

OMEGA WORKS A Hermitage Road

Landscape Statement

September 2022

TM547-RE01

A	Landscape statement	30 June 22
B	Landscape statement	05 August 22
C	Landscape statement	08 September 22
D	Landscape statement	02 February 23

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1.0 | INTRODUCTION



Aerial view of site looking north

1.1 | Introduction

This Landscape Statement has been prepared by Turkington Martin Landscape Architects, in support of a detail planning application for land at 167 Hermitage Road, London N4 1LZ Omega works A site, a mixed use development in the London Borough of Haringey.

This introduction is followed by a description and analysis of the surrounding and immediate site context. The Statement illustrates the potential opportunities to improve the setting at ground level as well as the internal courtyards and roof terraces. The design approach is explained by means of plans, sections and illustrations. The respective strategies are then set out with precedent images illustrating the materials and planting that combine to make this a safe and enjoyable place to work and live.

Omega A adjoins the Omega B site, the landscape and public realm has been designed as one to provide a seamless and connected pedestrian and visual experience at ground level. The sites are designed by different architects and form separate detail planning applications. Reference should be made in particular to:

- Design & Access Statement for Omega A by vPPR Architects
- Design & Access Statement for Omega B by dHaus Architects
- Planning Statements by Collective Planning

1.2 | Project Description

The works comprise the redevelopment of the site for a mixed use scheme comprising 1041m² of employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class C3). Together with associated landscape works, cycle storage, 3x accessible car parks, children's play space and waste and refuse areas.



Aerial view of site illustrating the relationship between Omega A, B, C and respective red lines

2.0 | CONTEXT

2.1 | Surrounding Context



Aerial view of surrounding context looking south west

- | | | | | |
|--|---------------------------------------|--|-------------------------------------|--------------------------------|
| A Manor House underground station | D Harringay Warehouse District | G Woodberry Wetlands Nature Reserve | J Arena Shopping Park | M Arena Design Centre |
| B Haringay Green Lines overground station | E Stamford Hill Primary School | H West Reservoir Centre | K New River Play Area | N SINC Borough Grade II |
| C Crusader Industrial Estate | F Railway Fields TVC | I Harringay Station - Network Rail | L Tewkesbury Road Open Space | |

2.1 | Surrounding Context

The site fronts onto Hermitage Road within a mixed residential and industrial context. Hermitage Road extends from Green Lanes in the west to St Anne's Road in the east. A road barrier close to the site prevents through vehicular traffic. The street comprises two-storey Victorian terrace houses. To the rear is the Crusader Industrial Estate. Further west is the Arena Shopping Park with a range of supermarkets and retail outlets. Between the two is the Finsbury Park Avenue post war residential area, comprising 2-3 storey houses.

Finsbury Park is some 500m west along Hermitage Road, with extensive play, sports and amenity facilities. Running through the park and out south of the site is the New River and path, which can be joined at Green Lanes or Seven Sisters Road. East and West Reservoirs, are significant water bodies providing boating activities in the west and a more natural character in the East in the form of the Woodberry Wetlands Centre.

Manor House underground station, on the Picadilly line is some 950m away at the junction of Seven Sisters Road and Green Lanes on the corner of Finsbury Park. At the other end of Green lanes is Harringay Green Lanes Overground station.



Two storey terraced housing opposite the site



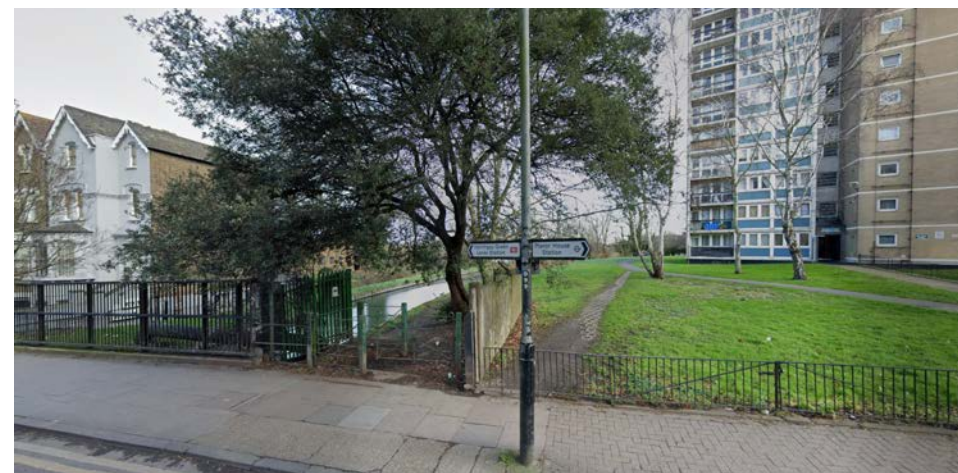
Junction of Hermitage Road & Ashfield Road and road restriction



