

6.3 ENGAGEMENT WITH NEIGHBOURING SITES

Consultation with stakeholders of the neighbouring sites began in 2019 to develop a framework masterplan for the Omega Works site (SA32) and Crusader Estate (SA31) which sits directly to the north of Omega Works.

MEETING WITH JLL (CRUSADER SITE) 01 FEEDBACK 23 July 2019

- Preferred masterplan proposal is generally inkeeping with their high level masterplan ideas

MEETING WITH JLL (CRUSADER SITE) 02 FEEDBACK 15 July 2021

- Appreciate that massing is mostly set back from the boundary to Crusader Estate
- Concerns about initial height: *Massing has since been lowered*
- Has requested that no balconies face directly onto Crusader Estate and if so, have screening: *They have screening.*
- Concerns about noise levels of estate beside residential units: *Triple glazing is proposed to north facades of rear blocks.*

DEVELOPMENT OF DESIGNS ALONGSIDE DESIGN TEAM FOR OMEGA WORKS B 2019-2022

Design workshops with the Omega Works B team started in early 2019, to ensure that the development of Omega Works A and Omega Works B are carried out in a cohesive way, to fulfil the Local Authority's aspirations for the site.

During the pre-application stages and engagement with the Local Authority, the two sites have been developed and presented together to the planners, with special attention paid to the connectivity between the sites, negotiating level changes and a strong visual continuity.



Outline masterplan options, with suggested massing were presented to JLL



Indicative sketch view from Crusader Estate looking towards Omega Works



Opportunities for access and courtyards for SA32 (Omega Works) considered together



Indicative concept visual for Omega Works A courtyard

6.4 ENGAGEMENT WITH THE LOCAL AUTHORITY

The scheme has been developed in line with feedback received from the Local Authority during a series of Pre-application meetings and Quality Review Panels.

At the time of beginning the pre-application process, the following principles of the design were put forward:

- Established concept of musical rhythms and an irregular placement of blocks on the site to frame a central curved courtyard
- Access to site through passageway between the two historic structures with pediments on the street
- A mix of Commercial, Warehouse Living and Residential uses proposed on the site

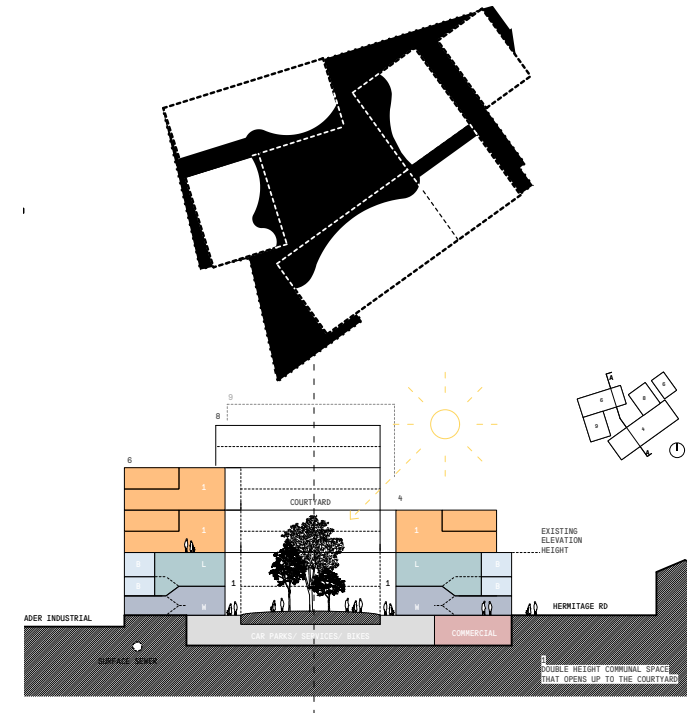
Over the course of the pre-application meetings and Quality Review Panels, different aspects of the design have been developed, with the feedback and design responses noted below.

PRE-APP MEETING 01 FEEDBACK 24 February 2020

- Change in level between Omega Works and Crusader, and the embankment to the west to be plotted and assessed with appropriate sections
- Justification for proposed heights needed
- Viewing corridors from the Alexandra Palace to be considered
- Analysis and rationale for links to and across the ecological corridor to be explored further
- Rationale behind curved form required
- Refinement of commercial units needed with the end user in mind
- Cycle parking spaces to be integrated into the flats
- Disabled parking to be considered – 10% requirement
- Parking requirements for uses to be reviewed

PRE-APP MEETING 02 FEEDBACK 20 August 2020

- Cycle parking to be reviewed
- Further consideration given to how playspace and courtyard interact
- Interrelationships between commercial space and warehouse living units to be explored further



Commercial Area: 1000m²
Warehouse Living: 6 units, 64 bedrooms
Residential: 80 units

