

OMEGA WORKS B, 167
HERMITAGE ROAD, LONDON
N4 1LZ

PLANNING STATEMENT

ON BEHALF OF CPG FELDMAN

NOVEMBER 2022

COLLECTIVE PLANNING REF JF/RE/0139B

collectiveplanning

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Collective Planning on behalf of our client, CPG Feldman, the applicant, to support a full planning application for the redevelopment of a mixed-use scheme at Omega Works B, Hermitage Road.

The Proposal

- 1.2 The scheme comprises:

“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.”

Proposal Context

- 1.3 The site is located in the London Borough of Haringey.
- 1.4 At the time of submission, we have attended four pre-application meetings with the Council, a meeting with Councillor Blake, a meeting with the Designing out Crime Officers, a workshop with the current tenants and two public and stakeholder consultation workshops. These meetings are discussed in Section 4 of the report.

Supporting Information

- 1.5 The application comprises the following:
- Full plan set;
 - Design and Access Statement;
 - Statement of Community Involvement;
 - Utilities Assessment;
 - Flood Risk, SuDS Assessment and Drainage Proforma;
 - Ground Investigation Report;
 - Contaminated Land Assessment;
 - Overheating Assessment;
 - Preliminary Ecological Assessment and Bat Survey;
 - Energy Statement;
 - Sustainability and BREEAM Statement;
 - Landscaping Assessment;

- Transport Statement;
- Delivery and Servicing Management Plan
- Framework Construction Logistics Plan
- Air Quality Assessment;
- Acoustic Assessment;
- Daylight and Sunlight Assessment;
- Viability Assessment; and
- Fire Statement.

1.6 Section 2 of this statement describes the site and its surrounding area. Section 3 sets out the relevant planning history. Section 4 sets out the context to the development, including pre-application discussions. Section 5 describes the development proposal. Section 6 details the relevant planning policy. Section 7 comprises a planning assessment against national, regional and local planning policies and Section 8 concludes the statement.

2 SITE CONTEXT

Site Location

- 2.1 The site is located on the northern side of Hermitage Road in the Harringay Warehouse District within the London Borough of Haringey.
- 2.2 The site is in a sustainable location within approximately 450m from Green Lanes, where there are a number of bus stops and 900m from Manor House Underground Station. The site has a PTAL ranging between 1b-3.

Site Description

- 2.3 The site is approximately 1,176m² and contains a two storey building with the ground floor currently used for storage and distribution. The first floor is a large void roof space formed of trusses and north facing rooflights, which was vacant for more than ten years and leased in 2020 by a film and photography studio in meanwhile use.

Surrounding Area

- 2.4 The surrounding area comprises the Harringay Warehouse District with Omega A and C located to the west. These buildings contain commercial, warehouse living and residential uses.
- 2.5 The Crusader Industrial Estate is located to the north and east of the site. These buildings primarily comprise of storage and distribution uses and they range from 2 – 4 storeys in height.
- 2.6 Two storey terrace dwellings are located to the south and north-east on Hermitage Road.

Heritage and Environmental Considerations

- 2.7 The site is not located within a conservation area, nor does it contain any statutorily listed or locally listed buildings.
- 2.8 The site is not located within a flood risk area as identified on the Environmental Agency's maps.

3 PLANNING HISTORY

3.1 This section sets out the relevant planning history at the site which is summarised in the table below:

Council Reference	Description of works	Outcome
HGY/2016/3604	Prior approval for change of use from storage (Class B8) to residential (Class C3).	Granted
HGY/2016/2329	Removal of existing roof finishes of corrugated material and single glazing and replacing with concrete tiles and rooflights	Granted
HGY/2015/2221	Prior approval for change of use from B8 (Storage or Distribution Buildings) to C3 (Residential)	Prior approval not required
HGY/2015/1580	Erection of a temporary studio building including offices and a workshop in the derelict yard	Granted
HGY/2001/0321	Removal of north light roof to be replaced with an additional floor with a pitched roof and change of use from B1 (carpet warehouse and sales) to B1 and B2 uses (manufacturing uses (Manufacturing) on the ground floor with associated storage at first floor.	Granted
HGY/2000/1449	Removal of condition 5 attached to planning permission HGY/2000/0792 dated 8 September 2000, stating that the building shall be used for high storage only and that no first floor level shall be constructed inside the building.	Not determined
HGY/2000/0792	Alterations to existing roof and front elevation, erection of rear extension, off-street parking for four cars and formation of opening in rear boundary wall.	Granted
HGY/2015/1580	Erection of a temporary studio building including offices and a workshop in the derelict yard	Granted
HGY/2005/0333	Redevelopment of site comprising a 4 storey block providing 66 1, 2, 3 bed flats and erection of part 4/part 5 storey commercial block providing 1643 sq metres GFA (gross floor area) with 54 car parking spaces, 25 bicycle parking spaces, 11 motorcycle spaces and associated landscaping and boundary treatment.	Granted

4 CONTEXT TO PROPOSED DEVELOPMENT

- 4.1 The proposed development has been subject to considerable stakeholder engagement. This section sets out the meetings that have been held and changes that have arisen from these meetings. The public consultation exercise is detailed within the Statement of Community Involvement.
- 4.2 The following planning meetings have been held:
- Pre-app 1 – Combined sites – 26 September 2019
 - Pre-app 2 – Combined sites – 24 February 2020
 - QRP 1 – 23 September 2020
 - Pre-app 3 – 18 February 2021
 - QPR 2 – 9 July 2021
 - Pre-app 4 – 24th May 2021
- 4.3 Throughout the stakeholder engagement process the design has evolved taking into consideration all the feedback received.
- 4.4 The table below sets out the key planning feedback from the pre-application process which has shaped the proposals as they have evolved.

