

OMEGA WORKS A, 167
HERMITAGE ROAD, LONDON
N4 1LZ

PLANNING STATEMENT

ON BEHALF OF MAJORLINK LTD

FEBRUARY 2023

COLLECTIVE PLANNING REF JF/RE/0139

collectiveplanning

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Collective Planning on behalf of our client, Majorlink, the applicant, to support a full planning application for the redevelopment of a mixed-use scheme onsite.

The Proposal

- 1.2 The scheme comprises:

“Redevelopment of the site for a mixed-use scheme comprising employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class C3). Together with associated landscaping, cycle storage, 9x accessible car parking spaces, children’s play space and waste and refuse areas.”

Proposal Context

- 1.3 The site is located in the London Borough of Haringey.
- 1.4 At the time of submission, we have attended five pre-application meetings with the Council, 2 presentations to the QRP, a Development Management Forum, presentation to the planning sub-committee, a meeting with the ward councillor, a meeting with the Designing out Crime Officers, and two public and stakeholder consultation workshops. These meetings are discussed in Section 4 of the report.

Supporting Information

- 1.5 The application comprises the following:
- Additional CIL Form;
 - Air Quality Assessment including Dust and Emissions Assessment and Non Road Mobile Machinery (NRMM) Assessment, prepared by Phlorum;
 - Arboricultural Impact Assessment including Tree Survey and Arboricultural Method Statement, prepared by Indigo Surveys;
 - Certificates;
 - Contaminated Land Assessment, prepared by Ground and Water;
 - Construction Method Statement, prepared by Eckersley O’Callaghan;
 - Cover Letter, prepared by Collective Planning;
 - Daylight and Sunlight Assessment, prepared by Herrington Consultants;
 - Delivery and Servicing Management Plan, Markides Associates;

- Design and Access Statement incorporating accessibility statement, play space strategy and waste management plan, prepared by vPPR Architects;
- Draft Heads of Terms, prepared by Collective Planning;
- Energy Statement; prepared by Consolux
- Financial Viability Statement; prepared by CBRE; and
- Flood Risk Assessment and SuDS Strategy prepared by Eckersley O'Callaghan;
- Framework Construction and Logistics Management Plan, prepared by Markides Associates;
- Framework Travel Plan, prepared by Markides Associates;
- Full plan set, prepared by vPPR Architects;
- Geo-located 3D Massing Model, prepared by vPPR Architects;
- Ground Investigation Report, prepared by Ground and Water;
- Landscape Statement and Urban Greening Factor Calculation and play space strategy, prepared by Turkington Martin;
- London Plan Fire Statement, prepared by BB7.
- Noise Impact Assessment, prepared by Acoustic Consultants Ltd;
- Microclimate Assessment, prepared by Love Design Studios;
- Overheating Assessment, prepared by Consolux;
- Planning Application Forms;
- Planning Gateway One Fire Statement, prepared by BB7.
- Planning Statement, prepared by Collective Planning;
- Preliminary Ecological Assessment and Bat Building Survey, prepared by Phlorum;
- SuDS Flows and Volumes – LLFA Technical Assessment Proforma, Drainage Proforma, prepared by Eckersley O'Callaghan;
- Statement of Community Involvement, prepared by Collective Planning;
- Sustainability and BREEAM Statement, prepared by Consolux
- Transport Assessment; prepared by Markides Associates;
- Utilities Assessment, prepared by Cornerstone Projects; and
- Warehouse Living Management Plan, prepared by Collective Planning.

- 1.6 Section 2 of this statement describes the site and its surrounding area. Section 3 sets out the relevant planning history. Section 4 sets out the context to the development, including pre-application discussions. Section 5 describes the development proposal. Section 6 details the relevant planning policy. Section 7 comprises a planning assessment against national, regional and local planning policies and Section 8 concludes the statement.

2 SITE CONTEXT

Site Location

- 2.1 The site is located on the northern side of Hermitage Road in the Harringay Warehouse District within the London Borough of Haringey.
- 2.2 The site is in a sustainable location within approximately 450m from Green Lanes, where there are a number of bus stops, and 900m from Manor House Underground Station. The site has a PTAL ranging between 1b-3.

Site Description

- 2.3 The site area is approximately 3,786m² and contains a 2 to 4 storey former industrial building which comprises 8 commercial units, 18 warehouse living units and one residential unit. Parking and hardstanding areas are located to the north and west of the site. The buildings are in poor condition.

Surrounding Area

- 2.4 The surrounding area comprises the Harringay Warehouse District with Omega B located to the east, Omega C located to the west and the Crusader Industrial Estate to the north. These buildings primarily comprise of storage and distribution uses and they range from 2 to 4 storeys in height.
- 2.5 Two storey terrace dwellings are located to the south and north-east on Hermitage Road and north-west on Finsbury Park Avenue. A steep embankment rises up to the north-west to Finsbury Park Avenue.

Heritage and Environmental Considerations

- 2.6 The site is not located within a conservation area, nor does it contain any statutorily listed or locally listed buildings.
- 2.7 The site is not located within a flood risk area as identified on the Environmental Agency's maps.

3 PLANNING HISTORY

3.1 This section sets out the relevant planning history at the site which is summarised in the table below:

Council Reference	Description of works	Outcome
HGY/2016/3604	Prior approval for change of use from storage (Class B8) to residential (Class C3).	Granted
HGY/2015/3423	Conversion of Units 3C and 3D to live/work units	Granted
HGY/2015/1771	Use of Units 3C, 3D, 3K, 3L, 2 & B as live/work units, and minor changes to Unit 3J, which are required as a result to proposed alterations to remaining units	Refused
HGY/2015/1507	Part approval of details pursuant to condition 5 (further details of (b) additional windows and/or light-wells; (d) bicycle storage; (e) car parking; and (f) refuse/recycling storage) attached to Appeal reference APP/Y5420/C/13/2205889	Granted
HGY/2015/1508	Approval of details pursuant to condition 3 (details showing drawings referred to in condition 1 within 3 months of the date of decision revised layouts and arrangements from units C, E, 3E, 3G and 3S together with a timetable for implementation) attached to appeal reference APP/Y5420/C/13/2205889	Granted
HGY/2015/0997	Removal of existing external metal staircase located on south east elevation (Hermitage Road) and erection of a new external metal staircase to south west elevation	Granted
HGY/2005/0333	Redevelopment of site comprising a 4 storey block providing 66 1, 2, 3 bed flats and erection of part 4/part 5 storey commercial block providing 1643 sq metres GFA (gross floor area) with 54 car parking spaces, 25 bicycle parking spaces, 11 motorcycle spaces and associated landscaping and boundary treatment.	Granted

3.2 As demonstrated above, the site predominantly comprises warehouse living units.

4 CONTEXT TO PROPOSED DEVELOPMENT

- 4.1 The proposed development has been subject to considerable stakeholder engagement. This section sets out the meetings that have been held and changes that have arisen from these meetings. The public consultation exercise is detailed within the Statement of Community Involvement.
- 4.2 The following planning meetings have been held:
- Pre-app 1 – 15 August 2017
 - Pre-app 2 – Combined sites – 24 February 2020
 - QRP 1 – 23 September 2020
 - Pre-app 3 – 18th February 2021
 - Pre-app 4 – 24th May 2021
 - QPR 2 – 9 July 2021
 - Pre-app 5 – Combined sites – September 2021
- 4.3 Throughout the stakeholder engagement process the design has evolved taking into consideration all the feedback received.
- 4.4 The table below sets out the key planning feedback from the pre-application process which has shaped the proposals as they have evolved.

