



Contents

- 1. Introduction
- 2. The Site
- 3. Existing Buildings
- 4. Masterplan
- 5. Massing Development
- 6. Commercial Research
- 7. Programmatic Layout
- 8. Warehouse District, Architecture
- 9. Warehouse District, Architectural Spaces
- 10. Building Heights & Context
- 11. Materials & Façades
- 12. The Proposal
- 13. Perspective Views
- 14. The Courtyard and Yard Space
- 15. Landscape and Amenity
- 16. Accessibility Statement
- 17. Design Charter Response
- 18. Pedestrian & Cycle Links
- 19. Tall Building Statement
- 20. Waste Management Plan
- 21. Further Considerations
- 22. Arboricultural Impact Assessment
- 23. Residential Amenity / Overlooking
- 24. Biodiversity & Ecology
- 25. Communal Amenity Space
- 26. Protected View, Seven Sisters Road
- 27. Conclusions

Appendix



Omega Works viewed from Hermitage Lane

1. Introduction

Introduction

This Design and Access Report has been prepared by The DHaus Company Ltd, on behalf of CPGF Ltd in support of a planning application at Omega Works, Hermitage Lane.

Contents of this report

This report responds to the requirements of the GDPO for future planning applications to be accompanied by a Design and Access Statement that explains:

- a. The design principles and concepts that have been applied to the proposed development;
- b. How issues relating to access to the new development have been dealt with

The Site

Omega Works B, Hermitage Lane, is a site that comprises two buildings - The Omega Works building is a commercial building that shares its facade with its neighbour. International House is a stand alone commercial building with a saw toothed roof (with asbestos). This report looks at the opportunities within the existing buildings for the creation of new commercial space and dwellings.

Proposal

This proposal is for the retention of the existing building façades along with the partial demolition of the site to create a new mixed use scheme with six storeys of residential and commercial accommodation.

The proposed development shall link with the existing context, create physical links to the wider area and comply with all relevant legislation.



View of the site from Hermitage Road



The existing North light roof of Omega Works

2. The Site



2. The Site

The Application Site

Omega Works is a site with a rich history.

The site, which expanded significantly during the 1910s and 20s, actually began life as a factory that was in industrial use for a large portion of the 20th century. Notably in 1935 the site was the home of the Challen piano factory, and it was here that the then world's largest piano was made, measuring at 11 feet 8 inches and weighing over one and a quarter tons. This record was held until earlier this century. Footage actually exists within a Pathe newsreel of this piano being played.

Soon after, the factory changed its output when it became the main site of production of HK furniture, one of London's uppermost manufacturers of high-end modernist interior chairs, sofas and chaise lounges.

Such was the importance of HK Furniture for the area (as an employer of status in Haringey) that the company's archives are now kept at Bruce Castle Museum Archives.

HK Furniture closed their operations on the site in 2004. Since this date, Omega Works has been subdivided by the handful of landlords who own the site.

There have been a variety of uses taking place in the years since. Current uses include sash window manufacturers, a mechanics workshop, an arts/project space and a workshop that constructs film sets.



The full extent of the Omega Works site shown in yellow with the application site shown in red

2. *The Site*

Hermitage Road

Cartographic evidence has shown that there was little development in the area of the until the later 19th century. Hermitage Road was not defined as such until the late 19th century, being developed as a track following earlier field boundaries to connect Green Lanes with St Ann's Road.

Hermitage Road is a quiet road with a mix of residential and commercial buildings.

Away from Hermitage Road, the area is close to Finsbury Park, featuring children's playground areas, football pitches and several tennis and basketball courts, Finsbury Park caters for both children and adults.

Local bus routes run along Green Lanes and Seven Sisters Road which are both nearby.



Omega Works from Hermitage Road

2. The Site

Site Ownerships

Omega Works comprises three different land ownerships. For the purposes of this document, we will refer to each of the sites as Omega Works A, B and C respectively:

1. Omega Works A - owned by MajorLink, seeking to develop their site in collaboration with vPPR Architects
2. Omega Works B - owned by CPGF Ltd, seeking to develop their site in collaboration with The DHaus Company
3. Omega Works C - Owned by Jacqueline Hancher, not currently seeking to develop the site



3. Existing Buildings



3. Existing Buildings



3. Existing Buildings

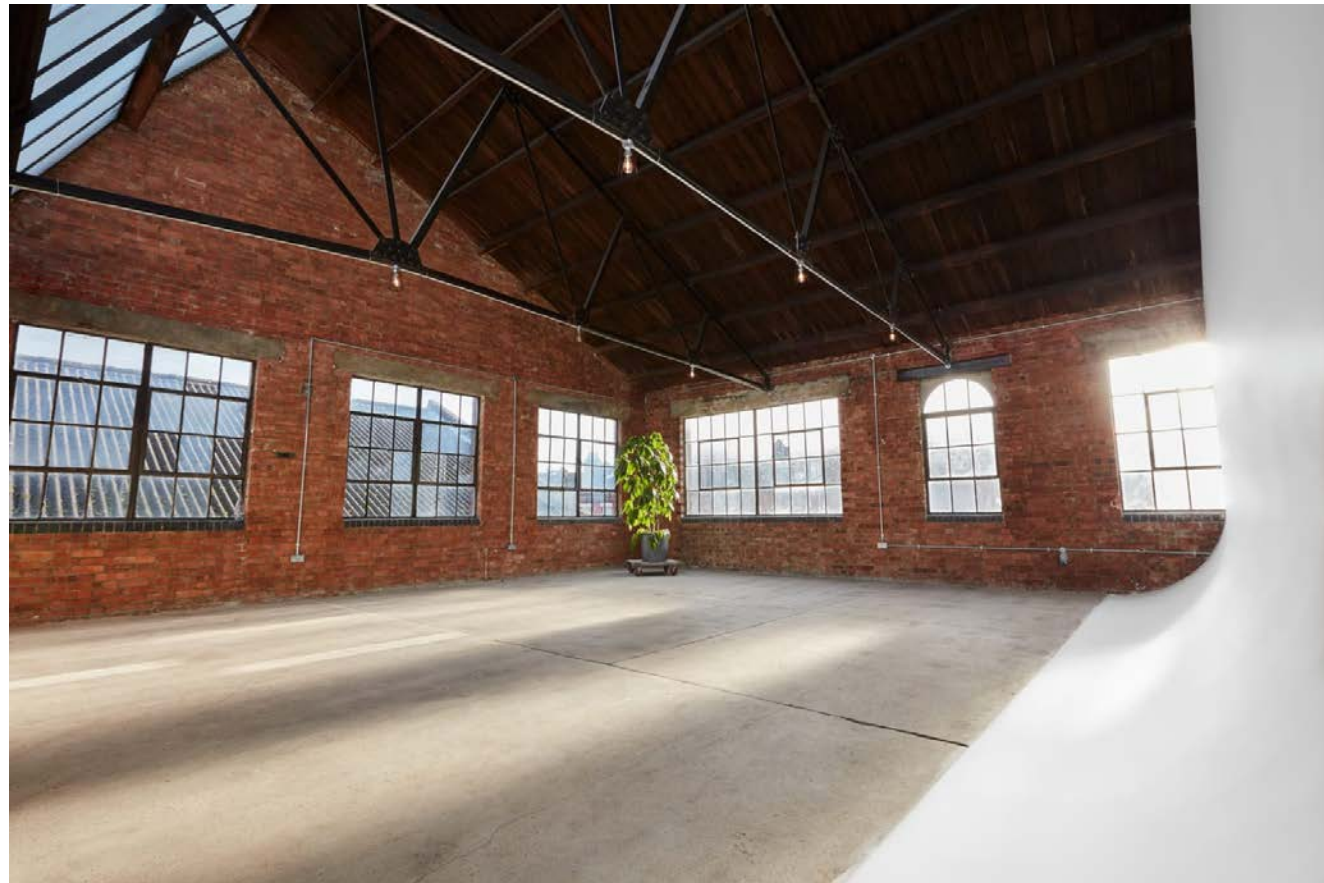
The Existing Main Warehouse

The current use of the main warehouse area is as a luggage storage for a single company. The main portion of the warehouse that is in use consists of storage space for stock that the company sells along with supporting ancillary spaces.

The site accommodates 1-2 employees on a full time basis.

The First Floor Commercial Tenants

At present the first floor commercial space is occupied by a film and photography studio, Monolith, who lease the space from the landlord.



3. Existing Buildings

Existing Site, External Areas

Large parts of the site are never used and have been left abandoned, as can be seen from the photographs below. Storage containers and waste is scattered around the area and asbestos is present in some of the building fabric.



3. Existing Buildings

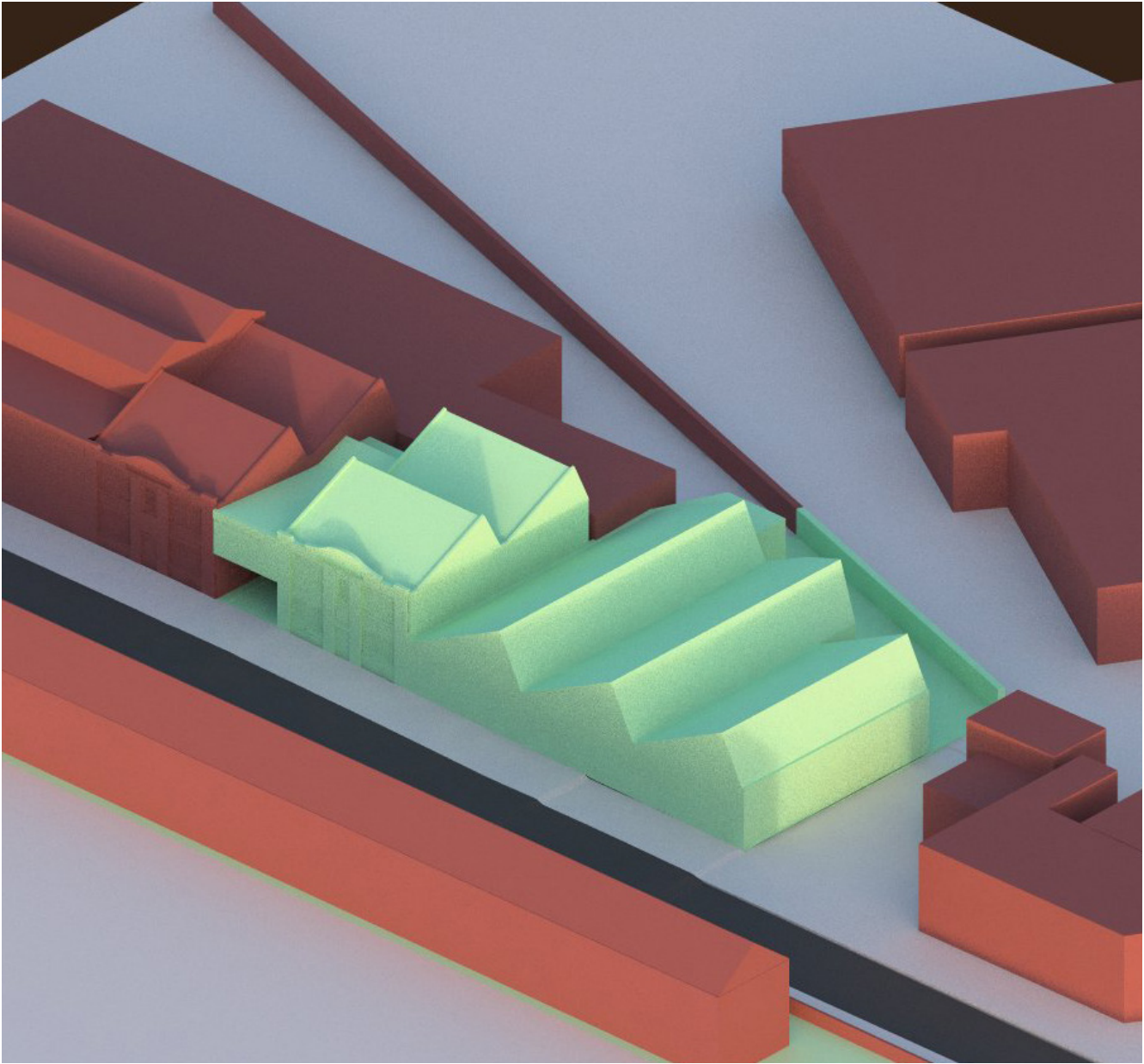
Existing Massing

The buildings of Omega B consist of 1 and 2 storey industrial units, with Industrial warehouse façades and a saw tooth roof design.

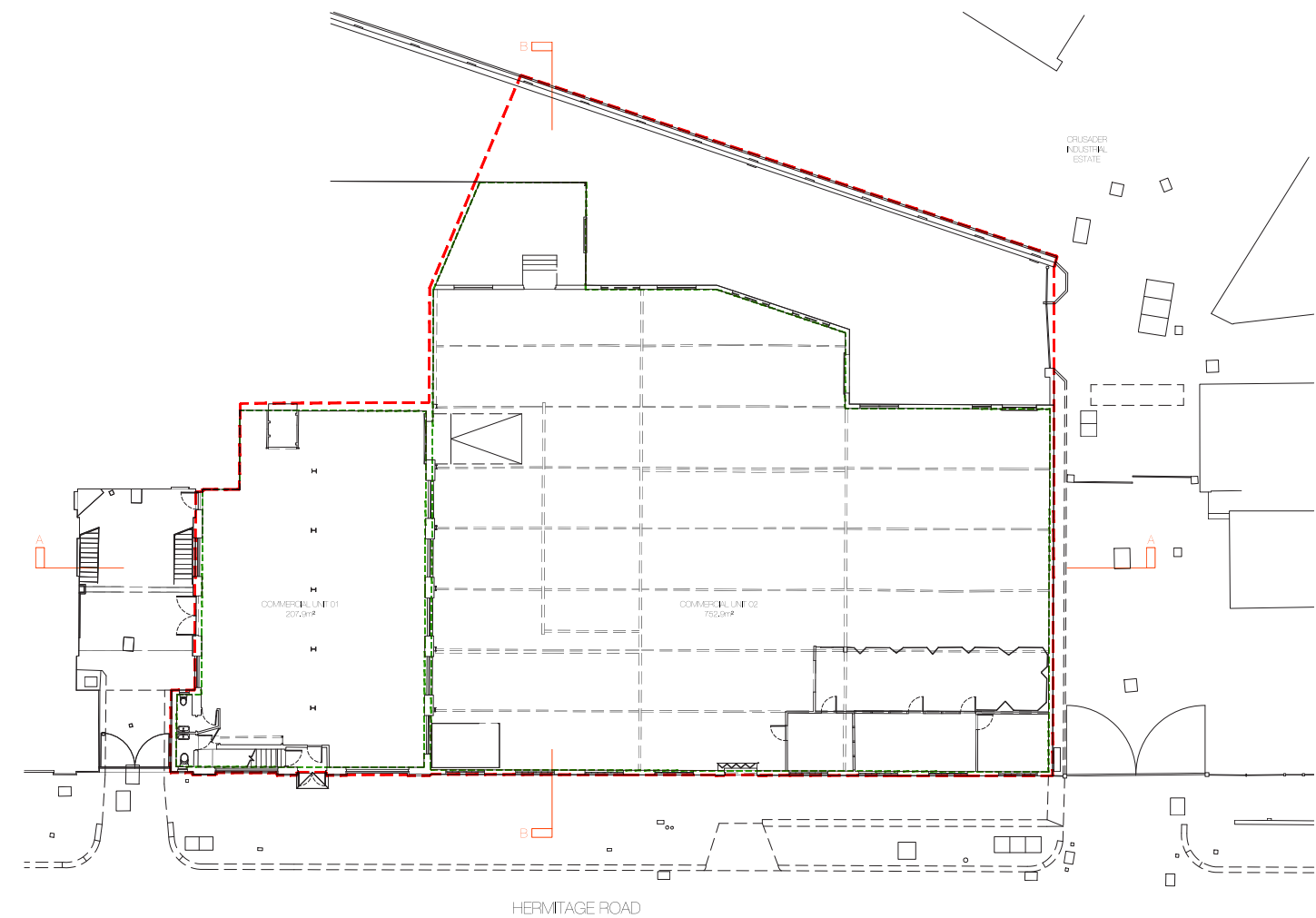
Existing Area Schedule

An existing area schedule is shown below, the internal area is currently split between 3 commercial units, as detailed below.

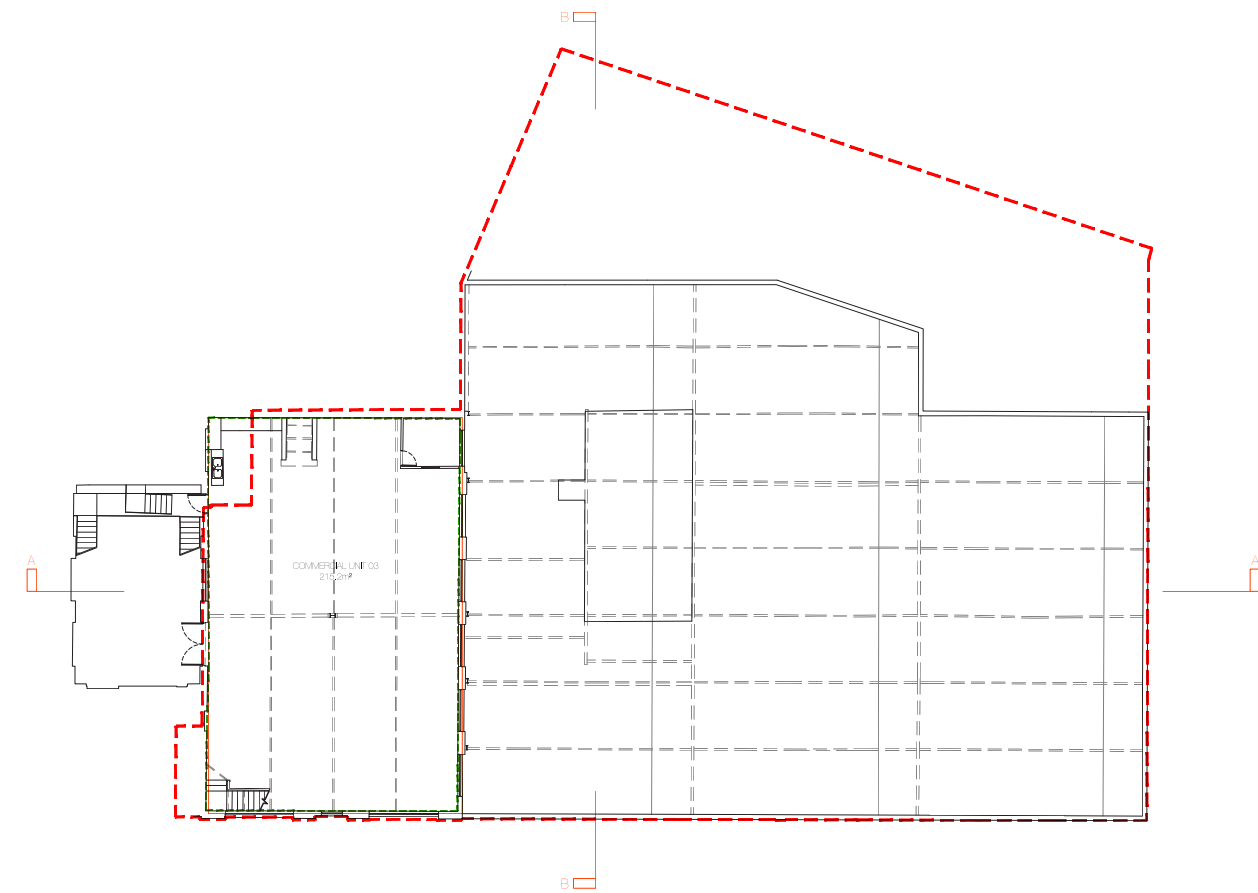
UNIT	TYPE	AREA (m²)
UNIT 01	COMMERCIAL	207.9m²
UNIT 02	COMMERCIAL	752.9m²
UNIT 03	COMMERCIAL	215.2m²
<u>TOTAL:</u>		1176.0m²



3. Existing Buildings

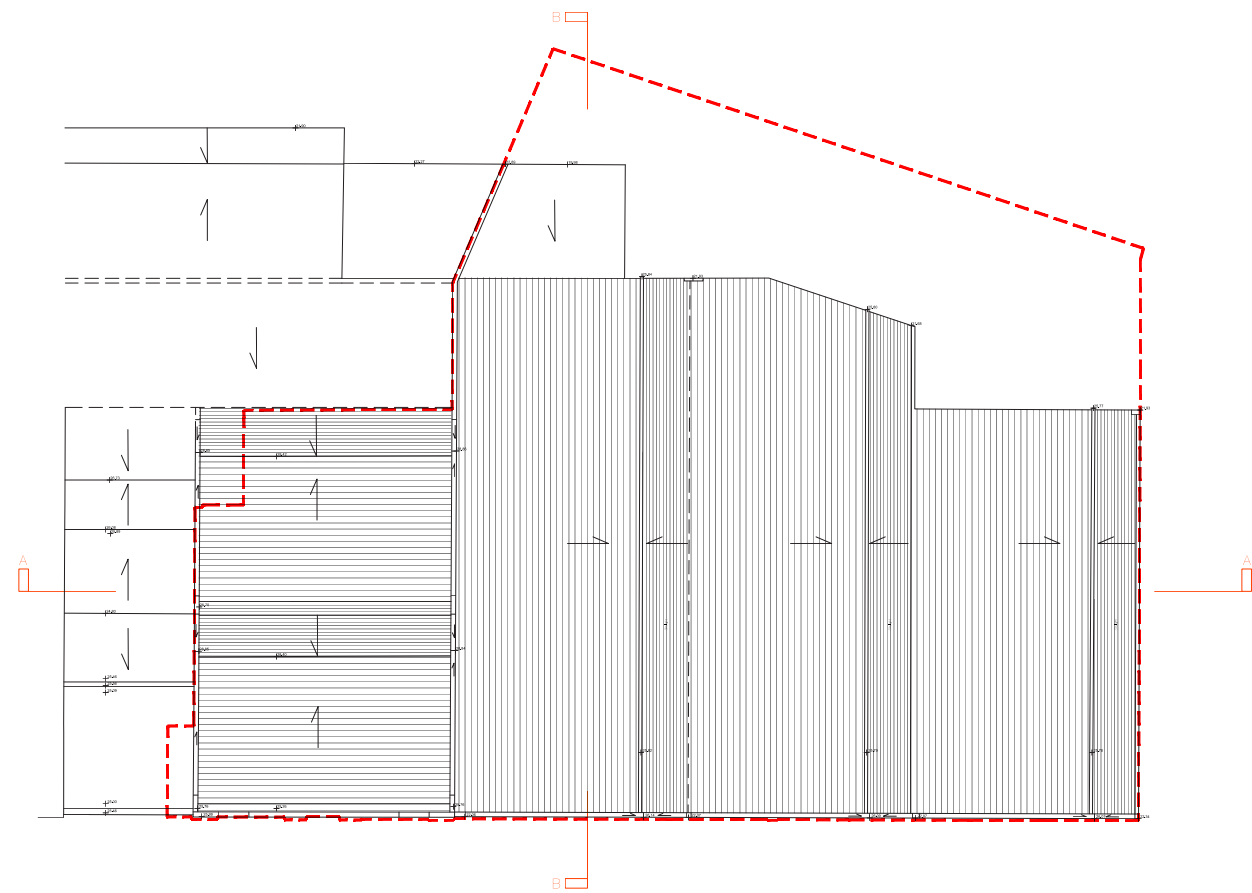


Ground Floor Plan



First Floor Plan

3. Existing Buildings



Roof Plan

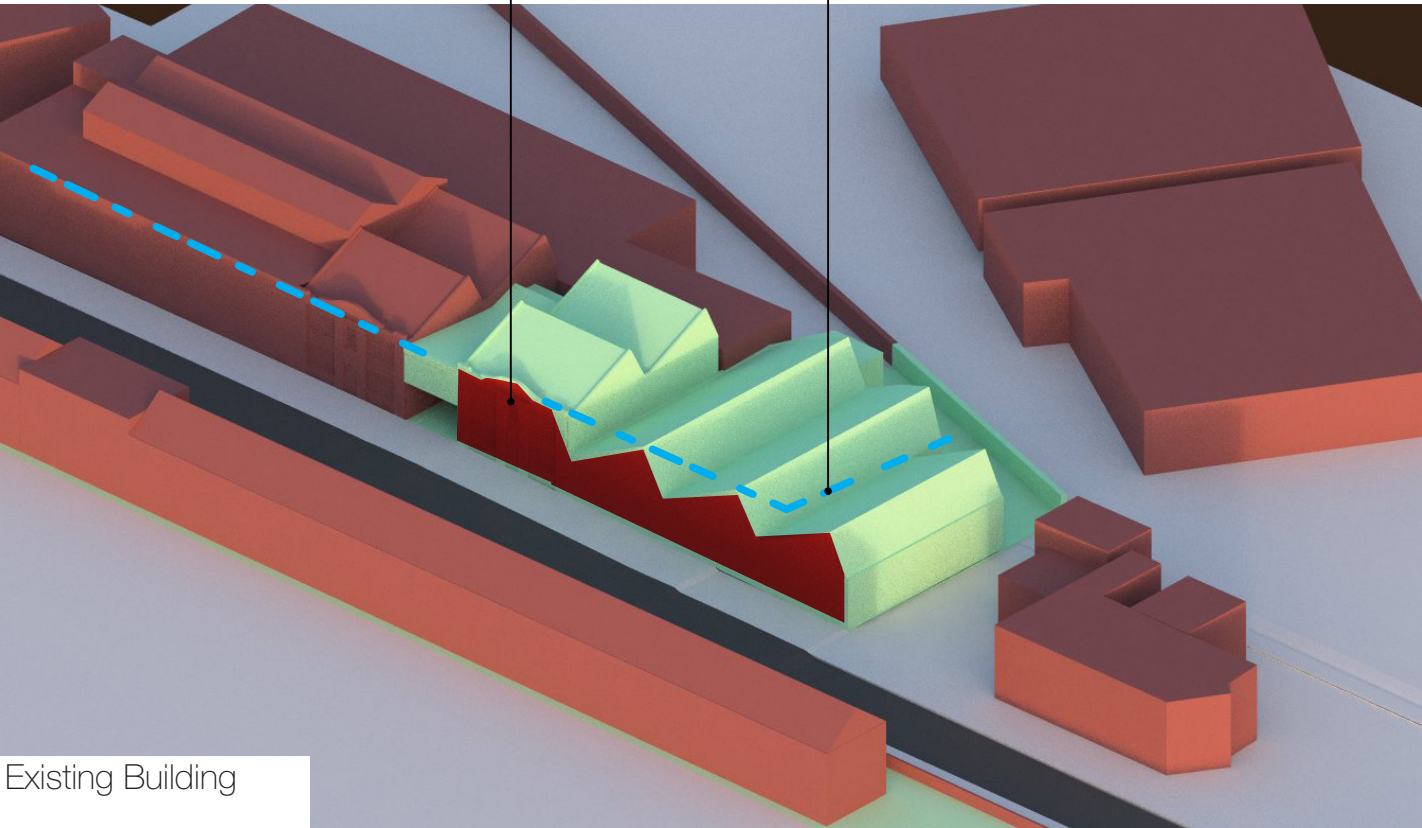
3. Existing Buildings

Key Characteristics

Key features of the site we want to retain are preserving the building line and the historic facade Create views and new access through the site Potential for increased massing

