

4.0 INDICATIVE MASTERPLAN

4.1 URBAN ANALYSIS OF THE EXISTING WAREHOUSE DISTRICT

In order to develop Omega Works, part of SA32, a wider masterplan strategy is required so that the proposal relates to the context.

Our starting point to develop a masterplan is to analyse the urban typologies of the existing warehouse district. The district is characterised by:

- A type of "packing" geometry where regular blocks are placed within irregular sites
- Long linear warehouse blocks that line the streetscape of the district
- Organic, irregular external spaces created in between the large warehouse blocks which enjoy a variety of sizes and shapes.



Drawing of the urban fabric of the Harringay Warehouse District.

— Site
— Warehouse District Allocations

4.2 INDICATIVE PROPOSED MASTERPLAN OVERVIEW

Based on our analysis of the existing Warehouse District, an indicative masterplan has been developed with the following principles. Please note sites outside of the application site are included for the purpose of creating an indicative masterplan. The massing shown on these sites outside of the application site are not part of this application nor actual propositions. They are indicative only.

1. GREEN BUFFER ZONES

Enhancement of the ecological corridor

- Between each of the three sites (SA30, SA31, SA32), a green buffer zone is proposed, extending the green embankment to the west, across the site. This will promote biodiversity and create external amenity space.

2. VARIETY OF EXTERNAL SPACES

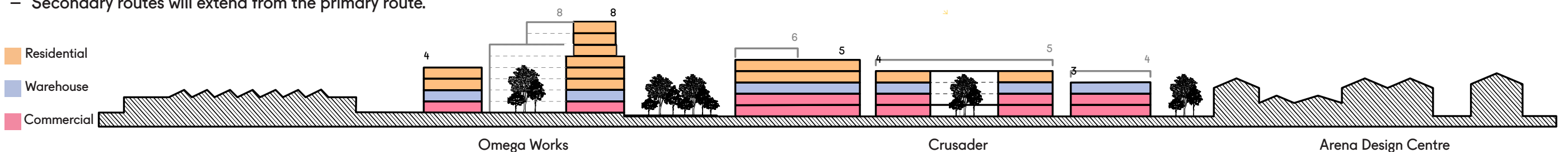
Creating a network of public and semi-public courtyards

- Each of the three ownership sites has a primary courtyard associated with it, connected to the primary north-south axis route.
- Each cluster of blocks has a unique external space created by the type and arrangement of blocks. These external spaces sometimes open onto the north-south axis, or sometimes create more private courtyard spaces. The variety and arrangement of the blocks retains the character of the warehouse district.

3. LINKS AND CIRCULATION

Creating primary and secondary links and routes to enhance pedestrian and cycle links

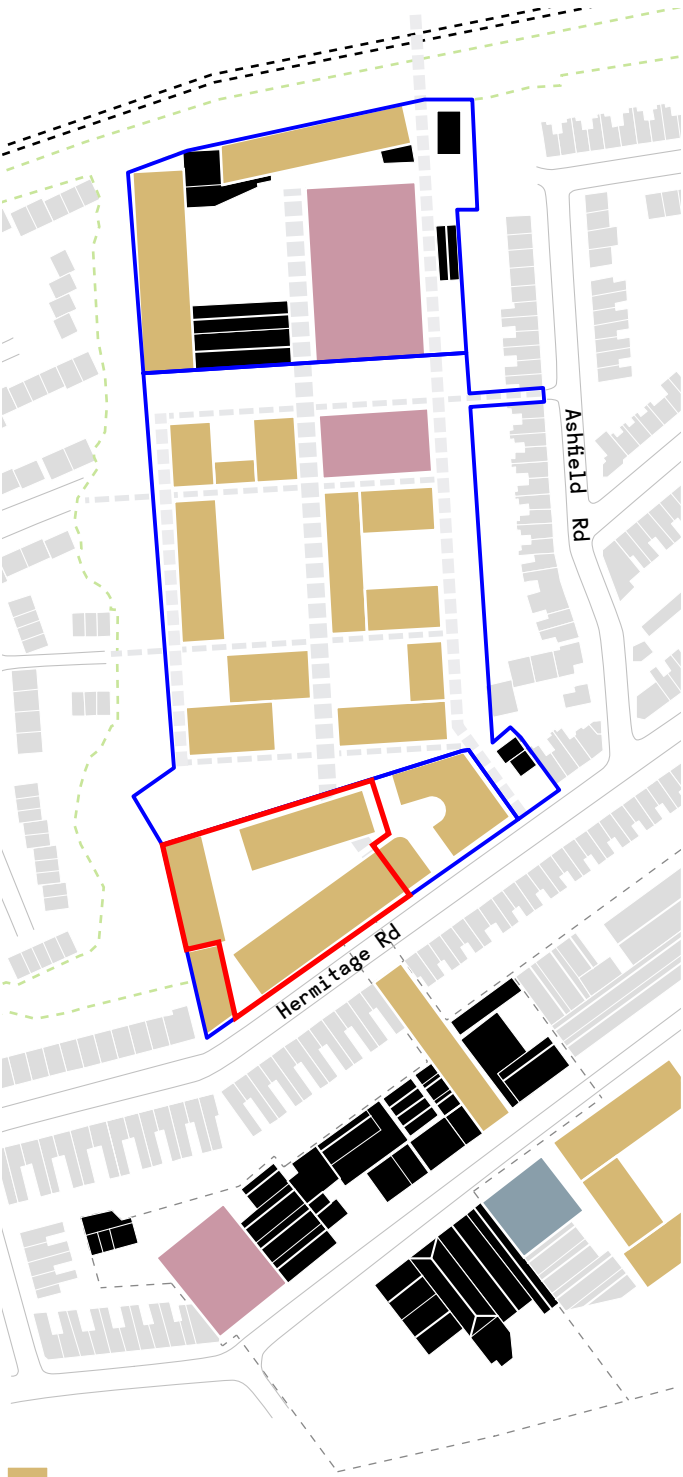
- A primary north-south route is proposed, from Arena Design Centre, through Crusader Estate through Omega Works to Hermitage Road, and beyond at either end to St Ann's Hospital at the North and to Vale/ Eade to the South. This route will tie the different sites together into a coherent whole. The exact route of the axis will be designed according to the needs of each site allocation.
- Secondary routes will extend from the primary route.



