

11.0 PROPOSED USE TYPE: WAREHOUSE LIVING

11.1 PROPOSED PRINCIPLES FOR WAREHOUSE LIVING

The proposal includes eight Warehouse Living Units, with a combined offer of 67 Lettings.

The Warehouse Living Units have been designed to comply with:

- the Department of Communities and Local Govt Technical Housing Standards – Nationally Described Space Standard March 2015
- the GLA Housing Supplementary Planning Guidance March 2016
- Haringey’s “Standards for Houses in Multiple Occupation (HMOs) Along with the Building Regulations, these form the principal reference documents for the planning of Warehouse Living accommodation.

The following pages list the design principles that have been applied for the Warehouse Living Units in this proposal.

1. Access

The proposal includes 60 lettings meeting M4(2) and 7 lettings meeting M4(3).

Compliance

SPG Standard 11

- 90% of new build housing to meet Building Regulation requirements M4(2) ‘Accessible and Adaptable Dwellings’
- 10% to meet Building Regulation requirements M4(3) ‘Wheelchair User Dwellings’

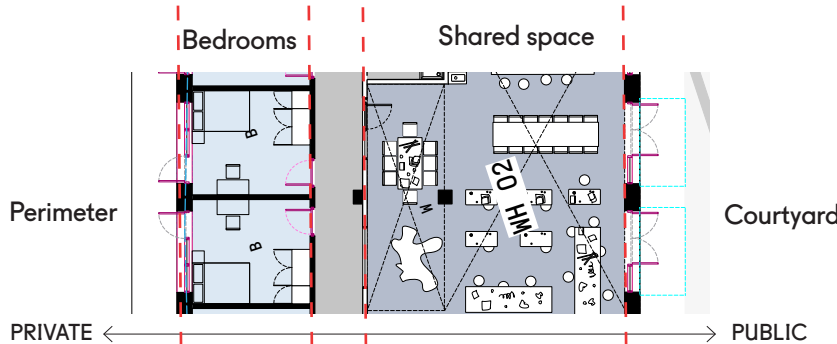
2. Active frontages

Shared living and working spaces are oriented towards the communal courtyard, and private bedrooms are located on perimeter. Work spaces are located on the ground floor in split level units, with large glass doors that open up to the courtyard, activating the ground floor and allowing work to extend outside.

Compliance

SPG Standard 10

- Active frontages should be maximised and inactive frontages minimised on the ground floor of buildings facing publicly accessible space, in order to provide natural surveillance and activity.



3. Dual Aspect

All Warehouse Living Units are at least dual aspect.

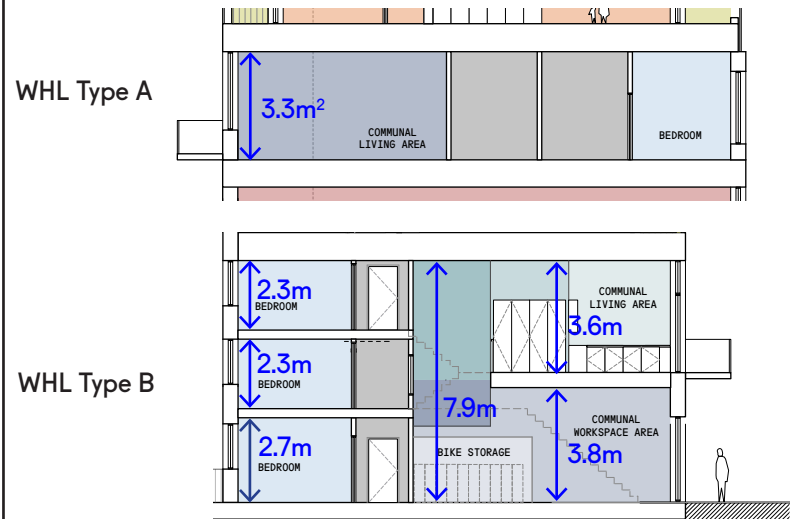
Compliance

SPG- Standard 29 - Dual Aspect:

- Developments should minimise the number of single aspect dwellings

4. Floor to Ceiling Heights in Communal Areas

All communal spaces have a floor to ceiling height of 3.3m or greater. Split level units also have 7.9m height voids which create a dramatic section and offer visual connections between shared communal space.



