

6.0 CONSULTATION AND ENGAGEMENT

6.1 ENGAGEMENT WITH THE LOCAL COMMUNITY

The applicant has consulted with the wider local community to communicate the aspirations of the project, listen to feedback and share an overview of the proposals.

A process of informal consultation took place over the course of the design evolution during 2019 and 2020, including knocking on doors pre-Covid talking to existing tenants, and online surveys during Covid. The meetings of the formal consultation process took place between 2020 and 2022.

Below is a list of feedback we have received at each consultation. The key themes are then addressed in section 6.2.

DOOR TO DOOR CONSULTATION WITH ON-SITE RESIDENTS 22 January 2018

- Tenants noted a lack of sufficient cycle storage in the existing warehouse buildings.
- Tenants noted a lack of thermal and acoustic control in the existing warehouse buildings.

INFORMAL CONVERSATIONS WITH RESIDENTS 9 February 2020

- Tenants highlighted a lack of security to Warehouse Living frontage along Hermitage Road, particularly at the sheltered entrance which encourages people to loiter.

ONLINE QUESTIONNAIRE TO RESIDENTS March 2020

- Tenants noted the existing building suffers from leaking roofs
- Tenants listed a lack of security at the existing warehouse as a concern
- Tenants like the tall ceiling heights and generous glazing of the existing warehouse buildings

Extracts from online survey: March 2020

Q4

What do you like most about living at Omega Works? This may be to do with the architecture, the community, the location etc...

The architecture of the space, love the open plan and the high ceilings

Q5

What do you like about the architecture of Omega Works and why?

Metal beams, open spaces

Q6

Is there a strong sense of community and what does this look like?

Yes I'm our warehouse but we haven't got a space to socialise with other warehouses

Q8

How could your experience living there be improved upon?

The leaks fixed. The damaged floors replaced. External windows cleaned.

Q9

What are the pros and cons about each space?

Bedroom	Pro: All have central heating. con: Walls thin and seriously damaged floor in some.
Bathroom	We have 3 now. CON: some need tiling and leaks fixed
Kitchen	Pro: nice big windows Con: windows are filthy outside
Shared living area	Pro: Open and communal. Con: leaks in ceiling near electric
Shared or individual working area	Pro: lots of plants Con: leaks in ceilings, room glass needed cleaning externally
Storage space	Great
External space	Pro: courtyard Con: people come and deal drugs, the gate is broken which makes it dangerous at night, if this gate could be fixed the security of the warehouse would be dramatically increased
Other (please specify)	New gates to courtyard, seriously damaged floor, leaks in the roof in main space, glass cleaning externally. These are vital for the continuation of this warehouse. Please contact us about these issues as soon as possible

Consultation and Community Involvement: Exhibition Document: August 2021

PUBLIC ONLINE QUESTIONNAIRE, EXHIBITION AND CONSULTATION

Exhibition: 20 July - 3 August 2021

Exhibition Consultation: 9 August 2021

Total: 28 responses

A range of comments include:

– Positive feedback on retaining and restoring the historic façade on Hermitage Road

– Positive feedback on integrated artworks

– Concerns about height to rear

– Concerns about displacement of existing community for warehouse living and gentrification

– Concerns about impact on infrastructure

PUBLIC ONLINE CONSULTATION

9 February 2022

– Concern about loss of culture and erosion of community.

– Concern about rental security. Tenants were concerned about losing their homes and workspaces during the development.

– Concerns about the affordability of future rent

– Construction impacts: Tenants were concerned about disruption to their businesses.

– Concerns about play space: Tenants were concerned that the play space will attract families that may raise conflicts with the warehouse living tenants that live there.

– Design item: Recording studio needs a 3.3m to 3.5m floor to ceiling minimum due to insulation.

PUBLIC CONSULTATION Omega Works A, Hermitage Road, London N4 1NA

WELCOME

Welcome to the public exhibition for Omega Works A. This document has been prepared by vPPR Architects for Magorlin, alongside Collective Planning as part of the public consultation on the emerging proposals for the site.

The Site Allocation for Omega Works (SA 32) involves three separate elements (A, B, C) and forms part of the Hermitage 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.

We would like to hear your views on the scheme, before submitting a planning application to Haringey Council. Please take this opportunity to look at our proposals for the site. We look forward to hearing your comments.

ABOUT US

Our vision is to deliver highly sustainable, inspiring new workspaces, warehouse living accommodation, homes and public spaces of outstanding architectural quality. Magorlin has owned the site since 2007 and is seeking to retain and reinvigorate improved accommodation for existing occupants in the new development.

vPPR Architects have been selected for this project by the applicant due to their experience in 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 continued 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.

