

OMEGA WORKS A, HERMITAGE ROAD, N4 1NA

STATEMENT OF COMMUNITY INVOLVEMENT

ON BEHALF OF MAJORLINK

NOVEMBER 2022

COLLECTIVE PLANNING REF JF/139A

collectiveplanning

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1 INTRODUCTION

- 1.1 This document is a Statement of Community Involvement (SCI) for the planning application for a mixed-use development comprising new flexible commercial floorspace, high quality warehouse living units and new residential units.
- 1.2 The SCI sets out the extent and feedback of the public engagement undertaken in advance of the application submission, as well as all additional meetings and correspondence with key stakeholders. All of this has helped to inform the final scheme for the site.
- 1.3 The SCI should be read in conjunction with the Design and Access Statement and the Planning Statement prepared by vPPr Architects and Collective Planning respectfully.

The Proposal

- 1.4 Detailed parameters of the scheme comprise:
- Increase in provision of employment floorspace from 570m² to 1041m²;
 - Increase in warehouse living bedrooms from 55 to 60;
 - Creation of 76 new residential units;
 - Regeneration of Omega Works A Site including new landscaped communal courtyard; and
 - Provision of 218 no. cycle parking spaces.

Legislative and Policy Context

- 1.5 The Localism Act 2011 introduced the requirement for compulsory community consultation on planning applications, centred on the following obligations on developers/applicants:
- Developers must consult communities before submitting certain planning applications, having regard to any advice that their local planning authority may provide;
 - They must consider any responses they receive before they finalise their proposals and submit their applications; and
 - When submitting their application, they must account for how they have consulted the local community, what comments they have received, and how they have taken those comments into account.
- 1.6 As such the Localism Act enshrined the principle of community consultation on planning applications in law. Furthermore, a key objective of the planning system is to encourage and strengthen community involvement in planning. Paragraph 132 of the National Planning Policy Framework (NPPF), states:

'Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

- 1.7 At local level, LB Haringey's Statement of Community Involvement guidance document was first adopted in 2008 and subsequently updated in 2017. It establishes the approach to community consultation on adopted and emerging planning policies in the district and considers the approach to consultation on planning applications.
- 1.8 In preparing the planning application for the redevelopment of Omega Works, the project team has taken full account of the relevant guidance. In addition to 3 community consultation events, there have been 5 pre-application meetings with the Council, 2 Quality Review Panel Presentations, a Development Management Forum, 2 meetings with the owners of the Crusader Industrial Estate, and 1 Pre-Application Sub-Committee meeting. A summary of the consultation activities is included in Section 3.

2 SITE CONTEXT

Site Location

- 2.1 Omega Works forms part of the Harringay Warehouse District, a series of industrial estates in the South East of the Borough.
- 2.2 Arena, Crusader, and Omega Industrial estates are in the north of the Warehouse District, and the Vale, Eade, Heritage and Overbury Road Industrial estates are to the south.
- 2.3 Omega Works is located east of Finsbury Park and Green Lanes, approximately 600 metres east of Harringay Green Lanes Overground Station and 700 metres east of Harringay Station on the Great Northern railway line.
- 2.4 There are bus stops on Green Lanes providing services to Seven Sisters Road to the South (Finsbury Park Station) and Turnpike Lane to the North.

Site Description

- 2.5 Omega Works is made up of three district blocks. Omega C is the smallest of the units and is located at the west of the site.
- 2.6 Omega B is the saw-tooth block at the east of the Estate. Omega A is the largest of the blocks located in the centre of the site.
- 2.7 Omega A is made up of 18 warehouse living units, six commercial units, and one residential unit.
- 2.8 The brick warehouses on site are different scales and arranged in an ad hoc manner. Leftover spaces in between the large warehouse blocks (Omega A, B and C) create external amenity space.

Surrounding Area

- 2.9 The wider area comprises a mix of uses including warehouse living, residential and industrial uses.
- 2.10 Omega Industrial Estate sits on the north side of Hermitage Road, a residential street of predominantly two-storey terrace houses.
- 2.11 Ashfield Road lies to the east, forming the western most part of a triangle of residential roads (Beechfield Road, Oakdale Road and eastern Hermitage Road).
- 2.12 The railway line to the north separates Arena Design Centre from Moorfields Hospital.

Heritage and Environmental Considerations

- 2.13 The site is not in a conservation area, nor are the buildings listed or locally listed.
- 2.14 The site is located in Flood Zone 1.

3 APPROACH TO ENGAGEMENT

- 3.1 The current proposals for the redevelopment of Omega Works A have been worked up in consultation with the local planning authority and interested members of the local community.
- 3.2 We have referred to LB Haringey's Statement of Community Involvement (2017 update) to ensure full compliance with how local communities should be consulted during the planning application process.
- 3.3 Section 2.0 of the Design and Access Statement sets out in detail the extensive consultation and engagement that has taken place since January 2018. In summary, those consultation events are as follows:
- Door to door consultation: 22 January 2018;
 - Meeting with Crusader Industrial Estate owners: 23 July 2019;
 - Pre-application meeting with LB Haringey: 24 February 2020;
 - 2nd pre-application meeting with LB Haringey: 20 August 2020;
 - Online questionnaire: March 2020;
 - Quality Review Panel presentation organised by LB Haringey: 23 September 2020;
 - 3rd pre-application meeting with LB Haringey: 18 February 2021;
 - 4th pre-application meeting with LB Haringey: 24 May 2021;
 - 2nd Quality Review Panel presentation: 9 June 2021;
 - Development Management Forum: 30 June 2021;
 - 2nd meeting with Crusader Industrial Estate: 15 July 2021;
 - Pre-application planning committee site walkover and meeting: 5 July 2021;
 - Online exhibition, questionnaires and surveys: 20 July to 9 August 2021;
 - Consultation Q&A event: 9 February 2022;
 - Metropolitan Police *Designing out Crime* meeting: 7 April 2022; and
 - Workshop with current tenants: 9th February 2022.
- 3.4 For the formal public consultation from 20 July to 9 August 2021, we adapted our standard engagement practice to align with coronavirus regulations in place at the time.

- 3.5 Due to restrictions on public gatherings, the public consultation event was held online. Consultation comprised five elements:
- A website created to display the draft proposals;
 - An online questionnaire/survey allowing the community to provide feedback;
 - An online presentation and Q&A session with the design team; and
 - Communication to the design team via email and phone, available to anyone viewing the website;
 - The offer of follow up small scale consultation workshops with tenants.
- 3.6 The current proposals have been developed to combine high quality design with a deliverable scheme.
- 3.7 A summary of how the scheme has evolved through pre-application discussions is presented in the accompanying Planning Statement.
- 3.8 A summary of how the scheme has been amended to reflect the comments received during the consultation process is presented in Section 5 of this SCI.
- 3.9 Our usual practice to undergo public consultation would be to organise an exhibition where we could answer questions in person. Moving the consultation online limited face-to-face contact but allowed consultation to last longer, and to reach a greater number of interested parties. Provision was also made for members of the public who were unable to use a computer through the offer to print and send the consultation material directly.
- 3.10 The website was online for 2 weeks starting on 20 July 2021. The website material is at **Appendix 1**.

