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Omega Works viewed from Hermitage Lane

1. Introduction

Introduction

This Design and Access Report has been prepared by The DHaus Company Ltd, on behalf of CPGF Ltd in support of a planning application at Omega Works, Hermitage Lane.

Contents of this report

This report responds to the requirements of the GDPO for future planning applications to be accompanied by a Design and Access Statement that explains:

- a. The design principles and concepts that have been applied to the proposed development;
- b. How issues relating to access to the new development have been dealt with

The Site

Omega Works B, Hermitage Lane, is a site that comprises two buildings - The Omega Works building is a commercial building that shares its facade with its neighbour. International House is a stand alone commercial building with a saw toothed roof (with asbestos). This report looks at the opportunities within the existing buildings for the creation of new commercial space and dwellings.

Proposal

This proposal is for the retention of the existing building façades along with the partial demolition of the site to create a new mixed use scheme with six storeys of residential and commercial accommodation.

The proposed development shall link with the existing context, create physical links to the wider area and comply with all relevant legislation.



View of the site from Hermitage Road



The existing North light roof of Omega Works

2. The Site



2. The Site

The Application Site

Omega Works is a site with a rich history.

The site, which expanded significantly during the 1910s and 20s, actually began life as a factory that was in industrial use for a large portion of the 20th century. Notably in 1935 the site was the home of the Challen piano factory, and it was here that the then world's largest piano was made, measuring at 11 feet 8 inches and weighing over one and a quarter tons. This record was held until earlier this century. Footage actually exists within a Pathe newsreel of this piano being played.

Soon after, the factory changed its output when it became the main site of production of HK furniture, one of London's uppermost manufacturers of high-end modernist interior chairs, sofas and chaise lounges.

Such was the importance of HK Furniture for the area (as an employer of status in Haringey) that the company's archives are now kept at Bruce Castle Museum Archives.

HK Furniture closed their operations on the site in 2004. Since this date, Omega Works has been subdivided by the handful of landlords who own the site.

There have been a variety of uses taking place in the years since. Current uses include sash window manufacturers, a mechanics workshop, an arts/project space and a workshop that constructs film sets.



2. *The Site*

Hermitage Road

Cartographic evidence has shown that there was little development in the area until the later 19th century. Hermitage Road was not defined as such until the late 19th century, being developed as a track following earlier field boundaries to connect Green Lanes with St Ann's Road.

Hermitage Road is a quiet road with a mix of residential and commercial buildings.

Away from Hermitage Road, the area is close to Finsbury Park, featuring children's playground areas, football pitches and several tennis and basketball courts, Finsbury Park caters for both children and adults.

Local bus routes run along Green Lanes and Seven Sisters Road which are both nearby.



Omega Works from Hermitage Road

2. The Site

Site Ownerships

Omega Works comprises three different land ownerships. For the purposes of this document, we will refer to each of the sites as Omega Works A, B and C respectively:

1. Omega Works A - owned by MajorLink, seeking to develop their site in collaboration with vPPR Architects
2. Omega Works B - owned by CPGF Ltd, seeking to develop their site in collaboration with The DHaus Company
3. Omega Works C - Owned by Jacqueline Hancher, not currently seeking to develop the site



3. Existing Buildings



3. Existing Buildings



3. Existing Buildings

The Existing Main Warehouse

The current use of the main warehouse area is as a luggage storage for a single company. The main portion of the warehouse that is in use consists of storage space for stock that the company sells along with supporting ancillary spaces.

The site accommodates 1-2 employees on a full time basis.

The First Floor Commercial Tenants

At present the first floor commercial space is occupied by a film and photography studio, Monolith, who lease the space from the landlord.



3. Existing Buildings

Existing Site, External Areas

Large parts of the site are never used and have been left abandoned, as can be seen from the photographs below. Storage containers and waste is scattered around the area and asbestos is present in some of the building fabric.



3. Existing Buildings

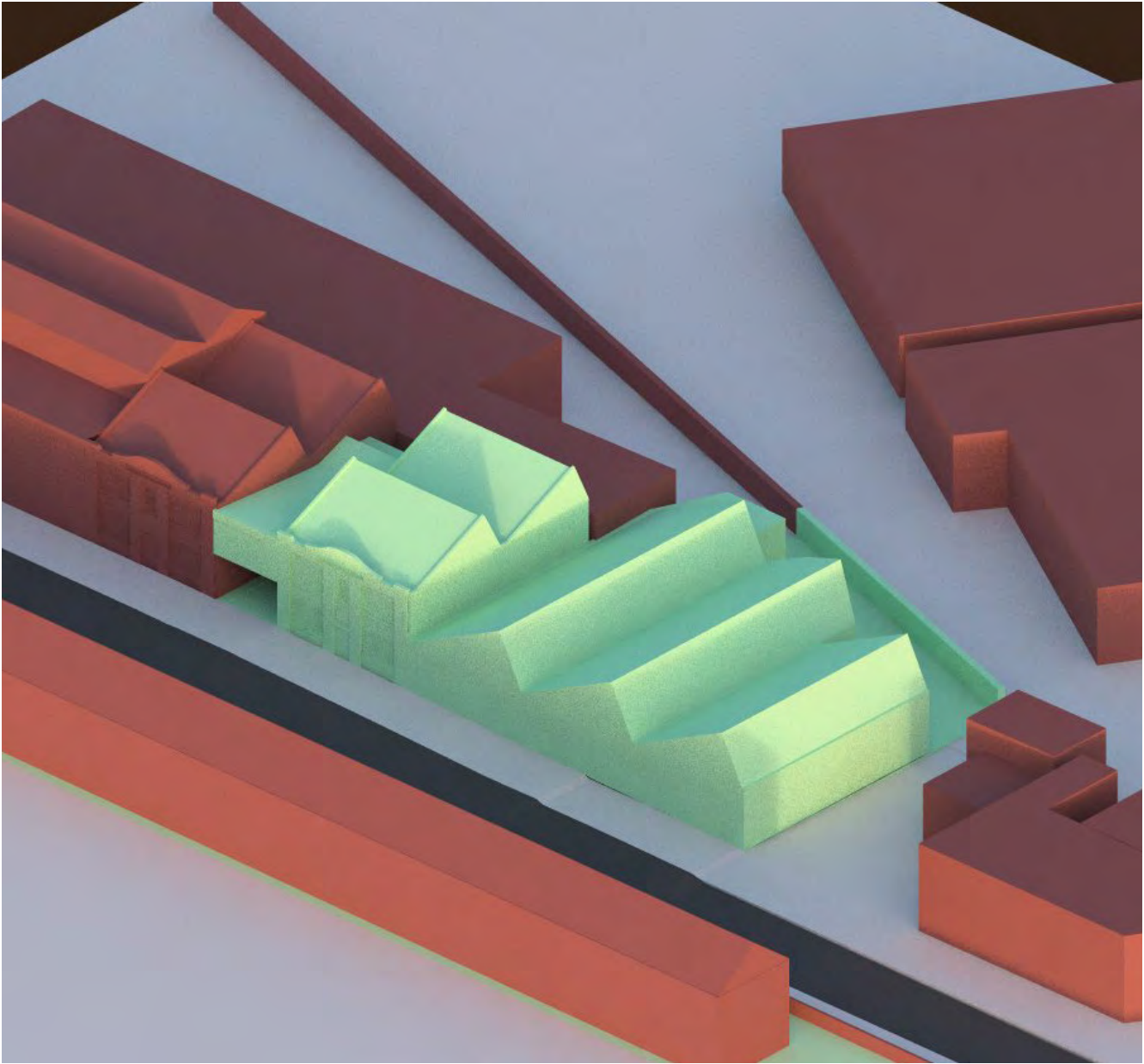
Existing Massing

The buildings of Omega B consist of 1 and 2 storey industrial units, with Industrial warehouse façades and a saw tooth roof design.

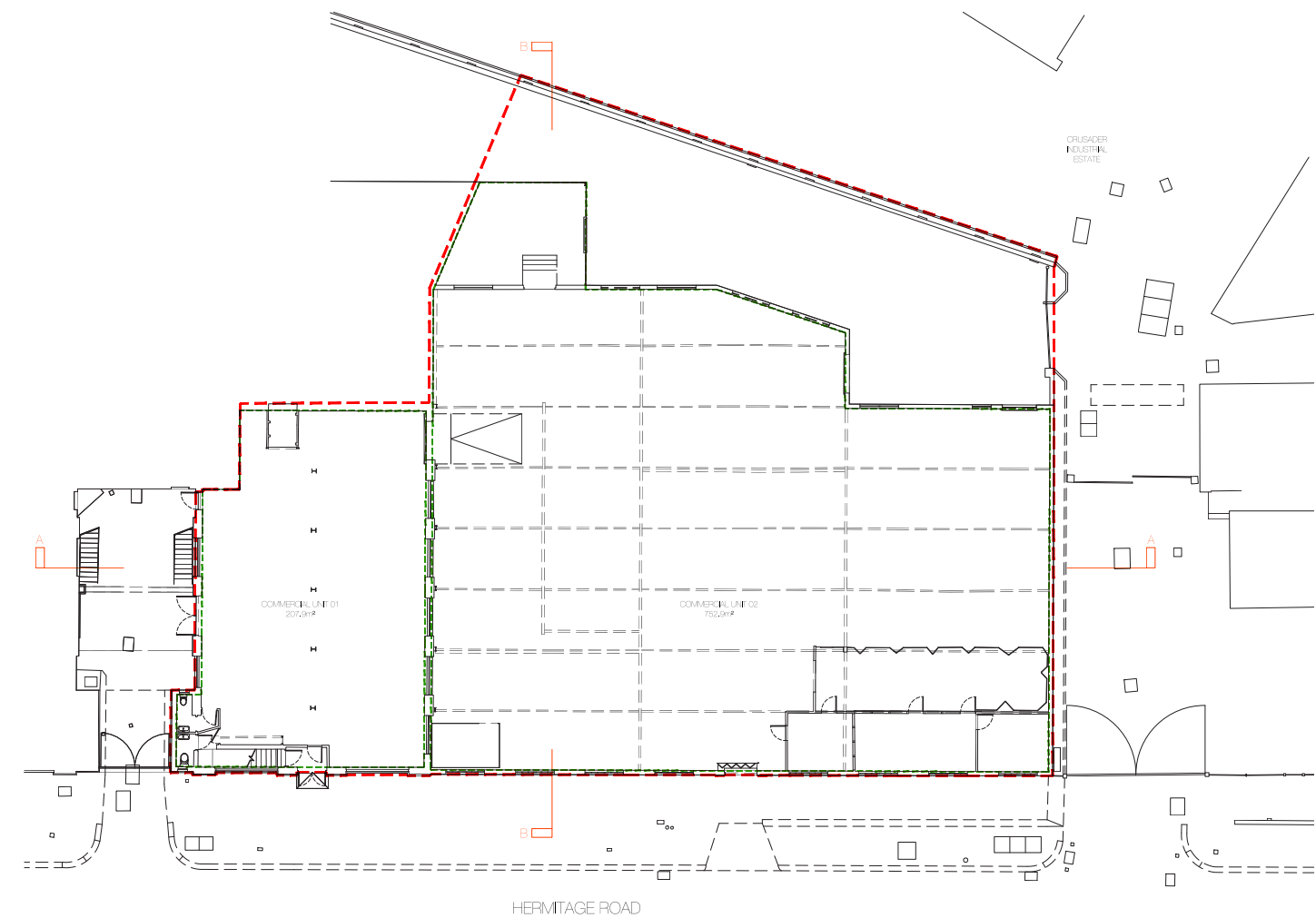
Existing Area Schedule

An existing area schedule is shown below, the internal area is currently split between 3 commercial units, as detailed below.