President Image Building Street Warehouse Conversion, London, vPPR Architects, RIBA Award 2017

Omega Works A, Hermitage Road, N4 1NA, vPPR Architects, RIBA Award 2021

PLANNING CONTEXT

SITE ALLOCATION

The site forms part of the Hermitage Warehouse District, a series of industrial estates, predominantly surrounded by residential areas of Haringey. The Hermitage Warehouse District is characterised by industrial brick warehouses of different scales arranged in an urban manner.

The site is allocated in the Haringey Local Plan for redevelopment to increase and improve the Commercial, Community and Warehouse Living. The site allocation for Omega Works (A, B and C) is SA32. The proposal has been developed taking on board the guidelines from the Site Allocation DPO.

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, and has been considered as part of a wider masterplan approach.

BENEFITS

The proposed redevelopment of the site brings the following benefits to the local community:

- A new public route connecting the Warehouse District
- Delivers much needed housing and workspace
- Smart new streetscape with trees, planting and paving
- New commercial offerings such as bike shops, cafe, exhibition space
- Retains existing creative warehouse living community
- High quality architecture inspired by the site's industrial history as a piano factory
- New courtyard, usable from the street, and open to the public for events
- Collaborations with local artists to create artworks for three large walls, making the entrance to the site
- Covered and secure cycle parking provided for different occupants

COMMUNITY BENEFITS

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ENHANCED SUSTAINABILITY

As much of the existing fabric as possible will be reused on site. The historic facade will be retained; demolition materials will be transformed into beautiful crafted terrazzo tiles, and reclaimed brick will be integrated into new facades.

The new buildings will be highly energy efficient with optimised insulation, double/triple glazing, air source heat pump and solar panels. The proposed plans are aiming for BREEAM Excellent.

Hard and soft landscaping has been carefully considered to introduce maximum greenery to the site through trees and planting in the courtyard and street, and urban roof, promoting biodiversity and minimising summer run off.

OUR EMERGING PROPOSALS

Our emerging plans aim to deliver:

- 1000m² of flexible Commercial Space located on Hermitage Road on ground and basement levels, comprising eight units
- Eight high quality Warehouse Living Units, with a total of 67 bedrooms, ranging from two to 15 generously-sized bedrooms per unit, with capacity to improve for all existing occupants and more. The designs exceed HMO standards and re-interventions by aspects of the existing Warehouse Living Units
- 76 high quality Residential Units, offering 8 studios, 24 one-bed, 32 two-bed, and 12 three-bed, each with private amenity space (19 percent are wheelchair accessible, meeting Part M4(3))
- Dedicated, secure cycle parking for separate uses
- On-site disabled parking
- Landscaped courtyard to introduce greenery to promote biodiversity and spaces for community to gather

Omega Works A, Hermitage Road N4 1NA | vPPR Architects | July 2021

EXISTING SITE CONDITIONS

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 Hermitage Warehouse District and Warehouse Living Policy (DPO). The existing site combines Warehouse Living, Commercial and Residential uses.

The site sits to the north of Hermitage Road lined with two-story terraced 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:

- Activation of the street frontage on Hermitage Road
- Create a public route through to access Crusader Estate, improving permeability through the Warehouse District
- 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
- Connect to the green embankment through a wider masterplan
- 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 reintegration of existing architectural qualities.
- Opportunity to retain and expand creative community, delivering additional homes, warehouse living and workspace

The tenants are creative, often artists, graphic designers, musicians, fashion designers.

There is a need for better quality workspace and Warehouse Living to cater for the creative community which is an integral part of the local community.

WHL LAYOUT PRINCIPLES

While the layout of each warehouse living unit is unique, there are certain programmatic relationships that can be learnt from:

- Warehouse Living Unit
- Commercial space
- External Courtyard

WHL CONSTRAINTS

There are many ways that the warehouse living units could be improved:

- Compromised fire escape strategy
- Lack of storage
- Poor quality external spaces
- Thermal control is poor in the units
- There is insufficient cycle storage
- Refuse strategy to be improved
- General security to be improved
- Poorly located shared bathrooms
- Inefficient circulation
- No accessible units
- Structural repairs required
- The communities could benefit from shared facilities between units such as maker's facilities

WHL OPPORTUNITIES

We would like to learn from and improve upon existing constraints:

- The varied sections and double height spaces, where the communal living and working areas tend to be located, celebrate collectivity
- The generous open plan spaces create flexibility for different occupants, some working on laptops, others requiring maker space
- The industrial material palette of raw exposed surfaces creates an inspiring backdrop for creativity
- Varied sizes of units, creating different offers to suit different needs and preferences
- Opportunity to ensure all units comply with building regulations
- Opportunity to rethink adjacencies
- Opportunity to create accessible units
- Opportunity to create new external spaces.

