

02. Warehouse Living Context

02. Warehouse Living Context

Planning Framework - Policy

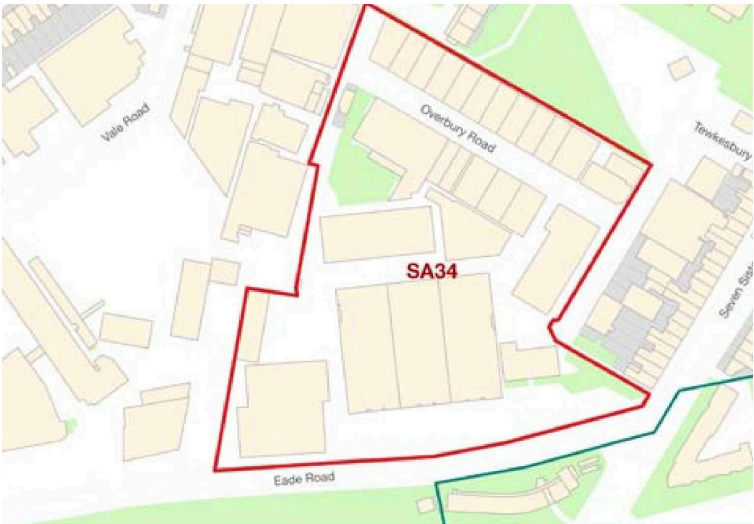
The proposal has been developed in line with **Policy DM39: Warehouse Living** within the London Borough of Haringey DPD.

The proposed development is also covered by two Site Allocations: **SA34** and **SA35**. The SA34 Site allocation is also within a Regeneration Area and is also designated as a Local Employment Area. The Planning Statement that accompanies the application sets out the requirements of these allocations and designations and explains how the proposals have evolved in response to these requirements.

POLICY DM39: WAREHOUSE LIVING

- A Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey, and lends particular support to the creative industries sector. It does not fall within a specific use class – and is not live/work development – and as such is considered a Sui Generis use.
- B The Council has made provision for proposals for warehouse living, at selected Local Employment Area – Regeneration Areas, within the Haringey Warehouse District as defined in the Site Allocations DPD, and the Fountayne & Markfield Road area as defined in the Tottenham Area Action Plan (See Figure 6.1). Warehouse living proposals will only be acceptable within these identified locations.
- C The Council will support proposals for warehouse living that form 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.
- D The preparation of a masterplan will have regard to individual site circumstances and the following matters:
- a The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;
 - b The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;
 - c The host community's existing and future accommodation needs for creative living and working;
 - d The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b);
 - e The size and type of both the workplace space and residential accommodation to be provided, having regard to:
 - i the needs of SMEs for smaller unit sizes (<100m²);
 - ii provision for communal work space, both internal and external;
 - iii the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.