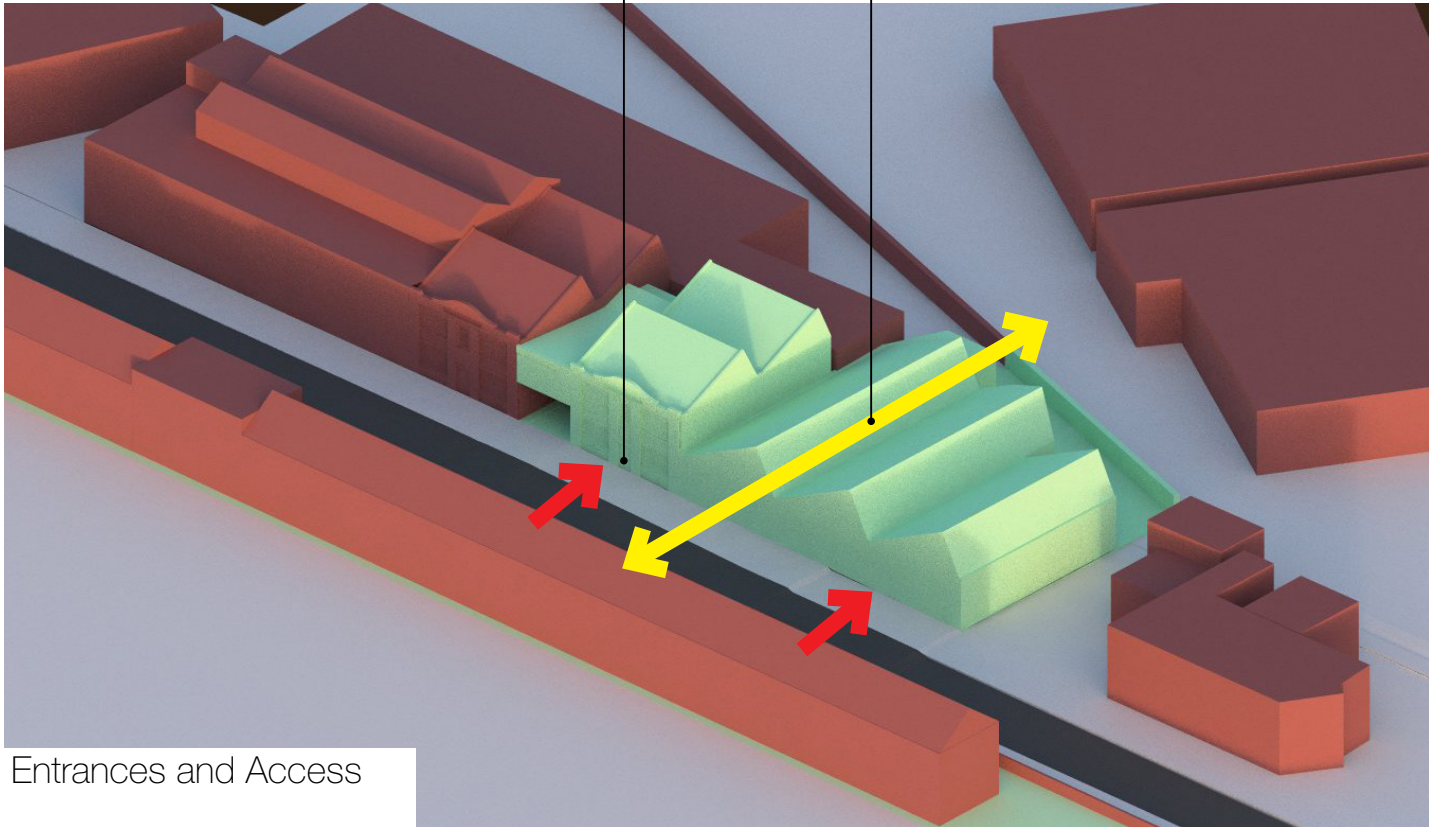
Preserve the existing facade that runs between separate ownerships

Work with established building line along Hermitage Road

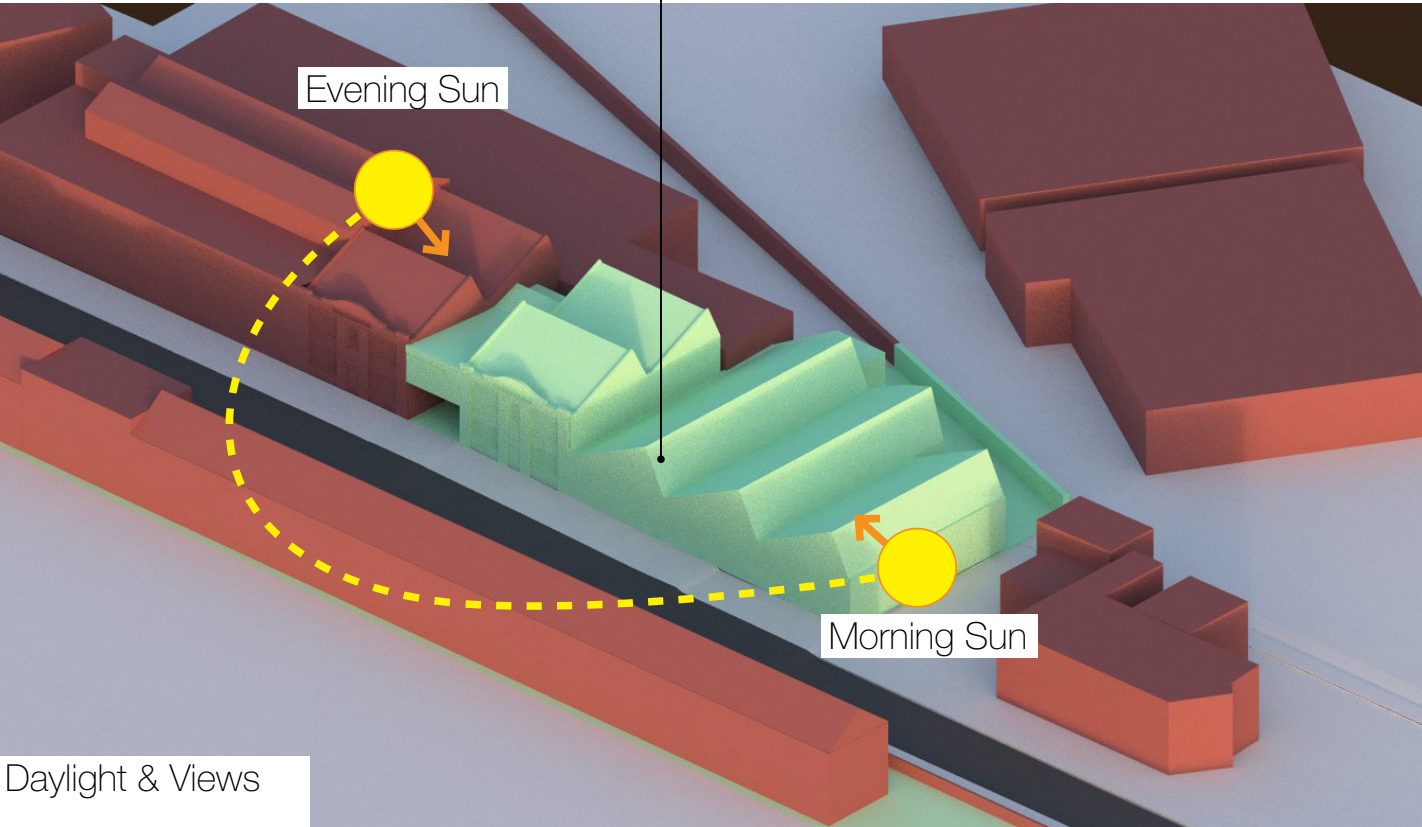


Primary Entrances along Hermitage Road

New link through site to link with wider area



Protect Rights to Light of neighbouring properties



4. Masterplan



4. Masterplan

The Haringey Warehouse District

Historically the industrial buildings were used as furniture, sweet and textile factories, amongst other industries.

Over the last fifteen years, many of these factories have organically been converted into live/work warehouse living. This has led to the creation of the Haringey Warehouse District and Warehouse Living Policy DM39, which promotes ways in which these industrial spaces can continue to support creativity by providing new forms of communal living and working.

Haringey Warehouse District comprises a series of industrial estates, mostly surrounded by largely residential areas of Haringey. The Haringey Warehouse District is characterised by brick warehouses of different scales arranged in an ad-hoc manner. Leftover spaces in between the large warehouse blocks create interesting external amenity space today.

The site allocation for Omega Works is SA32, which includes other sites as well. 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. There are other nearby Warehouse District sites (SA33, 34 and 35) nearby which also must be taken into account.



Aerial view of the Warehouse District

4. Masterplan

Policy DM39

As part of the wider masterplan for the area we have considered the impact of Policy DM39, related to warehouse living.

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.

Existing Urban Typology

The existing warehouse district is characterised by, a series of linear blocks that are arranged in a packed manner in respect of the irregular sites they occupy.

Long linear warehouse blocks line the streetscape of the district and this creates organic and irregular external spaces created from the leftover spaces between the warehouse blocks.



Omega Works A & B

4. Masterplan

Warehouse District Site Allocations

The warehouse district as a whole is split into six separate site allocations grouped either side of Hermitage Road, which the area centres around.

To the North of Hermitage Road sit three sites:

- **SA30 Arena Design Centre**
Mixed use site including:
Commercial and Warehouse living
- **SA31 Crusader Estate**
Commercial / light industrial
- **SA32 Omega Works**
Mixed use site including:
Commercial, residential and Warehouse living

To the South of Hermitage Road sit a further three sites:

- **SA33 Vale / Eade Road**
Industrial with limited live/work.
- **SA34 Overbury & Eade Roads**
Warehouse buildings, with residential occupancy in parts
- **SA35 Seven Sisters & Tewkesbury Roads**
Mix of sui generis (car repair) use and mixed use/retail use.



Site Allocations in the Warehouse District

4. Masterplan

Existing Warehouse & Public Realm Typology

The area is characterised by a series of linear blocks that are arranged irregularly to fit onto the sites on which they sit.

These linear blocks form large warehouse buildings that front onto the street or spaces onto which they sit

In terms of the public realm around the district, they are the result of the leftover spaces around the warehouse buildings and as such these spaces are irregular in form and do not conform to typical urban realm design found elsewhere in the borough.



4. Masterplan

Masterplan Framework Approach

To understand how best to approach our own site, SA32A, we have developed a masterplan proposal for the wider area alongside vPPR that takes account of Policy DM39: Warehouse Living of the Haringey Development Plan DPD.

The key principles of the masterplan proposal are as follows:

1. IMPROVED ACCESSIBILITY

The proposed framework takes into account the layout of the existing buildings and looks to improve the access and connections between the sites in the Haringey Warehouse District. A route connecting the sites, shown in orange is proposed. This route would be a pedestrian and cycle route.

2. INTENSIFICATION OF EMPLOYMENT

Taking into consideration the lawful planning uses on the site, the proposal provides additional and diverse employment opportunities on the sites by increasing the area of commercial space. A mix of unit sizes will cater for large organisations, alongside flexible working for start ups and individuals.

3. GREEN BUFFER ZONES

Between each of the three sites to the North of Hermitage Road (SA30, SA31, SA32), a green buffer zone is proposed, extending the green embankment to the west, across the site and inviting it into the warehouse district. This will promote biodiversity and create new external amenity spaces.

4. PROVISION OF RESIDENTIAL ACCOMMODATION

In line with Policy DM39, as the commercial sites are densified, high quality residential accommodation will be provided to support this growing community of creative industries.

5. IMPROVED STANDARD OF LIVING

It is proposed that where warehouse living units already exist (for example, on site Omega Works A), warehouse living units will be reprovided. The standard of this accommodation will be improved with regard to thermal control, robustness of construction, quality of amenity spaces.



Proposed site linkages between the Warehouse District

4. Masterplan

Masterplan for SA30, 31 and 32

The masterplan proposal for the sites North of Hermitage Road has been developed in greater detail taking into consideration the guidelines from the Site Allocations DPD for the Haringey Warehouse District and our aspirations for the wider area:

SA30 - Arena Design Centre

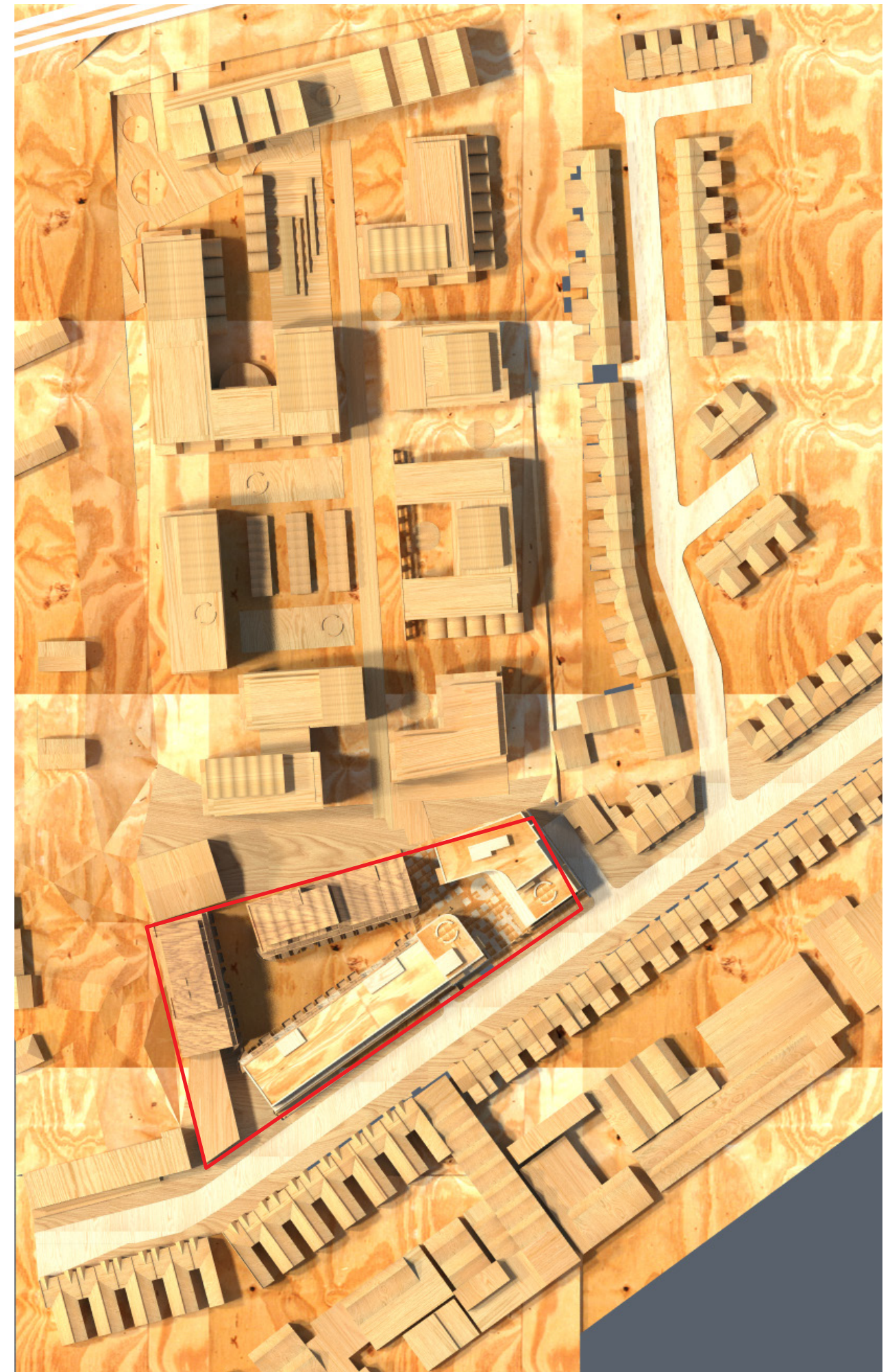
SA31 - Crusader Estate

SA32 - Omega Works

The development guidelines for each site have been consulted on and a broad strategy to fulfil these requirements is proposed.

Please note that sites outside of the application site are included for the purpose of creating an indicative masterplan. The massing shown on these sites outside of the application site are not part of this application nor actual propositions. They are indicative only.

The key design principles are explained on the following pages:



Conceptual Massing showing potential massing for the area develop, with Omega Works being the first site to come forward for development.

4. Masterplan

Masterplan in detail

1. NEW WAREHOUSE DISTRICT MASSING

The new block massing reference the existing warehouse typologies, larger generous public and semi private spaces are formed in the in-between spaces between these new buildings.

Alongside permanent structures we envisage temporary maker spaces and markets suitable for public events, small start up workshops and small businesses that will retain the vibrancy of the existing warehouse district and encourage more businesses to both come to and remain in the area.

Larger structures can accommodate both smaller units or larger organisations

Maker spaces / market (semi permanent)

Key:

- Block massing
- Temporary / meanwhile structures



4. Masterplan

Masterplan in detail

2. CIRCULATION AND WIDER NETWORK

A central route through the masterplan starts in the Omega B Courtyard and is intended to form a new North / South link across the three sites.

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

Key:

→ Primary Routes

→ Secondary Routes

Links below railway tracks to the St Ann's Hospital

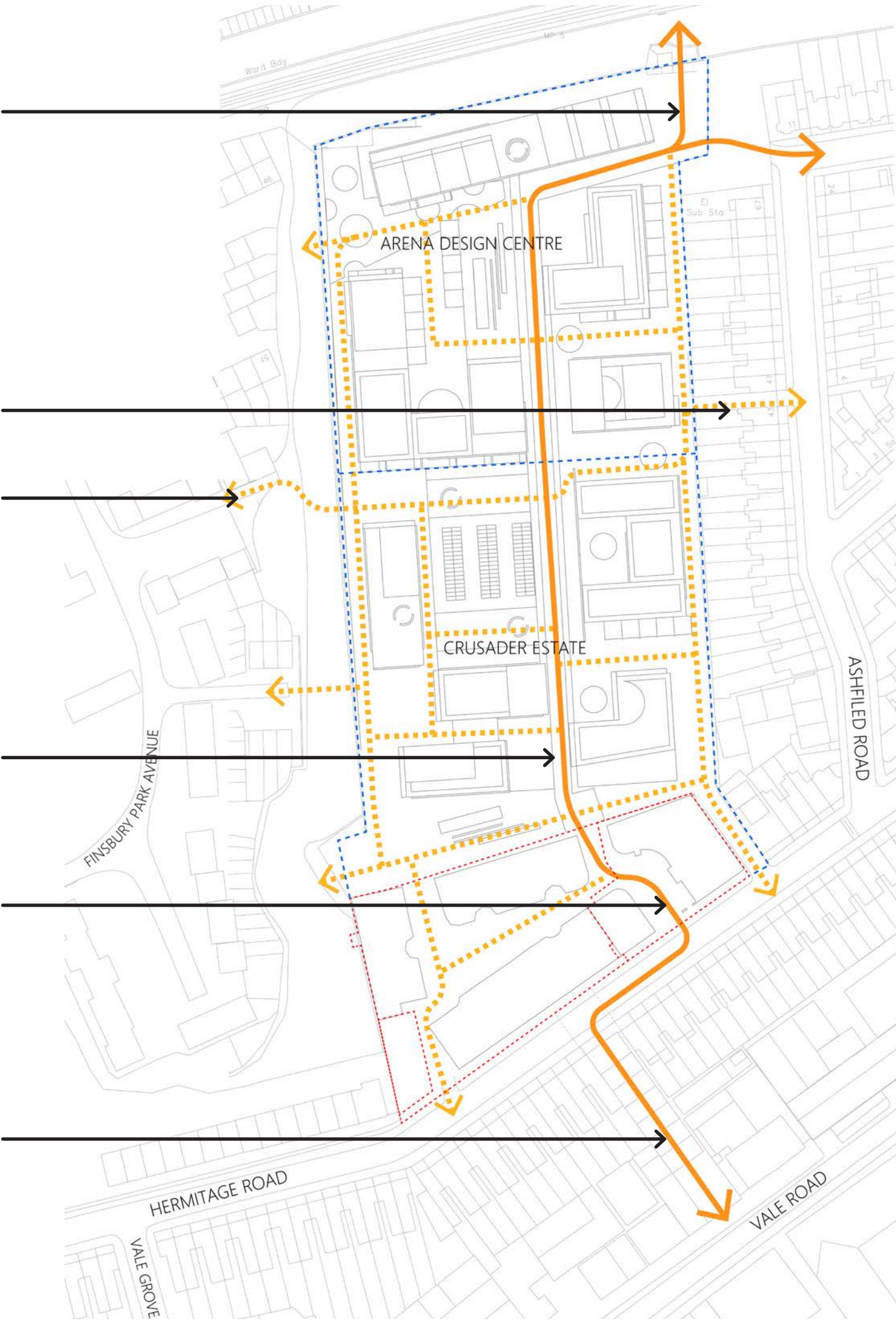
Enhanced link to Ashfield Road

New link to Finsbury Park Avenue

New central link through the Masterplan

Main link runs through Omega Works B

North South link to Vale Road



4. Masterplan

Masterplan in detail

3. NEW GREEN SPACES & ECOLOGICAL CORRIDOR

A network of green public and semi private spaces is proposed

These green spaces link both with new parks formed through the masterplan and link with the existing embankments to the North and West of the sites. The embankment to the West has been identified as a site of importance for nature conservation (SINC).

Key:

- New central route
- Public green space
- Semi-private courtyards
- Existing green embankments

- The existing embankment to the North is enhanced and linked to the wider area
- New public green space
- New public green space
- Semi-private open spaces formed around new massing
- New central link through the Masterplan sites
- New public green space separated Omega Works and Crusader Sites
- The existing embankment to the West is enhanced and linked to the wider area
- New public space with green elements inside Omega Works A & B



4. Masterplan

Masterplan in detail

4. INDICATIVE BUILDING HEIGHTS

The indicative building heights take consideration of the existing residential buildings along Hermitage Road and Ashfield Road with the tallest buildings stepped away from the existing homes here as much as possible. Towards the North, where there are less residential properties there is a greater opportunity to add height without causing disruption.

Within the new courtyard spaces 1-2 storey structures are proposed

Key:

- 8 + Storeys
- 6 Storeys
- 4 Storeys
- 1 - 2 Storeys

Low level buildings within the courtyard spaces

Larger buildings set away from Hermitage Road

Tall mass set back from Hermitage Road



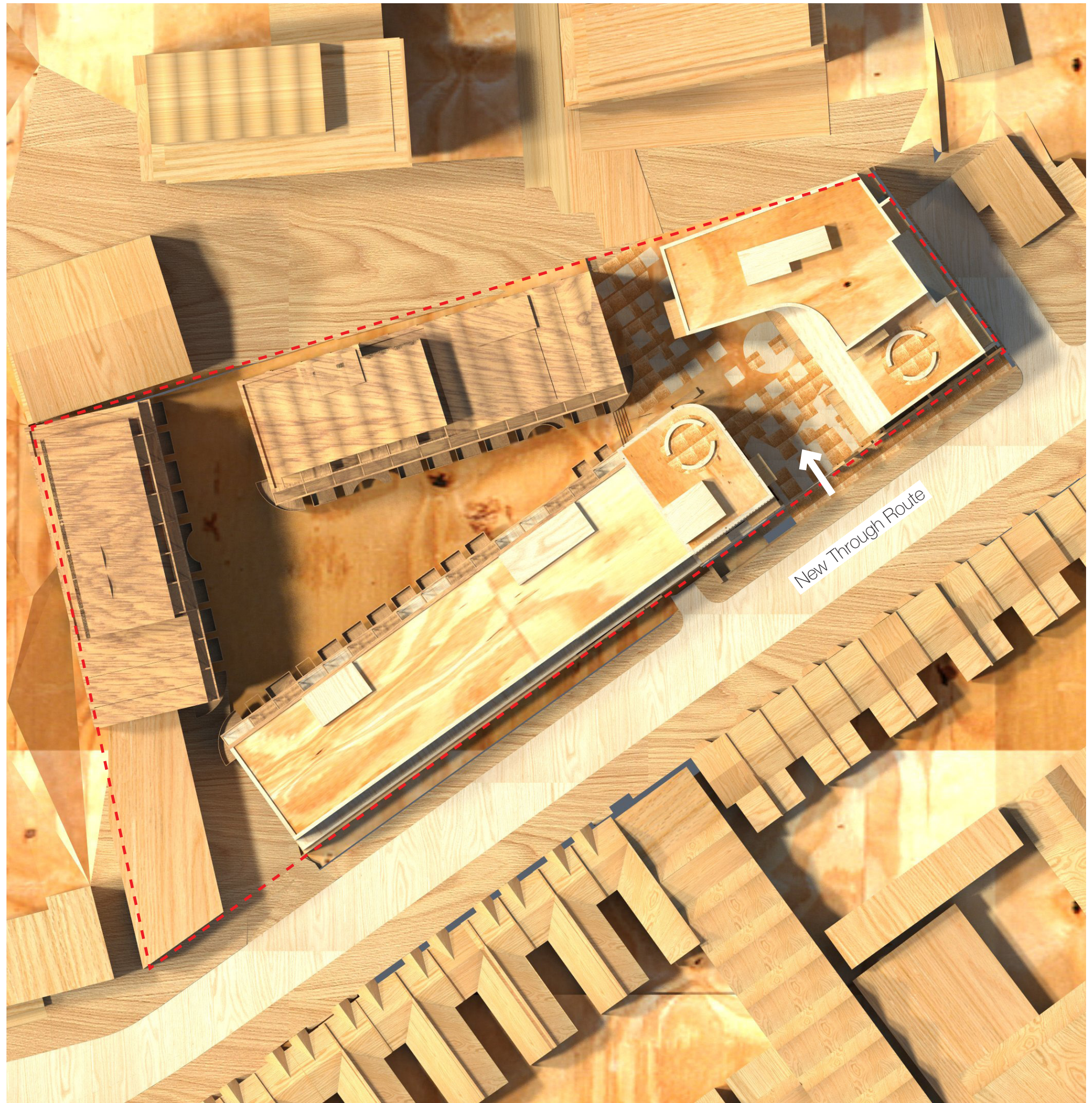
4. Masterplan

SA32 - Omega Works

The following sections detail key linkages through the Omega Works site that will facilitate the development of the masterplan as detailed above.

