

18. Residential Amenity / Overlooking



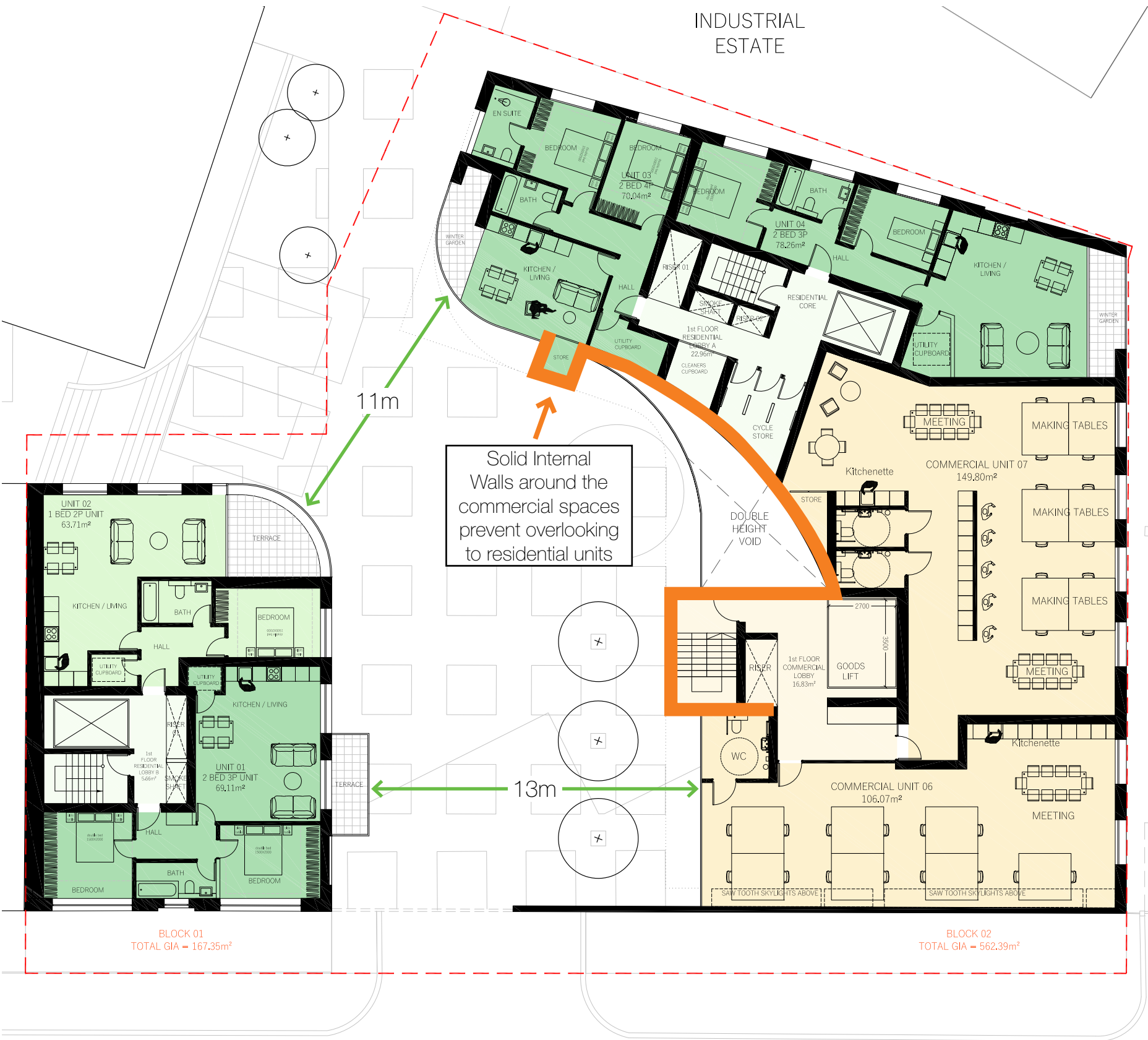
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Residential Amenity

Whilst creating new residential dwellings we have taken care to ensure that each dwelling has suitable access to external amenity space. All new proposed dwellings are either double or triple aspect to offer views and daylight in more than one direction.