Meeting	Key Comments	Response
Pre-app 1 - Combined sites – 26/09/2019 <i>A combined pre application meeting for Omega A and B.</i>	Supportive in principle of bringing site forward. Concerns over the proposal being out of character with the surrounding area. The design needs to ensure sufficient outlook daylight and sunlight to the central courtyard space.	The design was revisited to ensure it would be in keeping with the character of the surrounding area and the courtyard would receive adequate daylight and sunlight.
Pre-app 2 – 24/02/2020 <i>A combined pre application meeting for Omega A and B.</i>	The design needs to be coherent with Omega A and reflect its materiality and character. An analysis of heights is required and must be supported by section drawings and a	The masterplan has been developed in conjunction with Omega A. It shows how the development relates to the wider area and does not jeopardise the development potential of adjoining properties.

	comprehensive analysis of scale and massing is required to justify the approach. The design and layout of the commercial units needs further justification. The needs of commercial occupiers must come first and then the rest of the design accommodate their needs. The commercial offer must be good and well-thought out. This may mean extending it over two floors to increase the floorspace. The residential element (39 units) in Omega B appears to be solely for private sale. There must be a viability assessment which shows that employment uses have been maximised. Any design proposal should consider the impact on the amenity of the surrounding properties, particularly those on Hermitage Road. Cycle storage and bins are key to the spaces working practically and raising living standards as opposed to embedding the issues that currently exist.	The scale, height and mass has been re-designed so it relates to Omega A and surrounding area. A strategic review of the viewing corridors was undertaken and height has been reduced to protect views from Alexandra Palace. Extensive research into the employment space has been undertaken. The employment space provided is purpose built to suit the needs of creatives, start-ups and future users/occupants. It also spans across two floors in Block 2 to increase the floorspace. The scheme has been amended to ensure that overlooking and privacy concerns are not exacerbated. A daylight/sunlight assessment has been prepared to ensure that the daylight and sunlight received for future occupants and neighbours is acceptable. Designated cycle and waste storage is provided for future users/occupants. The spaces are safe and secure.
QRP 1 - 23 September 2020 <i>A combined presentation for both sites to the QRP</i>	The current proposals for Omega Works A and B represent a significant overdevelopment of the site.	The scheme has been re-worked to reduce the height which in turn reduced the number of units.

	The dimensions of the courtyard are impractical for vehicle access and create a distance between apartments at upper levels that is unlikely to be acceptable. Attempts to mitigate this through window orientation do not address the fundamental issue with the layout and overdevelopment of the site. Accessible roof terraces should have sufficient parapet or balustrading to offer safe amenity, and consideration should be made at this stage as to how much roof space is given over to resident amenity space, or PV panels for sustainability reasons, or a contribution towards achieving biodiversity net gain. The usability of the commercial spaces still appears compromised by the form of the building and the demand for these spaces is not supported by end user interest. The floorplans do not show windows and overlooking issues and the quality of outlook from within the homes and from the terraces needs to be considered.	The dimensions of the courtyard have been revised and developed in conjunction with a transport consultant to allow for safe and practical vehicle access and manoeuvring. The windows and balconies have been re-positioned to maintain sufficient privacy and prevent overlooking. Balustrading and parapets have been implemented on both blocks for safety purposes. Additional research has been undertaken into employment space to ensure that it meets the needs of end-users. Windows have been shown in plan and elevation views demonstrating that overlooking and loss of outlook for neighbouring properties will not be impacted.
Pre-app 3 – 18 February 2021	The height could be reduced to a maximum of 6 storeys, with potential for additional set back floor.	The maximum height of Block 1 is 5 storeys but it reads as 4 storeys when

	Questioned the recessed balconies as it could be quite dark. Suggested removing the middle part of the proposal so the grid relates better to the saw-tooth. Requested a simplified material palette.	viewed from Hermitage Road. The maximum height of Block 2 is 7 storeys (GF + 6 storeys). The balconies are no longer recessed. The middle part of the development has been removed to create two blocks which provide improved circulation. The materials have been simplified.
QRP Presentation 2 – 9 June 2021	The panel responded positively to the scheme and the progress that was made. The Panel considered that the design team responded well to the feedback as the scheme has been simplified and refined. The Panel welcomed the activation of the ground floor and the footprints allow for the courtyard to be opened up. They supported the retention of the façade as it celebrates the site's history in a contemporary way. Saw-tooth profile cast in concrete provides good level of detail. The Panel recommended that further consideration should be given to the first floor windows fronting onto Hermitage Road.	The windows and fenestrations were reviewed to address the Panel's concerns. The windows and fenestrations relate to the proposed building to ensure a harmonious relationship when viewed from Hermitage Road.

