

Development Management
LB Haringey
Civic Centre
River Park House
225 High Road
London N22 8HQ

4th November 2022
Reference RE/JF/139b

Dear Sir/Madam

**OMEGA WORKS B, 167 HERMITAGE ROAD, LONDON N4 1LZ
PLANNING APPLICATION FOR:**

**REDEVELOPMENT OF THE SITE FOR A MIXED-USE SCHEME COMPRISING
EMPLOYMENT USE (USE CLASS E) AND 36 RESIDENTIAL UNITS (USE CLASS C3).
TOGETHER WITH ASSOCIATED LANDSCAPING, NEW COURTYARD, CHILDREN'S PLAY
SPACE, CYCLE STORAGE, NEW SHARED ACCESS ROUTE, 2X ACCESSIBLE CAR
PARKING SPACES AND WASTE AND REFUSE AREAS**

I have pleasure in attaching a planning application for the above development, for the site at Omega Works B, 167 Hermitage Road, N4 1LZ. The application is made electronically through the planning portal.

Along with this letter the applications are supported by the following reports:

- Planning Application Forms;
- Certificates;
- Additional CIL Form;
- Full plan set, prepared by D*Haus Architects,
- Design and Access Statement, prepared by D*Haus Architects
- Statement of Community Involvement, prepared by Collective Planning
- Utilities Assessment, prepared by Eckersley O'Callaghan Engineers;
- Flood Risk, SuDS Assessment and Drainage Proforma, prepared by Eckersley O'Callaghan Engineers;
- Ground Investigation Report, prepared by Ground and Water

- Contaminated Land Assessment, prepared by Ground and Water
- Overheating Assessment, prepared by Consolux;
- Energy Statement, prepared by Consolux;
- Sustainability and BREEAM Statement, prepared by Consolux;
- Preliminary Ecological Assessment and Bat Survey, prepared by Phlorum;
- Landscaping Assessment, prepared by Turkington Martin;
- Transport Statement, prepared by Turkington Martin;
- Delivery and Servicing Management Plan, prepared by Markides Associates;
- Framework Construction Logistics Plan, prepared by Markides Associates;
- Air Quality Assessment, prepared by Phlorum;
- Acoustic Assessment, prepared by Acoustic Consultants Ltd;
- Daylight and Sunlight Assessment, Herrington Consultants;
- Viability Assessment; prepared by CBRE; and
- Fire Statement, prepared by Clarke Banks.

The planning application fee of £20,822.20 is made via online payment.

I attach a drawings schedule detailing all the drawings and an area schedule showing the breakdown of each unit.

I trust this is acceptable, but please do not hesitate to contact me if you would like to discuss further.

Yours faithfully,



John Ferguson BSc (Hons), PG Dip TP, MRTPI

Director

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Drawing Schedule

Omega Works B, 167 Hermitage Road, N4 1LZ

Drawing No.	Title
0092_PLN_EX_LCT_01	Site Location Plan
0092_PLN_BLK_000	Existing and Proposed Block Plan
0092_PLN_EX_000	Existing Ground Floor Plan
0092_PLN_EX_100	Existing First Floor Plan
0092_PLN_EX_200	Existing Roof Floor Plan
0092_PLN_EX_ELES	Existing Elevations
0092_PLN_EX_SEC_01	Existing Sections
0092_PL_000	Proposed Ground Floor Plan
0092_PL_100	Proposed 1 st Floor Plan
0092_PL_200	Proposed 2 nd Floor Plan
0092_PL_300	Proposed 3 rd Floor Plan
0092_PL_400	Proposed 4 th Floor Plan
0092_PL_500	Proposed 5 th Floor Plan
0092_PL_600	Proposed 6 th Floor Plan
0092_PL_700	Proposed Roof Plan
0092_PLN_PRO_ELE_01	Proposed Long Elevations
0092_PLN_PRO_ELE_02	Proposed Short Elevations
0092_PLN_PRO_SEC_01	Proposed Sections 01
0092_PLN_PRO_SEC_02	Proposed Sections 02
0092_PLN_PRO_SEC_03	Proposed Sections 03