Preventing Overlooking, First Floor

The residential apartments and their amenity spaces have been designed to allow for external areas to be used without direct overlooking between residential and commercial uses. Solid walls on the first floor shield the residential units from the courtyard and where there is direct views across the courtyard this is over a distance of more than 12m which is a typical separation distance for developments within London.



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Preventing Overlooking, Second, Third & Fourth Floors

Following feedback during the pre planning process, our residential scheme has evolved to ensure that no living rooms or balconies face towards the Crusader Industrial Estate. Furthermore, we intend to use soundproofing along the Northern Facade to minimise sound transmission between the two sites. This will ensure that noise from the commercial units on the crusader site do not disrupt the new residential units tenants of the building.

Between the residential amenity balconies on this floor, where they sit next to one another physical structure or suitable privacy screening will prevent direct overlooking.

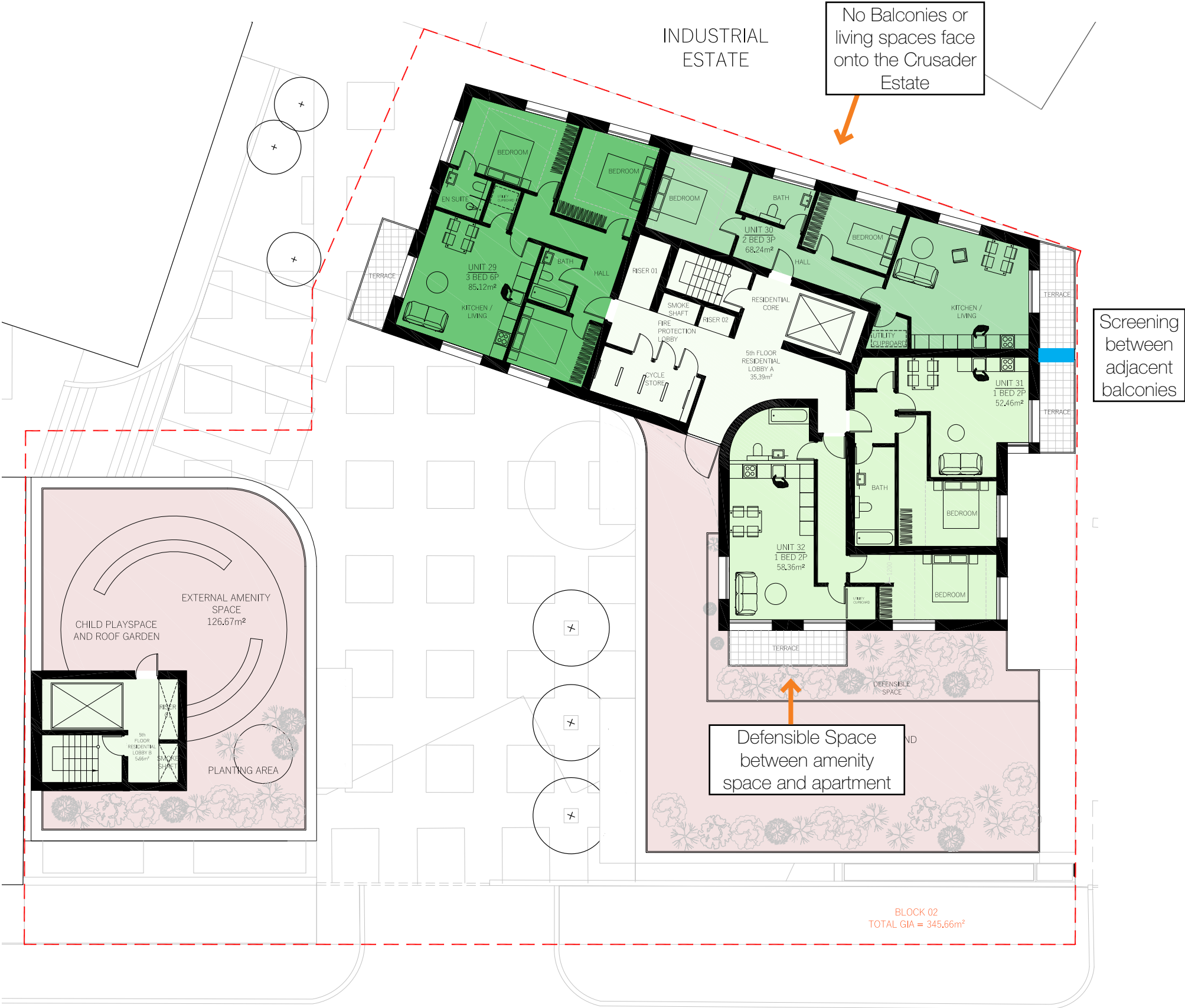


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Preventing Overlooking, Fifth Floor

At fifth floor level the scheme is set back from Hermitage Road with the roof spaces of each building offering amenity space for residents. Whilst accessing the roof spaces residents from other parts of the building will pass adjacent to one apartment within the Saw Tooth block.