New Pedestrian Access

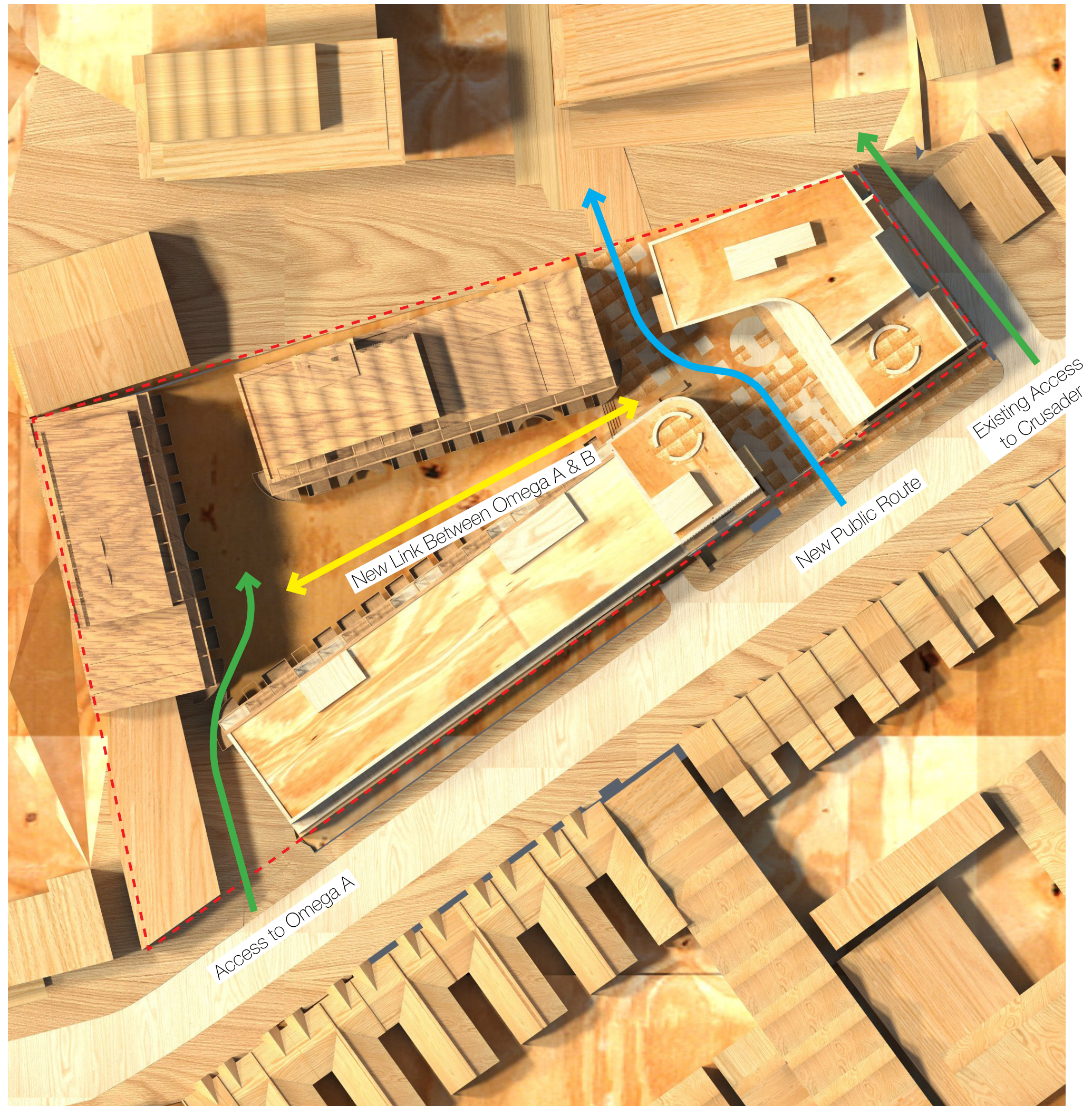
A new central route through the Omega Works site creates a pedestrian and cycle route through the site that subsequently links to a new internal courtyard and the wider area to the North and South.



4. Masterplan

An Open and Linked Site

Entrances at either end of the site along with a central linked courtyard space help to create additional pedestrian only access points to the site inviting people into the site rather than being restricted to Hermitage Road only.

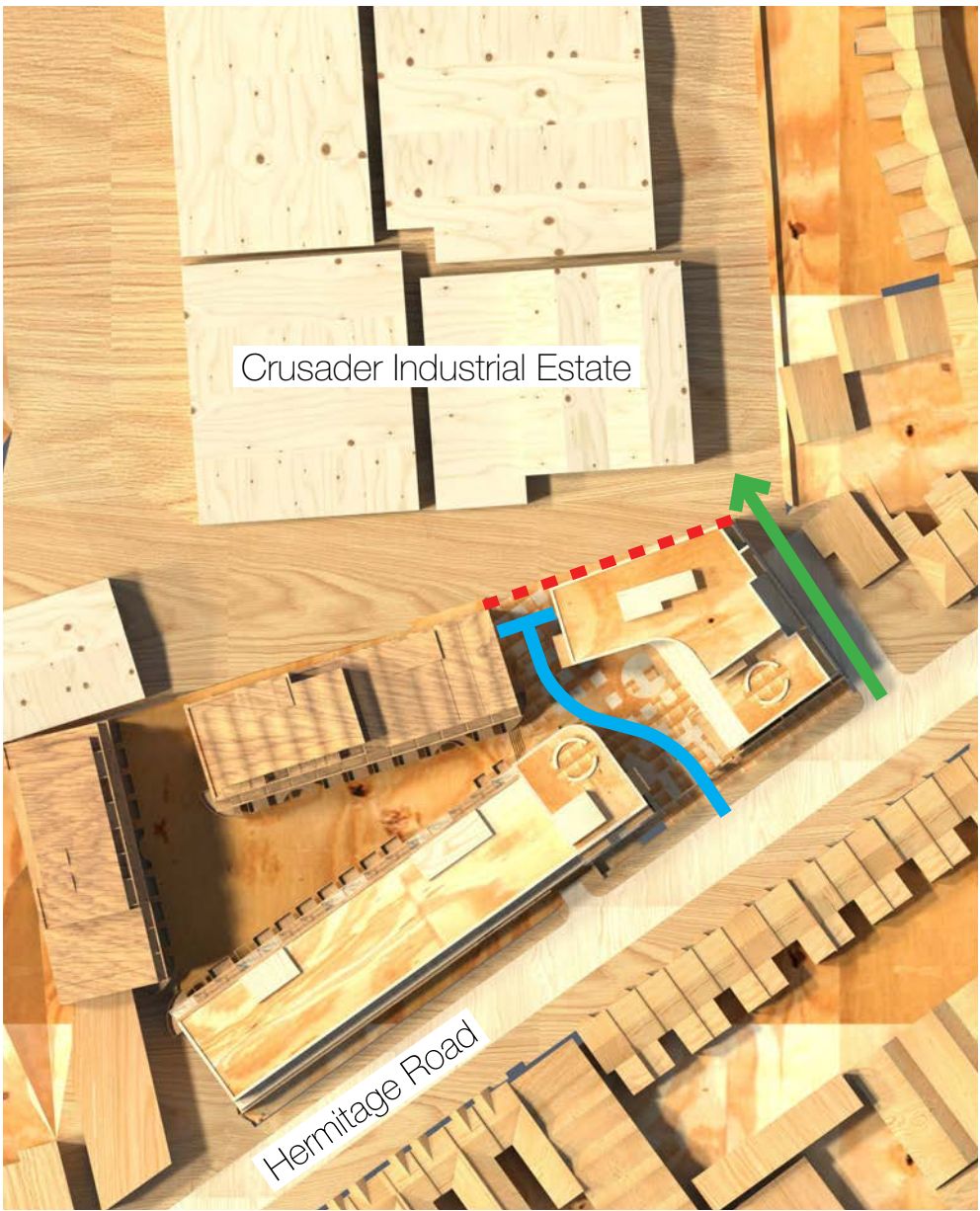


4. Masterplan

Designing for Future Development of the Crusader Site

Whilst it is envisioned that the extent of the Haringey Warehouse District will develop over time, with Omega Works being the first site to come forward as part of the Masterplan for the area, the proposed scheme will need to respond and work alongside both the existing and proposed site layouts of the adjacent development sites.

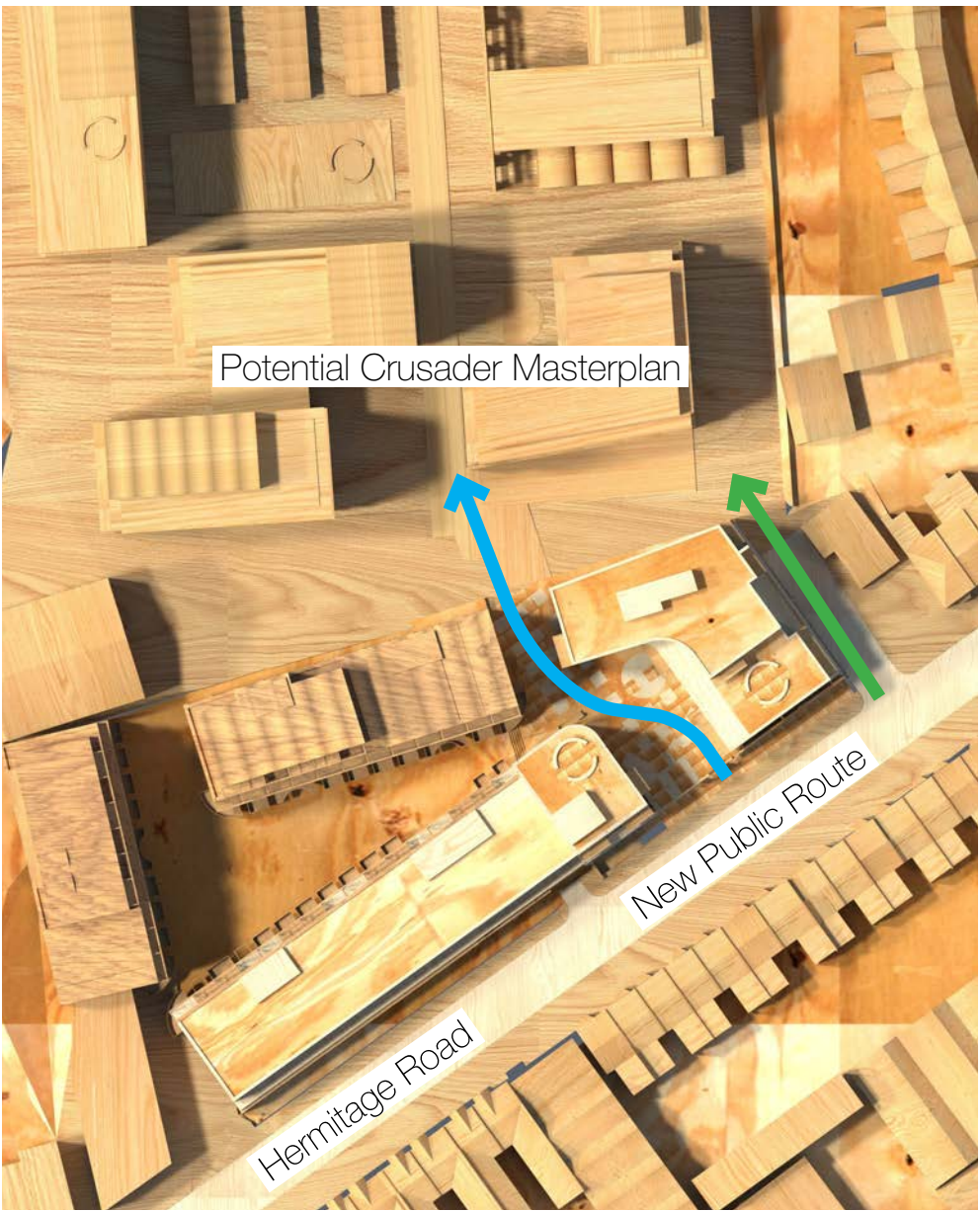
Particularly relevant is the Crusader Site and how this will react to the new public route through the Omega Works Site.



Crusader - As Existing

With the Crusader site as existing, the new public space and route through Omega Works B would terminate at the existing boundary with Crusader.

As detailed within the transport report and later within this report, all deliveries and access to Omega Works B can take place directly from Hermitage Road ensuring that the Crusader Site can continue to function without interference from the proposals on the Omega Works site.



Crusader - In Future

As per Haringey's Site Allocations Policy, the Crusader Site is subject to potential future development. In preparing our masterplan for the area we have anticipated that new North / South links would be created between the Omega Works and Crusader sites, with the new public route that we propose through Omega Works B forming the primary access route.

5.0 Massing Development



5.0 Massing Development

Massing Development

The development of the scheme started with the idea of retaining the warehouse façades of the existing buildings of Omega Works B.

From here we aimed to insert a new regular and larger mass behind the façades that interacts and responds to the existing architecture. The diagrams opposite summarise the design process.



01. Existing Massing



04. New Mass Behind Retained Façades



07. Articulate The New Massing With An Ordered Grid That Intersects



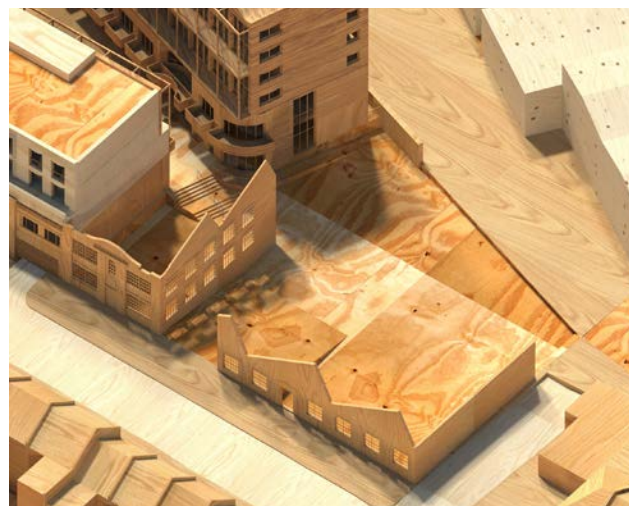
02. Retained Façades & Demolition



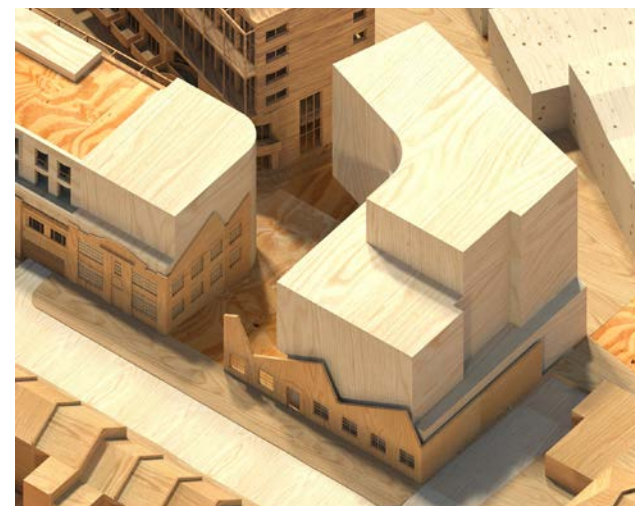
05. High Level Massing



08. Balconies, Railings & Gates



03. A New Route Through The Site



06. Step The Facade And Soften Edges



09. Green Roofs & Communal Gardens

5. Massing Development



5. Massing Development

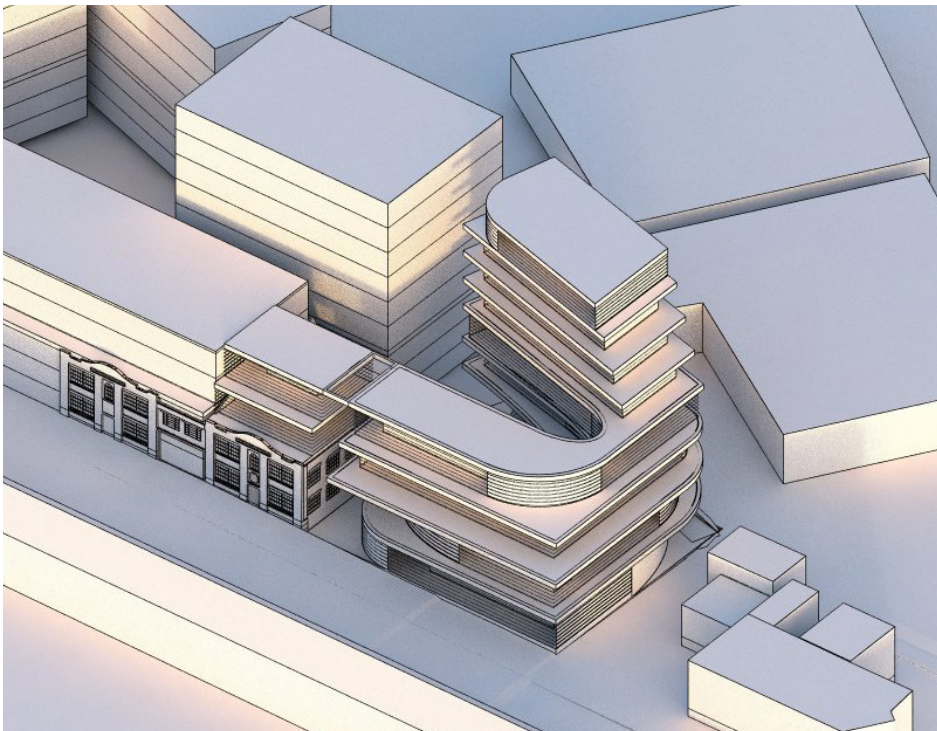


5. Massing Development

Changes during the Pre Application Process

We have been working closely with Haringey Council for the best part of two years on this proposal and during that time a number of design iterations and ideas have been developed to reach the final proposals detailed within this report.

Three key massing models are shown below which illustrate the schemes development, to increase the size of the courtyard, reduce the overall height of the buildings and improve upon the proposed architectural treatments.



Initial Scheme January 2022

Here only the original Omega Works building was to be preserved with a new building occupying the rest of the site and including a public walkway through the site



Initial QRP Scheme September 2020

The Courtyard space was widened with a more detailed architectural treatment shown



Revised QRP Scheme July 2021

Following feedback from the QRP (Quality Review Panel), we decided upon preserving both the Omega and Saw Tooth Façades, widening the courtyard space and reducing the massing of the scheme

6. Commercial Research



6. Commercial Research

Warehouse District Commercial Research

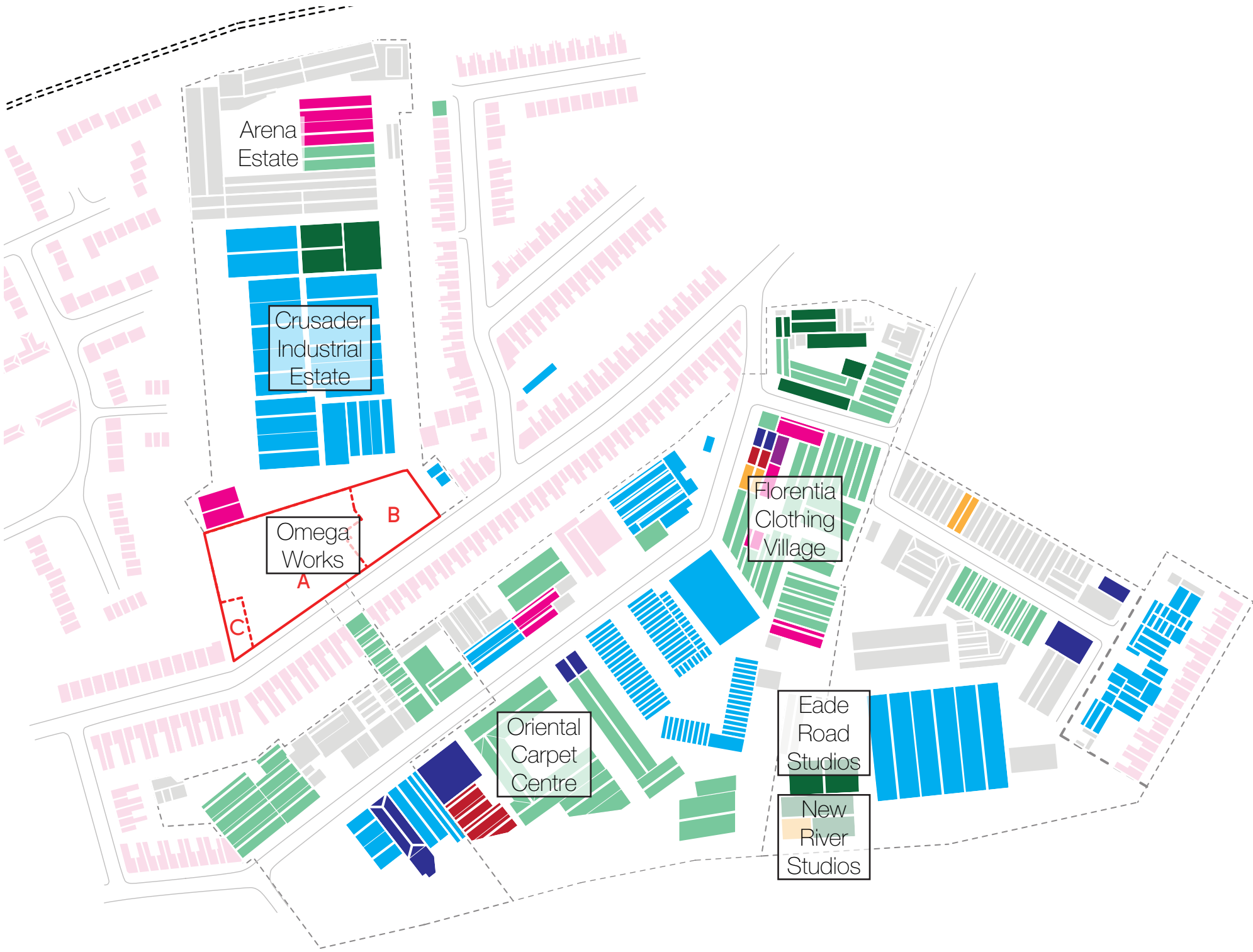
In order to understand the type of commercial uses in the area we undertook a walk-around survey of the existing commercial uses within the Warehouse District.

In summary our research concluded the following:

- The Warehouse district is split into smaller villages / sub areas that have their own unique character and tenant type
- There are a large number of industrial / semi industrial units along with fashion / textile and clothing producers based in the area.
- The fashion / textile businesses are complimented by other related industries such as film and photography studios, AV equipment hire facilities and galleries
- Elsewhere we found workshops which produce fashion and jewellery items

USES KEY:

- Residential
- Co-Working / Cafe
- Leisure / Fitness / Retail
- Fashion / Textiles
- Industrial
- Community
- Film / Photography / Gallery
- Office
- Studios
- Other



Commercial uses in the warehouse district

6. Commercial Research

Commercial Questionnaire

As part of the walk around we prepared a questionnaire in which we asked businesses for information on the type of workspace they have, including information on size, need for natural light, number of employees etc.

During the research visit we looked in detail at key sites within the Warehouse District: Florentia Clothing Village and New River Studios & Eade Road Studios.



The D*Haus Company Ltd
www.thedhaus.com



OMEGA WORKS LOCAL BUSINESS SURVEY

1. How long have you been here?

2. What do you do here?

3. How many people work here?

4. Do you need natural daylight for your business?

5. How much storage vs workspace do you need?

6. Do you need retail space?

7. What's the size of your unit?

8. What size unit do you need?

9. Do you need access by car / a loading bay?

10. Do you need high floor to ceiling heights for your business?

11. What do you like about this building?

12. What do you dislike about your premises?

13. Anything else?

A sample of the questionnaire for commercial tenants



Oriental Carpet Centre



Tewkesbury Road



Florentia Clothing Village



Topper House, Vale Road

6. Commercial Research

Florentia Clothing Village - Commercial Sub Area

Florentia Clothing Village is a creative warehouse complex that has been around for over thirty-five years.

It is home to a vast array of businesses whose motivation to work within a community of like-minded creatives is a priority – ideal for those who demand a London base with the great value that North London offers.

The site provides a range of studio spaces ranging from 20 to 400 m2.

That creativity now extends from its original sphere of fashion design and manufacturing, into the arts of film; theatre; music; design and photography.

The original parts of the building were built in the early part of the 20th Century, before development broadened the 'Warehouse District' into the area we see today.

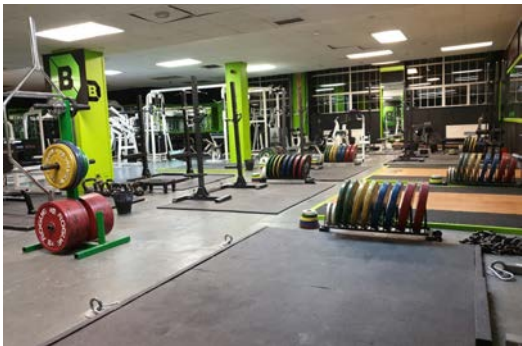
With this part of North London establishing itself as a centre for Cypriot clothing trades, the Village itself was opened on 1983 when Princess Anne formally started the Florentia Clothing village era.



6. Commercial Research

Florentia Clothing Village - Commercial Tenants

Within the Clothing Village we looked at a number of different tenants and the type of spaces they occupy.



Built Differently Gym



Optical Support



USES KEY:

- Residential
- Co-Working / Cafe
- Leisure / Fitness / Retail
- Fashion / Textiles
- Industrial
- Community
- Film / Photography / Gallery
- Office
- Studios
- Other



Venus Cafe



The Sampling Unit



The Cotton Store



16oz Studio

6. Commercial Research

New River Studios

Is an arts' centre, studio provider, venue, education hub, cafe and bar, with a large and diverse range of users.

Housed in a converted furniture warehouse in Manor House, North London, New River Studios offers a broad range of facilities which can be easily accessed by the local community, and it hosts a variety of events including gigs, exhibitions, workshops, pop-ups and educational programs.

The studios are run on a not-for-profit basis by a Community Interest Company of the same name.



