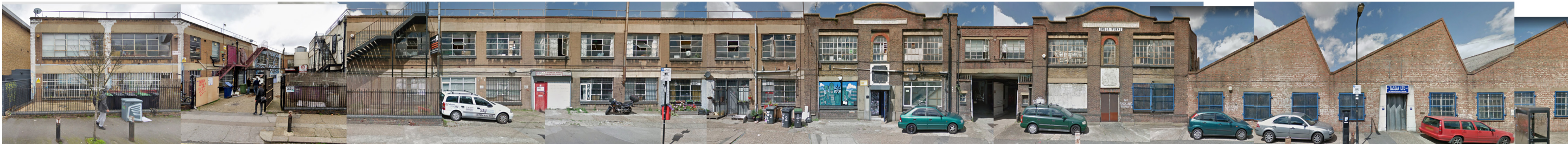


2.0 EXISTING SITE AND CONTEXT



Omega Works C

Omega Works A

Omega Works B

2.1 APPLICATION SITE

Omega Works
167 Hermitage Road
London N4 1NL

The site is located on the North side of Hermitage Road, and to the South of Crusader Estate, which forms part of the Harringay Warehouse District, in the borough of Haringey in North London.

Access to the site is via Hermitage Road.

2.2 TRANSPORT AND AMENITIES

The site has a PTAL rating of 2. It is located between Harringay station, Harringay Green Lanes overground, Manor House underground and Seven Sisters overground and underground.

Cycling is a popular mode of transport for current residents of Omega Works.

The site is a short walk from the following bus routes: 67 (Aldgate and Wood Green), 259 (Kings Cross), 141 (London Bridge), 29 (Trafalgar Square) and 359 (Waterloo).

There are two parks located within a ten minute walk of the site: Chestnuts Park and Finsbury Park with many other public amenities in the area, including Woodberry Wetlands.

2.3 FLOOD RISK

The site is in Flood Zone 1, which means there is a low probability of flooding from rivers and the sea.

