

13. Perspective Views



13. Perspective Views Hermitage Road



13. Perspective Views

Hermitage Road



13. Perspective Views

View of the Courtyard



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View of the Courtyard



13. Perspective Views

View of the Courtyard



13. Perspective Views

View of the Courtyard



13. Perspective Views

The North Facade



13. Perspective Views
View from the North



13. Perspective Views

Commercial Studio within the original Omega Building



13. Perspective Views

Commercial Studio onto the Courtyard



13. Perspective Views

Commercial Studio onto Hermitage Road



13. Perspective Views

Commercial Studio onto Hermitage Road

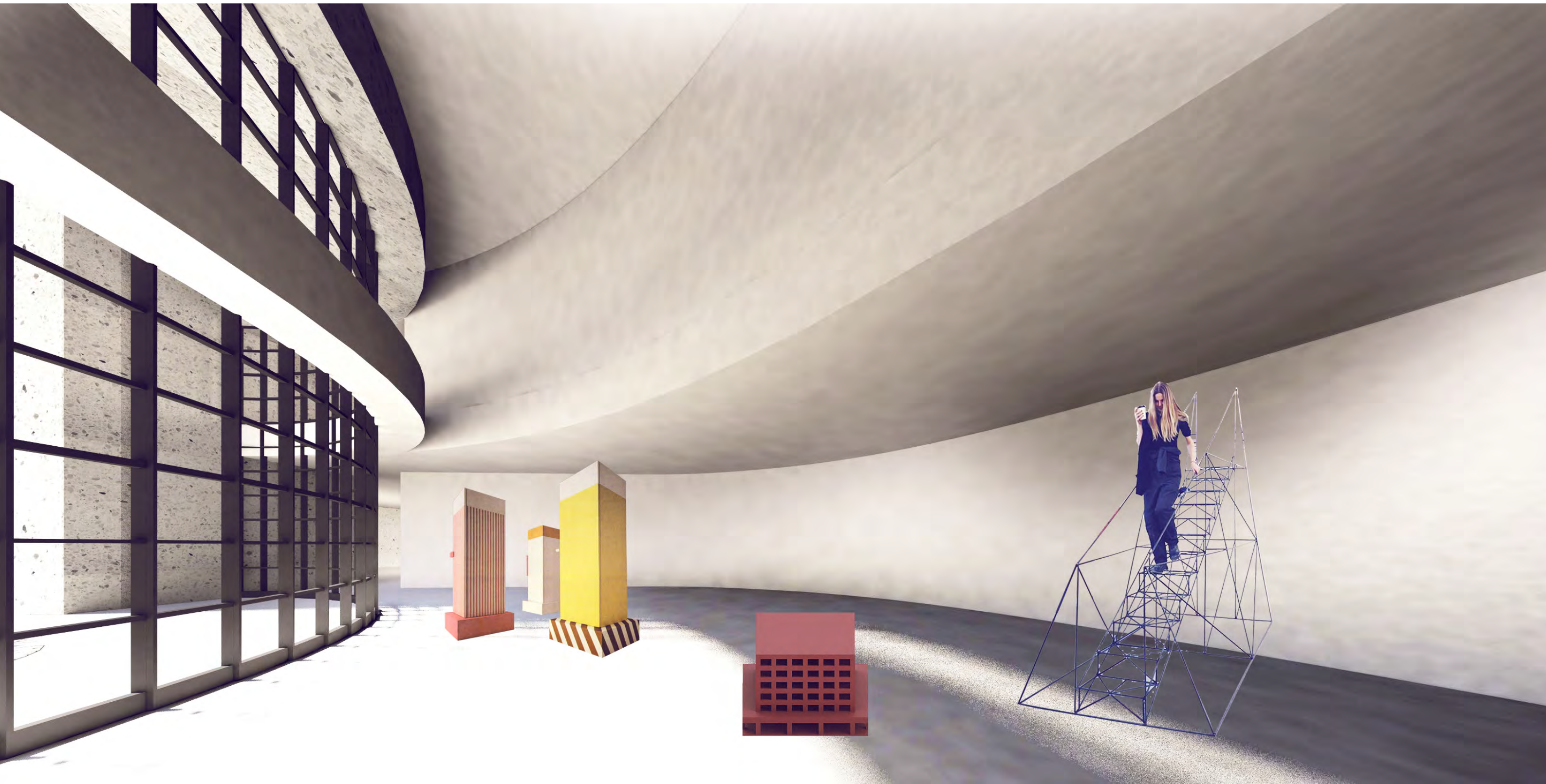


13. Perspective Views
Commercial Studio onto Hermitage Road



13. Perspective Views

View from the Exhibition Space



13. Perspective Views

View from an Apartment



13. Perspective Views

View from an Apartment



13. Perspective Views

View from an Apartment



14. The Courtyard and Yard Space



14. The Courtyard and Yard Space

Entrance Gates into the Courtyard

A gated entrance into the site is proposed that follows the profile of the existing saw tooth building. The original window openings are recreated within the gate itself forming new pedestrian routes into the scheme when the gates are shut.

Opening the gates in full allows vehicular access into the site to deal with deliveries and refuse collections.

Openings within the gate can be used for pedestrian access

Dedicated Pedestrian and cycle Access



The Gate - Closed Position



Historical Precedent, a gate within a gate



The Gate - Open Position

Vehicular access through open gates

Dedicated Pedestrian and cycle Access

14. The Courtyard and Yard Space

Courtyard Architecture

The courtyard is South facing and enjoys sunlight throughout the day. With a width of 14 meters and a length of 22m, the courtyard allows flexibility in its use, with opportunities for planting, public events and making space for the commercial tenants. In terms of materiality, a simplified architectural treatment is applied to the façades that face onto the courtyard.