Compliance

Local Govt Technical Housing Standards – nationally described space standard March 2015

10.i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

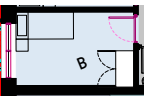
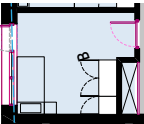
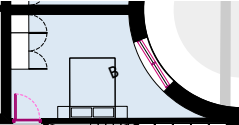
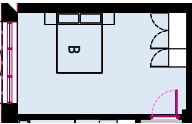
SPG Standard 31 – Floor to ceiling heights:

- A minimum ceiling height of 2.5 metres for at least 75% of the gross internal area is strongly encouraged.

5. Bedroom lettings

All bedrooms have generous windows.
The floor to ceiling height ranges from 2.3m to 3.3m. Bedrooms with a 3.3m ceiling height also have the opportunities for mezzanines to create additional work space and storage space.
Bedrooms are designated as single rooms as part of the tenancy agreement.

There are six bedroom sizes:

	9.5m² - 1no. bedroom	1%
	12m² - 6no. bedrooms	9%
	13m² - 46no. bedrooms	70%
	16m² - 7no. bedrooms	10%
	18m² - 5no. bedrooms M4(3)	10%
	19m² - 2no. bedrooms M4(3)	

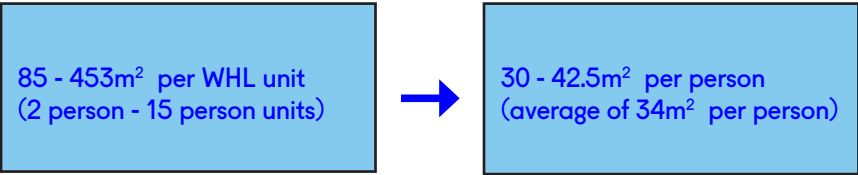
Compliance

Local Govt Technical Housing Standards – nationally described space standard March 2015
10.c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide
10.d. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

Haringey’s “Standards for Houses in Multiple Occupation (HMOs):
5.5 The minimum requirements are:
Three or more person households shall be provided with self-contained units of accommodation, including separate living room and kitchen or combined living room/kitchen. In such units of accommodation, single and double bedrooms shall provide a minimum of 6.5 m² and 10 m² respectively.

6. Dwelling Spaces

The amount of Dwelling Space area varies per Warehouse Living unit. The range is as follows:

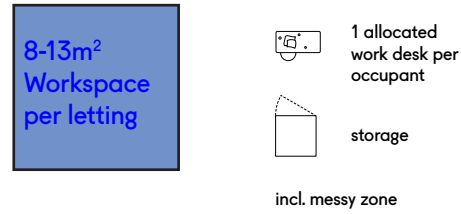


Reference
London Housing Design Guide - Interim Edition

4.0	Dwelling Space Standards		Priority 1	Priority 2
4.1	Internal Floor Area			
4.1.1	All developments should meet the following minimum space standards.		✓	

7. Shared workspace within each Warehouse Living Unit

Each letting is allocated at least 8m² of work space. This includes a shared messy maker room in all units of above 3 lettings.

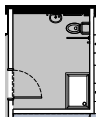


Reference
This is based on the BCO Guidelines

	2019
Occupancy	
Workplace density (NIA per workspace) 80% Utilisation to be applied	8 – 10 m²

8. Sanitary Facilities

Efficiently located sanitary facilities off bedroom corridors are designed with a maximum of one bathroom per five residents. All bedrooms are allocated as single rooms as part of the tenancy agreement.
No unit of accommodation shall be more than one floor distant from a bathroom or WC compartment.



