



CONTENTS

1.0	INTRODUCTION	5
2.0	EXISTING SITE AND CONTEXT	7
3.0	EXISTING WAREHOUSE LIVING ANALYSIS	24
4.0	INDICATIVE MASTERPLAN	26
5.0	DESIGN CONCEPT	31
6.0	CONSULTATION AND ENGAGEMENT	38
7.0	DESIGN PROPOSALS	47
8.0	KEY ILLUSTRATIVE VISUALISATIONS	66
9.0	PROPOSED RELATIONSHIP TO NEIGHBOURING SITES	74
10.0	PROPOSED USE TYPE: COMMERCIAL	78
11.0	PROPOSED USE TYPE: WAREHOUSE LIVING	82
12.0	PROPOSED USE TYPE: RESIDENTIAL	92
13.0	TRANSPORT	97
14.0	SUSTAINABILITY AND ENERGY	102
15.0	ECOLOGICAL ASSESSMENT	103
16.0	DAYLIGHT AND SUNLIGHT	103
17.0	FIRE STRATEGY	104
18.0	ACOUSTIC STRATEGY	104
19.0	LANDSCAPE AND PLAYSPACE	105
20.0	COMMUNITY BENEFITS	108
21.0	MASSING AND VIEWS	109
22.0	AREA SCHEDULES	112
23.0	CONCLUSION	114

DOCUMENT OVERVIEW

Purpose of this Document

This Design and Access Statement (DAS) has been prepared by vPPR Architects on behalf of the Applicant, Majorlink.

This is one of a number of documents that support the full planning application for the development of Omega Works in Haringey, forming part of the Haringay Warehouse District.

The purpose is to describe the key elements of the scheme and how they have developed through the pre-application process.

The application proposal is for the full redevelopment of the site, consisting of three blocks: a 4 storey block on Hermitage Road including partial retention, a 5-8 storey block on the North boundary, and a 6-8 storey block on the West boundary.

Site address: Omega Works, 167 Hermitage Road, London N4 1NA.

The site sits on Hermitage Road, with Crusader Estate to the north.

The Application seeks planning approval for the demolition of buildings at Omega works, the construction of a new mixed-use infill development comprising 1041m² of commercial space, 2759m² of Warehouse Living Space and 76 residential units.

Project Objectives

The project seeks to:

- Double the amount of commercial space on the site, aiming to retain existing tenants and enable their expansion
- Futureproof Warehouse Living on the site with high quality and compliant living and working accommodation
- Retain a strong reference to warehouse typologies in new buildings to create a mixed-use development that has a strong character which relates to its history and context within the Haringay Warehouse District.
- Increase the number of residential units on the site, providing new high quality housing
- Create a new landscaped courtyard that promotes creativity enabling maker space, play space and informal encounters.
- Improve the public realm on Hermitage Road and with landscaping, and enhance the street facade, combining old and new massing.

Key Policies

The design incorporates relevant policy including: The London Plan, including:

- Policy HC5 - Supporting London's culture and creative industries (noting the Creative Enterprise Zone);
- Policy D13 - Agent of Change;
- Policy S4 - Play and informal recreation;
- Policy D5 - Inclusive design;
- Policy E7 - Industrial intensification, co-location and substitution;
- Policy D9 - Tall Buildings.

Technical Housing Standards - Nationally Described Space Standard
GLA Housing Supplementary Planning Guidance
Building Regulations 2022

Haringey Development Management DPD
Haringey Site Allocations DPD
Haringey Strategic Policies DPD
Haringey Standards for Houses in Multiple Occupation (HMOs)

Executive Summary

The Design and Access Statement sets out the vision and design proposals for Omega Works.

Chapter 1 provides a general summary of the application proposal.

Chapters 2 and 3 describe the existing site characteristics and wider context with reference to the Haringay Warehouse District and local urban typologies, and its location in relation to key transport links.

Chapter 4 and 5 summarises the design evolution, discussing the constraints and opportunities as well as the massing iterations.

Chapter 6 describes the consultation and pre-application process. It provides a summary of the consultation and engagement process and describes how the design has evolved in response.

Chapters 7, 8 and 9 present the final design proposals, the ground level connections and circulation, and the arrangement of the different land uses within the development. This chapter includes visualisations of the development to explain the character and materials.

The final chapters explain how the design proposal meets relevant design policies including landscaping, accessibility and inclusive design, sustainability and energy, fire, acoustic and landscape design. These sections are supported by specialist technical reports to be read in conjunction with the Design and Access Statement.

Supporting Documents

This document should be read together with the following supporting documents:

- Covering Letter
- Application Forms
- CIL Forms
- Application Drawings
- Planning Statement
- Preliminary Ecological Assessment and Bat Survey
- Sustainability Statement, including Energy Strategy and BREEAM Pre-Assessment
- Noise Impact Assessment
- Daylight, Sunlight and Overlooking Assessment
- Transport Assessment
- Microclimate Assessment
- Arboricultural Report
- Landscape Statement
- Fire Strategy
- Construction Method Statement

Project Team

The application proposals have evolved through a collaborative process with the following team:

Developer: Majorlink Ltd.