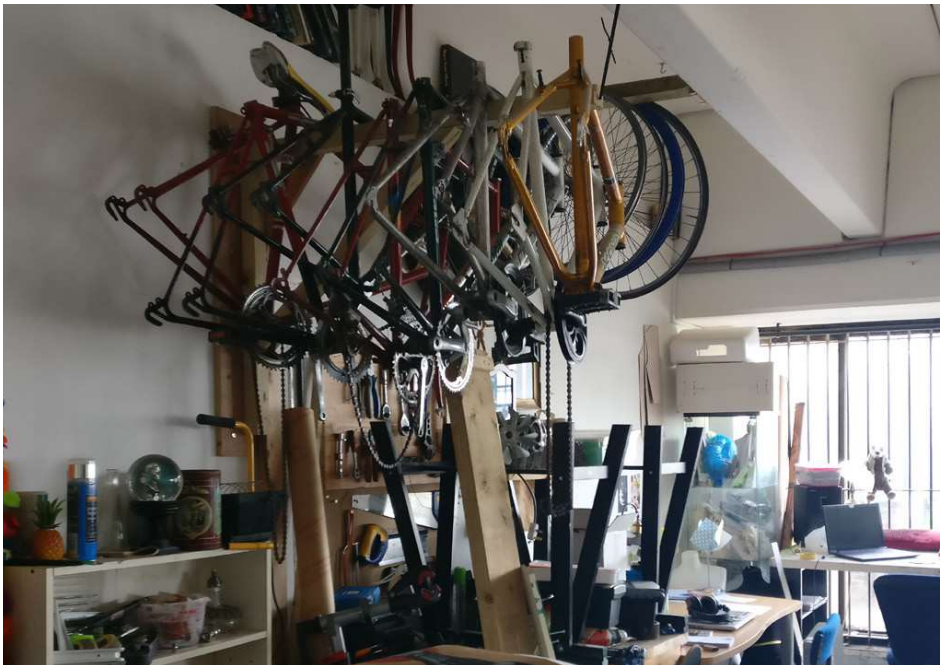
- f The interface with, and potential impact on, neighbouring uses;
 - g The internal layout of uses and therein, the potential to optimise the positive inter-relationships and avoid, where practicable, negative impacts;
 - h Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation;
 - i The specific site requirements as identified in the individual site allocations;
 - 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 inter-relationship of the living and working elements;
 - k Servicing and parking requirements; and
 - l Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc).
- E In the case of applications for improvements or extensions to existing buildings or temporary structures the applicant will not be required to complete a full masterplan, but will be required to demonstrate the proposal does not compromise the wider sites from coming forward for redevelopment. Such proposals will be assessed against the relevant policy requirements in Parts C and D of this Policy.
- F Applications for non 'warehouse living' proposals within the industrial estates identified in Part B of the policy will be assessed against the requirements of Policies DM38, DM40 and Site Allocations as appropriate.
- G Proposals for warehouse living on industrial estates not identified in Part B of the Policy will be resisted.
- H Proposals for Live/Work units anywhere within the Borough will be resisted.



Address	85-87 Eade Rd, 91-95 Vale Rd, 136 Hermitage Rd, Haringay N4		
Site Size (Ha)	2.35	PTAL Rating	1-5
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Warehouse buildings, with residential occupancy in parts		
Ownership	Mix of freehold ownerships		
How site was identified	Live/work enforcement investigation		
Planning designations	Locally significant industrial: Vale Road / Tewkesbury Road		
Indicative Development Capacity	Net residential units	Employment m ²	
	not identified	not identified	

02. Warehouse Living Context Overview

Warehouse living is a unique, living typology. It has evolved organically out of creative people responding to the opportunities provided by each existing warehouse building and the variety/ flexibility that these spaces offer.



02. Warehouse Living Context

Current Estate Population

This diagram displays the current population and use types on the Overbury Road and Eade Road site (SA34).

- + Total of **570 warehouse** living rooms across the site overall
- + Total of **70 warehouse** living rooms in Cara House