Methodology

- 3.11 Approximately 1500 neighbouring households were invited to view the website and comment on the scheme. The invitation catchment was agreed with LB Haringey Planning Officers who felt the catchment was proportionate and appropriate to the scale of the scheme.
- 3.12 The leaflet and scope of distribution are attached at **Appendix 2 and 3**. The leaflets were hand delivered.
- 3.13 Ward councillors were also invited to view the proposals by email.
- 3.14 The website was created to display the proposals and show how the design had evolved over time. The project team consulted the community at this early stage to consider responses before finalising the proposals. The website went live on the 20 July 2021 and closed on 9 August 2021.
- 3.15 The website introduced Majorlink, the applicant, and contained the following information:

- *Benefits of the proposal*
- *Existing site conditions*
- *Proposed access*
- *Proposed warehouse living*
- *Proposed Massing*
- *Proposed materiality*
- *Sustainability*
- *Wider approach*

- 3.16 Feedback was collected through a survey at the end of the website. There were a number of 'yes' and 'no' questions as well as a section for detailed general comments.
- 3.17 Hard copies of the website material were made available for those who requested it.
- 3.18 Prior to the public consultation, on 5 July 2021 the pre-application scheme was presented to the LB Haringey Planning Committee. Councillors were taken on a site visit by Majorlink and Collective Planning. Their key concern was whether the site could accommodate the proposed density.
- 3.19 The consultation process also included a presentation of the scheme from the Design Team on the 9th August 2021, and a Q&A session.
- 3.20 Following feedback for additional consultation, small consultation workshops were organised for any interested residents. The option for an in person or virtual workshop was offered. Two sets of residents took this up and 2 workshops were held virtually on the 9th February 2022.

4 SUMMARY OF CONSULTATION FEEDBACK

Summary of Surveys

- 4.1 A total of 28 responses were received from the online survey. 8 emails were received containing more detailed feedback.
- 4.2 The results of the online survey are at **Appendix 4**.
- 4.3 The majority of survey responses were in support of ensuring the proposal benefitted the community currently occupying the Estate. There was a consensus that the commercial space should be used for local businesses and the exhibition space used by local artists.
- 4.4 75% of responders agreed that the architecture should reflect the character of surrounding warehouse districts.
- 4.5 The key concerns from the consultation are listed in the table below:

Comment	Total number of comments
Overdevelopment / scale / too dense	10
Removal of / damage to existing community	9
Impact on character of the area / organic warehouse living atmosphere	7
Noise and traffic issues / infrastructure	1

Table 4.5 Survey Results

Summary of Email Responses

- 4.6 Of the 8 emails received, 5 provided detailed comments on the scheme. All responders were in support of the principle of redevelopment and excited by the proposals which would maximise the potential of the site. Their feedback related to improvements and considerations required to ensure the development respected the existing community and responded to the local area in terms of accessibility.
- 4.7 Key topics are below. An * means the comment was made by 2 or more different responders:

Comment
Space must be used for local businesses / no chains

Provide pedestrian access from Hermitage Road through Omega Works to other Estates (Crusader, Vale) coming forward, local shops, services and transport networks. Increase connectivity to create an inclusive environment for residents.
Omega C should be developed alongside A and B
There is established Japanese Knotweed at the front of Omega C which should be removed *
Commercial space is the most attractive element of the proposal. Right mix of commercial tenants is key for attracting foot traffic and local custom. Avoid chains such as Tesco, Sainsburys etc *
Cycle shop / cycle repair space should be introduced *
How will the development manage increased car traffic as there is no capacity on local streets *
Keep the façade as original as possible
How the warehouse living works
Whether there will be accessible warehouse living units

Table 4.7 Email Feedback

Summary of Online Q&A Session 9th August 2022

- 4.8 On the 9th August 2021 an online consultation event was held. This included a presentation from the design team followed by Q&A. There were approximately 20 attendees. Key feedback from this consultation is set out below.

Comment
What are the timeframes for the application
What type of commercial space will be provided. A desire for there to be community space for the community
Interest in the rent for new commercial floorspace and whether any of it would be affordable.
Questions over whether there is contamination and how this will be managed.
Can there be a link up the embankment
How much parking
Will the warehouse living be re-provided

Table 4.8 Q&A Feedback

Summary of Residents Workshops 9th February 2022

- 4.9 *On the 9th February 2022, 2 separate workshops were held with individual tenants. A summary of the feedback is set out below.*

<i>Comment</i>
How much workspace is there for each residents
How large are the units
What is the rent
Concern at having to move out

Table 4.9 Residents Workshops Feedback

5 DETAILED FEEDBACK AND RESPONSE

5.1 Following the consultation, the design team worked hard to ensure the scheme considered and responded to stakeholder feedback and achieved an appropriate design response in the context of the constructive feedback.

5.2 The paragraphs below set out the planning policy context for development at Omega Works A. This is followed by the survey comments received on specific topics and then the design response implemented as a result of these comments. Some responses did not warrant a design change. In these cases, a planning justification based on local, regional and national planning policy is set out.

5.3 This SCI only discusses comments related to Omega Works A.

Policy Context

5.4 LB Haringey Site Allocation SA32 covers Omega Works and requires development to increase accessibility, providing increased employment floorspace and warehouse living accommodation.

5.5 The allocation requires development to demonstrate the maximum quantum of employment floorspace has been provided subject to viability.

5.6 Development guidelines within the allocation require the height of development on the Hermitage Road frontage to be limited to respect the amenity of the houses opposite.

Density / Massing Comments

5.7 Collective Planning received the following comments regarding density:

- *Out of scale with the area, lost opportunity to blend development into character of street*
- *The height and frontage towards the embankment houses will be oppressive and intrusive*
- *More open space needed which is open to the public*
- *Massing behind Hermitage Road block is very visible from houses above the embankment*

Response

Out of scale with the area

5.8 The historic frontage of Omega Works is retained at 2 storeys in accordance with the development guidelines for Site Allocation 32 which states that '*height on the Hermitage Road frontage should be limited to respect the amenity of the residences opposite. Subject to viability, the central façade on Hermitage Road should be retained, creating an entrance*

to a courtyard'. A courtyard is created at Omega B which is subject to a separate planning application and SCI.

- 5.9 The height of the proposed development on the Hermitage Road frontage is limited to 2 storeys. Block A will be 4 storeys in total but a set-back has been introduced for the upper 2 storeys to keep this away from the road and the houses opposite.
- 5.10 The taller blocks have been placed to the rear of the site adjacent to Crusader Estate and the embankment to the west to minimise the impact of the proposed massing on Hermitage Road and Ashfield Road. The block facing the embankment (Block B) will be 6.5 storeys plus a 2-storey rooftop massing set back on all sides. Block B, when viewed from the embankment, appears as 4 stories with a 2-storey set back roof massing due to the steep slope and sharp rise in ground level.
- 5.11 By positioning three blocks to the edges of the site, the scheme proposes a shared courtyard at the centre, maximising greenery and places for the new community engagement, in-keeping with the irregular-shaped, informal courtyards typical of the Warehouse District. The percentage of open to building footprint has increased from 37% to 44% open space.
- 5.12 Following feedback, the height of the rear blocks was reduced by 1 storey with the top storeys set back.
- 5.13 Although there will be an overall increase in massing, the employment benefits of greater commercial floorspace and the delivery of much needed housing, plus the development potential of the estates immediately north of the site mean the proposed massing should be regarded as acceptable.
- 5.14 Paragraph 119 of the NPPF requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses.

Oppressive height towards embankment houses / massing is very visible

- 5.15 Block B now achieves 6.5 storeys, 1 less than the consultation scheme. Due to the height difference between the embankment and Omega Works, this block appears as 4 storeys from these properties. The top 2 storeys of Block B have been set back to reduce the impact of the massing further.
- 5.16 Indicative views from the embankment are included in the Design and Access Statement.
- 5.17 To address concerns raised over the amenity impact on these neighbours a daylight sunlight assessment was commissioned that has reviewed the impact on the daylight and sunlight for these properties. This confirms an overall acceptable impact.