To prevent overlooking of this units amenity space a planted defensible space has been created around the balcony to provide clear separation between the play spaces and the amenity space itself.



19. Communal Amenity Space



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Roof Space Amenity Areas

Private communal amenity space is proposed across the roof spaces of the development. This has been developed in collaboration with Turkington Martin, who are acting as Landscape Designers.

The Omega Block, Roof Space

Child playspace is proposed at roof level of the Omega Building, with provision for a combined play tower along with offering the opportunity to climb, balance and jump.

The remainder of the terrace includes pergola, tables and benches that can also contribute to the play experience.

A total of 126.67m² of child play space is proposed on this roof.

The Saw Tooth Block, Roof Space

Here the roof space offers shared amenity space for residents with a mixture of planting, benches and pergolas for meeting and socialising.

A total of 139.59m² of external amenity space is proposed on this roof.



19. Communal Amenity Space

Examples of Rooftop Amenity Spaces





20. Protected View, Seven Sisters Road

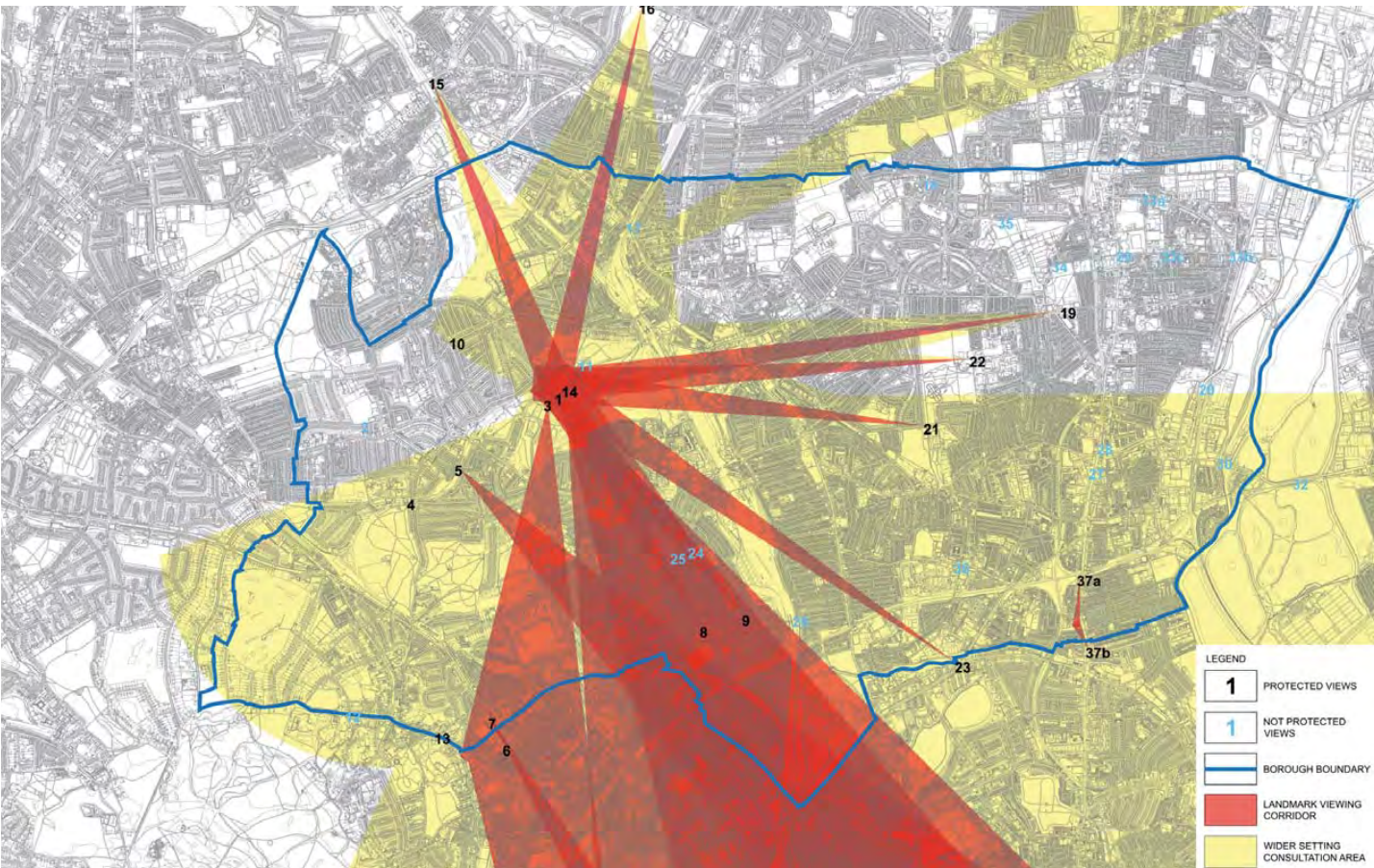


20. Protected View, Seven Sisters Road

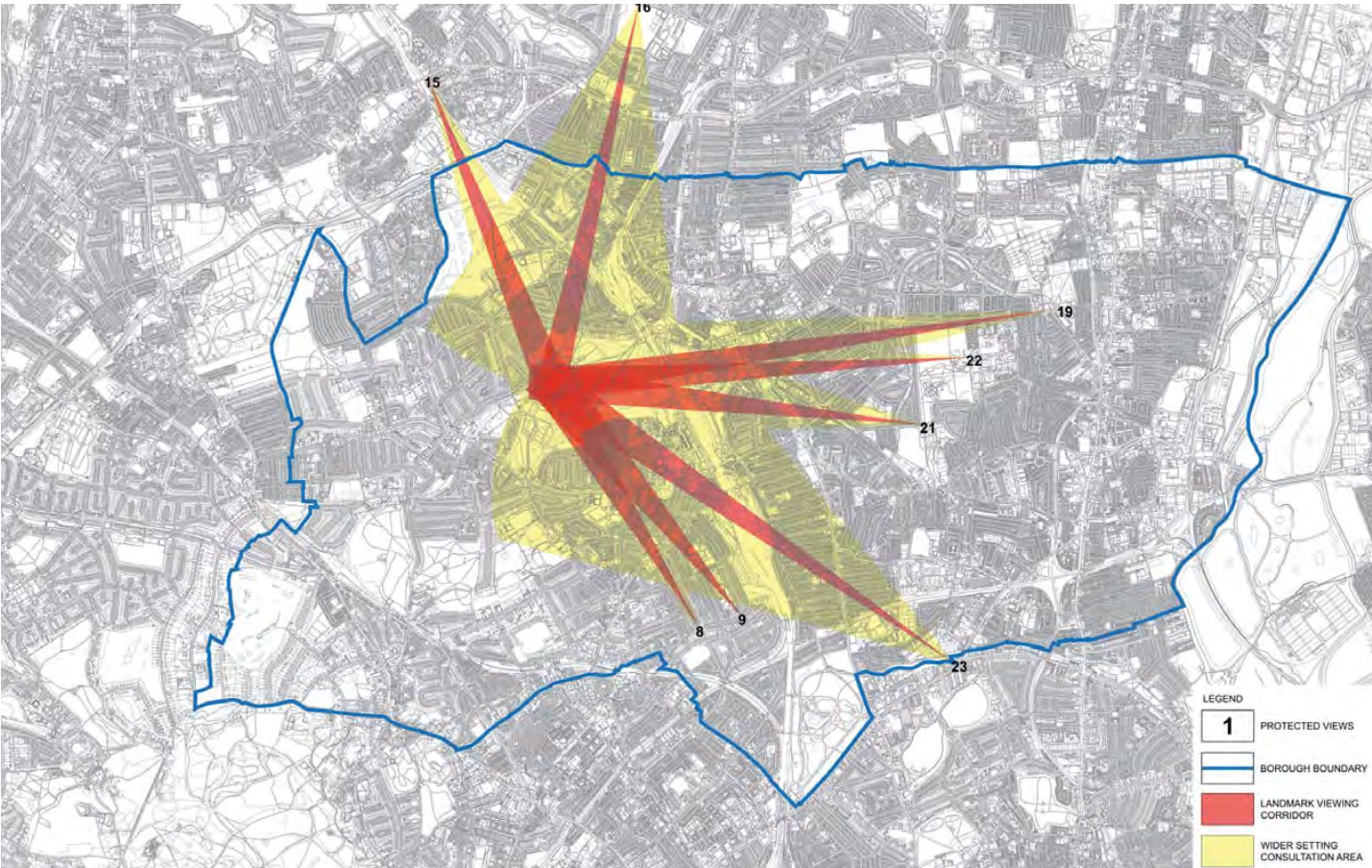
Haringey Protected Views

Within Haringey a number of borough and London wide protected landmark views exist.

View No. 23, from Seven Sisters Road, which looks towards Alexandra Palace falls within the boundaries of the development at Omega Works and as such a series of verified views have been produced to test the impact of the scheme on this protected view.



All Protected Views in Haringey



Protected Views towards Alexandra Palace in Haringey

20. Protected View, Seven Sisters Road

Existing Views from Seven Sisters Road