PRE-APP MEETING 03 FEEDBACK 18 February 2021

- Architects to review route through middle of site
- Liaise with workspace provider on layout of space
- Omega A to articulate northern facade better
- Landscaping – incorporate additional trees
- Children's playspace to be better defined and laid out
- Parking to be reviewed
- Transport, sustainability and viability to be reviewed

PRE-APP MEETING 04 FEEDBACK 24 May 2021

- Further development required on northern facades
- Positive feedback on the design of the courtyard



DEVELOPMENT MANAGEMENT FORUM FEEDBACK 30 June 2021

- Positive comments on the design generally
- Positive feedback on incorporating public artwork

PRE-APP COMMITTEE MEETING FEEDBACK 5 July 2021

- Questions raised about how the warehouse living areas relate to HMOs

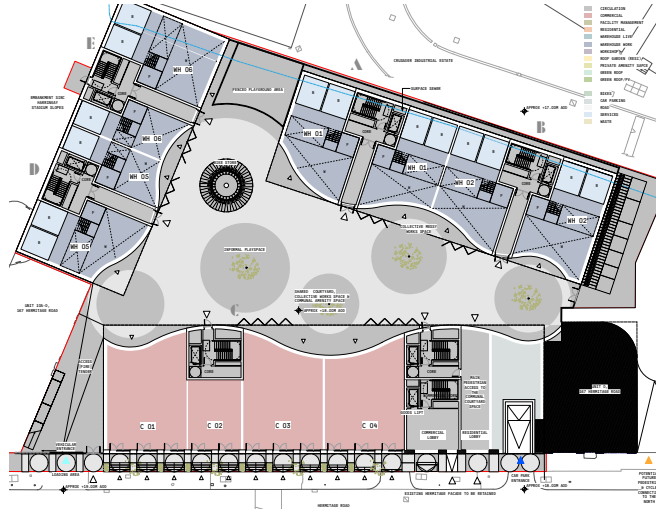
QUALITY REVIEW PANEL 01 23 September 2020

Design Evolution:

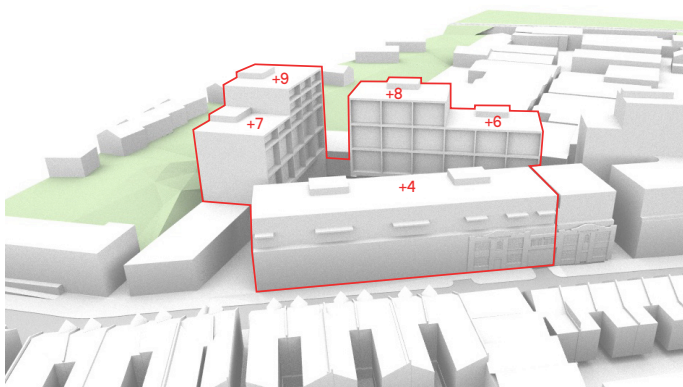
- Block arrangement is simplified to edges of site with more linear blocks
- Includes full basement containing vehicular and cycle parking, and refuse.
- Residential units are designed with 80 percent having a double height space

Feedback:

- Irregular curves on ground floor of courtyard are not functional
- Full basement is not sustainable
- Massing to rear is too tall
- Residential units do not need so many double height spaces
- Too many cores, particularly on Block 'D'
- Rear facade is too repetitive



Commercial Area: 903m2
Warehouse Living: 6 units, 62 bedrooms
Residential: 72 units



QUALITY REVIEW PANEL 02 9 June 2021

Design Evolution:

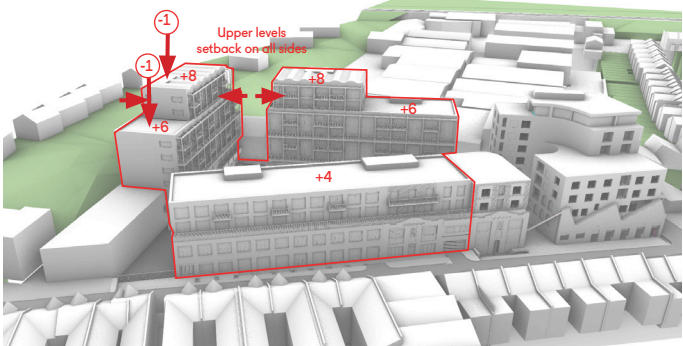
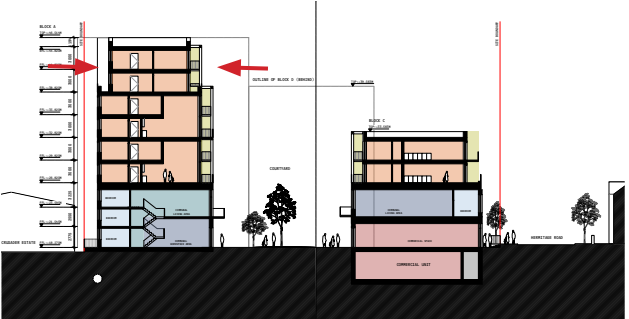
- Massing is reduced
- Curves in courtyard are rationalised to create sheltered entrances to residential cores
- Includes reduced basement, only beneath Hermitage Road block, no parking at basement level
- Single core on block 'D'
- Cycle storage integrated into cores and units
- Refuse integrated at ground level.
- Residential units have fewer double height spaces.