Eade Road Studios

Are housed in a single storey factory/ warehouse building which provides 34 studio/ office units on ground and first floors. which is ideally suited for creative and co working users.

The premises benefit from excellent natural light an outside yard with decking area, electric heating and a café.



6. Commercial Research

New River and Eade Road Studios - Commercial Tenants

Facilities within New River Studios and Eade Road Studios were of a communal nature with shared facilities available for hire by smaller studios run by artists / musicians etc.

USES KEY:

- Residential
- Co-Working / Cafe
- Leisure / Fitness / Retail
- Fashion / Textiles
- Industrial
- Community
- Film / Photography / Gallery
- Office
- Studios
- Other



Music Recording Studios



Music Practice Rooms



Cafe / Bar



Eade Road Individual Studios



Event Space

6. Commercial Research

The N4 Makers Market

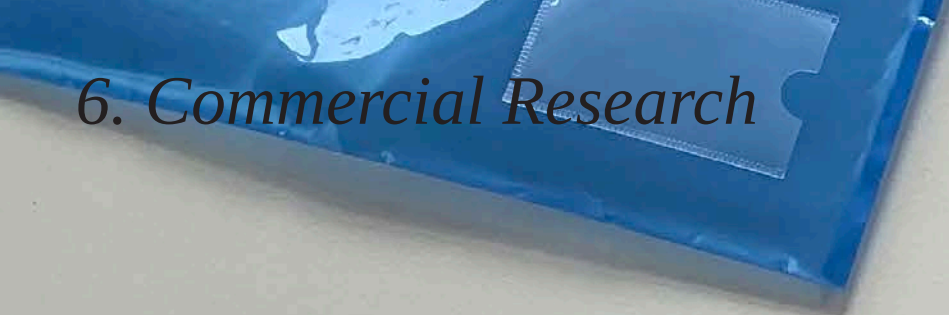
As part of our research we also attended the North London Makers' Market to meet with and discuss the proposals for the Warehouse District.

The Markers Market is a community-led market event that aims to bring N4's creative warehouse communities together in one space + connect the people in them not only with each other but also with residents + small businesses around wider Haringey.

Over the last 20 years, several warehouse complexes around Manor House/South Tottenham (N4) – once used for industry + commerce – have been inhabited by artists, designer-makers, performers + others pursuing or making a living from their creative bent, often being utilised as live-work studios as well as simply spaces for creatives to make their homes among like-minded people.

As a result, the Haringey Warehouse District has evolved + a thriving artist community exists here, filled with creative individuals who have sought to live in spaces among a community and environment that supports + facilitates what they do.

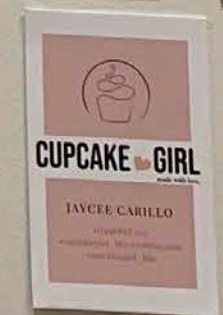
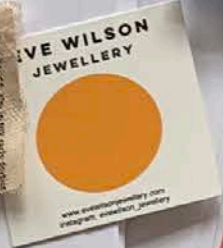
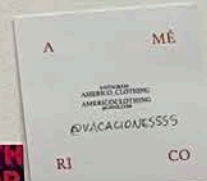




6. Commercial Research



AMY PEZZIN
ARTIST
www.pezzinart.com
@pezzinart_



6. Commercial Research

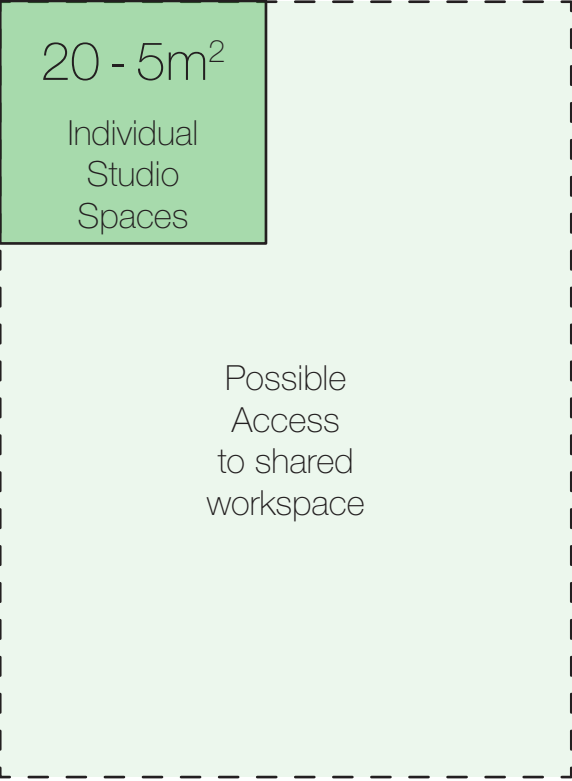
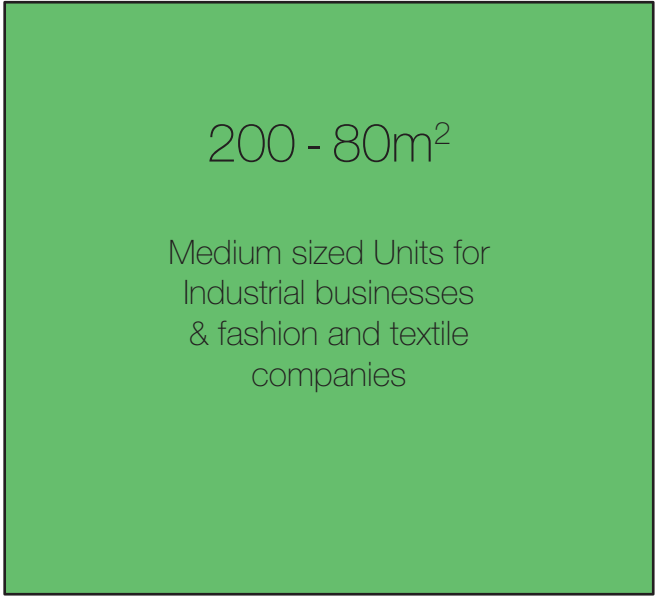
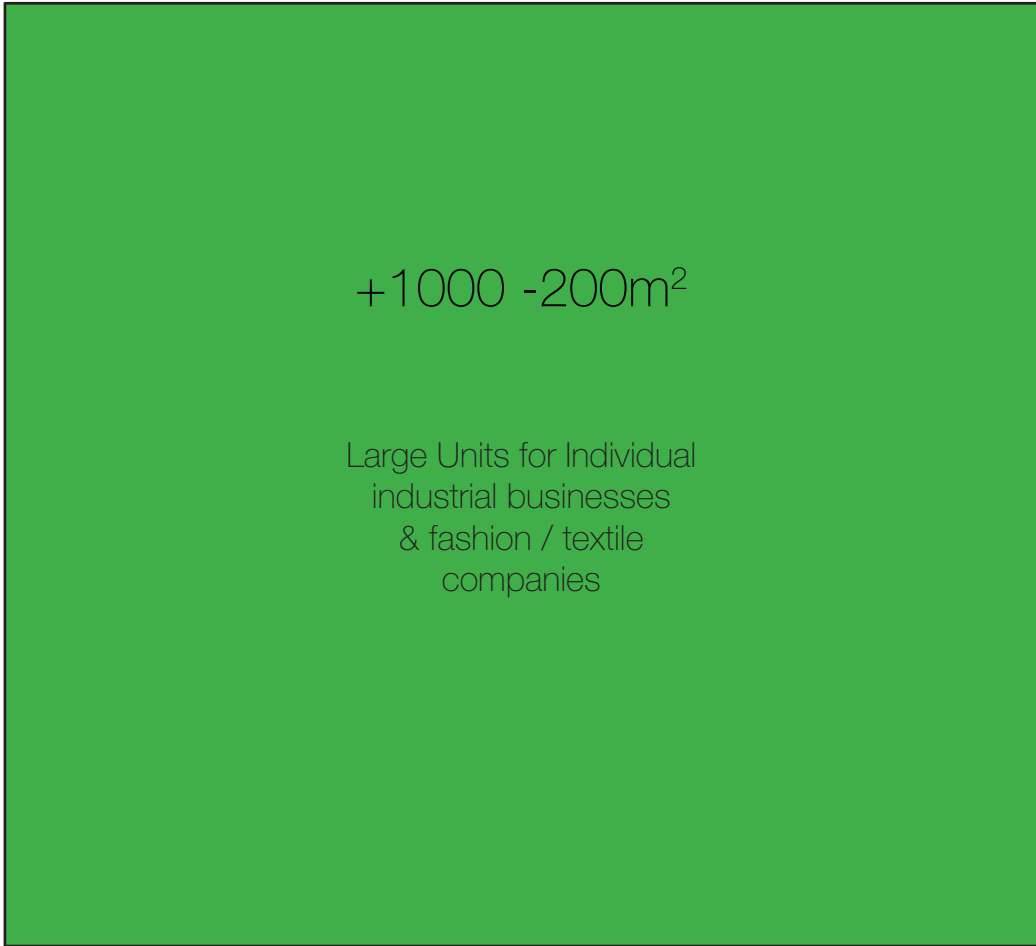
Conclusions

The Warehouse district provides both industrial and art based commercial spaces for established businesses with large workforces alongside smaller single person workspaces for start up businesses and artists.

The unit sizes within the district vary depending on the type of business with smaller units for individuals and start ups who utilise communal spaces all the way up to large single tenant spaces that cater for warehouse and industrial units.



Range Of Unit Sizes Within The Warehouse District:



6. Commercial Research

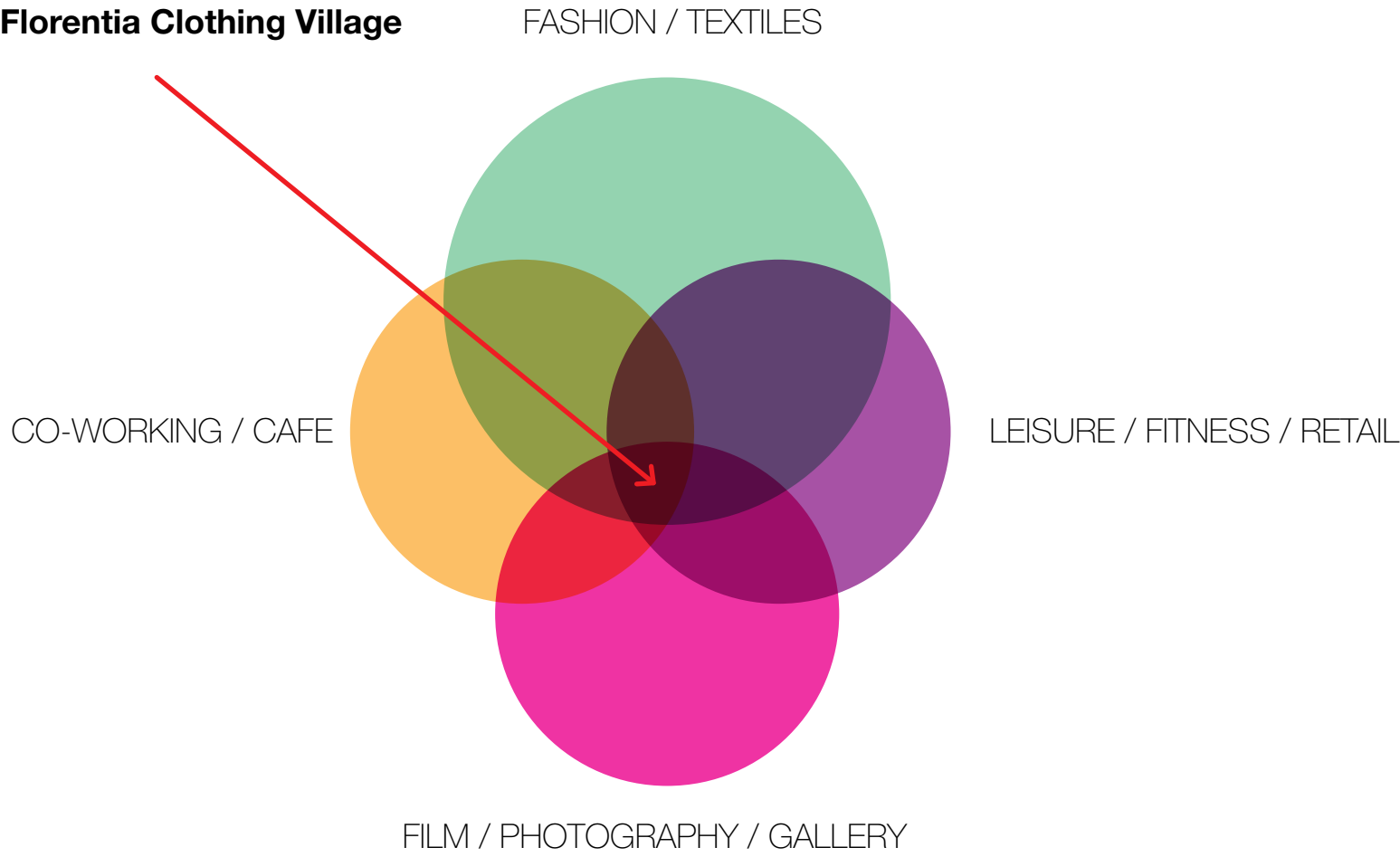
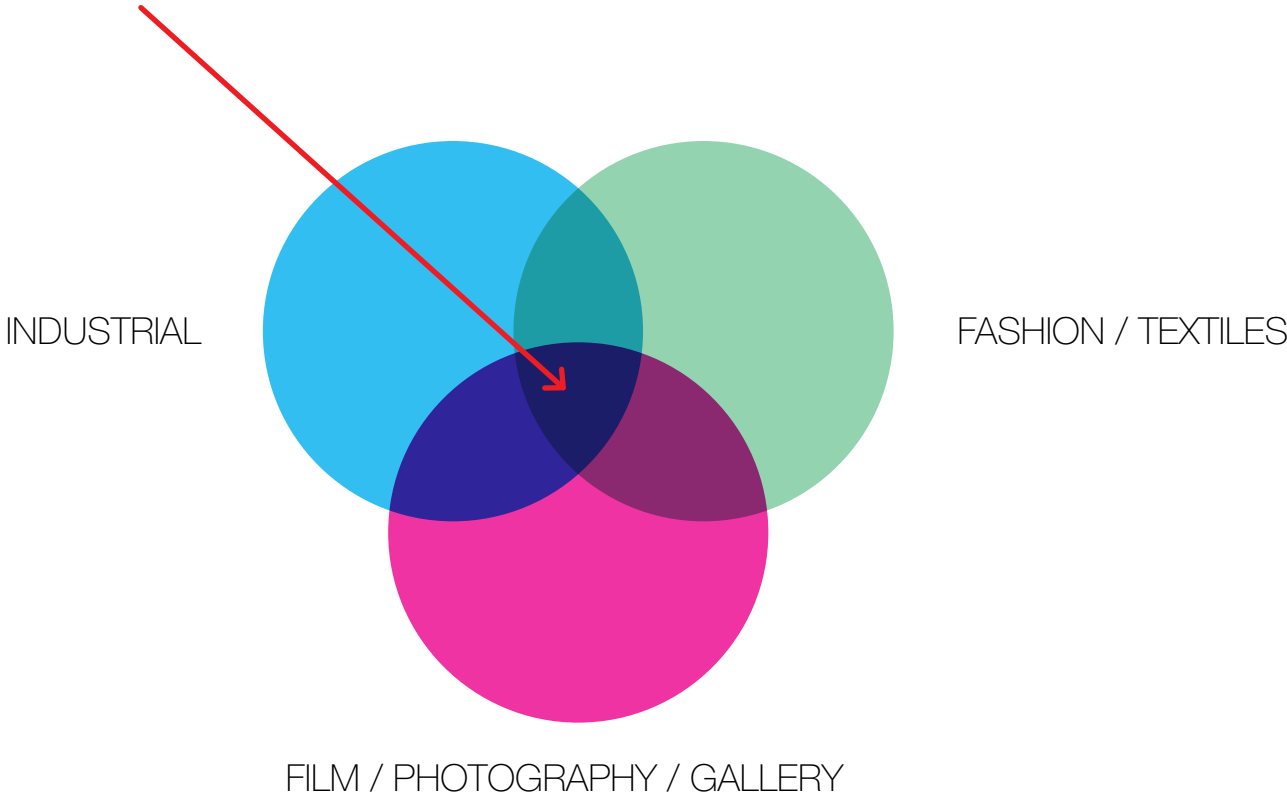
Sub Areas, Use Clustering

Having looked in detail at each of the sub areas within the warehouse district we came to the following conclusions:

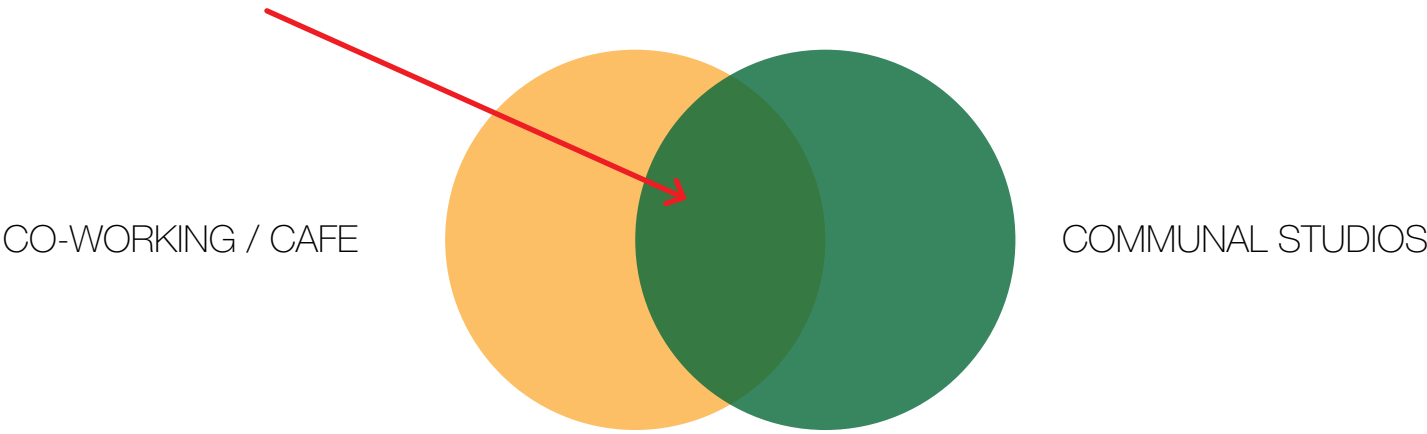
- 1. Each cluster had a group of typologies with an interdependence on each other.
- 2. The benefit of being physically close to each other to all businesses in the area as they each generate revenue for the others, creating a micro-economic zone.

An example of this is the Florentia Clothing Village which has a mixture of film, fashion and gallery spaces near to each other

The Arena Design Centre



New River Studios And Eade Road Studios



6. Commercial Research

Warehouse Tenants - Key Requirements

Based on our research we have also looked at what is important for tenants when choosing a workspace, categorising each element.

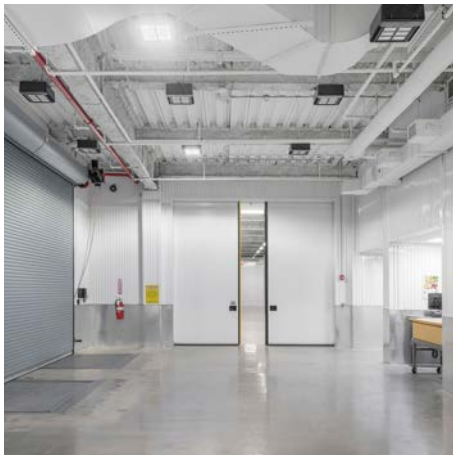
Natural Light



High Ceilings & Large Walls



Storage Space



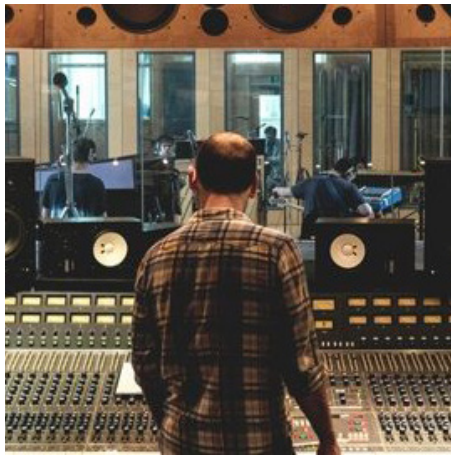
Bike Parking



Cooking Facilities



Soundproofing



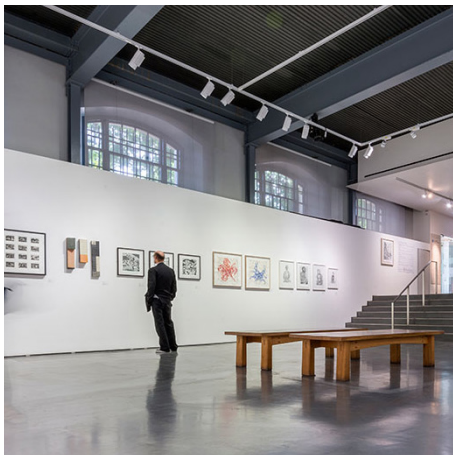
Extract Ventilation



Retail Space / Shopfront



Exhibition Space



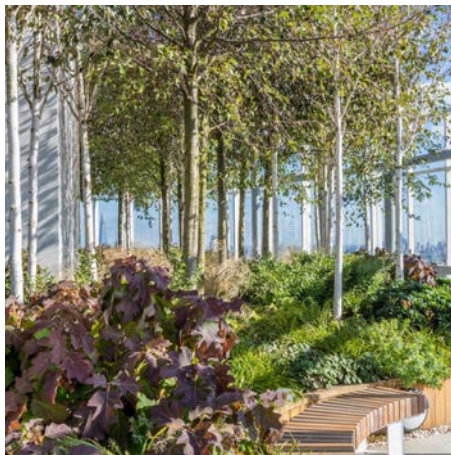
Private Space



Access To Parking



Amenity Space

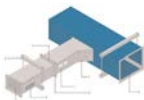


6. Commercial Research

Warehouse Tenants - Key Requirements Matrix

We conducted further analysis of the different uses found in the area to form a Matrix of requirements on a use by use basis, indicated on a traffic light scale.

Green for yes, orange for maybe and red for no.

	NATURAL LIGHT	HIGH CEILINGS & LARGE WALLS	STORAGE SPACE	BIKE PARKING	COOKING FACILITIES	MAKER / WORKSHOP	SOUND PROOFING	EXTRACT VENTILATION	RETAIL SPACE / SHOP FRONT	EXHIBITION SPACE	PRIVATE SPACE	ACCESS TO PARKING	AMENITY SPACE	MINIMUM AREA REQUIRED
CAFE / RESTAURANT	Green	Red	Green	Green	Green	Red	Red	Green	Green	Red	Green	Green	Green	20m ² +
LEISURE / FITNESS / RETAIL	Red	Red	Green	Green	Green	Red	Red	Green	Red	Red	Green	Green	Green	20m ² +
FASHION / TEXTILES	Green	Orange	Green	Green	Green	Green	Red	Orange	Orange	Orange	Green	Green	Green	80m ² +
INDUSTRIAL	Orange	Green	Green	Green	Green	Green	Red	Green	Red	Red	Green	Green	Green	80m ² +
COMMUNITY	Orange	Red	Green	Green	Green	Red	Red	Red	Orange	Red	Red	Green	Green	20m ² +
FILM / PHOTOGRAPHY / GALLERY	Orange	Orange	Green	Green	Green	Red	Orange	Red	Red	Orange	Green	Green	Green	20m ² +
OFFICE	Green	Red	Green	Green	Green	Red	Red	Red	Red	Red	Green	Green	Green	20m ² +
STUDIOS	Green	Green	Green	Green	Green	Green	Orange	Red	Green	Green	Red	Green	Green	5m ² +
RESIDENTIAL	Green	Red	Green	Green	Green	Red	Red	Red	Green	Green	Green	Green	Green	35m ² +
														

6. Commercial Research

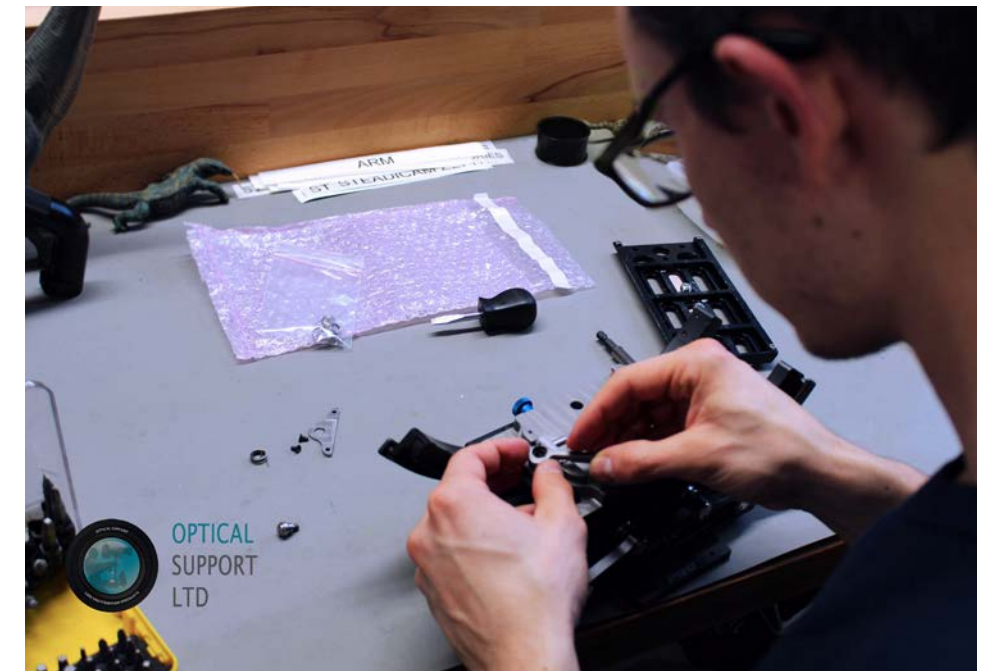
Case Studies

To further understand the needs of the Warehouse District Tenants in relation to our key requirements matrix we conducted some detailed case studies of existing tenants to understand the varying needs of different tenant types and their varying requirements. The following pages show three example case studies although a more detailed analysis of the existing warehouse tenants is contained within an appendix that will be submitted alongside this Design & Access Statement.

Case Study - Optical Support

An equipment hire company currently based within the Florentia Clothing Village. For the detailed repair work that Optical Support carry out, natural light is actually a hindrance, as repair work is best carried out with artificial light. A presence within any development / frontage would be important so that customers can easily find them, but a space at street level is not necessary.

