59.9%	55 - 65%	57.3%	58.4%
Shared Ownership	173 (-3*)	22.0%	21.3 - 27.1%	20.7%	22.8%
Social Rented	142 (-2*)	18.1%	14.6% - 20.4%	22.1%	18.8%

* Reduction in total homes from the Spring proposals is due to increased bed spaces in social rented homes.

Tenure	1 bed, 2 persons	2 bed, 3 persons	2 bed, 4 persons	3 bed, 4 persons	3 bed, 5 persons	3 bed, 6 persons	4 bed, 6 persons	5 bed, 7 persons	Total
Market homes for sale	199	96	114	0	37	24	0	0	470
Shared Ownership	71	41	50	0	5	6	0	0	173
Social Rented	45	17	34	9	25	1	9	2	142
Total	315	154	198	9	67	31	9	2	785

In practice, a 2-bed, 3-person home has a double and a single bedroom, whereas a 2-bed, 4-person home has two double bedrooms or a double and twin bedrooms.

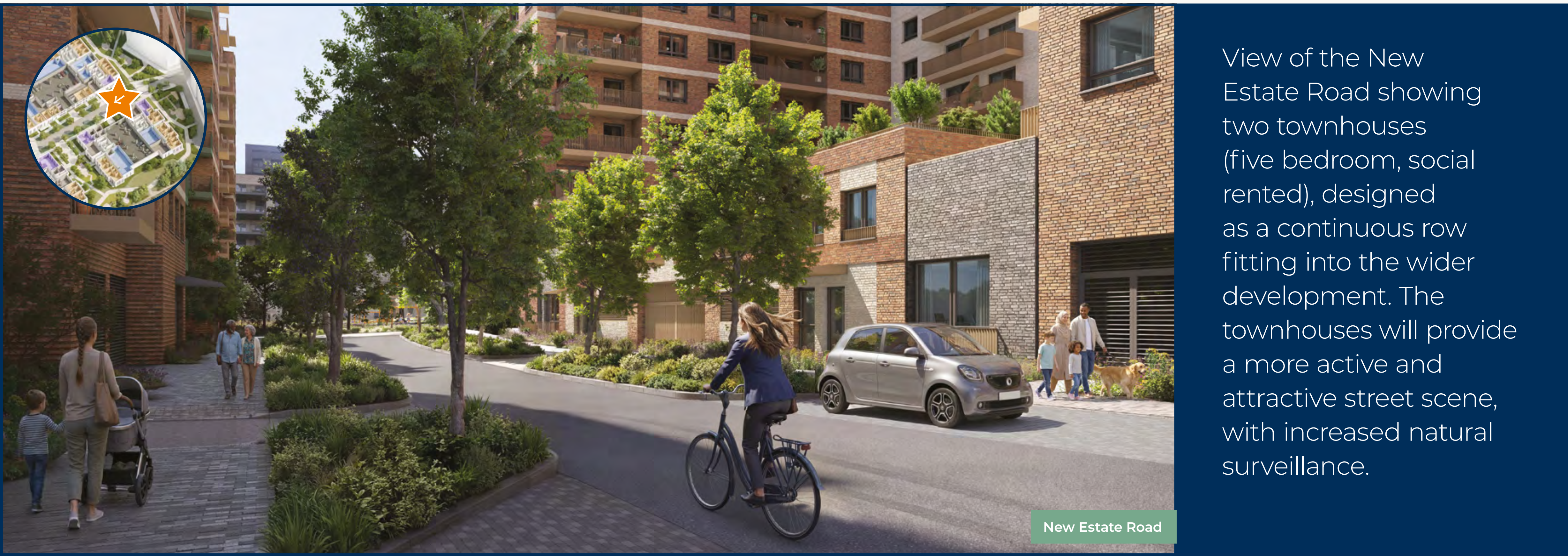
To find out more, please speak to a member of the team
or pick up a brochure.



LOOK OF THE BUILDINGS

This banner provides an overview of the Phase 5 buildings.

Following community feedback, lighter-coloured brickwork and green balconies were used, drawing inspiration from the original Woodberry Down Estate. Coloured balconies help identify these buildings and provide residents with views over the landscaped areas.