Feedback:

- Recommended to find a more discrete location for the refuse on the south-west end of the Hermitage block to activate the flank facade at ground level
- Review material treatment of flank elevations
- Consider shifting the cores in so that there is more visibility to the courtyard, and responds more to the historic structure, with potentially some double height space
- Rear elevation still appears bulky



Commercial Area: 1102m2
Warehouse Living: 6 units, 64 bedrooms
Residential: 73 units

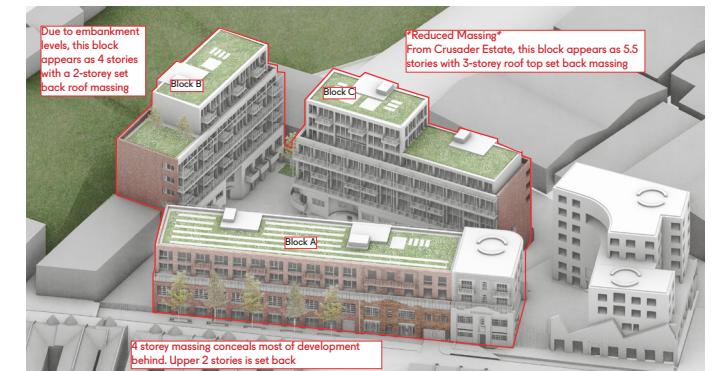
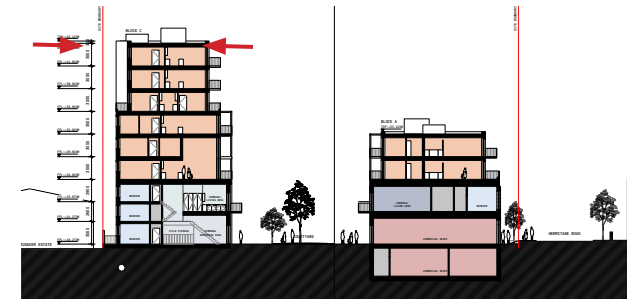


DESIGN EVOLUTION SINCE THE LAST QUALITY REVIEW PANEL

- Refuse on south-west end of Hermitage Road block has shifted to the south-east end of the Embankment block, to maximise commercial street frontage and activate the full extent of the ground floor in relation to the public realm.
- Flank elevation on Block A relates to the materiality of the courtyard rather than the brick perimeter.
- The cores in the historic entrance street building have been relocated to one side, to maximise visibility to the courtyard and create a double height external entrance space.
- Massing on block facing Crusader Estate has been adjusted to reduce appearance of height by setting back the Fifth floor.
- The composition of the rear facade is developed to introduce variety and visual interest.
- Historic warehouses are referenced on site through the landscaping and courtyard facade treatment.



Commercial Area: 1020m²
Warehouse Living: 8 units, 60 bedrooms
Residential: 76 units



This design forms the application proposal.

MEETING WITH THE METROPOLITAN POLICE'S DESIGNING OUT CRIME TEAM 7 April 2022

The purpose of the meeting was to discuss how secure by design principles can be incorporated into the scheme.

- Gates are incorporated into Omega A for security reasons, particularly at night
- Lift compartmentation and residential compartmentation between floors: residents only have access to the floors they need via key fobs
- Warehouse living will take on the standards for a residential use class
- Each bedroom in the W/L unit will need a PAS 24 lock on each door for security.
- The windows into the courtyard are supported as it provides people with the perception of security
- Secure lockers will be provided for each W/L unit for individuals to store their personal belongings
- The windows will need to be PAS 24 as well and entrance lobbies for residential uses at LPS1175 certification
- CCTV and video entry will be provided in the lobbies of residential blocks
- Residential compartmentation between floors to stop residents from accessing other floors
- The basement will be accessible by a key fob preventing visitors entering unless invited

6.5 CONCLUSION

The proposal has evolved significantly since the original design through Pre-Apps, QRPs, and public consultations.

The original concept has been consolidated and refined through this process, leading to the final design proposals discussed in the subsequent chapters.



Proposed impression of courtyard