More open space needed which is open to the public

- 5.18 The entrance courtyard through Omega B will be open to the public. The main Omega A courtyard will also be open for pedestrians and can either be accessed through the Omega B façade entrance or directly from Hermitage Road next to Omega C. A playground has been introduced into the plans and there is additional planting.

5.19 The site is narrow. In order to fit the maximum amount of floorspace as prescribed by the Site Allocation, three blocks are required separately containing the warehouse living, the residential units, and the commercial space. The central courtyard space has been maximised in this context.

5.20 The courtyard has to balance a variety of spaces including a play area, cycle store, maker space (extending from the warehouse living units) and sensory planting. The design team has included the maximum amount of open space taking into account the restriction of the existing site layout.

Design Comments

5.21 Collective Planning received the following comments regarding the design of the scheme:

- *Materiality imitating industrial aesthetic is a misguided and oversimplified way of understanding the unique, textural fabric of the area*
- *Avoid notable new signage*
- *Keep façade as original as possible*
- *Materiality imitating industrial aesthetic is a misguided way of understanding unique fabric of the area*

5.22 The residential units have been designed to embody the industrial character of the existing warehouses with double height spaces and a robust material palette. The Site Allocation requires an increase in the density of the site, and while the development will certainly have an impact on the existing aesthetic of the area, every effort has been made to draw on the history of Omega Works to create this new space.

5.23 The shared courtyard and the permeability of the ground floor units is intended to enhance the existing informal community as far as possible.

Avoid new signage / keep original façade

5.24 The original Omega facades will be retained and materials from Haringey Warehouse District and Hermitage Road inspire the material palette for the scheme. No new signage is proposed.

Community Comments

5.25 Collective Planning received the following comments regarding the impact of the development on community:

- *Development will end the type of space and community Omega Works fostered by catering to market logic and mainstream/normie rhetoric around community arts/green walls/new warehouse living.*
- *How will you guarantee that current occupants won't be displaced?*
- *Commercial space should be let to small and local businesses*

- *The proposal should protect the informal character of the current occupation and utilise the relationship inhabitants have with the space by allowing them to have an active part in shaping it*
- *If you use smaller local business there will be a lovely community feel to the area*
- *Gallery space would increase anti-social behaviour*
- *Don't waste any sq footage*
- *No plan for play area*

Response

How will you guarantee that current occupants won't be displaced / The proposal should protect the informal character of the current occupation and utilise the relationship inhabitants have with the space by allowing them to have an active part in shaping it

5.26 The existing commercial tenants will be rehoused in the new affordable workspaces. The application is accompanied by a warehouse management plan that sets out the safeguards for tenants and the priority list for existing residents in any new scheme. This will be a condition on the Section 106 agreement produced with the planning application and therefore legally binding.

5.27 The courtyard break-out space doubles as maker space. This means that the ground floor warehouse living units in Blocks A and B have large double doors which open onto the central shared courtyard allowing them to increase the size of their workspace or engage in any number of activities due to the flexibility this brings. The aspiration is that the current informal courtyard atmosphere is retained / enhanced and the inhabitants will shape this space according to their needs.

Commercial space should be let to small and local businesses

5.28 The proposed commercial units come in different sizes ranging from 71m² to 235m². There is therefore scope to let the space to small businesses and allow these to grow.

5.29 The type of tenants that would benefit from this space, and that our client is seeking to occupy the commercial units includes creative industries such as fashion businesses, photography studios and creative workspace.

5.30 The proposed provision for commercial units doubles the existing provision on site and introduces flexibility by incorporating a variety of sizes of units that businesses can grow into. Basement space offers a different environment for businesses that require no natural daylight such as film studios and photography studios.

5.31 Majorlink wants to retain and expand the existing community. The site allocation guidance requires Majorlink to reintroduce employment into this area while continuing to meet the accommodation needs of the existing creative community which is why Majorlink will work with the existing community to give them priority in any new scheme.

- 5.32 It should be noted that the businesses that will occupy the commercial space have not been confirmed at this stage.

No plan for play space

- 5.33 A children's place area is now included in the shared courtyard and at roof level.

Impact on Neighbours Comments

- 5.34 Collective Planning received the following comments regarding impact on neighbouring properties:

- *The presentation does not take into account the view from the east (Ashfield Road)*
- *9 storeys are a significant visual impact on the area to the east*

Response

- 5.35 The tallest block (Block C) has been reduced by 1 storey. Block B has also been reduced in height and bulk.
- 5.36 Ashfield Road to the east runs adjacent to the Arena Design Centre which is covered by Site Allocation 30 and Crusader Industrial Estate, covered by Site Allocation 31. Both of these sites are subject to local planning policy guidance to increase density of commercial floorspace, warehouse living accommodation and residential uses.
- 5.37 There are no protected views from Ashfield Road towards Omega Works and the narrow profile of this road combined with the 2 storey houses on either side result in a tunnel with limited vertical visibility.
- 5.38 There is precedent for transition between building height in the local area. The proposals for the scheme will increase the height of the application site building by 2 storeys along Hermitage Road along with further massing set back from the street and hidden from view. This will create a difference between building heights on either side of the street. However, this relationship is not unusual within the context of the Warehouse District and the surrounding area.
- 5.39 Vale Road, Tewksbury Road and Overbury Road experience height transitions. Vale Road comprises four storeys on one side of the street, which rises up to 5 storeys at places, with a single storey on the other side of the road. Overbury Road is similar with 4 storeys on one side and 2 storeys on the other.
- 5.40 It is acknowledged there will be some visual impact to the east, however most of the proposed massing is hidden within the site and behind the other industrial estates, and 4 storeys set back along Hermitage Road aligns with the wider streetscape in the Warehouse District.

Consideration of email responses

- 5.41 Although Omega C is outside our client's control, discussions are ongoing with regard to developing this site in the future. The proposal ensures that this site is not jeopardised from coming forward in the future. Majorlink is aware of the Japanese Knotweed but unfortunately this does not fall within their ownership.
- 5.42 The other main email topic was the potential for a pedestrian / cycle link through Omega Works to Crusader and Arena Industrial Estates.
- 5.43 A route has been introduced through the courtyard of Omega B (discussed in Omega B SCI) which will facilitate connectivity when the aforementioned industrial estates are developed. It is our aspiration to have a route through all three sites to increase permeability in the area.

Workshop with current tenants

- 5.44 An online workshop was organised for two sets of tenants. Concerns were expressed about having to move out and the potential gentrification for the area.
- 5.45 The application is accompanied by a warehouse management plan that sets out the safeguards of the rental agreement for the new warehouse living. This includes a price cap for rent, controls over any future increase in rent, and safeguards over existing tenants being given priority in any new scheme.
- 5.46 Majorlink is also exploring ways to phase the development that minimises the time for development for the new warehouse living units.