Meeting	Key Comments	Response
<u>Pre-App 1 – 15th August 2017</u> <i>The purpose of the meeting was to present the updated proposals following feedback from pre app 01. The purpose was to specifically discuss the quantum of uses and how the proposal can be incorporated into the wider masterplan for the area.</i>	A masterplan, in line with policies DM39 and DM55 has not been provided for the subject site and the surrounding sites within the Haringey Warehouse District (HWD). The relationship between the north blocks within Omega Works with the Crusader and Arena sites could be significantly improved. The new pedestrian/cycle route through the site is via a narrow, currently gated doorway a sharp right turn	A masterplan showing how the development relates to the wider area was provided. The relationship between the site and Crusader was improved by landscaping, boundary treatment and stepping down of the buildings. The new masterplan indicatively showed how Crusader redevelopment may come forward and how this pre-application scheme will not jeopardise

	to and from Hermitage Road. The live/work layout of the residential units would not be acceptable in this location and the council's objectives for this site is to retain the warehouse living accommodation. This typology is characterised by large floor plate units with substantial shared amenity and workspace areas Parking provision that facilitates the market housing element of the site, as well as supports the sustainable nature of the warehouse living community is required.	any development on that site. The number of residential units increased from 79 to 90 units. The number of warehouse living units increased from seven to ten units. The cycle route was improved through an external covered area, wide open sightlines and north-south route. 40 carparking spaces, 10 accessible parking spaces and 240 cycle spaces were provided.
Pre App 2 – 24 February 2020 <i>A combined pre application meeting for Omega A and B.</i>	The site allocation requires the development to provide the maximum quantum of employment floorspace subject to viability. Quantum of warehouse living has not been justified. Warehouse living layout splits the residential and workspace are which is not in the spirit of the current community. The workspace needs to be adaptable and cater for a range of needs. The height of the development on Hermitage Road should be limited to surrounding residential area. The 9 – 10 storey height also appeared too large. The height should look beyond the boundaries of the site.	The scheme was re-designed to be employment-led and supported by a viability assessment. The employment floor space was increased. Research and feedback from residents into the warehouse living units has been undertaken which has resulted in purpose-built units. These features include internal communal spaces, mezzanine levels, high ceilings and large bedrooms to encourage co-working in the spirit of the existing space. The spaces are adaptable. The height of the development was reduced

	The open courtyard is a positive feature but the layout was compromised by the piano design feature. Council wanted information on who would own and manage the courtyard. Council supported the access route to the north. Council supported the north-south pedestrian/cycle route. A car-free development and 10% disabled parking spaces was recommended. The proposal is required to provide adequate refuse and recycling storage for the proposed dwellings.	to 4 storeys along Hermitage Road. The courtyard design and paving was revisited. A strategic review of the viewing corridors was undertaken and the height has been reduced to protect views from New River to Alexandra Palace. The height of the development was reduced on Blocks B and C and the mass of the two storey extension on Block A was set back to assist with visual amenity impacts. Parking was redesigned in accordance with these comments and London Plan requirements. Adequate waste and recycling provision has been provided.
Quality Review Panel 1– 23 September 2020 <i>A combined presentation for both sites to the QRP</i>	The current proposals for Omega Works A and B represent a significant overdevelopment of the site. The efficiency of the layout and circulation arrangements needs to be improved. Questioned the need for a full basement across the site. A scale of perhaps 4-6 storeys would be more in keeping with the area. The proposal must seek to improve the existing quality of Warehouse living, an	The scheme has been re-worked to reduce the height which in turn reduced the number of units resulting in a development of an appropriate scale for the site. The full basement was removed. A full master planning exercise has been undertaken to create improved circulation. The height has been reduced to 4 storeys along Hermitage Road and

	approach that both learns from how residents live now but also making relevant additions and innovations to the typology is important. Units require some built in, dedicated storage space to meet the needs of a group of 12 individuals (as opposed to a household operating as a family entity). The communal spaces for the Warehouse Living units are quite small. Especially as they are designed for a demographic who largely work from home and like to live socially/communally.	development along the north-western bank has a maximum height of 8.5 storeys but appears 6 storeys when viewed from the Crusader Site due to the topography. The warehouse living units have been re-designed to have social and functional communal areas such as kitchens, living areas, mezzanine floors. The space allows occupants to spill out into the courtyard creating a social space and ensuring the unit functions as a family. All bedrooms are double bedrooms which can be used as a quiet workspace.
Pre-app 3 – 18 February 2021	Council considered that Omega A is looking more convincing as it's no longer overbearing to the south or west, but still appears overbearing to Crusader. Council suggested the height was potentially acceptable subject to articulation of the façade facing Crusader to reduce impact. Suggested that its potentially too much permeability and questioned if the current through route is the best place for it and it may be better moving this more centrally. Council welcomed the architectural detailing and stated the courtyard could be very pleasant.	The northern façade was re-designed and refined to reduce any visual amenity impacts when viewed from the Crusader Estate. Input from a workspace provider has been sought for commercial spaces. Dedicated children's play space has been provided with input from landscaping consultants. The parking spaces have been removed to only provide accessible spaces. Transport and viability assessments have informed the design.

	Suggested additional trees for landscaping. Considered that the Children's playspace could be better defined and laid out Parking to be reviewed.	
Pre-application 4 – 24 May 2021	Council welcomed the masterplan work. Considered that the facades could work and whether windows could be better grouped or stacked to appear better from the Crusader. Considered that the courtyard worked well and were impressed by it. Council welcomed the works done on verified views and supported that the buildings did not encroach this. Requested more information on how the development related to the Crusader Estate.	The windows and fenestrations on the Crusader facade were revisited to appear more uniformed. Elevations and sections were provided to illustrate the views from the Crusader Estate.
QRP Presentation 2 – 9 June 2021	The QRP was in support of the ambition for redevelopment to provide housing and warehouse living and employment space. <i>The panel 'applauded the impressive level of analysis undertaken so far and it is pleased to see how well both design teams have responded to previous feedback; the proposals have significantly improved</i>	Bin storage areas are placed within the corner units of Block A and Block B. The ground floor units have glazed frontages to encourage active street frontages and activity within the courtyard. Daylight, sunlight, overshadowing and sustainability assessments have been undertaken.

	<i>and promise high quality development.'</i> The Panel supported many of the strategic decisions taken so far within both schemes. The panel supported the height on Omega A but considered that further testing was required daylight, sunlight, overshadowing and microclimate with regards to the central courtyard and Crusader Estate. The Panel encouraged the design team to explore different ways of activating these facades. The Panel considered that bin storage could be located on corner units.	
Pre-app 5 – 5 th July 2021	Questioned how the warehouse living units relate to HMOs. Considered that the overall height of Omega A is softened by the smaller upper storeys and due to its location next to the steep slope up to Finsbury Park Avenue. Warehouse community's existing and future accommodation needs for creative living and working, any replacement warehouse living accommodation must remain affordable. Required a verified views assessment.	A full assessment of how the warehouse living units meet and relate to HMO standards have been addressed. Warehouse living would be the affordable offer. A viability report has been provided. A verified views assessment and modelling has been undertaken which demonstrates no views are obstructed. A daylight / sunlight assessment has been undertaken to demonstrate that amenity levels for

	The scheme will need to comply with planning policy and BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents in relation to overshadowing, privacy, outlook, noise disturbance and visual amenity are not adversely affected to a material degree.	future occupants and neighbours are acceptable. Council accepted the research done on current businesses and residents and shows acceptance of the scheme.
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5 PROPOSED DEVELOPMENT

- 5.1 This application comprises a full planning application for the following mixed-use scheme onsite:

Redevelopment of the site for a mixed-use scheme comprising of employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class C3). Together with associated landscaping, cycle storage, 9x accessible car parking spaces, children's play space and waste and refuse areas.