Area Needed: 70m²



Requirement Matrix

Requirement Matrix	NATURAL LIGHT	HIGH CEILINGS & LARGE WALLS	STORAGE SPACE	BIKE PARKING	COOKING FACILITIES	MAKER / WORKSHOP	SOUND PROOFING	EXTRACT VENTILATION	RETAIL SPACE / SHOP FRONT	EXHIBITION SPACE	PRIVATE SPACE	ACCESS TO PARKING	AMENITY SPACE
OPTICAL SUPPORT AV HIRE / REPAIR SHOP	Red	Red	Green	Green	Green	Red	Red	Red	Orange	Red	Green	Green	Green

6. Commercial Research

Case Study - The Sampling Unit

Are a clothing fabrication workshop that creates samples from sketches or design ideas. Currently they have a workshop space within the Florentia Clothing Village. Natural light is important for the workshop spaces as are ancillary / storage areas for the large number of fabrics required. Each access to loading and unloading is especially important to deal with incoming and outgoing deliveries.

Area Needed: 300 - 500m²



Requirement Matrix

NATURAL
LIGHT

HIGH
CEILINGS
& LARGE
WALLS

STORAGE
SPACE

BIKE PARKING

COOKING FACILITIES

MAKER /
WORKSHOP

SOUND PROOFING

EXTRACT VENTILATION

RETAIL SPACE
SHOP FRONTEXHIBITION
SPACEPRIVATE
SPACE

ACCESS TO
PARKING

AMENITY
SPACE

THE SAMPLING UNIT CLOTHING FABRICATOR



6. Commercial Research

Case Study - Marble head Studios

Marblehead studios is a queer and black owned brand inspired by classic pop art and 80s retro vibes.

We believe that clothing does not need to be defined by gender, age or race. You can wear what you want, however you want! So why not add a pop of colour in your wardrobe and shop Marblehead.

The studio requires both retail space for displaying and selling products along with a making space to product the products. Natural light is important for both making and selling, whilst private space, high ceilings or large walls are not important.

Area Needed: 5 - 20m²



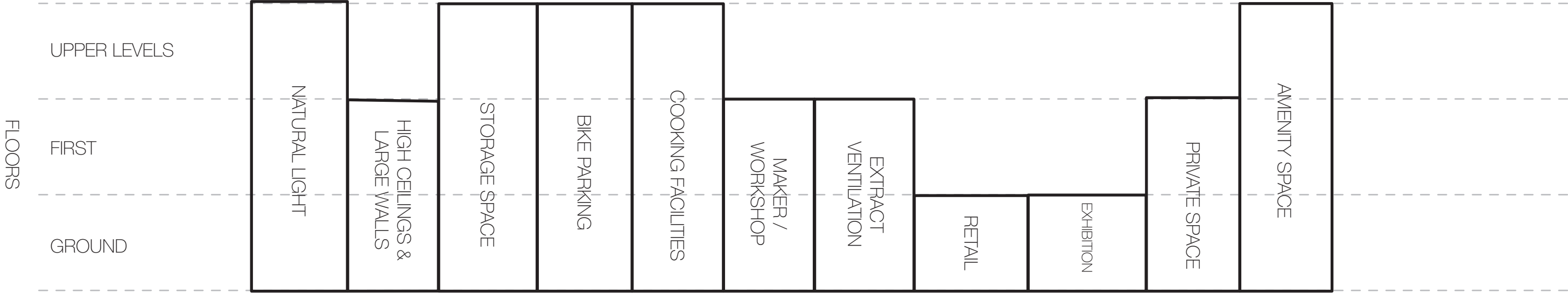
Requirement Matrix

Requirement Matrix	NATURAL LIGHT	HIGH CEILINGS & LARGE WALLS	STORAGE SPACE	BIKE PARKING	COOKING FACILITIES	MAKER / WORKSHOP	SOUND PROOFING	EXTRACT VENTILATION	RETAIL SPACE / SHOP FRONT	EXHIBITION SPACE	PRIVATE SPACE	ACCESS TO PARKING	AMENITY SPACE
MARBLE HEAD STUDIOS CLOTHING BRAND	Green	Red	Green	Green	Green	Green	Red	Red	Green	Red	Red	Red	Green

6. Commercial Research

Case Study - Spatial Requirements

Alongside the Matrix of Requirements we produced we also identified suitable locations for each specific use within the volume of any potential new building. For example where natural light is important, this can only be positioned above ground, adjacent to windows.



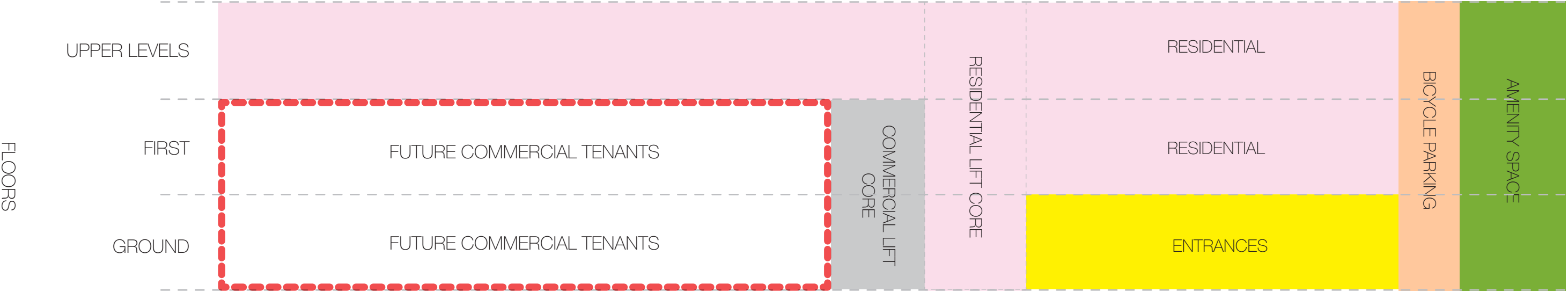
7. Programmatic Layout



7. Programmatic Layout

Core Building Layout

Although the commercial layout and use of the building may change subject to different occupiers, the core elements of the scheme will remain the same as can be seen from the programmatic layout diagram below:



7. Programmatic Layout

Commercial Test Scenarios

To further understand the how the needs of the Warehouse Tenants relation to the building design we conducted some detailed case studies of how tenants could use the building in the future, these tests helped us to understand the needs of different tenant types and how we can cater for them. The following page shows an example case studies although a more detailed analysis of the some scenarios we tested is contained within an appendix that will be submitted alongside this Design & Access Statement.

Commercial Test Scenario 01

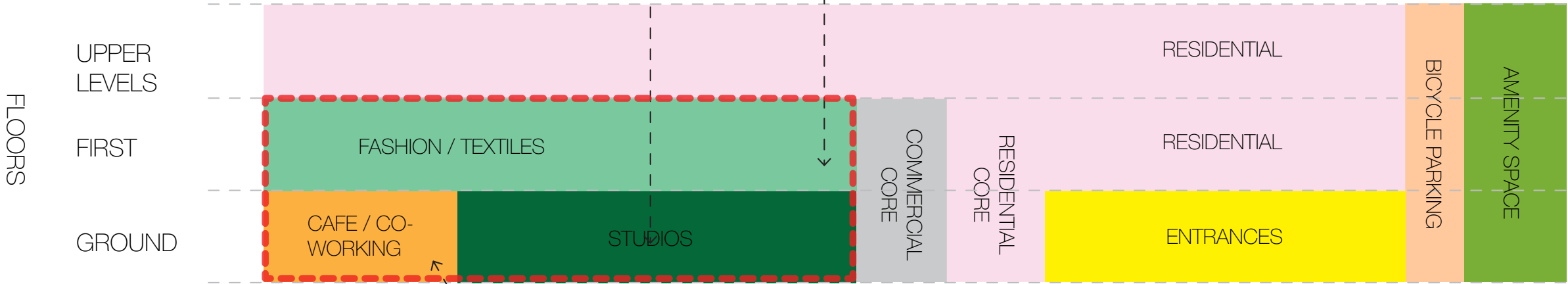
We've tested some scenarios of potential commercial tenants based on our research. Here we see how Line Girl & Pat Thrills who are local artists / makers could occupy a studio or shared work space, whilst Woodberry Florist could work on the ground floor the building in a co-working space.



The Line Girl



Pat Thrills



Woodberry Blooms



7. Programmatic Layout

Teatum + Teatum Transforms 18th Century Iron Foundry In Sheffield

British architecture studio Teatum + Teatum has adapted an old iron foundry in Sheffield into modern offices for a communications agency and co-working local businesses.

The Testone Factory is set inside a former iron foundry in Sheffield's previously-industrial Kelham Island quarter, which has been the site of various factories since the 1600s.

London-based studio Teatum + Teatum were approached by communications agency Peter and Paul to turn the abandoned foundry into offices that could accommodate its growing number of employees.

Along with offices for their staff, Peter and Paul wanted to create a space that would serve young creatives from the surrounding area by offering places to work at reasonable rents

Overall 50 per cent of the 400-square-metre factory is dedicated to offices for Peter and Paul, while the remaining space has been opened up as a co-working space for use by small independent businesses and creative entrepreneurs.

"It requires an openness to new working methods and spatial organisations but can result in possibilities for both small and big organisations," brothers Tom and James Teatum, co-directors of the practice, said in a statement.

A timber framed studio with polycarbonate walls sits at the building's centre, which the architects hope will act as a "space for speculations" – here film screenings, talks, readings or other events can be hosted.

"Importantly Testone connects with the city locally at street level, and as an idea. It shows how regeneration at a local level can contribute and be a positive catalyst for change," continued the practice.

The studio is flanked by two wings – while the east wing plays host to a handful of micro offices, the west side accommodates a kitchen, meeting room and a small gallery where up-and-coming artists from the local community can exhibit their work to the public.

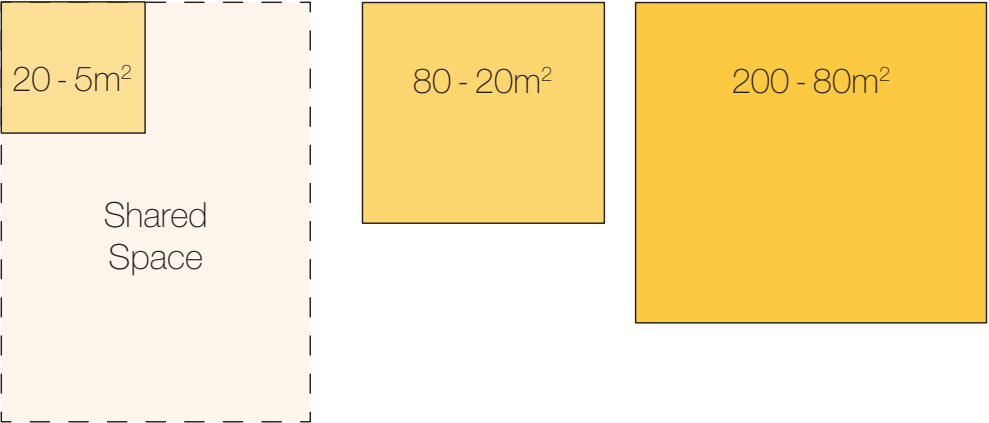


7. Programmatic Layout

An Active Ground Floor

Our proposals for Omega Works aim to activate the primary frontage along Hermitage Road whilst also creating a new public access route with new commercial uses facing into the courtyard. Commercial uses will be split over both the ground and first floor levels.

The floor areas of the units will range from 5 -200m² with potential for these spaces to offer co-working / studio spaces for individual artists and designers.



The proposals will offer a variety of differently units suitable for different commercial uses, a key requirement of the existing warehouse tenants.



The proposed commercial units at Ground Floor

8. Warehouse District Architecture



8. Warehouse District Architecture



Design Concept - Preserving the profile of the Omega and Saw Tooth buildings

8. Warehouse District Architecture

A Walking Tour of the District

We undertook a walking tour of the warehouse district to understand the warehouse district architectural typology.

The aerial map to the right of this page shows the areas we walked and the following pages show the architectural elements that we found were prominent features on the warehouse buildings in the area.



8. Warehouse District Architecture

Architectural Language

The buildings of the warehouse district share a number of key architectural characteristics such as:

- Brick is the primary material with elements of precast concrete
- Repetition is prominent in building façades
- The treatment of windows is predominantly with an industrial critical style
- Arch recesses over windows or within brickwork add order to façades
- Depth in façades is created through the use of recesses in brickwork
- Curved parapet / rooflines



Photographs from the architectural walking tour



The Oriental Carpet Centre
Building, Vale Road

8. Warehouse District Architecture

Warehouse District Brick

Although brick is the primary facade material within the Warehouse District, the same brick type has not been used throughout and a variety of brick types are used throughout the area creating a tapestry of facade materials, the images below show some of the brick types found within the area.

Brick Types

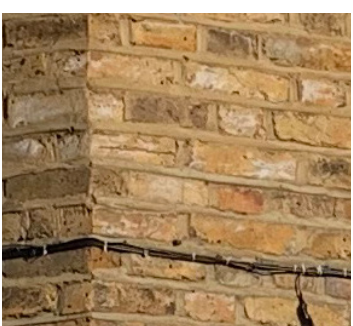
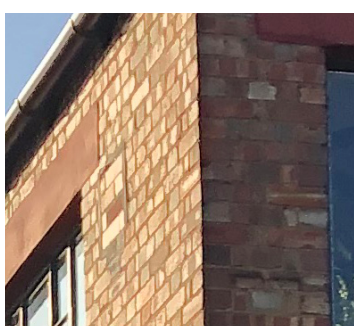
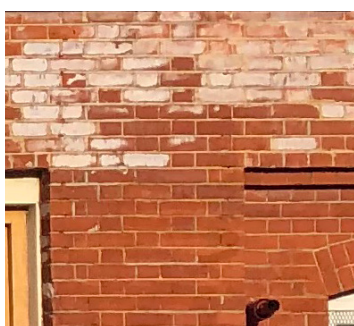
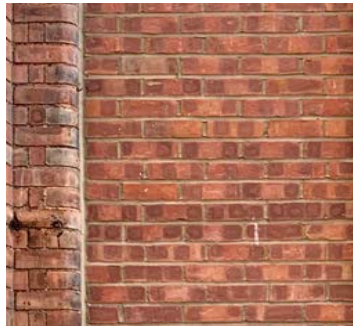
Varying brick textures sit next to one another throughout the warehouse district creating a patchwork quilt.

Some windows are also bricked up with varying brick colours adding further richness.

We are interested in replicating these details to link the proposed architecture with its surroundings.



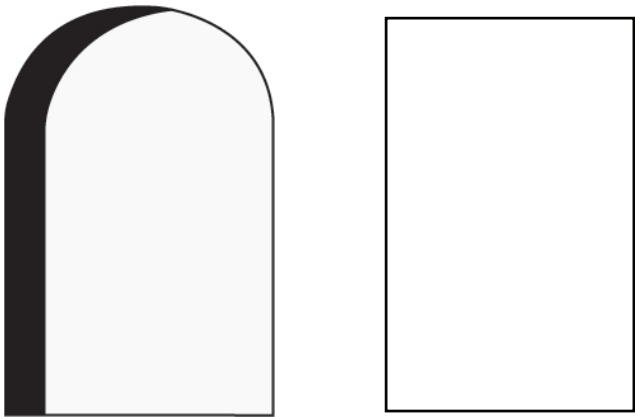
Warehouse District Brick



8. Warehouse District Architecture

Key Principles From The Historic Grain

Refining the properties in the area to its purest forms, we get the rectangle and arch - key ingredients in the design process.



The arch and rectangle, pure forms

9. Warehouse District Architectural Spaces



9. Warehouse District Architectural Spaces

The Public Realm

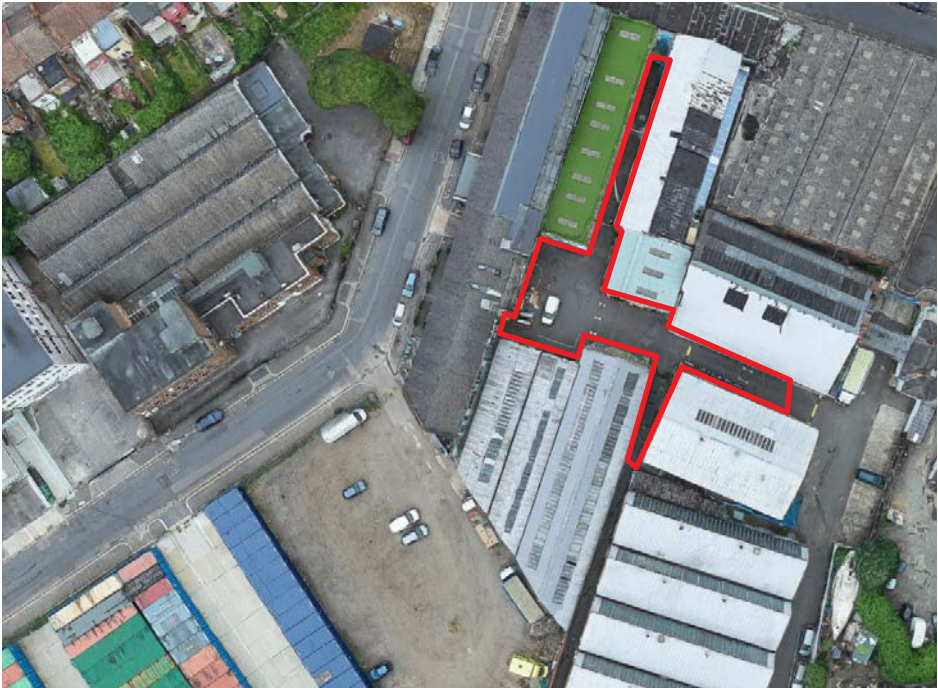
Within the Warehouse District, individual buildings and complexes are formed around unusually shaped spaces that form either public or semi private squares. Some of these spaces have been planned, whilst others have formed organically through the ad hoc development of the area.



Florentia Clothing Village, public space



Florentia Clothing Village, public space



Florentia Clothing Village, public space



Oriental Carpet Centre, public space



Oriental Carpet Centre, public space



Oriental Carpet Centre, public space

9. Warehouse District Architectural Spaces

Key Characteristics of the Public Realm

- Separation between buildings is small, typically between 4 - 6m
- Even when residential uses are present buildings are close together
- Hard landscaped public spaces
- Lack of greenery
- Lack of public amenities (bin storage)
- No separation between car and pedestrian uses



Topper House, public space



Topper House, public space



Topper House, public space



Eade Road Studios, public space



Eade Road Studios, public space



Eade Road Studios, public space

9. Warehouse District Architectural Spaces

Overview of the irregularly shaped spaces (not to scale)

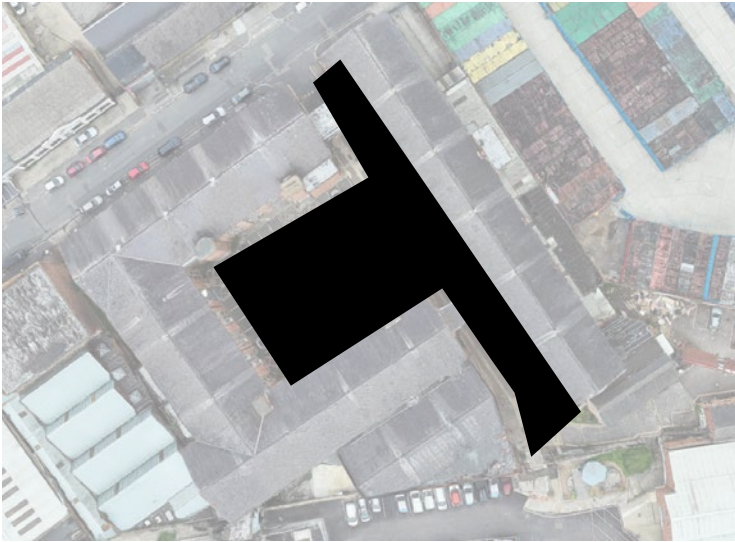
A comparison below of the existing public / semi private spaces within the warehouse district highlights the irregularity of the spaces.



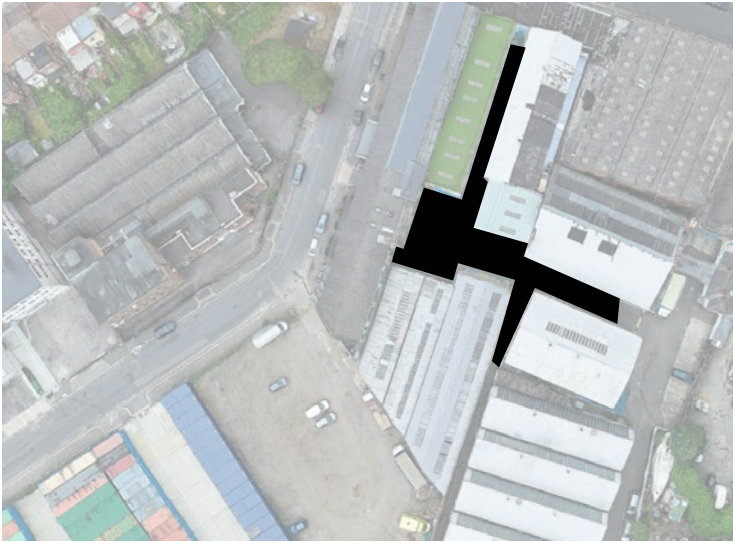
Eade Road Studios, public space



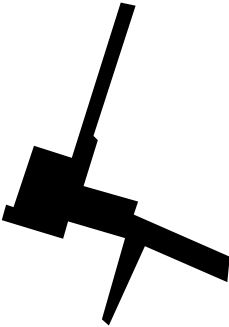
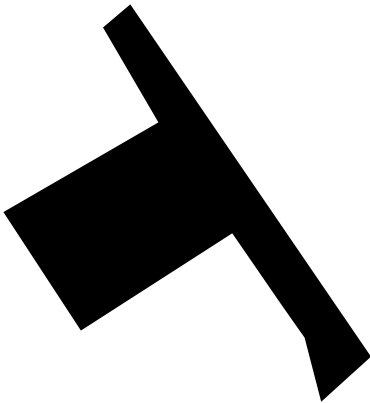
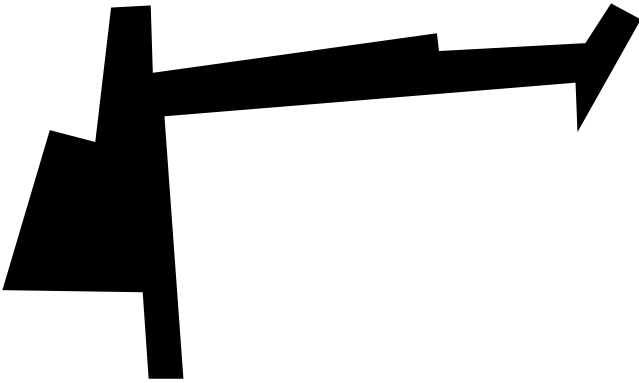
Topper House, public space



Oriental Carpet Centre, public space



Florentia Clothing Village, public space



10. Building Heights & Context



10. Building Heights & Context

Warehouse District Streets

The streets within the Warehouse District share a common treatment to the public realm with mainly utilitarian features common within the area. Features include:

- A lack of trees
- Street widths of between 12 and 17m
- 2 - 4m wide pavements with on street parking
- Little or no street furniture



Aerial View Of The Haringey Warehouse District & Site Allocations

10. Building Heights & Context

Streetscape Scale

The proposals for the scheme will increase the height of the application site building by 2 storeys along Hermitage Road along with further storeys set back from the street and hidden from view. This will create a greater difference between building heights on either side of the street. However, this relationship is not unusual within the context of the Warehouse District and shrouding area.

The following pages illustrate streets within the Warehouse District that have an urban realm relationship between the street sides, where the height of buildings, width of the street and the sense of enclosure felt have a bearing on the feeling of space within the street itself and the greater public realm.



Key street cross sections

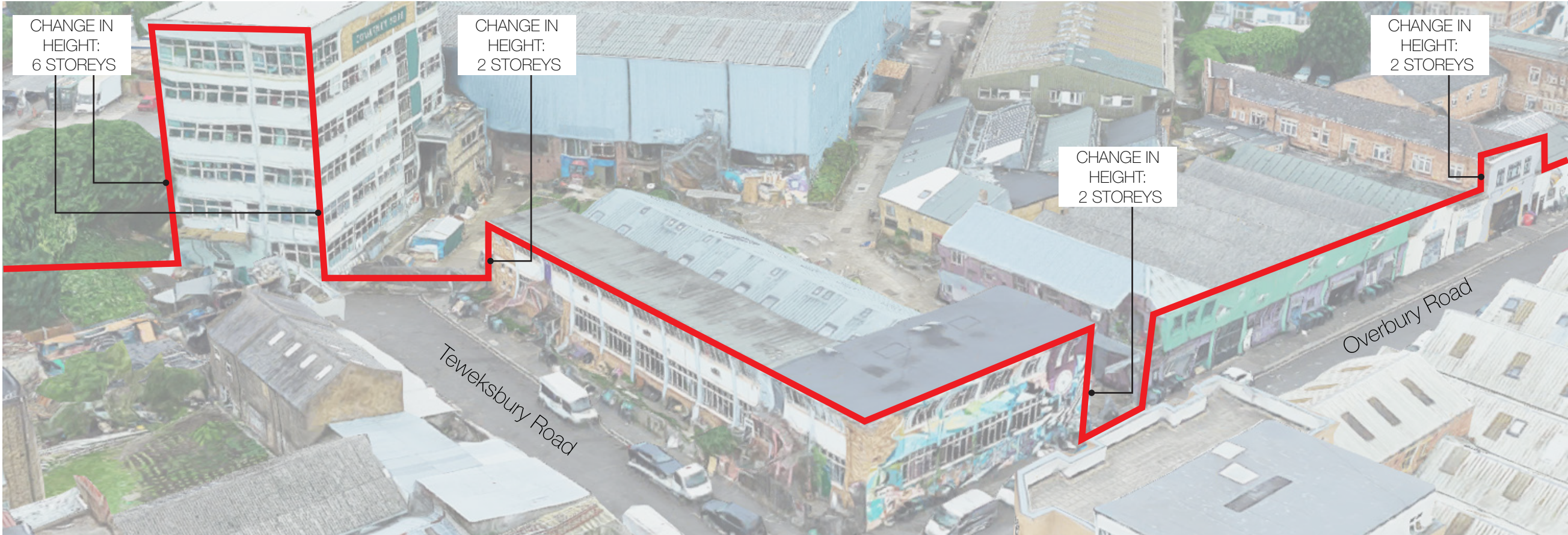
10. Building Heights & Context

Transition in Building Heights

These contextual street elevations show us the existing transition in heights between different buildings found within the area.



