

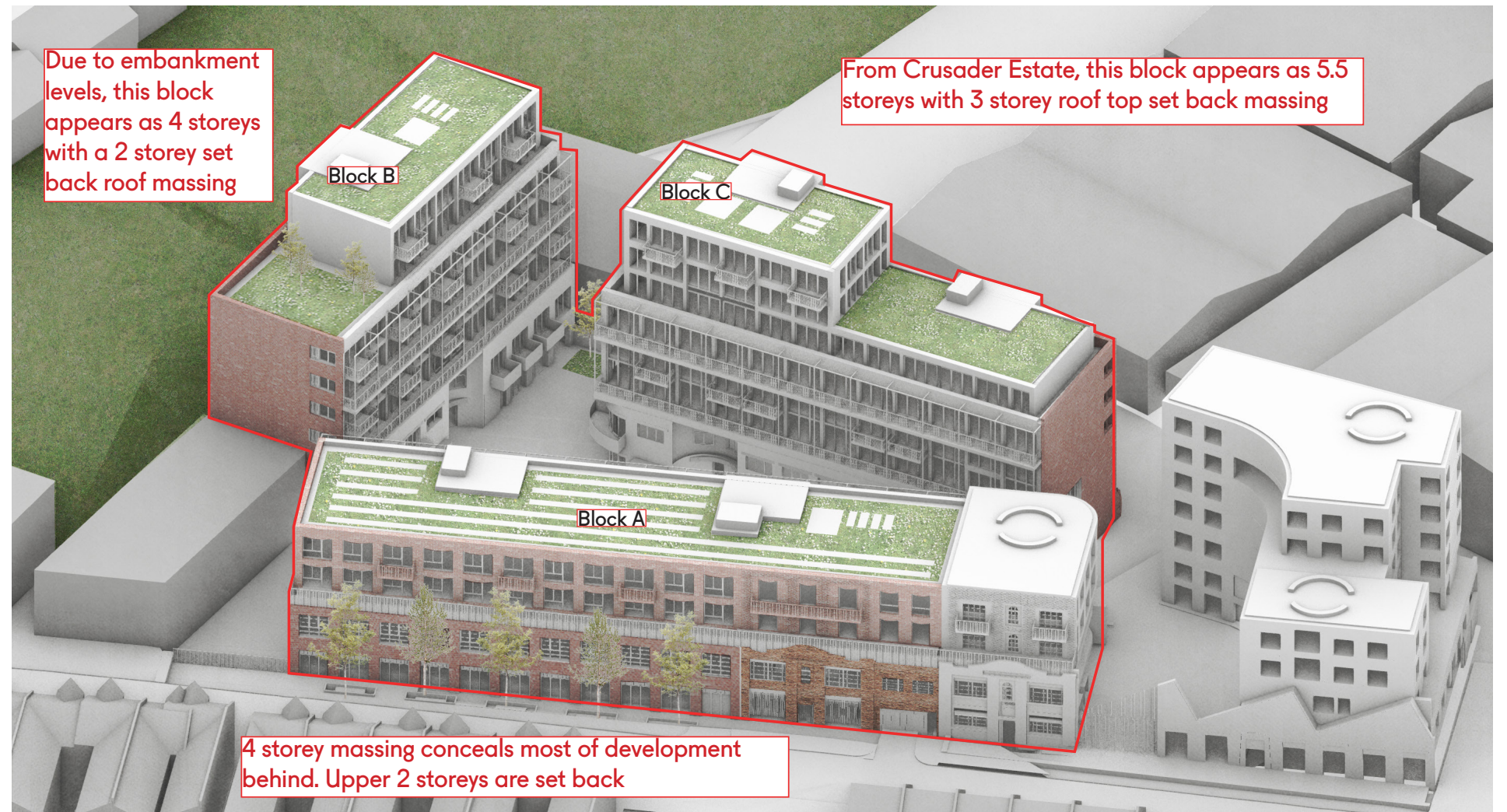
7.0 DESIGN PROPOSALS

7.1 SITE OVERVIEW

The proposal for Omega Works A responds to the opportunity to regenerate the site by creating a refreshed mixed use development in character with the existing Warehouse District.

