

5.0 DESIGN CONCEPT



Proposed street impression

5.1 RESPONSE TO POLICY DM1: DELIVERING HIGH QUALITY DESIGN

Summary

The design team for Omega Works A is committed to delivering excellence in this proposed development, in keeping with Policy DM1. We have embraced the principles of sustainable design, and are positively responding to the character and setting of Haringey's neighbourhoods. The proposal is a high quality design, with a distinct character, inspired by the a clear understanding of the local urban character, structure and form of the surrounding area. In addition to this summary, the design strategies in response to Policy DM1 are discussed further in the following Sections 5, 6, 7 and 8 of this document.

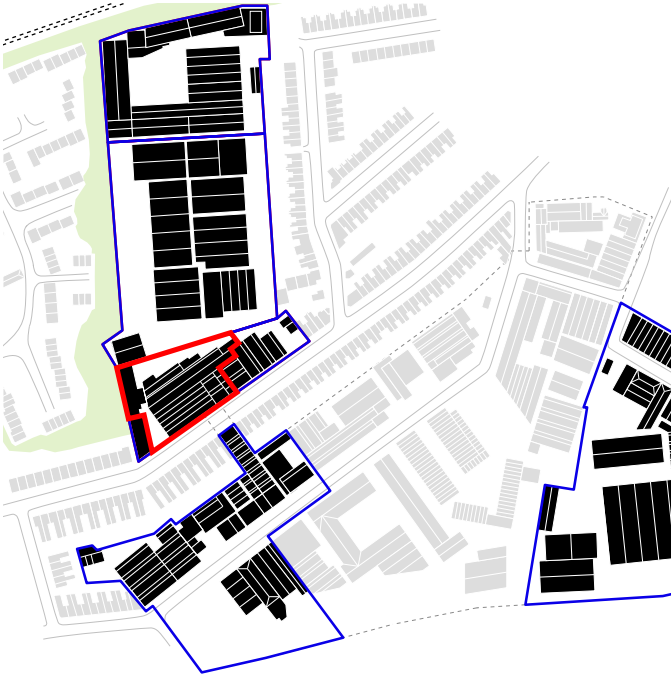


Responding to the local charactoeer

Character of Development

Considerable research has been carried out into the surrounding urban grain (massing and open space), connecting routes, building typologies (including form, scale and massing), public realm, architectural styles, materiality and detailing. Our studies indicate the Warehouse District being characterised by rectilinear blocks placed on irregular sites, creating uniquely-shaped, hidden courtyards.

Our design has emerged out of this research and taken it as our starting point. The proposal translates this urban grain into a contemporary design at the different scales of the masterplan, architecture and detail. Omega A Development arranges linear blocks on the site, creating an irregular courtyard, embodying the logic of the surrounding Warehouse District. The massing and building heights have been designed carefully through site sections in relation to the surrounding context and varying levels, balancing density and appropriate scale.



Researching the urban grain

Landscaping

The landscaping design creates distinctive, high quality external spaces, that trace the historical footprint of the site and recall the history of the site as a piano factory by integrating musical patterns in the hard landscaping. The landscaping offers a variety of different type of external spaces for different activities: large and open spaces for making, or small pockets of play space.

The levels and slopes of the ground have been designed to ensure accessible entrances at each street entrance.

The soft landscaping includes a series of new trees along Hermitage Road, as well as trees in the courtyard and on the sixth floor play area. The proposed new planting layouts, including the green roofs, will prioritise native species.

Through the masterplan, the project aims to connect up with the green Embankment and promote biodiversity with bat and bird boxes on the trees.



Integrating hard and soft landscaping

Privacy and amenity

The proposals ensure a high standard of privacy and amenity for the development's users and neighbours, meeting appropriate sunlight/daylight levels, avoiding overlooking and loss of privacy to the amenity of neighbouring residents and the residents of the development; and minimising detrimental microclimatic conditions resulting from the development.



Creating a variety of amenity spaces

5.2 OPPORTUNITIES AND CONSTRAINTS

Since its construction in the early 20th Century, Omega Works was a piano factory, until the 1980/90s when it organically transformed into warehouse living.

This led to the creation of the Harringay Warehouse District and Warehouse Living Policy DM39. The existing site combines Warehouse Living, Commercial and Residential uses.