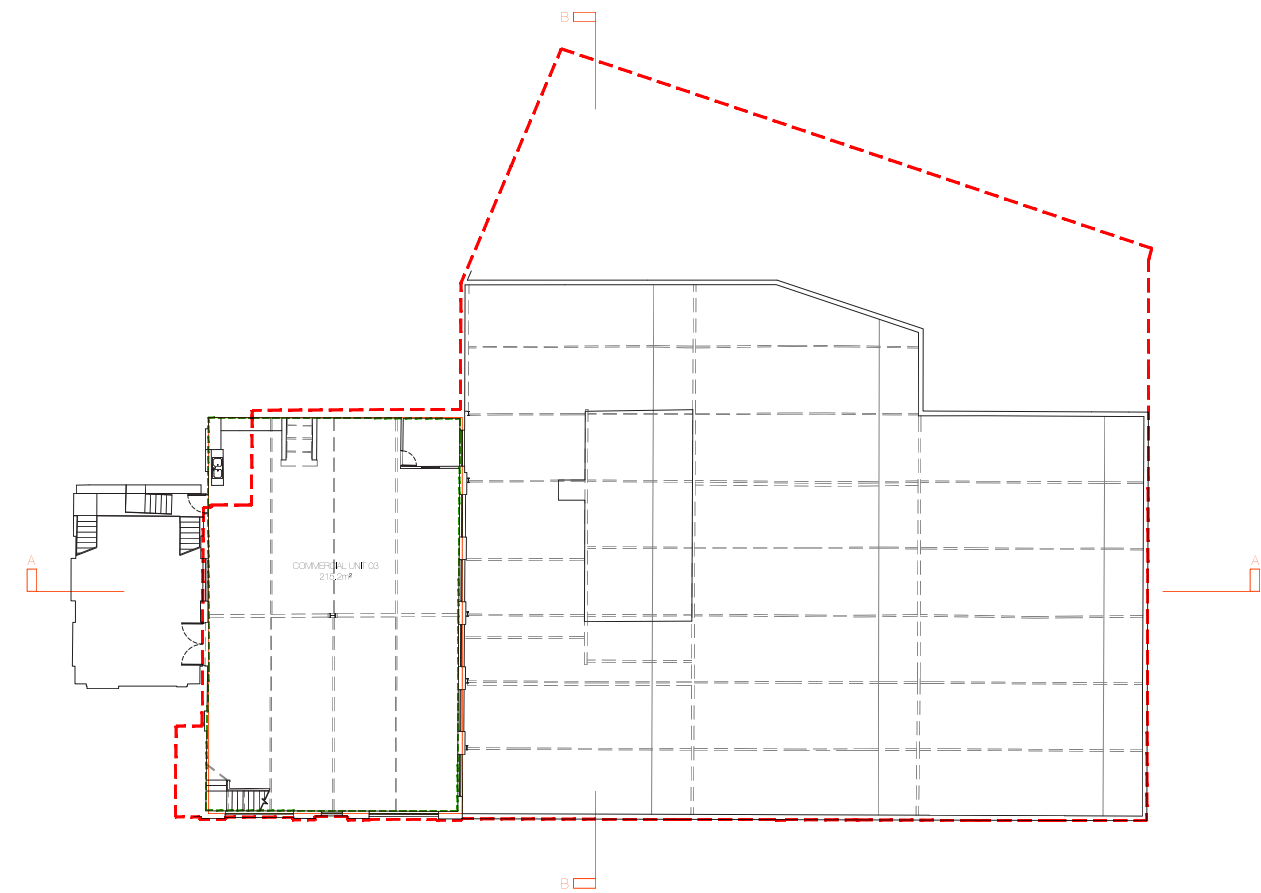
UNIT	TYPE	AREA (m²)
UNIT 01	COMMERCIAL	207.9m²
UNIT 02	COMMERCIAL	752.9m²
UNIT 03	COMMERCIAL	215.2m²
TOTAL:		1176.0m²