The existing saw tooth facade is celebrated as a ruin for placemaking. The two old window openings now used for pedestrian access.



View to the workspaces



View to the new access route

14. The Courtyard and Yard Space

Separation of Residential and Commercial Uses

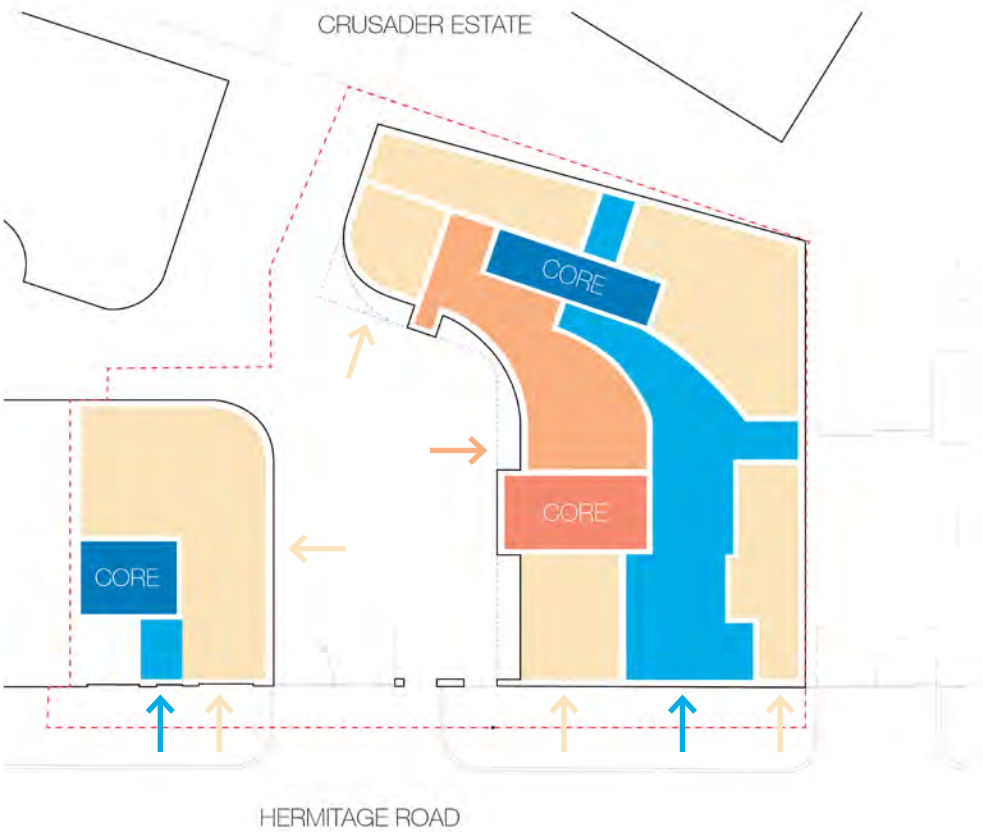
To ensure that the new courtyard space does not become overwhelmed with multiple users accessing the yard space at the same time there is clear separation between the residential and commercial entrances to the building.

Residential access is situated to the edges of the site with commercial cantered around the yard space.

Residential and commercial stair and lift cores



Residential and commercial access



The new yard space with links to Crusader and Omega A



14. The Courtyard and Yard Space

Landscape Materials

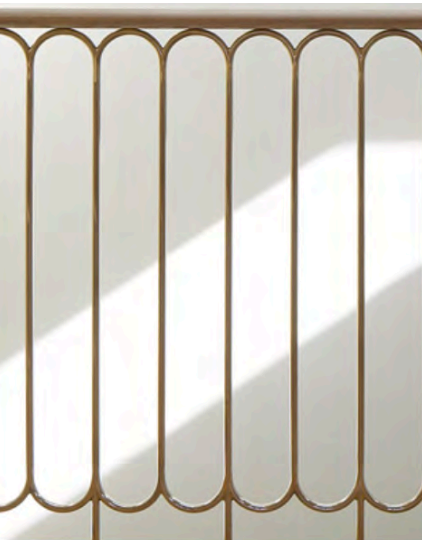
A unified approach to materials for the landscaping of Omega A & B aims to tie the two schemes together. Robust and long lasting materials are proposed to reflect the commercial nature of the courtyard and ground floor.



Light grey cobblestones



Warehouse brick, recycled where possible



Metal Balustrade



Robust moveable planters allow for multi use of the courtyard, fabricated from recycled materials found on site



Dark grey cobblestones



Courtyard Furniture fabricated from recycled materials found on site



15. Landscape and Amenity



15. *Landscape and Amenity*

Landscape Approach

A new public space is proposed at Ground floor that will be robust to deal with the commercial uses on site. The landscape plan has been prepared in partnership with Turkington Martin, who will submit a separate landscape statement as part of this planning application.

Elsewhere with the site we propose the following landscaping measures that will also offer amenity spaces for the residential occupiers:

- Green roofs for small wild life and insects to live
- Larger private spaces on the rooftops
- Residential playgrounds on the rooftops
- Tree lined spaces as much as possible
- Large pop out terraces for residents



16. Tall Building Statement



16. Tall Building Statement

Introduction

This Tall Buildings Statement has been prepared by DHaus to accompany the application at Omega Works B, Hermitage Road. The development will provide a 7 storey tower towards the North of the site, with a low rise four storey element along the Southern Elevation.