6 CONCLUSIONS

- 6.1 This Statement of Community Involvement demonstrates a proportionate consultation and engagement exercise has been undertaken in preparing and submitting the planning application for the redevelopment of Omega Works A.
- 6.2 The extent of consultation is in accordance with the statutory and local guidance regarding the need to consult in relation to a major planning application. The content of this report illustrates that the proposal has been worked up in conjunction with the planning authority, the local community, and local ward councillors.
- 6.3 In total, 28 survey responses were received and 8 emails were received.
- 6.4 The extent of community engagement is evident in the amount of consultation that has taken place. The need for comprehensive consultation and engagement has informed this project from the outset, since 2018, and the partnership approach to design evolution has demonstrated how a mutually acceptable approach can be identified through discussion and negotiation between stakeholders.
- 6.5 Due to the restrictions in place regarding public gatherings, the public consultation exercise was held virtually and reached a wide audience.
- 6.6 LB Haringey have been involved in the evolution of the scheme every step of the way. There have been 4 pre-application meetings, 2 Quality Review Panels, and a Development Management Forum.
- 6.7 This SCI is intended to be read in conjunction with the Design and Access Statement and Planning Statement. It seeks to set out pertinent feedback received and justify the decisions taken by the design team. Where a consultation comment has not elicited a design response, detailed reasoning based on planning policy is explained.
- 6.8 The SCI demonstrates that the 3 pillars of the Localism Act have been followed. These are:
- Developers must consult communities before submitting certain planning applications, having regard to any advice that their local planning authority may provide;
 - They must consider any responses they receive before they finalise their proposals and submit their applications; and
 - When submitting their application, they must account for how they have consulted the local community, what comments they have received, and how they have taken those comments into account.
- 6.9 In accordance with paragraph 132 of the NPPF the applicant has demonstrated '*early, proactive and effective engagement with the community*' and therefore the application should be looked on more favourably.

- 6.10 The applicant has demonstrated a willingness to listen and respond to the views of local and statutory stakeholders and the quality of the scheme has been enhanced as a consequence.

Appendix 1 – Consultation Boards and Website Material

Redevelopment of Omega Works A & B



Majorlink is the owner of Omega Works A and CPG Feldman is the owner of Omega Works B. The two landowners have come together to bring forward a coordinated approach to redeveloping both sites.

Majorlink and CPG Feldman are committed to consulting with local residents prior to submitting a planning application for the redevelopment of Omega Works A and B, Hermitage Road, N4 1LZ.

COVID-19 has affected the way we are able to operate our events, and so in the interest of safety, we have moved our consultation online.

You can view our exhibitions by clicking below.

[VIEW OMEGA A PRESENTATION](#)

[VIEW OMEGA B PRESENTATION](#)



HAVE YOUR SAY

Thank you for taking the time to look through our exhibitions. Your views are important to us.

Omega Works A and B are separate developments and so we would appreciate your feedback on each scheme.

1. FILL IN OUR FORM

Share your views by filling in the form below:

[Go to form](#)

2. CONTACT EMAIL

Contact us by email using the subject message 'Omega Works Consultation'

E: info@collectiveplanning.co.uk

Q&A session

We will be hosting a live question and answer session on **9th August 2021 at 7pm** to give you the opportunity to have your questions answered by the project team. If you would like to take part please email info@collectiveplanning.co.uk and we will send you an invite.

The session will take place on MS Teams.



WELCOME

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

The Site Allocation for Omega Works (SA 32) involves three separate ownerships (A, B, C) and forms part of the Harringay Warehouse District. The project teams for Omega Works A and B have been working closely together over the past years to bring forward an exciting cohesive vision for the site.

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



Historic facade on Omega Works A

ABOUT US

Our vision is to deliver highly sustainable, inspiring new workspace, warehouse living accommodation, homes and public space of outstanding architectural quality.

Majorlink has owned the site since 2007 and is seeking to retain and reprovide improved accommodation for existing occupants in the new development.

vPPR Architects have been selected for this project by the applicant due to their experience bringing high quality design to industrial contexts.

Based in north London, and known for designs that promote creative mixed use communities, our projects combine clear formal concepts and a sensitive material approach to context.

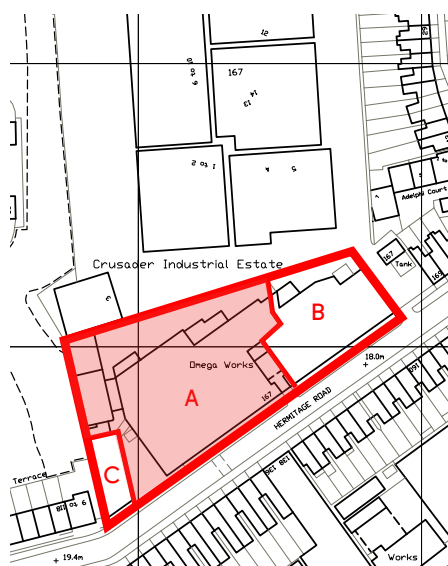
We are committed to designing high quality internal and external spaces

that have a strong sense of identity and are inspired by local histories. The studio operates under the belief in the continual crossover between art and architecture, seeking creative solutions that strengthen communities, no matter how large or small.

Environmental sustainability is a priority in all our projects. Our strategies include implementing passive energy strategies, and integrating landscaping with built form.



Precedent image: Redchurch Street Warehouse Conversion, London, vPPR Architects, RIBA Award 2017



- SA32 showing different land ownerships
- Omega Works A

PLANNING CONTEXT

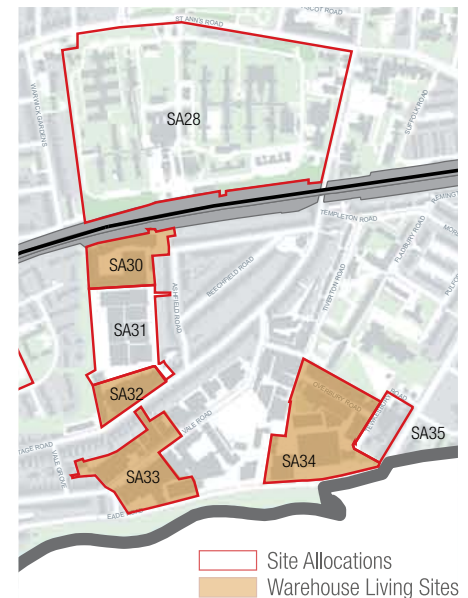
SITE ALLOCATION

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

The site is allocated in the Haringey Local Plan for redevelopment to increase and improve the Commercial floorspace and Warehouse Living Community. The site allocation for

Omega Works (A, B and C) is SA32. The proposal has been developed taking on board the guidelines from the Site Allocations DPD.

The relationship between SA32/ Omega Works, SA31 /Crusader Estate and SA30/Arena Design Centre is very important as they form a large urban block together, and has been considered as part of a wider masterplan approach.



BENEFITS

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



Commercial Warehouse Living Residential

Proposed diagram section through Hermitage Road showing relationship between uses

COMMUNITY BENEFITS

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

ENHANCED SUSTAINABILITY

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

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

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

OUR EMERGING PROPOSALS

Our emerging plans aim to deliver:

- 1000m2 of flexible Commercial Space located on Hermitage Road on ground and basement levels, comprising eight units
- Eight high quality Warehouse Living Units, with a total of 67 bedrooms, ranging from two to 15 generously-sized bedrooms per unit, with capacity to reprovide for all existing occupants and more. The designs exceed HMO standards and reinterprets key aspects of the existing Warehouse Living Units
- 76 high quality Residential Units, offering 8 studios, 24 one-beds, 32 two-beds, and 12 three-beds, each with private amenity space. 10 percent are wheelchair accessible, meeting Part M4(3)
- Dedicated, secure cycle parking for separate uses
- On site disabled parking
- Landscaped courtyard to introduce greenery to promote biodiversity and spaces for community to gather

EXISTING SITE CONDITIONS

Since its construction in the early 20th Century, Omega Works was a piano factory, until the 1980/90s when it organically transformed into warehouse living.

This led to the creation of the Harringay Warehouse District and Warehouse Living Policy DM39. The existing site combines Warehouse Living, Commercial and Residential uses.