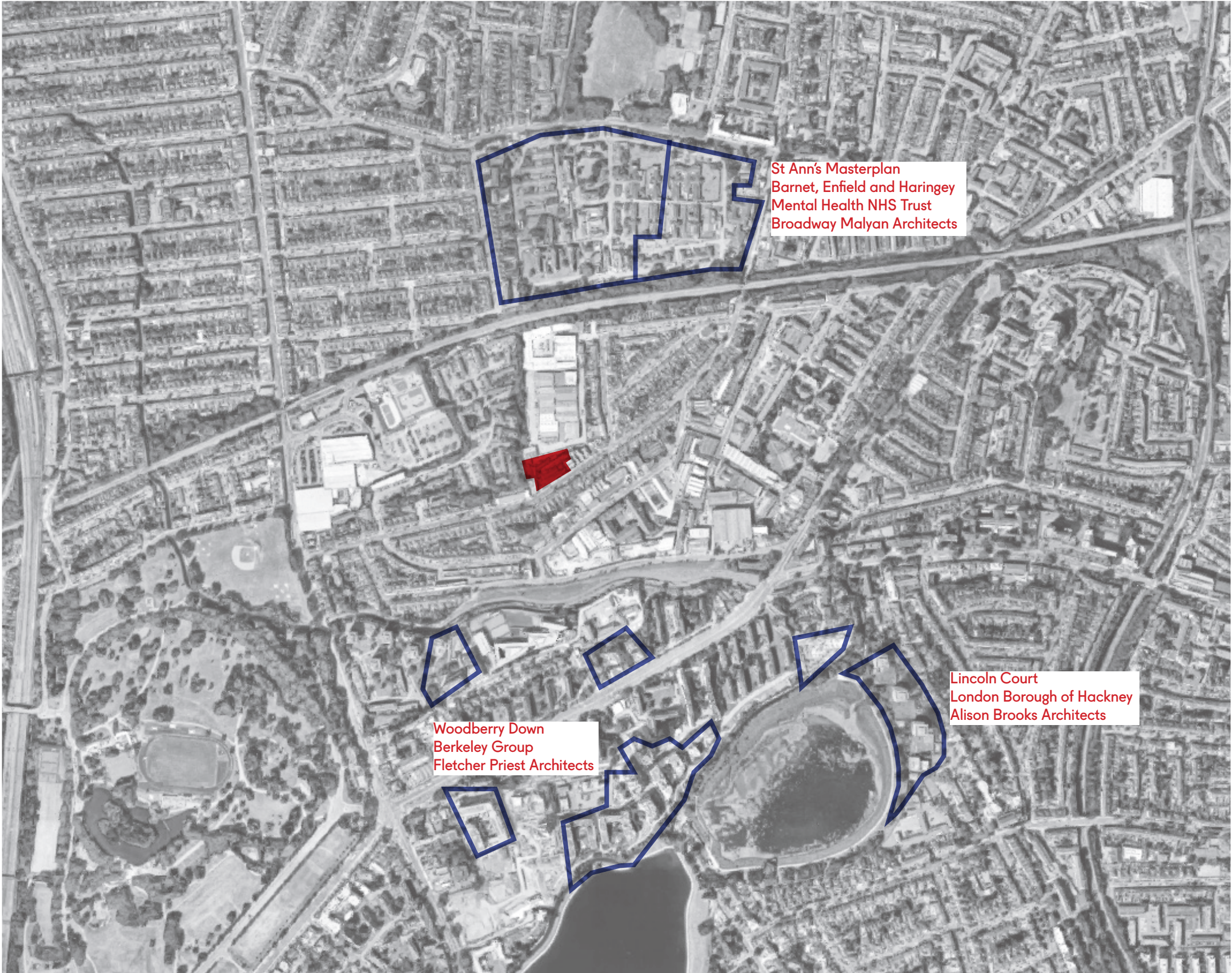
- Site
- Bus
- Rail



Aerial view of site

2.4 LOCAL DEVELOPMENTS AND TALL BUILDINGS

The local area is under going significant urban transformations with a number of tall buildings in the vicinity, either realised or proposed.

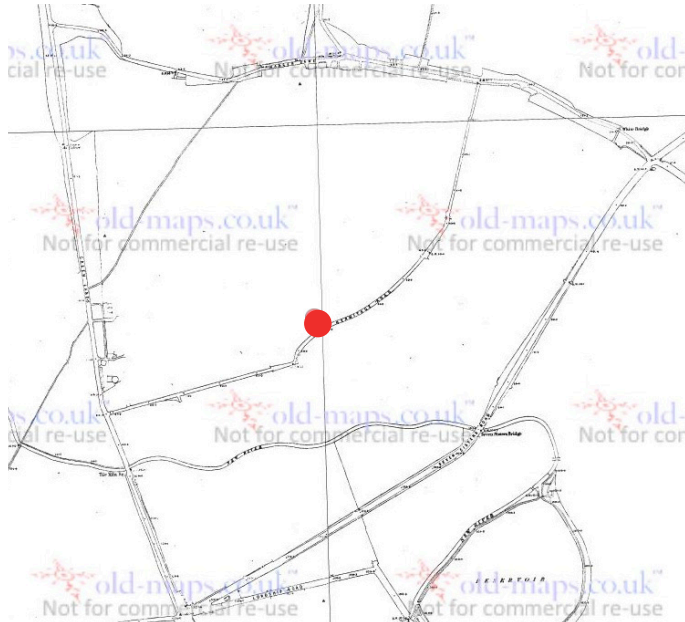


2.5 HISTORY OF THE SITE

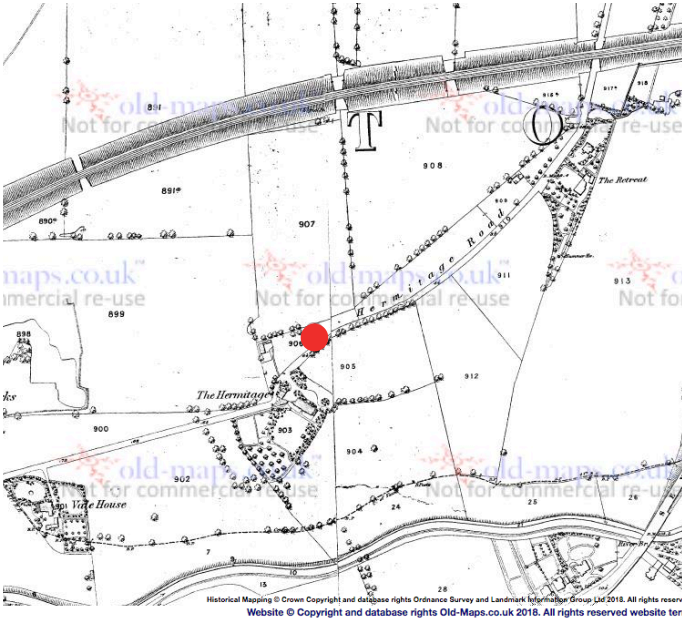
Up until the mid nineteenth century, a network of roads existed including Hermitage Road but the site itself and the surrounding area was undeveloped. Towards the end of the nineteenth century, small urban developments started to appear close to the site along Hermitage Road. By the early twentieth century, the area is transformed with extensive terraced housing but the site itself still remains empty, appearing to be park of an open green space.