3. Existing Buildings

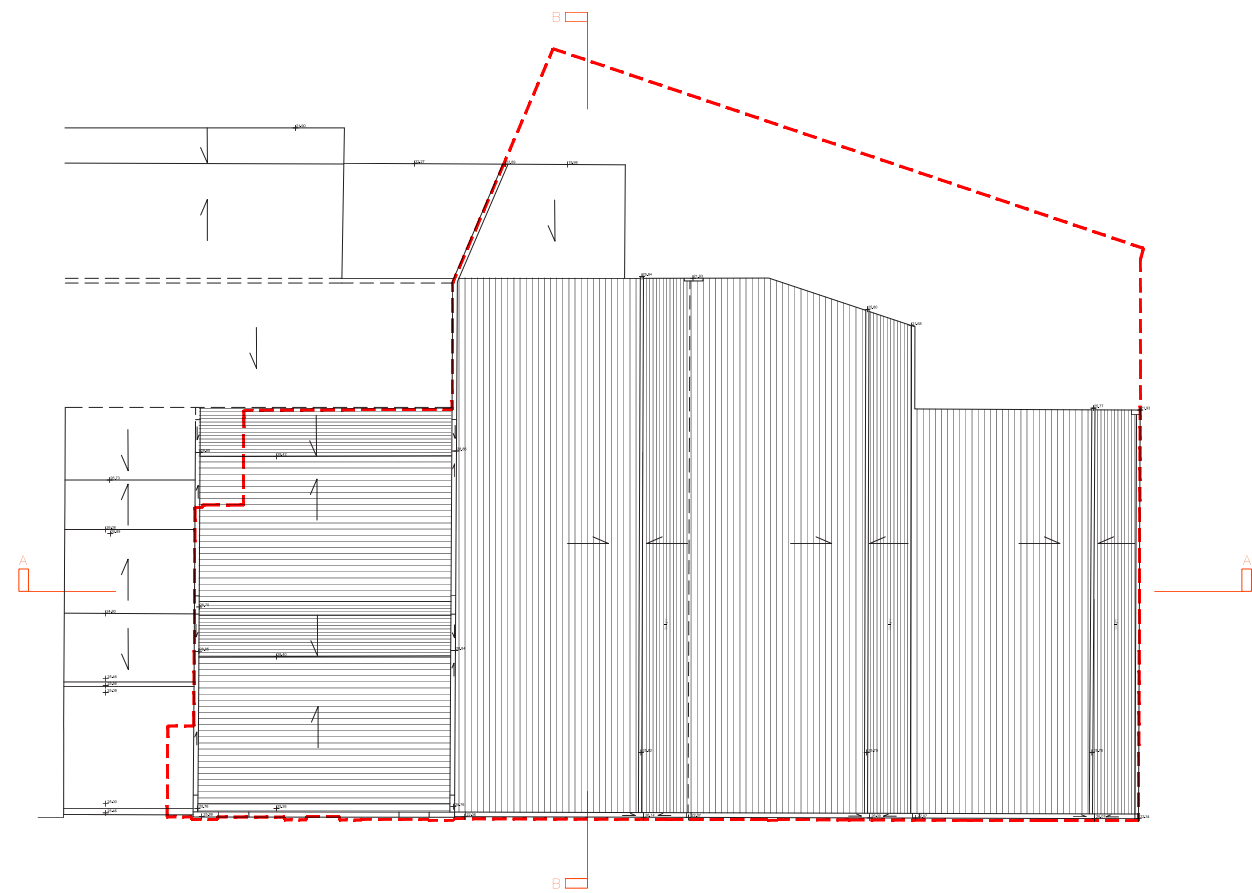


Ground Floor Plan



First Floor Plan

3. Existing Buildings



Roof Plan

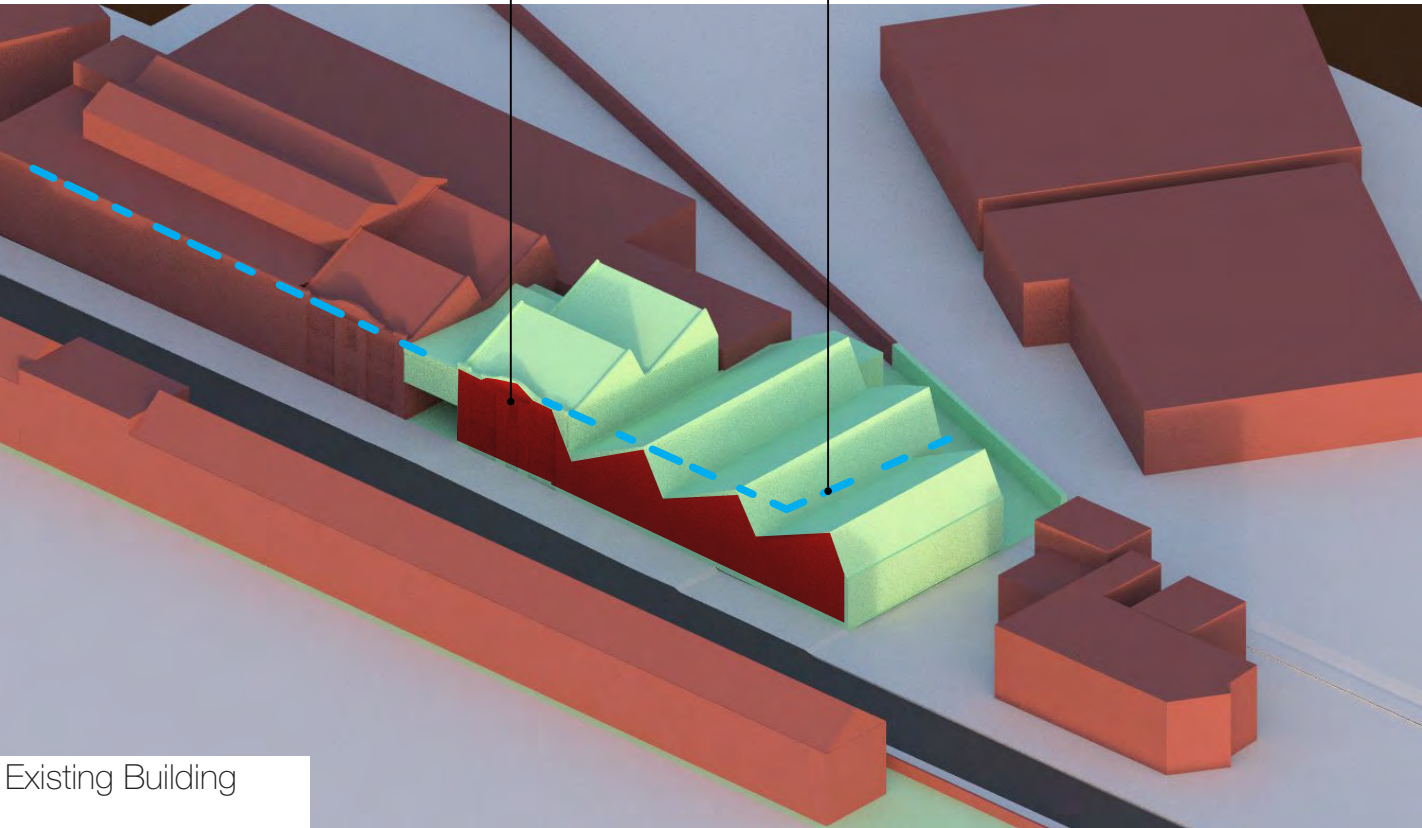
3. Existing Buildings

Key Characteristics

Key features of the site we want to retain are preserving the building line and the historic facade Create views and new access through the site Potential for increased massing

Preserve the existing facade that runs between separate ownerships

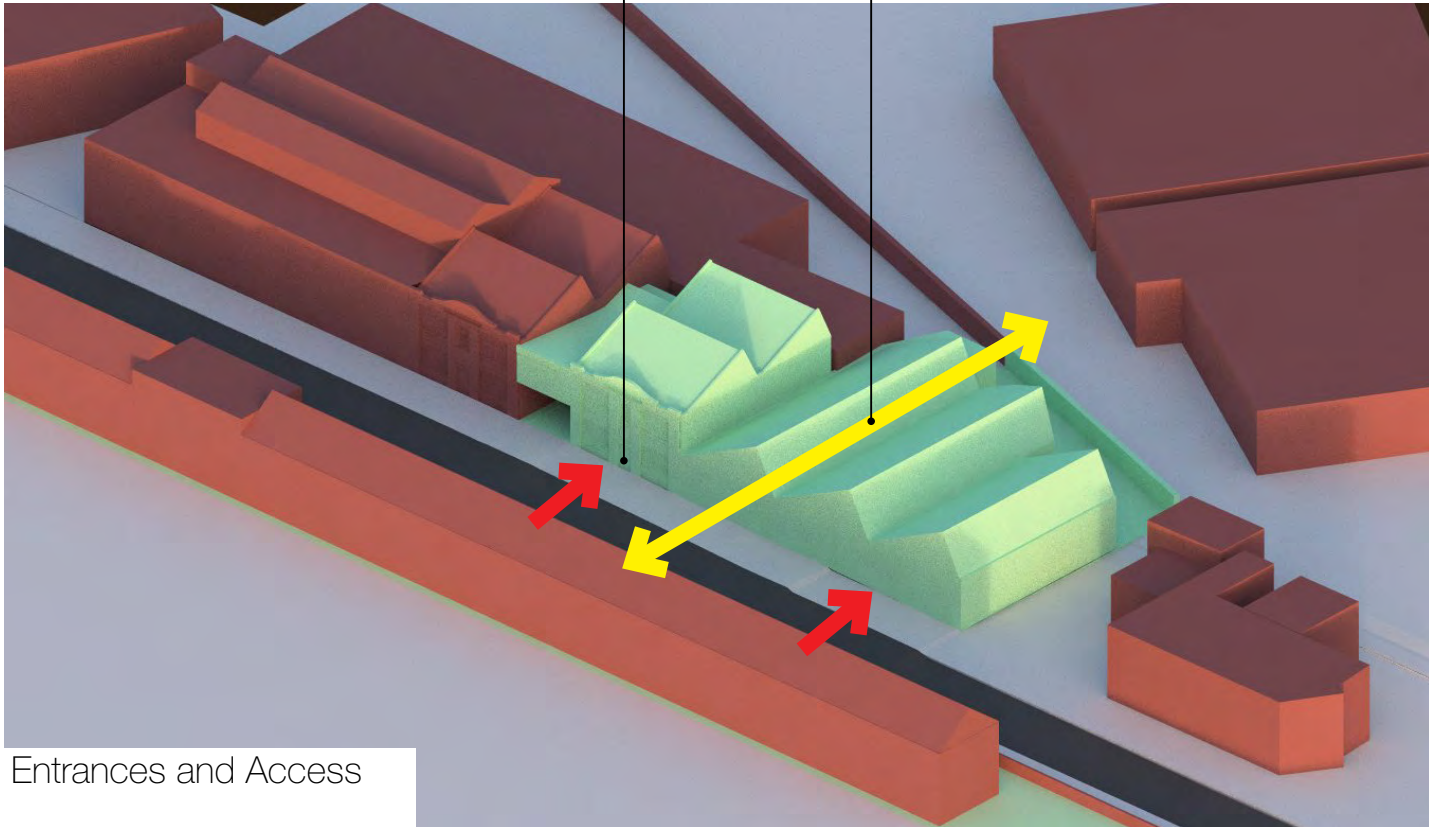
Work with established building line along Hermitage Road



Existing Building

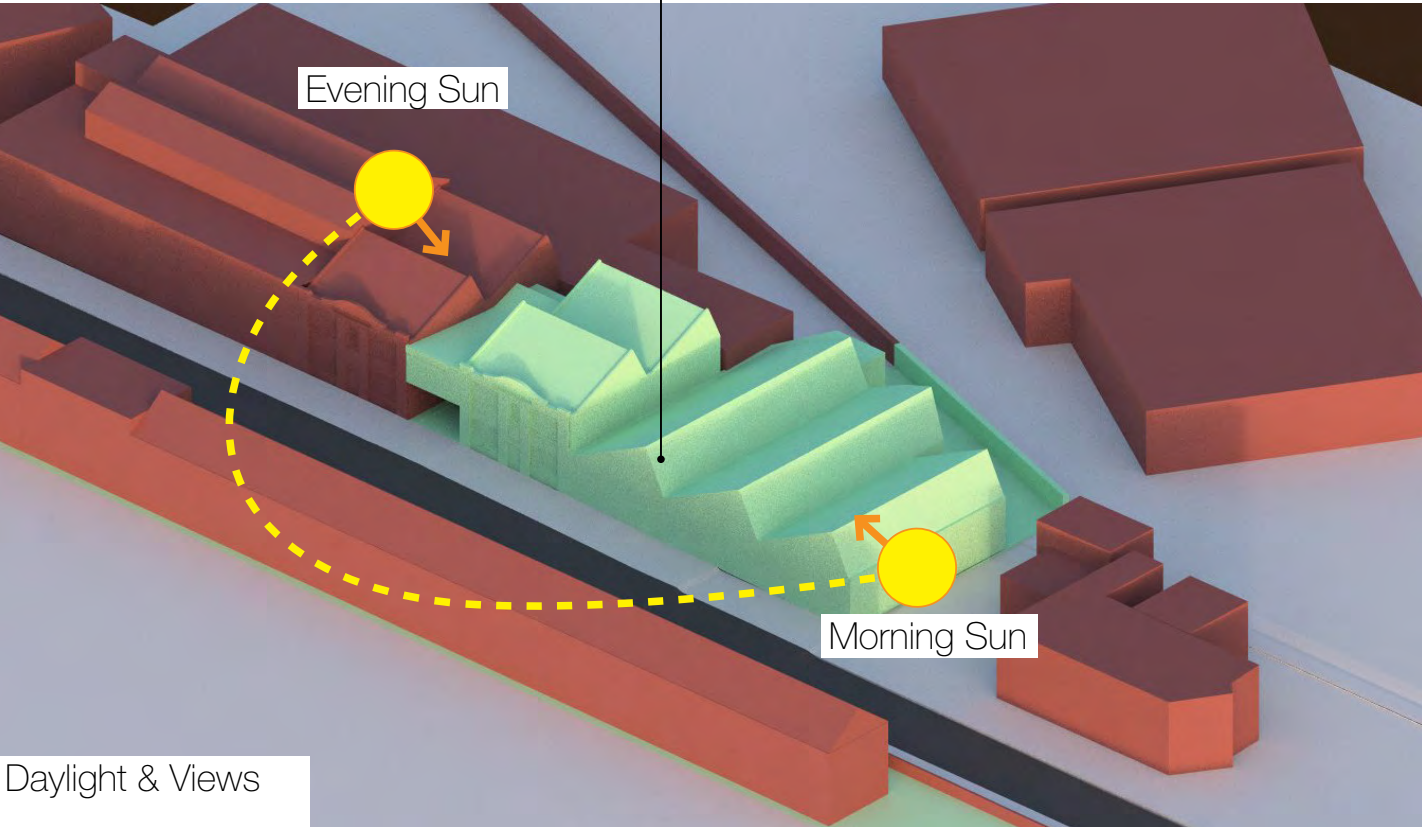
Primary Entrances along Hermitage Road

New link through site to link with wider area



Entrances and Access

Protect Rights to Light of neighbouring properties



Daylight & Views

4. Masterplan



4. Masterplan

The Haringey Warehouse District

Historically the industrial buildings were used as furniture, sweet and textile factories, amongst other industries.