The proposal seeks to:

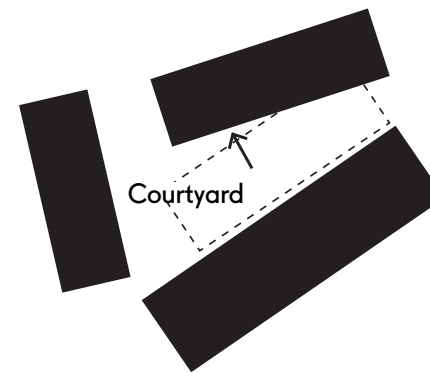
- Retain the existing two-storey historic facade on Hermitage Road. The new volume of the street block has two contemporary storeys on top which are set back from the street facade.
- Rebuild the block facing the Embankment to be 6.5 stories plus a two-storey rooftop massing, set back on all sides. The taller massing is carefully placed to the rear of the site which appears reduced in height from the Embankment due to site level changes.
- Reposition the existing central footprint to the north edge of the site, parallel to the boundary with Crusader Estate, with a new 5.5 storey linear block plus a one-storey or three-storey rooftop massing, set back on all sides. The taller massing is carefully placed to the deepest part of the site which is barely visible from the public street.
- By positioning three blocks to the edges of the site, the scheme proposes a shared courtyard at the heart of the site, maximising greenery and places for the new community to meet, in-keeping with the irregular-shaped courtyards typical of the Warehouse District. The percentage of open to building footprint has increased from 37% to 44% open space.
- Retain as much existing building material as possible on site to be upcycled into new decorative materials.
- Create an architectural language that reinterprets the history of the site as a piano factory and as part of the Harringay Warehouse District.



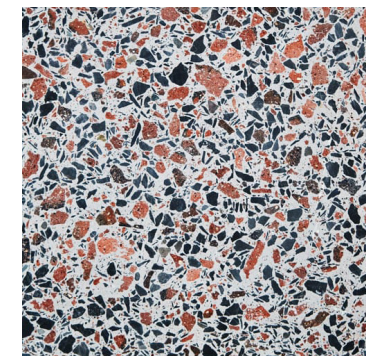
Proposed 3D massing with site outlined in red



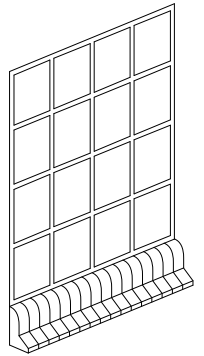
Retain historic facade



Adjust site footprint by shifting rear block to align with Crusader Estate boundary to create courtyard at heart of site



Upcycle materials as aggregate in a new terrazzo tile



Re-interpret historic warehouse design and detailing into new blocks

7. DESIGN PROPOSALS

7.2 SITE OVERVIEW

Access to the site has been designed to create a porous site, welcoming people from all directions. Each entrance is articulated through large specially commissioned artworks.

The site has three points of access as listed below:

- The primary entrance is through the historic facade on Hermitage Road for pedestrians and cyclists. This entrance is a exterior double height open space connecting to the communal courtyard beyond, and is managed by a concierge.
- The second entrance is on the south corner of the site on Hermitage Road which is for pedestrians, cyclists and vehicles. Vehicular access to the courtyard will include fire engines, maintenance vehicles and disabled cars.
- The third entrance is via the new Warehouse District route through the site of Omega Works B, for pedestrians and cyclists.

7.3 SITE ENTRANCES

Each entrance reads as a gap in the urban fabric, inviting people into the courtyard. Beside each entrance, a site has been identified for a site-specific artwork, an opportunity to collaborate with a local artist.