WHO'S INVOLVED IN THE REGENERATION OF WOODBERRY DOWN?

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).

FINAL DESIGNS



Daylight / Sunlight

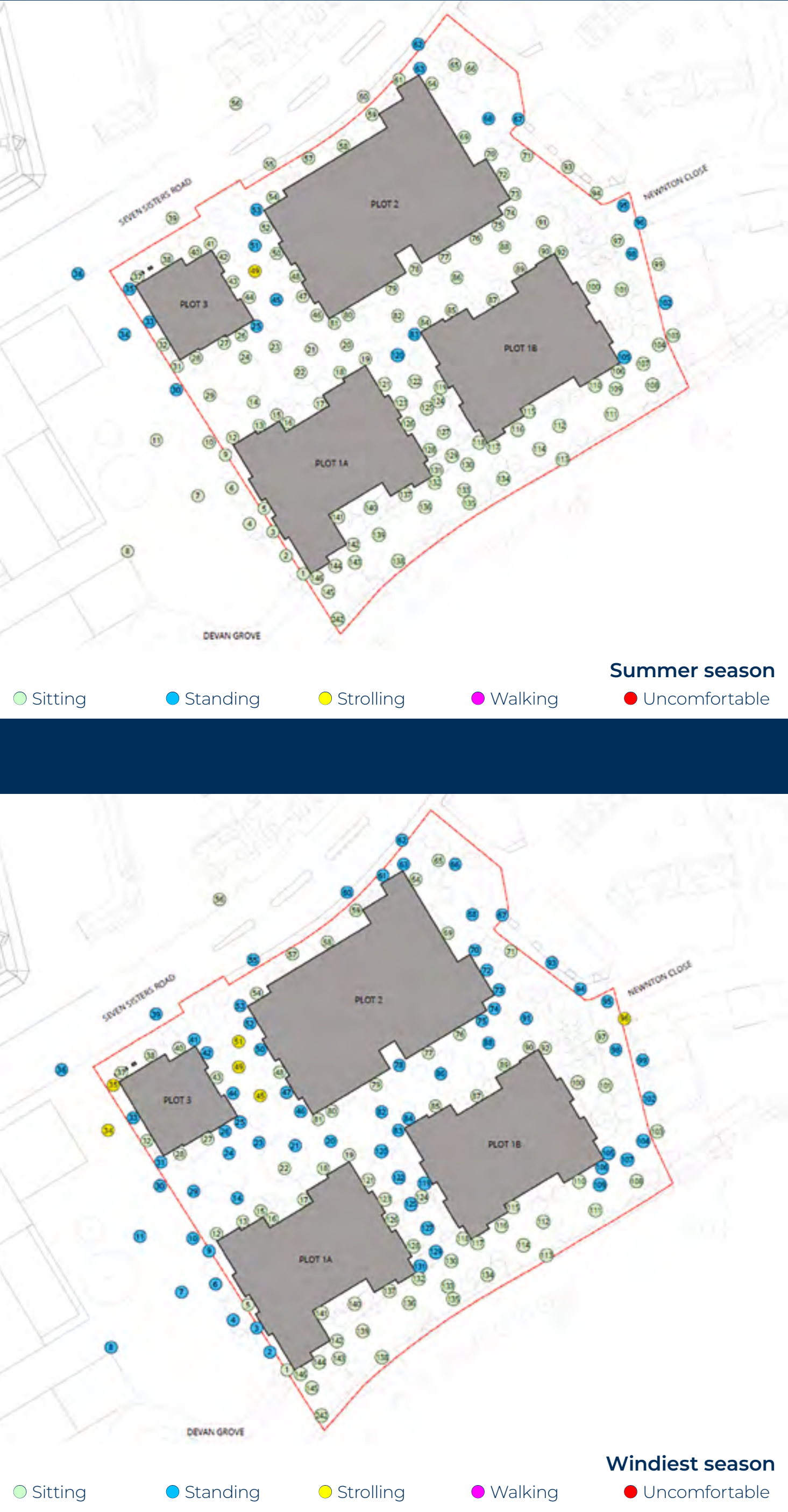
- ✓ The Reserved Matters proposals deliver improved daylight and sunlight performance compared with the consented Phase 5 parameter plan.
- ✓ All amenity spaces meet the recommended BRE Guidelines on 21st March, which requires at least two hours of sunlight to at least 50% of their area. Phase 5 is at 72% on 21st March which increases to 90% on 21st April.