Over the last fifteen years, many of these factories have organically been converted into live/work warehouse living. This has led to the creation of the Haringey Warehouse District and Warehouse Living Policy DM39, which promotes ways in which these industrial spaces can continue to support creativity by providing new forms of communal living and working.

Haringey Warehouse District comprises a series of industrial estates, mostly surrounded by largely residential areas of Haringey. The Haringey Warehouse District is characterised by brick warehouses of different scales arranged in an ad-hoc manner. Leftover spaces in between the large warehouse blocks create interesting external amenity space today.

The site allocation for Omega Works is SA32, which includes other sites as well. The relationship between SA32/Omega Works, SA31 /Crusader Estate and SA30/Arena Design Centre is very important as they form a large urban block together. There are other nearby Warehouse District sites (SA33, 34 and 35) nearby which also must be taken into account.



Aerial view of the Warehouse District

4. Masterplan

Policy DM39

As part of the wider masterplan for the area we have considered the impact of Policy DM39, related to warehouse living.

Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey, and lends particular support to the creative industries sector. It does not fall within a specific use class – and is not live/work development – and as such is considered a Sui Generis use.

Existing Urban Typology

The existing warehouse district is characterised by, a series of linear blocks that are arranged in a packed manner in respect of the irregular sites they occupy.

Long linear warehouse blocks line the streetscape of the district and this creates organic and irregular external spaces created from the leftover spaces between the warehouse blocks.



Omega Works A & B

4. Masterplan

Warehouse District Site Allocations

The warehouse district as a whole is split into six separate site allocations grouped either side of Hermitage Road, which the area centres around.

To the North of Hermitage Road sit three sites:

- **SA30 Arena Design Centre**
Mixed use site including:
Commercial and Warehouse living
- **SA31 Crusader Estate**
Commercial / light industrial
- **SA32 Omega Works**
Mixed use site including:
Commercial, residential and Warehouse living

To the South of Hermitage Road sit a further three sites:

- **SA33 Vale / Eade Road**
Industrial with limited live/work.
- **SA34 Overbury & Eade Roads**
Warehouse buildings, with residential occupancy in parts
- **SA35 Seven Sisters & Tewkesbury Roads**
Mix of sui generis (car repair) use and mixed use/retail use.



Site Allocations in the Warehouse District

4. Masterplan

Masterplan Framework Approach

To understand how best to approach our own site, SA32A, we have developed a masterplan proposal for the wider area alongside that takes account of Policy DM39: Warehouse Living of the Haringey Development Plan DPD.

The key principles of the masterplan proposal are as follows:

1. IMPROVED ACCESSIBILITY

The proposed framework takes into account the layout of the existing buildings and looks to improve the access and connections between the sites in the Haringey Warehouse District. A route connecting the sites, shown in orange is proposed. This route would be a pedestrian and cycle route.

2. INTENSIFICATION OF EMPLOYMENT

Taking into consideration the lawful planning uses on the site, the proposal provides additional and diverse employment opportunities on the sites by increasing the area of commercial accommodation. The size and type of work spaces will be varied to include units under 100m² alongside larger premises to cater for bigger organisations and communal work spaces for flexible a working environment for start ups and individuals.

3. PROVISION OF RESIDENTIAL ACCOMMODATION

In line with Policy DM39, as the commercial sites are densified, high quality residential accommodation will be provided to support this growing community of creative industries.

4. IMPROVED STANDARD OF LIVING

It is proposed that where warehouse living units already exist (for example, on site Omega Works A), warehouse living units will be reprovided. The standard of this accommodation will be improved with regard to thermal control, robustness of construction, quality of amenity spaces, and layouts will be designed to optimise the positive relationships between the living and working elements.



Proposed site linkages between the Warehouse District

4. Masterplan

Masterplan for SA30, 31 and 32

The masterplan proposal for the sites North of Hermitage Road has been developed in greater detail taking into consideration the guidelines from the Site Allocations DPD for the Haringey Warehouse District and our aspirations for the wider area:

SA30 - Arena Design Centre

SA31 - Crusader Estate

SA32 - Omega Works

The development guidelines for each site have been consulted on and a broad strategy to fulfil these requirements is proposed. The key design principles which are to be considered by the masterplan are:

1. ENHANCEMENT OF ECOLOGICAL CORRIDOR

Introducing green buffer zones between the sites will promote biodiversity enhancing the ecological corridor to the north of the site. The green buffer zones will also extend the embankment to the west which has been identified as a site of importance for nature conservation (SINC).

2. CREATE A UNIFIED PUBLIC REALM

The masterplan should introduce a variety of external spaces. There is opportunity in the masterplan, particularly on the Crusader Estate, to reconfigure the buildings to allow for a network of public courtyards which will be active, with business premises fronting onto them.

3. SENSITIVE HEIGHT OF DEVELOPMENT

It is noted in the development guidelines that any proposal should consider of the terraced housing on Ashfield Road to the east and Finsbury Park Avenue to the west. The proposal looks to minimise impact on the surrounding building particular towards Ashfield Road.

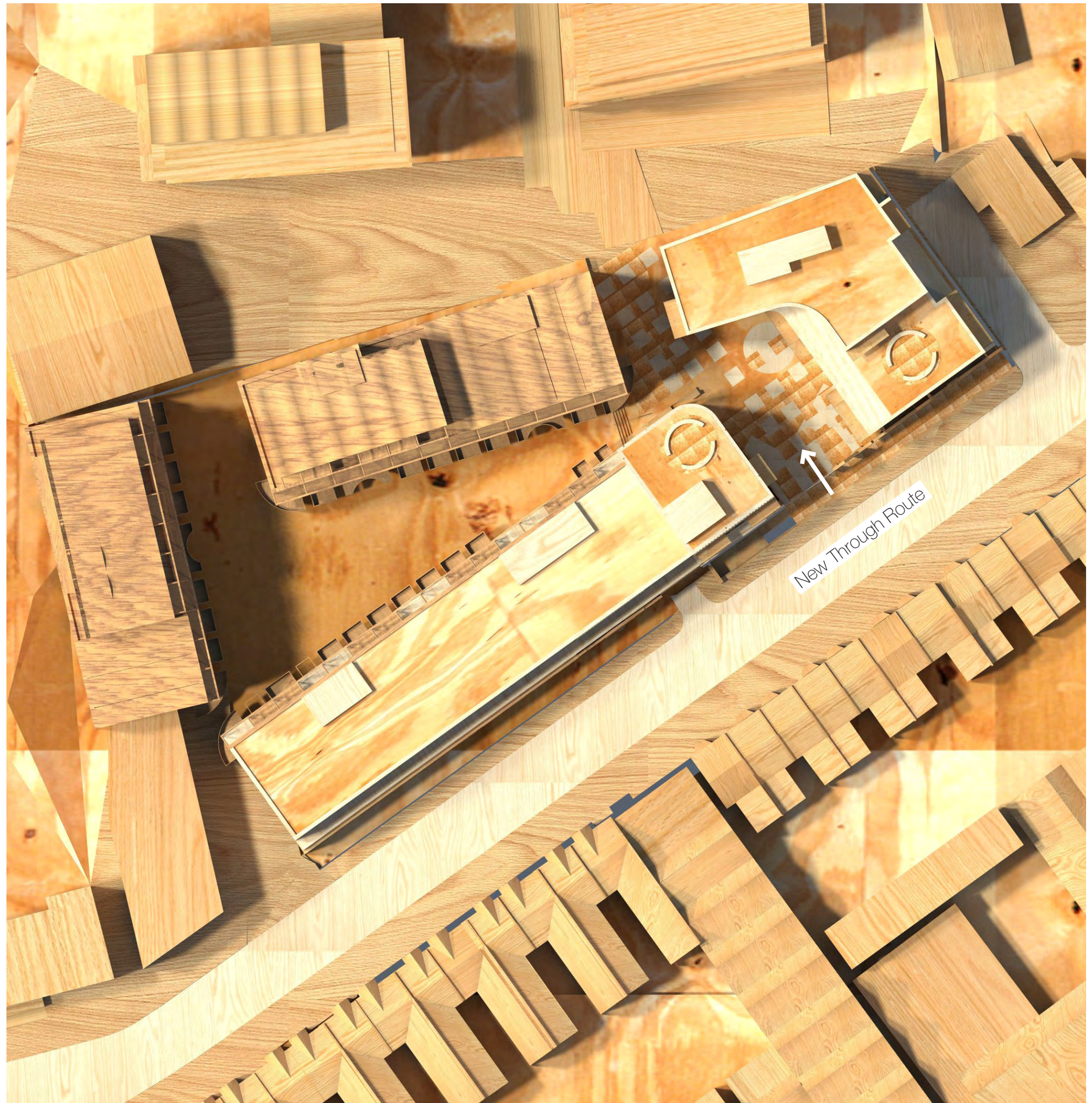


Conceptual Massing showing how we anticipate the massing for the area developing, with Omega Works being the first site to come forward for development.