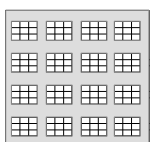
The site sits to the north of Hermitage Road lined with two-storey terrace housing. Omega Works B is to the east, Crusader Estate to the north and

the embankment and Omega Works C to the west. The site opportunities include:

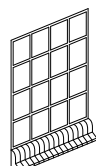
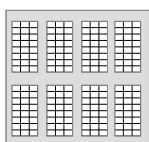
- ①. Activation of the street frontage on Hermitage Road
- ②. Create a public route through to access Crusader Estate, improving permeability through the Warehouse District
- ③. Create a generous external courtyard at the heart of the site which is landscaped and brings greenery onto the site which can be used for the residents and the local

community for events

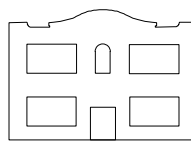
- ④. Connect to the green embankment through a wider masterplan
- ⑤. Improve and transform the site in a way that retains and celebrates its special warehouse qualities and existing communities, with the retention of the existing facade and reinterpretation of existing architectural qualities.
- ⑥. Opportunity to retain and expand creative community, delivering additional homes, warehouse living and workspace



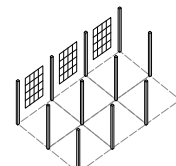
1. Modularity of the facade and generous windows



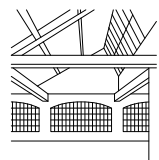
2. Brick details



3. Rhythms in the roof profile



4. Open plan and varied section bringing in lots of light



Architectural qualities of the existing warehouses that we have reinterpreted in our proposals

EXISTING WAREHOUSE LIVING

WAREHOUSE LIVING (WHL)

The existing warehouses accommodate 18 Warehouse Living units, six Commercial units and one Residential unit. Warehouse living is a form of co-living and co-working.

The existing Warehouse Living units include a total of 3230m², including 55 bedrooms, ranging from 3-13 bedrooms per unit.

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

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



Interior view of a warehouse living unit on site

WHL LAYOUT PRINCIPLES

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

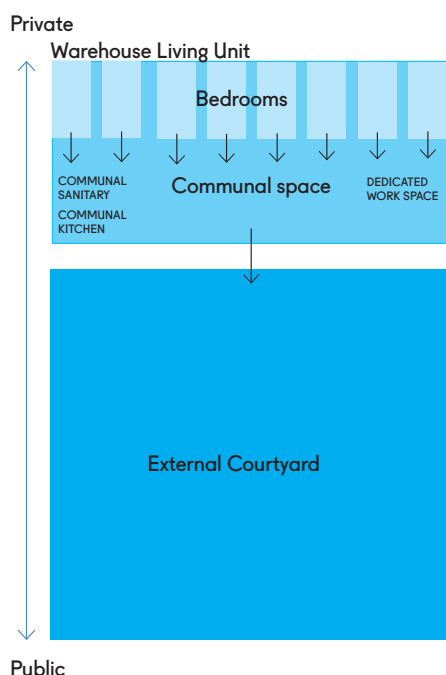


Diagram showing programmatic relationships in a warehouse living unit, with a gradient of public to private space

WHL CONSTRAINTS

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

- Some rooms don't have adequate natural light
- Compromised fire escape strategy
- Lack of storage
- Poor quality external spaces
- Thermal control is poor in the units
- Acoustic control is poor in the units
- There is insufficient cycle storage
- Refuse strategy to be improved
- Roofs are leaking
- General security to be improved
- Poorly located shared bathrooms
- Inefficient circulation
- No accessible units
- Structural repairs required
- The communities could benefit from shared facilities between units such as maker's facilities

WHL OPPORTUNITIES

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

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

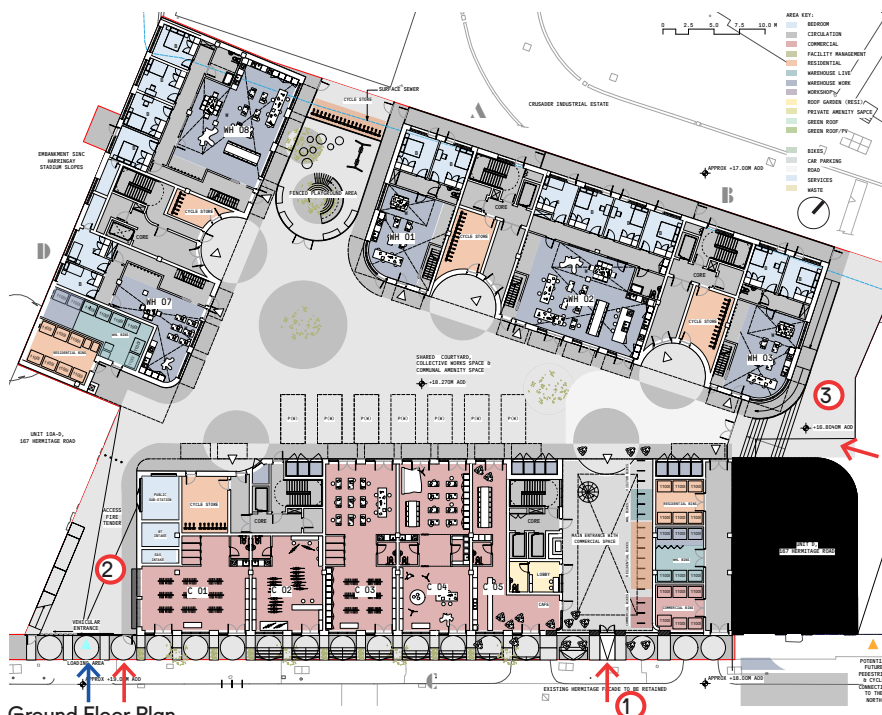
PROPOSED ACCESS

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

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

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

GROUND FLOOR



Ground Floor Plan

- Pedestrian/cycle access
- Vehicular access
- ① Entrances

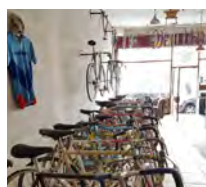
COMMERCIAL

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

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

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

Precedents showing examples of uses



Cycle Store



Fashion

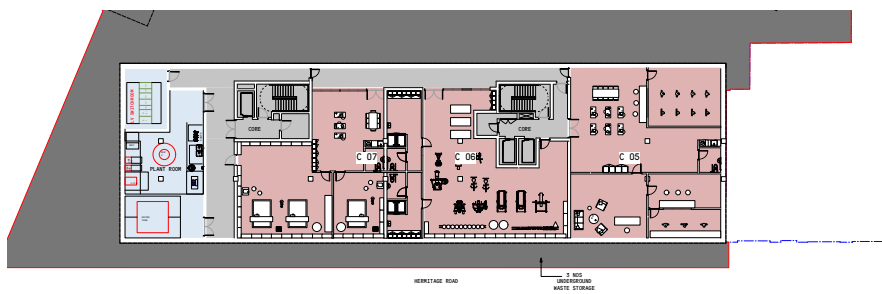


Exhibition space



Cafe

BASEMENT FLOOR



Basement Floor Plan

Precedents showing examples of uses



Gym



Workshop



Recording Studios

PROPOSED WAREHOUSE LIVING

WAREHOUSE LIVING

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

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

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



First Floor Plan



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



Courtyard elevation of a Warehouse Living Unit

All the units benefit from:

- A floor to ceiling height of 3.5m in all communal spaces, and some bedrooms
- Shared living and working spaces are oriented towards the communal courtyard, whereas private bedrooms are located on outer edges of blocks
- On the two rear blocks, shared working space is proposed at ground level - with the ability to open large glass doors and work outside, with external plug sockets and sink - and shared living space is proposed at first floor with increased privacy. Full height voids create a dramatic section and offer connections between floors
- Large communal kitchens with dedicated cupboards
- Efficiently located sanitary facilities with a maximum of one bathroom per five residents
- All units have laundry rooms
- All units above three bedrooms have a dedicated messy maker room
- All standard bedrooms are 13m², and some have the opportunities for mezzanines to create more work space and storage space; accessible bedrooms are 19m²; All bedrooms have generous windows
- Dedicated storage for each occupant
- Exposed finishes create industrial quality
- Private amenity space with balconies facing the courtyards, some have additional private gardens, as well as space in front of their courtyard
- Dedicated cycle storage provision
- Dedicated refuse provision

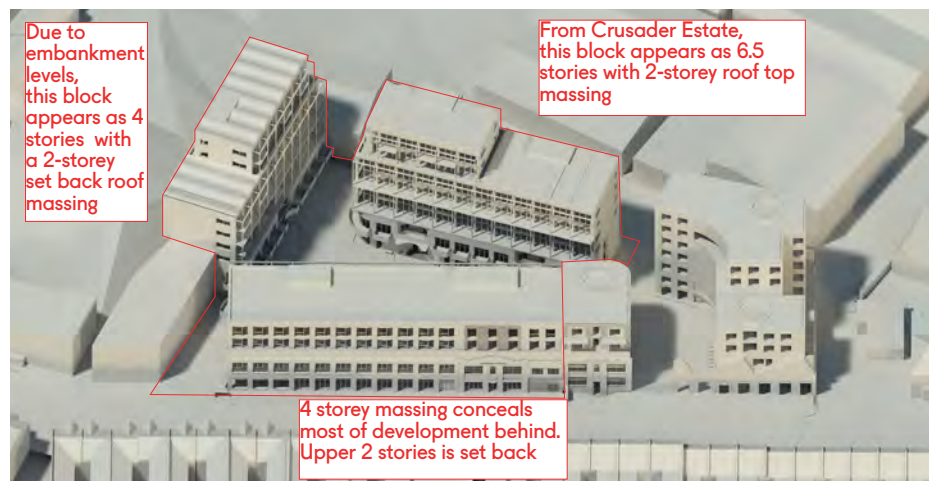
PROPOSED MASSING



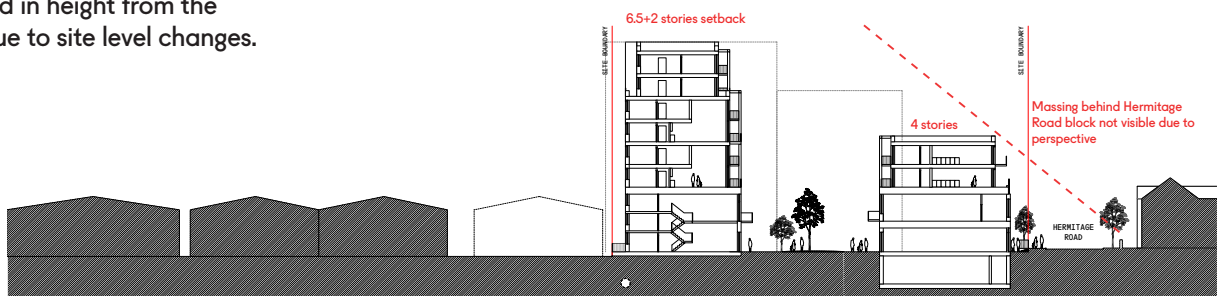
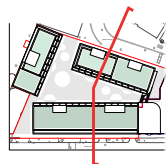
Impression of the proposal on Hermitage Road with artwork by local artist highlighting entrance

The proposal consists of three linear blocks, two of which retain the position of the existing footprint on Hermitage Road and on the Embankment, with the third block shifted towards the boundary with Crusader Estate. This arrangement opens up space for a communal courtyard at the heart of the site, in-keeping with other courtyards in the warehouse district.

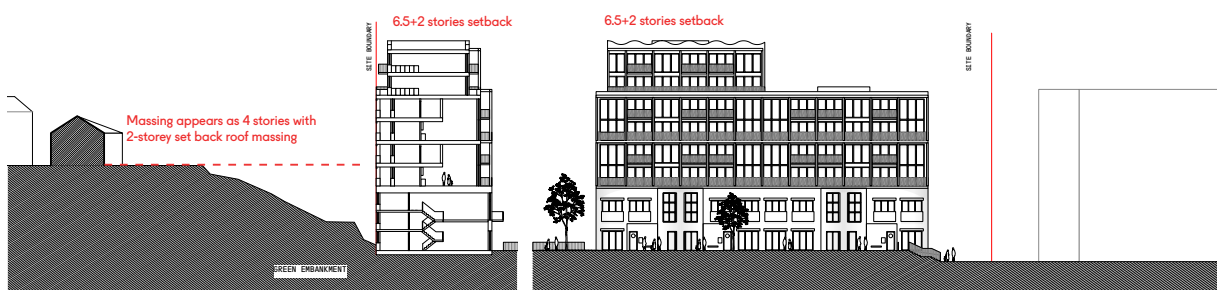
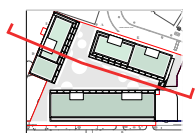
The block on Hermitage Road becomes four storeys, with the top two storeys set back. The taller massing is carefully placed to the rear of the site which, due to site conditions is barely visible from the public street, and appears reduced in height from the Embankment due to site level changes.



3D massing with site outlined in red



Site Section through Hermitage Road



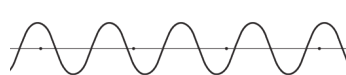
Site Section through the Embankment

PROPOSED MATERIALITY

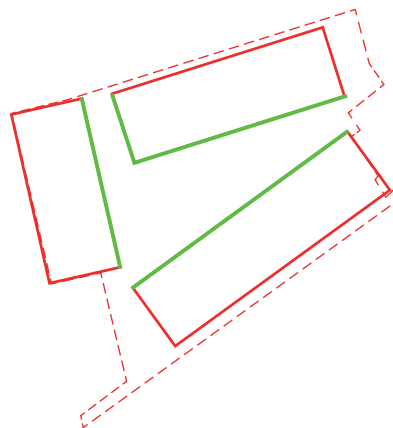
The material concept proposes a contrast between exterior and interior facades. The outer perimeter walls are solid brick with punched out windows, and the inner courtyard is lightweight and filigree with lots of greenery. This introduces a sense of surprise and openness on arrival to the courtyard.

The Commercial and Warehouse Living units, located on ground, mezzanine and first floor levels, open up to the courtyard with glazed doors and balconies. The residential units are located above, also with their communal spaces and balconies facing the courtyard.

The detailing and landscape of the project has been inspired by the history of the site as a former piano factory. Acoustic waves, curves and rhythms of lines bring a musicality to the site and define special moments of arrival or gathering.



Inspiration: sound waves



Plan diagram showing brick outer edge (red) and lightweight glass and metal courtyard facades (green)

COURTYARD: LIGHTWEIGHT, FILIGREE AND OPEN WITH LOTS OF GREENERY



Courtyard impression



Courtyard elevation

PERIMETER WALLS: SOLID BRICK WITH PUNCHED OUT WINDOWS



View from Crusader Estate



View from the Embankment

SUSTAINABILITY

The design prioritises sustainability, maximising dual aspect units, high thermal performance, biosolar roofs, air-source heat pumps, vegetation, playgrounds, external shading,

preservation of the existing historic facade and transforming demolition waste into bespoke terrazzo tiles and other construction materials, preserving the history on the site in new

interpretations. Three large facades, beside each entrance to Omega Works A have been identified as sites for site-specific art commissions by local artists.



