

OMEGA WORKS B Hermitage Road

Landscape Statement

September 2022

TM547-RE02

A	Landscape statement	30 June 22
B	Landscape statement	05 August 22
C	Landscape statement	08 September 22

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1.0 | INTRODUCTION



Aerial view of site looking north

1.1 | Introduction

This Landscape Statement has been prepared by Turkington Martin Landscape Architects, in support of a detail planning application for land at 1167 Hermitage Road, London N4 1LZ, Omega works B site, a mixed use development in the London Borough of Haringey.

This introduction is followed by a description and analysis of the surrounding and immediate site context. The Statement illustrates the potential opportunities to improve the setting at ground level as well as the internal courtyards and roof terraces. The design approach is explained by means of plans, sections and illustrations. The respective strategies are then set out with precedent images illustrating the materials and planting that combine to make this a safe and enjoyable place to work and live.

Omega B adjoins the Omega A site, the landscape and public realm has been designed as one to provide a seamless and connected pedestrian and visual experience at ground level. The sites are designed by different architects and form separate detail planning applications. Reference should be made in particular to:

- Design & Access Statement for Omega A by vPPR Architects
- Design & Access Statement for Omega B by dHaus Architects
- Planning Statements by Collective Planning

1.2 | Project Description

The works comprise the redevelopment of the site for a mixed use scheme comprising 585m² of employment use (use Class E) and 36 residential units (use class C3). Together with associated landscape works, cycle storage, 3x accessible car parks, children's play space and waste and refuse areas.



Aerial view of site illustrating the relationship between Omega A, B, C and respective red lines

2.0 | CONTEXT

2.1 | Surrounding Context



Aerial view of surrounding context looking south west

- | | | | | |
|--|---------------------------------------|--|-------------------------------------|--------------------------------|
| A Manor House underground station | D Haringay Warehouse District | G Woodberry Wetlands Nature Reserve | J Arena Shopping Park | M Arena Design Centre |
| B Haringay Green Lines overground station | E Stamford Hill Primary School | H West Reservoir Centre | K New River Play Area | N SINC Borough Grade II |
| C Crusader Industrial Estate | F Railway Fields TVC | I Haringay Station - Network Rail | L Tewkesbury Road Open Space | |

2.1 | Surrounding Context

The site fronts onto Hermitage Road within a mixed residential and industrial context. Hermitage Road extends from Green Lanes in the west to St Anne's Road in the east. A road barrier close to the site prevents through vehicular traffic. The street comprises two-storey Victorian terrace houses. To the rear is the Crusader Industrial Estate. Further west is the Arena Shopping Park with a range of supermarkets and retail outlets. Between the two is the Finsbury Park Avenue post war residential area, comprising 2-3 storey houses.

Finsbury Park is some 500m west along Hermitage Road, with extensive play, sports and amenity facilities. Running through the park and out south of the site is the New River and path, which can be joined at Green Lanes or Seven Sisters Road. East and West Reservoirs, are significant water bodies providing boating activities in the west and a more natural character in the East in the form of the Woodberry Wetlands Centre.

Manor House underground station, on the Piccadilly line is some 950m away at the junction of Seven Sisters Road and Green Lanes on the corner of Finsbury Park. At the other end of Green lanes is Harringay Green Lanes Overground station.



Two storey terraced housing opposite the site



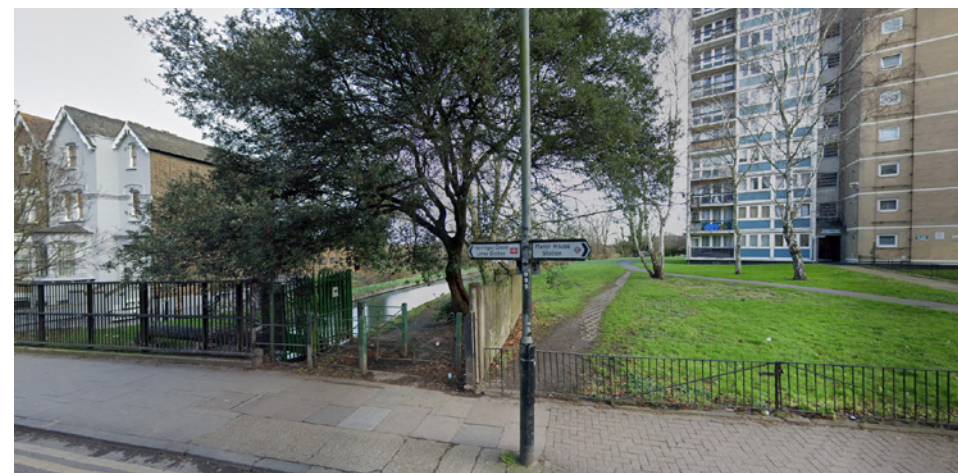
Junction of Hermitage Road & Ashfield Road and road restriction