Section of proposed masterplan showing uses of the buildings

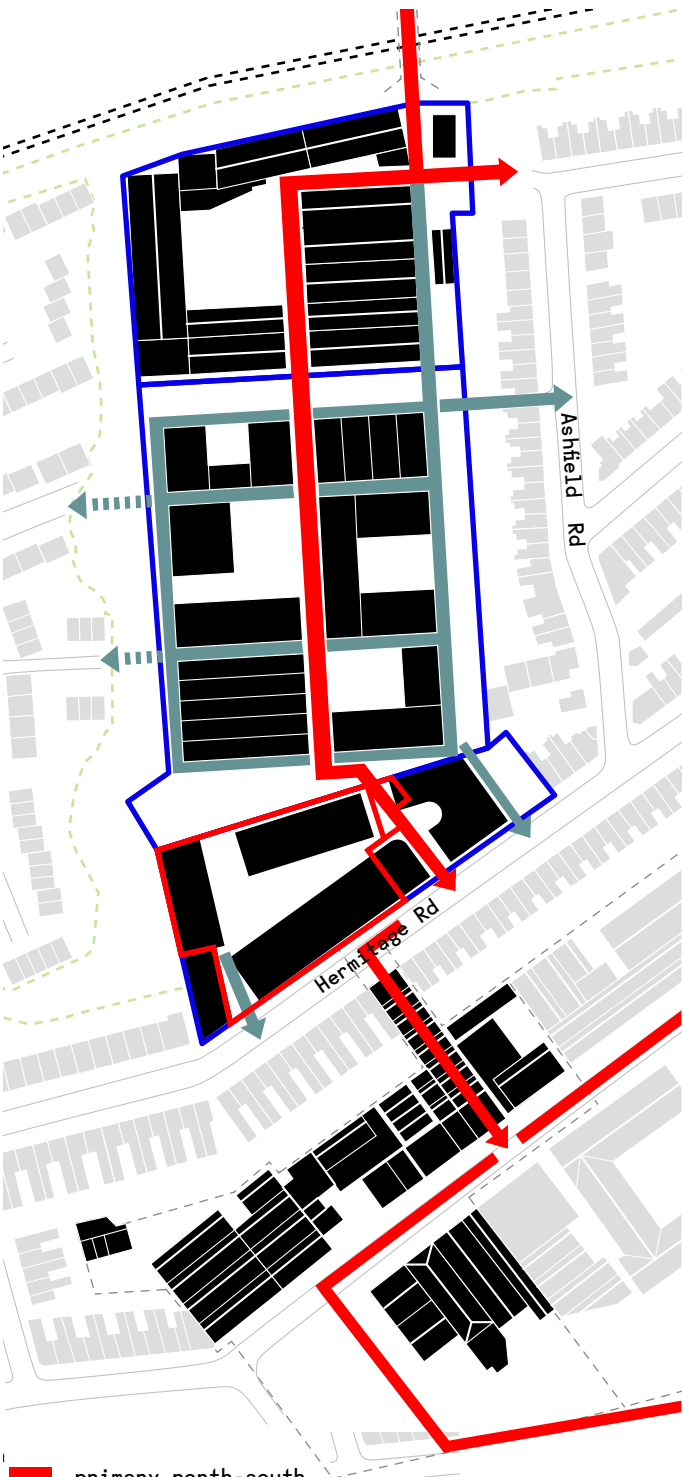
4.3 INDICATIVE PROPOSED MASTERPLAN IN DETAIL