1 sanitary facility per five residents or less

Compliance

Haringey's "Standards for Houses in Multiple Occupation (HMOs)
2.1 Minimum of one wash-hand basin for every five occupiers
2.2 Minimum of one bath or shower and one wc for every five occupiers
2.4 4 No unit of accommodation shall be more than one floor distant from a bathroom or WC compartment

9. Laundry

Each Warehouse Living unit includes a dedicated laundry room or dedicated laundry cupboards

10. Living, Dining and Kitchen Areas

- Designed as open plan living and dining areas
- Compliance as below, with units larger than 6-person provided with an additional 2m per person, in keeping with the guidance.

Compliance

London Housing Design Guide - Interim Edition

4.4	Living, Dining and Kitchen Areas	
4.4.1	The following combined floor areas for living / kitchen / dining space should be met:	
	Designed level of occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq m)
	2 person	23
	3 person	25
	4 person	27
	5 person	29
	6 person	31

11. Kitchen Sets

Communal kitchens are a fundamental part of Warehouse Living culture. The communal kitchen is designed as a series of allocated kitchen sets shared between three lettings. Each set includes:

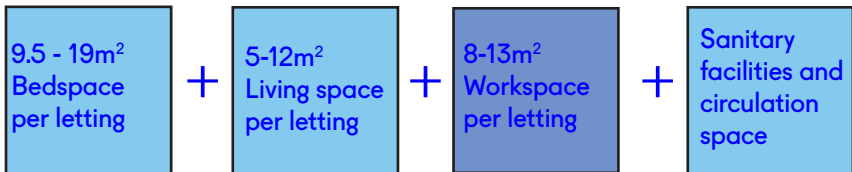
-  500 mm base unit or a 1000 mm wall unit for food storage
-  adequately-sized refrigerator with a freezer compartment for each letting
-  2m length food preparation surface
-  Bin storage and utensils storage below surface
-  oven / grill + 4 hot plates
-  sink and drainer

Compliance

Haringey's "Standards for Houses in Multiple Occupation (HMOs)
Where some or all of the units of accommodation do not have exclusive kitchen facilities, shared facilities shall be provided in a ratio of one set of facilities to a maximum of three lettings. Each set of shared facilities is to consist of the following as a minimum:-
(a) adequate cupboard space for food storage for each letting, to consist of a 500 mm base unit or a 1000 mm wall unit as a minimum (a sink base unit will not be acceptable for this purpose). NB these can be provided within the units of accommodation if preferred;
(b) an adequately-sized refrigerator with a freezer compartment for each letting. NB these can be provided within the units of accommodation if preferred;
(c) a sink and drainer, set on a suitable base, with proper connection to the soil drainage system and adequate and constantly available hot and cold drinking water supplied via suitable taps.
(d) an impervious work surface of minimum length 2000 mm (excluding any area covered by a major appliance) or two separate lengths of 1000mm each;
(e) adequate cupboard space for the storage of kitchen utensils;
(f) a suitable gas or electric cooking appliance with oven, grill and a minimum of four burners or hotplates;
(g) glazed tiled splashbacks provided to the sink unit, cooking appliance and work surface(s) to a minimum height of 300 mm, where practicable;
(h) one double power socket per 1000 mm of work surface, located at least 150mm above the work surface(s), in addition to any sockets used for the connection of major appliances; and
(i) suitable kitchen waste bins and re-cycling bins.