- 5.2 The proposal involves the demolition of the existing buildings onsite and the retention of the two-storey façade fronting Hermitage Road. The proposal involves the construction of three new blocks referred to as Blocks A, B and C.

Proposed residential units

- 5.3 A total of 76 residential units are proposed as detailed in Table 1 below.

Table 1: Proposed Dwelling Mix		
Unit Type	No. of Units	Proposed Mix
1bed, 1-person	11	14.5%
1-bed, 2-person	25	32.9%
2-bed, 3-person	22	28.9%
2-bed, 4-person	6	7.9%
3-bed, 4-person	6	7.9%
3 bed, 5-person	6	7.9%
Total	76	100%

- 5.4 The dwelling mix broken down into individual blocks is detailed in Table 2 below.

Table 2: Proposed Breakdown by Block		
Building	Unit Numbers	Breakdown
Block A	16	1-bed, studio: 2 1-bed, 2-person: 6 (2 accessible)

		2-bed, 3-person: 2 accessible 2-bed, 4-person: 2 accessible 3-bed, 4-person: 2 accessible 3 bed, 5-person: 2
Block B	26	1-bed, studio: 5 1-bed, 2-person: 5 2-bed, 3-person: 8 2-bed, 4-person: 0 3-bed, 4-person: 4 3 bed, 5-person: 4
Block C	34	1-bed, studio: 4 1-bed, 2-person: 14 2-bed, 3-person: 12 2-bed, 4-person: 4 3-bed, 4-person: 0 3 bed, 5-person: 0

Warehouse living units

5.5 A total of 8 warehouse living units with 67 beds and gross internal area of 2,759m² is proposed as outlined in table 3 below.

Table 3: Proposed Warehouse Living Units			
<i>Blocks</i>	<i>No of Units</i>	<i>No of Beds</i>	<i>Area</i>
A	3	14	660m ²
B	2	24	977m ²
C	3	29	1,122m ²
Total	8	67	2,759m²

5.6 The warehouse living units will be generously sized at 46m² of area per person which is broken down as follows:

- Bedrooms - average 16sqm per person
- Work - average 9.6sqm per person
- Live - average 7.3sqm per person
- WCs/circulation - average 12.8sqm per person

5.7 The space allocated for each person within the warehouse living unit is larger than the requirements for a studio apartment, demonstrating the commitment to good quality space and standard of accommodation.

5.8 All the units have large live and work areas to facilitate communal living and working. The units have high floor to ceiling heights with a mezzanine level which too can be used flexibly by the occupants. All units have double bedrooms which can be used as private workspace area. The units open out into the maker's yard area to enable the outdoor spaces to be used for creative/makers purposes.

Commercial uses

5.9 A total of 8 units for employment use (Class E) with a gross internal area of 1,041m² is proposed within the basement and ground floor of Block A.

Amenity space, Landscaping and Public Realm

5.10 The proposed development provides high quality amenity space for all future occupants, comprising private balconies and a shared courtyard for communal amenity/workspace. A children's play space area is also provided.

5.1 Permeable surfaces will be used for the car parking to improve the appearance of the public realm and external lighting will articulate the courtyard at night.

5.2 A full landscaping strategy is submitted with this application which details the hard and soft landscaping, the types of plant species chosen and the ways the landscaping enhances the biodiversity.

Transport and Highways

5.3 The development will contain 9 accessible parking spaces, 3 of which will be provided from the outset within the courtyard area outside Block A. The remaining 6 spaces will be provided adjacent to these spaces and on-street as and when demand arises.

5.4 The development will comprise 212 cycle parking spaces located within the core of each block and outside the play space area. These spaces will be sheltered and secure.

Refuse and Recycling

- 5.5 Refuse is to be stored within the dedicated refuse blocks at convenient locations around the site. Block B will have its own refuse store and Blocks A and C refuse store will be located near the site entrance.
- 5.6 The site will allow for a total capacity of 13,200 litres in accordance with LB Haringey's requirements.

6 PLANNING POLICY

- 6.1 This section sets out the planning policy context in which development of the site should be considered. It also makes reference to key material considerations where relevant. The policies are considered in detail in the following chapter.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that decisions made under the Planning Acts are determined in accordance with the development plan unless other material considerations indicate otherwise.
- 6.3 The statutory Development Plan comprises:
- LB Haringey Strategic Policies DPD (2013, with alterations July 2017) – ('LBH SP');
 - LB Haringey Development Management DPD (July 2017) – ('DM Policy'); and
 - LB Haringey Site Allocations DPD (July 2017) – ('LBH SA')
- 6.4 Other material considerations include:
- National Planning Policy Framework (July 2021);
 - National Model Design Code (2021);
 - Urban Design Guidance 2021 (2021); and
 - London Plan (2021).

Planning Policy Designations

- Site Allocation – SA32: Local Employment: Regeneration Area
- Area of Change – Seven Sisters Corridor
- Family Housing Protection Zone
- Article 4 Direction: Restricting C3 to C4 Houses in Multiple Occupation.
- Critical Drainage Area

Wider Area

- 6.5 The wider area to the west includes the SINC Grade II – Harringay Stadium Slope EVS Borough Importance Grade.

7 PLANNING ASSESSMENT

7.1 This section provides an overview of specific considerations in respect of the proposed development. It assesses the scheme against adopted and emerging planning policy for the following elements:

- Principle of Redevelopment
- Principle of Warehouse Living
- Principle of Employment Use
- Principle of Residential
- Residential Quality
- Residential Mix
- Design
- Impact on Neighbouring Amenity
- Transport and Access
- Public realm and landscaping
- Sustainability and energy
- Biodiversity
- Basement Construction
- Contamination
- Noise
- Agent of Change
- Crime prevention
- Fire Strategy
- Flooding and drainage
- Refuse and recycling
- Planning obligations

Principle of Redevelopment

Policy context

- 7.2 Paragraph 119 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. Paragraph 120 requires substantial weight given to the value of using suitable brownfield land within settlements for homes.
- 7.3 Policy GG2(A) of the London Plan enables the development of brownfield land to create successful sustainable mixed-use development.
- 7.4 Policy E7(C) of the London Plan provides for mixed-use or residential redevelopment on non-designated industrial land where:
- 1) there is no reasonable prospect of the site being used for the industrial and related purposes set out in Part A of Policy E4 Land for industry, logistics and services to support London's economic function; or*
 - 2) it has been allocated in an adopted local Development Plan Document for residential or mixed-use development; or*
 - 3) industrial, storage or distribution floorspace is provided as part of mixed-use intensification (see also Part C of Policy E2 Providing suitable business space).*
- 7.5 The site is located within Site Allocation 32 in LB Haringey's Site Allocations DPD ('LBH SA). The strategic site allocation identifies the site as suitable for a mixed-use redevelopment, with potential development to increase accessibility, providing increased employment floorspace, and providing warehouse living accommodation.
- 7.6 The site is designated as Local Employment Areas: Regeneration Area, which are defined in Policy SP8 as *"the most flexible of the categories as it can include uses appropriate in a mixed-use development, such as small scale "walk-to" retail, community and residential"*.
- 7.7 Policy DM55 Part A states that *"where development forms part of an allocated site, the Council will require a masterplan be prepared to accompany the development proposal for the wider site and beyond."* The requirement for a masterplan is also reiterated in SA32.
- 7.8 Policy DM55 Part B expects engagement with landowners and occupiers of the other parts of the allocated site as well as neighbouring properties.