4. Masterplan

New Pedestrian Access

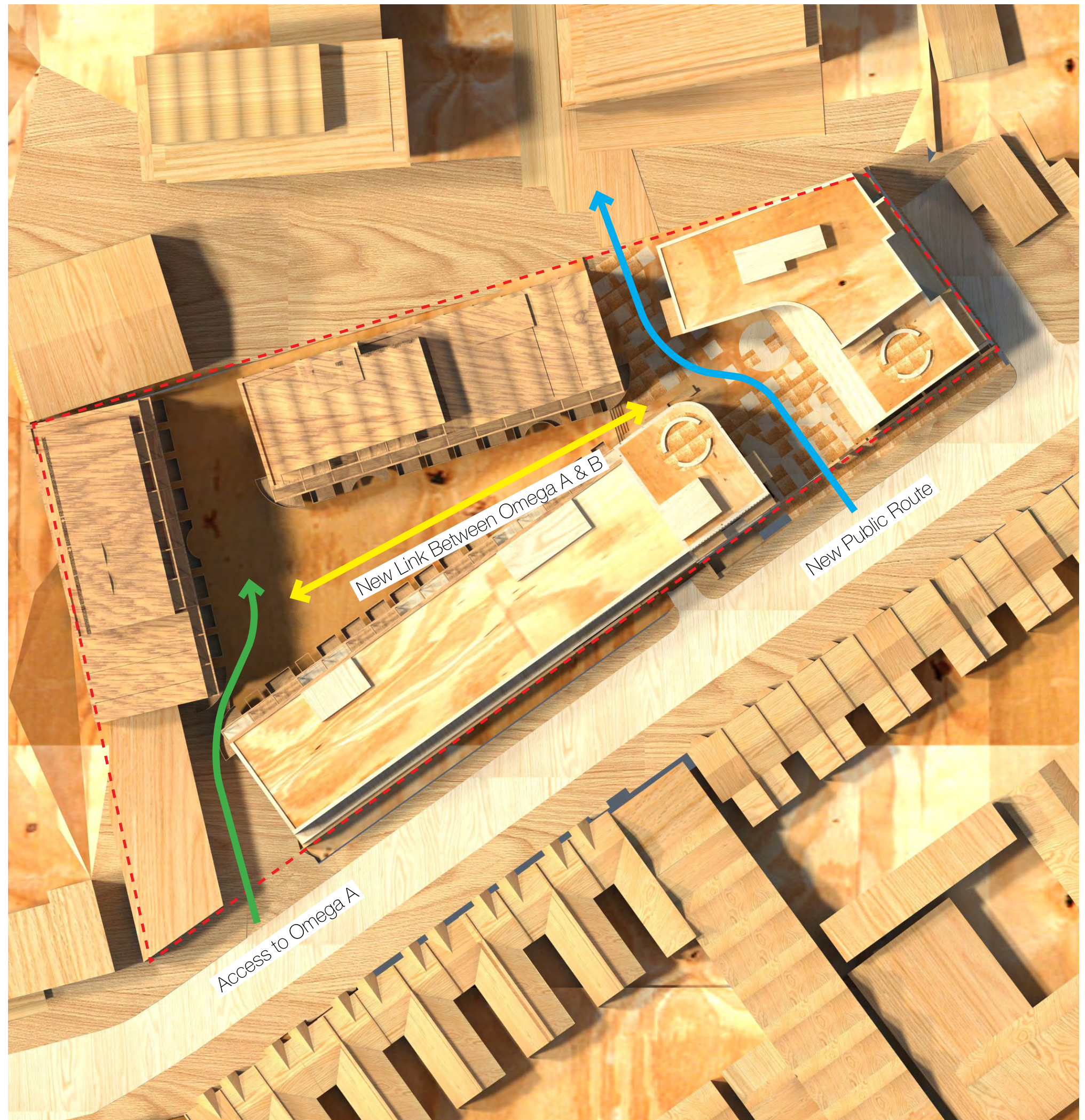
A new central route through the Omega Works site creates a pedestrian and cycle route through the site that subsequently links to a new internal courtyard and the wider area to the North and South.



4. Masterplan

An Open and Linked Site

Entrances at either end of the site along with a central linked courtyard space help to create additional pedestrian only access points to the site inviting people into the site rather than being restricted to Hermitage Road only.

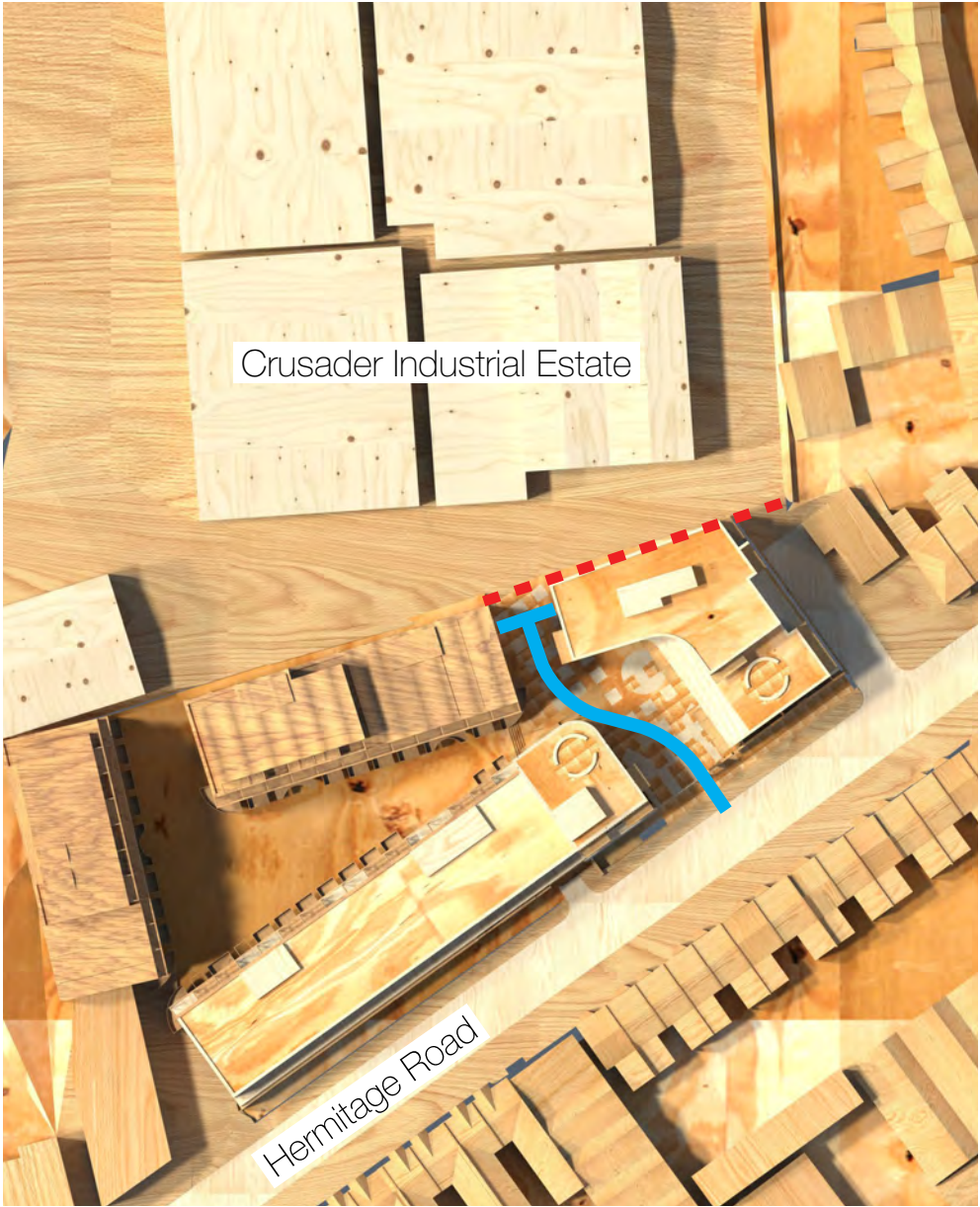


4. Masterplan

Designing for Future Development of the Crusader Site

Whilst it is envisioned that the extent of the Haringey Warehouse District will develop over time, with Omega Works being the first site to come forward as part of the Masterplan for the area, the proposed scheme will need to respond and work alongside both the existing and proposed site layouts of the adjacent development sites.

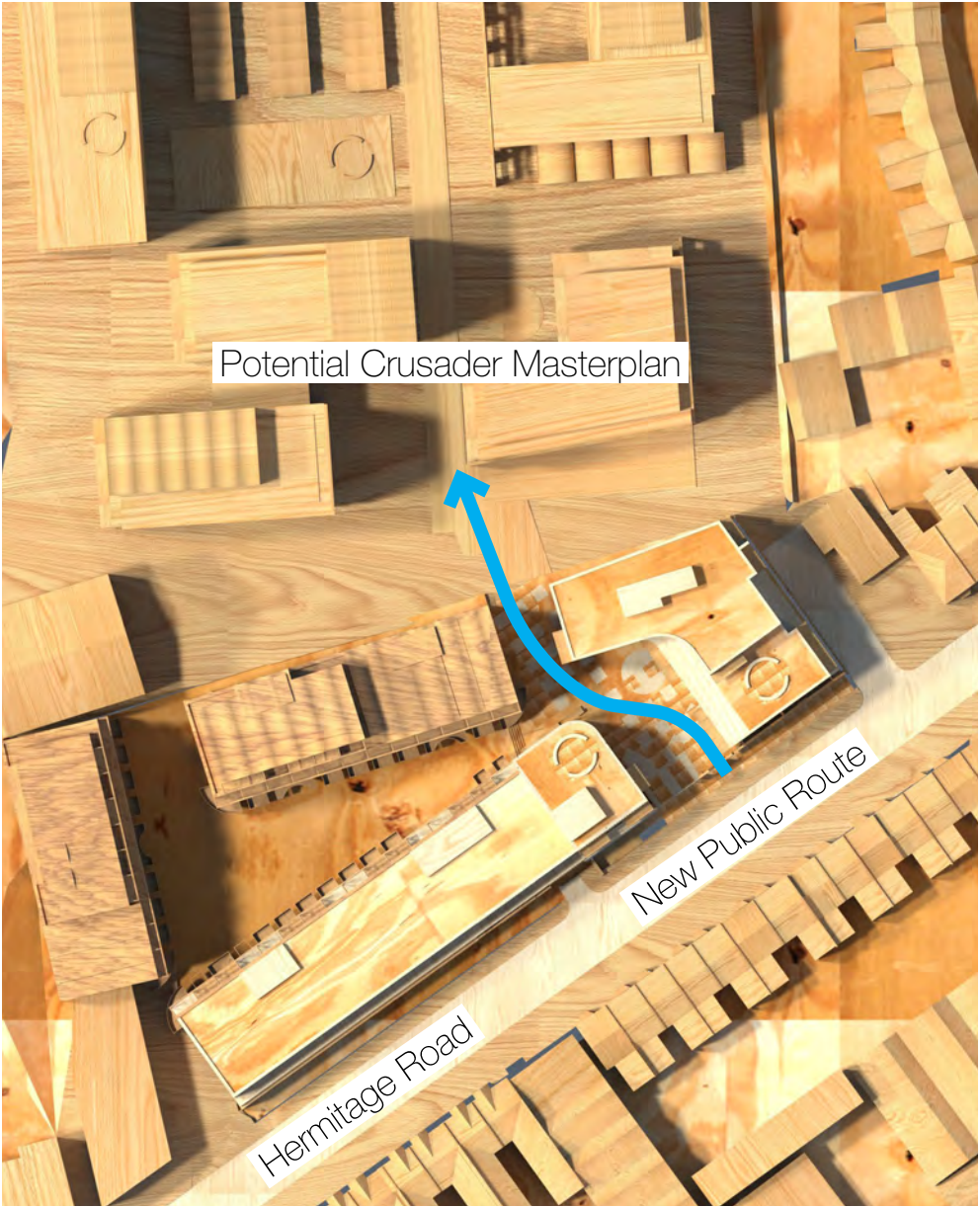
Particularly relevant is the Crusader Site and how this will react to the new public route through the Omega Works Site.