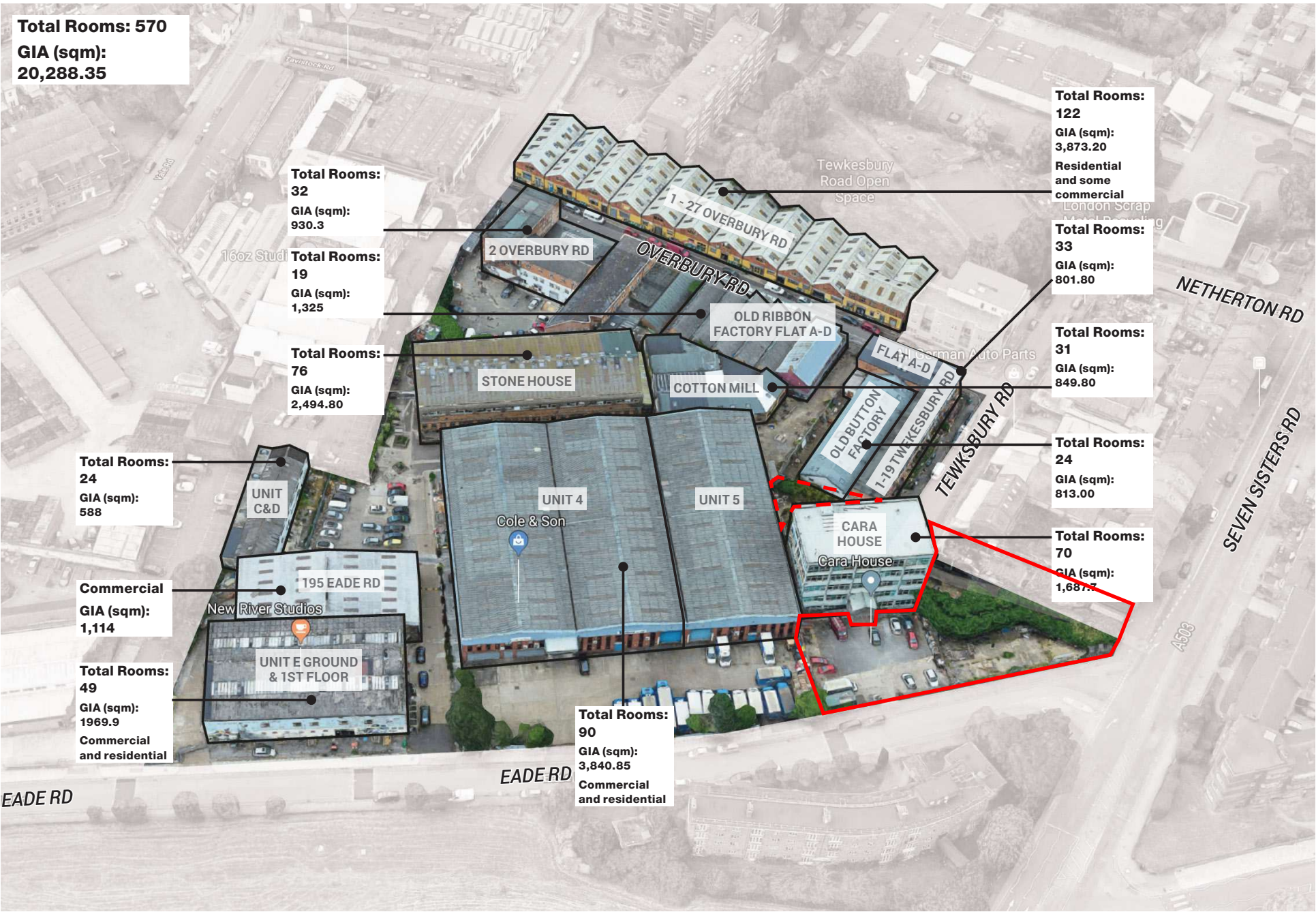


Image extracts from Warehouse District_Framework Document

KEY:
— Indicative site boundary

02. Warehouse Living Context

The People + Community

Warehouse Living is defined **by the community** who live and work within the District.

It is vital that any proposal on the site carefully considers the needs and voices of the wider Warehouse community through **community engagement** at every design stage.

Figure 2.1 Stills from a film made about the warehouse district for InHouse Film Festival, 2014



Length of time living in the Warehouse District

- Caitlyn lived in the Warehouse District for just over 4 years. She lived in a unit on Overbury Road.
- She now lives nearby but off-site with a group of friends that she met during her time living in the Warehouses.

Occupation / type of work

- Caitlyn was a student during her time living in the Warehouse District. She studied fashion and knitwear and moved to the district to be in a community with people of similar interests.
- Caitlyn started her vegan baking business within her unit, her business took off and she needed a larger kitchen. She now uses the kitchen within New River Studios to run her baking business.

What did you like about living here / why did you leave?