Assessment

- 7.9 The site is identified a non-designated industrial site within the LBH's Local Plan Policy Maps. Policy E7(C) of the London Plan supports a mixed-use or residential scheme on non-designated industrial sites provided that it meets one of the three policy tests.
- 7.10 The site is located within the Local Employment: Regeneration Area site allocation (ref: SA32) in the LBH's Site Allocations DPD. SA32 provides for a mixed-use scheme which increases employment and residential uses. As the site is allocated within an adopted DPD for mixed-use or residential development, it adheres to the requirements of E7(C)(2) which allows for the redevelopment of a non-designed industrial site.

- 7.11 The proposal involves a mixed-use scheme with warehouse living, residential and increased employment floorspace as envisaged by Site Allocation 32 in the LB Haringey's Site Allocations DPD and is therefore acceptable in principle.
- 7.12 The proposal has been developed in conjunction with the neighbouring property, Omega B, and there has been significant collaboration with their design team.
- 7.13 The blocks are positioned to create a courtyard which flows between both developments. The courtyards will be connected by soft and hard landscaping and will be shared by both Omega A and B occupants. The positioning of the blocks, public and semi-public courtyards creates a variety of external spaces which facilitates the connectivity of the area and the surrounding context.
- 7.14 The courtyard will also adjoin the common boundary of Omega C which provides a buffer between the two sites.
- 7.15 Although the site does not include the SINC to the west, the indicative masterplan for the wider area seeks to contribute to the wider ecology and connectivity of the area by including green buffer zones between each of the three site allocations sites (SA30, SA31 and SA32) to enhance the biodiversity of the area and provide additional green space.
- 7.16 A north-south pedestrian and cycle lane has been created provide greater connectivity towards Lee Valley Park to the north and Vale Road and Eade Road to the south. Secondary pedestrian and cycle links are proposed East-West towards Finsbury Park which can be accommodated via the core of Block B.
- 7.17 Overall, the proposed development has been master planned to ensure it will not prejudice or curtail developments on neighbouring properties within the site allocation area. The site is a brownfield site in a sustainable location; therefore, the principle of redevelopment is supported.

Principle of Warehouse Living

- 7.18 Increasing and providing warehouse living uses is an integral requirement of SA32 as outlined in paragraph 2.94 of the LB Haringey's Site Allocations DPD.
- 7.19 Policy DM39(B) states the Council has made provision for warehouse living Local Employment Areas – Regeneration Areas.
- 7.20 Policy DM39(C) states that the '*Council will support warehouse living that forms part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.*'

Policy Assessment

- 7.21 Policy DM39(D) specifies the matters to which a masterplan should have regard. The proposed masterplan has sought to have regard to these matters and each matter is addressed in detail below:

Policy Requirement	Masterplan Response
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<i>(a) The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;</i>	The existing buildings onsite will be removed with the exception of the façade of Block A fronting Hermitage Road. This will maximise the site layout and create an efficient use of the site. The masterplan will create both primary and secondary links and routes through the site to enhance the pedestrian accessibility between the sites within the Omega Works site allocation as well as improving future connectivity to the neighbouring sites being Crusader and Omega C. The masterplan demonstrates the potential future links to the wider warehouse district.
<i>(b) The lawful planning uses on the site, establishing baseline with respect to the intensification of the employment offer and re-provision of the host community;</i>	A review of the existing lawful uses has been undertaken, the results of which can be found in Section 3 above. The DAS also includes a breakdown of the existing schedule of areas and the various tenants present within the site. The employment floorspace is increased across the site and the number of warehouse living bedrooms is also increased.
<i>(c) The host community's existing and future accommodation needs for creative living and working;</i>	An analysis of the existing characteristics and needs of residents, including the opportunities and constraints of the site are outlined in Sections 3 and 7 of the DAS. Feedback received from existing tenants throughout the consultation has also been incorporated into the design. Key features include double height spaces, mezzanine levels in the warehouse living units, ability to spill over into the courtyard and utilisation of exhibition space in Omega B. All bedrooms are larger than national planning standards to provide flexibility as a working space, in addition to separate workspace.
<i>(d) The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in</i>	The existing commercial space is 570m². The proposed commercial space is 1,041m², which more than doubles the

<i>employment density to be achieved having regard to the baseline at (b);</i>	commercial use as it increases the commercial space area by 82%.
<i>(e) The size and type of both the workplace space and residential accommodation to be provided, having regard to:</i> <i>i. The needs of SMEs for smaller unit sizes (<100m²);</i> <i>ii. Provision for communal workspace, both internal and external;</i> <i>iii. The need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.</i>	The scheme comprises separate self-contained commercial units in addition to the commercial elements for the warehouse living units. The commercial units proposed vary in size and have been designed to suit creative type industries with flexibility in size and good access to the external courtyard. Further, a portion of the basement is dedicated to commercial space, especially maker's spaces including workshops with machinery and storage and photography studios, that require no natural light. The warehouse living units have a mix of workspaces incorporated. This includes separate communal workspace that can be used flexibly by residents. Some of this includes double height space and can also spill into the courtyard. The workspace is incorporated into the warehouse living unit and ensures an affordable solution for residents who can work and live from the unit.
<i>(f) The interface with, and potential impact on, neighbouring uses</i>	The proposal has been masterplanned in a manner that will not jeopardise future developments on Omega B, C and Crusader to the north. The proposal has been designed to reduce the bulk, mass and height towards the front of the site to ensure the amenity of residential neighbours to the south is maintained. Additionally, the mass of both Blocks B and C have been broken up and setback to ensure the amenity of the Crusader Estate is maintained.
<i>(g) The internal layout of the uses and therein, the potential to optimise the</i>	The internal layouts of the warehouse living units have open plan communal

<i>positive interrelationships and avoid, where practicable, negative impacts</i>	areas to encourage interrelationships but provides independent bedrooms for privacy. The commercial uses at ground floor, especially along Hermitage Road and the central courtyard, will seek to enliven these spaces creating active frontages. Although separate residential cores are proposed for each block, entrance to each block will be accessed via the central courtyard. Some commercial space is proposed within the basement and could be suitable for creative tenants such as the film maker studio or recording studio already present at Omega Works. Considering the above, the layout of typologies is considered to be in keeping with the wider Harringay Warehouse District, as well as seeking to optimise opportunities for increased employment space and residential use.
<i>(h) Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation;</i>	The warehouse living units, commercial units and residential units have all been designed in line with the appropriate building specifications and amenity standards.
<i>(i) The specific site requirements as identified in the individual site allocations;</i>	The proposal will be in line with the site specific requirements detailed in the site allocation SA32.
<i>(j) Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine interrelationships of the living and working elements;</i>	A warehouse living management plan has been prepared for the site. It outlines details for existing tenants, tenancy information and the day-to-day operations, management and maintenance of the units.
<i>(k) Servicing and parking requirements;</i>	A transport assessment has been prepared by Markides and 3 accessible carparking spaces will be provided upfront as per discussions with Council's Highways team based on the London Plan requirements of 3% to be provided upfront.

	A framework delivery and servicing plan has been prepared by Markides which demonstrates that refuse trucks and safely enter and manoeuvre onsite. As outlined in the utilities assessment, the site will be connecting to the main sewer and foul water system.
<i>(l) Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc).</i>	A viability assessment has been prepared by CBRE, which concludes that providing discounted warehouse living units requires cross-subsidy from market housing. A detailed assessment is provided in the forthcoming sections.