The London Borough of Haringey requires a Tall Building Statement to accompany any application for a tall building which is:

- above 10 storeys; or
- otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan; or
- are likely, in the views of the local planning authority, to have a significant impact on the skyline.

Planning Policy

This section of the statement outlines the national, strategic and local policy of relevance to the development:

The London Plan, policy D9 on Tall Buildings states the following:

DEFINITION:

“Based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.

LOCATIONS:

1- Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan. This process should include engagement with neighbouring boroughs that may be affected by tall building developments in identified locations.

2- Any such locations and appropriate tall building heights should be identified on maps in Development Plans.

3 - Tall buildings should only be developed in locations that are identified as suitable in Development Plans.

IMPACTS:

Development proposals should address the following impacts:

- 1) visual impacts
- 2) functional impact
- 3) environmental impact

PUBLIC ACCESS:

Free to enter publicly-accessible areas should be incorporated into tall buildings where appropriate, particularly more prominent tall buildings where they should normally be located at the top of the building to afford wider views across London.

The policy requires applications for tall buildings to include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria discussed above.

These criterion include a high level of focus on requirements for the physical design of tall buildings. Centrally, tall buildings should be of ‘the highest architectural quality’ and incorporate sustainable design and construction practices. The policy also encourages, where appropriate, the incorporation of publically accessible areas on the upper floors. Ground floor activities that provide a positive relationship with surrounding streets whilst improving ground floor permeability where possible is further encouraged.

The policy also requires that tall buildings relate positively to the existing physical urban grain and public realm. To this end, they should only be considered in areas where the existing character would not be affected adversely by the building’s scale, mass or bulk. Proposals should demonstrate how a tall building will not impact adversely on local or strategic views nor cause adverse microclimatic impacts to the surrounding

environment.

Instead a tall building should improve the legibility of an area by the advantage of their height.

Haringey’s Development Management Policies

Within Haringeys policy documents, there is a definition of a taller building, which would apply to our scheme:

“Taller buildings are defined as those that are two to three storeys higher than the prevailing surrounding building heights.

Furthermore, “Policy DM6 Tall Buildings” states the following regarding Taller Buildings,

“Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms and should conform to the following general design requirements:

A) Be of a high standard of architectural quality and design, including a high quality urban realm;

B) Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and

C) Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).

Our scheme has been primarily assessed against these criteria in the following paragraphs

16. Tall Building Statement

Assessment of Omega B Taller Buildings

The assessment is structured on the basis of the following considerations:

- A) Architectural and Urban Realm Quality
- B) Local and London Wide Impact
- C) Conservation of existing heritage assets and their setting

These key points are detailed below:

Architectural and Urban Realm Quality

We have undertaken extensive and detailed design work to ensure the scheme's elevational treatment; materials and appearance are of the highest quality.

As a result, the development's architecture reflects the significant opportunity presented at Omega Works to create a landmark building which will significantly enhance the area's townscape and visual amenity.

HERMITAGE ROAD

The Hermitage Road elevation has been subject to significant amendments through the pre-application process. The elevation will be the primary visible entrance to the scheme and as such various massing exercises has been undertaken to ensure that a considered and appropriate design suitable solution was found.

We have worked closely with vPPR Architects to formulate a street facing elevation which spans two ownerships yet feels as though it is part of the same proposal.

THE NORTH ELEVATION

On the Northern facing elevation facing the Crusader Industrial Estate, the outlook onto a more industrial site is echoed in the architectural expression, with more hard wearing materials used to reference this.

THE COURTYARD AND YARD SPACE

The Courtyard Elevations have been carefully conceived to ensure they can coexist with the busy commercial spaces at ground level and the residential apartments above. The scale, height and massing of the courtyard buildings and the public space it encompass ensures access to South facing sunlight which ensures that it will get use throughout the year.



16. Tall Building Statement

Local and London Wide Impact

Locally, the increased massing of the scheme is set away from the nearby housing along Hermitage Road to ensure that its impact is minimised, with a shoulder height of the new structures at 4 storeys. This results in a street with 2 storey buildings to one side and 4 storey to our new proposed Omega Works Scheme. As described within this report, and detailed in our research of the Warehouse District, this type of height change is commonplace and it is therefore uncontentious given the local context.

Set behind the 4 storey shoulder height of the Hermitage Road Elevation, 2 additional storeys form the larger block, but this is set away from the residential buildings along Hermitage Road, and faces onto the Crusader Industrial estate which is an employment based estate which is less impacted by larger buildings. The Crusader Estate also forms part of Haringey's wider policy for the Warehouse District with proposals to increase the density of this area in the future. In this way the proposals at Omega Works present a gateway to future development of the area providing a positive marker for sustainable development in the area.

As such, in the existing context the building will be visible within a number of townscape views. In the context of the emerging Warehouse District Proposals the site is appropriately designed given the proposed buildings which will surround the site, including a further tall buildings to the North and South.



16. Tall Building Statement

Conservation of Existing Heritage Assets and Their Setting

The proposal will preserve and celebrate the Hermitage Road façades of the building and indeed these are celebrated as part of the proposals, drawing on the areas history as an industrial and commercial centre and preserving it for the future.

The site is not close to any listed buildings or Conservation Areas and as such It is not considered that, given the distances there would be any negative impact on existing heritage assets.

Conclusions

For the reasons outlined above we believe the taller buildings proposed as part of our scheme are acceptable.