- The sense of community was the best thing about living in the warehouses, this was a very special time in her life and she made very good friends.
- She moved on because she felt the time had come to live in a different way and an opportunity came up to live with some friends nearby.
- She maintains very strong connections with the warehouse district and the community there. She thinks it is a very special space.



Length of time living in the Warehouse District

- Roddy, at 72, is the oldest resident in the Warehouse District.
- He has lived in Unit 4a in Ex fed for 6 years

Occupation / type of work

- Classical musician and composer, his work includes the score for the film the Pianist.
- Retrained as a musical therapist and specialises in therapy for people with dementia.
- Roddy is also actively involved with multi-media performance and musical improvisation.

How do you use the spaces in the Warehouse District?

- Roddy uses the communal spaces for performance and improvised jamming with residents.
- Typically these spaces are between 70-120 sqm and often double height in parts.
- Events may house between 10-100 people at any one time.
- Roddy uses external for hire studios for his therapy work as well as visiting patients where they live.
- Having some separate available space to rent would be an asset.

Figure 2.3: Roddy.



02. Warehouse Living Context

The Spaces + Sharing

Each warehouse has a **distinct organisation** and way of operating. This is defined by the needs of the residents at a given time, but there is a common thread in the adjacency of **individual** and **communal** spaces, as shown opposite.