7. DESIGN PROPOSALS

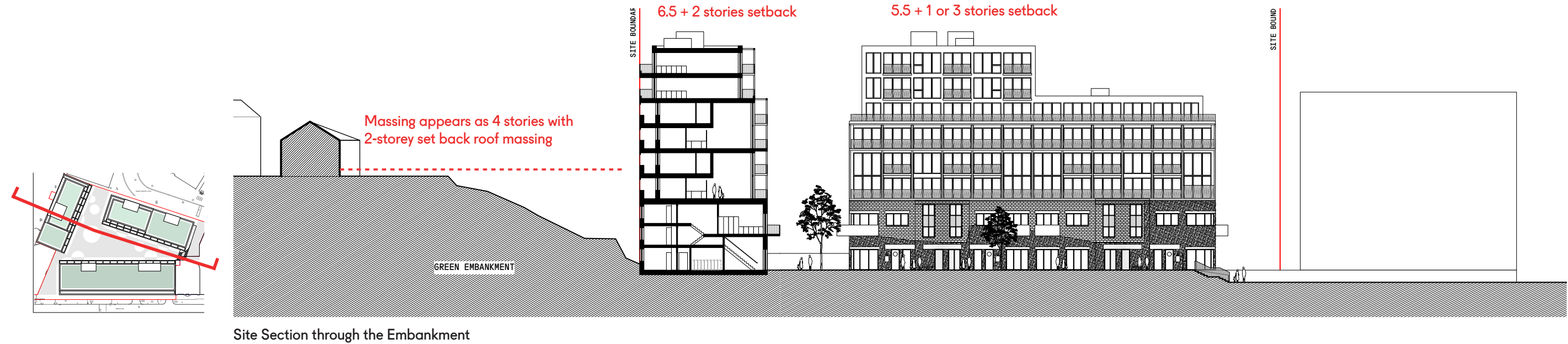
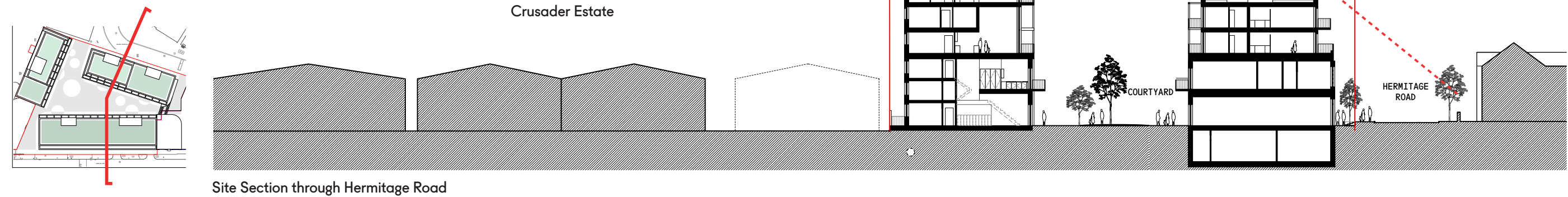
7.4 SITE SECTIONS

The site sections show how the massing has been carefully arranged on the site to minimise the impact of the proposed massing with the taller blocks placed to the rear of the site.

Block A is a two-storey structure with a setback two-storey rooftop massing.

Block B is 6.5 stories with a setback 2 storey rooftop massing, and is positioned on the boundary with the Embankment which, due to changes in level, appears considerably lower as a 4 storey block with a setback 2 storey rooftop massing.

Block C is 5.5 stories with a setback one or two-storey rooftop massing, and is positioned near the boundary with Crusader Estate which is mostly concealed from Hermitage Road due to perspective and the proportion of the street.



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7.5 PROPOSED SECTION SHOWING ARRANGEMENT OF USES

The proposal shows the following arrangement of uses:

- The Commercial space is located on Block A, facing Hermitage Road, on Ground and Basement levels.
- The Warehouse Living Units are located on Ground, Mezzanine and First floor levels, forming a base to the courtyard
- The Residential Units are located from the Second floor upwards
- The courtyard provides a shared space for multiple uses bringing light, air, social encounters, play space, display space and planting to the heart of the proposal.