Pre-app 4 – 24 May 2021	Council welcomed the improvement in architecture and considered the scheme progressed well. Council liked the rear façade overall simplification of architecture. They suggested looking at fenestration on front elevation and replicating upper floor rhythm/grid for flood behind the saw tooth. Requested more greenery on the site. Questioned whether the exterior cycle parking could be covered.	The fenestrations have been reviewed. Tree planting and roof terraces and gardens are proposed to add more greenery to the site. Covered cycle stores are proposed.
Pre-application - Planning Committee – 5 th July 2021	Council accepts the positioning and layout of the buildings in relation to the properties to the east. There would also be a significant gap between Omega B and the properties to the east and due to their orientation, there is unlikely to be material harm in terms of an undue sense of enclosure. More studies are required to justify the balconies to the eastern elevation of Omega B to show that the distances and views/orientation would result in acceptable levels of mutual overlooking. Omega B does not contain any existing Warehouse Living so the design	Elevations and floor plans showing the position of windows have been provided to demonstrate that impacts of overlooking are acceptable. A verified views assessment and modelling has been undertaken which demonstrates that no views are obstructed. A daylight / sunlight assessment has been undertaken to demonstrate that amenity levels for future occupants and neighbours are acceptable. Council accepted the research done on current businesses and residents and shows acceptance of the scheme.

	focuses on good quality commercial space. The development will provide commercial spaces with residential above. The viability of the scheme will need to be presented in full and independently reviewed. This will enable officers and members to understand if the levels of cross-subsidy from private residential development is reasonable and if there is an opportunity for an element of affordable workspace. Council acknowledged that the applicants have done a series of studies to understand the requirements of current businesses and residents which has shaped the design for the commercial spaces which have high ceilings and good natural light levels, the space in the area. Required a verified views assessment. The scheme will need to comply with planning policy and BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents in relation to overshadowing, privacy, outlook, noise disturbance and visual amenity are not adversely	
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	affected to a material degree.	
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5 PROPOSED DEVELOPMENT

- 5.1 This application comprises a full planning application for the following mixed-use scheme onsite:
- 5.2 *“Redevelopment of the site for a mixed-use scheme comprising of 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.”*
- 5.3 The proposal involves the demolition of the existing buildings onsite and the retention of part of the façade fronting Hermitage Road. The proposal involves the construction of two new blocks referred to as Blocks 1 and 2.
- 5.4 Block 1 will be five storeys in height but appearing as four storeys viewed from Hermitage Road.
- 5.5 Block 2 will be seven storeys in height reducing to five storeys along the Heritage Road frontage. It will read as four storeys when viewed from Hermitage Road.

Proposed residential units

- 5.6 A total of 36 residential units are proposed as detailed in Table 1 below.

Table 1: Proposed Dwelling Mix		
<i>Unit Type</i>	<i>No. of Units</i>	<i>Proposed Mix</i>
1-bed, 2-person	17	47%
2-bed, 3-person	9	25%
2-bed, 4-person	5	14%
3 bed, 6-person	5	14%
Total	36	100%

- 5.7 The dwelling mix broken down into individual blocks is detailed in Table 2 below.

Table 2: Proposed Breakdown by Block		
<i>Building</i>	<i>Unit Numbers</i>	<i>Breakdown</i>
Block 1	8	1-bed, 2-person: 6 2-bed, 3-person: 1

		2-bed, 4-person: 1
Block 2	28	1-bed, 2-person: 9 2-bed, 3-person: 7 2-bed, 4-person: 7 3 bed, 6-person: 5

Employment use

- 5.8 A total of 7 units for employment use (Use Class E) with a gross internal area of 610m² is proposed within the ground floor of both blocks and within part of the first floor of Block 2. Unit 6 will be offered as the affordable workspace unit. Unit 4 will comprise a double height exhibition and event space.

Amenity space, Landscaping and Public Realm

- 5.9 The proposed development provides high quality amenity space for all future occupants, comprising private balconies, a shared courtyard for communal amenity/workspace. Roof terraces, landscaping and children's play spaces are also provided on the roof spaces of both blocks.
- 5.1 Permeable surfaces will be used for the car parking to improve the appearance of the public realm and external lighting will articulate the courtyard at night.
- 5.2 A full landscaping strategy is submitted with this application which details the hard and soft landscaping, the types of plant species chosen and the ways the landscaping enhances the biodiversity.

Transport and Highways

- 5.3 The development will be car-free but contains 2 accessible parking spaces within the courtyard area. A further 2 accessible spaces can be provided in the future if required, along Hermitage Road.
- 5.4 The development will comprise 74 cycle parking spaces located within the core of each block and outside the play space area. These spaces will be sheltered and secure.

Refuse and Recycling

- 5.5 Refuse is to be stored within the dedicated refuse area to the north of Block 2 which is convenient for both buildings.
- 5.6 The site will allow for a total capacity of 13,200 litres in accordance with LB Haringey's requirements.

6 PLANNING POLICY

- 6.1 This section sets out the planning policy context in which development of the site should be considered. It also makes reference to key material considerations where relevant. The policies are considered in detail in the following chapter.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that decisions made under the Planning Acts are determined in accordance with the development plan unless other material considerations indicate otherwise.
- 6.3 The statutory Development Plan comprises:
- a. LB Haringey Strategic Policies DPD (2013, with alterations July 2017) – ('LBH SP');
 - b. LB Haringey Development Management DPD (July 2017) – ('DM Policy') and
 - c. LB Haringey Site Allocations DPD (July 2017) – ('LBH SA')
- 6.4 Other material considerations include:
- a. National Planning Policy Framework (July 2021);
 - b. National Model Design Code (2021);
 - c. Urban Design Guidance 2021 (2021); and
 - d. London Plan (2021).

Planning Policy Designations

- Site Allocation – SA32: Local Employment: Regeneration Area
- Area of Change – Seven Sisters Corridor
- Family Housing Protection Zone
- Article 4 Direction: Restricting C3 to C4 Houses in Multiple Occupation.
- Critical Drainage Area

Wider Area

- 6.5 The wider area to the west includes the SINC Grade II – Harringay Stadium Slope EVS Borough Importance Grade.