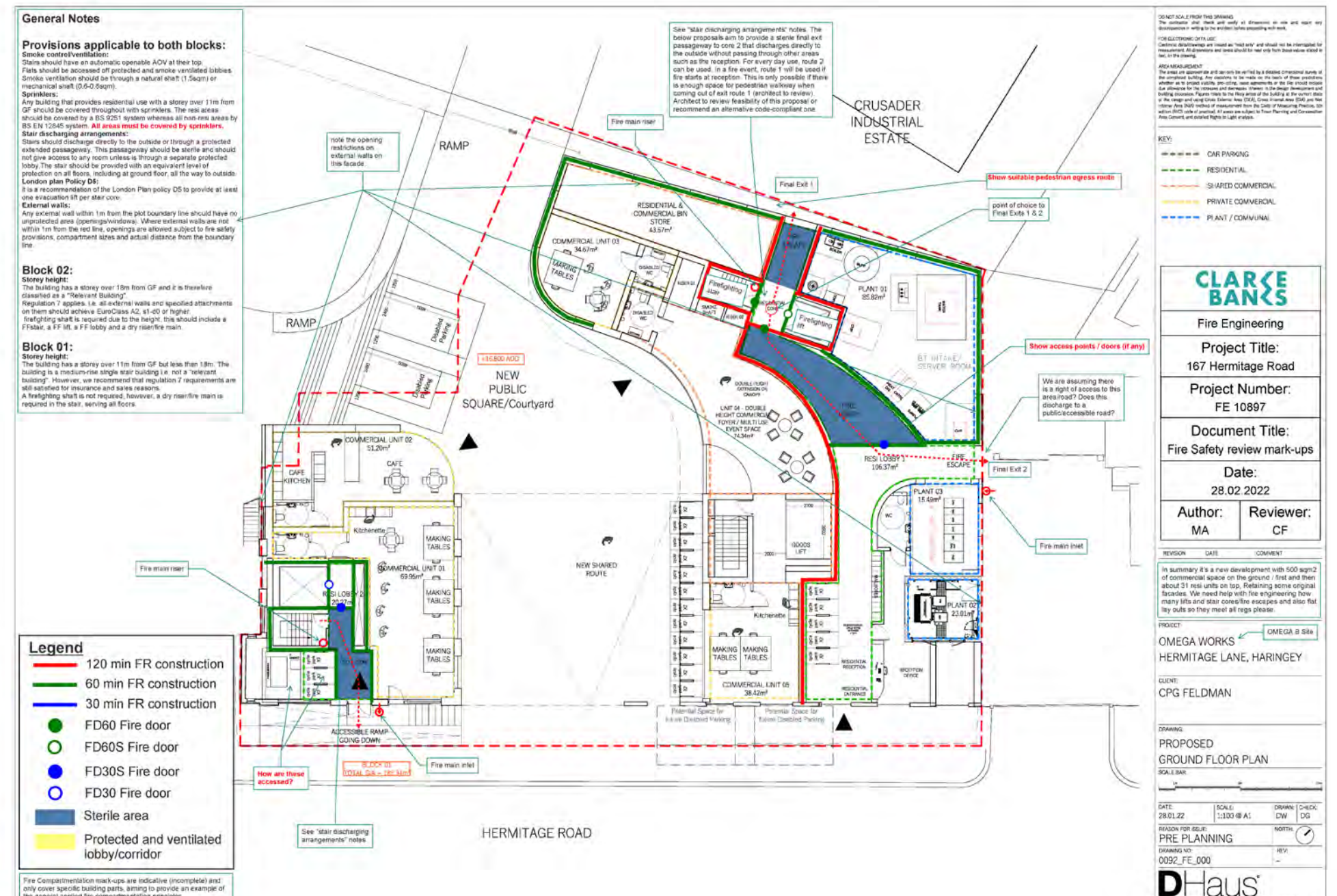
17. Further Considerations



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Fire Strategy Report by Clarke Banks

A fire strategy assessment has been carried out by Clarke Banks Fire Engineering and the measured outlined in the reports adopted into the proposals. An extract of the advice we received is shown opposite.



17. Further Considerations

Waste Management Strategy

The proposed refuse strategy places a combined residential and commercial refuse store within the ground floor of the building. The bin store is directly accessible to the buildings tenants through the proposed lift cores and the courtyard.

It is proposed that a combined refuse management strategy will be in place for Omega Works A & B. Once waste is ready for collection a site management vehicle or manager will take the waste from the bin store into the courtyard for collection by the council at specific times / date to be agreed.