12. Total Warehouse Living Unit Gross Internal Area per letting

The combined dwelling and shared work space allocated per letting is as follows:



Following a review of the national space standards and Interim London Space Standards, the following target areas for the Warehouse Living Unit is:

Bedrooms: 12m² or more in line with the Interim London Space Standards for a double bedroom

Living Areas: 5-10m² per resident (assumes 1 person per bedroom)

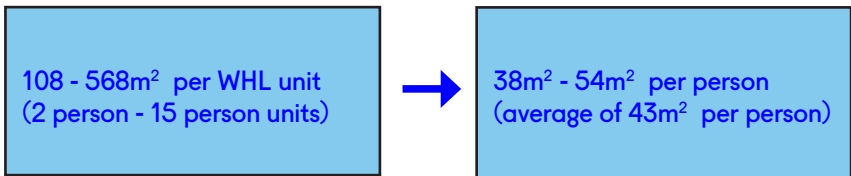
Working Areas: 8-10m² per resident (assumes 1 person per bedroom)

The proposed areas are established on the basis that:

- The proposed units are very efficient in terms of circulation
- There are efficiencies in terms of programmatic use, for example certain areas may be used for working in the day, and living in the evening
- These areas are selected in between the existing Omega Works areas, and the government standards

Based on this research, a target of 40m² is targeted for each person (including sanitary facilities and circulation).

Our Warehouse Living Units exceed this target and offers:



13. Built in Storage

A minimum of 2m² of built in storage is provided for a two-bedroom unit plus 0.5m² for every other bedroom, based on the housing standards below.

Compliance
Local Govt Technical Housing Standards – nationally described space standard March 2015

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

14. External Amenity Space

A minimum 5m² of private outdoor space is provided for 1-2 person units and an extra 1m² provided per each additional occupant. Balconies, gardens and allocated courtyard space have a minimum depth of 1500mm. Courtyard space is equipped with external plug sockets and sinks to facilitate working outdoors.

Compliance
SPG Standard 26 - A minimum of 5m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1m² should be provided for each additional occupant.

15. Cycle storage

Dedicated cycle storage is located inside each unit, except in the two smallest units where it is located beside the entrance core. The required provision is 1.5 spaces per 2 occupants, plus 3 additional spaces for visitors.

The proposal contains 72 cycle spaces for the Warehouse Living units which is an overprovision of 25 cycle spaces.

Compliance
SPG Standard 26
• 1.5no. cycle storage per studio/1 bed
• 2no. cycle storage per all other dwellings
• Additional 1no. short stay cycle parking space per 40units

16. Refuse

Dedicated refuse storage is provided beside either site entrance, with separate ‘work’ and ‘living’ refuse zones. This complies with

Compliance
SPG Standard 23 - Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.

17. Parking

Warehouse Living Units are proposed to be car free on the basis that most existing occupants use bicycles as their primary mode of transport.
There is a shared loading bay for deliveries.

18. Exposed finishes create an industrial quality

Concrete floors, exposed ceilings and fixtures will create an industrial material palette