Proposed Site Section AA



7. DESIGN PROPOSALS

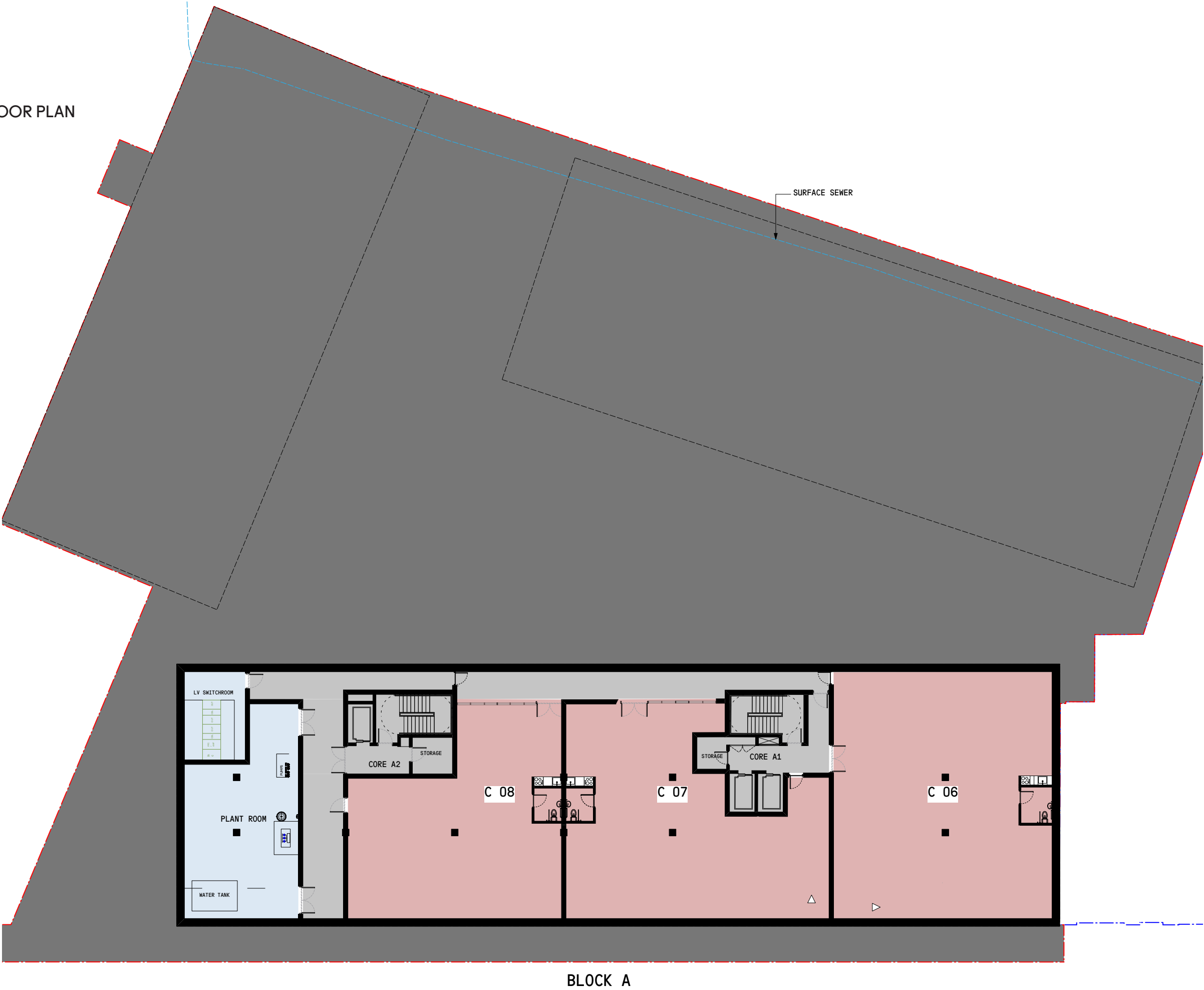
7.6 PROPOSED BASEMENT FLOOR PLAN

The proposed Basement floor comprises the following:

- Block A (Hermitage Road):
- Two cores serve the basement level: the primary core leads from the historic entrance; the second core is an emergency exit only, also serving the plant.
 - Three large Commercial Units are located in the basement.
 - The plant room is located in the west end of the basement.

- Block B (Embankment)
- There is no basement in Block C

- Block C (Crusader Estate)
- There is no basement in Block B



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7.7 PROPOSED GROUND FLOOR PLAN

The proposed ground floor comprises the following:

Block A (Hermitage Road):

- Primary entrance through retained historic facade with double height open void. A concierge is located on this entrance beside core. Allocated secure cycle storage is located in entrance zone.
- Two cores are located in this block. The core beside the historic entrance serves the Commercial Units in the basement, the Warehouse Living Units on the first floor, and the Residential Units on the second and third floors.
- The other core serves the Warehouse Living Units on the first floor, and the Residential Units on the second and third floors, as well as an emergency exit for the Commercial Units in the basement.
- Five commercial units maximising street frontage with large glazed doors creating transparency through depth of the block
- Bin store located to east end of Hermitage Road facade with separate stores for each use type.
- Substation, BT and gas intake located to West end of Hermitage Road block at the rear corner.

Block B (Embankment)

- One core serves the Residential Units on the Second floor and above, with integrated cycle storage on the ground floor, and in covered enclosures nearby.
- Two Warehouse Living Units are accessed from the ground floor off the courtyard.
- A refuse store is located to the South end of the block for Residential and WHL uses.

Block C (Crusader Estate)

- Two Cores serve the Residential Units on the Second floor and above, with integrated cycle storage on the ground floor.
- Three Warehouse Living Units are accessed from the ground floor off the courtyard. Cycle storage is integrated into the WHL Units.

Courtyard

- Hard and soft landscaping
- Three disabled parking spaces provided from the outset, with a future additional five to be introduced as required.
- A Playground zone is located between Blocks B and C.
- Decorative security gates provide security whilst contributing visual interest.