Crusader Industrial Estate



Overbury Road in the Haringey Warehouse District

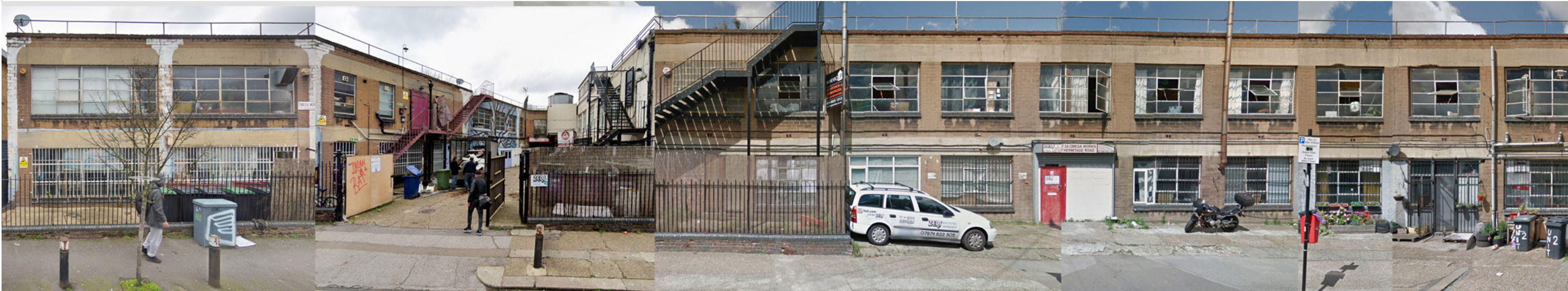
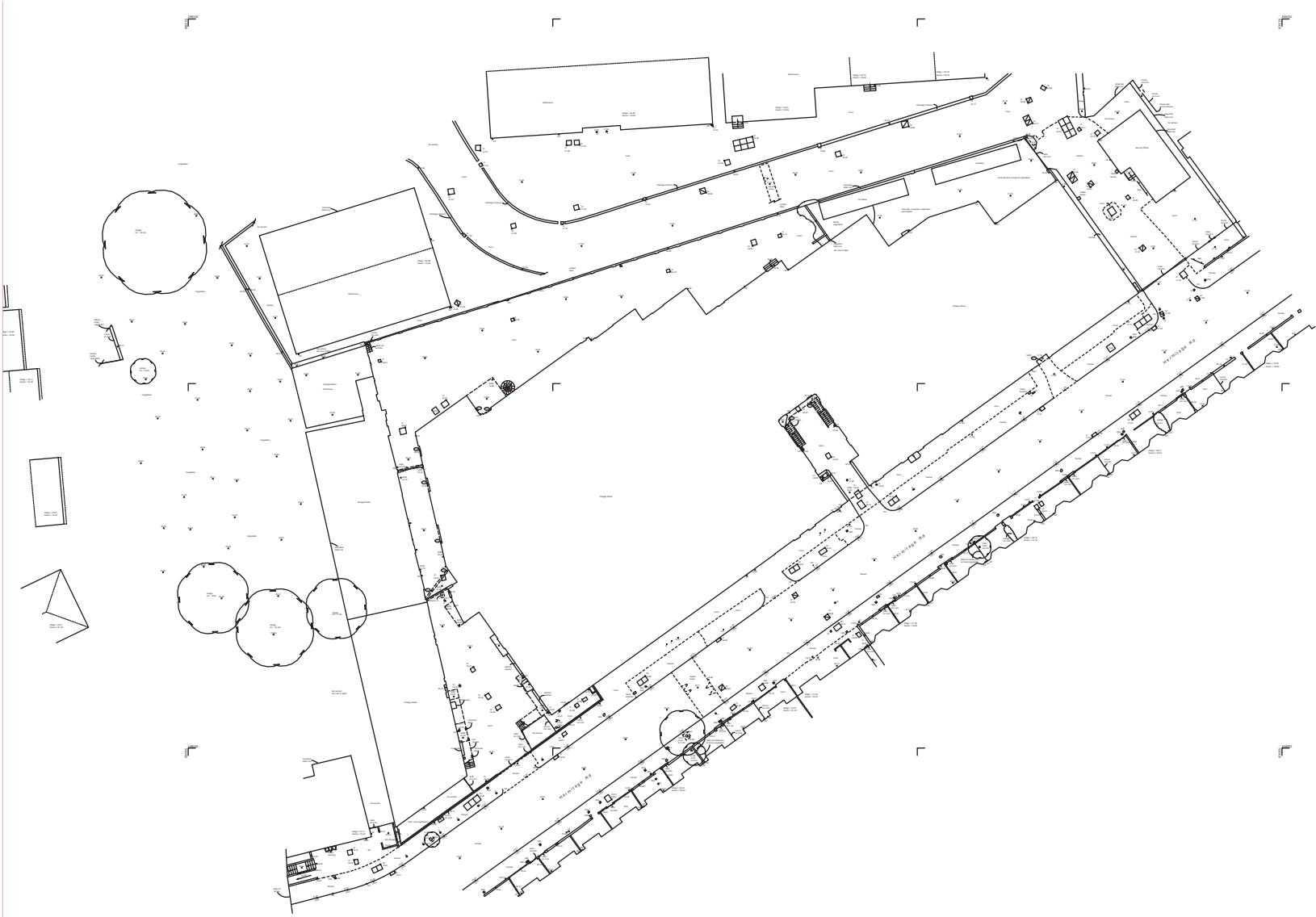