- 7.22 The warehouse living scheme is acceptable in principle as demonstrated above. It will form part of a masterplan which will seek to intensify and diversify the employment offer at Omega Works, whilst providing a high standard of living for the integrated residential element. The proposed quantum of warehouse living use will represent an increase compared to the existing level, in line with the Site Allocation.

Principle of Employment Use

- 7.23 Policy HC5 of the London Plan seeks to support the continued growth and evolution of London's diverse cultural facilities and creative industries.
- 7.24 Policy HC5(C) seeks to develop, enhance, protect and manage new and creative workspace whilst providing flexibility for changing business needs.
- 7.25 Policy HC5(C)(3) seeks to deliver spaces that are suitable, attractive and affordable for creative industries.
- 7.26 Policy SP8 supports the provision of B1a/b (now Use Class E) floorspace as part of mixed-use development on suitable sites.
- 7.27 Policy SA32 of the site allocation DPD requires the provision of increased employment floorspace.
- 7.28 Policy DM38 supports development proposals that maximise the amount of employment floorspace to be provided within the mixed-use scheme.

Assessment

- 7.29 The proposed development will provide 1,041m² of new employment space (Use Class E), which increases the existing floorspace by 82%. The site currently has 5 full time equivalent employees who lease the commercial units. Using the 'makers space' calculation within the Homes and Communities Agency employment density guide, the proposal will provide between 26 to 69 full time equivalent jobs, an increase of 420% to 1,280%. The new space allows a higher employment density and new jobs versus the existing situation which under-

utilises the space and provides less jobs in an area earmarked for employment-led development.

- 7.30 Research into the wider Haringey Warehouse District employment space along with input from workspace providers was sought to understand the needs of future businesses. This has been considered in the design of layouts as outlined in the accompanying DAS. The design features include generous floor to ceiling heights, sound proofing and insulation, natural lighting, gallery spaces, storage spaces and public street facing or private courtyard facing units. The basement units will provide for creative-style operations such as music studios which require no natural light. The units have been designed with varying characteristics to support and encourage a range of creative uses and industries in accordance with Policy HC5(C) of the London Plan.
- 7.31 All the warehouse living units will have affordable rent as outlined in the warehouse living management plan to encourage, support and foster the creative community that exists in accordance with Policy HC5(C)(3) of the London Plan.
- 7.32 Overall, the scheme will provide 8 generously sized, purpose-built high-quality employment spaces, within the basement and ground floors. The employment use will facilitate the employment provision required as part of the SA32 of the Site Allocations DPD and is therefore acceptable in principle.

Principle of Residential

- 7.33 Paragraph 60 of the NPPF supports the re-use of land to significantly deliver the supply of homes.
- 7.34 Policy GG4 of the London Plan aims to deliver homes for all Londoners and create mixed and inclusive communities.
- 7.35 Policy H1 of the London Plan seeks to increase housing supply by optimising housing delivery on brownfield sites.
- 7.36 Policy DM10 states that the Council will support proposals for new housing on sites allocated for residential development, including mixed use residential developments within the SA DPD.
- 7.37 Policy SA32 supports residential use for the site and seeks managed enhancements of the residential offer.
- 7.38 Haringey cannot currently demonstrate a 5-year housing land supply, which triggers the presumption in favour of sustainable development.

Assessment

- 7.39 The proposal involves the construction of 76 new residential dwellings spread across all three blocks. The scheme will provide additional housing choice and will contribute to the Borough's housing supply targets.
- 7.40 The proposal for residential use (as part of a mixed-use scheme) accords with the site allocation that specifically supports residential use at the site.

- 7.41 The development optimises residential development on brownfield land in a sustainable location and therefore makes a significant contribution to meeting the housing need in the Borough.
- 7.42 The planning history confirms that the lawful use of the majority of units within Omega Works A are either in residential use (C3 Use Class) or live/work use (*Sui Generis*). The surrounding area to the east, south, and west of the site is primarily residential, and the access to the site along Hermitage Road is a residential street. Therefore, the residential aspect of the proposal will be consistent with the residential character of the surrounding area.

Residential Quality

- 7.43 Policy D6 of the London Plan requires housing developments to be of a high quality and provide adequately sized rooms with comfortable and functional layouts.
- 7.44 Policy D6 of the London Plan also requires dual aspect units which have adequate internal and external space.
- 7.45 LBH Policy DM12 requires all new housing to be of high quality taking into account privacy and amenity of neighbouring uses.

Assessment

- 7.46 All the residential units meet or exceed the minimum space standards. This is illustrated in the accompanying accommodation schedule found within the Design and Access Statement.
- 7.47 60.5% of the dwellings are dual or triple aspect which will provide a high standard of living for future occupants. The remaining dwellings are single aspect but also enjoy a high standard of living as they exceed the GIA required under the NDSS.
- 7.48 None of the single aspect units are north facing which means daylight and sunlight will be received by future occupants.
- 7.49 The single aspect units in Block A have unimpeded outlook over the Hermitage Road frontage or the courtyard.
- 7.50 The single aspect units in Blocks B and C have their primary living areas towards the front of the block which opens out onto private balconies which has unimpeded outlook over the courtyard. As such, it is considered that the single aspect units will have high level of amenity.
- 7.51 The development also provides generous communal amenity space in the form of a roof terrace, gardens and children's play space comprising 200m². The ground floor children's play area will be fully fenced providing a safe and secure play area. These spaces provide active and passive areas for recreation including children's play equipment.
- 7.52 The development also provides a communal courtyard area used both as a maker's yard and communal amenity purposes.

7.53 All units are provided with private amenity space in the form of balconies. Privacy screens will be provided on two ground floor units of Block A and C to provide and maintain privacy. There is an appropriate separation distance between the proposed dwellings and existing dwellings to ensure privacy is maintained.

7.54 Overall, the proposal provides a high-quality development with generous unit sizes, private and communal amenity areas in accordance with Policy D6 of the London Plan and LBH Policy DM12.

Residential Mix

7.55 Policy H10 of the London Plan states that schemes should consist of a range of unit sizes and deliver mixed and inclusive neighbourhoods.

7.56 LBH Policy DM11 states that proposals for new residential developments including mixed use schemes should provide a mix of housing having regard to site circumstances and meet the targets outlined in Haringey's Strategic Policies.

7.57 LBH Policy SP2 does not specify the dwelling mix required in the Borough, aside from where it relates to affordable housing. The proposal will provide much needed housing in Haringey and will contribute towards additional housing choice.

Assessment

7.58 The residential mix is outlined in Section 5.3 above, which demonstrates that a good mix of different sized units are provided. Whilst there are more smaller units, this mix will provide housing choice for young workers, older people, artists, makers or couples who are looking for smaller homes in a vibrant community, freeing up housing for families elsewhere in the Borough. The smaller units are appropriate for this location as it is within walking distance to local amenities, employment and public transport.

7.59 Notwithstanding this, 15.7% of the dwelling mix comprises 3-bedroom units, which provides housing for families within a vibrant community. Two of the larger 3-bedroom units are accessible units which creates an inclusive community. The proposal results in a good mix of dwellings providing for a variety of needs which contributes to housing choice.

Design

7.60 Paragraph 126 of the NPPF seeks to achieve well-designed places and acknowledges that good design is a key aspect of sustainable development.

7.61 Policy D3 of the London Plan seeks to optimise site capacity through a design-led approach by making the most of the appropriate form, land use, quality, character and how future occupants will experience a safe, secure and inclusive environment.

7.62 Policy D4 of the London Plan seeks to deliver good design by ensuring that design is thoroughly scrutinised by the Borough's planning and urban design team.

7.63 Policy D5 of the London Plan requires developments to achieve the highest standards of accessible and inclusive design to cater for a diverse population, facilitate social interaction and provide dignified evacuation.