Hermitage Road

- New paving, steps and landscaping



Ground Floor Plan

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7.8 PROPOSED MEZZANINE FLOOR PLAN

The proposed Mezzanine floor serves the Warehouse Living Units, comprising the following:

Block A (Hermitage Road):
- There is no mezzanine level in Block A

Block B (Embankment)
- The mezzanine accommodates two Warehouse Living Units, forming part of the Units below and above. Bedrooms are generally located on the perimeter edge.

Block C (Crusader Estate)
- The mezzanine accommodates three Warehouse Living Units, forming part of the Units below and above. Bedrooms are generally located on the perimeter edge.



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7.9 PROPOSED FIRST FLOOR PLAN

The proposed First floor serves the Warehouse Living Units, comprising the following:

Block A (Hermitage Road):

- There are three Warehouse Living Units at First Floor, accessed from shared cores with the residential units. Two of the units have an external walkway above the primary entrance with an external spiral stair. There are balconies projecting into the courtyard. Bedrooms tend to be located on the perimeter, communal spaces are located facing the courtyard.

Block B (Embankment)

- The first floor accommodates two Warehouse Living Units, forming part of the Units below. There are balconies projecting into the courtyard. Bedrooms tend to be located on the perimeter, communal spaces are located facing the courtyard. A triple height void separates private and communal areas.

Block C (Crusader Estate)

- The first floor accommodates three Warehouse Living Units, forming part of the Units below. There are balconies projecting into the courtyard. Bedrooms tend to be located on the perimeter, communal spaces are located facing the courtyard. A triple height void separates private and communal areas.



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7.10 PROPOSED SECOND FLOOR PLAN
(TYPICAL RESIDENTIAL FLOOR PLAN)

The proposed second floor plan, with similar layouts on upper full-width levels, comprise residential uses as follows:

- Block A (Hermitage Road):
- Residential Units are served via two cores
 - Positioned closest to the street, and with a double lift access, eight accessible units are included in this block
 - Balconies face both the courtyard and Hermitage Road

- Block B (Embankment)
- Residential Units are served via one core and a short deck access
 - Residential Units are oriented with bedrooms to perimeter edge and communal spaces towards shared courtyard
 - Balconies face the courtyard

- Block C (Crusader Estate)
- Residential Units are served via two cores
 - Residential Units are oriented with bedrooms to perimeter edge and communal spaces towards shared courtyard
 - Balconies face the courtyard



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7.11 PROPOSED SIXTH FLOOR PLAN
(TYPICAL RESIDENTIAL SET BACK FLOOR PLAN)

The proposed sixth floor, with similar layouts on the seventh floor, comprises residential use as follows:

Block A (Hermitage Road):
- No units

Block B (Embankment)
- Small setback rooftop massing accommodating Residential Uses.
- Residential Units are served via one core and a short deck access.
- Balconies face the courtyard, with some additional external spaces around the edges on the Sixth floor.
- External playspace on south end.

Block C (Crusader Estate)
- Small setback rooftop massing accommodating Residential Uses.
- Residential Units are served via one core
- Balconies face the courtyard, with some additional external spaces around the edges on the Sixth floor.



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7.12 ACCESSIBILITY STATEMENT

The project has been carefully designed with regards to inclusive design and accessibility for the different use types.

LANDSCAPE/ COURTYARD

The courtyard itself is level with the ground floor in all blocks. Because the pavement on Hermitage Road slopes up towards the west, the two access ways off the street are designed with gentle accessible gradients.

The connection to Omega B has a small accessible ramp depending on the final levels in Omega B.

COMMERCIAL

Ground level commercial units are fully accessible with level access from both sides off Hermitage Road and the Courtyard.

The basement units are all accessible with lift access.