The images opposite show the location and view from Seven Sisters Road towards Alexandra Palace. The viewing corridor directly passes over the Omega Works site, as can be seen from the aerial plan.

Viewing Location *(Extracted from Haringey's Protected Views Guidance)*

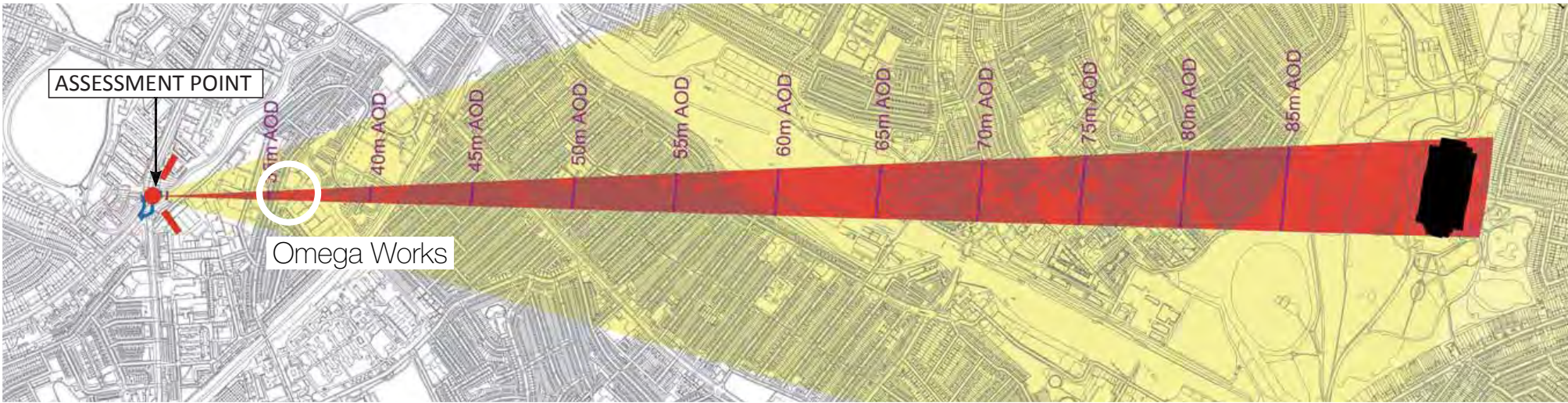
This view is taken from the entrance to the New River Path from Seven Sisters Road, although the viewing location includes the road junction with Amhurst Park and Eade Road as well as the footpaths adjacent.

The View Itself *(Extracted from Haringey's Protected Views Guidance)*

A glimpsed view of Alexandra Palace and parkland on the skyline above the roofs of other buildings and adjacent to tall chimney. From the entrance to the New River Path, the New River is visible in the foreground, with a number of scattered trees along the grass banks and margins. On the footpath set back from the entrance, the road bridge walling provides some obscuring of the view.