By 1936, large warehouses have been constructed on Omega Works, Crusader Estate and Arena Design Centre. Omega Works is a piano factory, Crusader is a Piano and Joinery works, and Arena Design Centre is a Furniture Works. According to historical research, Omega Works served as a piano factory for its duration as a functioning industrial site. Over the rest of the century, some alterations to the warehouse blocks take place.

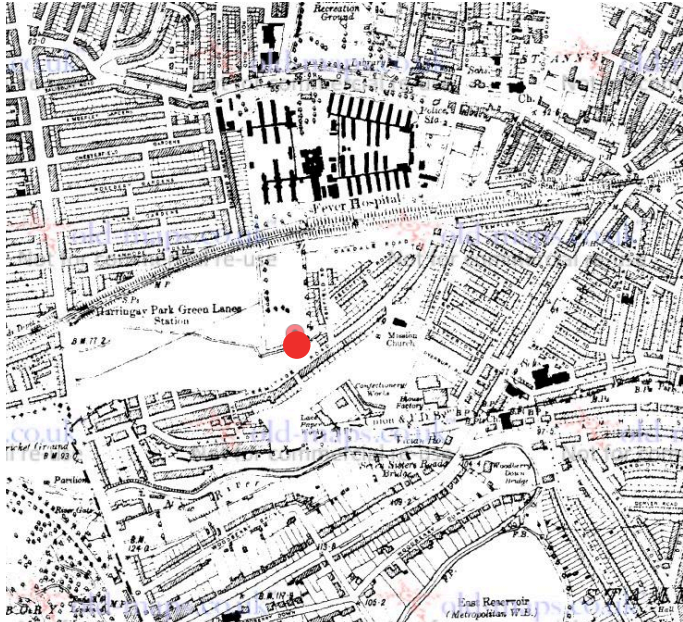
By the 1970s, Omega Works reaches its current configuration today and accommodates many creative businesses and makers.