Vale Road, Streetscape

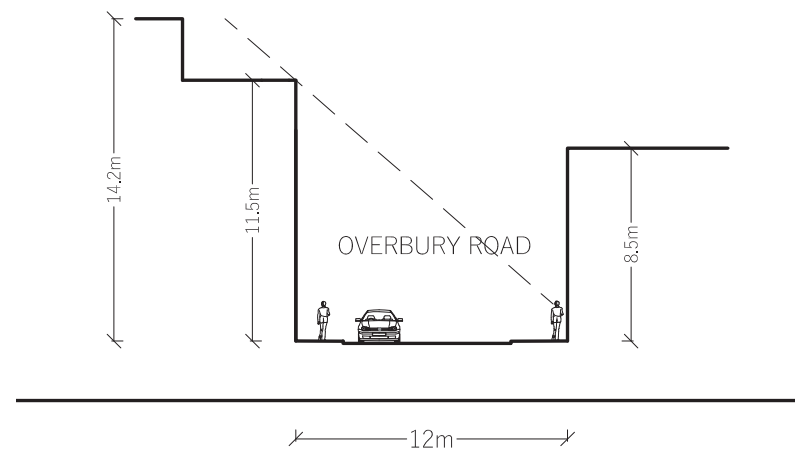


Tewksbury Road & Overbury Road, Streetscape

10. Building Heights & Context

Comparable Street Relationships - Overbury Road

- Three / Four storey to the left side of street with two storey to the right
- Variation in streets between 3 / 4 stories



Street cross section



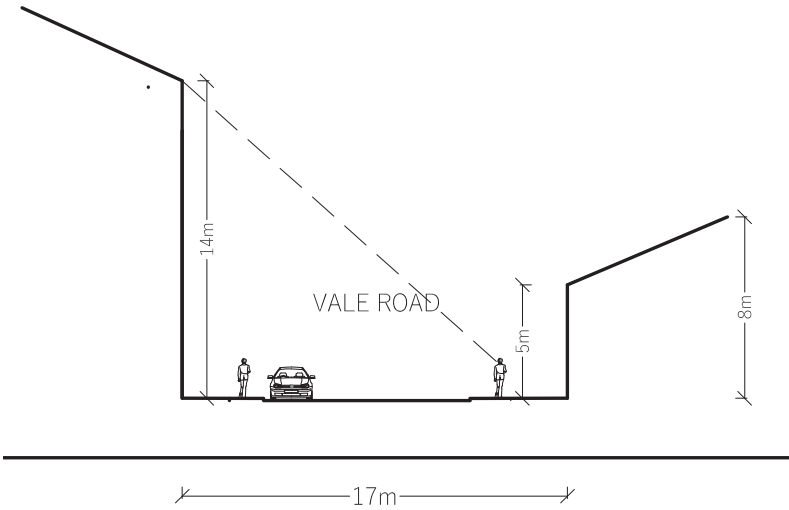
Street photos



10. Building Heights & Context

Comparable Street Relationships - Vale Road

- Four storey to the left side of street, which rises up to 5 storeys (but is hidden from view) with a single storey to the right Variation in heights between 1 / 5 stories



Street cross section



Street photos

11. Materials & Façades



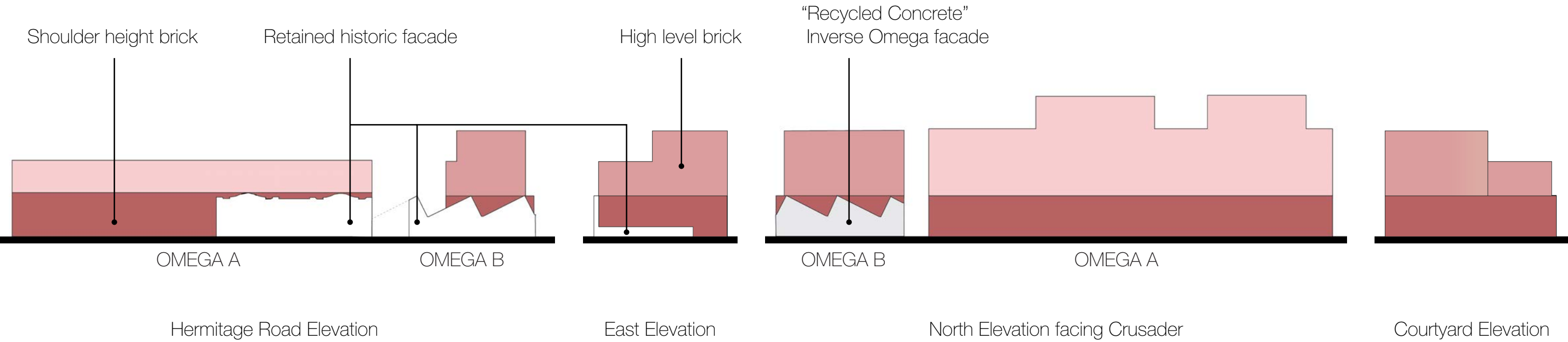
11. Materials & Façades

A Site Wide Approach to Materiality

We have taken a holistic approach to the materiality of the Omega Works Site, with the following key principles:

- 1. Retention of the existing Omega façades
- 2. A shoulder height brick that runs across both Omega A & B
- 3. A high level brick that differentiates the two sites and the individual buildings within Omega B

Omega Works Unfolded Elevation



11. Materials & Façades

Material Palette

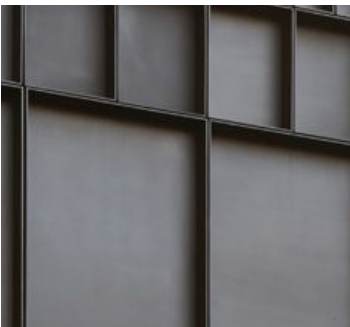
The proposals aim to maintain and improve upon the original aesthetic of the surrounding area. Utilising the materials from Haringey Warehouse District and properties along Hermitage Road for reference.



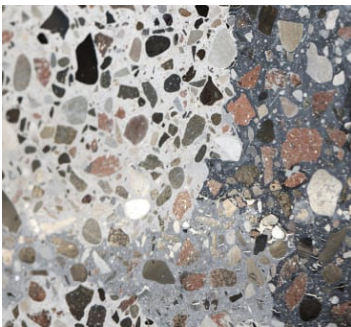
Brick



Ultra thin glazing frames



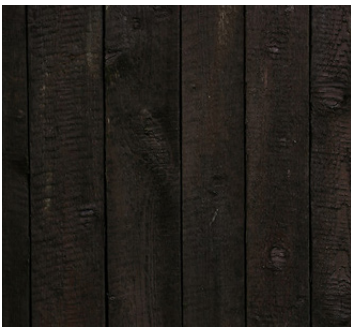
Black steel



Recycled Concrete



Timber



Fumed Oak



Green Roof

11. Materials & Façades

Hermitage Road Facade

The elevational treatment is based on a simplified material palette.

Above the Saw Tooth building a simplified and ordered grid intersects with the geometry of the angled historic facade below.

A new shoulder brick is introduced behind the Omega Building which then runs across the two site ownerships to unify the facade. Above this a lighter high level brick articulates the new additional storeys.



OMEGA A

OMEGA B

11. Materials & Façades



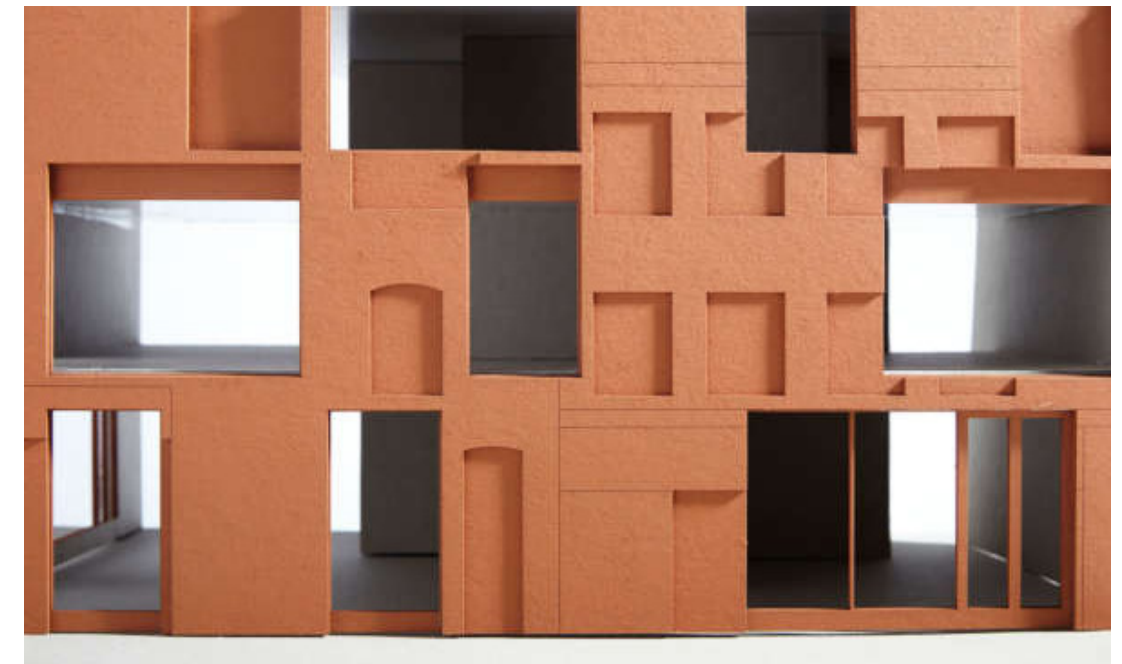
11. Materials & Façades

The North Facade

This elevation faces North towards the Crusader Industrial Estate. As a not to the historic Saw Tooth facade to Hermitage Road, the North facade features a recycled concrete memory facade with an imprint / ghosted mark that follows the geometry of the Saw Tooth. A linear grid of regular windows forms the elevational treatment to the upper levels and these two geometries intersect to create interesting junctions and moments within the facade.



North Elevation detail



Blossom Street - Morris & Co.



Blossom Street - Morris & Co.

11. Materials & Façades



11. Materials & Façades

Recycled Concrete From The Demolished Buildings

Large numbers of walls, roofs and floors of the existing building will need to be removed to make way for the proposals. Rather than sending these materials to landfill it is our intention that broken bricks, roofing slates and other waste materials are gathered together, checked for their suitability and cast into moulds to create the decorative concrete forms of the new concrete façades and elements of the scheme. In this way we aim to localise the use of the materials and reduce the carbon footprint of the proposal.



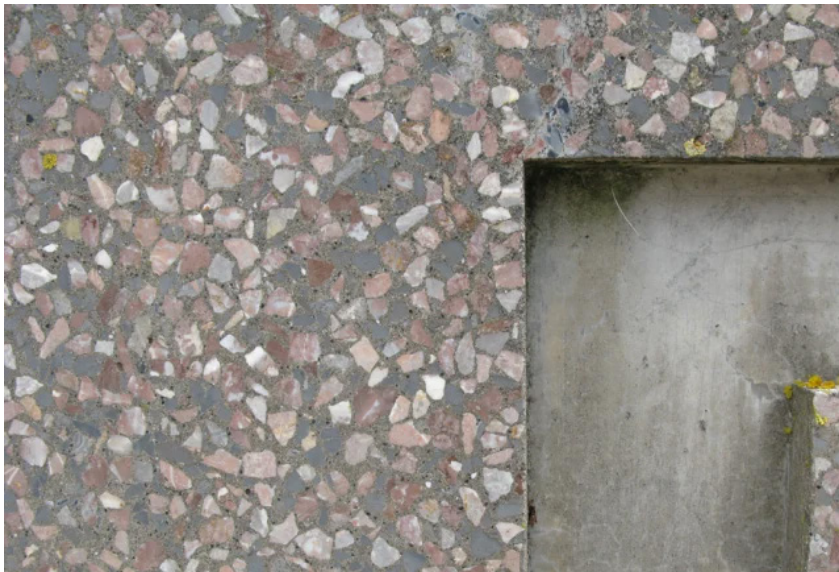
Saw Tooth roof forms of the existing building



Granby Rock - Detail

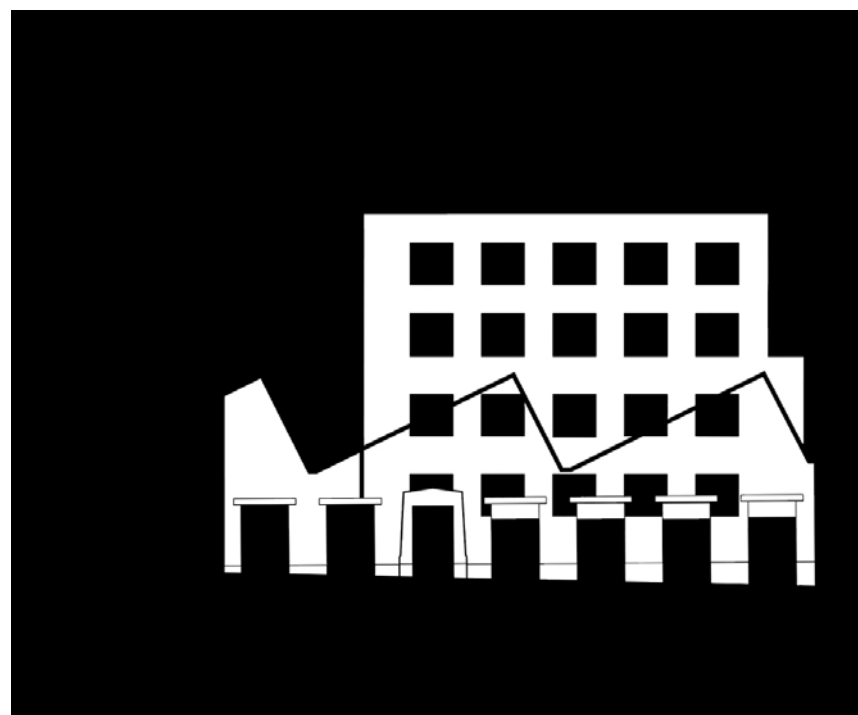


Granby Rock - Concrete Fireplace Surround



SeRaMCo: Secondary Raw Materials for Concrete
Precast Products

12. The Proposal



12. The Proposal

Proposed Areas

The proposed scheme includes the provision of 673.5m² of commercial floorspace and a total of 36 new residential apartment.

All of the newly proposed dwellings will aim to comply with Lifetime Homes requirements and will adhere to the national floorspace standard requirements and Haringey Councils policy on residential development as much as practically possible.

Scheme Areas

This scheme offers 3632.66m² of Gross Internal floor area

The total GIA floor area is broken down as follows:

TOTAL COMMUNAL AND PLANT = 460.71m²

TOTAL COMMERCIAL AREA = 675.53m²

TOTAL RESIDENTIAL AREA = 2498.42m²

No. OF RESIDENTIAL UNITS = 36

An area schedule detailing the breakdown of both commercial and residential units is shown opposite:

PLEASE NOTE:
All saleable floor areas for the residential units are measured as Gross Internal Floor area (GIA) and exclude communal areas, circulation spaces and external walls

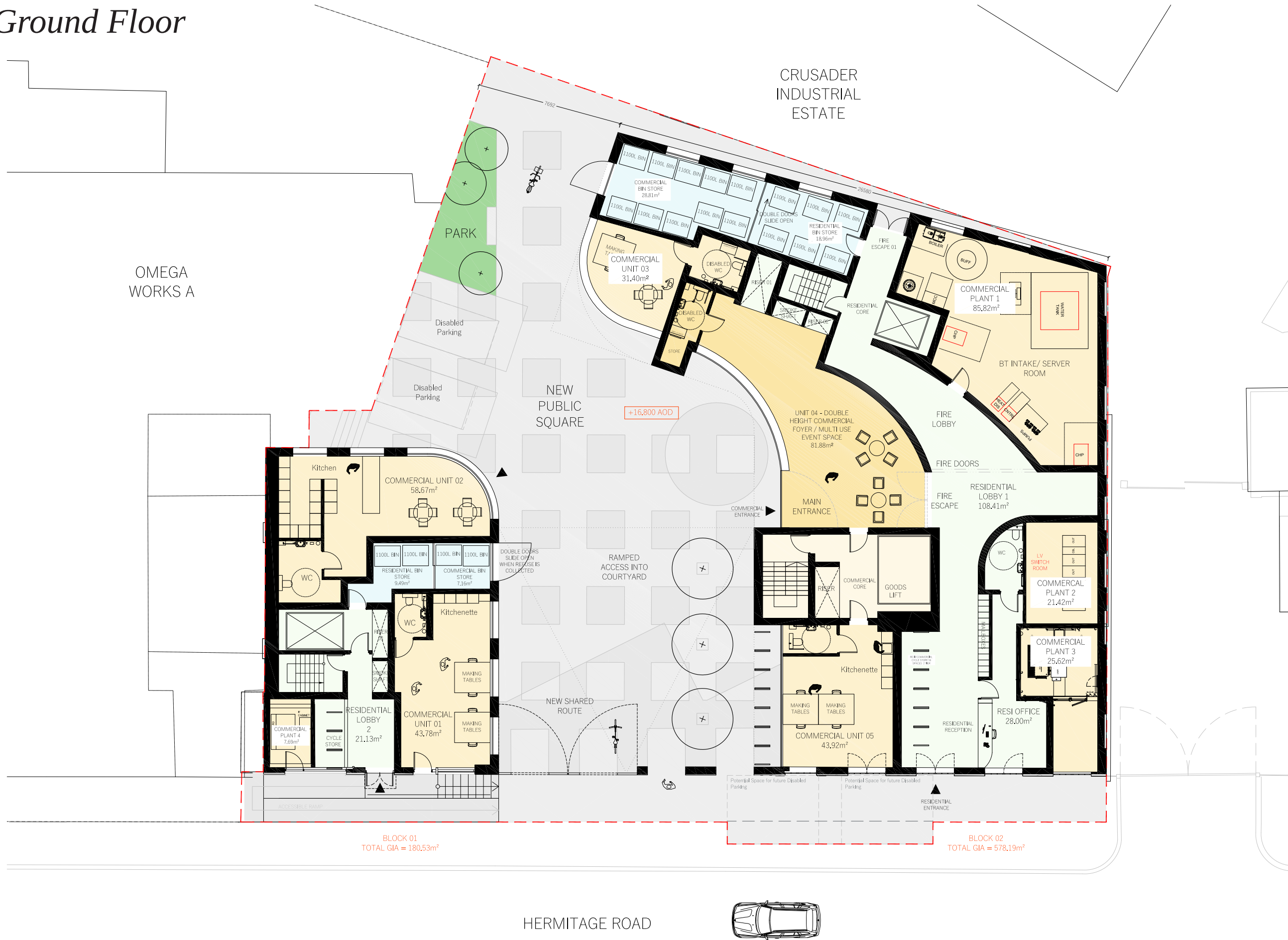
Omega Works B: Area Schedule				
Project Code	0092			
Project Title	Omega Works (B)			
Sheet Name	1 of 1			
Created Date	23.02.2023			

EXISTING AREA				
Location	Unit Type	Area	Sub Total	Notes
Ground Floor	Luggage Storage Unit	965		
First Floor	Storage Space	214		
SUB-TOTAL			1179	

PROPOSED AREA				
Location	Unit Type	Area	Sub Total	Notes
COMMUNAL				
Ground Floor				
	Residential Bin Store	43.57		
	Commercial Bin Store	28.45		
	Residential Lobby 01	108.41		
	Residential Lobby 02	21.13		
	Residential Office	28		
Upper Levels				
	1st Floor Residential Lobby A	22.96		
	1st Floor Residential Lobby B	5.66		
	2nd Floor Residential Lobby A	27.59		
	2nd Floor Residential Lobby B	5.66		
	3rd Floor Residential Lobby A	27.59		
	3rd Floor Residential Lobby B	5.66		
	4th Floor Residential Lobby A	27.59		
	4th Floor Residential Lobby B	5.66		
	5th Floor Residential Lobby A	35.39		
	5th Floor Residential Lobby B	5.66		
	6th Floor Residential Lobby A	35.39		
	Roof Lobby A	26.34		
SUB-TOTAL			460.71	
COMMERCIAL				
Ground Floor	Commercial Plant 1	85.82		
	Commercial Plant 2	21.42		
	Commercial Plant 3	25.62		
	Commercial Plant 4	7.69		
	Unit 01	43.78		
	Unit 02	58.67		
	Unit 03	31.4		
	Unit 04 (FOYER EVENT SPACE)	81.88		
	Unit 05	43.92		
First Floor				
	1st Floor Commercial Lobby	16.83		
	Unit 06	106.7		
	Unit 07	149.8		
SUB-TOTAL			673.53	
RESIDENTIAL				
First Floor				
	UNIT 01 - 2B3P	69.11		
	UNIT 02 - 1B2P	63.71		
	UNIT 03 - 2B4P	70.04		
	UNIT 04- 2B3P	78.26		
Second				
	UNIT 05 - 2B4P	68.21		
	UNIT 06 - 1B2P	66.08		
	UNIT 07 - 2B4P	75.17		ACCESSIBLE UNIT
	UNIT 08 - 2B3P	68.24		
	UNIT 09 - 1B2P	59.99		
	UNIT 10 - 3B6P	109.25		
	UNIT 11 - 2B4P	76.29		
	UNIT 12 - 1B2P	50.92		
Third				
	UNIT 13 - 1B2P	53.16		
	UNIT 14 - 1B2P	64.13		
	UNIT 15 - 2B4P	75.26		ACCESSIBLE UNIT
	UNIT 16 - 2B3P	68.24		
	UNIT 17 - 1B2P	59.99		
	UNIT 18 - 3B6P	109.25		
	UNIT 19 - 2B4P	76.34		
	UNIT 20 - 1B2P	50.92		
Fourth				
	UNIT 21 - 1B2P	52.4		
	UNIT 22 - 1B2P	63.89		
	UNIT 23- 2B4P	75.26		ACCESSIBLE UNIT
	UNIT 24 - 2B3P	68.24		
	UNIT 25 - 1B2P	61.56		
	UNIT 26 - 3B6P	109.25		
	UNIT 27 - 2B4P	76.24		
	UNIT 28 - 1B2P	50.92		
Fifth				
	UNIT 29 - 3B6P	85.12		
	UNIT 30 - 2B3P	68.24		
	UNIT 31 - 1B2P	52.46		ACCESSIBLE UNIT
	UNIT 32 - 1B2P	58.36		
Sixth				
	UNIT 33 - 3B6P	84.83		
	UNIT 34- 2B3P	68.24		
	UNIT 35 - 1B2p	52.49		ACCESSIBLE UNIT
	UNIT 36 - 1B2p	58.36		
SUB-TOTAL			2498.42	
TOTAL SCHEME AREA			3632.66	

12. The Proposal

Ground Floor



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY:

- COMMERCIAL COMMUNAL LOBBY
- COMMERCIAL SPACE
- COMMERCIAL CORE
- BIN STORE
- RESIDENTIAL LOBBY / CORE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- TERRACE / BALCONY
- COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
GROUND FLOOR PLAN

SCALE BAR:
1m 5m 10m 20m

DATE:	SCALE:	DRAWN:	CHECK:
23.02.23	1:100 @ A1	DW	DG

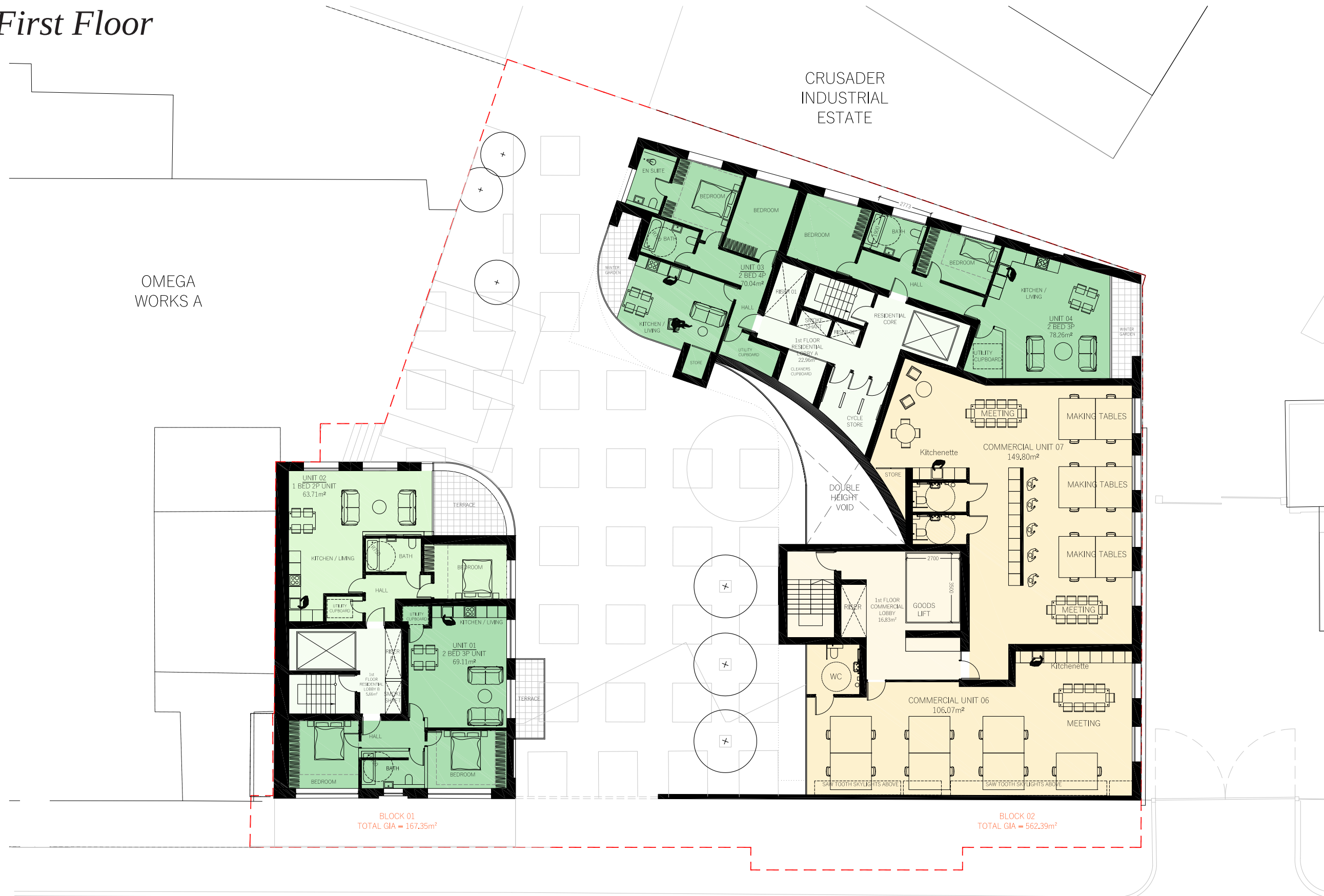
REASON FOR ISSUE:	NORTH:
PLANNING	

DRAWING NO:	REV:
0092_PL_000	-

DHaus
THE CHAUS COMPANY LIMITED UNIT 11, OLD CHURCH COURT 117 CROUCH HILL LONDON N4 4AP
thedhaus.com

12. The Proposal

First Floor



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-selling, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY:

-  COMMERCIAL COMMUNAL LOBBY
-  COMMERCIAL SPACE
-  COMMERCIAL CORE
-  BIN STORE
-  RESIDENTIAL LOBBY / CORE
-  1 BED UNIT
-  2 BED UNIT
-  3 BED UNIT
-  TERRACE / BALCONY
-  COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT: CPG FELDMAN

DRAWING:

PROPOSED
1st FLOOR PLAN

SCALE BAR:



A horizontal scale bar with tick marks. The first segment is labeled '1m', the fifth segment is labeled '5m', and the tenth segment is labeled '10m'.