Design Team:

Architect: vPPR Architects
Planning Consultant: Collective Planning
Structural Engineer: Eckersley O'Callaghan
Services Engineer: Consolux
Microclimate: Love Design Studio
Ecologist: Phlorum
Arboricultural Report: Indigo Surveys
Fire Engineer: BB Seven
Transport Consultant: Markides Associates
Daylight / Sunlight, RoL: Herrington Consulting
Acoustic Consultant: Acoustic Consultants Ltd
Landscape Designer: Turkington Martin

ABOUT THE APPLICANT AND AGENT

The Applicant: Majorlink Ltd.

Majorlink has owned the site since 2007 and is seeking to retain and re-provide improved accommodation for existing occupants in the new development.

Architect: vPPR Architects

vPPR Architects have been selected for this project by the applicant due to their experience bringing high quality design to industrial contexts.

Based in north London, and known for designs that promote creative mixed use communities, our projects combine clear formal concepts and a sensitive material approach to context.

We are committed to designing high quality internal and external spaces that have a strong sense of identity and are inspired by local histories.

The studio operates under the belief in the continual crossover between art and architecture, seeking creative solutions that strengthen communities, no matter how large or small.

Environmental sustainability is a priority in all our projects. Our strategies include implementing passive energy strategies, and integrating landscaping with built form.

vPPR Architects - Selected Projects



Mixed use development in Margate combining neon workshop, gallery and residential accommodation in Listed Building Refurbishment, vPPR - 2022 - ongoing



Redchurch Street Warehouse Conversion, London, vPPR - RIBA Award 2017



1.0 INTRODUCTION

1.1 Project Aims

The site is located at Omega Works, Hermitage Road, London N4 1NL. It is positioned on the North side of Hermitage Road, and to the South of Crusader Estate, in the borough of Haringey in North London. It forms part of the Warehouse Living District and is allocated for redevelopment.

It represents an important opportunity to learn from and improve upon the existing context, and to reinterpret the history of the site for a future mixed-use scheme. The Applicant's vision is to:

- Create an Employment and Warehouse Living led scheme, creating spaces that support the creative industries
- Deliver new homes in line with Haringey's policy
- Retain aspects of the existing buildings with architectural merit, and reuse as much of the existing materials as possible
- Create new buildings of high architectural quality that enhance the character of the existing context
- Create a new courtyard with a variety of landscaping introducing as much greenery to this site
- Create a positive streetscape by activating the ground level with commercial space and re-landscaping the street
- Create a high quality development that is compatible with the development next door and wider masterplan

1.2 Project Key Facts

- Site area: 3786m²
- Commercial uses: increased from 570m² to 1041m²
- Warehouse Living uses: increased from 55 to 67 bedrooms in 8 units
- Residential uses: increased from 1 unit to 76 high quality residential units
- Regeneration of industrial site, inspired by history of site as former piano factory
- Three access points to the site
- Focal points around a landscaped courtyard
- 212 no. cycle spaces for all uses



Aerial view with application site labelled 'Omega Works A'



Proposed visualisation on Hermitage Road

1.3 Design and Planning Programme

The design team has been working over the past several years on this planning application, refining the project through feedback from the planning department and other stakeholders to create a robust and high quality proposal that addresses the design constraints and opportunities of the site.

Early research, site analysis and initial concepts were drawn up in 2019.

During 2020, two Pre-Apps and one Quality Review Panel (QRP) took place. The first Pre-App focused on the masterplan, the second focused on the initial architectural concept. The design was then presented to the QRP and received insightful feedback which was integrated into the proposals.

In 2021, two further Pre-Apps took place and one further presentation to the same QRP. Having taken on board the feedback from these meetings and revised the designs, the proposal was then taken to public consultation in the form of an online exhibition and Q&A, as well as sessions with the Development Management Forum, Planning Sub Committee and the Met Police. The feedback has been consolidated into the current planning application design.



Harringay Warehouse District

18 Jan 2018	26 Sep 2019	6 Feb 2020	24 Feb 2020	March 2020	20 Aug 2020	23 Sept 2020	18 Feb 2021	24 May 2021	9 June 2021	30 June 2021	5 July 2021	9 Aug 2021	9 Feb 2022	7 April 2022	Nov 2022
Site visit and informal conversations with residents	Framework meeting with planners	Site visit with planners and informal conversations with residents	Pre-App Meeting 01	Online questionnaire to residents	Pre-App Meeting 02	Quality Review Panel 01	Pre-App Meeting 03	Pre-App Meeting 04	Quality Review Panel 02	Development Management Forum	Planning Sub Committee	Community Consultation & Exhibition	Online Public Consultation	Met Police "Designing Out Crime" Review	Submission of Planning Application