

## THE WOODBERRY DOWN ROADSHOW RETURNS!

# SPECIAL FEATURE: THE VISION FOR THE OLD SCHOOL SITE



Residents viewing plans in February 2005

# WOODBERRY DOWN ROADSHOW

## WOODBERRY DOWN REGENERATION ROADSHOW

The Woodberry Down Regeneration Team will be out and about on the trailer for an information Roadshow. For two weeks, beginning Tuesday 21st February, you can catch the team at various locations across the estate. There will also be an exhibition on Saturday 25th February in St Olaves Hall.

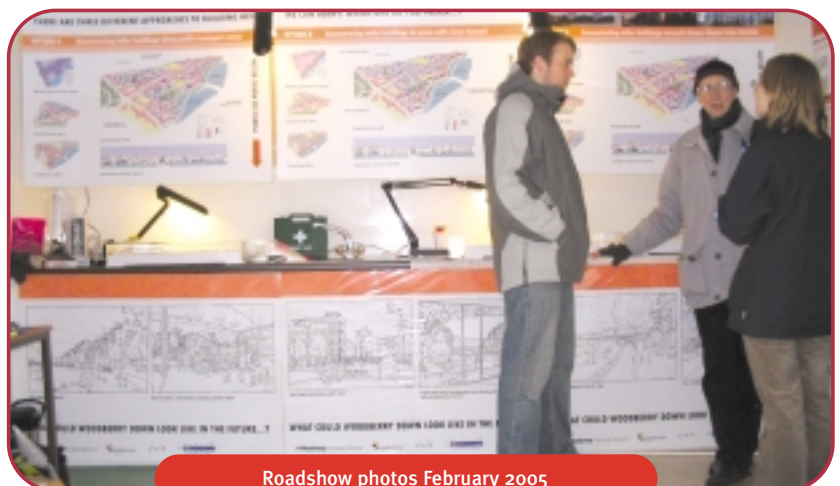
Find out how your views and comments from previous consultation exercises have been taken into account in the creation of the Masterplan. Planning permission is due to be submitted by the end of March so this will be your chance to find out more about the future plans for Woodberry Down.

**This is your chance to see the final phasing plan and is the first opportunity to find out when your block is likely to be demolished.**

There will be more information available in the form of display boards, a 3D model of the proposed Masterplan and a computer generated fly-thru so that you will be able to visualise what the proposed new environment could look like. You will also be able to see drawings for what could be built on the Kick Start Sites.