DATE:	SCALE:	DRAWN:	CHECK:
23.02.23	1:100 @ A1	DW	DG

REASON FOR ISSUE: PLANNING	NORTH: 
--------------------------------------	--

DRAWING NO: 0092_PL_100	REV: -
----------------------------	-----------

DHhaus®
THE DHAUS COMPANY LIMITED | UNIT 13, OLD CHERRY COURT | 17 CROUCH HILL | LONDON N4 4AP

12. The Proposal

Second Floor

OMEGA
WORKS A

CRUSADER
INDUSTRIAL
ESTATE

HERMITAGE ROAD

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
2nd FLOOR PLAN

SCALE BAR:
1m 5m 10m

DATE: 23.02.23	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH: N
DRAWING NO: 0092_PL_200			REV: -

DHaus®
THE CHAUS COMPANY LIMITED UNIT 43, OLD CHERRY COURT 117 CROUCH HILL LONDON N4 4AP
thedhaus.com

12. The Proposal

Third Floor



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
3rd FLOOR PLAN



DATE: 23.02.23	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_300			REV: -

12. The Proposal

Fourth Floor



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
4th FLOOR PLAN



DATE: 23.03.23	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_400			REV: -

12. The Proposal

Fifth Floor



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

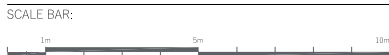
- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
5th FLOOR PLAN



DATE: 23.02.23	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_500			REV: -

12. The Proposal

Sixth Floor



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

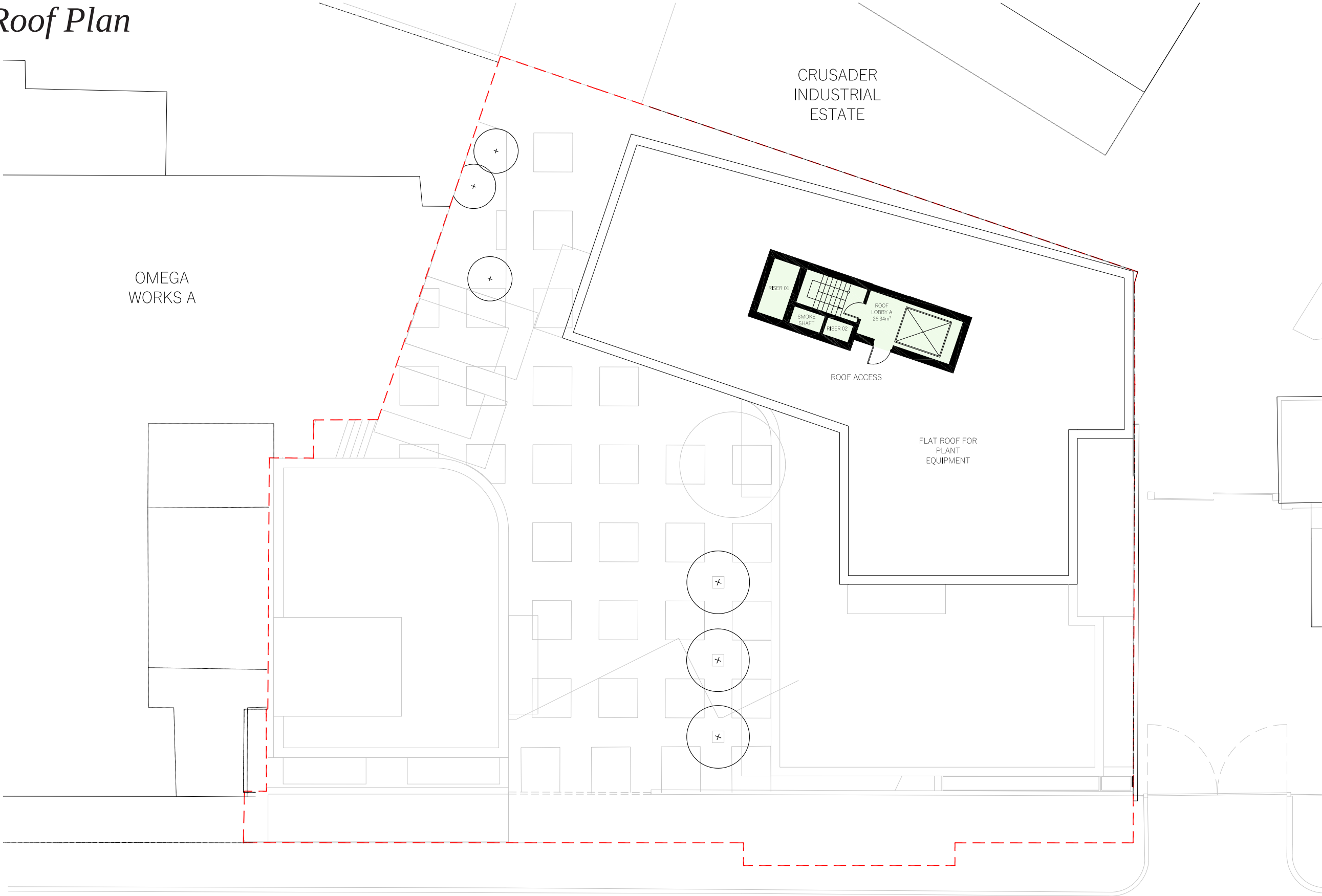
DRAWING:
PROPOSED
6th FLOOR PLAN



DATE: 23.03.23	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_600			REV: -

12. The Proposal

Roof Plan



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:

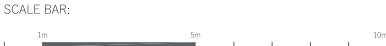
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:

CPG FELDMAN

DRAWING:

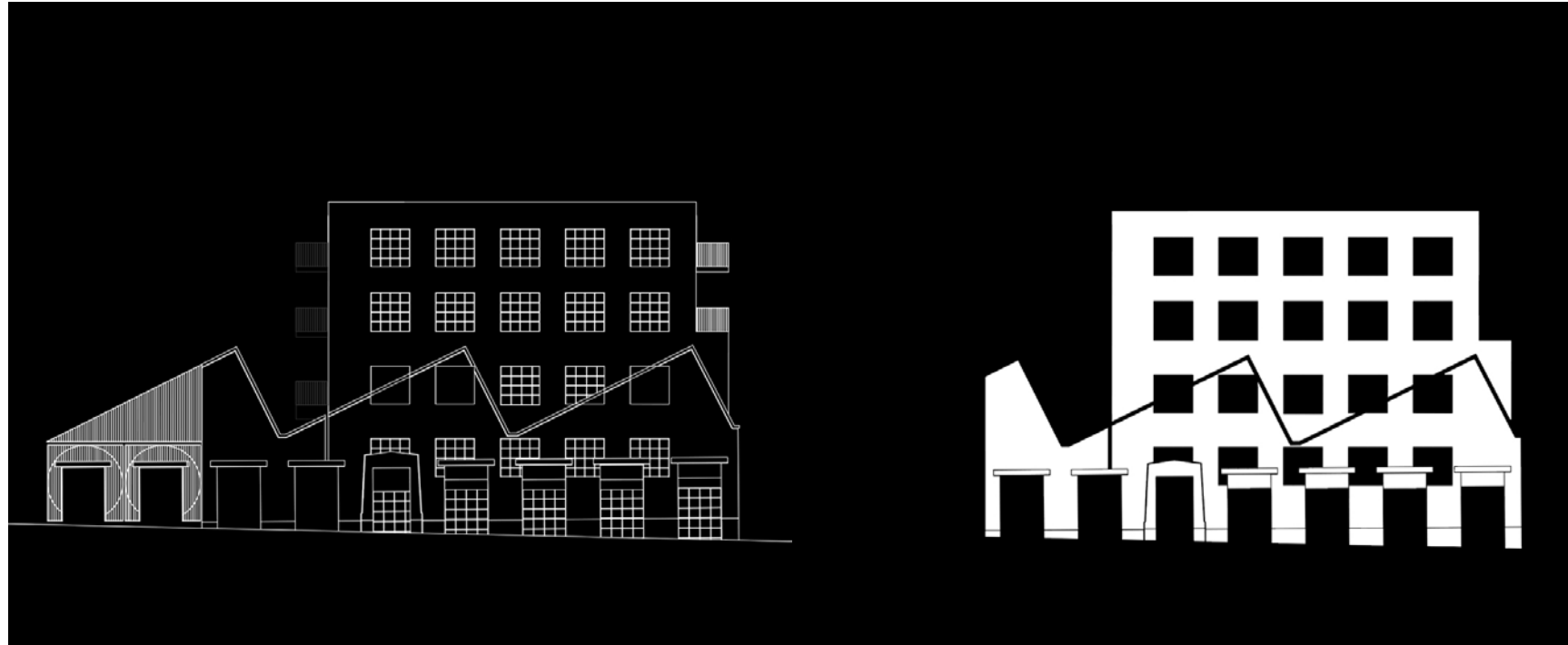
PROPOSED
ROOF PLAN



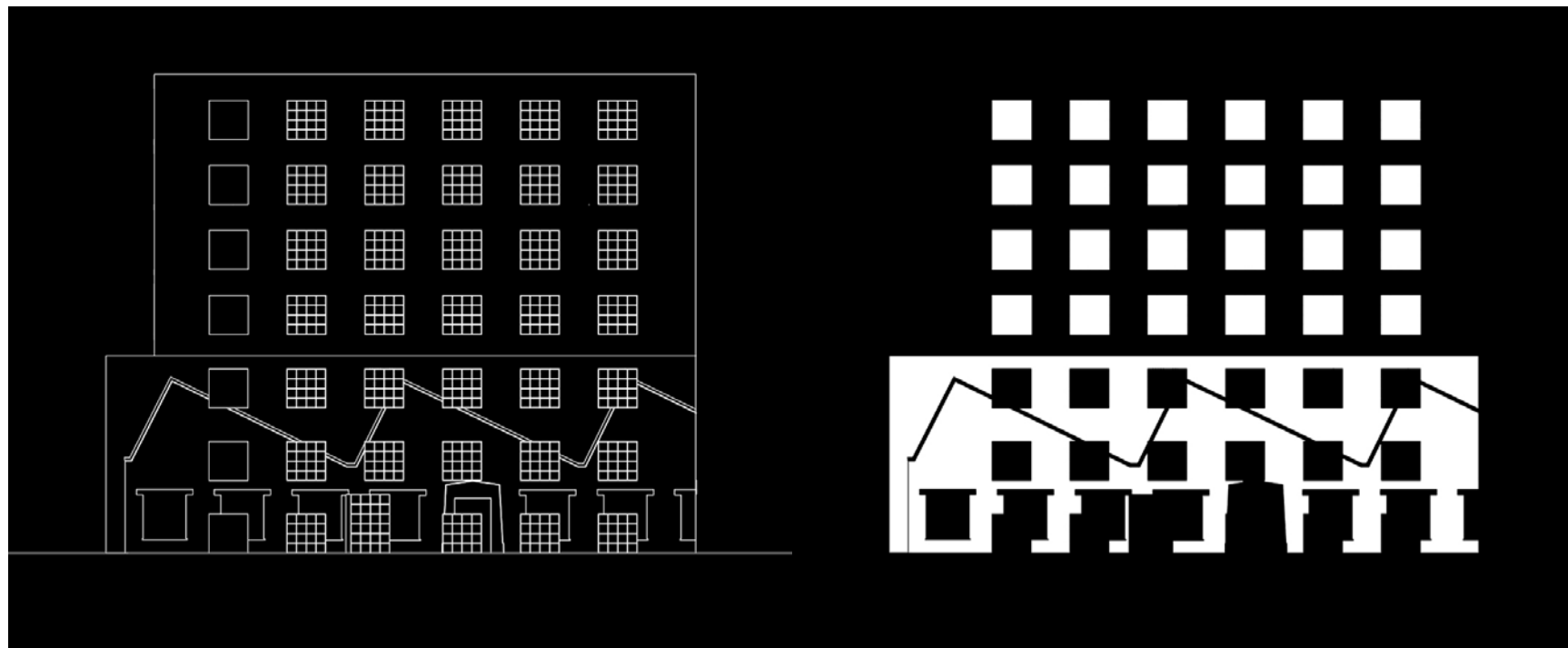
DATE: 23.03.23	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: 	
DRAWING NO: 0092_PL_700		REV: -	

12. The Proposal

Elevation Concept Drawings



Hermitage Road Elevation Concept



North Facade facing Crusader Concept

12. The Proposal

Long Elevations



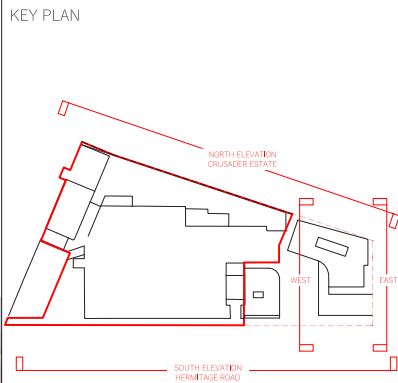
02
NORTH ELEVATION
CRUSADER ESTATE



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.



REVISION	DATE	COMMENT
PROJECT:		
OMEGA WORKS B HERMITAGE LANE, HARINGEY		
CLIENT:		
CPG FELDMAN		
DRAWING:		
PROPOSED ELEVATIONS SHEET 1 of 2		
SCALE BAR:		
2m 10m 20m		
DATE: 23.02.23	SCALE: 1:200 @ A1	DRAWN: DW CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH:
DRAWING NO: 0092_ELE_000		REV: -
DHaus THE CHAUS COMPANY LIMITED UNIT 13, OLD CHERRY COURT 17 CROUCH HILL, LONDON N4 4AP thedhaus.com		

12. The Proposal

Short Elevations



04
EAST ELEVATION
ACCESS ROAD TO CRUSADER

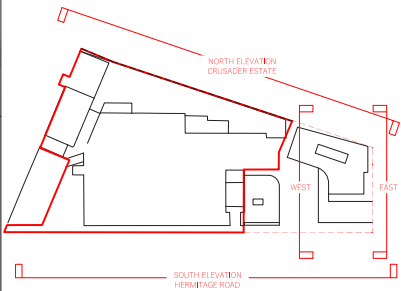


DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED ELEVATIONS
SHEET 2 of 2

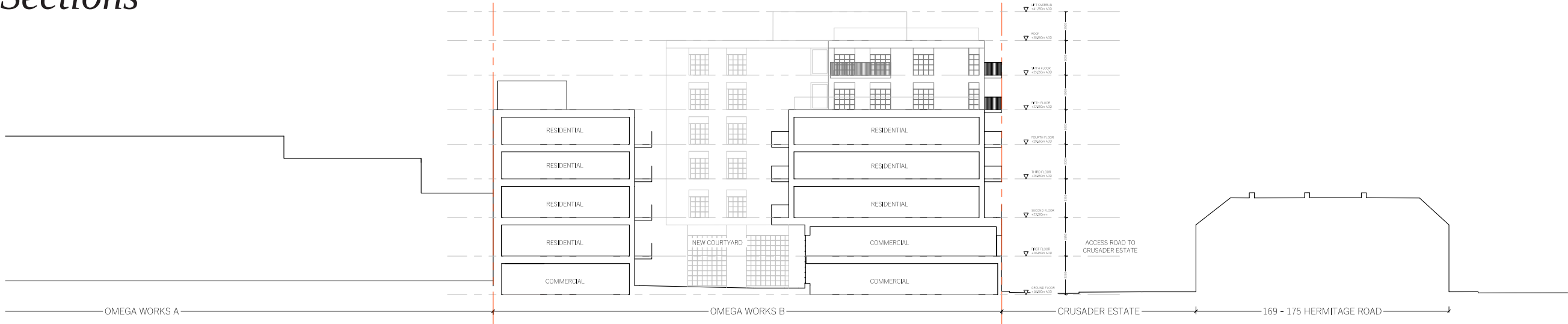
SCALE BAR:
0m 10m 20m

DATE: 23.02.23	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH: ○
DRAWING NO: 0092_ELE_001			REV: -

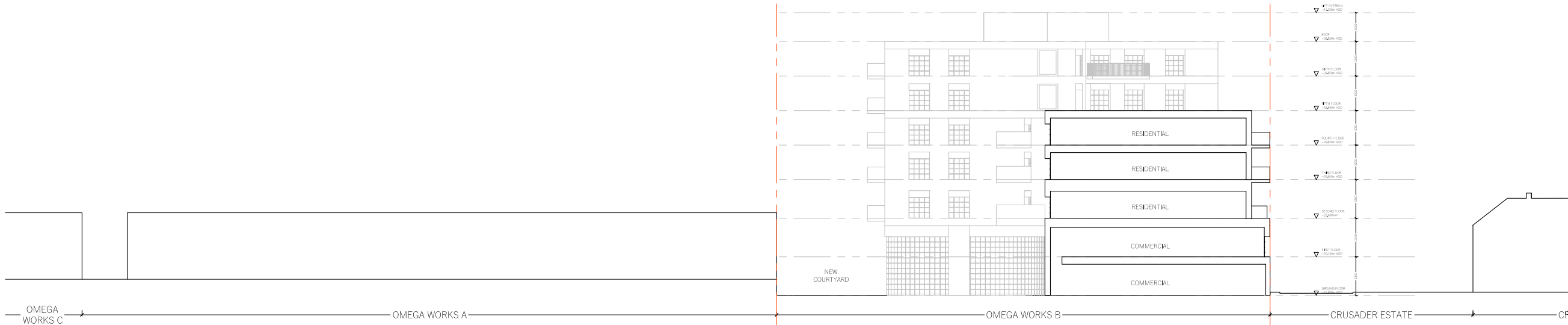
DHaus
THE DHAUS COMPANY LIMITED UNIT 43, OLD CHURCH COURT 117 CROUCH HILL LONDON N4 6AP
thedhaus.com

12. The Proposal

Sections



SECTION AA



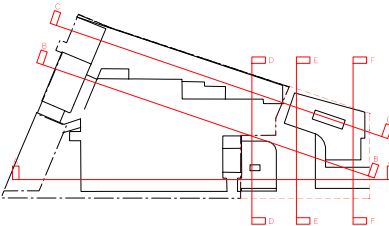
SECTION BB

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED SECTIONS
SHEET 1

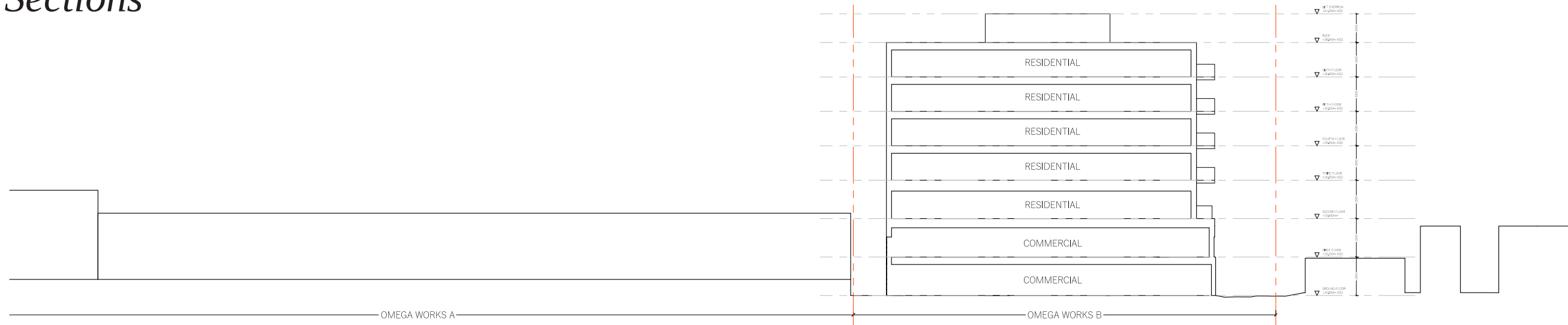
SCALE BAR:
0m 5m 10m 20m

DATE: 23.02.23	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: N	
DRAWING NO: 0092_PLN_PRO_SEC_01		REV: -	

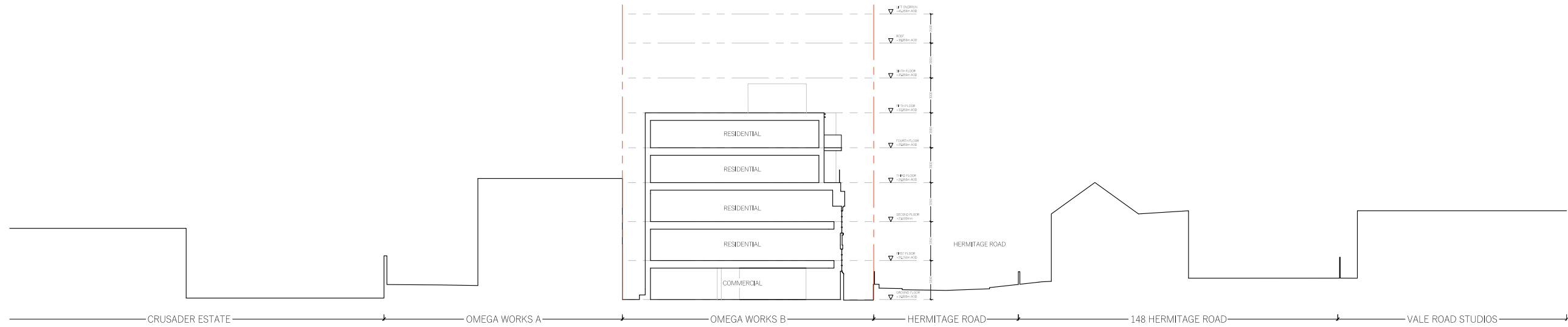
DHaus
THE DHAUS COMPANY LIMITED UNIT 43, OLD CHURCH COURT 117 CROUCH HILL LONDON N4 6AP
thedhaus.com

12. The Proposal

Sections



SECTION CC



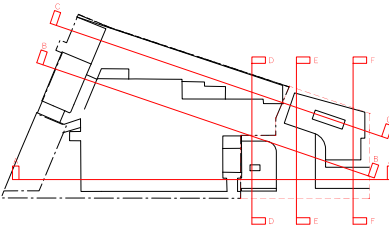
SECTION DD

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

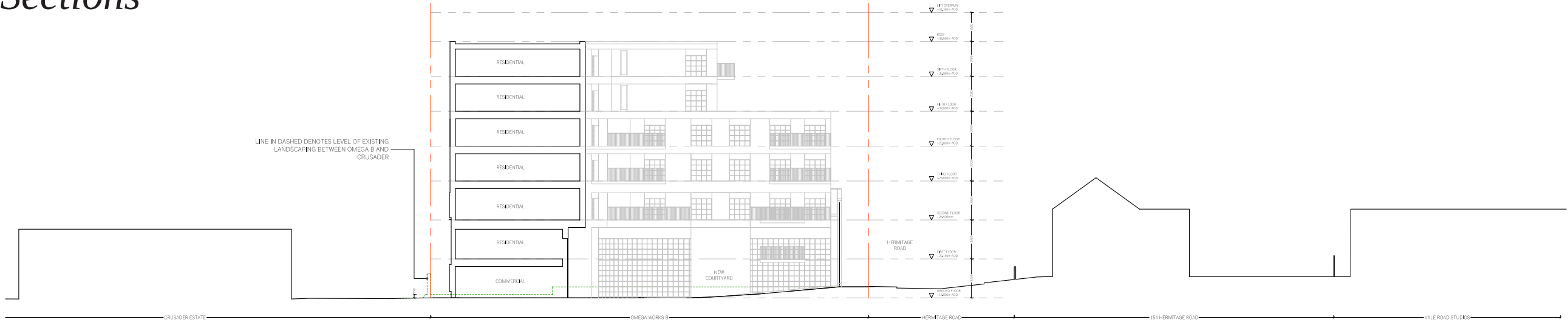
DRAWING:
PROPOSED SECTIONS
SHEET 2



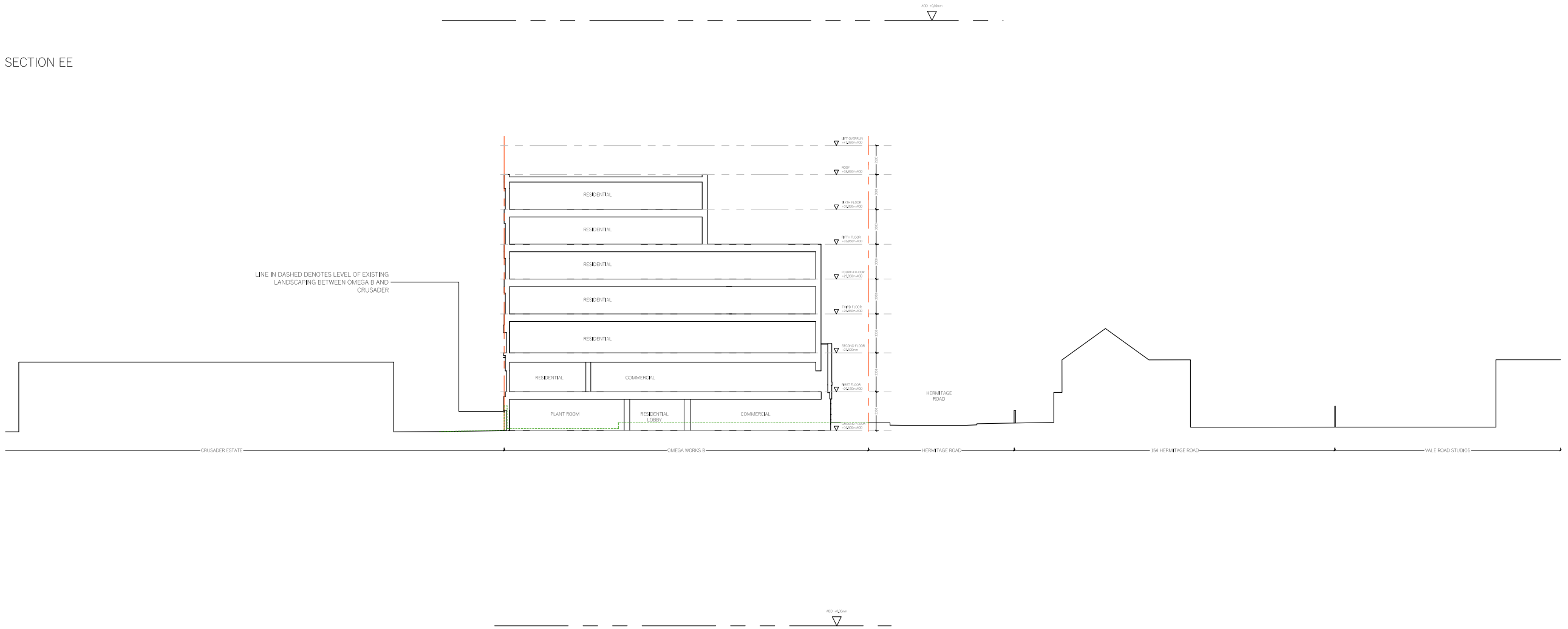
DATE: 23.02.23	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: [North Arrow]	
DRAWING NO: 0092_PLN_PRO_SEC_02		REV: -	