WAREHOUSE LIVING UNITS

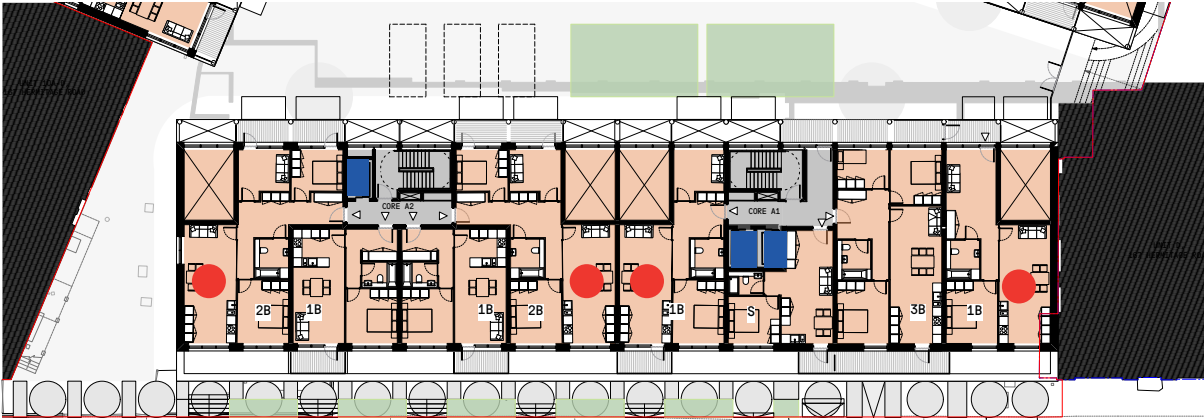
Accessible units are located in Block A along Hermitage Road, closest to the street.

7 Accessible bedrooms are provided in this block, with lift access. The accessible bedrooms and units comply with Part M4(3).

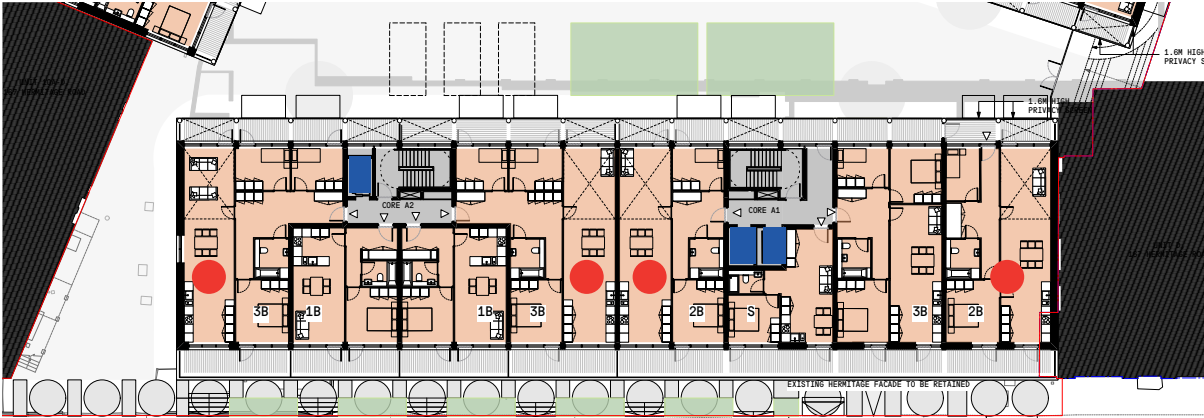
RESIDENTIAL UNITS

Accessible units are located in Block A along Hermitage Road, closest to the street.

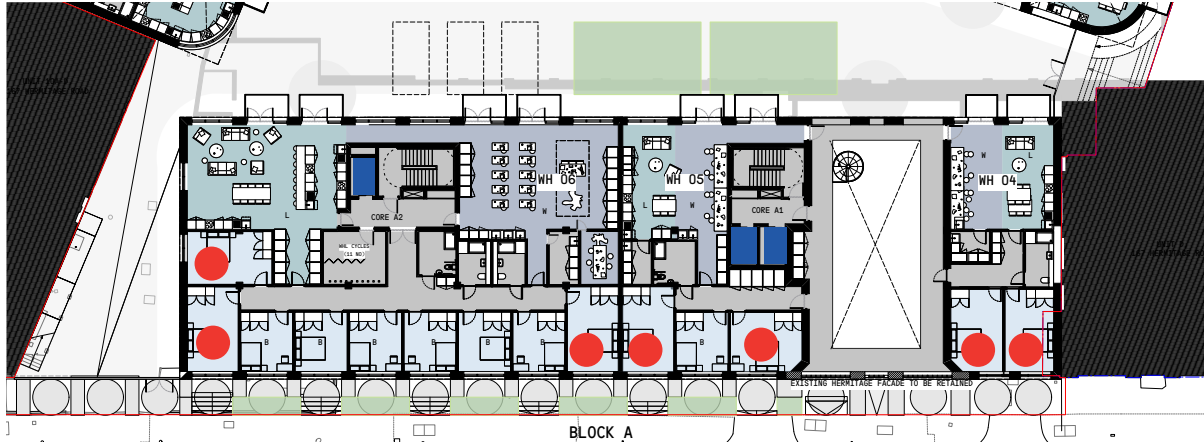
8 Accessible units are provided in this block, with lift access. The accessible bedrooms and units comply with Part M4(3). Initially three parking spaces are provided in the courtyard for disabled parking, with a potential for up to four further parking spaces which will be added when required.