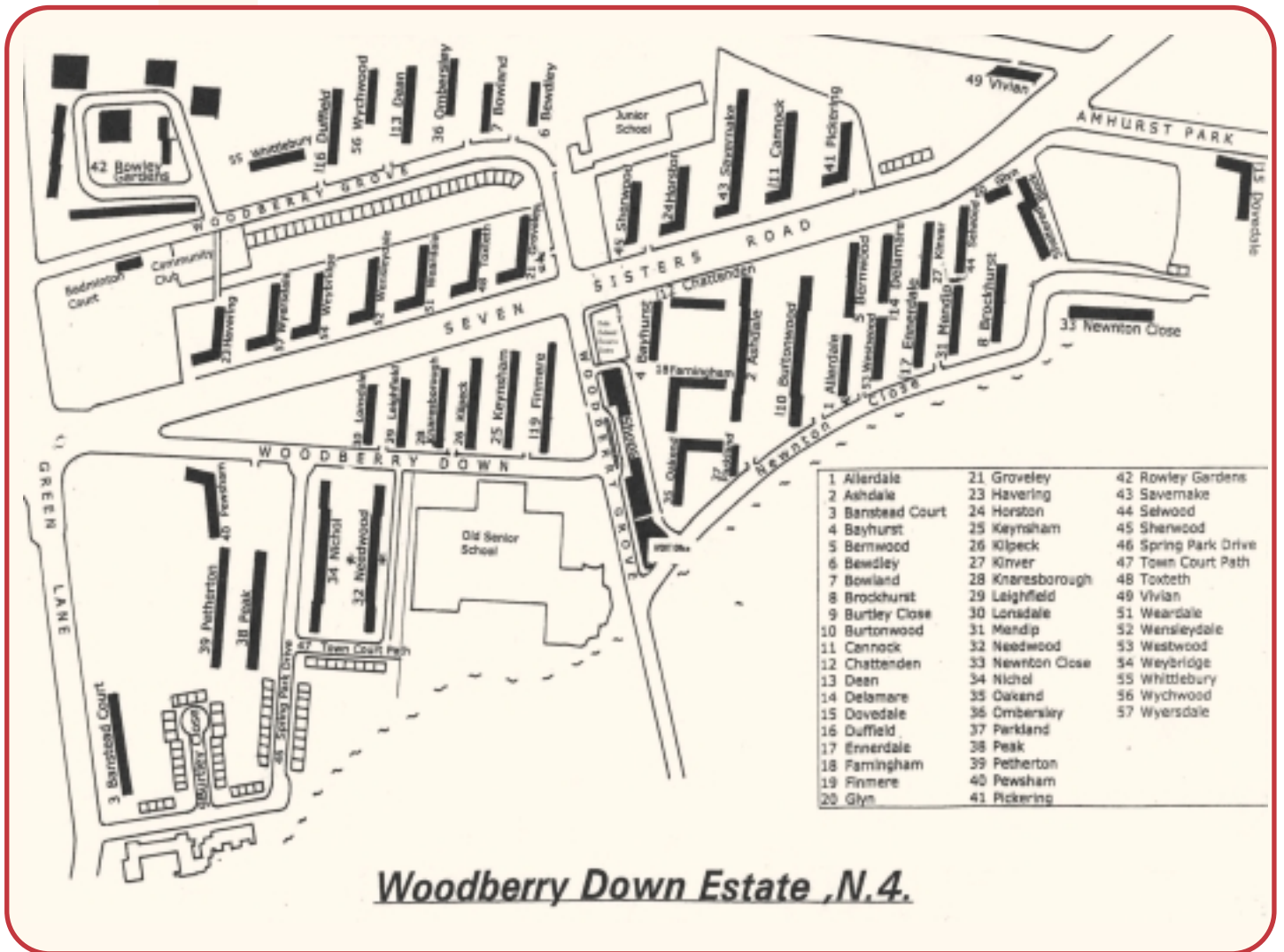
The Woodberry Down Consultation Team will be available to answer any questions or concerns you may have alongside other members from the regeneration team including the re-housing team, representatives from the architects, urban designers as well as Berkeley Homes and Circle Anglia.

We look forward to seeing you there!



Roadshow photos February 2005

# WOODBERRY DOWN ROADSHOW



## WHERE AND WHEN?

Tues 21st Feb	Next door to Parkfield House	9am-1pm
Wed 22nd	John Scott Health Centre	1pm-5pm
Thurs 23rd	Haverling House	4.30pm-7.30pm
Fri 24th	Between Savernake/Cannock	1pm-5pm
Sat 25th	St Olaves Hall	10.30am – 4.30pm
Tues 28th	Outside Brockhurst House	9am-1pm
Wed 1st Mar	Woodberry Down Primary School	8.30am-1pm & 3-4pm
Thurs 2nd	Parkside Youth Centre/Rowley Gardens	4.30pm – 7.30pm
Fri 3rd	Woodberry Grove Shops	12-4pm

## SPECIAL FEATURE: THE VISION FOR THE OLD SCHOOL SITE

In last month's issue, we featured an architect's impression of the regenerated Old School Site on the front cover. While this scheme has not been confirmed, it did give a 'first look' at the developer's vision and hinted to how Woodberry Down might look in the future. In this issue, we'll take a closer look at the vision for the Old School Site.

In developing the proposal for the four Kickstart sites, Berkeley Homes has used the **Urban Design Framework** as the starting point for their design principles with the aim of creating attractive spacious homes and a safe & pleasant environment for residents to work & play.

(The Urban Design Framework was featured in issue 2 [April 2005] of the Woodberry Down Regeneration News. If you would like a copy please contact a member of the Regeneration Team on 0800 694 2109 or pop in to see us at 151, Woodberry Grove, Monday to Friday between the hours of 10:00 and 16:00)

These principles include:

- High quality housing
- High quality design
- Attractive street environments
- A place where the car is secondary to pedestrians
- Sustainable development
- Significant improvements on public space
- High quality landscaping & attractive play areas
- Protection of existing ecology
- Somewhere residents can be proud of



Aerial photo of the Old School Site today

## OVERVIEW

The first KickStart site to be developed will be the Old School Site and to take advantage of the views across the reservoir, the majority of the proposed blocks will be 4-8 storeys high. The site is planned in a traditional street format with only one route accessible by vehicles. This allows for the creation of new formal and informal spaces, such as an internal courtyard that provides a quieter, semi-private space for residents.