1. Indicative Warehouse block type:
Referencing existing warehouse types



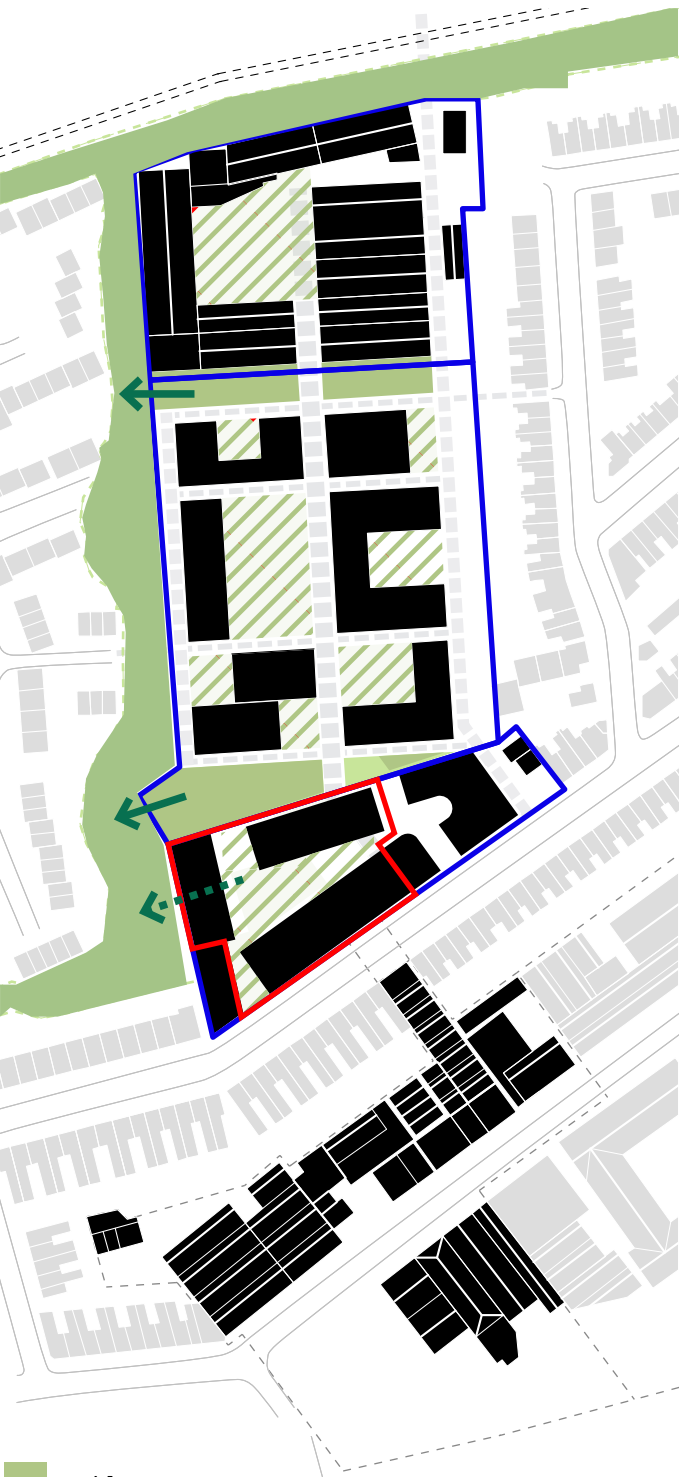
- linea
- vertical
- block

2. Indicative Linkages and Circulation:
Creating primary and secondary links and routes to enhance pedestrian and cycle links



- primary north-south route
- secondary circulation route
- existing links to the site
- new links to the site

3. Indicative variety of external spaces:
Creating a network of public and semi-public courtyards



- public spaces
- semi public spaces

4. Indicative scale, massing and use:
Minimising impact on surrounding buildings particular towards Ashfield Road



- 8 storeys
- 6 storeys
- 4 storeys
- 2 storeys

4.4 Connection to Sites of Importance for Nature Conservation (SINC) in Haringey

Omega A sits beside a Borough Grade II Site of Importance for Nature Conservation, referred to in this document as the Embankment due to its steep incline. This is a lush green space, currently without a link to the site. When and if permitted, access can be created to Omega A through Block B core, creating a strong connection between the courtyard and the SINC, by the addition of doors on the west side of block B. Additionally the indicative masterplan could connect from Crusader Estate, maximising connections to nature.