Landscape and roof plan, highlighting in red the locations for artworks beside entrances

Precedents:



Brick and slate terrazzo by Granby workshop, showing how materials can be repurposed



Circular landscape motif creating a strong sense of rhythm in the courtyard, using two tones of paving



Maximising greenery with trees, grasses, flowers in the courtyard and on the roofs and some walls



External fabric shading in the courtyard



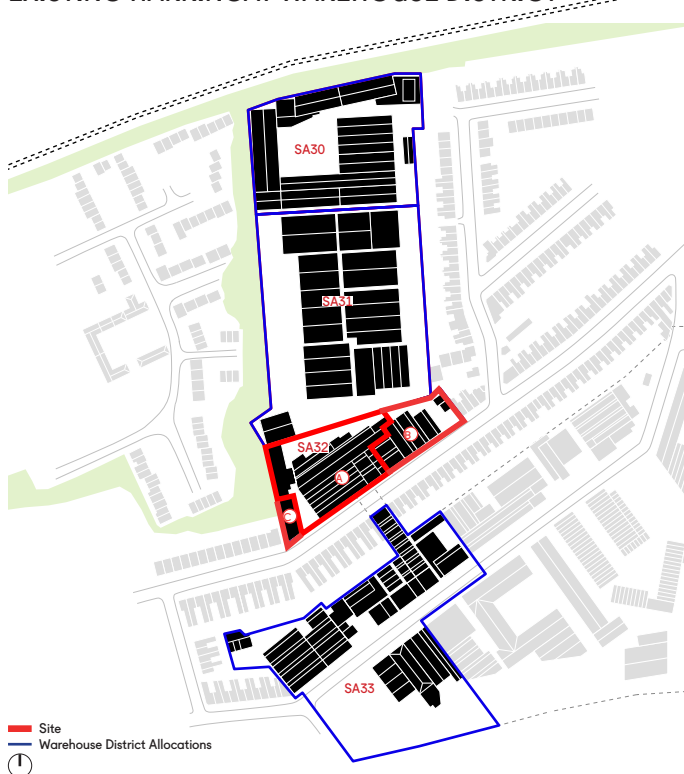
Play spaces integrated with landscaping



Artworks on entrance walls

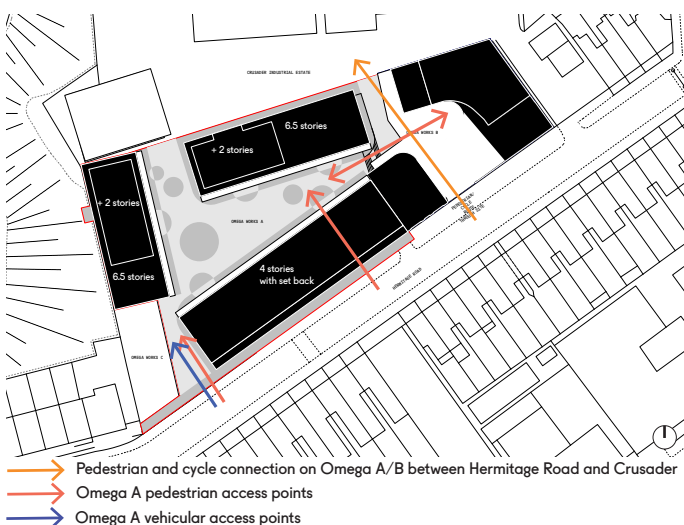
THE WIDER APPROACH

EXISTING HARRINGAY WAREHOUSE DISTRICT



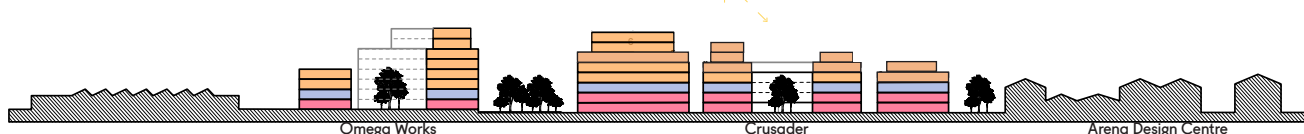
As part of the wider approach, we have developed an indicative masterplan informed by our research into the existing Warehouse District. The proposals for Omega Works have been designed to work with or without the redevelopment of Crusader Estate.

The existing warehouse district is characterised by a type of "packing" geometry where linear blocks are placed within irregular sites, creating organic irregular external courtyards which enjoy a variety of shapes and sizes.

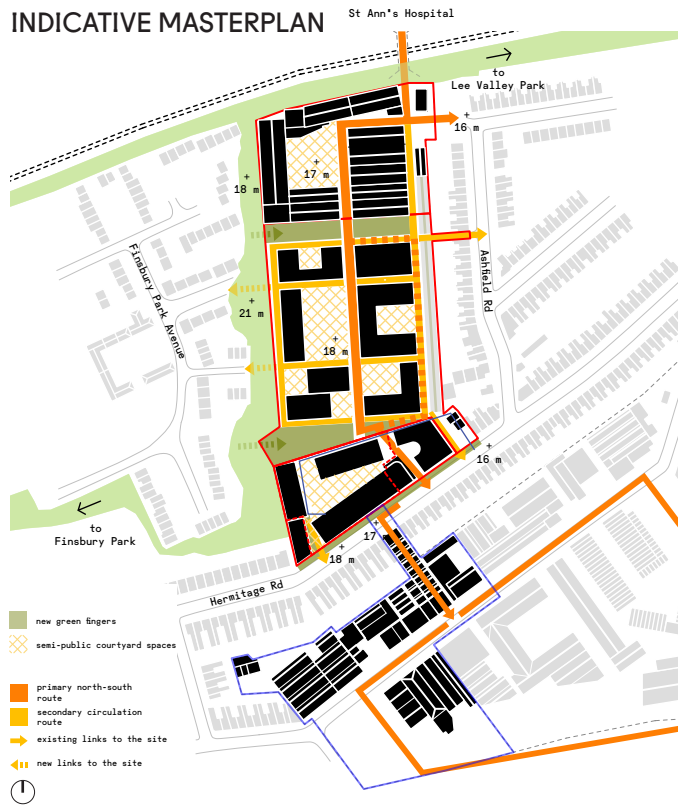


Omega Works Site Strategy

Residential
Warehouse
Commercial



INDICATIVE MASTERPLAN



The indicative masterplan proposes future connectivity to the Crusader Industrial Estate and Arena due to the site allocations for those areas, including:

1. A new pedestrian and cycle link through Omega Works (SA32), Crusader Estate (SA31), and Arena (SA30).
2. Green buffer zones between sites, enhancing the ecological corridor.
3. A network of public and semi-public courtyards, extending off the new public route.



Indicative view from Crusader Estate towards Omega Works facing South

THANK YOU



View inside a residential unit facing the courtyard with a double height space, referencing the industrial qualities of the existing site

Thank you so much for taking time to read about our emerging proposals. We look forward to hearing your feedback.