The tower is to be around 20 storeys high and will be visible from views across the reservoir. The design of the tower will be of the highest quality with a large piazza at first floor level facing the reservoir which will cascade toward the water in a

series of steps. Disabled access will be provided to ensure all residents can enjoy the space.

All of the buildings will be designed to take full advantage of sunlight. Residents will have access to private amenity areas – either as balconies, terraces or private gardens (at ground level). The design also hopes to encourage life to the street through the integration of tree lined avenues with the use of long corridors and deck access being avoided. Creation of a safe environment will be provided through defensible private gardens, enclosed communal spaces and a well considered street scene of shops and community facilities.



Masterplan Drawing of the Old School Site

# NEWS IN BRIEF

## DEMOLITION UPDATE!



**Woodberry Grove north the largest of four Kick Start Sites includes seven blocks and will be the first phase demolished to enable regeneration of Woodberry Down.**

To date over 100 tenants have been decanted from Woodberry Grove North with Ombersley and Whittlebury House now empty. Demo One the appointed Kick Start demolition contractor commenced demolishing the first Woodberry Grove North block Ombersley House on Monday 9th January.

A meeting was held before starting demolition with representatives from the Estate Development Committee, local estate committees, Tenant Associations and Woodberry Down Primary School to discuss how demolition was planned to be undertaken and hear residents views. Remaining residents on Woodberry down have been issued with an information flyer explaining how key issues will be managed.

If you would like any further information regarding the demolition please contact a member of the Consultation Team by calling 0800 694 2109 or dropping into 151 Woodberry Grove.

Alternatively if you need to speak to High Profile Security regarding any potential squats please call either 020 8533 3331 or 07860 923 072. They are available 24 hours a day!

## MANOR HOUSE SHOPS ANNOUNCEMENT

**A team lead by DTZ Pidea Consulting has been instructed by English Partnerships and the Borough to work alongside the Woodberry Down Regeneration Team to produce a Planning and Development Brief to guide future redevelopment at Manor House. The aim is to promote an exciting and new high quality location that will complement the current Masterplan and act as the 'front door' into Woodberry Down. The study is in its initial stages and the consultant team will be presenting to the EDC and other key stakeholders in due course with more information.**



# COMMENTS BOX

If you have any comments, suggestions on this newsletter or questions about the regeneration plans for Woodberry Down please write them below including your details and send to the FREEPOST address on the back page.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
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## *Here are a couple of your questions*

**Question:** “ Is the image of the regenerated Old School Site on last month’s newsletter what we’re actually going to get? ”

**Answer:** The image on the cover of issue 5 [December 2005] of the Woodberry Down Regeneration News is an architect’s impression of what the old school site might look like after it has been regenerated. It is a vision that Berkeley Homes has proposed based on the guidelines laid down within the Urban Design Framework and Masterplan. What will be built is dependent on Planning Permission being given.

**Question:** “ Thank you to the Regeneration team for keeping us informed! When exactly will we know when our block is to be demolished? ”

**Answer:** The masterplan, which will finalise some of the detail of the regeneration programme, is being worked on at the moment. There will be another Roadshow starting towards the end of February and lasting 2 weeks when the regeneration team will be able to provide much further information on the phasing of when the blocks will be demolished. The regeneration team looks forward to meeting you then!

# TRANSLATIONS

If you would like this important information about changes happening to the Woodberry Down estate please tick the box and put your name, address and telephone number below and return this form to the Freepost address given.

উত্তরে ডাউন এস্টেটের গুরুত্বপূর্ণ পরিবর্তন সম্পর্কে আপনি জানতে চান তাহলে অনুগ্রহ করে এই বাক্সে টিক দিন এবং আপনার নাম, ঠিকানা ও টেলিফোন নম্বর নিচে লিখুন এবং এই ফর্মটি সরবরাহ করা ফ্রিপোস্ট (ডাক টিকেট সাহায্যে না) ঠিকানায় ফেরৎ পাঠান। (Bengali)

若您希望取得這份有關對Woodberry Down 屋村作出改變的重要資料，請在空格  一刷，在下方填上你的姓名、地址和電話號碼，然後把表格寄交所提供的免付郵資地址。(Chinese)

જો તમારે Woodberry Down એસ્ટેટમાં થઈ રહેલ પરિવર્તન વિશેની આ અગત્યની માહિતી પોતાની હોય તો આ  ઓપવામાં રિસ્કું ચિંતન કરી, તમારો નામ, સરનામું તથા તમારો ફોન નંબર નીચે લખો અને આ ફોર્મ આપેલ ફ્રીપોસ્ટ સરનામા પર પસંદ મોકલો. (Gujarati)