- Residential Cores
- Commercial Core
- Bin Store

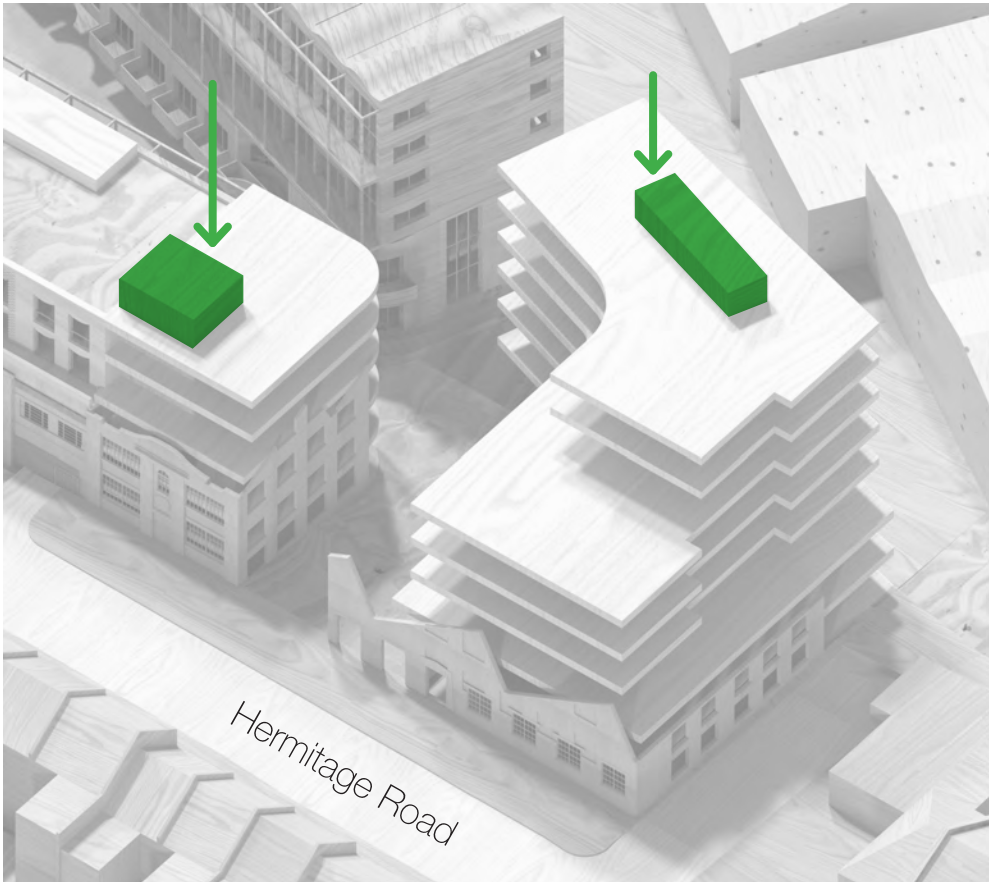


Example refuse vehicle for collection / distribution of on site refuse for collection by the Council



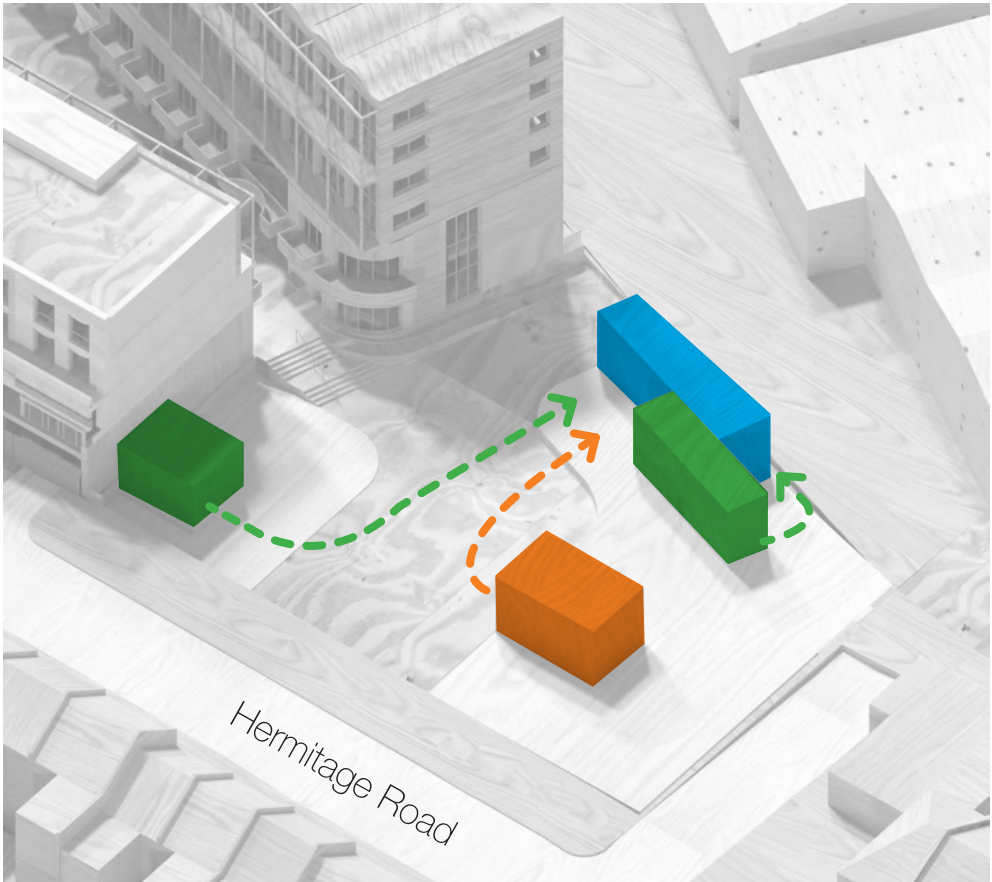
Example bin storage area for use by the building occupants