Haringey Open Space and Biodiversity



Indicative Omega A and Masterplan Connections to Site if Access Permitted in the future

4.5 CONCLUSION

The proposed urban strategy learns closely from the existing urban fabric of the warehouse district. Sampled from the surroundings, the masterplan reflects the urban grain of the warehouse district.

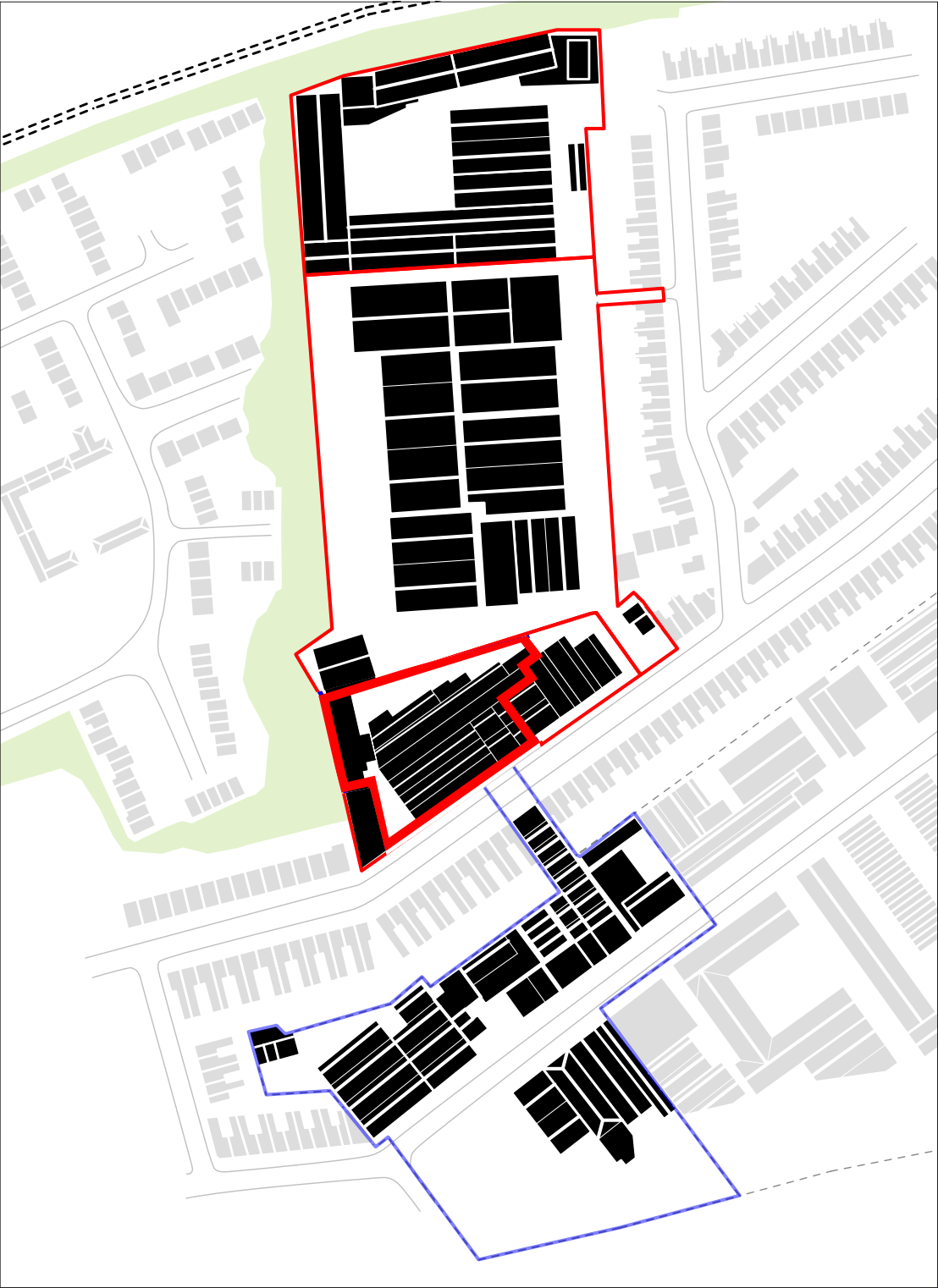
The framework has been derived from our studies of the surrounding warehouses. The key principles that came out of our research include:

- The district is made up of different sized rectilinear blocks
- The blocks are arranged informally, aligned to their site boundaries
- This results in irregular shaped external courtyards
- There is a huge variety of different courtyards and different block types

The framework has been developed on the basis the wider sites come forward as per site allocation. However, the framework also allows for the sites to be developed individually over time, rather than all simultaneously.

The typologies are in-keeping with the district, whilst the density is maximised to create new homes and employment spaces.

EXISTING SITES



PROPOSED FRAMEWORK