The site sits to the north of Hermitage Road lined with two-storey terrace housing. Omega Works B is to the east, Crusader Estate to the north and the embankment and Omega Works C to the west. The site opportunities include:

- 1 Activation of the street frontage on Hermitage Road with commercial space and landscaping
- 2 Create a public route through to access Crusader Estate, improving permeability through the Warehouse District
- 3 Create a generous external courtyard at the heart of the site which is landscaped and brings greenery onto the site which can be used for the residents and the local community for events
- 4 Connect to the green embankment through a wider masterplan
- 5 Improve and transform the site in a way that retains and celebrates its special warehouse qualities and existing communities, with the retention of the existing facade and reinterpretation of existing architectural qualities.
- 6 Opportunity to retain and expand creative community, delivering additional homes, warehouse living and workspace
- 7 Opportunity for three entrances to the courtyard



5.3 APPROACH TO DEMOLITION

The existing warehouses on the Omega Works site consist of various blocks that have been added over time. The diagram on the right shows the historical development of the site.

Whilst the original 1936 building is architecturally significant and characterful, the later additions have been developed in an ad-hoc way and are of poor quality in terms of thermal and acoustic performance. The existing building fabric is also leaking in places.

The existing buildings are not fit for purpose and this is reflected in Haringey's Development Guidelines for this site allocation (SA32) which suggests that the Hermitage Road facade should be retained, but no other buildings on the site are required to be retained.

Our approach to is to adopt a circular economy model for the reuse of existing materials on site:

1. Retain

Retain the architecturally significant original warehouse facade along Hermitage Road

2. Reuse

Reuse existing building elements, such as windows or doors, which can be used internally.

3. Reconstruct

Elements from the site, that cannot be used in their current form, would be retained on site where possible and broken down to form the base for new foundations (3A), or transformed into a new cladding material for the proposed facade courtyard (3B).

4. Excess materials

Excess materials from the demolition will be taken to a local Building Merchant that specialises in reclaimed materials for reuse on other sites.

To enable the above strategy, a comprehensive audit of existing materials within the site that can be re-used during the redevelopment will be carried out at the start of the next design stage.

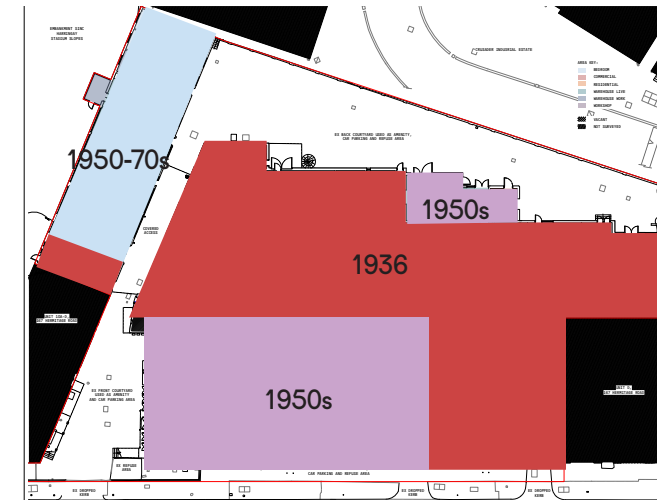
Development Guidelines

- Subject to viability, the central façade on Hermitage Rd should be retained, creating an entrance to a courtyard. No other buildings are required to be retained. This should be linked through to the new pedestrian access to Finsbury Park Avenue.

Extract from the Development Guidelines for SA32



① Retain historic facade on Hermitage Road



Existing historical plan diagram



Infill facade block from the 1950s (left), historic facade (right)



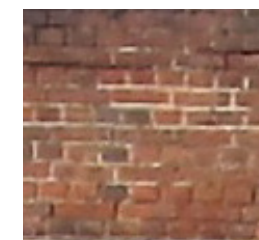
② Precedent: de Vylder Vinck Taillieu Architects, House Weze: example of upcycling a window internally, bringing character inside



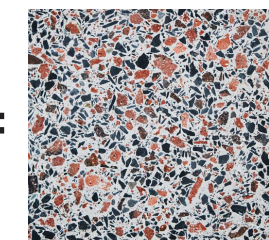
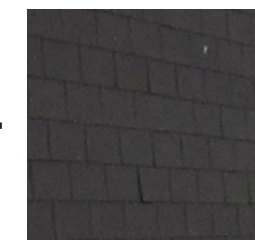
Upcycle existing materials and elements in new development