Refuse taken from residential units to lift core



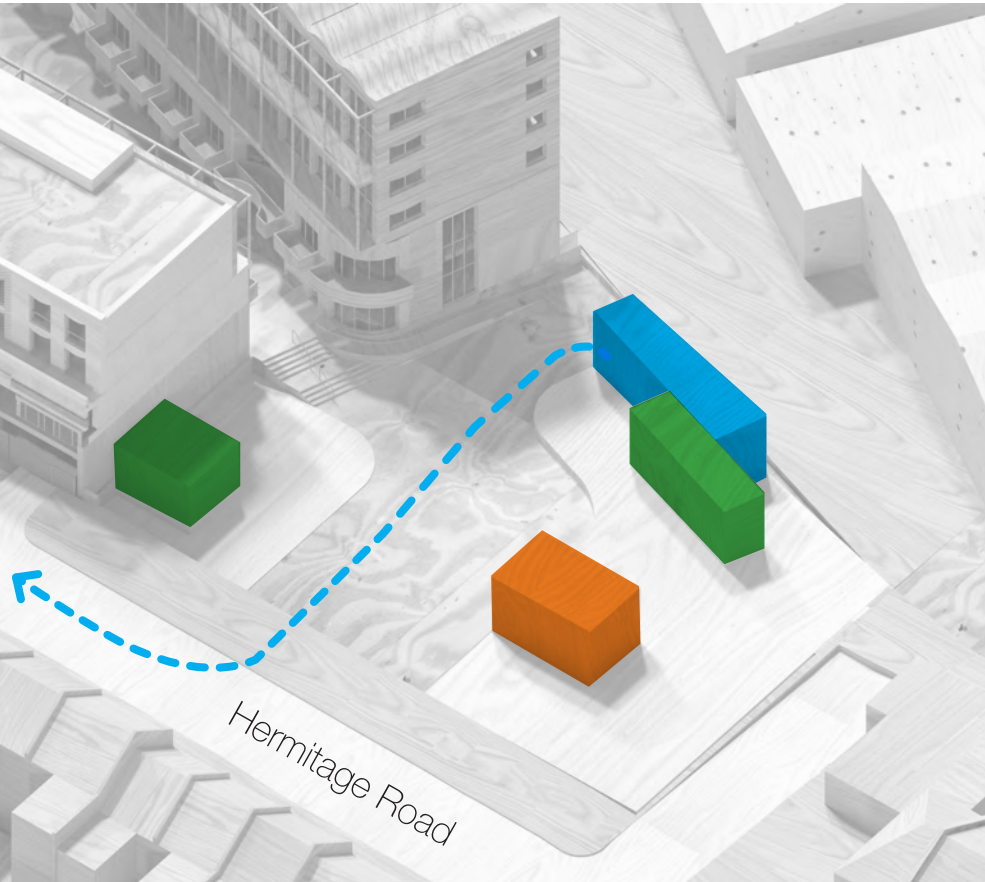
Upper Levels

Refuse taken from lift cores to Bin Store



Ground Floor from Core to Bin Store

Refuse is collected by Council from the Yard Space



Ground Floor Refuse Strategy

17. Further Considerations

Transport Statement

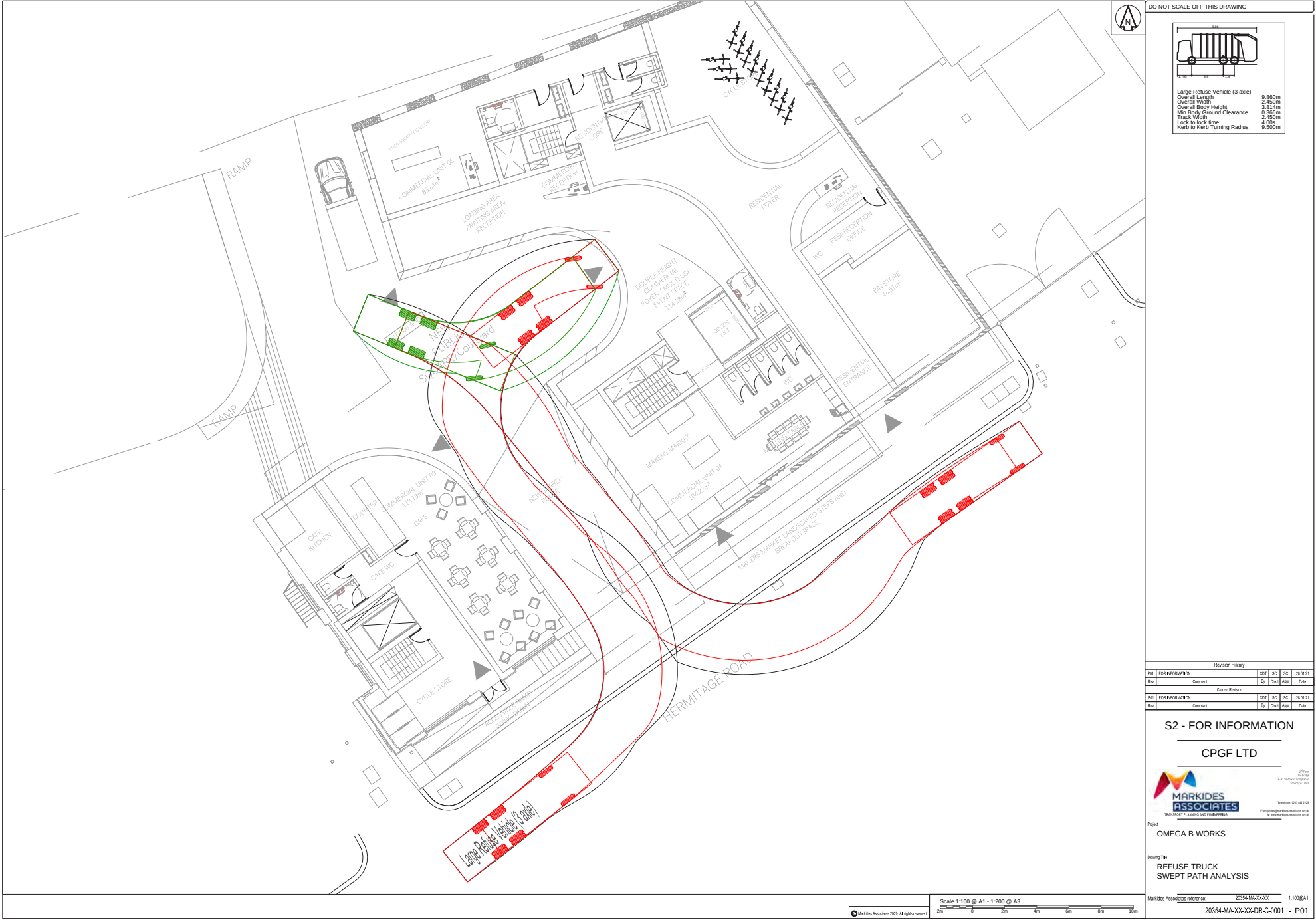
A transport statement has been prepared by Markides to support this planning application. The report details the measures that will be undertaken as part of the scheme in terms of transport.