Access onto the New River Path from Green Lanes



Access into Finsbury Park off Green Lanes

2.2 | Site Context



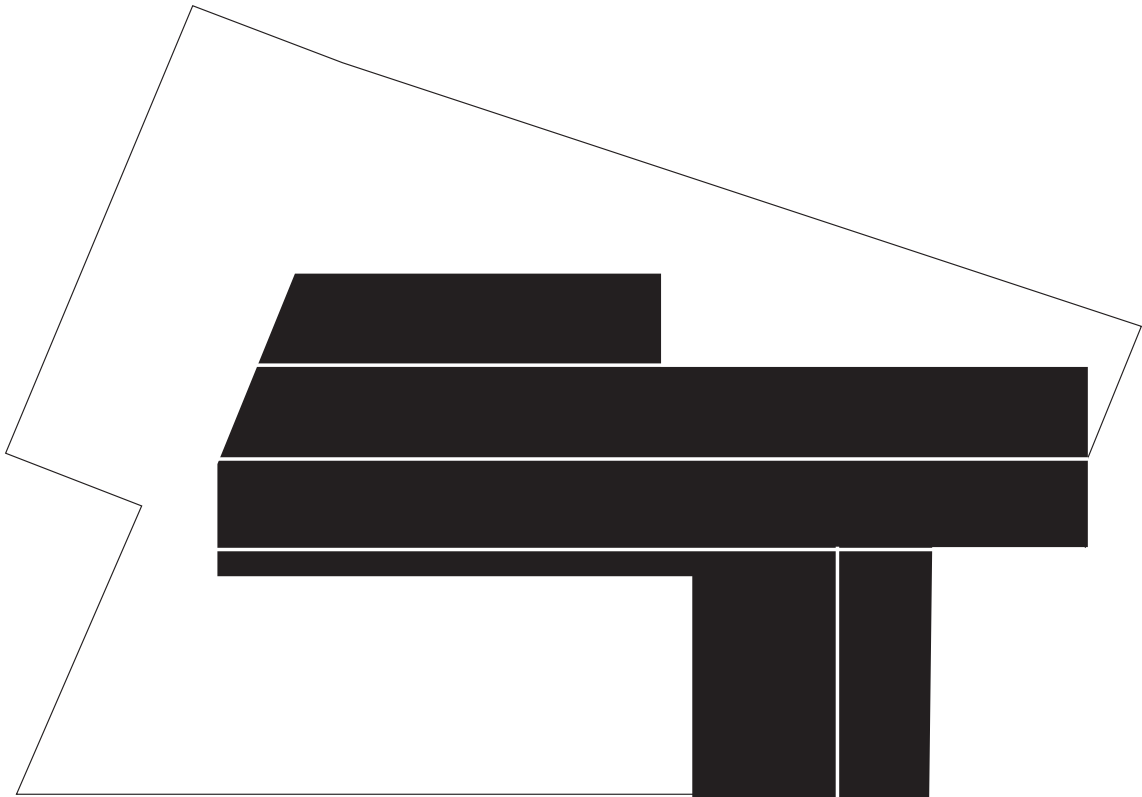
2.2 | Site Context

The site is 3780m² and comprises a mix of 2-3 storey brick industrial buildings. The frontage onto Hermitage Road is set back around 2m from the back edge of pavement. This space is currently used for informal parking. The existing pavement is in poor condition.