- 7.64 Policy D9 of the London Plan requires tall buildings to respond to their locality and an assessment of their visual, functional and environmental impact.
- 7.65 LBH Policy DM1 requires all new development to have regard to their 'Development Charter' which seeks to achieve a high standard of design and contribute to the distinctive character of the local area by having regard to building height, form, scale, mass, connectivity, materiality and landscaping.
- 7.66 LBH Policy DM5 requires existing identified viewpoints to remain accessible.
- 7.67 SA32 supports retaining the existing façades of Omega Works if its viable.

Assessment

- 7.68 The proposed design has been rigorously tested through pre-application meetings and 2 QRP meetings as outlined in Section 4, which has resulted in the current scheme.
- 7.69 The site falls within a locally significant viewpoint from Seven Sisters Road towards Alexandra Palace. The height and massing has been tested throughout the pre-application process, which has resulted in the overall height of Blocks B and C to be reduced to a part 6.5 and part 8.5 storey building which reads as a part 6 storey and part 8 storey building based on the site's topography. The top two floors of Block A and three floors of Block C have been setback to ensure that the viewpoints are not obstructed and can continue to be enjoyed and appreciated by the wider community ensuring it is in accordance with the visual amenity requirements in Policy D9 of the London Plan.
- 7.70 Block B is 8.5 storeys in height and has been positioned towards the bank on the north-western side as the ground level is lower. The upper two storeys are further setback from the building. The topography, separation distance and setback from the nearest properties to the north-west result in the building appearing 4 storeys in height with 2 setback storeys, mitigating the bulk and mass impacts from the surrounding area.
- 7.71 Similarly, Block C has been positioned towards the northern boundary adjoining the Crusader Estate. It will have a maximum height of 8.5 storeys and the upper two storeys are setback from the proposed building and steps down to the east. Its position along the boundary largely screens it from Hermitage Road.
- 7.72 Block A will have a maximum height of 4 storeys when viewed from Hermitage Road. The proposed two storeys will also be setback from the street frontage creating a development that is of an acceptable scale when viewed from Hermitage Road.
- 7.73 The proposal involves the retention of the façade to preserve its contribution to the local character. The front part of the development has been designed to meet the height of the adjoining development on Omega B. As such, it will create a harmonious relationship between the two developments and prevent any adverse visual amenity impacts when viewed from the street.
- 7.74 The proposed development will be constructed in a variety of bricks and perforated bricks will be used on the facades within the internal courtyard. The proposed materials will create visual interest and texture which contributes to the character of the area.

- 7.75 A microclimate study has been undertaken by Love Design Studios to assess the environmental impacts of a tall building as per Policy D9 of the London Plan. The report identifies four receptor areas which are likely to be susceptible to high winds but outlines that the measures proposed as part of the design which including raised parapets, canopies, landscaping and planting sufficiently mitigate the impact of wind on these areas.
- 7.76 Inclusive design principles have been incorporated into all aspects of the design as it underpins the development. An accessibility statement is provided in the DAS which outlines that all the ground floor commercial units will be fully accessible with level access from Hermitage Road and the courtyard. Seven accessible bedrooms are proposed as part of the warehouse living units to promote inclusion. 10% of the dwellings resulting in 8 residential units have been designed to meet the needs for wheelchair users as per building regulations M4(3) as per Policy D7 of the London Plan. All other dwellings are designed to be accessible and adaptable to meet building regulations M4(2) in accordance with Policy D7 of the London Plan.
- 7.77 Proposed hard and soft landscaping will provide level access at a gentle grade to improve accessibility. Accessible ramps will also be provided within the courtyard to improve accessibility between Omega B. Three accessible parking spaces will be provided onsite from the outset.
- 7.78 All the building cores will be served by a lift to provide dignified means of evacuation during a fire as discussed in paragraph 7.127.
- 7.79 As demonstrated above, the proposal adheres to the principles set out in Haringey's Development Charter as it makes a positive contribution to the character and quality of the area. The height, scale and massing responds the surrounding context, feedback from residents have been incorporated into the layout and design of units and courtyard spaces and inclusive and sustainability principles are integral to overall design.

Impacts on Neighbouring Amenity

- 7.80 Paragraph 125 of the NPPF states requires local authorities to take a flexible approach to applying policies or guidance relating to daylight and sunlight when considering applications for housing.
- 7.81 LBH Policy DM1(D) states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

Assessment

- 7.82 A daylight and sunlight assessment has been prepared by Herrington Consultants. The report assess the impact of the proposed development on neighbouring properties, the report concludes that:
- For rooms with multiple windows, the average vertical sky component results will be acceptable in line with BRE guidance.
 - The test was re-run as per BRE guidance for windows overhung by balconies which demonstrated that when removed, the vsc ratio of change will be acceptable.

- For the Hermitage Road properties where the internal layouts of rooms were known, the retained daylight availability will be sufficient with the proposed development in place.

7.83 In terms of sunlight, the report concluded that the scheme would have negligible impacts on the annual probable sunlight hours on neighbouring properties as all windows or rooms pass one of the three sunlight tests.

7.84 The report also concludes that the development will not result in a noticeable increase in overshadowing on neighbouring gardens.

7.85 The assessment concludes that all habitable rooms within the proposed development will exceed the minimum target values for natural daylight set in the BRE guidance.

Transport and Access

7.86 Policy T6(B) of the London Plan states that a car-free development should be the starting point for all proposals in places that are well-connected by public transport.

7.87 Policy T6(E) of the London Plan states that appropriate parking for blue badge holders be proposed.

7.88 Policy T5(B) of the London Plan states that cycle parking should be designed in accordance with the London Plan standards.

7.89 Policy T7(G) of the London Plan states that developments should facilitate safe, clean and efficient deliveries and serving and a Construction Logistics Plan (CLP) will be required.

7.90 LBH Policy DM31 states that Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel.

Assessment

7.91 The London Plan requires 3% of the units to provide disabled parking from the outset and 7% of units to provide disabled parking in the future, resulting in 9 spaces in total (7 for the residential units and 2 for warehouse living units).

7.92 As discussed with Council's Highways Officers, the proposed development will be car-free with the exception of the three blue badge spaces provided within the courtyard onsite to meet current demand, which is consistent with the London Plan requirements of providing 3% of accessible parking from the outset. The 6 remaining spaces will be provided as demand arises. The blue badge parking spaces are therefore consistent with the London Plan requirements.

7.93 As outlined in the accompanying Transport Assessment prepared by Markides Associates, the London Plan requires a total of 158 long and short cycle parking spaces for all the uses onsite, but the proposed development will provide 212 cycle parking spaces which exceeds policy requirements. Therefore, encouraging sustainable modes of transport and complying with the London Plan.

- 7.94 The Transport Assessment states that the proposal will result in increases to the number of trips on the local public transport networks, but they will be distributed across the wide range of services and destinations, and therefore the overall impact of the development is not considered to be significant.
- 7.95 As demonstrated in the Transport Assessment, a car-free development is considered acceptable as the site is within a highly sustainable location as its within walkable distances to public transport and cycle networks even though it has a low PTAL score. Additionally, the Transport Assessment has reviewed census data and run models which demonstrated that car ownership within the surrounding area is very low.
- 7.96 The proposed development provides a greater number of cycle parking than that required in the London Plan to encourage sustainable modes of travel. Ground floor employment uses will create active frontages which will contribute to a safe walking and cycling environment.
- 7.97 A Draft Construction Management Plan (CMP) has been prepared by Markides Associates. It outlines how the proposed works will be undertaken, hours of operation, traffic management, dust suppression and noise mitigation measures. The proposed works will be temporary in nature and duration. The works will be undertaken in accordance with the measures outlined in the CMP to ensure that nuisance impacts on neighbours will be mitigated to an acceptable level.