7 PLANNING ASSESSMENT

7.1 This section provides an overview of specific considerations in respect of the proposed development. It assesses the scheme against adopted and emerging planning policy for the following elements:

- Principle of Redevelopment
- Principle of Employment Use
- Principle of Residential
- Residential Quality
- Residential Mix
- Design
- Impact on Neighbouring Amenity
- Transport and Access
- Public realm and landscaping
- Sustainability and energy
- Biodiversity
- Basement Construction
- Contamination
- Noise
- Crime prevention
- Fire Strategy
- Flooding and drainage
- Refuse and recycling
- Planning obligations

Principle of Redevelopment

Policy context

- 7.2 Paragraph 119 of the NPPF states that planning policies and decisions should promote the effective use of land by meeting the need for homes and other uses. Paragraph 120 requires substantial weight given to the value of using suitable brownfield land within settlements for homes.
- 7.3 Policy GG2(A) of the London Plan enables the development of brownfield land to create successful sustainable mixed-use development.
- 7.4 The site is located within Site Allocation 32 in LB Haringey's Site Allocations DPD ('LBH SA'). The strategic site allocation identifies the site as suitable for a mixed-use redevelopment, with potential development to increase accessibility, providing increased employment floorspace, and providing warehouse living accommodation.
- 7.5 The site is designated as Local Employment Areas: Regeneration Area, which are defined in Policy SP8 as *"the most flexible of the categories as it can include uses appropriate in a mixed-use development, such as small scale "walk-to" retail, community and residential."*
- 7.6 Policy DM55 Part A states that *"where development forms part of an allocated site, the Council will require a masterplan be prepared to accompany the development proposal for the wider site and beyond."* The requirement for a masterplan is also reiterated in SA32.
- 7.7 Policy DM55 Part B expects engagement with landowners and occupiers of the other parts of the allocated site as well as neighbouring properties.

Assessment

- 7.8 The proposal involves a mixed-use scheme with increased employment and residential uses as envisaged by Site Allocation 32 in the LBH's Site Allocations DPD.
- 7.9 The proposal has been developed in conjunction with the neighbouring property, Omega A, and there has been significant collaboration with their design team. This is reflected in the layout as there is a centralised vehicle access from Hermitage Road which will provide access to both sites and opens up the Crusader Industrial Estate to the north. Attempts had been made to include Crusader Industrial Estate, however the landowner had been unwilling to bring forward a scheme, they have however been notified throughout the process.
- 7.10 The blocks are positioned to create a courtyard which flows between both developments. The courtyards will be connected by soft and hard landscaping and will be shared by both Omega A and B occupants.
- 7.11 The bulk and mass of both developments have been developed in tandem as the front facades have been retained and both developments will have a maximum height of 5 storeys, but appearing as 4 storeys along Hermitage Road to create harmony, while retaining their unique design styles.
- 7.12 SA32 also seeks to provide warehouse living. Omega B does not have any existing warehouse living units and these uses will be provided on Omega A as per discussions with Council.

- 7.13 Overall, the proposed development has been master-planned to ensure it will not prejudice or curtail developments on neighbouring properties within the site allocation area. It is therefore acceptable in principle.

Principle of Employment Use

- 7.14 Policy SP8 supports the provision of B1a/b (now Use Class E) floorspace as part of mixed-use development on suitable sites.
- 7.15 SA32 of the site allocation DPD requires the provision of increased employment floorspace.
- 7.16 Policy DM38 supports development proposals that maximise the amount of employment floorspace to be provided within the mixed-use scheme.

Assessment

- 7.17 Omega B currently has one business on the ground floor and a film and photograph studio on the first floor with a total of 5 employees onsite. The proposed development will provide 610m² of new employment space (Use Class E). Using the 'makers space' calculation within the Homes and Communities Agency employment density guide, the proposal will provide between 15 to 41 full time equivalent jobs, which is an increase of 200% to 720%. The new space allows a higher employment density and new jobs versus the existing situation which under-utilises the space and provides less jobs in an area earmarked for employment-led development.
- 7.18 Research into the wider Haringey Warehouse District employment space along with input from workspaces providers was sought to understand the needs of future employees. This has been considered in the design of units resulting in generous floor to ceiling heights, sound proofing and insulation, natural lighting requirements and storage space as outlined in the accompanying DAS. Overall, resulting in purpose-built high-quality employment spaces.
- 7.19 The scheme will provide 7 generously sized units within the ground floors and part first floor of Block 2 which is similar to the current arrangement. The units vary in size which will provide flexibility and choice for future businesses.
- 7.20 At present, the Omega Works community has live exhibitions and gatherings to showcase works and art. Through feedback from the extensive consultation exercise there was clearly a shortage of space where work can be exhibited. The provision of such a space will therefore meet the local need and can be utilised by the wider community. The space will foster interrelationships and encourage a sense of community between the development and wider area.
- 7.21 20% of the floor space will be provided as affordable workspaces to encourage start-up businesses contributing to the employment use within the area. This equates to Unit 6 being provided as the affordable workspace unit.
- 7.22 The commercial use will facilitate the employment provision required as part of the SA32 and is therefore acceptable in principle.

Principle of Residential

- 7.23 Paragraph 60 of the NPPF supports the re-use of land to significantly deliver the supply of homes.
- 7.24 Policy GG4 of the London Plan aims to deliver homes for all Londoners and create mixed and inclusive communities.
- 7.25 Policy H1 of the London Plan seeks to increase housing supply by optimising housing delivery on brownfield sites.
- 7.26 Policy DM10 states that the Council will support proposals for new housing on sites allocated for residential development, including mixed use residential developments within the SA DPD.
- 7.27 Policy SA32 supports residential use for the site and seeks managed enhancements of the residential offer.
- 7.28 Haringey cannot currently demonstrate a 5 year housing land supply, which triggers the presumption in favour of sustainable development.