Diagram showing programmatic relationships in a warehouse living unit, with a gradient of public to private space.

Omega Works A, Hermitage Road N4 1NA | vPPR Architects | July 2021

EXISTING WAREHOUSE LIVING

WAREHOUSE LIVING (WHL)

The existing warehouses accommodate 19 Warehouse Living units, six Commercial units and one Residential unit. Warehouse living is a form of co-living and co-working.

The existing Warehouse Living units include a total of 323m², including 53 bedrooms, ranging from 5-13 bedrooms per unit.

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Interior view of a warehouse living unit on site

Diagram showing programmatic relationships in a warehouse living unit, with a gradient of public to private space.

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PROPOSED ACCESS

Following our research into the existing uses and layouts of the warehouses, we have reinterpreted them to retain their industrial qualities, such as tall ceilings and general open plan configurations, whilst ensuring they are all compliant with building regulations.

There are three pedestrian/cycle entrances and one vehicular entrance for five engines and disabled access.

The primary entrance is from Hermitage Road, through the retained historic facade which forms a double height open space connecting to the courtyard beyond, and is managed by a concierge. The entrance will double as display spaces for art interventions.

GROUND FLOOR

Ground Floor Plan

Provision showing examples of uses:

- Reception/cycle access
- Reception area
- Entrances
- Cafe/Shop
- Reception
- Exhibition space
- Cafe

COMMERCIAL

The commercial units are located on Hermitage Road on the ground and basement levels, activating the street frontage. The aspiration is to rehouse existing commercial tenants in these new affordable workspaces. The street is reimagined and new trees and planters line the facade.

Five commercial units are located on the ground floor with street access and generous floor to ceiling heights of 3.5m, that could house for example fashion studio, maker spaces, galleries, a bicycle shop and a cafe. The ground floor units benefit from lots of natural daylight from the street, as well as from the courtyard, and an industrial material palette including concrete floors and exposed brickwork walls.

Three large commercial units are located on the basement level which are ideal for uses that require acoustic separation and lighting control, such as a recording studio, gym and maker space. These are accessed via the primary entrance core on Hermitage Road beside the concierge.

BASEMENT FLOOR

Basement Floor Plan

Provision showing examples of uses:

- Reception/cycle access
- Reception area
- Entrances
- Cafe/Shop
- Reception
- Exhibition space
- Cafe

PROPOSED WAREHOUSE LIVING

The development proposes eight Warehouse Living Units, ranging from two to 15 bedrooms per unit, internally providing a variety of sizes.

The unit layouts are based on the London Housing Design Guide, National Technical Housing Standards, HMO Guidelines, BCO guidelines as well as our analysis of the existing layouts, resulting in a major improvement on the existing layouts.

The regeneration is to rehouse existing Warehouse Living occupants in these new affordable units.

WAREHOUSE LIVING

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The regeneration is to rehouse existing Warehouse Living occupants in these new affordable units.

First Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

Second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

Third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

Fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

Fifth Floor Plan

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Sixth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

Seventh Floor Plan

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Eighth Floor Plan

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Ninth Floor Plan

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Tenth Floor Plan

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Eleventh Floor Plan

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Twelfth Floor Plan

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Thirteenth Floor Plan

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Fourteenth Floor Plan

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Fifteenth Floor Plan

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Sixteenth Floor Plan

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Seventeenth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

Eighteenth Floor Plan

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Nineteenth Floor Plan

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Twentieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

Twenty-first Floor Plan

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Twenty-second Floor Plan

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Twenty-third Floor Plan

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Twenty-fourth Floor Plan

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Twenty-seventh Floor Plan

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Twenty-eighth Floor Plan

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Twenty-ninth Floor Plan

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Thirtieth Floor Plan

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Thirty-first Floor Plan

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Thirty-second Floor Plan

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Fortieth Floor Plan

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Forty-first Floor Plan

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Sixtieth Floor Plan

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One hundredth Floor Plan

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One hundred and first Floor Plan

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One hundred and sixth Floor Plan

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One hundred and seventh Floor Plan

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One hundred and eighth Floor Plan

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One hundred and ninth Floor Plan

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One hundred and tenth Floor Plan

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One hundred and eleventh Floor Plan

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One hundred and twelfth Floor Plan

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One hundred and thirteenth Floor Plan

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One hundred and fourteenth Floor Plan

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One hundred and fifteenth Floor Plan

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One hundred and sixteenth Floor Plan

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One hundred and seventeenth Floor Plan

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One hundred and eighteenth Floor Plan

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One hundred and nineteenth Floor Plan

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One hundred and twentieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-first Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-fifth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-sixth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-seventh Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-eighth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and twenty-ninth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirtieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-first Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-fifth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-sixth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-seventh Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-eighth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and thirty-ninth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fortieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-first Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-fifth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-sixth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-seventh Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-eighth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and forty-ninth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fiftieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-first Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-fifth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-sixth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-seventh Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-eighth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and fifty-ninth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixtieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-first Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-fifth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-sixth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-seventh Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-eighth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and sixty-ninth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-first Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-fifth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-sixth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-seventh Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-eighth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and seventy-ninth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and eightieth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and eighty-first Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and eighty-second Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and eighty-third Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and eighty-fourth Floor Plan

View inside a Warehouse Living Unit showing light level with work space at ground floor and living space on the first floor.