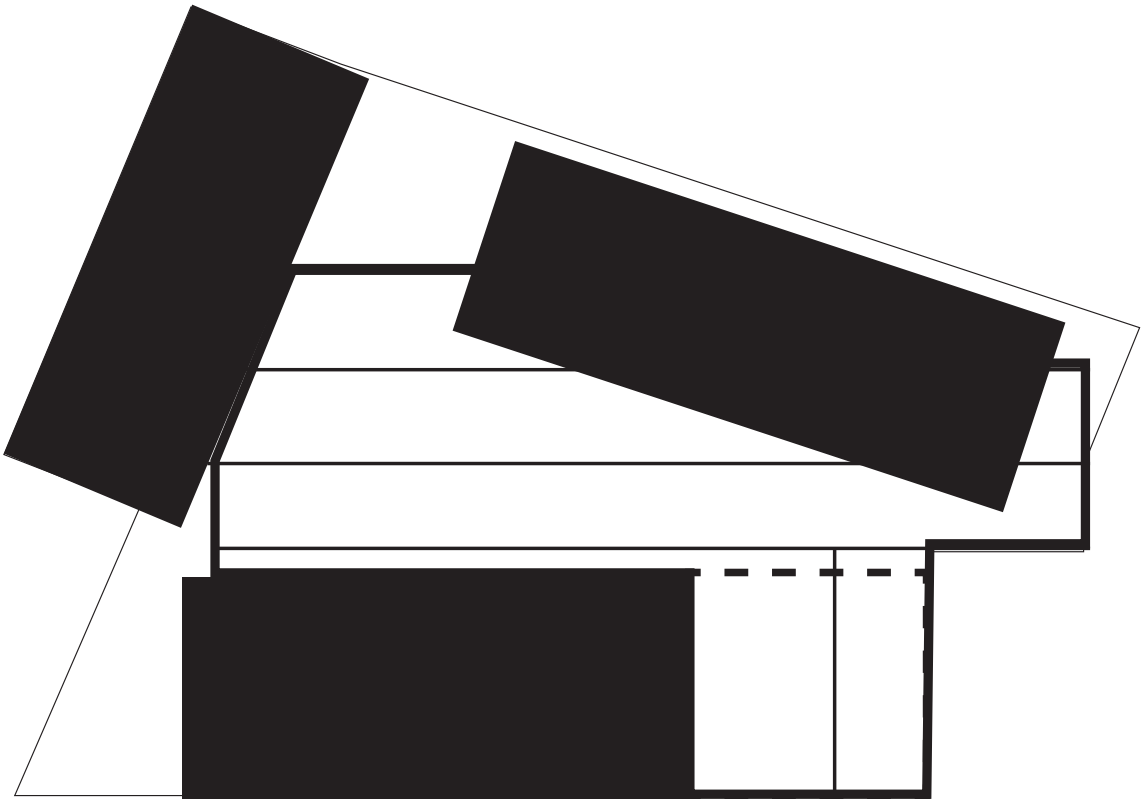


3.0 | LANDSCAPE APPROACH

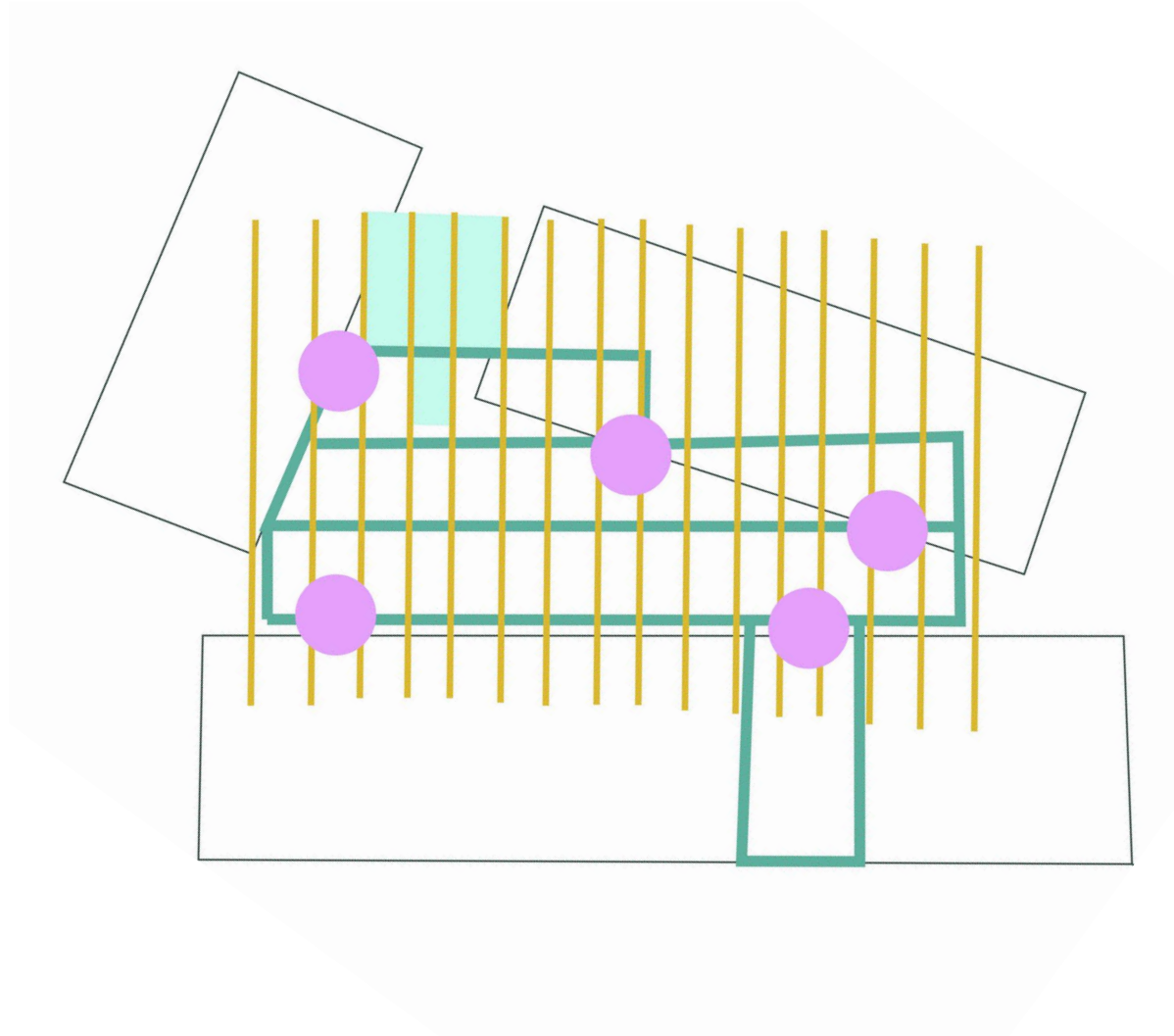
3.1 | Design Concept



1936



Proposal



3.1 | Design Concept

The concept aims to express in the paving the geometry and layout of the original buildings. Horizontal bands of paving connect the three building elevations across a central courtyard. To provide texture across the courtyard a secondary fragmented layer works in opposite direction, as a keyboard motif that makes reference to the piano works in Hermitage Road. A repeating circular motif marks the entrances