Public Realm and Landscaping

- 7.98 London Plan Policy G5 states that major developments should contribute to the greening of London by incorporating high quality landscaping.
- 7.99 London Plan Policy G5(B) new developments should use the urban greening factor to identify the appropriate amount of urban greening required.
- 7.100 London Plan Policy S4(B) states that developments to be used by children and young people should increase opportunities for play and informal recreation. This is usually calculated at 10m² per child.
- 7.101 LBH Policy DM 1(C) requires new developments to demonstrate how landscaping and planning will be integrated into the development.
- 7.102 LBH Policy DM 3(B) states that newly privately owned public space should promote secure, accessible and inclusive environments that positively relate to local context and incorporate high quality design and public realm features.

Assessment

- 7.103 A Landscape Strategy has been prepared by Turkington Martin which outlines that hard and soft landscaping measures will be implemented onsite. These measures include green roofs, porous paving and tree planting across the site which greens and softens the overall development while contributing to biodiversity.
- 7.104 A key characteristic of the wider area is courtyards, which are used in various ways by the local community. The proposed courtyard will therefore make an important contribution to

the development, and character of the area. The warehouse living units have been designed to open out directly onto these courtyards so they can be used as a makers-yard or workspace area.

- 7.105 High quality paving will be introduced which includes horizontal bands in opposite colour tones to represent the site's history as a piano factory. Other geometrical shapes such as circular paving will be introduced to reflect the curved entrances. The paving creates a visually attractive courtyard by creating texture and depth. The materials will be robust to support accessible parking spaces and workspaces as outlined in the Landscape Strategy.
- 7.106 The hard landscaping will encourage and foster the makers yard and exhibition spaces which accords with the employment aspirations of the site. It can also be used as community amenity space.
- 7.107 As calculated in the Landscape Strategy, 145.6m² of play space is required based on the GLA's guidance and a total of 200m² is provided which exceeds the GLA's requirements.
- 7.108 A dedicated play area for 0 – 5-year-olds is provided between buildings B and C comprising 79m². The area is located at ground floor making it easily accessible for younger children and is defined by its banded safety surface. The play area includes age-appropriate play equipment such as swings, climbing walls and stepping stones. A dedicated play area covering 121m² is also provided on the terrace of Block C for 5 – 11-year-olds, which also includes play equipment. The play space will be a high-quality space and accessible for all children within the development creating a sense of community.
- 7.109 The Landscape Strategy also outlines the various parks within close proximity to the site which provides a number of recreation and play options for future occupants.
- 7.110 The proposal results in an urban greening factor 0.3, which is slightly short of the London Plan requirements of 0.4. However, as the proposal introduces hard and soft landscaping, green roofs, permeable paving and biodiversity, it is a significant improvement than what currently exists onsite. The courtyard cannot be fully landscaped and greened and needs to comprise robust hard landscaping materials to ensure its hard-wearing for makers yard purposes.

Trees / Vegetation

- 7.111 LBH Policy DM1(C) requires all development proposals to demonstrate how landscaping and planting are integrated into the development and respond to both trees on and close to the site.

Assessment

- 7.112 An Arboricultural Impact Assessment has been prepared by Indigo Survey. It outlines that the trees identified onsite and the two street trees are of low quality (Category C). The Buddleia and Elder Scrub along the northern boundary will be removed to facilitate the works. The landscaping and planting as part of the wider scheme will offset these low-quality scrubs.
- 7.113 The crown of Sycamore Tree to the west will be pruned in accordance with the Arboricultural Method Statement. The street trees will be retained and temporary tree protection will be

implemented to protect these trees during construction. Best practice measures will be utilised to mitigate the loss of these trees.

Energy and Sustainability

- 7.114 Policy SI 2 of the London Plan seeks to minimise greenhouse gas emissions by ensuring major developments achieve net zero carbon in accordance with the energy hierarchy.
- 7.115 Policy SI 2(C) of the London Plan states that a minimum on site reduction states that a minimum reduction of 35% is required for major development.
- 7.116 Policy S1 4 of the London Plan states that developments minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. It also requires major developments to provide an energy statement.
- 7.117 LBH Policy DM21 states that all new development will be expected to implement sustainable design, layout and construction techniques.

Assessment

- 7.118 An energy and sustainability assessment has been prepared by Consolux which demonstrates that there are a number of renewable energy and low carbon technologies that can be implemented onsite, such as solar panels to encourage sustainable energy sources. The proposal will therefore result in a low carbon development. The development seeks to achieve a 'very good' rating in the BREEAM pre-assessment.
- 7.119 The proposal results in a 52% reduction in carbon which exceeds the London Plan requirements of 35%.
- 7.120 An overheating assessment has been prepared by Consolux which demonstrates that there will be no risk of overheating in any of the habitable rooms within the development.

Air Quality

- 7.121 Policy SI 1 of the London Plan requires developments to reduce air quality impact during the construction and demolition phase through the use of non-road mobile machinery. It also requires developments to demonstrate how air quality impacts are acceptable.
- 7.122 LBH Policy DM32 requires all developments to be designed to improve or mitigate the air quality within the Borough and occupiers of the building.

Assessment

- 7.123 An air quality assessment has been prepared by Phlorum which the proposal will be air quality neutral which is in line with London Plan requirements.

Ecology

- 7.124 Policy DM19 of the Haringey Local Plan states that direct or indirect adverse impacts upon important ecological assets either individually or in combination with other development will only be permitted where harm can be reasonably avoided, or appropriate mitigation can address the harm caused.

Assessment

- 7.125 A preliminary ecological assessment and bat building survey has been undertaken by Phlorum. The report concludes that habitats within the proposed development area were assessed as being limited. As such, no targeted surveys were recommended.
- 7.126 The recommendations included bird and bat boxes and bricks to be incorporated into the new design examples of which are outlined in the DAS. The report also recommends undertaking demolition works outside of bird breeding season where possible and additional tree planting to protect any potential species onsite. The proposed works will be undertaken in accordance with these recommendations.
- 7.127 The proposed green roofs will contribute towards a 'green corridor' and ecological connection to the SINC area to the west as outlined in the Landscaping Strategy.

Basement

- 7.128 Policy D10 of the London Plan requires Borough's to establish policies in their Development Plans to address the negative impacts of large-scale basement development beneath existing buildings, where this is identified as an issue locally.
- 7.129 LB Haringey's Development Management DPD does not have any specific policies relating to basement development for commercial uses.

Assessment

- 7.130 A Ground Investigation report has been prepared by Ground and Water which provides a geotechnical analysis of the proposed basement. The assessment provides recommendations on how the basement should be excavated which will be implemented to ensure there will be no instability issues.

Contamination

- 7.131 LBH Policy DM 23(G) states that proposals for new developments will only be permitted if it can be demonstrated that the risk associated with land contamination, human health and the environment can be adequately addressed.

Assessment

- 7.132 A land contamination report has been prepared by Ground and Water. The report concludes that contaminants were present within the soil across the site, which is typical for an industrial estate. The report provides recommendations and a remediation strategy that would be implemented to ensure that the risk to land, humans and the environment is minimised.

Noise

- 7.133 LBH Policy DM 23(D) and (E) states that the Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. A noise assessment is required if the proposed development is noise sensitive or has the potential to generate noise.