One hundred and eighty-fifth Floor Plan

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6.2 LOCAL COMMUNITY CONSULTATION KEY THEMES AND RESPONSES

Following the public consultations, the following themes have emerged as key topics and areas of interest for the community.

Our responses to each of these topics is highlighted in *italics*.

QUALITY OF THE EXISTING BUILDING

Existing users of the existing building highlighted poor thermal performance and acoustic separation.

It is acknowledged that much of the existing fabric is not thermally or acoustically efficient. The proposed works will be well-insulated to create high quality buildings that will improve the quality of workspace and living space for the tenants.

OPPOSITION TO DEVELOPMENT

Responses have been received which oppose development of the Omega Works site in general.

The site falls within an Area of Change (Seven Sisters Corridor) and a Local Employment Area - Regeneration Area, as well as within a Creative Enterprise Zone (CEZ). These designations acknowledge that the area is suitable for growth and intensification in order to facilitate renewal and regeneration but seek to protect and nurture existing industries, particularly the creative industries. As indicated in Policy DM39, the proposal retains a mix of uses on the site; Commercial, Warehouse Living and Residential and seeks to provide high quality, fit for purpose accommodation to cater for these uses.

IMPACT ON INFRASTRUCTURE

Concerns have been raised by the local community that the development will cause parking stress in the area.

The development is proposed as a car free development. Following analysis of the existing site, cycling is a popular mode of transport in the area, which will be accommodated by dedicated cycle stores for Commercial, Warehouse Living and Residential users. Parking is provided for accessible units.

MASSING AND HEIGHT

Concerns have been raised over the massing and height of the development, particularly the blocks in the North-West portion of the site.

Over the course of the design process, the massing of the development has been reduced following consultation with the community and Local Authority. The taller massing is located in the North-West corner of the site, where the neighbouring embankment is naturally higher, therefore reducing the impact of the new development on the surrounding residents. Top storeys have been set back to further reduce the visual impact of the development.

The massing along Hermitage Road has been kept low and the additional 2 storeys have been set back from the main facade to minimise impact on the houses opposite the site.

SUSTAINABILITY

The plans to retain the historic facade along Hermitage Road were welcomed, as well as the use of air source heat pumps and sustainable approach to the development.

The design prioritises sustainability, maximising dual aspect units, high thermal performance, biosolar roofs, air-source heat pumps, vegetation, playgrounds, external shading, preservation of the existing historic facade and transforming demolition waste into facade materials and other construction materials where possible. The BREEAM target for this site is Very Good.

CONNECTIVITY

The existing community called for improved connections to the West of the site, via the Slopes towards Finsbury Park.

The scheme has been developed with input from the owners of neighbouring Site Allocation sites 30 (Arena Design Centre), 31 (Crusader Estate) and 32 (Omega Works B). An indicative masterplan was produced at the beginning of this process which highlighted routes running through the site.

PLAYSPACE

Concerns were raised about introducing family accommodation and playspace to the site.

Formal and informal playspace has been integrated in the scheme in line with planning policy, seeking developments with a mix of unit types, including family homes. The playspaces are split between one corner of the shared courtyard and a rooftop playspace to ensure they do not occupy too much of the shared space but also create an inclusive external area.

SECURITY

Concerns were raised about security on the site.

Recommendations from the Metropolitan Police will be integrated to create a safe public realm for all residents, tenants and visitors. Please see the end of section 6.4 for more details.

DISPLACEMENT OF THE EXISTING COMMUNITY

Concerns have been raised over the displacement of the existing community, gentrification and the affordability of the future development.

The client and Local Authority is committed to retaining the diverse, creative community at Omega Works. A Warehouse Living Management plan is submitted as part of this Planning Application, outlining reasonable steps to minimise disruption to existing residents, whilst ensuring that the existing community and culture is retained on site. Steps include:

- *Phased development where appropriate*
- *Temporary relocation of residents where possible*
- *Existing tenants offered first refusal of new development*
- *Warehouse living units to be offered at affordable rents, informed by the Viability Study*