3.2 | Landscape Layout : Ground level



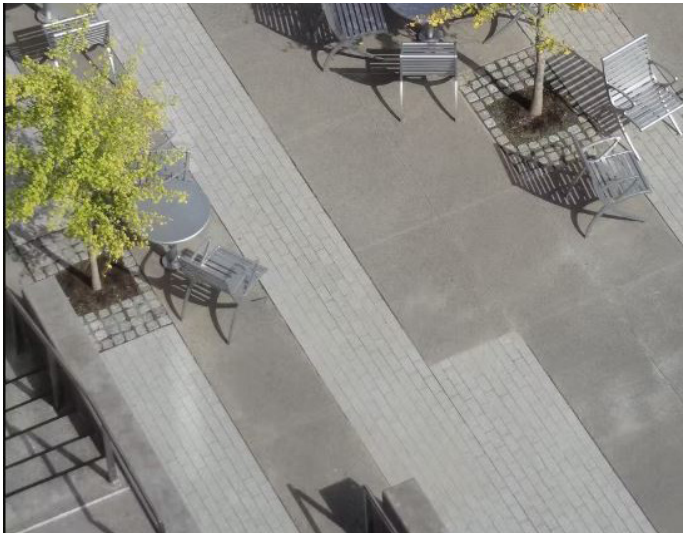
3.2 | Landscape Layout : Ground level

The yard is conceived as a flexible paved space that allows ground floor uses to actively engage with. It has a consistent paved surface with a distinct geometry. The entrances are defined by rotating the pattern to reflect the building form.

The playable space extends the pattern as a safety surface where the play features grow out of the geometry. Planted area adjacent to the building can be converted to accessible parking should it be required. The external cycle store provides a backdrop to play and opportunity for a traversing wall as part of the play contribution.

Pedestrian access is through a controlled space through the building, with cycle storage to one side. The yard finish extends through the entrance to Hermitage Road. The vehicular entrance makes use of the existing crossover adjacent to Omega C. The slope is designed as an accessible route. Three accessible parking bays are provided, with the opportunity to increase the number to the full 10% with the removal of the adjacent planting.

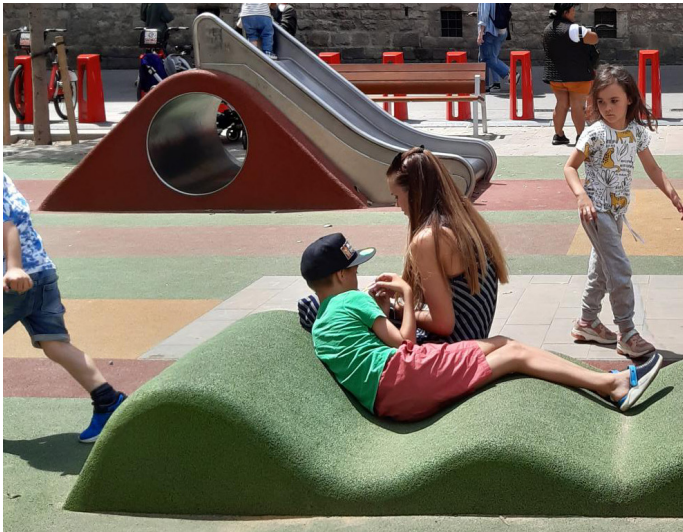
The two sites are connected by a flight of steps and a ramp that follows the curve of the end building. Access is also provided directly to the building facing Hermitage Road with steps down. It is anticipated that this will provide an amenity area with planting and sitting on the steps. The planting is also designed to contribute to the pedestrian experience walk along the street.



Distinctive paving to the flexible yard



Defined entrances



Integrated play features



Planting area

- | | |
|---------------------------------|------------------------------|
| 1 Flexible yard space | 6 Covered pedestrian route |
| 2 Defined building entrances | 7 Vehicular access |
| 3 Playable space | 8 Pedestrian link to Omega B |
| 4 Sensory planting & play route | 9 Stepped terraces |
| 5 Cycle store with green roof | 10 Accessible parking |

3.3 | Landscape Layout : Terrace & roof level



3.3 | Landscape Layout : Terrace & roof level

The roofs are biosolar with biodiverse planting integrated with solar panels where required. On building B, space is provided at terrace level for amenity and play. Planting and cube furniture, that can also act as playable and climbable features, activate the space and provide a place for residents and their children to meet and socialise. The plant selection will be made in association with the ecologist and contribute to the adjacent SINC.