Site in 1850-51



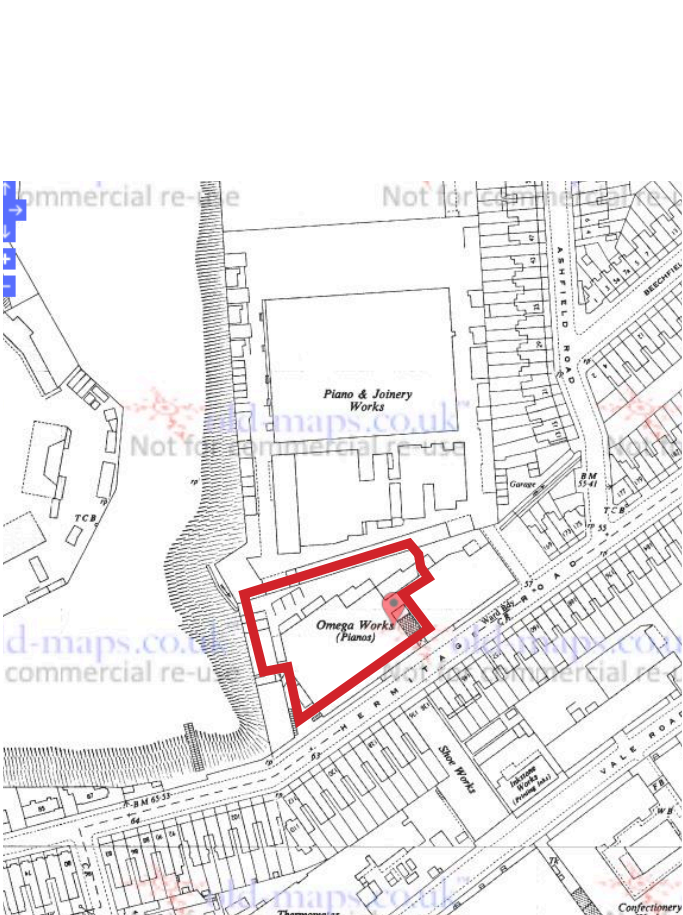
Site in 1871-72



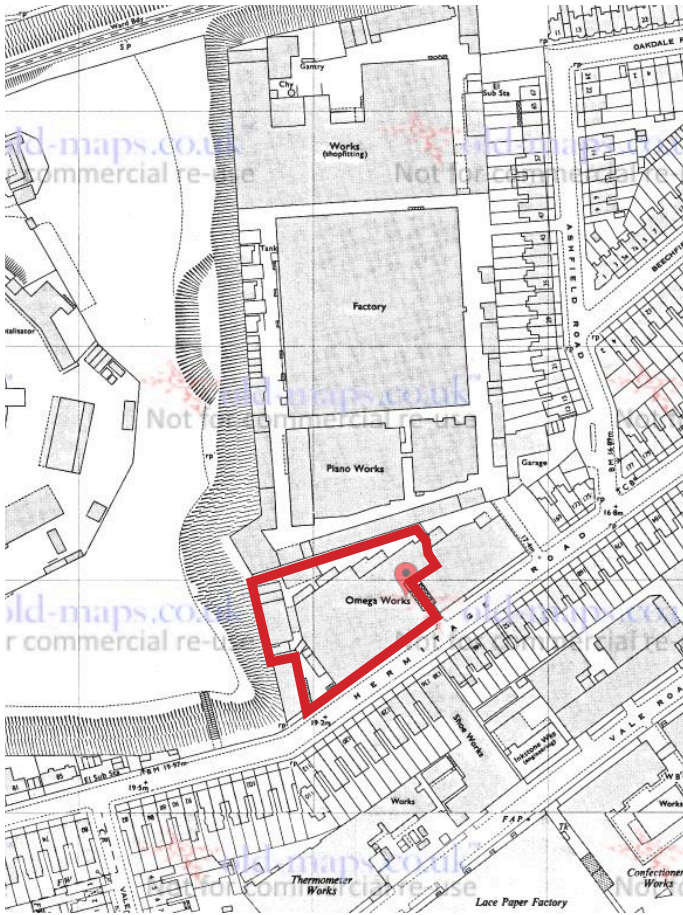
Site in 1920



Site in 1936



Site in 1953-55



Site in 1954-71

2.6 HARRINGAY WAREHOUSE DISTRICT SITE ALLOCATIONS

Historically the industrial buildings were used as furniture, sweet and textile factories, amongst other industries. Over the last fifteen years, many of these factories have organically been converted into live/work warehouse living. This has led to the creation of the Harringay Warehouse District and Warehouse Living Policy DM39, which promotes ways in which these industrial spaces can continue to support creativity by providing new forms of communal living and working.

Harringay Warehouse District comprises a series of industrial estates, mostly surrounded by largely residential areas of Haringey. The Harringay Warehouse District is characterised by brick warehouses of different scales arranged in an adhoc manner. Leftover spaces in between the large warehouse blocks create interesting external amenity space today.

The site allocation for Omega Works is SA32, which includes other sites as well. The relationship between SA32/Omega Works, SA31 /Crusader Estate and SA30/ Arena Design Centre is very important as they form a large urban block together. There are other Warehouse District sites (SA33, SA34 and SA35) nearby which also must be taken into account.