Crusader - As Existing

With the Crusader site as existing, the new public space and route through Omega Works B would terminate at the boundary between with Crusader.

As detailed within the transport report and later in this report, all deliveries and access to Omega Works B can take place directly from Hermitage Road ensuring that the Crusader Site can continue to function without interference from the proposals on the Omega Works site.



Crusader - In Future

As per Haringey's Site Allocations Policy, the Crusader Site is subject to potential future development. In preparing our masterplan for the area we have anticipated that new North / South links would be created between the Omega Works and Crusader sites, with the new public route that we propose through Omega Works B forming the primary access route.

5.0 Massing Development



5.0 Massing Development

Massing Development

The development of the scheme started with the idea of retaining the warehouse façades of the existing buildings of Omega Works B.

From here we aimed to insert a new regular and larger mass behind the façades that interacts and responds to the existing architecture. The diagrams opposite summarise the design process.



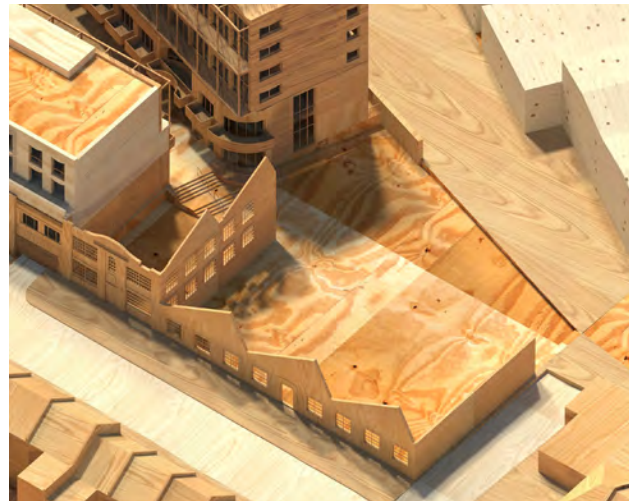
01. Existing Massing



04. New Mass Behind Retained Façades



07. Articulate The New Massing With An Ordered Grid That Intersects



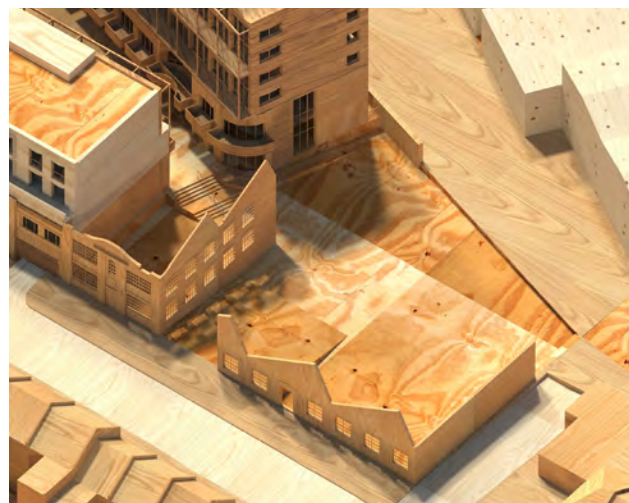
02. Retained Façades & Demolition



05. High Level Massing



08. Balconies, Railings & Gates



03. A New Route Through The Site



06. Step The Facade And Soften Edges



09. Green Roofs & Communal Gardens

5. Massing Development



5. Massing Development

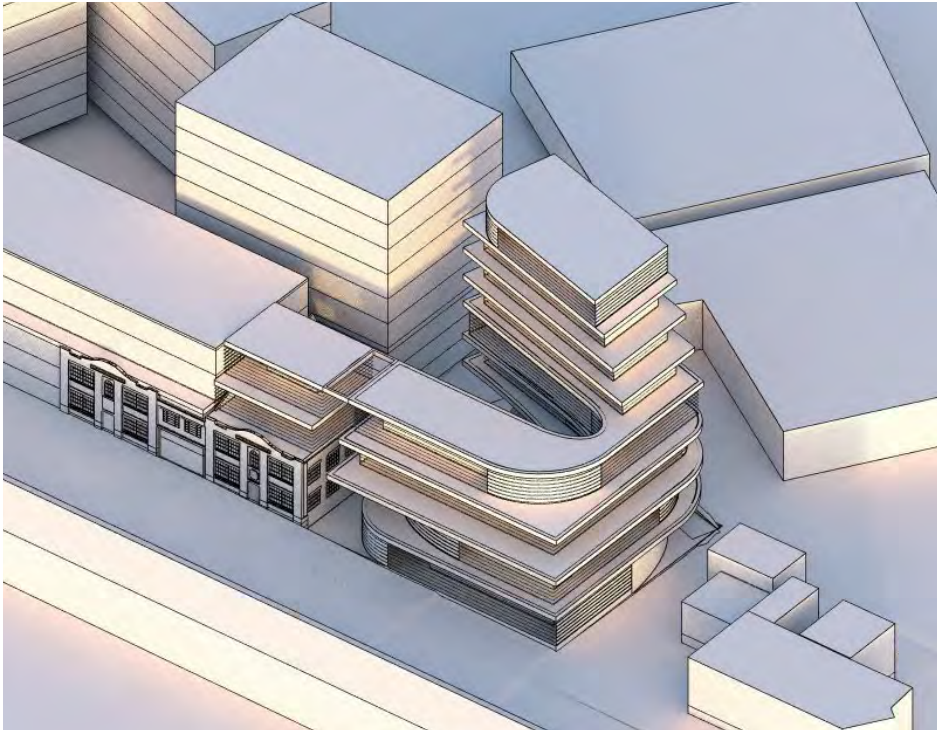


5. Massing Development

Changes during the Pre Application Process

We have been working closely with Haringey Council for the best part of two years on this proposal and during that time a number of design iterations and ideas have been developed to reach the final proposals detailed within this report.

Three key massing models are shown below which illustrate the schemes development, to increase the size of the courtyard, reduce the overall height of the buildings and improve upon the proposed architectural treatments.



Initial Scheme January 2022

Here only the original Omega Works building was to be preserved with a new building occupying the rest of the site and including a public walkway through the site



Initial QRP Scheme September 2020

The Courtyard space was widened with a more detailed architectural treatment shown



Revised QRP Scheme July 2021

Following feedback from the QRP (Quality Review Panel), we decided upon preserving both the Omega and Saw Tooth Façades, widening the courtyard space and reducing the massing of the scheme

6. Commercial Research



6. Commercial Research

Warehouse District Commercial Research

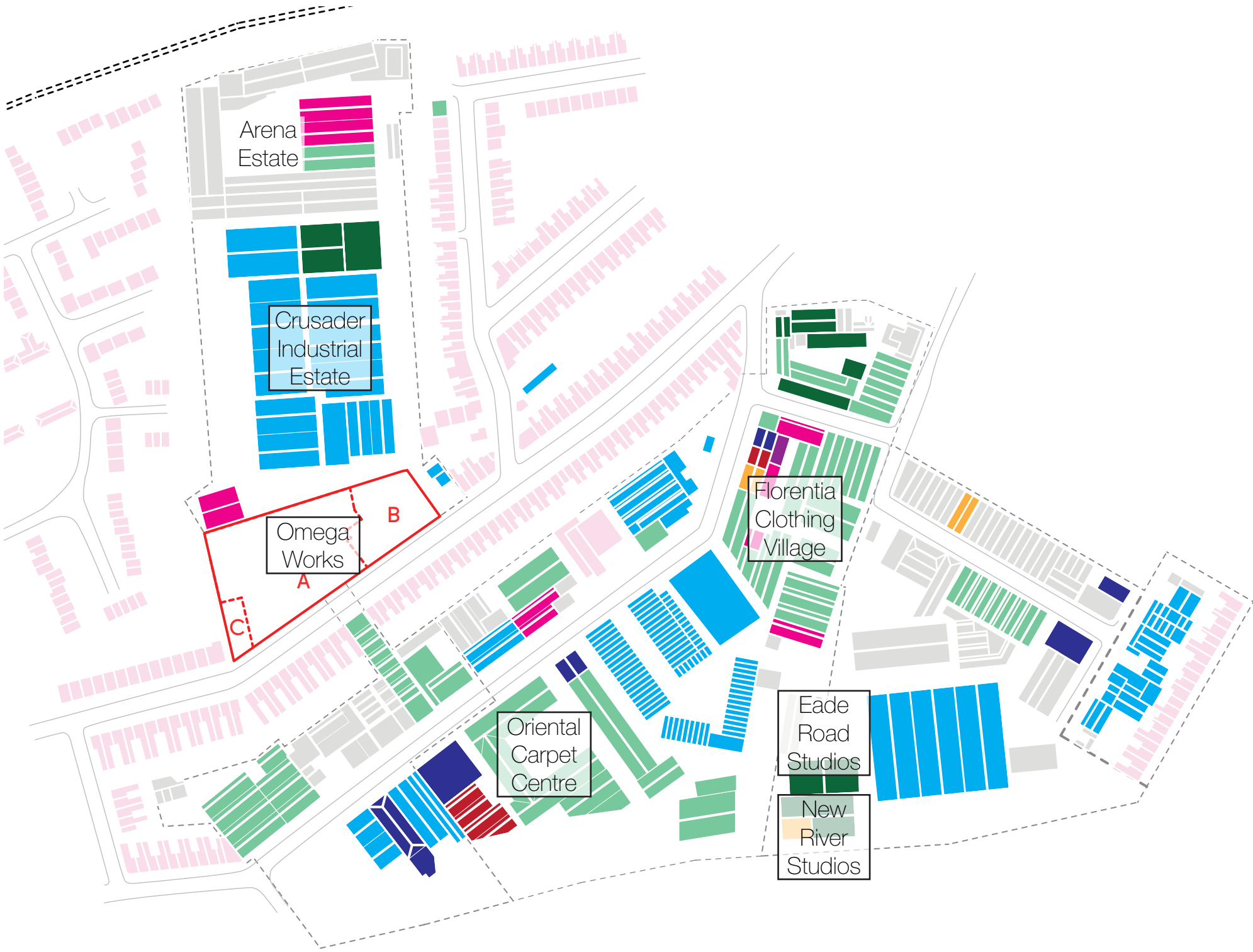
In order to understand the type of commercial uses in the area we undertook a walk-around survey of the existing commercial uses within the Warehouse District.