Swept Paths

In terms of deliveries for commercial tenants and collections by the Council, an swept path analysis has been undertaken to asses access in and out of the Courtyard space. This is shown opposite and details how a refuse vehicle is able to enter and exit the courtyard easily.

Car Parking

The proposed scheme is car free with the exception of an on site provision of disabled parking. Further details are contained within the Transport Statement by Markides.



17. Further Considerations

Distributed Cycle Storage for Residential Units

The proposed cycle storage for the residential units now includes secure storage facilities inside each block of the scheme.

Inside the Omega Block, a dedicated cycle store is located within the entrance at ground floor level.

Within the Saw Tooth Block, we proposed distributed cycle storage located on each floor. This is accessed directly from the residential lift core on each floor to encourage cycle use.

In line with the London Plan requirements, we propose 2 bicycle park spaces per residential unit, for long stay parking, along with an additional allocation for short stay parking at ground floor level.

For security we envisage dedicated and secure cycle lockers that only residents will have access for long stay cycle parking.

Commercial Cycle Storage

A dedicated commercial cycle store will be located at ground floor level along with short stay cycle spaces within the yard space for commercial tenants and guests.

Transport Statement

A transport statement has been prepared by Markides and this contains exact details on the provision and location of all cycle storage proposed for the scheme. This will be submitted as apart of this planning application.