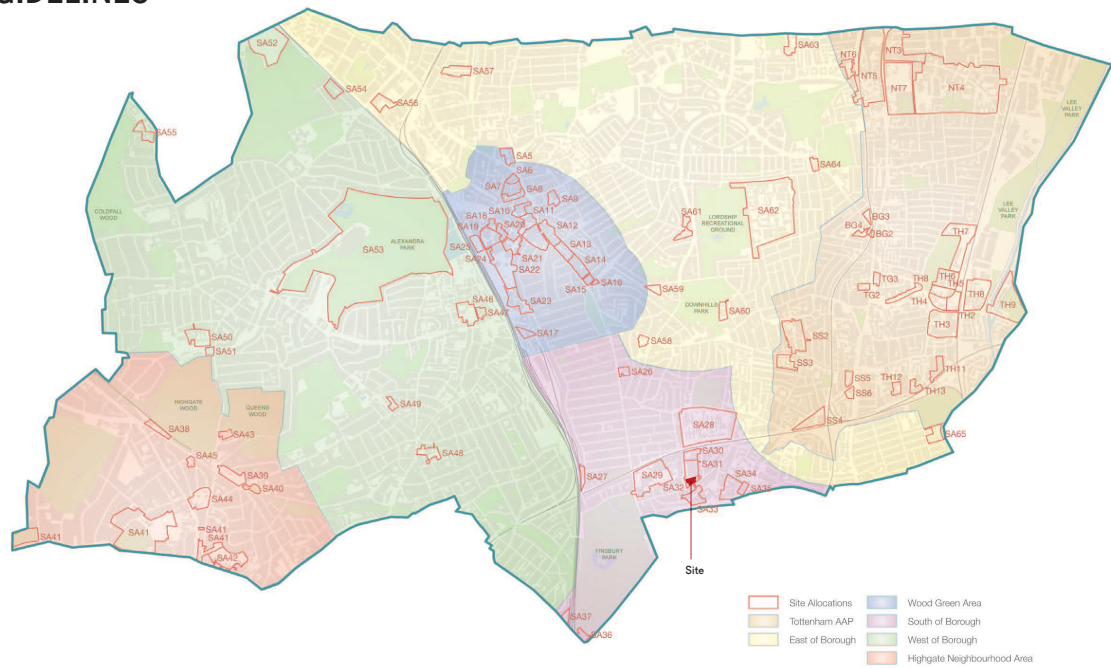
■ Site

2.7 WAREHOUSE DISTRICT SITE ALLOCATIONS DEVELOPMENT GUIDELINES

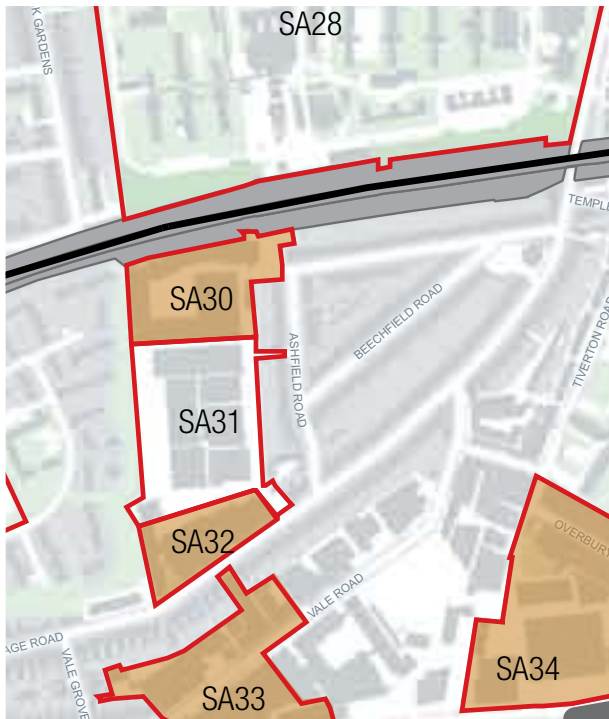
The site is allocated in the Haringey Local Plan for redevelopment to increase and improve the Commercial floorspace and Warehouse Living Community.

The site allocation for Omega Works is SA32. The proposal has been developed taking on board the guidelines from the Site Allocations DPD.

The Site Allocation for Omega Works (SA 32) involves three separate ownerships (A, B, C) and forms part of the Harringay Warehouse District. The project teams for Omega Works A and B have been working closely together over the past years to bring forward an exciting cohesive vision for the site.



Plan of Haringey



Site Allocations around SA32

SA32: OMEGA WORKS

Address	Omega Works, Hermitage Rd., Harringay N4		
Site Size (Ha)	0.56	PTAL Rating	2
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Industrial premises, with significant residential occupancy		
Ownership	Multiple private freeholds		
How site was identified	Live/work enforcement investigation		
Planning designations	Adjacent to SINC borough grade II: Harringay Stadium Slopes		
Indicative Development Capacity	Net residential units	Employment m²	
	not identified	not identified	

Site Requirements

- A site-wide management plan masterplan will be required as part of any planning application in accordance with Policy DM39 and having regard to site circumstances.
- The site will be given a Designated Employment Area: Regeneration Area status to reflect the mix of uses that already exist on it, and the Council's aspiration to retain a mix of uses on this site.
- The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
- A potential future pedestrian & cycling connection to the north through the centre of the site should be included in any proposed design.
- The principles of Policy DM39 apply to the site.
- Affordable rent may be sought having regard to the viability of the scheme as a whole will be expected in this area in line with the Policy DM38.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- This site is subject to the requirements of Policy DM38- Employment-Led Regeneration.

Development Guidelines

- Height on the Hermitage Road frontage should be limited to respect the amenity of the residences opposite.
- Buildings in this area should continue to be designed to maintain the unique warehouse character of the area.
- 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.
- Development should positively contribute to the SINC running to the west of the site, linking the Gospel Oak-Barking rail line ecological corridor, through a new ecological corridor linking the 'slopes' behind Finsbury Park Avenue towards Finsbury Park.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- A pedestrian link to Finsbury Park Avenue should be considered as part of any future redevelopment. A planning contribution may be required, and this should be included in any future design for the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.
- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

Extract from Planning Document about SA32