- 1 Building B amenity terrace
- 2 Biodiversity roofs



Flexible decking with slide



Biosolar roofs

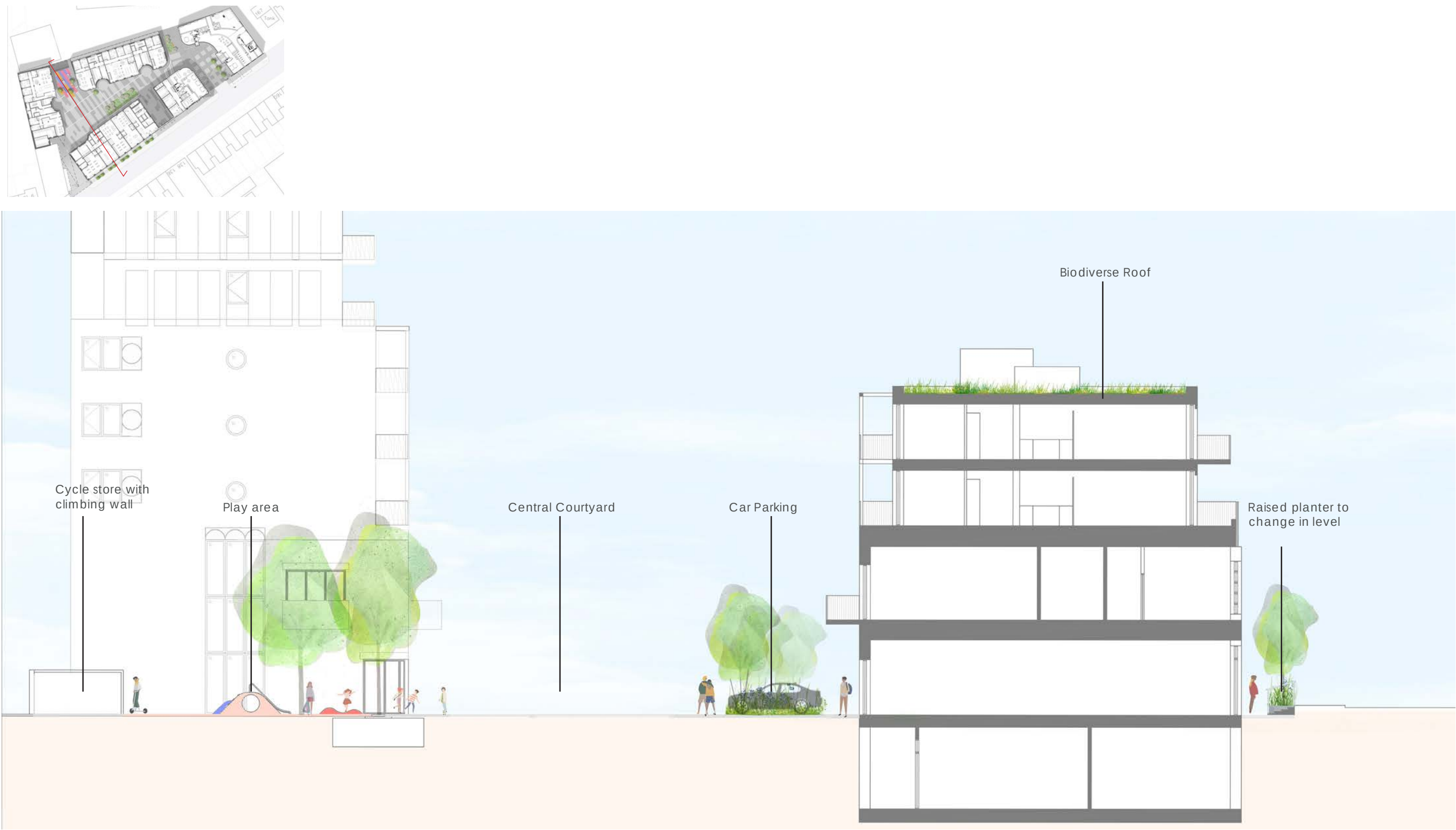


Integrated planters

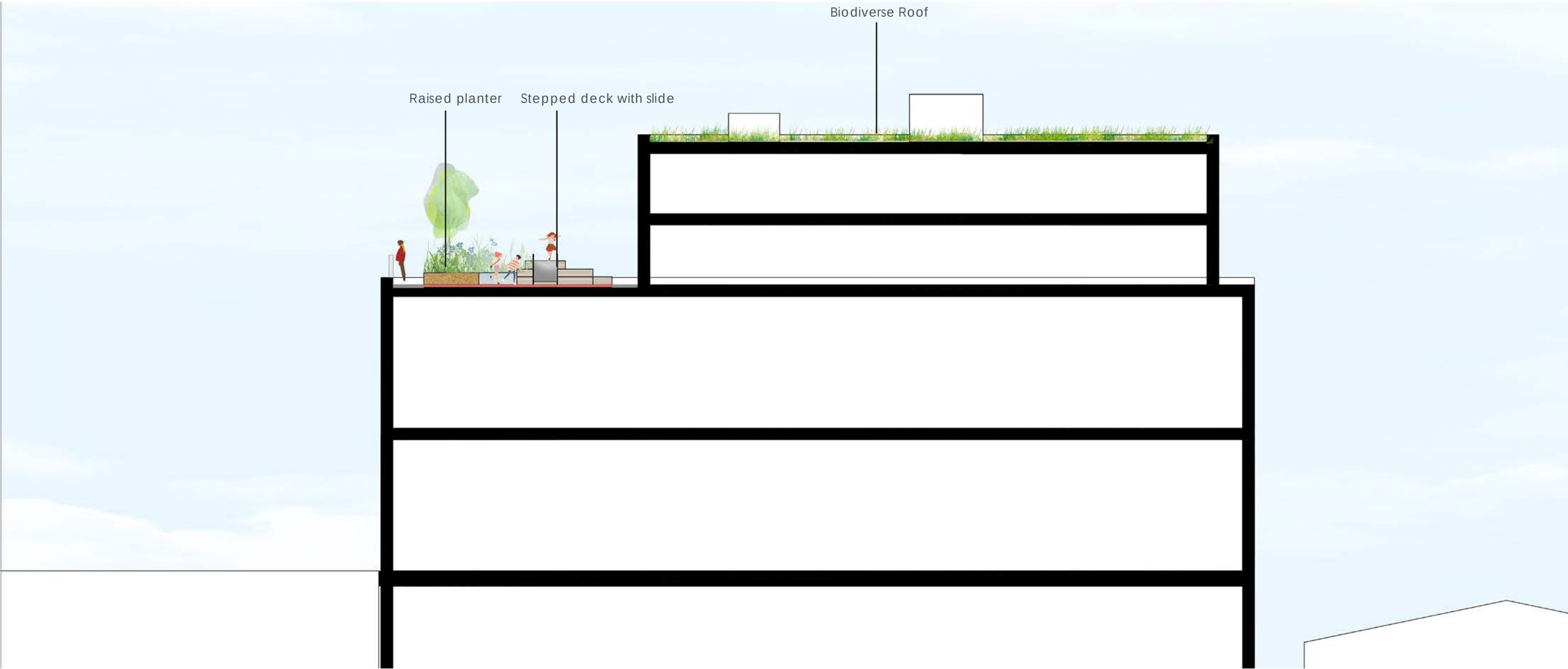


with sensory and seasonal planting

3.4 | Landscape Layout : Sections



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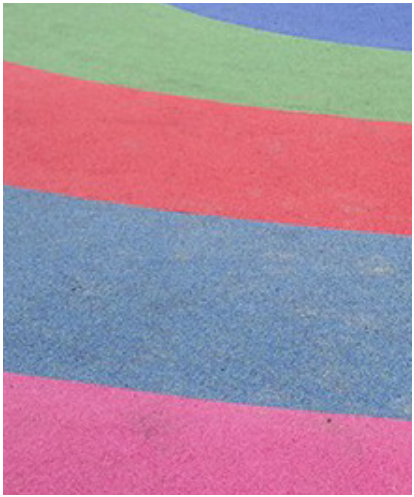
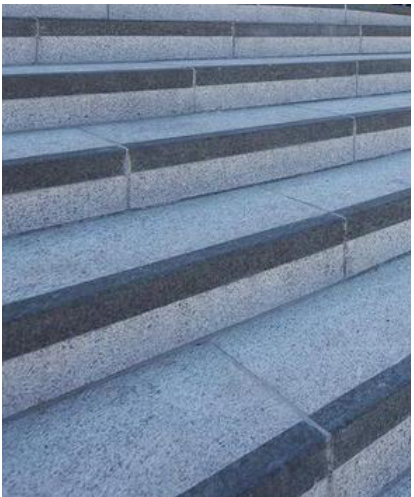


4.0 | LANDSCAPE STRATEGIES

4.1 | Paving Strategy

A robust palette of paving materials has been developed that helps create a distinct sense of place and setting for the buildings. The yard is paved in textured concrete setts designed to support service vehicles across the space. The material will be laid in different tones with trims and patterns to reinforce the geometry and entrances.