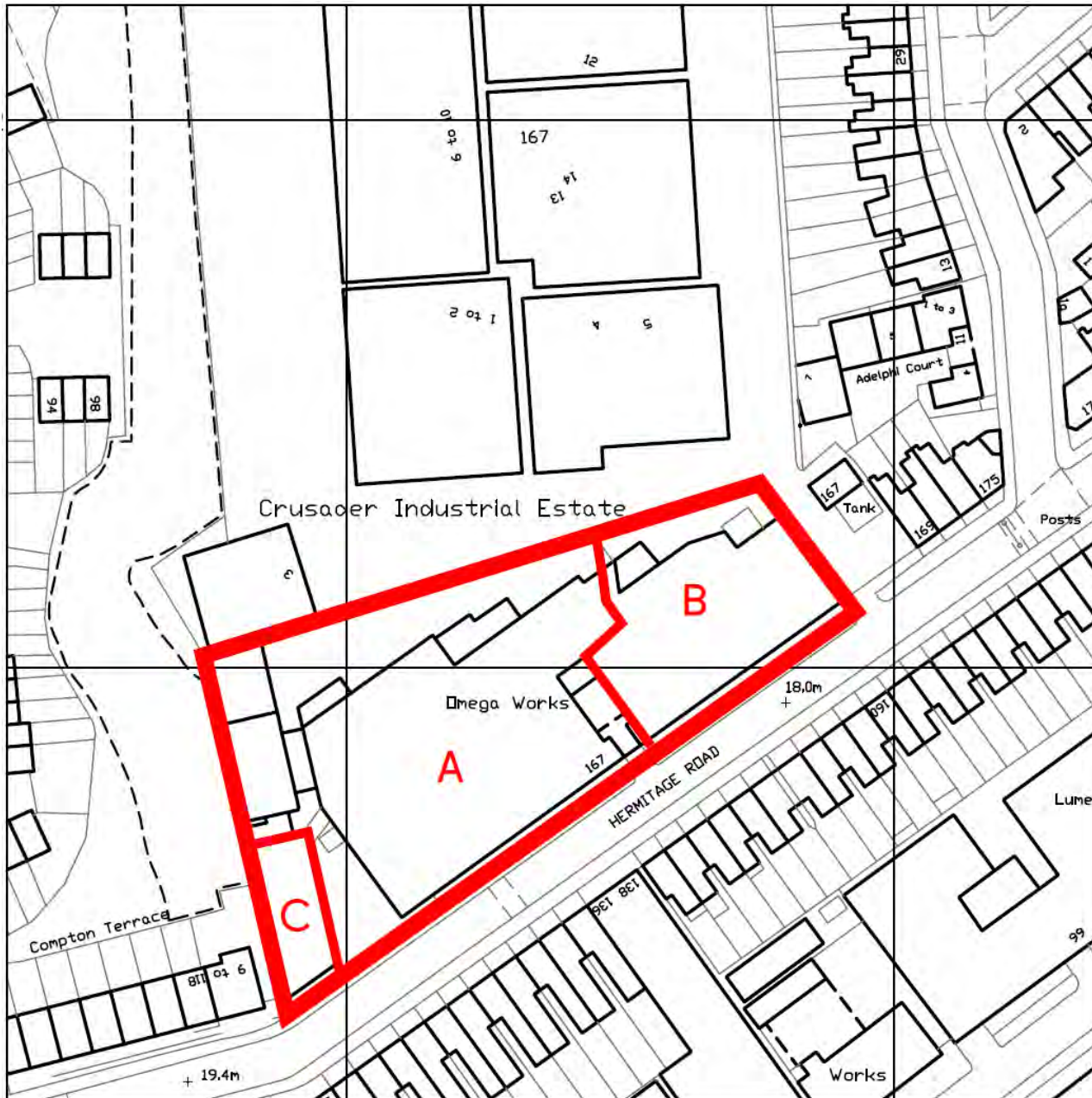
We will host a question and answer session over MS TEAMS after the website has been taken down on 9 August 2021.

Please do complete our survey or email info@collectiveplanning.co.uk with comments.



Proposed Hermitage Road Elevation

Appendix 2 – Leaflet



PUBLIC CONSULTATION

Development at Omega Works, Hermitage
Road, N4 1LZ

PUBLIC CONSULTATION

Redevelopment of Omega Works A and B to provide new residential units, warehouse living accommodation and flexible workspace

OUR PROPOSAL

Majorlink is the owner of Omega Works A and CPG Feldman is the owner of Omega Works B. The two landowners have come together to bring forward a coordinated approach to redeveloping both the sites. Omega A will comprise a sustainable mixed use redevelopment including employment space, warehouse living and housing and Omega B will include new employment space, housing and courtyard. Both schemes seek to respond to the local need for new homes and workspace.

HAVE YOUR SAY

Your views are important to us. We have set up a website where you can find details of the proposals, leave feedback and ask questions. The website will go live on **20th July 2021** and be taken down on **3rd August 2021**.

Please visit: **www.omegaworksconsultation.com**

Follow up:

We will host a live question and answer session in August. Details will be provided on the website

To provide your feedback:

Contact us by email: info@collectiveplanning.co.uk with the subject message 'Omega Works Consultation'

Unable to access the consultation website?

Get in touch and we can arrange for hard copies of the consultation material to be delivered to you



Appendix 3 – Leaflet Distribution Radius



Appendix 4 – Survey Results

Q1

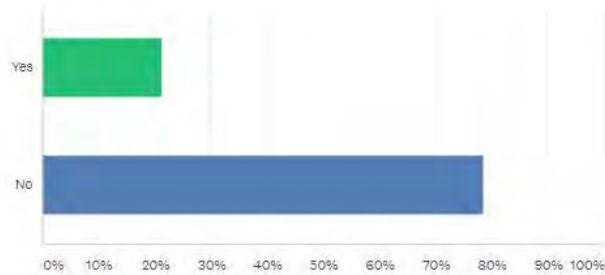


Customize

Save as ▼

Are you in favour of the redevelopment of the site?

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Yes	21.43%	6
▼ No	78.57%	22
TOTAL		28

Q2

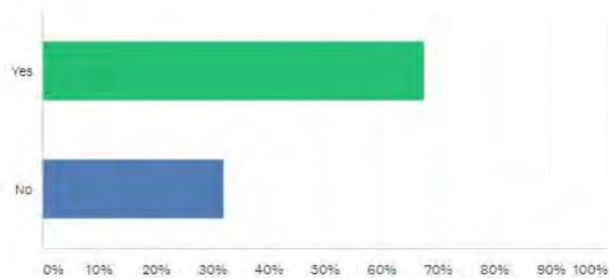


Customize

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The proposals include new employment floorspace across Omega A and B, and new warehouse living at Omega A. Do you consider that warehouse living and commercial use is appropriate for this location?

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Yes	67.86%	19
▼ No	32.14%	9
TOTAL		28

Q3

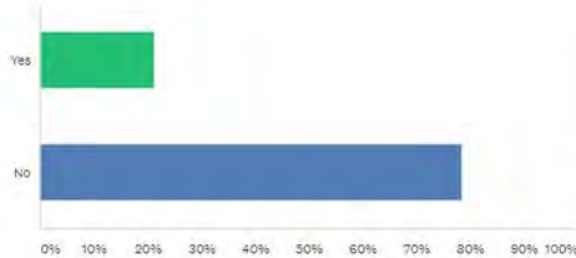


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The proposals involved new homes across both Omega A and Omega B. Do you support the provision of new homes?

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	21.43%	6
No	78.57%	22
TOTAL		28

Q5

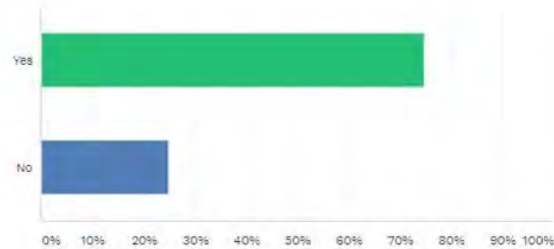


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Do you agree that the architecture should reflect the character of the surrounding warehouse districts?

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	75.00%	21
No	25.00%	7
TOTAL		28