Wind

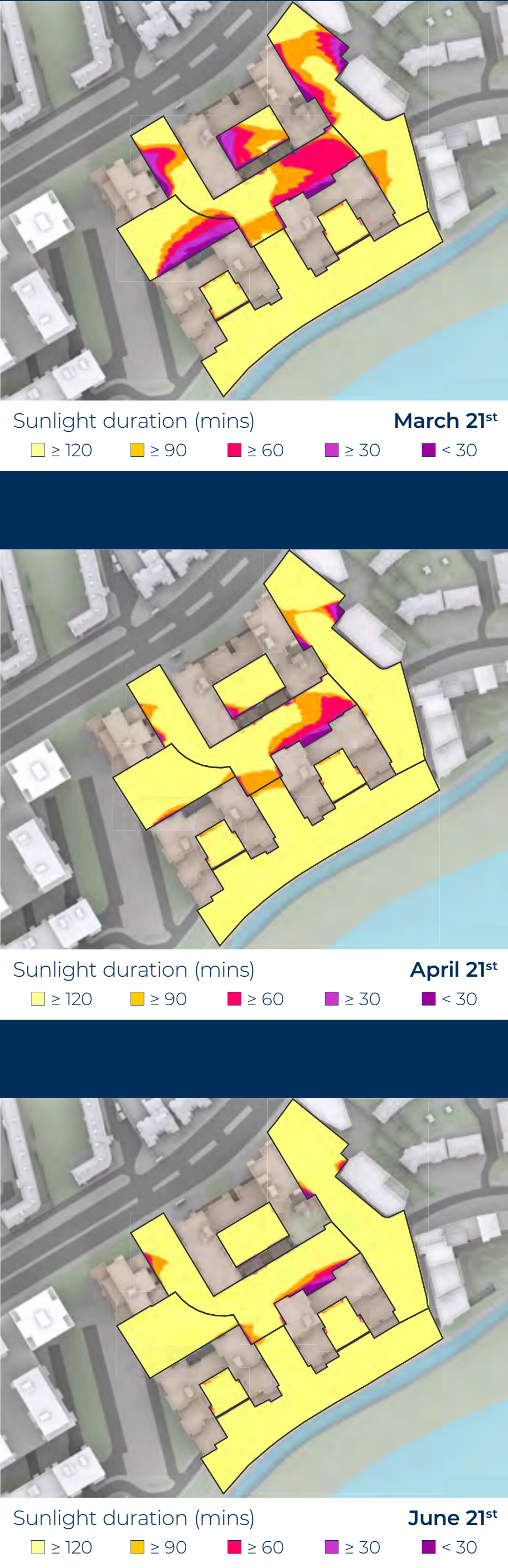
- ✓ The Phase 5 Reserved Matters proposals have been assessed using Computational Fluid Dynamics (CFD) and Wind Tunnel Testing.
- ✓ Iterative wind tunnel tests were used to optimise the design of the landscaping scheme to maximise its beneficial sheltering effects on users of the site.
- ✓ All areas within Phase 5 are expected to have acceptable wind comfort conditions for the designated pedestrian activities. No instances of strong wind conditions were observed around the site.

To find out more about the Daylight / Sunlight and Wind Studies, please pick up a brochure.

Wind Analysis



Sun on Ground Analysis



Woodberry Down Community Plan

Berkeley, with support from The Partnership, has developed a Community Plan for Woodberry Down. This plan sets out a framework for how delivery partners will provide programmes and initiatives that respond directly to the needs, priorities, and aspirations of local residents.

It has been shaped through engagement with local people, drawing on insights from community conversations as well as the Outline Cultural & Placeshaping Strategy developed for Phases 5–8 of the Woodberry Down Masterplan.

To find out more about the plan or to read a copy, speak to the team.

Next Steps: If the scheme is approved by Hackney Council, the project team will continue to develop detailed technical designs and prepare for construction, with works anticipated to commence on site in Summer 2030.