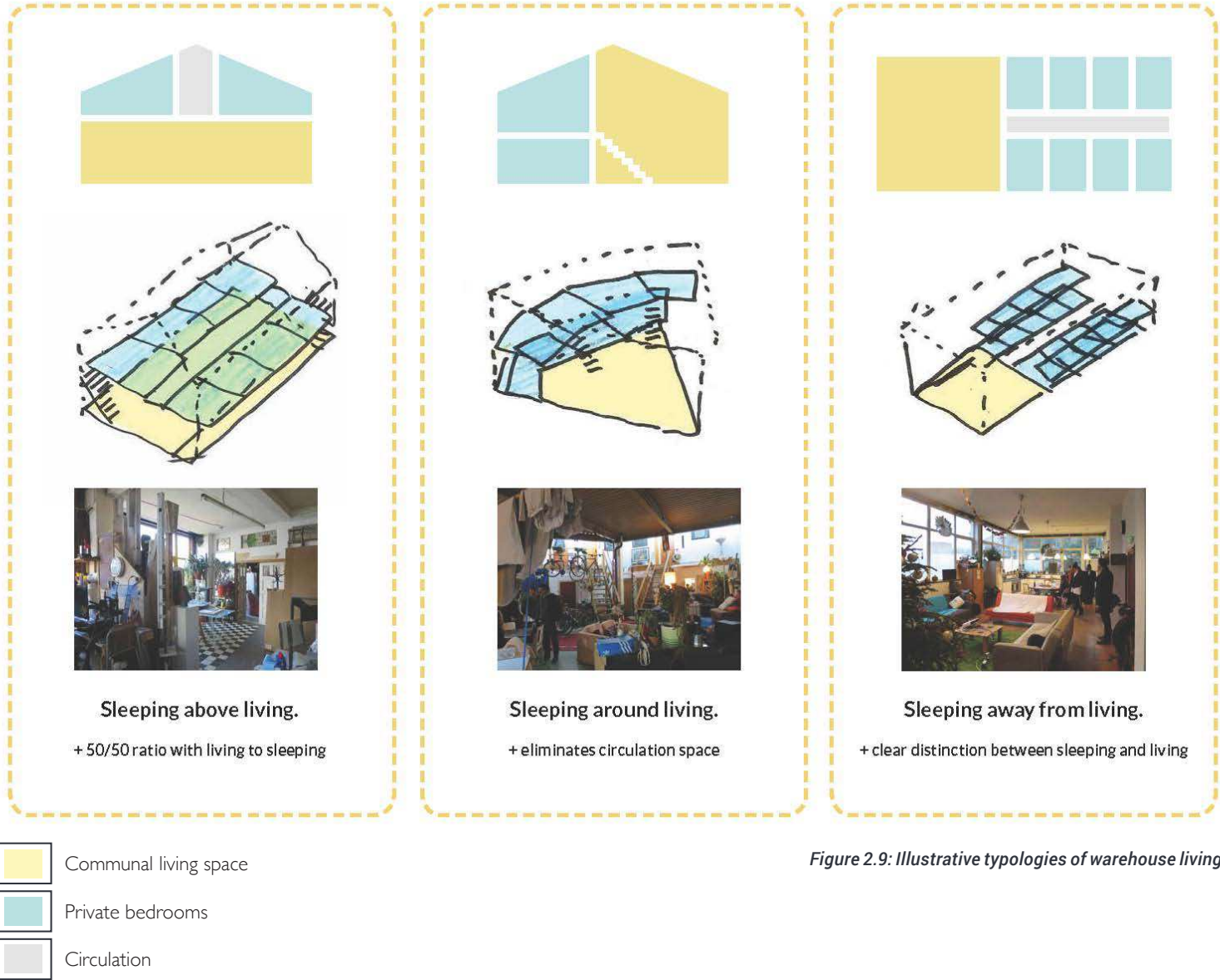


Figure 2.9: Illustrative typologies of warehouse living.

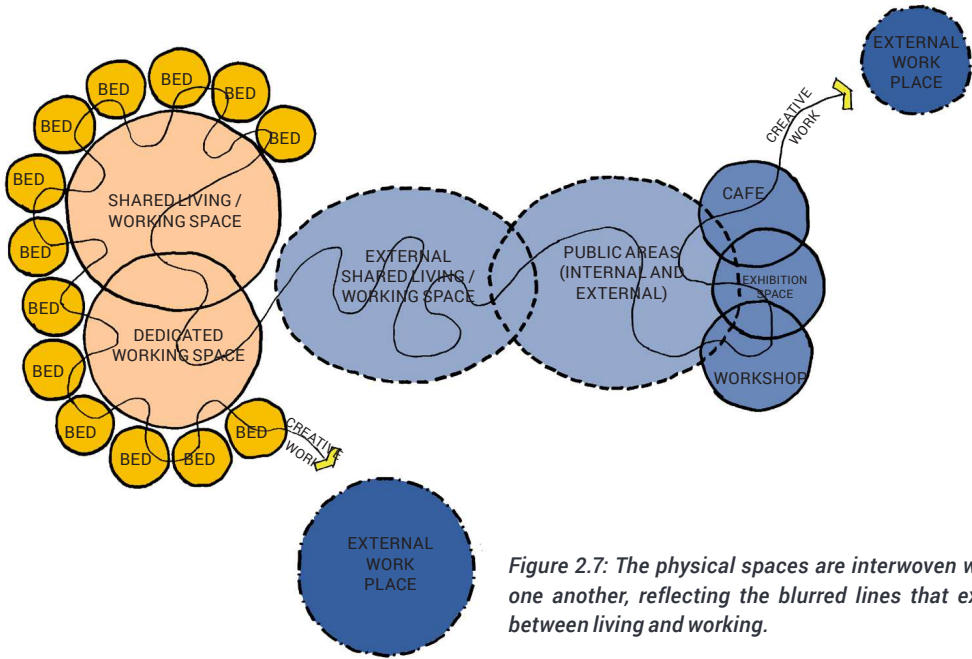


Figure 2.7: The physical spaces are interwoven with one another, reflecting the blurred lines that exist between living and working.

02. Warehouse Living Context Spaces & Sharing

The **flexibility** that characterises Warehouse Living comes from the mix of different spaces, and the range of individual and communal uses they enable.

Warehouse Living spaces span from bedrooms, which provide for single or double occupants, through a range of shared spaces that can be used and adapted in different ways, to semi-public spaces that allow the wider warehouse **community** to come together.