③A Example of material to be broken down for foundations or hard landscaping



③B Example of materials found on site to be transformed into bespoke facade materials for the new development (brick and tiles)



Example of brick/slate terrazzo tile by Granby Workshop



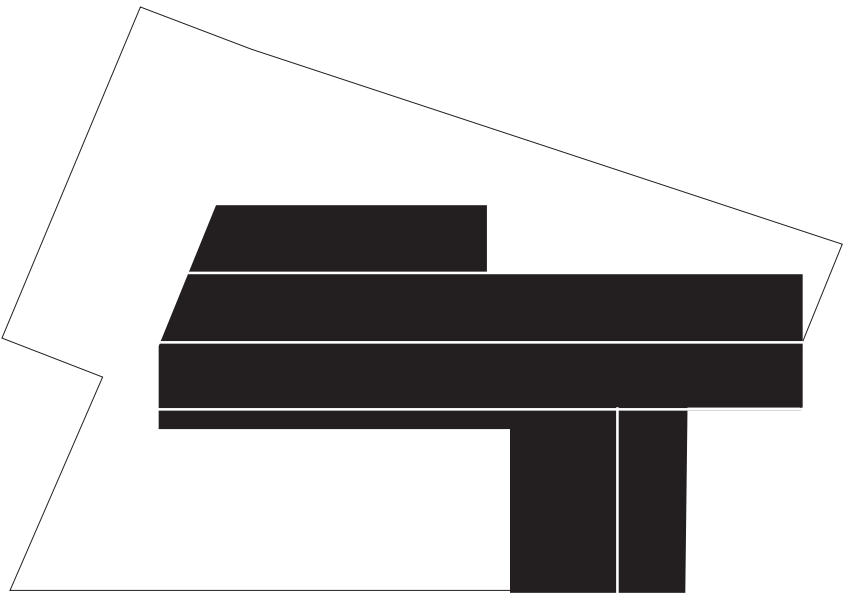
④ Reclaimed materials, not needed for the development, will be taken to a building merchant.

5.4 MASSING CONCEPT

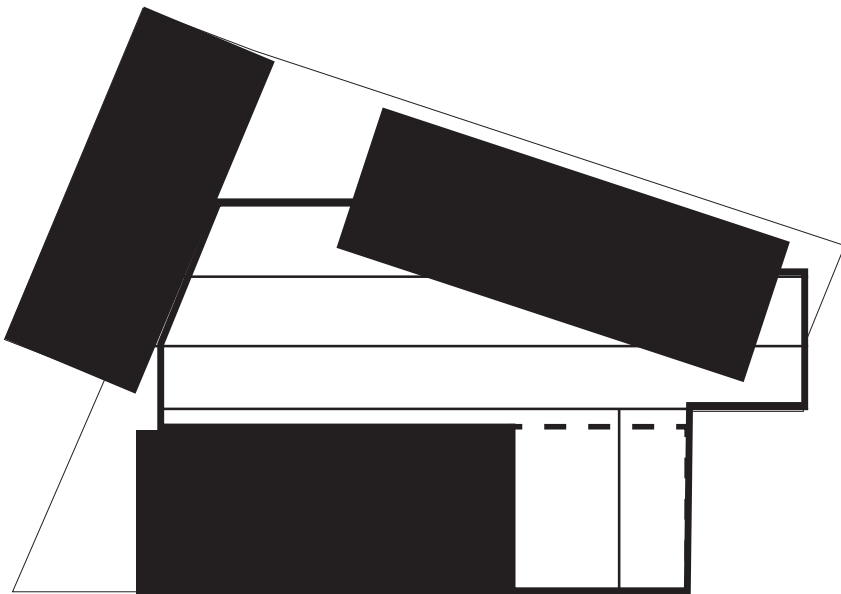
These diagrams explain the guiding principles of the design strategy.

The former historic warehouse is inverted to create a courtyard at the heart of the site, framing the historic layouts as a shared landscape.