The defined play spaces will have safety surface below the equipment to the required fall zone depth. The raised garden to building B will have a combination of different types off porcelain plank paving to the perimeter and central area.



4.2 | Edge & Boundary Strategy



Raised planter to Hermitage road front



Perforated brick wall to northern boundary

4.3 | Planting Strategy : Ground level

The planting in the yard comprise ferns and grasses, which provide a variety of textures, with shade tolerant perennials adding colour and seasonal interest providing a sense of adventure through playful routes.



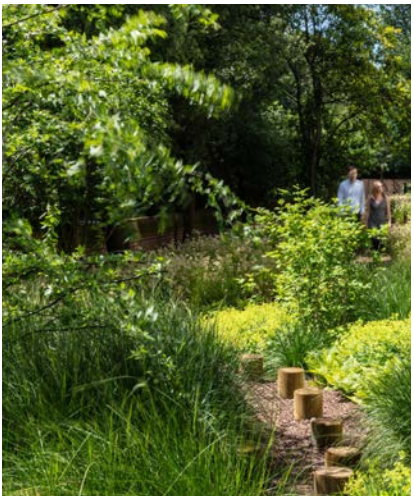
Liquidamber styraciflua



Amelanchier lamarckii



Ulmus 'Columella'



Mixed grass planting

4.4 | Planting Strategy : Upper levels



Biodiverse roof planting



Magnolia 'Leonard Messel'