View 23 from Seven Sister Road



Aerial Plan showing View 23 towards Alexandra Palace from Seven Sister Road

20. Protected View, Seven Sisters Road

Where is View #23?

The below photographs explain the location of view #23.



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20. Protected View, Seven Sisters Road
Existing View

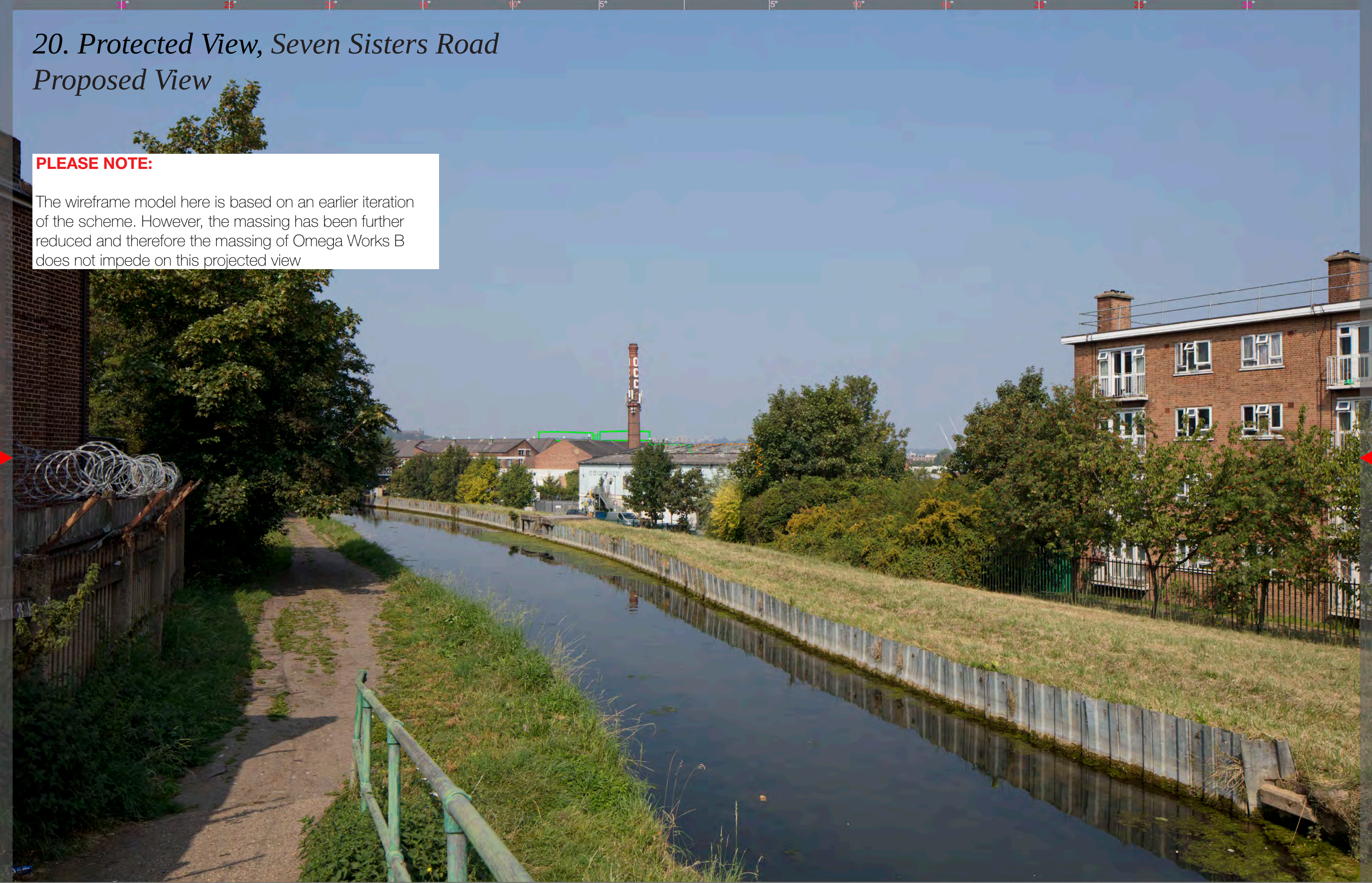


20. Protected View, Seven Sisters Road

Proposed View

PLEASE NOTE:

The wireframe model here is based on an earlier iteration of the scheme. However, the massing has been further reduced and therefore the massing of Omega Works B does not impede on this projected view



20. Protected View, Seven Sisters Road

The Proposed Scheme and View 23

During the pre planning process the scale of the scheme was reduced in size and as a result the proposed massing will no longer interfere with the protected view, with all massing hidden behind the existing buildings that form part of the view. An outline of the proposed massing at Omega B is shown on the image opposite.