Omega Works B: Area Schedule				
Project Code	0092			
Project Title	Omega Works (B)			
Sheet Name	1 of 1			
Created Date	28.01.2022			

EXISTING AREA				
Location	Unit Type	Area	Sub Total	Notes
Ground Floor	Luggage Storage Unit	965		
First Floor	Storage Space	214		
SUB-TOTAL			1179	

PROPOSED AREA				
Location	Unit Type	Area	Sub Total	Notes
Communal				
Ground Floor				
	Resi & Commercial Bin Store	43.57		
	Plant Room	85.82		
	Residential Lobby 01	108.41		
	Residential Lobby 02	21.13		
	Residential Office	28		
Upper Levels				
	1st Floor Residential Lobby A	22.96		
	1st Floor Residential Lobby B	5.66		
	2nd Floor Residential Lobby A	27.59		
	2nd Floor Residential Lobby B	5.66		
	3rd Floor Residential Lobby A	27.59		
	3rd Floor Residential Lobby B	5.66		
	4th Floor Residential Lobby A	27.59		
	4th Floor Residential Lobby B	5.66		
	5th Floor Residential Lobby A	35.39		
	5th Floor Residential Lobby B	5.66		
	6th Floor Residential Lobby A	35.39		
SUB-TOTAL			491.74	
COMMERCIAL				
Ground Floor	Commercial Plant 1	21.42		
	Commercial Plant 2	25.62		
	Commercial Plant 3	7.69		
	Unit 01	69.63		
	Unit 02	51.2		
	Unit 03	36.11		
	Unit 04 (FOYER EVENT SPACE)	81.88		
	Unit 05	43.92		
First Floor				
	1st Floor Commercial Lobby	16.83		
	Unit 06	107.42		
	Unit 07	148.36		
SUB-TOTAL			610.08	
RESIDENTIAL				
First Floor				
	UNIT 01 - 2B3P	69.11		
	UNIT 02 - 1B2P	64.71		
	UNIT 03 - 2B4P	70.04		
	UNIT 04- 2B3P	78.26		
Second				
	UNIT 05 - 2B4P	68.21		
	UNIT 06 - 1B2P	66.22		
	UNIT 07 - 2B4P	75.17		
	UNIT 08 - 2B3P	68.24		
	UNIT 09 - 1B2P	59.99		
	UNIT 10 - 3B6P	109.19		
	UNIT 11 - 2B4P	76.34		
	UNIT 12 - 1B2P	50.92		
Third				
	UNIT 13 - 1B2P	53.16		
	UNIT 14 - 1B2P	64.13		
	UNIT 15 - 2B4P	75.26		
	UNIT 16 - 2B3P	68.24		
	UNIT 17 - 1B2P	59.99		
	UNIT 18 - 3B6P	109.25		
	UNIT 19 - 2B4P	76.34		
	UNIT 20 - 1B2P	50.92		
Fourth				
	UNIT 21 - 1B2P	52.4		
	UNIT 22 - 1B2P	64.13		
	UNIT 23- 2B4P	75.26		
	UNIT 24 - 2B3P	68.24		
	UNIT 25 - 1B2P	61.56		
	UNIT 26 - 3B6P	109.25		
	UNIT 27 - 2B4P	76.24		
	UNIT 28 - 1B2P	50.92		
Fifth				
	UNIT 29 - 3B6P	85.12		
	UNIT 30 - 2B3P	68.24		
	UNIT 31 - 1B2P	52.46		
	UNIT 32 - 1B2P	58.36		
Sixth				
	UNIT 33 - 3B6P	84.83		
	UNIT 34- 2B3P	68.24		
	UNIT 35 - 1B2p	52.46		
	UNIT 36 - 1B2p	58.38		
SUB-TOTAL			2499.78	
TOTAL SCHEME AREA			3601.6	