Precedents



Brandlhuber, Antivilla



Jean Nouvel, Nemausus Housing

11.2 PROPOSED WHL SCHEDULE OF ACCOMMODATION

	FLOOR	NO. BEDROOMS	NO. BATHROOMS	BED AREA	LIVE AREA	WORK AREA	LIVE/WORK	CIRCULATION/WCS	TOTAL
				sqm	sqm	sqm	sqm	sqm	sqm
WH 01	GROUND	2	1	26	0	47	47	21	
	SPLIT LEVEL	2	1	28	0	13	13	32	
	FIRST	3	1	42	38	0	36	29	
SUBTOTAL		7	3	96	38	60	98	82	
RATIO PER PERSON (7)			0.4	14	5	9	14	12	39
WH 02	GROUND	4	1	55	0	99	99	42	
	SPLIT LEVEL	5	2	73	0	16	16	57	
	FIRST	6	3	87	80	0	80	59	
SUBTOTAL		15	6	215	80	115	195	158	
RATIO PER PERSON (15)			0.4	14	5	8	13	11	38
WH 03	GROUND	2	1	26	0	47	47	21	
	SPLIT LEVEL	2	1	29	0	13	13	31	
	FIRST	3	1	43	38	0	38	29	
SUBTOTAL		7	3	98	38	60	98	81	
RATIO PER PERSON (7)			0.4	14	5	9	14	12	40
WH 04	GROUND	0	0	0	0	0	0	0	
	SPLIT LEVEL	0	0	0	0	0	0	0	
	FIRST	2	1	37	23	23	46	25	
SUBTOTAL		2	1	37	23	23	46	25	
RATIO PER PERSON (2)			0.5	19	12	12	23	13	54
WH 05	GROUND	0	0	0	0	0	0	0	
	SPLIT LEVEL	0	0	0	0	0	0	0	
	FIRST	3	1	52	26	38	64	26	
SUBTOTAL		3	1	52	26	38	64	26	
RATIO PER PERSON (3)			0.3	17	9	13	21	9	47
WH 06	GROUND	0	0	0	0	0	0	0	
	SPLIT LEVEL	0	0	0	0	0	0	0	
	FIRST	9	3	143	83	98	181	86	
SUBTOTAL		9	3	143	83	98	181	86	
RATIO PER PERSON (9)			0.3	16	9	11	20	10	46
WH 07	GROUND	2	1	23	35	54	89	31	
	SPLIT LEVEL	4	2	58	9	33	42	51	
	FIRST	5	2	74	78	0	78	28	
SUBTOTAL		11	5	155	122	87	209	110	
RATIO PER PERSON (11)			0.5	14	11	8	19	10	43
WH 08	GROUND	4	1	53	0	90	90	53	
	SPLIT LEVEL	4	1	58	0	15	15	51	
	FIRST	5	2	74	80	0	80	41	
SUBTOTAL		13	4	185	80	105	185	145	
RATIO PER PERSON (13)			0.3	14	6	8	14	11	40
AVERAGE (DIVIDE BY 8)			0.4	15	8	9	17	11	43

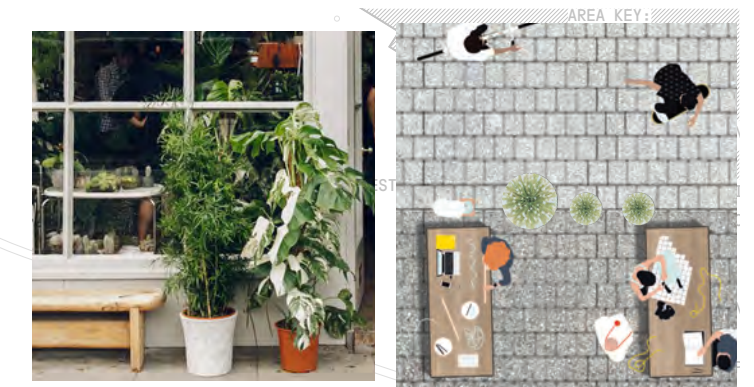
11.3 ACCESS

The Warehouse Living Units are accessed via the cores on the Hermitage Road block, or directly via the courtyards on the rear two blocks.

Accessible units are located on the Hermitage Road Block.

11.4 EXTERNAL MAKER ZONES

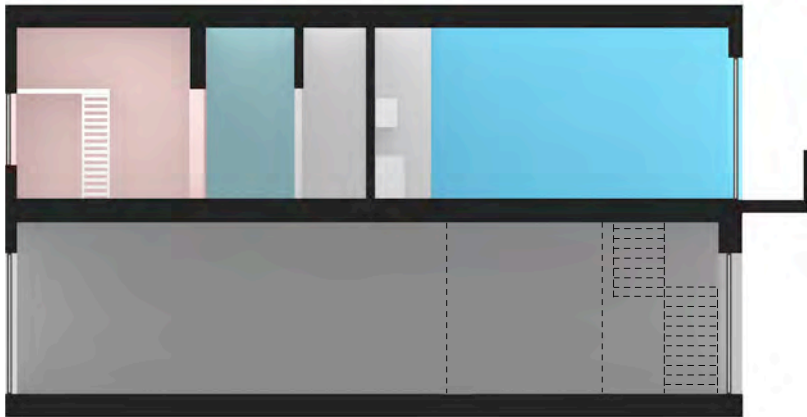
The Warehouse Living Units open up directly onto the courtyard with the intention that the external space can become an extension of the internal maker space. The external maker zones can be demarcated informally by potted plants and benches, and are supported by external sinks, plugs and dedicated storage.