Assessment

- 7.29 The proposal involves the construction of 36 new residential dwellings spread across both blocks. The scheme will provide additional housing choice and will contribute to the Borough's housing supply targets.
- 7.30 The proposal for residential use (as part of a mixed-use scheme) accords with the site allocation that specifically supports residential use at the site.
- 7.31 The development optimises residential development on brownfield land in a sustainable location and therefore makes a significant contribution to meeting the housing need in the Borough.

Residential Quality**Policy Context**

- 7.32 Policy D6 of the London Plan requires housing developments to be of a high quality and provide adequately sized rooms with comfortable and functional layouts.
- 7.33 Policy D6 of the London Plan also requires dual aspect units which have adequate internal and external space.
- 7.34 LBH Policy DM12 requires all new housing to be of high quality taking into account privacy and amenity of neighbouring uses.

Assessment

- 7.35 All the residential units meet or exceed the minimum space standards. This is illustrated in the accompanying accommodation schedule found within the Design and Access Statement.

- 7.36 All the units are either dual or triple aspect ensuring ample daylight, sunlight and outlook is received providing a high standard of living for all future occupants.
- 7.37 All the units are provided with private amenity space in the form of balconies. Many of the balconies look over the central courtyard to avoid overlooking and privacy concerns to wider neighbours. The balconies located on the front and side elevations have unimpeded outlook and sufficient separation distances to maintain privacy and overlooking.
- 7.38 The development also provides generous communal amenity space in the form of a roof terrace, gardens and children's play space comprising 266.3m² across both sites. These spaces provide active and passive areas for recreation including children's play equipment.
- 7.39 The development also provides a communal courtyard area used both as a maker's yard and communal amenity purposes.
- 7.40 Overall, the proposal provides a high-quality development with generous unit sizes, private and communal amenity areas.

Residential Mix

- 7.41 Policy H10 of the London Plan requires schemes to provide a range of unit sizes and deliver mixed and inclusive neighbourhoods.
- 7.42 LBH Policy DM11 states that proposals for new residential developments including mixed use schemes should provide a mix of housing having regard to site circumstances and meet the targets outlined in Haringey's Strategic Policies.
- 7.43 LBH Policy SP2 does not specify the dwelling mix required in the Borough, aside from where it relates to affordable housing. The proposal will provide much needed housing in Haringey and will contribute towards additional housing choice.

Assessment

- 7.44 The residential mix is outlined in Section 5.3 above, which demonstrates that a good mix of different sized units are provided. Whilst there are more smaller units, this mix will provide housing choice for young professionals, older people, artists, makers or couples who are looking for smaller homes in a vibrant community, freeing up housing for families elsewhere in the Borough. The smaller units are appropriate for this location as it is within walking distance to local amenities, employment and public transport.
- 7.45 Notwithstanding this, 14% of the dwelling mix comprises 3-bedroom units, which provides housing for families within a vibrant community. The proposal results in a good mix of dwellings providing for a variety of needs which contributes to housing choice.

Design

- 7.46 Paragraph 126 of the NPPF seeks to achieve well-designed places and acknowledges that good design is a key aspect of sustainable development.
- 7.47 Policy D3 of the London Plan seeks to optimise site capacity through a design-led approach by making the most of the appropriate form, land use, quality, character and how future occupants will experience a safe, secure and inclusive environment.

- 7.48 Policy D4 of the London Plan seeks to deliver good design by ensuring that design is thoroughly scrutinised by the Borough's planning and urban design team.
- 7.49 LBH Policy DM1 requires all new development to achieve a high standard of design and contribute to the distinctive character of the local area by having regard to building height, form, scale, mass, connectivity, materiality and landscaping.
- 7.50 LBH Policy DM5 requires existing identified viewpoints to remain accessible.
- 7.51 SA32 supports retaining the existing façades of Omega Works if its viable.

Assessment

- 7.52 The scheme has been rigorously tested through pre-application meetings and 2 QRP meetings as outlined in Section 4.3 above, which has resulted in the current scheme.
- 7.53 The proposed blocks will be located on different parts of the site and will vary in height to reduce the overall bulk and mass of the development. In particular, the taller block (Block 2) is located to the rear of the site and will reduce five storeys, but will appear as 4 storeys as it meets Hermitage Road. A taller building statement is provided in the DAS which states this has been done intentionally to preserve verified views and maintain the character of the surrounding area.
- 7.54 The site falls within a locally significant viewpoint from Seven Sisters Road towards Alexandra Palace. The overall height has been rigorously tested and the DAS demonstrates how the height and mass has been reduced throughout the pre-application process. Block 2 results in a maximum height of 7 storeys which no longer obstructs the view from Seven Sisters Road ensuring the viewpoint can continue to be enjoyed and appreciated by the wider community.
- 7.55 In terms of mass, the fifth and sixth storeys of Block 2 are further setback and the mass is concentrated towards the rear of the site mitigating the bulk of the development when viewed from Hermitage Road. The overall development will have terraces and balconies and Block 2 has a curved footprint all of which creates visual interest and breaks up the massing.
- 7.56 The proposed front elevation of both blocks has been designed to meet the height of the adjoining development on Omega A and will be no greater than five storeys but will read as 4 storeys. As such, it will create a harmonious relationship between the two developments and prevent any adverse visual amenity impacts when viewed from the street.
- 7.57 The proposal involves the retention of the front façade and the saw tooth profile will be replicated to preserve its contribution to the local character. The proposed development will be constructed in a variety of materials which includes brick, timber, concrete, thin glazing frames which respects the character and appearance of the area and create visual interest and texture.