Crusader Industrial Estate



Overbury Road in the Haringey Warehouse District

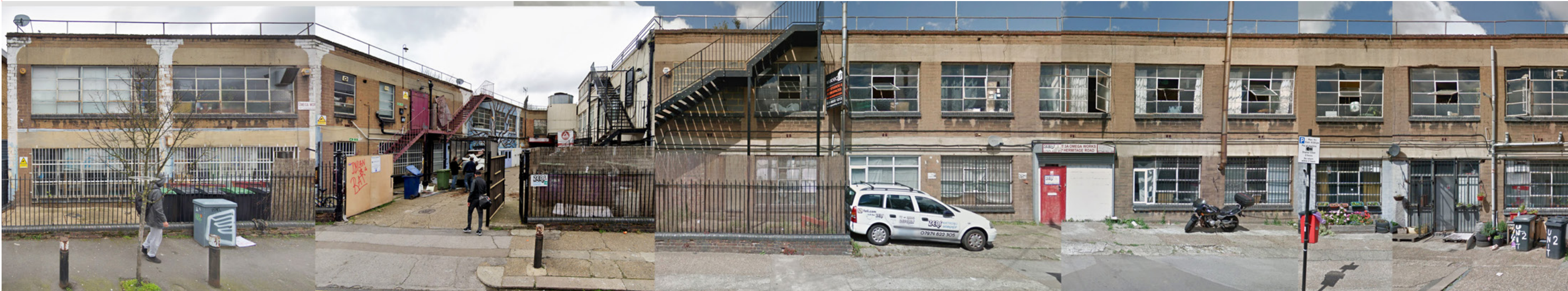
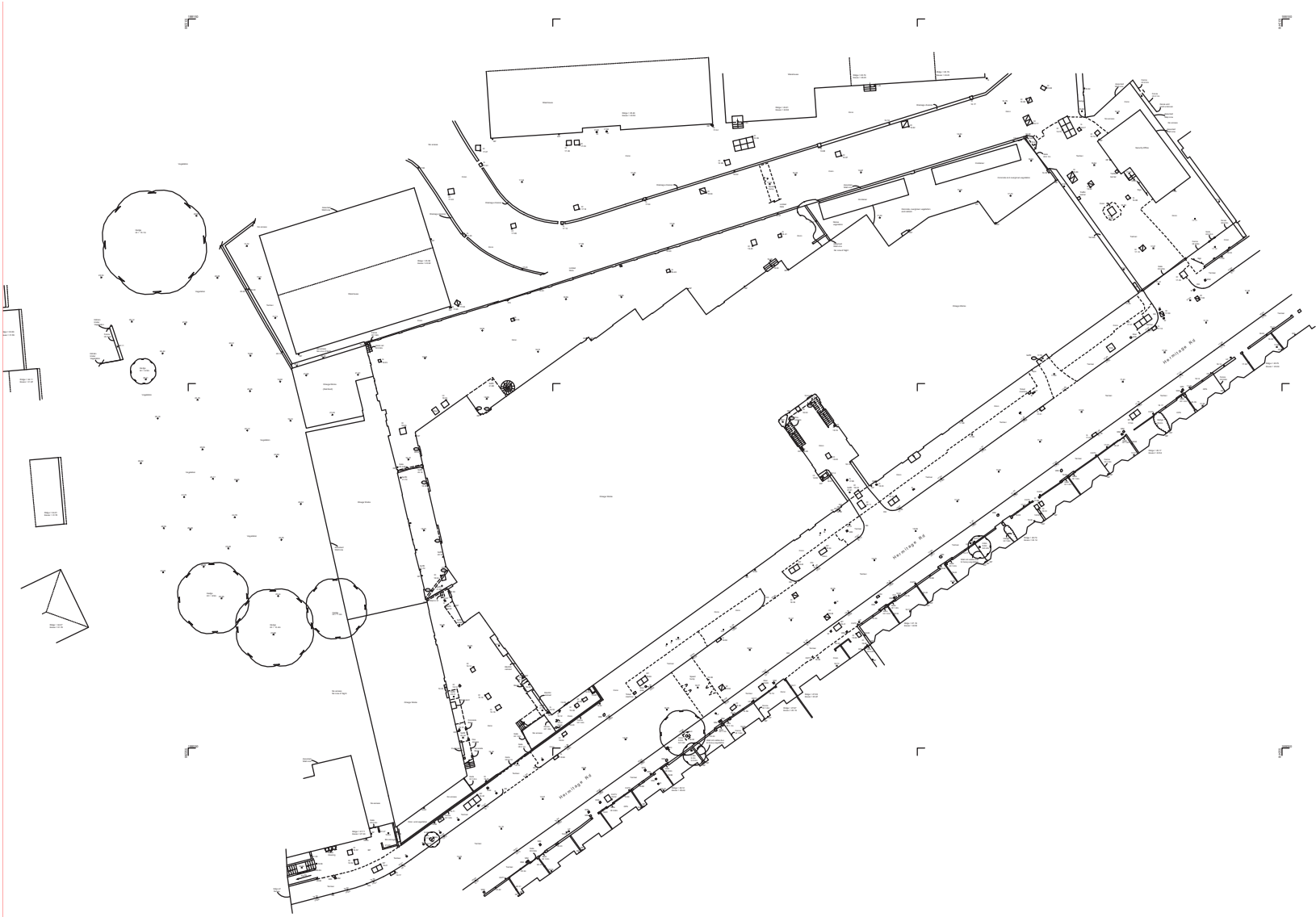