ਜੇ ਤੁਸੀਂ Woodberry Down ਏਸਟੇਟ ਵਿਚ ਹੋ ਰਹੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਬਾਕਸ 'ਤੇ  ਟਿਕਾਓ ਅਤੇ ਆਪਣਾ ਨਾਮ, ਪਤਾ ਅਤੇ ਫੋਨ ਨੰਬਰ ਨਿਚੇ ਲਿਖੋ ਇਸ ਫਾਰਮ ਨੂੰ ਟਿਕਾ ਡਿਓ ਅਤੇ ਫਰੀਪੋਸਟ ਪਤੇ 'ਤੇ ਭੇਜ ਦਿਓ। (Punjabi)

Nếu bạn muốn thông tin quan trọng này về những thay đổi xây dựng với khu vực Woodberry Down xin hãy đánh dấu vào hộp này  và điền tên, địa chỉ và số điện thoại vào dưới đây và gửi lại đơn này tới địa chỉ miễn phí đã ghi. (Vietnamese)

إذا أردت تلقي هذه المعلومات الهامة بخصوص التغييرات الحاصلة في عقارات Woodberry Down، فالتوجه وضع علامة التصحيح في المربع  وذكر اسمك وعنوانك ورقم هاتفك فيما أتيه وإعادة هذه الاستمارة إلى العنوان المذكور مجاناً. (Arabic)

Αν θέλετε αυτή η σημαντική πληροφορία σχετικά με τις αλλαγές που γίνονται στο κτήμα Woodberry Down παρακαλώ σημειωθείτε στο κουτί  και γράψτε το όνομα, η διεύθυνση και το τηλέφωνό σας κάτω και γυρίστε αυτό το έντυπο στη γραμμένη διεύθυνση του Freepost (Greek)

Si vous souhaitez recevoir les informations importantes sur les changements se produisant au lotissement de Woodberry Down, veuillez cocher la case  et inscrire vos nom, adresse et numéro de téléphone ci-dessous et nous retourner ce formulaire à l'adresse postale gratuite indiquée. (French)

Haddaad rabtid warbixintaan muhiimka ah oo ku saabsan isbeddelka ka dhacaayo xaafadda Woodberry Down fadlan calaamadee bokiska  hoosna ugu qor magacaaga, cinwaankaaga iyo lambarka taleefankaaga si faaiiix ah una soo celi cinwaanka lagu siiyay ee Boostada lacag la'aanta. (Somali)

Si desea recibir información importante acerca de los cambios que se están produciendo en la zona de Woodberry Down, marque la casilla  y escriba su nombre, dirección y número de teléfono más abajo y envíe este formulario de manera gratuita a la dirección indicada. (Spanish)

Woodberry Down sitesindeki değişiklikler hakkındaki bu önemli bilgileri edinmek istiyorsanız, kutuyu  işaretleyin, kutunun altına adınızı, adresinizi ve telefon numaranızı yazın, daha sonra da bu belgeyi aşağıdaki adrese ücretsiz olarak postalayın. (Turkish)

اگر Woodberry Down تعلقہ میں ہوئے والی تبدیلیوں کے بارے میں یہ اہم معلومات چاہئے تو براہ کرم اس خانے  میں نشان لگائی اور نیچے اپنا نام، پتہ اور ٹیلیفون نمبر لکھیں اور دہیے ہوئے مفت ڈاک پیسے پر یہ فارم واپس کریں۔ (Urdu)

Please return to: Freepost RLST-SUUJ-UBSE, Hackney Housing Service, Woodberry Down Regeneration Team, 151 Woodberry Grove, London N4 2SB

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Please contact a member of the Consultation Team with any ideas about this newsletter or if you would like any information about the regeneration of Woodberry Down. Please let us have your address for information.

Alternatively you can write to the **FREEPOST** address in the box alongside:

**FREEPOST RLST-SUUJ-UBSE**  
**Hackney Housing Service**  
**Woodberry Down Regeneration Team**  
**151 Woodberry Grove**  
**LONDON N4 2SB**

CONTACTS BOX	Woodberry Down Community Consultation Team	Re-housing Team
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If you need to speak to any member of the Woodberry Down Regeneration Team please call 0800 694 2109. Alternatively you can visit the office at 151 Woodberry Grove, Monday to Friday between the hours of 10.00 and 16.00.