Impacts on Neighbouring Amenity

7.58 Paragraph 125 of the NPPF requires local authorities to take a flexible approach to applying policies or guidance relating to daylight and sunlight when considering applications for housing.

7.59 LBH Policy DM1(D) states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

Assessment

7.60 A daylight and sunlight assessment has been prepared by Herrington Consultants. The report assess the impact of the proposed development on neighbouring properties, the report concludes that:

- The proposed development will have a negligible loss of daylight on 249 out of 262 neighbouring windows on Hermitage Road. Further investigation into the 13 windows shows that 12 out of the 13 windows are not always the primary window and these rooms are served by more than one window, which means that adequate daylight will be received.
- The average vsc test was run on these windows which demonstrate that all comply with the BRE guidelines except for one property (156 Hermitage Road). As the layout for this property was known, it was concluded that the rooms will retain a sufficient amount of daylight with the development in place.
- Where the internal layouts were unknown, the retained vsc values were above 20% with the proposed development in place, which meets the BRE guidelines.

7.61 In terms of sunlight, the report concluded that there was one window on both 171 and 173 Hermitage Road that would experience a reduction in winter sunlight hours. However, both these windows retained an 'excellent availability of sunlight annually,' as such the impacts will be acceptable.

7.62 The report also concludes the development will not result in a noticeable increase in overshadowing on neighbouring gardens.

7.63 The report also assesses the cumulative impacts of both Omega A and B being constructed and demonstrates that there will be acceptable daylight and sunlight impacts on adjoining neighbours.

7.64 The assessment concludes that all habitable rooms within the proposed development will exceed the minimum target values for natural daylight set in the BRE guidance.

7.65 The proposed development will maintain adequate separation distances between the proposed blocks and neighbouring properties to maintain privacy and avoid any overlooking.

Transport and Access

7.66 Policy T6(B) of the London Plan states that a car-free development should be the starting point for all proposals in places that are well-connected by public transport.

- 7.67 Policy T6(E) of the London Plan states that appropriate parking for blue badge holders be proposed.
- 7.68 Policy T5(B) of the London Plan states that cycle parking should be designed in accordance with the London Plan standards.
- 7.69 Policy T7(G) of the London Plan states that developments should facilitate safe, clean and efficient deliveries and serving and a Construction Logistics Plan (CLP) will be required.
- 7.70 LBH Policy DM31 states that Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel.

Assessment

- 7.71 The London Plan requires 3% of the units to provide disabled parking from the outset and 7% units to provide disabled parking in the future, resulting in 4 spaces in total. As discussed with the Council's Highways Officers, the proposed development will be car-free with the exception of providing 4 blue badge spaces. Two blue badge spaces will be provided within the courtyard onsite, and the remaining two spaces will be provided on Hermitage Road if demand arises. The blue badge parking spaces are therefore consistent with the London Plan requirements.
- 7.72 The parking spaces will be enabled for EV to future proof the development and encourage sustainability.
- 7.73 As outlined in the accompanying Transport Assessment prepared by Markides Associates, the London Plan requires 68 cycle parking spaces but the scheme will exceed this policy requirement with the provision of 74 cycle parking spaces. The proposals therefore encourage sustainable modes of transport in accordance with the London Plan.
- 7.74 The Transport Assessment states that the proposal will result in increases to the number of trips on the local public transport networks, but they will be distributed across the wide range of services and destinations, and therefore the overall impact of the development is not considered to be significant.
- 7.75 As demonstrated in the Transport Assessment, a car-free development is considered acceptable as the site is within a highly sustainable location within walkable distances to public transport networks even though it has a low PTAL score. Additionally, the Transport Assessment has reviewed census data and run models which demonstrated that car ownership within the surrounding area is very low.
- 7.76 The proposed development provides a greater number of cycle parking than that required in the London Plan to encourage sustainable modes of travel.
- 7.77 A Draft Construction Management Plan (CMP) has been prepared by Markides Associates. It outlines how the proposed works will be undertaken, hours of operation, traffic management, dust suppression and noise mitigation measures. The proposed works will be temporary in nature and duration. The works will be undertaken in accordance with the measures outlined in the CMP to ensure that nuisance impacts on neighbours will be mitigated to an acceptable level.

Public Realm and Landscaping

- 7.78 London Plan Policy G5 states that major developments should contribute to the greening of London by incorporating high quality landscaping.
- 7.79 London Plan Policy G5(B) new developments should use the urban greening factor to identify the appropriate amount of urban greening required.
- 7.80 London Plan Policy S4(B) states that developments to be used by children and young people should increase opportunities for play and informal recreation. This is usually calculated at 10m² per child.
- 7.81 LBH Policy DM 1(C) requires new developments to demonstrate how landscaping and planning will be integrated into the development.
- 7.82 LBH Policy DM 3(B) states that newly privately owned public space should promote secure, accessible and inclusive environments that positively relate to local context and incorporate high quality design and public realm features.