Access onto the New River Path from Green Lanes



Access into Finsbury Park off Green Lanes

2.2 | Site Context



2.2 | Site Context

The site is 1344m² and comprises a mix of 2-3 storey brick industrial buildings. The frontage onto Hermitage Road is set back around 2m from the back edge of pavement. This space is currently used for informal parking. The existing pavement is in poor condition.



3.0 | LANDSCAPE APPROACH

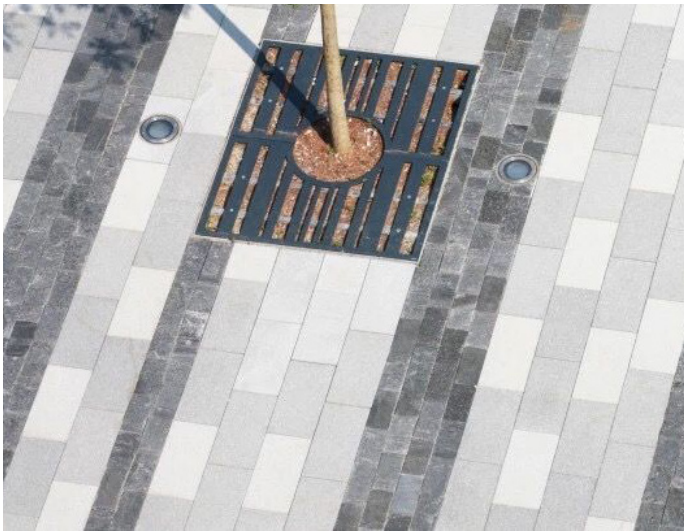
3.1 | Landscape Layout : Ground level



3.2 | Landscape Layout : Ground level

Omega B has a central flexible paved space that allows ground floor uses to actively engage with the outdoor environment. It provides a consistent paved surface which is shared by vehicles and pedestrians. The entrance makes use of the existing crossover and slopes down into the heart of the site as an accessible route. Two accessible parking bays are provided. Omega A & B are connected by a flight of steps and a ramp that follows the curve of the Omega A corner building. The concept for the paving design draws reference from both the original and new building design. The triangular form of the original roofline is expressed as a shadow in different paving tones, which combine with a regular square motif, which extends into the site, reflecting the solid and void window pattern on the new building facades.

- 1 Flexible yard space
- 2 Cycle parking
- 3 Accessible parking
- 4 Pedestrian link to Omega A
- 5 Ramp up to Omega A level
- 6 Steps & ramp to front studio
- 7 Vehicular access
- 8 Plating with integretd bench



Flexible paving to the central space



Steps between sites



Integrated accessible parking