Residential Accessible Units: Third Floor, Block A



Residential Accessible Units: Second Floor, Block A



Warehouse Living Accessible Bedrooms: First Floor, Block A



Commercial: Ground floor and Basement, Block A

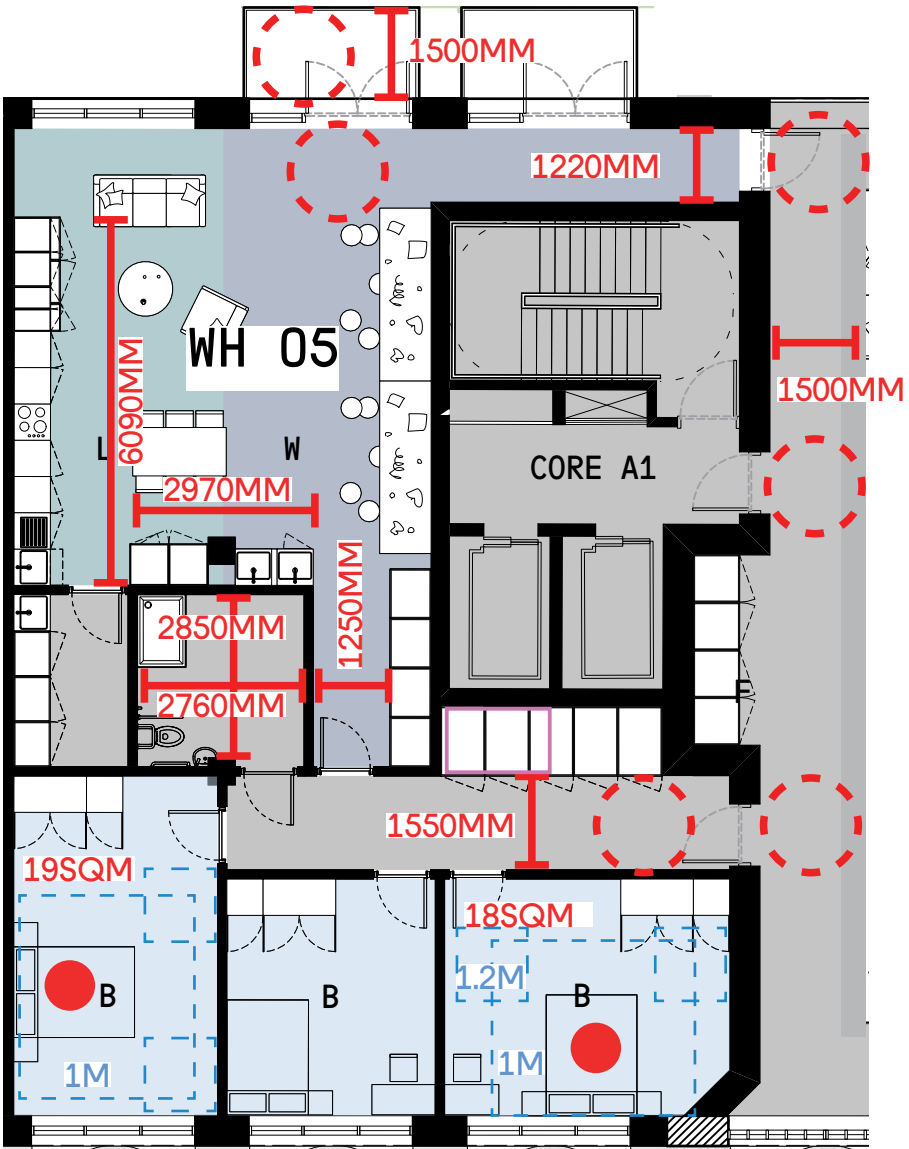
- Accessible unit
- Accessible parking space
- Accessible parking space to be added as needed
- Lift access