Assessment

- 7.134 A noise assessment has been prepared by Acoustic Consultants Ltd. Noise testing and surveys were undertaken over two days across two locations onsite. The noise assessment breaks down the mitigation measures into three zones and identifies the building façade construction, window construction materials and ventilation required for each zone to ensure that noise impacts on future occupants is acceptable.
- 7.135 The noise assessment also states the commercial uses will be present onsite and restricts the noise associated with plant equipment to ensure there will be no impact on adjoining dwellings.

Agent of Change

- 7.136 Policy D13 of the London Plan requires developments to have regard to the Agent of Change principle which places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development.
- 7.137 Policy D13 of the London Plan also ensures that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.
- 7.138 Policy D13(D) states the new noise and nuisance generating uses should be designed to have with mitigation measures reduce any noise impacts for neighbouring residents.

Assessment

- 7.139 The site is located within the Haringey Warehouse District which is home to the creative community where light industrial, Class E, warehouse living and sui generis uses are located. The Crusader Industrial Estate is located to the north. A level of noise and nuisance is anticipated and accepted within this vibrant community, which is generally higher in comparison to traditional residential neighbourhoods. As the proposals have been designed to ensure Crusader Industrial can continue to operate in its same way. The façade facing Crusader will not have any balconies and the windows will be double glazed, with additional insulation to ensure the noise impacts of the industrial estate are mitigated. Therefore, the proposal is in accordance with Policy D13 of the London Plan.
- 7.140 The proposal involves three new high-quality designed buildings which will be insulated, sound proofed and double glazed to ensure that noise and nuisance from new uses is mitigated to an acceptable level in accordance with Policy D13(D) of the London Plan.

Crime Prevention

- 7.141 Paragraph 3.11.3 of the London Plan requires secure by design principles and designing out crime measures to be considered early in the design process.
- 7.142 LBH Policy DM2 also requires developments to have regard to Secure by Design principles.

Assessment

- 7.143 Secure by Design principles have been incorporated as part of the overall development strategy as outlined in the DAS. Block A has direct frontage onto Hermitage Road and the ground floor will retain its existing windows and will have create an active street front with passive surveillance onto the main road.
- 7.144 The balconies of all buildings face towards to the internal courtyard to encourage passive surveillance over the communal amenity area.
- 7.145 The Secure by Design measures have been discussed with the Designing out Crime Officer (DOCO). These measures include CCTV video entry in the lobbies of residential units, key fobs to provide access, individual lockers for warehouse living units to store tools/belongings, compartmentation for 25 or more residential units, PAS24 door sets on all residential units and a fire curtain in the basement.

Fire Strategy

- 7.146 Policy D12 of the London Plan requires all developments to achieve the highest standards of fire safety and requires a fire statement to be submitted for major schemes.
- 7.147 Furthermore, Policy D5 of the London Plan requires developments to have a minimum of one lift per core to provide safe and dignified emergency evacuation for all users.

Assessment

- 7.148 A Fire Statement and Gateway 1 Fire Statement has been prepared by BB7 who have reviewed the full plan set and provided recommendations on the scheme to ensure the safety of future occupants.
- 7.149 The recommendations include sprinkler systems, fire alarm and detection systems, vertical compartmentation, fire curtains between floors to prevent the spread of fire and an evacuation strategy for each block. Mechanical smoke and heat ventilation is also required within the basement of Block A.
- 7.150 The Fire Statement states that the buildings are located within 90m of a fire hydrant and all points of the building will be within the required distances from a dry riser making it acceptable for firefighting purposes.
- 7.151 The proposed lifts have been suitably sized as fire evacuation lifts to evacuate occupants who require level access from the building.

Flooding and Drainage

- 7.152 Policy SI 12 of the London Plan requires all developments to minimise and mitigate flood risk.
- 7.153 LBH Policy DM26 states that all proposals within a critical drainage area will be required to incorporate measures to reduce the overall flood risk to the area.

Assessment

- 7.154 The site is located within Flood Risk 1 (low risk) on the EA's maps but is located within a critical drainage area as identified on LB Haringey's policy maps, therefore requiring a Flood Risk Assessment.
- 7.155 A Flood Risk Assessment and SuDS Strategy has been prepared by Eckersley O'Callaghan which assesses all potential sources of flooding to the site (i.e. fluvial, overland flows, public drains/sewers, groundwater, ditches and reservoirs).
- 7.156 Porous paving, green roofs and cellular attenuation tanks will be implemented to mitigate stormwater runoff.

Refuse and Recycling

- 7.157 LBH Policy DM4 requires all developments to adequately provide for waste management onsite and requires these areas to be screened to avoid any nuisance or visual amenity impacts.

Assessment

- 7.158 Paragraph 8.3 of LBH Sustainable Design and Construction SPD does not specify the bin types or capacities required, rather it requires all major developments to have a Site Waste Management Plan outlining the type, number of bins and position onsite.
- 7.159 As such, the waste storage details and management of waste is set out in the Transport Assessment which incorporates a Waste Management Plan. The site will provide a total of 13,200 litres of waste and recycling bins within secure areas in Blocks A and B. Separate refuse storage areas will be provided for residential and warehouse living and commercial units. It demonstrates that there is sufficient space for a waste truck to collect and manoeuvre onsite.
- 7.160 Overall, the waste management strategy accords with the requirements in the SPD.

Planning Obligations

- 7.161 Paragraph 55 of the NPPF states that LPAs should consider using planning obligations where it is not possible to address unacceptable impacts through planning conditions.
- 7.162 LBH DM48 states that planning obligations will be sought to mitigate site specific impacts such as affordable housing, employment and skills training.
- 7.163 LBH Policy DM13 states that the Council will seek the maximum reasonable amount of affordable housing for schemes of 10 or more dwellings.
- 7.164 Paragraph 7.8 of the LB Haringey's Planning Obligations SPD states that all major mixed-use development within a Local Employment Area – Regeneration Area will be required to make provision for affordable workspace.

Assessment

- 7.165 A viability assessment has been prepared by CBRE which states demonstrates that affordable housing is unviable on the site and the affordable provision of the scheme relates to the warehouse living use. Whilst the warehouse living typology does not fit within the

NPPF definition of affordable housing, it does offer a discounted form of living and working, meeting a specific need. The controls on the rent and tenancy agreements is set out in the warehouse management plan.

7.166 A draft Heads of Terms is submitted as part of this application.

8 CONCLUSIONS

- 8.1 The proposal seeks to redevelop the site to provide 1,041m² of employment use, 8 warehouse living units and 76 residential units, in accordance with Site Allocation 32.
- 8.2 The scheme has developed and evolved through extensive consultation with key stakeholders resulting in an efficient utilisation of the site which maximises its capacity for new employment space, warehouse living and dwellings. It therefore creates additional employment and housing choice within the Borough.
- 8.3 The scheme has been masterplanned and design-led to ensure that it will not compromise any future development on neighbouring properties, while responding to the character of the surrounding area and safeguarding impacts on future residents and employees.
- 8.4 The proposal will result in a high-quality public realm which comprises extensive landscaping and shared courtyard for communal amenity/workspaces.
- 8.5 The proposal has been designed to mitigate impacts on neighbouring amenity through creative design solutions, which includes lower scale development towards the front of the site and concentrating the massing towards the rear.
- 8.6 The proposed planting and landscaping will create an ecological link to the SINC area to the west of the site, resulting in positive biodiversity and ecological impacts.
- 8.7 All the buildings will be energy efficient and built to the latest building control and design standards which will positively contribute to sustainability.
- 8.8 Planning obligations will be entered into to ensure that the warehouse living units are affordable for the local community.
- 8.9 This statement has demonstrated how the proposals comprise sustainable development and comply with national, regional, and local planning policy.