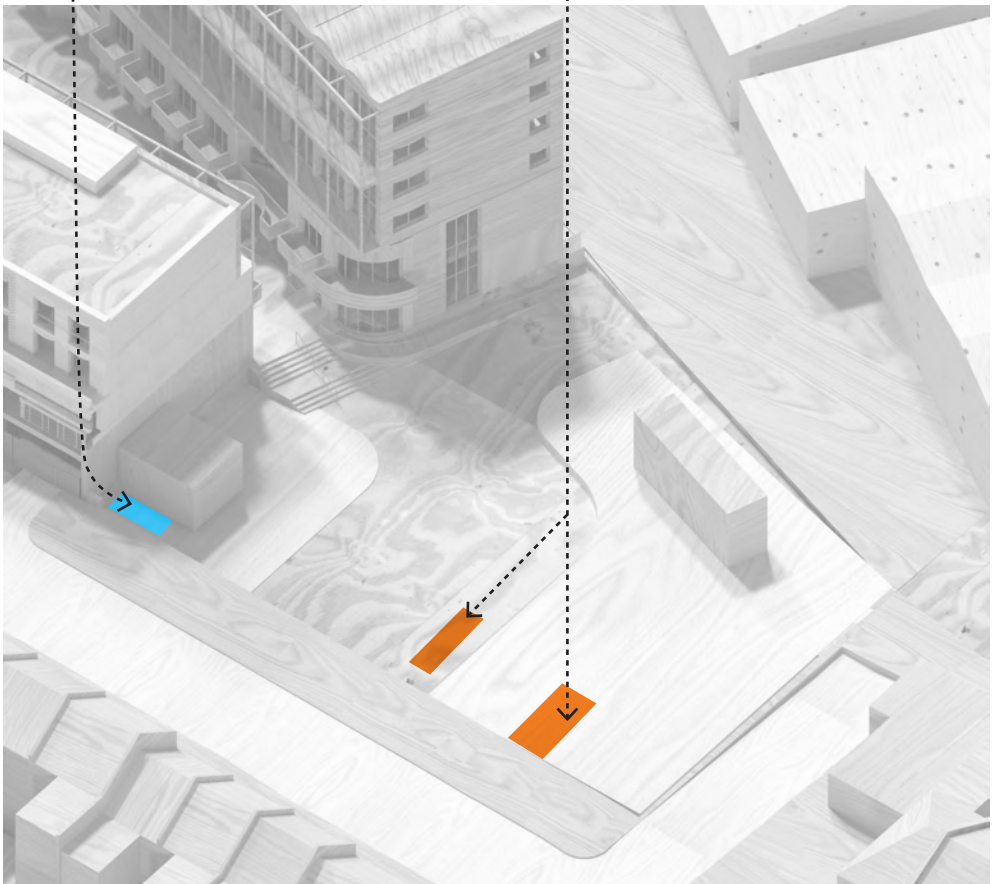


Distributed cycle storage options for the residential units

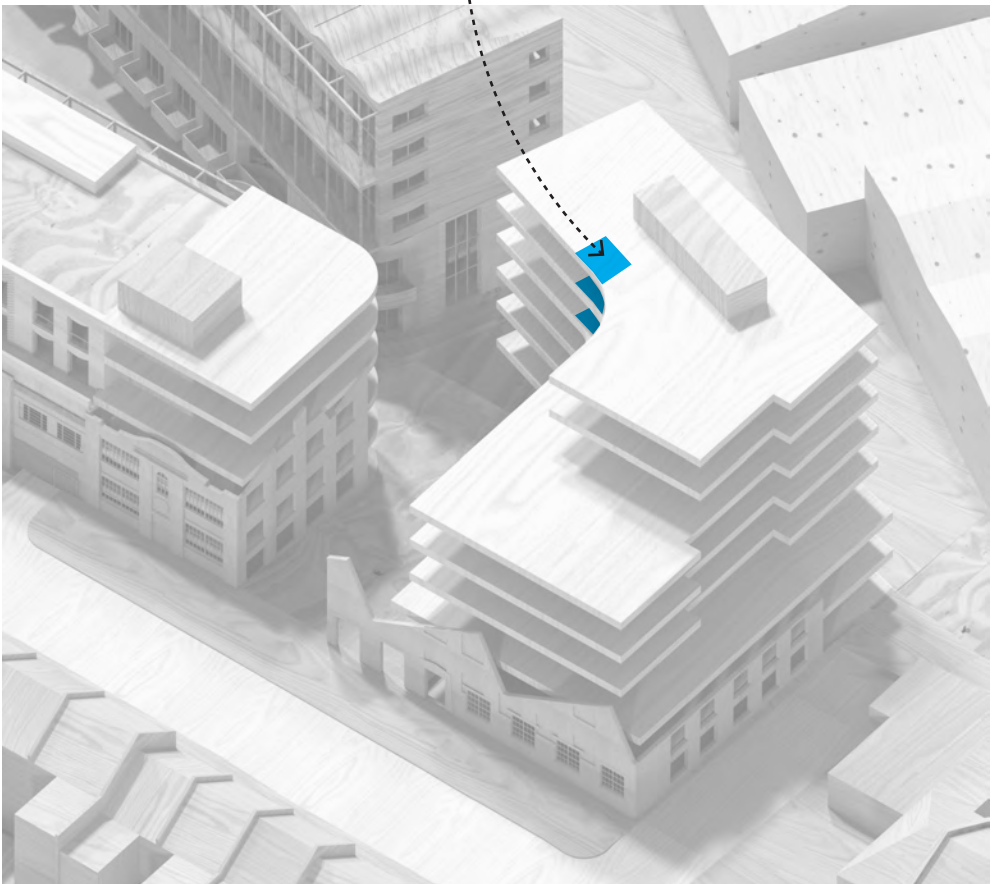
OMEGA BLOCK
Cycle Store located at
building entrance level

COMMERCIAL CYCLES
Short Stay parking in the courtyard,
long stay parking inside the Saw
Tooth Block

SAW TOOTH BLOCK
Cycle Store located on
each floor next to lift core



Ground Floor Cycle Strategy



Upper Levels Cycle Strategy

17. Further Considerations

Crime Prevention Measures

As part of the preparation for this planning application, we met with the Council's Designing Out Crime Officer to discuss ways to improve the safety and security of the development proposals and ensure they are fit for purpose.

We intend to adopt secure by design principles into the scheme should planning be approved. A summary of the recommendations that we intend to adopt are detailed below:

GROUND FLOOR:

- A lockable security gate will be installed along the Hermitage Road frontage to Omega Works B, this is to allow control of who enters into and out of the site.

UPPER LEVELS:

- Lift Compartmentalisation was discussed as a way of ensuring security for the upper level residents. Lift Compartmentalisation ensures that residents only have access to the floors they need via key fobs, making it more difficult for non-residents to wander through the site undetected.
- Compartmentalisation between each of the residential floors of the building was also discussed to limit residents accessing other floors without permission
- For the smaller block, Compartmentalisation is not practical as only 8 residential units are proposed

COMMERCIAL SPACES:

- Floor by floor compartmentalisation could be added for security
- Enable commercial tenants the ability for their own security alarms to be added
- Instead of Security Shutters on Hermitage Road we propose to add internal grilles to improve the appearance of the building along the street yet still maintain security
- Allow for fob control into the commercial units
- For curved windows and doors we will need to check accreditation, using P4A P5 rated glazing could help



An example of internal security shutters that preserve the detailing of the external facade

17. Further Considerations

Secure by Design

The design of the building will follow the requirements of New Homes 2014, published by Secured by Design (2019), where relevant.

EXTERNAL SECURITY ARRANGEMENTS

The ground floor combines active retail frontage on 3 sides with primary and secondary residential entrances to encourage mutual supervision.

INTERNAL SECURITY ARRANGEMENTS

The main residential entrance will be supervised and maintained by a concierge based in a security room. The security room will also directly supervises the secondary entrance and bike stores.

We have assumed the following management systems will be implemented as a minimum by an residential provider:

- audio-visual access control to main entrance
- programmable fob control to main and secondary entrance, inner lobby, stair, lift, cycle storage, residential refuse stores and communal roof terrace
- CCTV coverage to main and secondary entrances, entrance lobby, lift lobby and lift car, cycle storage and residential refuse stores

17. Further Considerations

Structural Design

A structural report has been prepared by Eckersley O'Callaghan Engineers. The structural concept for the scheme proposes a solid base with a predominantly lightweight timber structure for both blocks.

Extracts of the structural design concept are shown opposite.



Extracted markup showing the proposed upper level structure for Omega B



A lightweight Cross Laminated Timber frame is proposed for the upper levels