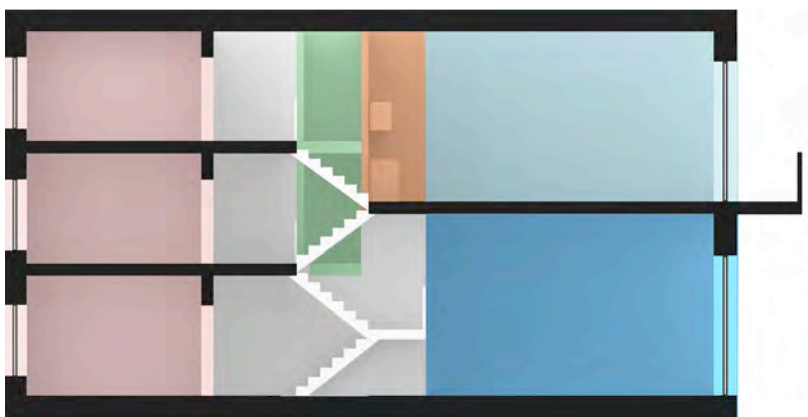
11.5 PROPOSED WAREHOUSE LIVING TYPES A AND B

There are two types of Warehouse Living Units:

- Type A is located on the First Floor of Block A, with lift access and accessible units.
- Type B/C is located across Ground, Mezzanine and First Floors on Blocks B and C, with direct access from the courtyard and internal circulation.



Proposed Section WHL Unit Block A Digram



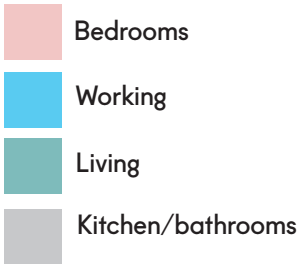
Proposed Section WHL Unit Block B and C Digram

Type A Opportunities

- Floor to ceiling height is 3.3m throughout bedrooms and living areas
- Efficiently located services are well placed: Bathrooms are near bedrooms; kitchen is between communal areas
- All standard bedrooms are 13m² with larger areas for accessible bedrooms, and have the opportunities for mezzanines to create more work space and storage space; accessible bedrooms are larger
- Communal living and working space may be organised and divided as the tenants prefer, offering maximum flexibility
- Exposed finishes to create industrial quality
- Glazing to courtyard will create lots of light
- All accessible due to sharing the lift core with the residential units

Type B Opportunities

- Floor to ceiling height is at least 3.6m in living and working areas, compared with 2.3m in bedrooms
- Efficiently located services are well placed: Bathrooms are near bedrooms; kitchen is between communal areas
- All standard bedrooms are 13m²
- Communal living and working space may be organised and divided as the tenants prefer, offering maximum flexibility. However in Type B, the ground floor is more public.
- Full height voids create dramatic section and offer visual connections between upper and lower floors
- Exposed finishes to create industrial quality
- Glazing to courtyard will create lots of light
- Option for platform lift in void if required by residents



11.6 AXOS OF A TYPICAL WAREHOUSE LIVING UNIT

This sequence of cut away axos show the layouts of a typical unit, with private bedrooms and bathrooms to the perimeter, and communal space opening up to the courtyard with generous ceiling heights. A triple height space in the middle creates a buffer and visual connections between the two sides.

COMMUNAL SPACE

The communal spaces are open plan and very flexible. Tenants can organise them as they prefer. These axos show a 'working' zone on the ground floor, and a 'living' space on the first floor. However some tenants may chose to mix the uses up or switch them entirely. Kitchens and bathrooms are provided on all levels. A messy/noisy room is provided in each unit.