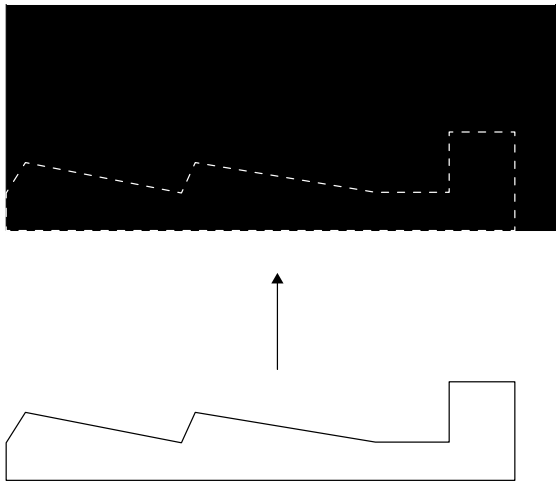
The new warehouse blocks align with the boundary lines, with the facades of the historic warehouses traced on the courtyard facades.



Plan diagram in 1936



Plan diagram for proposal



Elevation projection of existing onto proposed

5.5 MUSICAL PRECEDENTS

The history of the site as a piano factory is at the heart of our design concept and has inspired the detailing, architecture and landscape of the proposal. We have sought to incorporate a strong sense of rhythm to each part of the design, from the elevations to the courtyard. Acoustic waves, curves and rhythms of lines bring a musicality to the site and define special moments of arrival or gathering. Some curves elements are already manifest certain precedents that also reference rhythm have inspired the design.



City Hall of Murcia, Rafael Moneo



The Loom, by Duggan Morris



Bicentennial Civic Center, GGMPU + Lucio Morini

5.6 MUSICAL COURTYARD

The courtyard is the most important space of the proposal which all occupants and residents of the site can enjoy. It will maximise vegetation, play space and seating areas. The Warehouse Living area are able to spill out onto it. It has distinctive curved sheltered entrances to each block which reference the musical legacy of the site. The courtyard is primarily for pedestrian use, including integrated cycle parking, and limited car access for accessibility purposes. The design of the courtyard will reference the history of the former warehouses through the paving patterns and elevations that will trace the historic walls.



Initial concept for courtyard at Omega Works



Curved pediments at Omega Works



Inspiration: sound waves

5.7 MAKER PROGRAMMES

The rich variety of creative activities accommodated on the existing site are proposed to be retained and expanded.

Local artists will be engaged to create public artworks for the site.

Proposed Warehouse Living spaces, and the Commercial spaces will be able to accommodate different maker provisions. Some examples are shown below.



Example of Maker Space: Blackhorse Workshop, Walthamstow



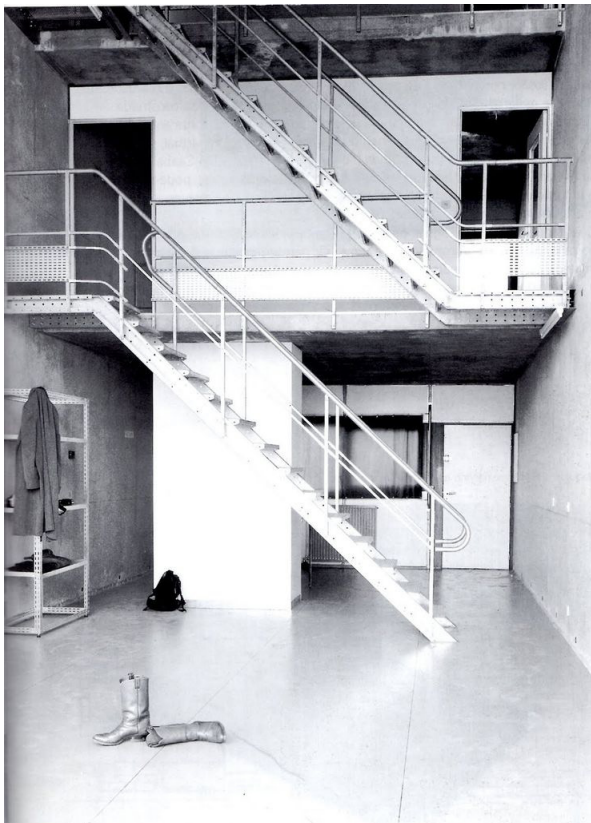
Double height space at Omega Works

5.8 SECTIONAL PRECEDENTS

The double height section is a key characteristic of the warehouse typology and is something we have incorporated into the heart of the design. It is unique and offers flexibility to the resident. Some precedents are included here.



Sanaa, Gifu Kitagata Apartments, Japan



Jean Nouvel, Nemausus Housing



Lacaton & Vassal, Housing