Assessment

- 7.83 A Landscape Strategy has been prepared by Turkington Martin which outlines the hard and soft landscaping measures that will be implemented onsite. These measures include green roofs, porous paving and tree planting across the site which greens and softens the overall development while contributing to biodiversity.
- 7.84 A key characteristic of the wider area is courtyards, which are used in various ways by the local community. The proposed courtyard will therefore make an important contribution to the development, and character of the area. High quality paving will be introduced which includes triangular paving to reference the original roof form and design and square paving to reflect the new window patterns. The paving has different colour tones and designs which creates a visually attractive courtyard. The materials will be robust to support accessible parking spaces and workspaces as outlined in the Landscape Strategy.
- 7.85 The hard landscaping will encourage and foster the makers yard and exhibition spaces which accords with the employment aspirations of the site. It can also be used as community amenity space.
- 7.86 As calculated in the Landscape strategy, 85.4m² of play space is required based on the GLA's guidance and a total of 85m² is provided on the roof terrace of Block 1 and will be utilised by both blocks. The play space will provide a number of equipment for children aged 0-4 and 5 – 11 which includes climbing towers and play spaces providing the opportunity to balance, jump and climb. The proposal provides high quality play spaces with age appropriate equipment which will be accessible for all children within the development and contribute to a sense of community, adhering to the policy tests in S4(B) of the London Plan.
- 7.87 The Landscape Strategy also outlines the various parks within close proximity to the site which provides a number of recreation and play options for future occupants.
- 7.88 The roof terraces include pergolas, tables and benches which contribute to both play and passive recreation. The play area will be secured with a perimeter fence to ensure safety.

- 7.89 The proposal results in an urban greening factor 0.26, which falls short of the London Plan requirements of 0.4. However, as the proposal introduces hard and soft landscaping, green roofs, permeable paving and biodiversity, it is a significant improvement than what currently exists onsite.

Energy and Sustainability

- 7.90 Policy SI 2 of the London Plan seeks to minimise greenhouse gas emissions by ensuring major developments achieve net zero carbon in accordance with the energy hierarchy.
- 7.91 Policy SI 2(C) of the London Plan states that a minimum on site reduction states that a minimum reduction of 35% is required for major development.
- 7.92 Policy S1 4 of the London Plan states that developments minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. It also requires major developments to provide an energy statement.
- 7.93 LBH Policy DM21 states that all new development will be expected to implement sustainable design, layout and construction techniques.

Assessment

- 7.94 An energy and sustainability assessment has been prepared by Consolux which demonstrates that there are a number of renewal energy and low carbon technologies that can be implemented onsite, such as solar panels to encourage sustainable energy sources. Other sustainable aspects of the development include permeable paving and detention tanks. The development has also scored a 'very good' rating in the BREEAM pre-assessment.
- 7.95 An overheating assessment has been prepared by Consolux which demonstrates that there will be no risk of overheating in any of the habitable rooms within the development.

Air Quality

- 7.96 Policy SI 1 of the London Plan requires developments to reduce air quality impact during the construction and demolition phase through the use of non-road mobile machinery. It also requires developments to demonstrate how air quality impacts are acceptable.
- 7.97 LBH Policy DM32 requires all developments to be designed to improve or mitigate the air quality within the Borough and occupiers of the building.

Assessment

- 7.98 An air quality assessment has been prepared by Phlorum which demonstrates that the proposal will be air quality neutral which is in line with London Plan requirements.

Ecology

- 7.99 Policy DM19 of the Haringey Local Plan states that direct or indirect adverse impacts upon important ecological assets either individually or in combination with other development will only be permitted where harm can be reasonably avoided, or appropriate mitigation can address the harm caused.

Assessment

- 7.100 A preliminary ecological assessment and bat building survey has been undertaken by Phlorum. The report concluded that habitats within the proposed development area were limited. As such, no targeted surveys were recommended.
- 7.101 The recommendations included bird and bat boxes and bricks to be incorporated into the new design, undertaking demolition works outside of bird breeding season where possible and additional tree planting to protect any potential species onsite. The proposed works will be undertaken in accordance with these recommendations.
- 7.102 The proposed green roof planting will provide a 'green corridor' and ecological connection to the SINC area to the west as outlined in the Landscaping Strategy.

Contamination

- 7.103 LBH Policy DM 23(G) states that proposals for new developments will only be permitted if it can be demonstrated that the risk associated with land contamination, human health and the environment can be adequately addressed.

Assessment

- 7.104 A land contamination report has been prepared by Ground and Water. The report concludes that contaminations were present within the soil across the site, which is typical for an industrial estate. The report provides recommendations and a remediation strategy that would be implemented to ensure that the risk to land, humans and the environment is minimised.

Noise

- 7.105 LBH Policy DM 23(D) and (E) states that the Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. A noise assessment is required if the proposed development is noise sensitive or has the potential to generate noise.

Assessment

- 7.106 A noise assessment has been prepared by Acoustic Consultants Ltd. Noise testing and surveys were undertaken over two days across two locations onsite. The noise assessment breaks down the mitigation measures into three zones and identifies the building façade construction, window construction materials and ventilation required for each zone to ensure that noise impacts on future occupants is acceptable.
- 7.107 The noise assessment also restricts the noise levels associated with plant equipment to ensure there will be no impact on adjoining dwellings.

Crime Prevention

- 7.108 Paragraph 3.11.3 of the London Plan requires secure by design principles and designing out crime measures to be considered early in the design process.
- 7.109 LBH Policy DM2 also requires developments to have regard to Secure by Design principles.