BEDROOMS

The private spaces, located on the perimeter are generously sized bedrooms. They all supported by bathrooms on each level.



Ground Floor cut away axo, showing work zone in communal area



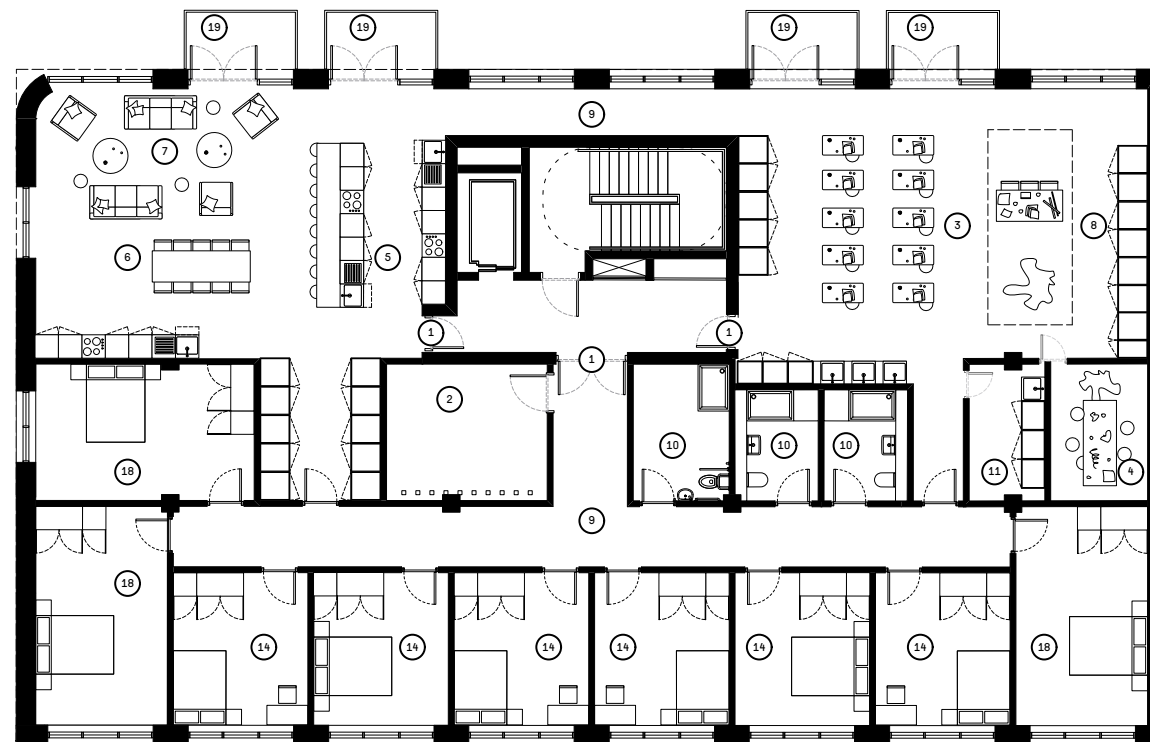
Mezzanine cut away axo



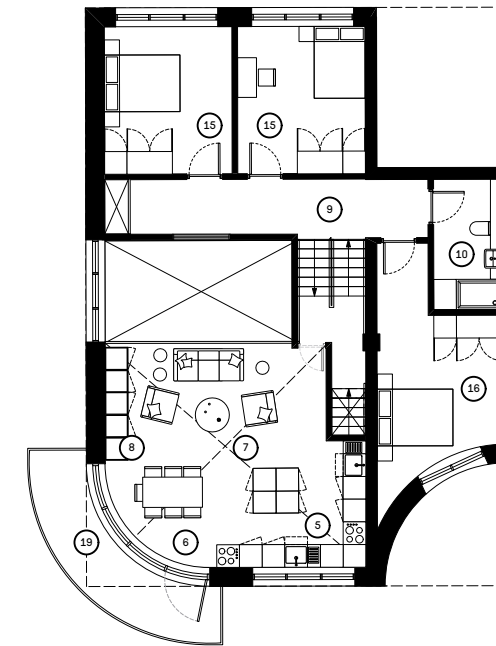
First Floor cut away axo showing living zone in communal area