PLEASE NOTE:

The wireframe model here is based on an earlier iteration of the scheme. However, the massing has been further reduced and therefore the massing of Omega Works B does not impede on this projected view



Proposed View by AVR London, The Omega B massing can be seen in orange.

21. Conclusions



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Summary and Conclusions

The development will deliver a wide range of design and community benefits. These are summarised below.

The principle of a mixed use development of the scale, quantum and composition proposed at Omega Works B is firmly supported by the NPPF, the development plan and associated guidance. The scheme is strongly supported by policy and guidance at all levels. The development’s mix, quantum and composition has been supported in principle during pre-application discussions with the GLA and Haringey.

Benefits to The Warehouse District

In contrast with the existing building, the development will contribute meaningfully to economic growth and job creation. It will re-provide, and increase, the existing commercial space and will markedly enhance the standard of employment generating accommodation at the site and will yield higher employment densities.

Residential Provision

The scheme will provide 36 high quality new residential units. This accommodation will make a vital contribution towards acute local and strategic housing objectives. This is a significant benefit in the light of London’s pressing housing need and the role of Haringey in fulfilling that need.

The scheme will provide a range of residential units of varying size, including a good level of family accommodation, alongside smaller entry level units. The proposed dwelling mix responds to local need. The development will maximise the affordable housing provision in accordance with project viability and development specific considerations.

All of the proposed units have been designed to comply with the London Plan floorspace standards and the requirements of the GLA’s Housing Design Guide. Where external amenity space cannot be provided units exceed London Plan Standards. All will therefore experience high standards of amenity and will provide a good residential environment.

Inclusion

The development has been designed in accordance with the principles of inclusive design. Ten percent of the proposed units will be accessible/adaptable and the balance will meet Lifetime Homes Standards. The proposed commercial/retail floorspace will be accessible to all.

Architectural quality

The development is of the highest design and architectural quality. It will significantly enhance the area’s townscape and public realm, and will strengthen the area’s character and identity. This is a carefully conceived, inventive and responsive design solution, by award winning architects

The development includes generous levels of private and communal amenity space and play space. The scheme’s amenity space provision and the play space proposed for younger age groups will meet the relevant policy standards.

Sustainability

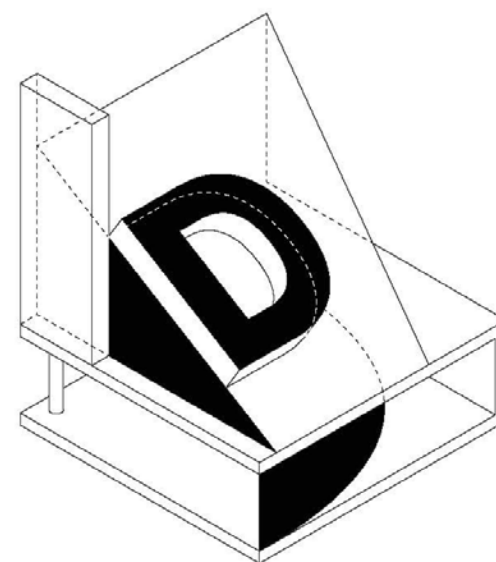
The development will be car-free and will maximise cycle parking and enhance the pedestrian environment; promoting sustainable travel behaviour amongst residents, employees and visitors. The scheme will utilise the existing Blue Badge spaces, as agreed with Haringey Planning.

The scheme is inherently sustainable, making optimal use of an accessible brownfield urban site. It will deliver CO2 abatement through energy efficient design measures and on site renewable technology.

Investment

The development will deliver significant investment in The Haringey Warehouse District as the first development within the area it will act as a catalyst towards the area’s ongoing regeneration and will form a precedent for high quality place sensitive design. This is a strategically important location in an opportunity area, which warrants a high quality scheme of the height, scale and design proposed.





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