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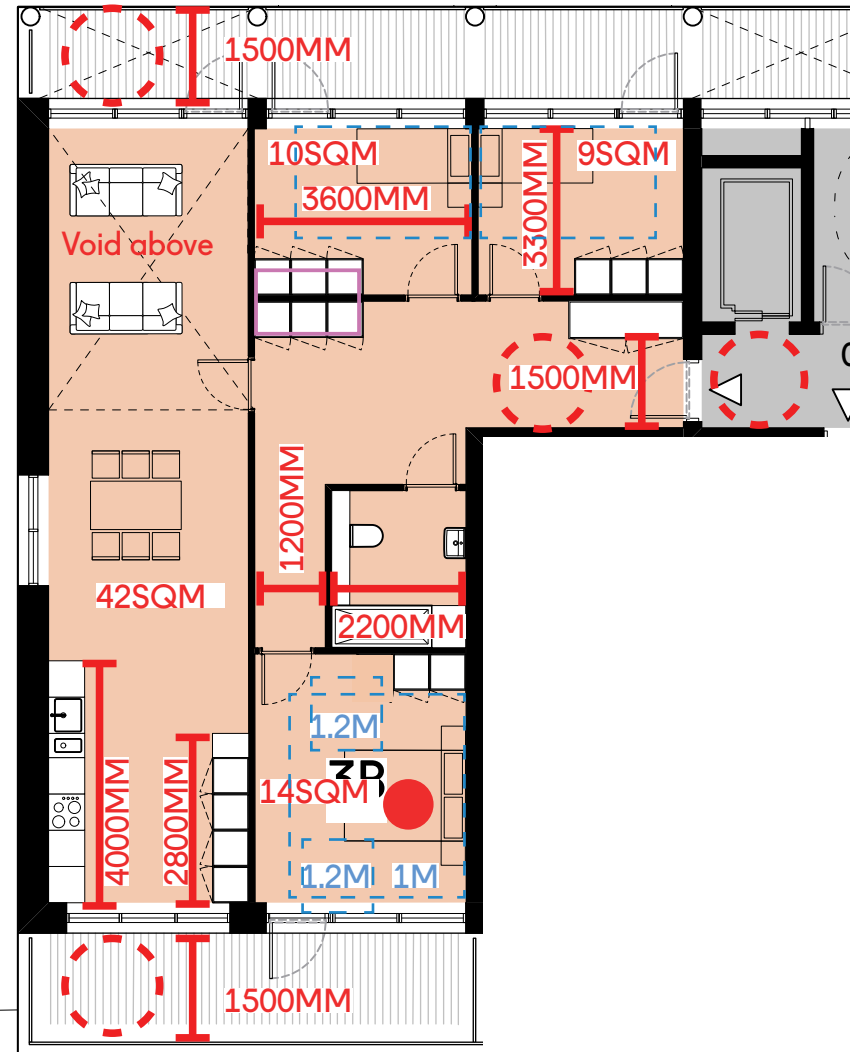
7.12 ACCESSIBILITY STATEMENT CONTINUED

KEY PRINCIPLES ADOPTED FROM PART M4(3) FOR ACCESSIBLE RESIDENTIAL UNITS AND WAREHOUSE LIVING UNITS

- All accessible units are single level.
- Step free approach and entrance thresholds.
- Every door has a clear opening width of 850mm minimum, a minimum 300mm nib to the leading edge(maintained for a minimum of 1800mm beyond it) and a minimum 200mm nib to the following edge.
- A clear turning circle 1500mm in diameter is provided inside the entrance area, behind the entrance door when closed.
- The minimum clear width of every hallway, approach or landing is 1050mm.
- Where the approach to a doorway is not head-on, the minimum clear width of the hallway or approach is 1200mm.
- There is a space that can be converted to a wheelchair storage and transfer space measuring a minimum of 1100mm deep by 1700mm wide.
- The relationship between the kitchen, dining and living areas should be convenient and step-free. There is a minimum clear access zone 1500mm wide in front of, and between, all kitchen units and appliances.
- Every bedroom can provide a minimum clear access route, 750mm wide, from the doorway to the window; and a minimum 1200mm by 1200mm manoeuvring space inside the doorway.
- The principal double bedroom can provide a minimum 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture, and a minimum 1200mm by 1200mm manoeuvring space on both sides of the bed.
- Every other double (or twin) bedroom has a minimum floor area of 12.5m² and is a minimum of 3m wide; and can provide a 1000mm wide clear access zone to one side and the foot of the bed, and in front of all furniture. Every single bedroom has a minimum floor area of 8.5m² and is at least 2.4m wide.
- The sanitary provisions meet the necessary dimensions and the door to wc provision opens outwards
- Every private outdoor space has a minimum clear width of 1500mm, and provides a minimum 1500mm level clear turning circle, free of any door swing.



Warehouse Living Accessible Unit: First Floor, Block A



Residential Accessible Unit: Second Floor, Block A