In summary our research concluded the following:

- The Warehouse district is split into smaller villages / sub areas that have their own unique character and tenant type
- There are a large number of industrial / semi industrial units along with fashion / textile and clothing producers based in the area.
- The fashion / textile businesses are complimented by other related industries such as film and photography studios, AV equipment hire facilities and galleries
- Elsewhere we found workshops which produce fashion and jewellery items

USES KEY:

- Residential
- Co-Working / Cafe
- Leisure / Fitness / Retail
- Fashion / Textiles
- Industrial
- Community
- Film / Photography / Gallery
- Office
- Studios
- Other



Commercial uses in the warehouse district

6. Commercial Research

Commercial Questionnaire

As part of the walk around we prepared a questionnaire in which we asked businesses for information on the type of workspace they have, including information on size, need for natural light, number of employees etc.

During the research visit we looked in detail at key sites within the Warehouse District: Florentia Clothing Village and New River Studios & Eade Road Studios.



The D*Haus Company Ltd
www.thedhaus.com



OMEGA WORKS LOCAL BUSINESS SURVEY

1. How long have you been here?

2. What do you do here?

3. How many people work here?

4. Do you need natural daylight for your business?

5. How much storage vs workspace do you need?

6. Do you need retail space?

7. What's the size of your unit?

8. What size unit do you need?

9. Do you need access by car / a loading bay?

10. Do you need high floor to ceiling heights for your business?

11. What do you like about this building?

12. What do you dislike about your premises?

13. Anything else?

A sample of the questionnaire for commercial tenants



Oriental Carpet Centre



Tewkesbury Road



Florentia Clothing Village



Topper House, Vale Road

6. Commercial Research

Florentia Clothing Village - Commercial Sub Area

Florentia Clothing Village is a creative warehouse complex that has been around for over thirty-five years.

It is home to a vast array of businesses whose motivation to work within a community of like-minded creatives is a priority – ideal for those who demand a London base with the great value that North London offers.

The site provides a range of studio spaces ranging from 20 to 400 m2.

That creativity now extends from its original sphere of fashion design and manufacturing, into the arts of film; theatre; music; design and photography.

The original parts of the building were built in the early part of the 20th Century, before development broadened the 'Warehouse District' into the area we see today.

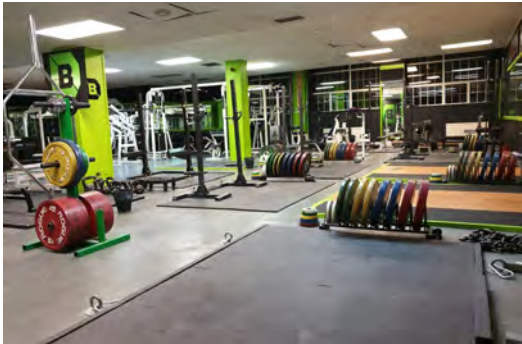
With this part of North London establishing itself as a centre for Cypriot clothing trades, the Village itself was opened on 1983 when Princess Anne formally started the Florentia Clothing village era.



6. Commercial Research

Florentia Clothing Village - Commercial Tenants

Within the Clothing Village we looked at a number of different tenants and the type of spaces they occupy.



Built Differently Gym



Optical Support



USES KEY:

- Residential
- Co-Working / Cafe
- Leisure / Fitness / Retail
- Fashion / Textiles
- Industrial
- Community
- Film / Photography / Gallery
- Office
- Studios
- Other



Venus Cafe



The Sampling Unit



The Cotton Store



16oz Studio

6. Commercial Research

New River Studios

Is an arts' centre, studio provider, venue, education hub, cafe and bar, with a large and diverse range of users.

Housed in a converted furniture warehouse in Manor House, North London, New River Studios offers a broad range of facilities which can be easily accessed by the local community, and it hosts a variety of events including gigs, exhibitions, workshops, pop-ups and educational programs.

The studios are run on a not-for-profit basis by a Community Interest Company of the same name.



Eade Road Studios

Are housed in a single storey factory/ warehouse building which provides 34 studio/ office units on ground and first floors. which is ideally suited for creative and co working users.

The premises benefit from excellent natural light an outside yard with decking area, electric heating and a café.



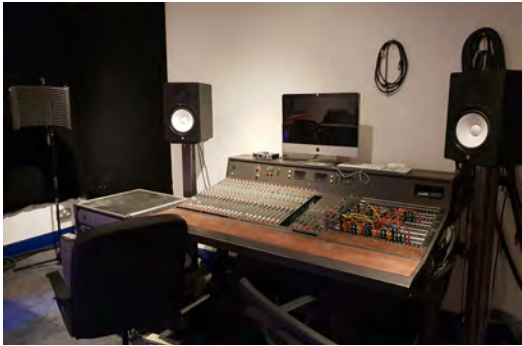
6. Commercial Research

New River and Eade Road Studios - Commercial Tenants

Facilities within New River Studios and Eade Road Studios were of a communal nature with shared facilities available for hire by smaller studios run by artists / musicians etc.

USES KEY:

- Residential
- Co-Working / Cafe
- Leisure / Fitness / Retail
- Fashion / Textiles
- Industrial
- Community
- Film / Photography / Gallery
- Office
- Studios
- Other



Music Recording Studios



Music Practice Rooms



Cafe / Bar



Eade Road Individual Studios



Event Space

6. Commercial Research

The N4 Makers Market

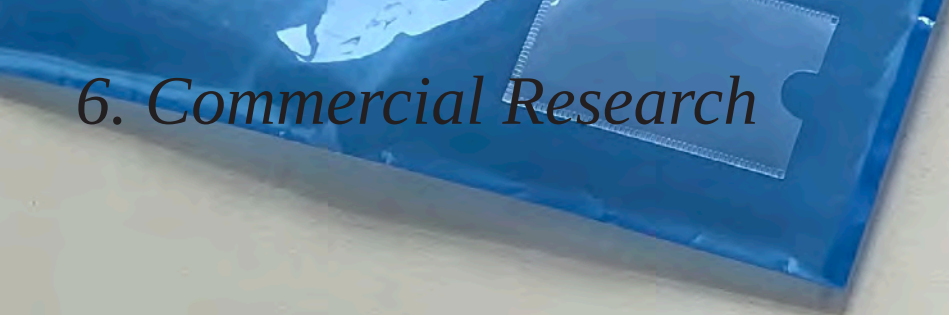
As part of our research we also attended the North London Makers' Market to meet with and discuss the proposals for the Warehouse District.

The Markers Market is a community-led market event that aims to bring N4's creative warehouse communities together in one space + connect the people in them not only with each other but also with residents + small businesses around wider Haringey.

Over the last 20 years, several warehouse complexes around Manor House/South Tottenham (N4) – once used for industry + commerce – have been inhabited by artists, designer-makers, performers + others pursuing or making a living from their creative bent, often being utilised as live-work studios as well as simply spaces for creatives to make their homes among like-minded people.

As a result, the Haringey Warehouse District has evolved + a thriving artist community exists here, filled with creative individuals who have sought to live in spaces among a community and environment that supports + facilitates what they do.

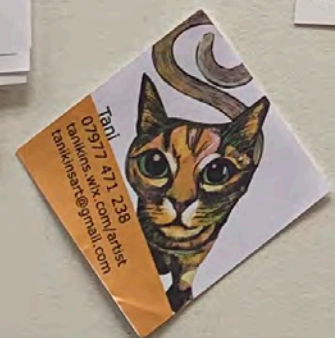
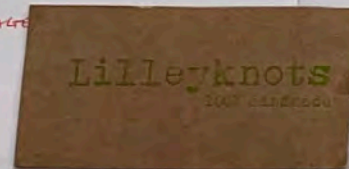


A blue folder with a white label and a small white card. The folder is open, showing a white card with a small white label on it. The folder is placed on a light-colored surface.

6. Commercial Research



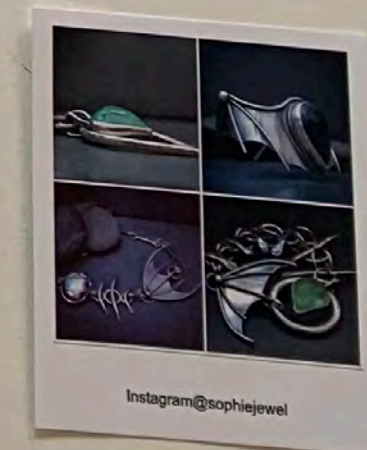
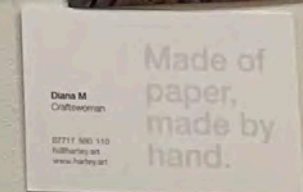
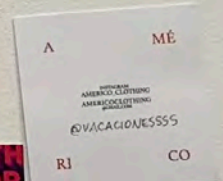
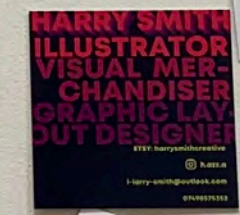
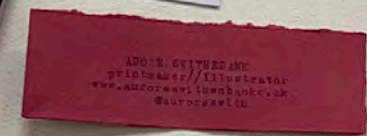
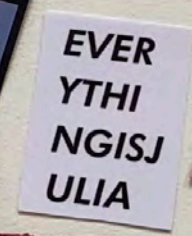
-
- Mellow Mornin
Handmade wire jewelry
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6. Commercial Research