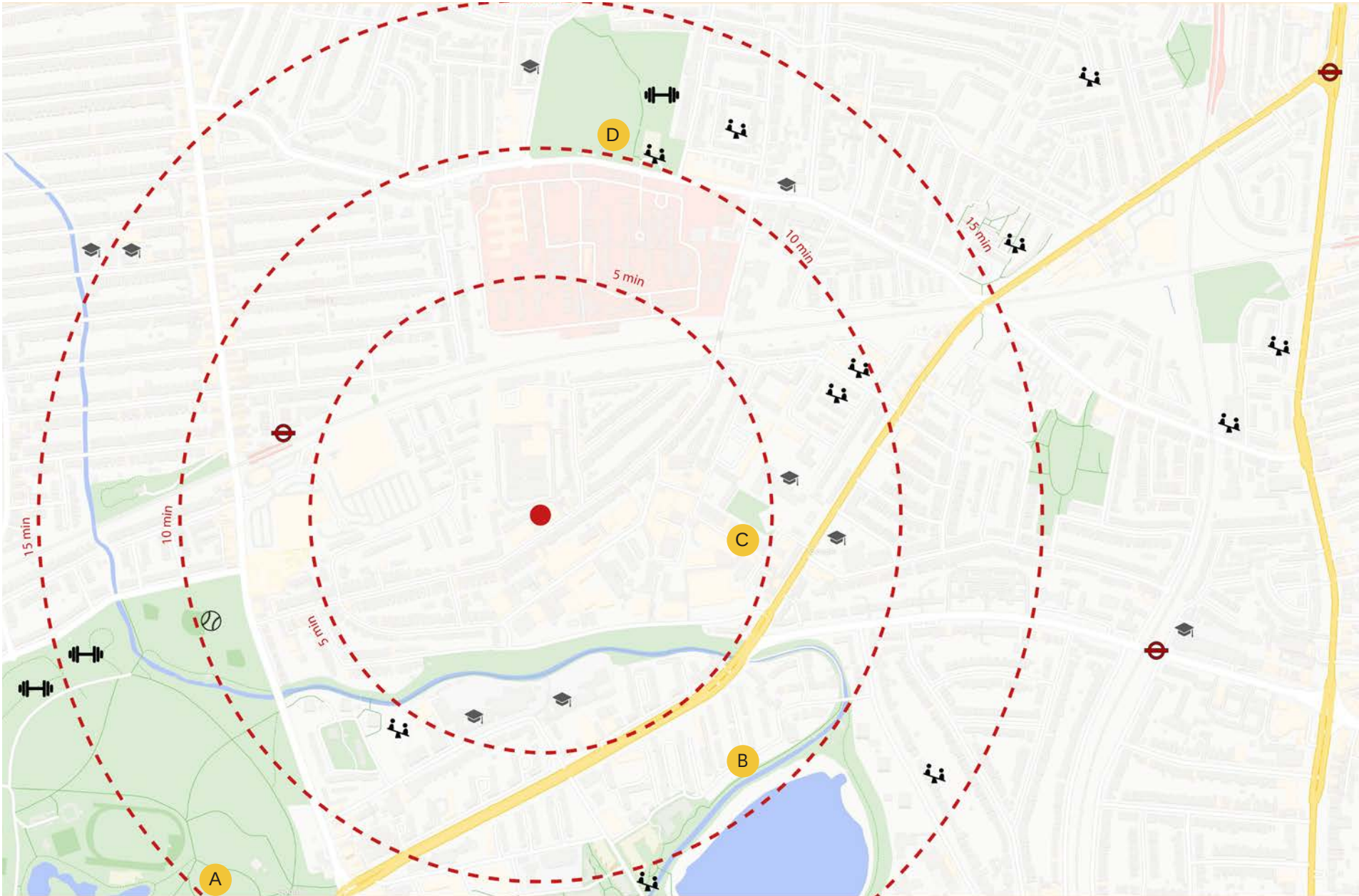
Acer sango-kaku

4.5 | Play Strategy

The play requirement has been calculated in accordance with the GLA guidance and requires a total of 144sqm. Omega A provides a combined area of 200sqm. The adjacent diagram illustrates the wider local play offer for older children's use.

Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	7.0	0.3	7.3
Ages 5, 6, 7, 8, 9, 10 & 11	4.8	0.2	5.0
Ages 12, 13, 14 & 15	1.4	0.1	1.5
Ages 16 & 17	0.8	0.0	0.8
18-64	125.2	12.6	137.8
65+	3.0	0.3	3.3
Total Yield	142.1	13.6	155.7

Play Space Calculator		
Total Children	14.6	
	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	145.8



- A Finsbury Park
- B Newnton Close Play
- C Tewkesbury Road Open Space
- D Chestnuts Park



Finsbury Park Play



Newton Close Play



Tewkesbury Road Open Space



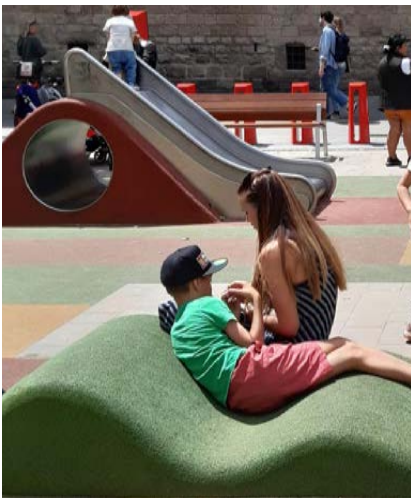
Chestnuts Park Play

4.5 | Play Strategy

Organised play is provided in the form an integrated playable area between Buildings B & C, defined by its banded safety surface.
The required 80sqm for doorstep play is accommodated at ground level, which includes some organised pieces of play that can be use by younger children.
Older children can also use the remainder area, such as the climbing wall, as well as the areas provided at the upper level.



- Ground floor play 0-5 years old
- Terrace play 5+ years old



4.6 | Urban Greening Factor

The Urban Greening Factor is 0.3. Whilst the guidance recommends an overall minimum target score of 0.4, There is a significant improvement on the existing condition. Native shrub and perennial planting are proposed to improve the site's biodiversity and to contribute to the quantum of local green space. In addition to planting, biodiverse roofs and permeable surfaces capture rainwater and contribute to the development's sustainable drainage design and mitigation of storm water flooding. Given different demands of space and use, it isn't possible to increase the plating area to improve the UGF.



Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	977.1	781.68	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature	0.8	110	88	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0	
Flower-rich perennial planting.	0.7	142.65	99.855	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	32	19.2	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	1617	161.7	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			1150.435	
Total site area (m²)			3780	
Urban Greening Factor			0.304347884	