Assessment

- 7.110 Secure by Design principles have been incorporated as part of the overall development strategy as outlined in the DAS. Both blocks have direct frontage and windows onto Hermitage Road creating both an active street front with passive surveillance. They will have internal grilles rather than roller shutters for both security and aesthetic purposes.
- 7.111 The balconies of all buildings face towards to the internal courtyard to encourage passive surveillance over the communal amenity area.
- 7.112 The Secure by Design measures have been discussed with the Designing out Crime Officer (DOCO). These measures include compartmentation for Block 2, key fob access to smaller units, compartmentation and alarms for the commercial units, use of P4A P5 rated glazing for the curved window on Unit 4 (event space).
- 7.113 A gate located along the front entrance which can be consented and implemented if required.

Fire Strategy

- 7.114 Policy D12 of the London Plan requires all developments to achieve the highest standards of fire safety and requires a fire statement to be submitted for major schemes.
- 7.115 Furthermore, Policy D5 of the London Plan requires developments to have a minimum of one lift per core to provide safe and dignified emergency evacuation for all users.

Assessment

- 7.116 A Fire Statement has been prepared by Clarke Banks who have reviewed the full plan set and provided recommendations on the scheme to ensure the safety of future occupants.
- 7.117 The recommendations include sprinkler systems, fire alarm and detection systems, compartmentation, automatic fire suppression systems and evacuation lifts.
- 7.118 The Fire Statement states that the buildings are located within 90m of a fire hydrant and all points of the building will be within the required distances making it acceptable for firefighting purposes.
- 7.119 The Fire Statement concludes that the proposed scheme complies with the requirements of Policy D12 of the London Plan.

Flooding and Drainage

- 7.120 Policy SI 12 of the London Plan requires all developments to minimise and mitigate flood risk.
- 7.121 LBH Policy DM26 states that all proposals within a critical drainage area will be required to incorporate measures to reduce the overall flood risk to the area.

Assessment

- 7.122 The site is located within Flood Risk 1 (low risk) on the EA's maps but is located within a critical drainage area as identified on LBH's policy maps, therefore requiring a Flood Risk Assessment.
- 7.123 A Flood Risk Assessment and SuDS Strategy has been prepared by Eckersley O'Callaghan which states that no mitigation is required from all potential sources of flooding to the site (i.e. fluvial, overland flows, public drains/sewers, groundwater, ditches and reservoirs).
- 7.124 Porous paving, green roofs and underground cellular attenuation tanks will be implemented to mitigate stormwater runoff.

Refuse and Recycling

- 7.125 LBH Policy DM4 requires all developments to adequately provide for waste management onsite and requires these areas to be screened to avoid any nuisance or visual amenity impacts.

Assessment

- 7.126 Paragraph 8.3 of LBH Sustainable Design and Construction SPD does not specify the bin types or capacities required, rather it requires all major developments to have a Site Waste Management Plan outlining the type, number of bins and position onsite.
- 7.127 As such, the waste storage details and management of waste is set out in the Transport Assessment which incorporates a Waste Management Plan. 12x 1,100L bins for residential and commercial waste are provided in a dedicated refuse storage area within the ground floor Block 2. The storage area will be easily accessible for all tenants and occupants from either blocks as well as the courtyard. Additionally, it demonstrates that there is sufficient space for a waste truck to collect and manoeuvre onsite.
- 7.128 Overall, the waste management strategy accords with the requirements in the SPD.

Planning Obligations

- 7.129 Paragraph 55 of the NPPF states that LPAs should consider using planning obligations where it is not possible to address unacceptable impacts through planning conditions.
- 7.130 LBH DM48 states that planning obligations will be sought to mitigate site specific impacts such as affordable housing, employment and skills training.
- 7.131 LBH Policy DM13 states that the Council will seek the maximum reasonable amount of affordable housing for schemes of 10 or more dwellings.
- 7.132 Paragraph 7.8 of the LB Haringey's Planning Obligations SPD states that all major mixed use development within a Local Employment Area – Regeneration Area will be required to make provision for affordable workspace.

Assessment

- 7.133 A viability assessment has been prepared by CBRE which demonstrates that there is a negative residual land value and both affordable housing and affordable workspace is unviable as part of the development.

- 7.134 However, in order to encourage employment uses onsite, and in response to stakeholder engagement the applicant is committed to offering 20% affordable workspace, which results in Unit 6 being offered as affordable workspace as a 20% discount to market rents. This is in keeping with the employment aspirations of the site allocation.
- 7.135 A draft HoTs is submitted as part of the application.

8 CONCLUSIONS

- 8.1 The proposal seeks to redevelop the site to provide 610m² of employment space (Class E) and 36 residential units in accordance with Site Allocation 32.
- 8.2 The scheme has developed and evolved through extensive consultation with key stakeholders resulting in an efficient utilisation of the site which maximises its capacity for new employment space and dwellings. It therefore creates additional employment and housing choice within the Borough.
- 8.3 The scheme has been masterplanned and design-led to ensure that it will not compromise any future development on neighbouring sites, while responding to the character of the surrounding area and safeguarding impacts on future residents and employees.
- 8.4 Planning obligations will be entered into to ensure that affordable workspace is provided for local community.
- 8.5 The proposal has been designed to mitigate impacts on neighbouring amenity through creative design solutions, which includes lower scale development towards the front of the site and concentrating the massing towards the rear.
- 8.6 The proposal will result in a high-quality public realm which comprises extensive landscaping and shared courtyard for communal amenity/workspaces.
- 8.7 The proposed planting and landscaping will create an ecological link to the SINC area to the west of the site, resulting in positive biodiversity and ecological impacts.
- 8.8 All the buildings will be energy efficient and built to latest building control and design standards which will positively contribute to sustainability.
- 8.9 This statement has demonstrated how the proposals comprise sustainable development and comply with national, regional, and local planning policy.