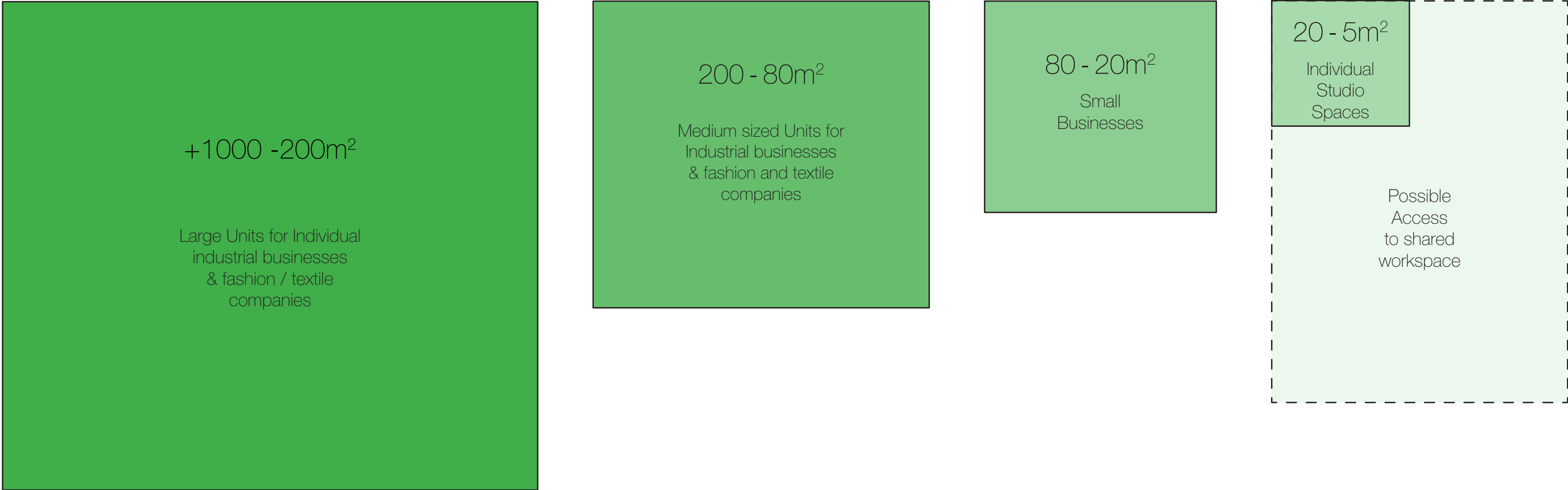
Conclusions

The Warehouse district provides both industrial and art based commercial spaces for established businesses with large workforces alongside smaller single person workspaces for start up businesses and artists.

The unit sizes within the district vary depending on the type of business with smaller units for individuals and start ups who utilise communal spaces all the way up to large single tenant spaces that cater for warehouse and industrial units.



Range Of Unit Sizes Within The Warehouse District:



6. Commercial Research

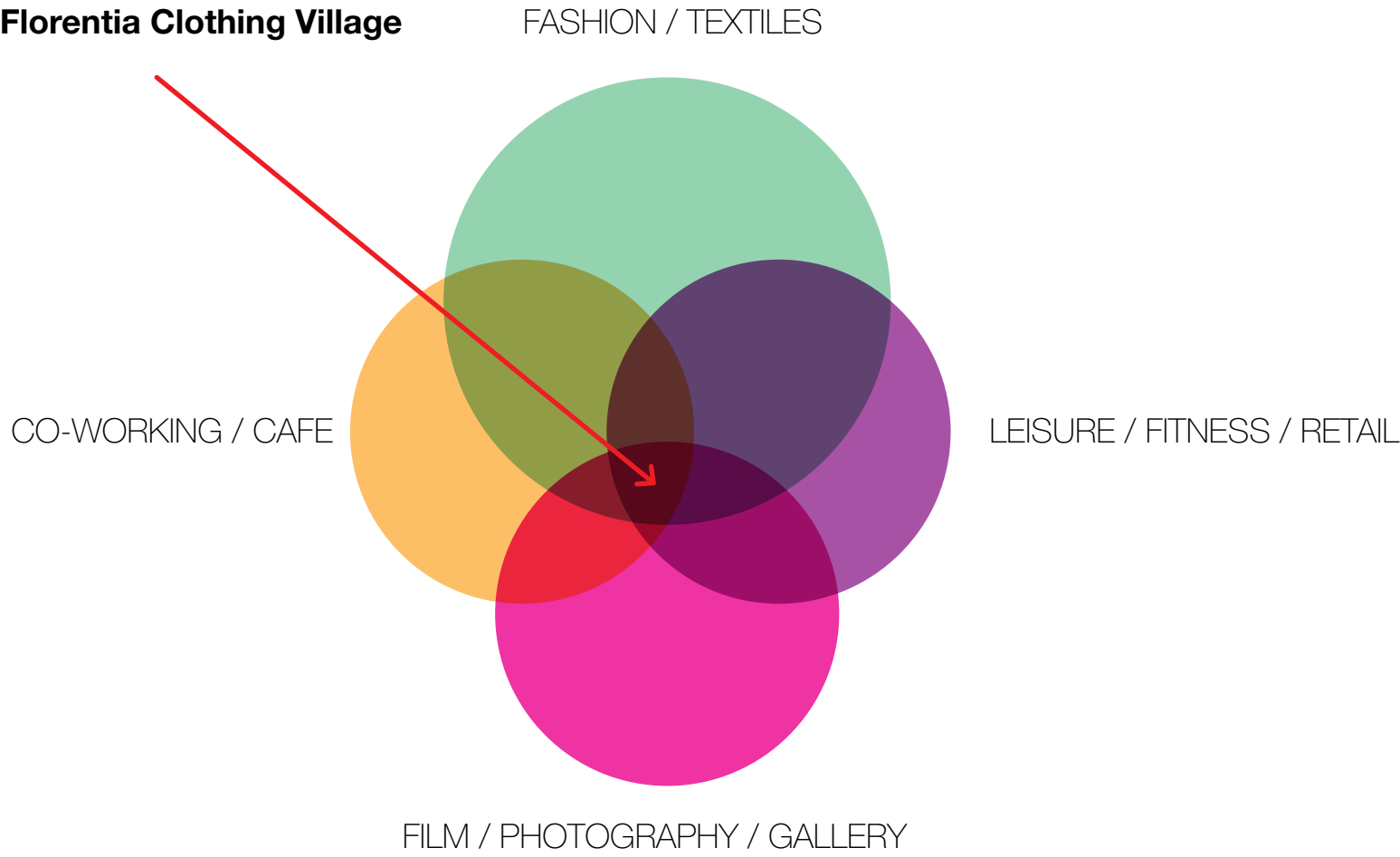
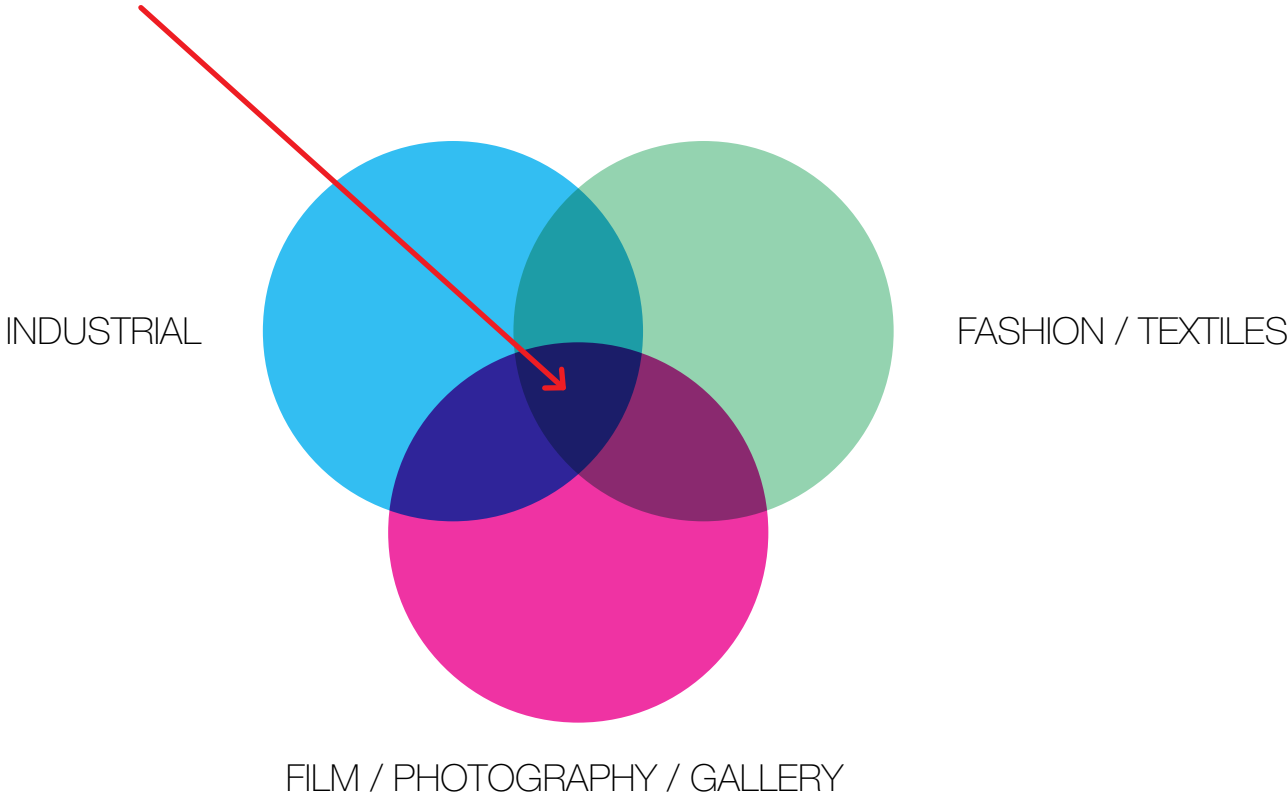
Sub Areas, Use Clustering

Having looked in detail at each of the sub areas within the warehouse district we came to the following conclusions:

- 1. Each cluster had a group of typologies with an interdependence on each other.
- 2. The benefit of being physically close to each other to all businesses in the area as they each generate revenue for the others, creating a micro-economic zone.

An example of this is the Florentia Clothing Village which has a mixture of film, fashion and gallery spaces near to each other

The Arena Design Centre



New River Studios And Eade Road Studios