11.7 WAREHOUSE LIVING UNIT - TYPICAL LAYOUT TYPE A

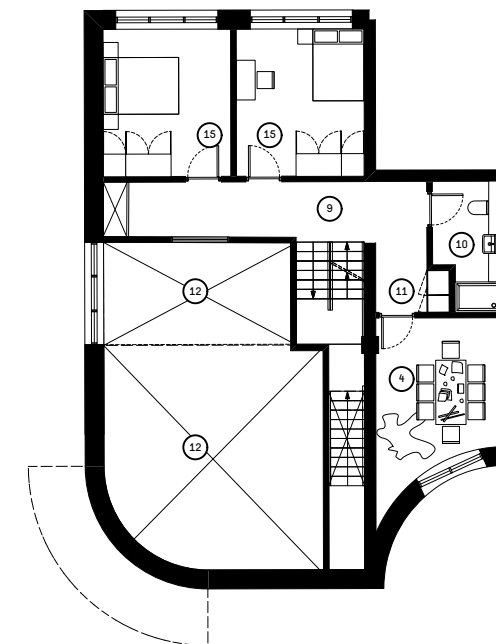
1. FRONT ENTRANCE DOOR
2. INTEGRATED CYCLE PARKING
3. SHARED WORK AREA
4. ENCLOSED MAKER ROOM FOR NOISY/MESSY ACTIVITIES
5. SHARED KITCHEN AREA
6. SHARED DINING AREA
7. SHARED LIVING AREA
8. STORAGE IN SHARED SPACE
9. CIRCULATION
10. SHARED SANITARY FACILITIES
11. LAUNDRY ROOM / CUPBOARD
12. FULL HEIGHT VOID (incl. space provision for platform lift if required)
13. BEDROOM TYPE 01: 9.5m²
14. BEDROOM TYPE 02: 12m²
15. BEDROOM TYPE 03: 13m²
16. BEDROOM TYPE 04: 16m²
17. BEDROOM TYPE 05: 18m²
18. BEDROOM TYPE 06: 19m²
19. EXTERNAL AMENITY SPACE
20. EXTERNAL SINK



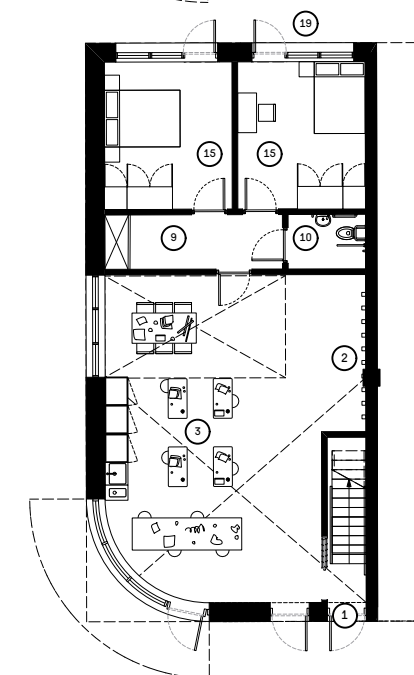
11.8 WAREHOUSE LIVING UNIT - TYPE B



WAREHOUSE LIVING UNIT
FIRST FLOOR



WAREHOUSE LIVING UNIT
SPLIT LEVEL FLOOR



WAREHOUSE LIVING UNIT
GROUND FLOOR

11.9 INTERIOR IMPRESSION OF A TYPICAL WAREHOUSE LIVING UNIT

The Warehouse Living Units have been meticulously designed to learn from and improve upon the existing layouts, to comply and even exceed certain design standards, and to create a flexible living working space for creative communities to thrive within.



Interior impression of a typical Warehouse Living Unit