12. The Proposal

Sections



SECTION EE



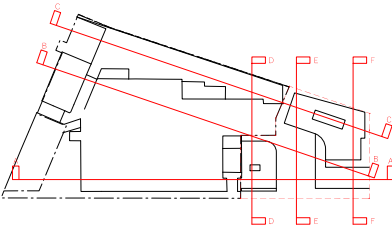
SECTION FF

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED SECTIONS
SHEET 3



DATE: 23.02.23	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: 	
DRAWING NO: 0092_PLN_PRO_SEC_03		REV: -	

13. Perspective Views



13. Perspective Views Hermitage Road



13. Perspective Views

Hermitage Road



13. Perspective Views

View of the Courtyard



13. Perspective Views

View of the Courtyard



13. Perspective Views

View of the Courtyard



13. Perspective Views

View of the Courtyard



13. Perspective Views

The North Facade



13. Perspective Views
View from the North



13. Perspective Views

Commercial Studio within the original Omega Building



13. Perspective Views

Commercial Studio onto the Courtyard



13. Perspective Views

Commercial Studio onto Hermitage Road



13. Perspective Views

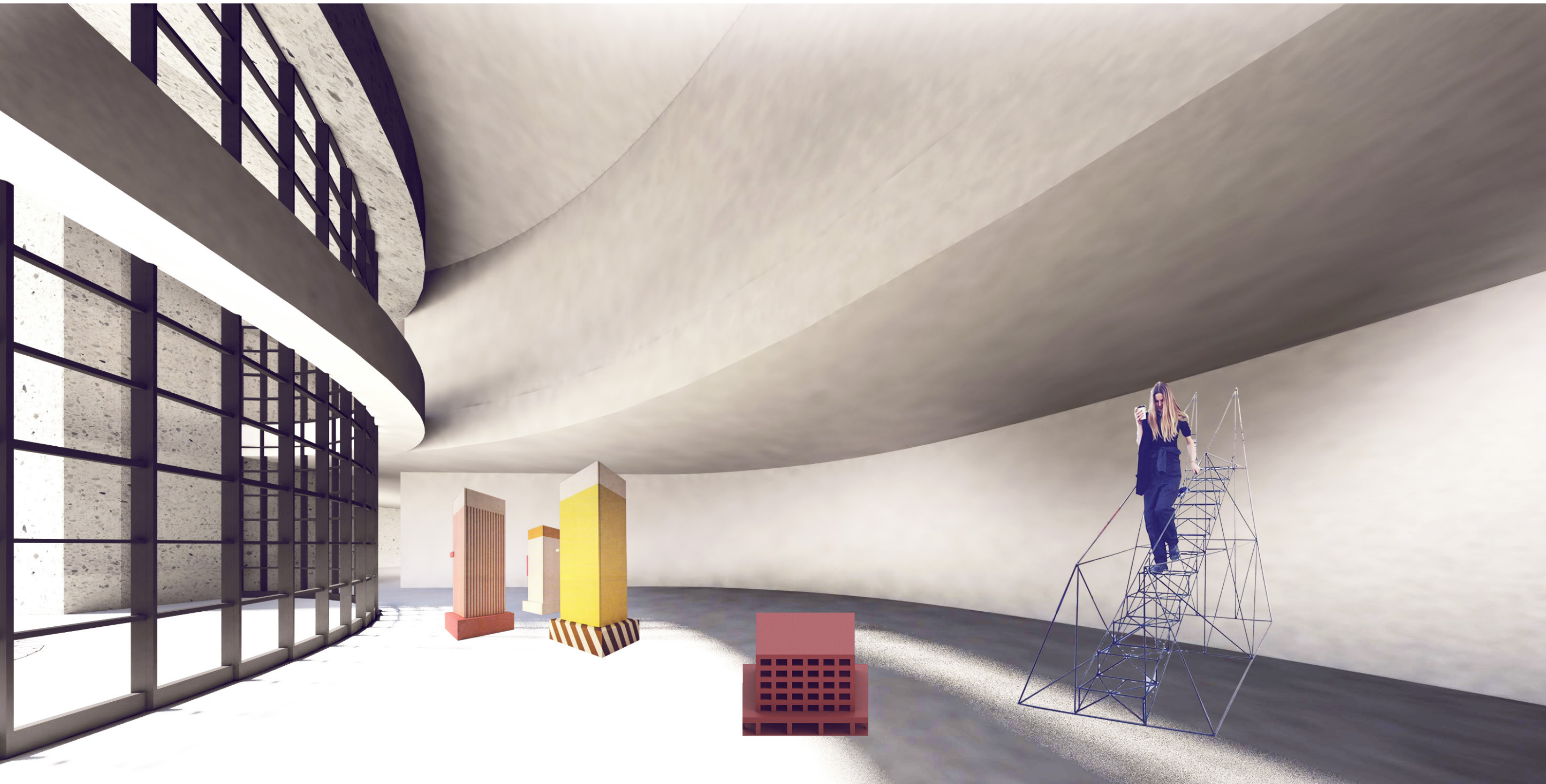
Commercial Studio onto Hermitage Road



13. Perspective Views
Commercial Studio onto Hermitage Road



13. Perspective Views
View from the Exhibition Space



13. Perspective Views

View from an Apartment



13. Perspective Views

View from an Apartment



13. Perspective Views

View from an Apartment



14. The Courtyard and Yard Space

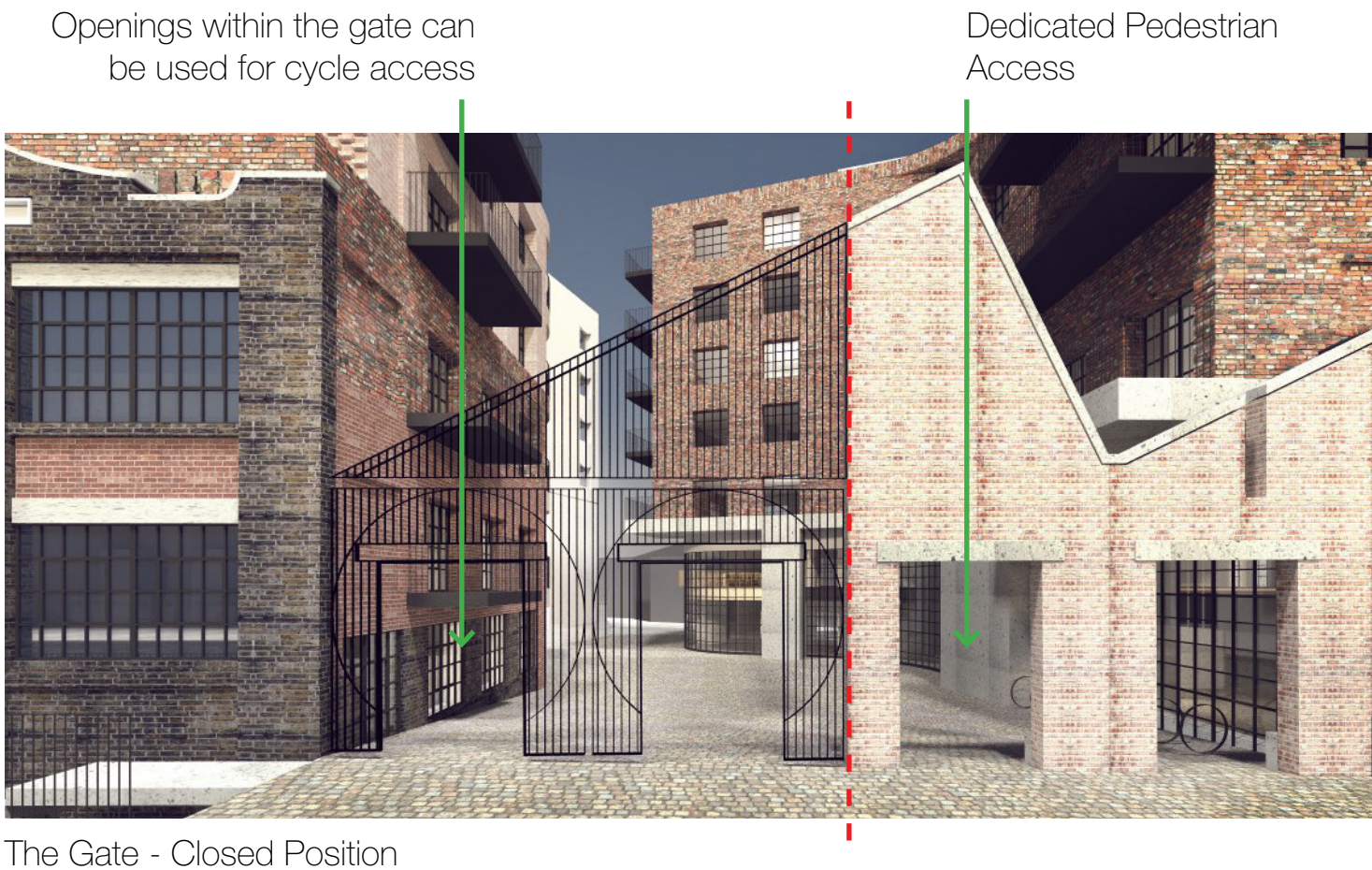


14. The Courtyard and Yard Space

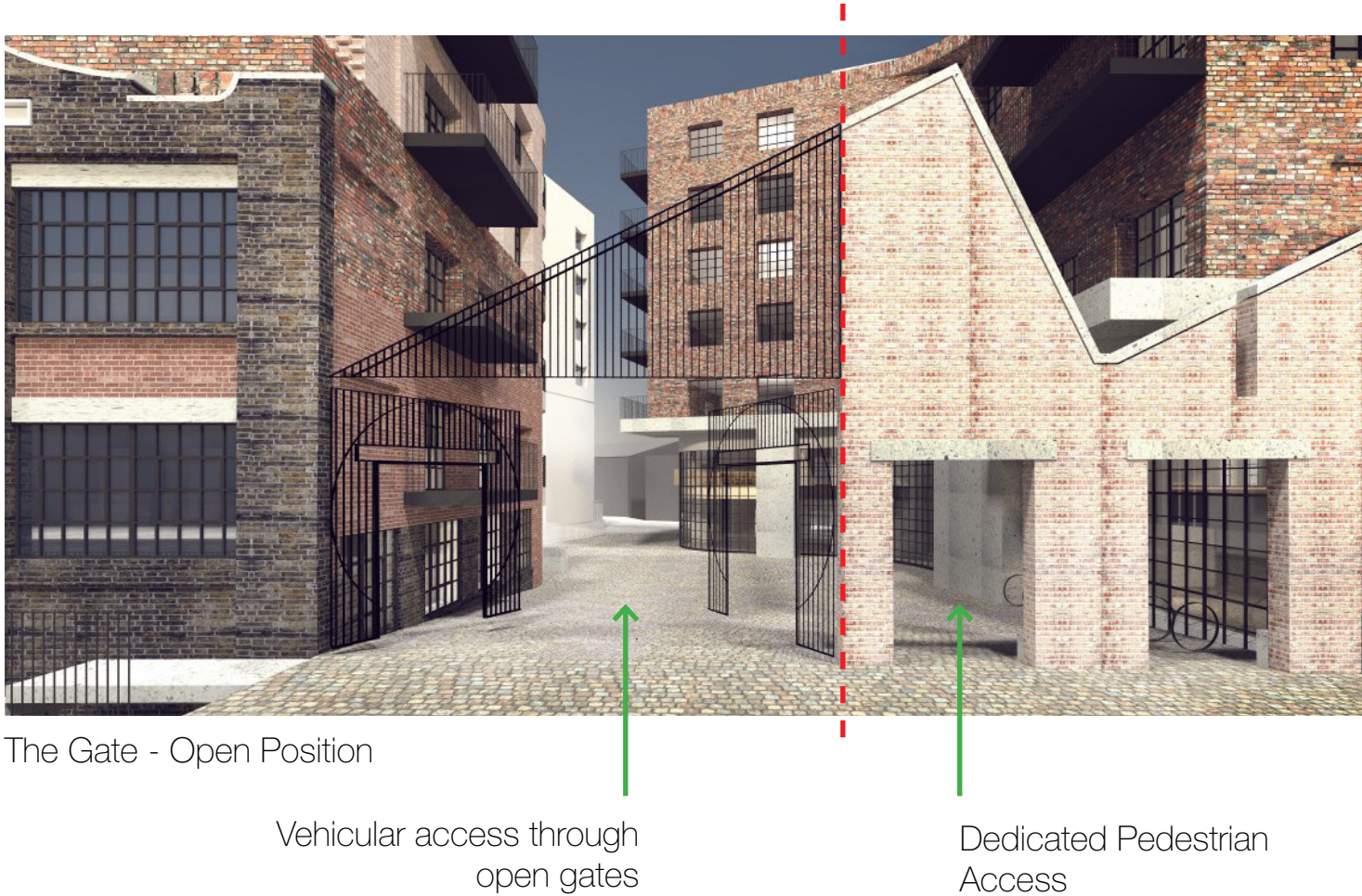
Entrance Gates into the Courtyard

A gated entrance into the site is proposed that follows the profile of the existing saw tooth building. The original window openings are recreated within the gate itself forming new pedestrian routes into the scheme when the gates are shut.

Opening the gates in full allows vehicular access into the site to deal with deliveries and refuse collections.



Historical Precedent, a gate within a gate



14. The Courtyard and Yard Space

Courtyard Architecture

The courtyard is South facing and enjoys sunlight throughout the day. With a width of 14 meters and a length of 22m, the courtyard allows flexibility in its use, with opportunities for planting, public events and making space for the commercial tenants. In terms of materiality, a simplified architectural treatment is applied to the façades that face onto the courtyard.

The existing saw tooth facade is celebrated as a ruin for placemaking. The two old window openings now used for pedestrian access.



View to the workspaces



View to the new access route

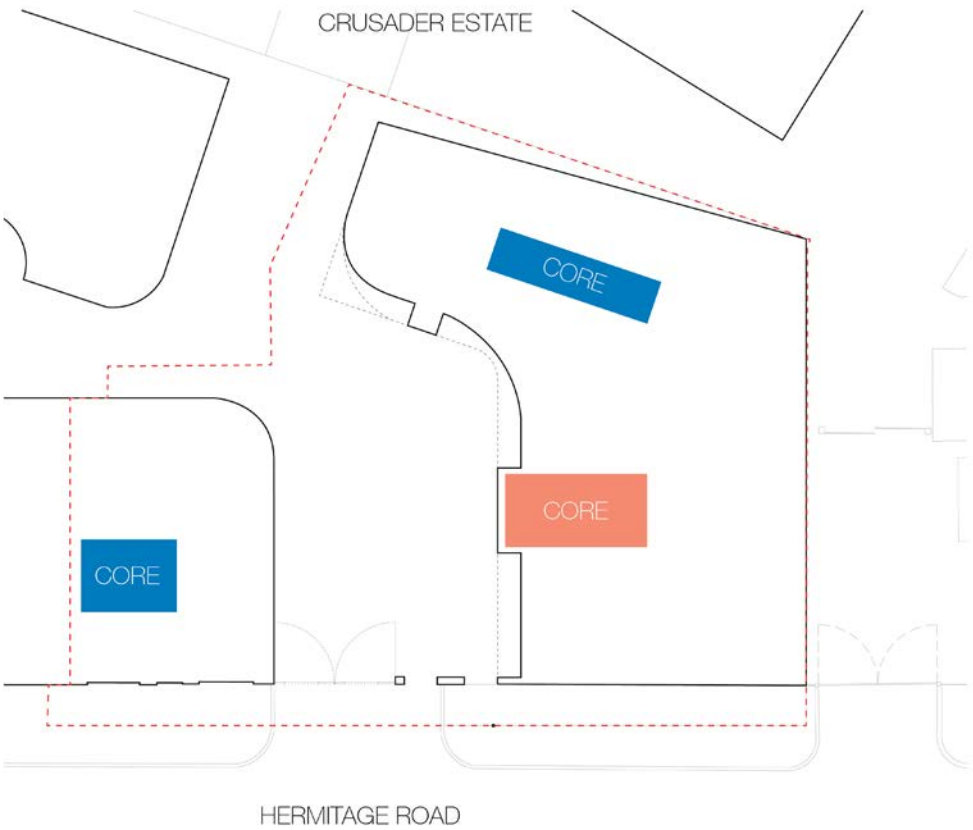
14. The Courtyard and Yard Space

Separation of Residential and Commercial Uses

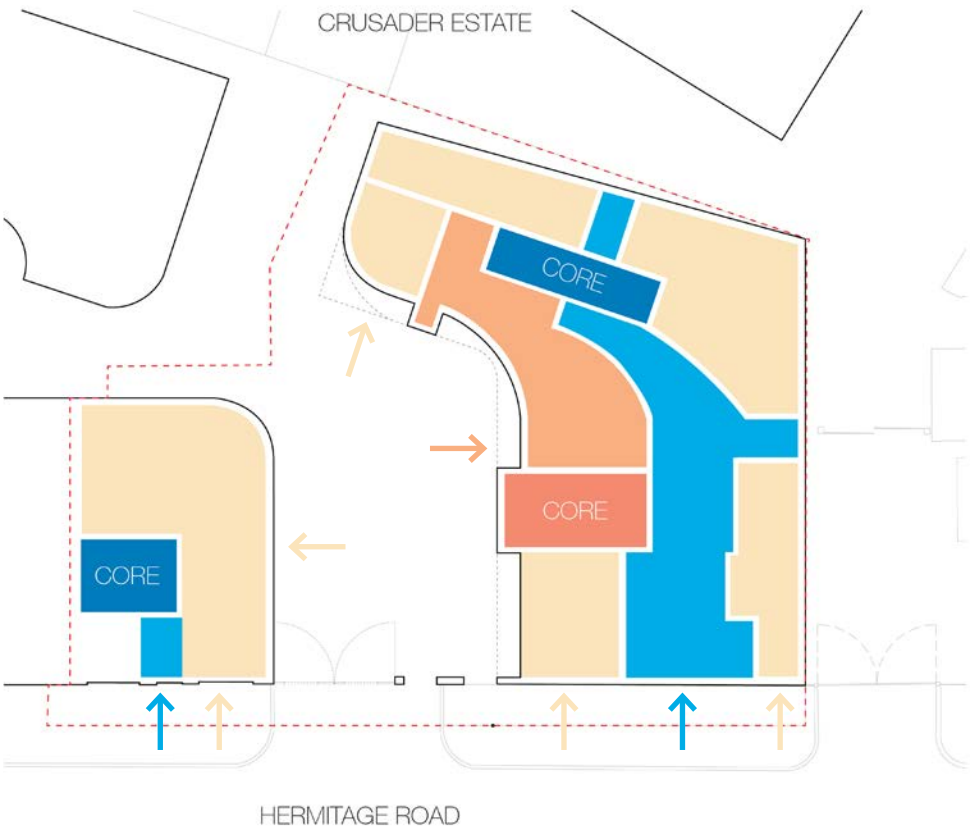
To ensure that the new courtyard space does not become overwhelmed with multiple users accessing the yard space at the same time there is clear separation between the residential and commercial entrances to the building.

Residential access is situated to the edges of the site with commercial cantered around the yard space.

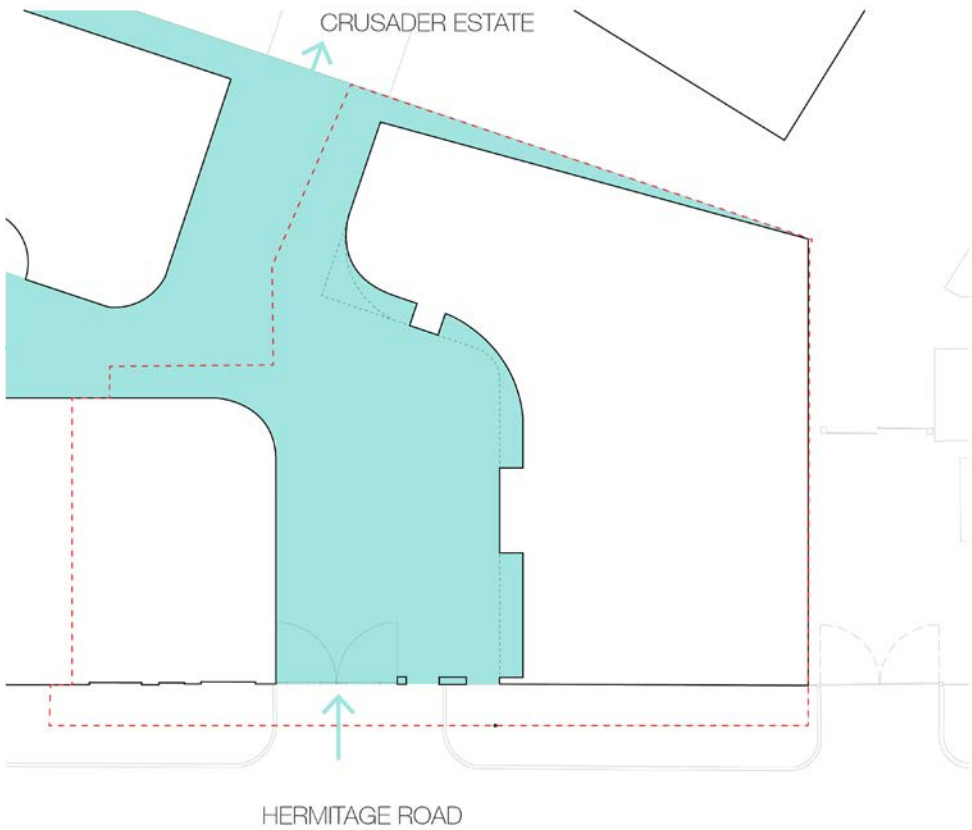
Residential and commercial stair and lift cores



Residential and commercial access



The new yard space with links to Crusader and Omega A



14. The Courtyard and Yard Space

Landscape Materials

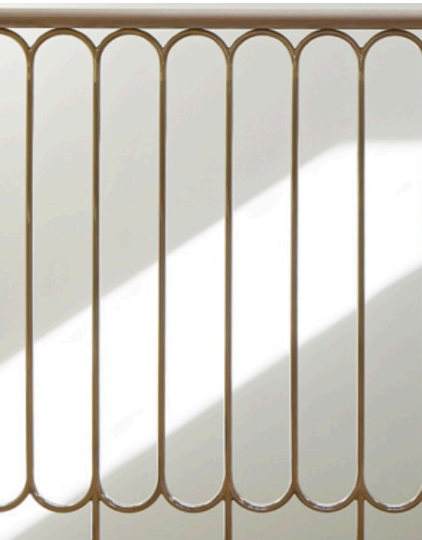
A unified approach to materials for the landscaping of Omega A & B aims to tie the two schemes together. Robust and long lasting materials are proposed to reflect the commercial nature of the courtyard and ground floor.



Light grey cobblestones



Warehouse brick, recycled where possible



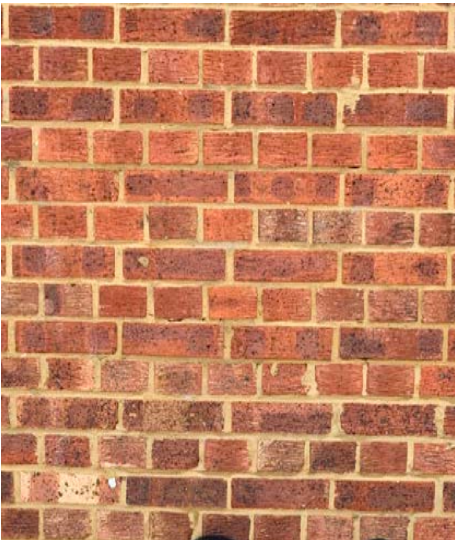
Metal Balustrade



Robust moveable planters allow for multi use of the courtyard, fabricated from recycled materials found on site



Dark grey cobblestones



Courtyard Furniture fabricated from recycled materials found on site



15. Landscape and Amenity



15. *Landscape and Amenity*

Landscape Approach

A new public space is proposed at Ground floor that will be robust to deal with the commercial uses on site. The landscape plan has been prepared in partnership with Turkington Martin, who will submit a separate landscape statement as part of this planning application.

Elsewhere with the site we propose the following landscaping measures that will also offer amenity spaces for the residential occupiers:

- Green roofs for small wild life and insects to live
- Larger private spaces on the rooftops
- Residential playgrounds on the rooftops
- Tree lined spaces as much as possible
- Large pop out terraces for residents



16. Accessibility Statement



16. Accessibility Statement

Inclusive Design

The development has been designed in accordance with the principles of inclusive design. Ten percent of the proposed units will be accessible/adaptable and the remaining units will meet Lifetime Homes Standards. The proposed commercial/retail floorspace will be accessible to all with wide access corridors, lifts and amenities to cater for all.

Access into the Buildings

There is level access to both the main and secondary entrances to the building from both Hermitage Road and the new public courtyard. Level access continues through the common parts of the building and into the residential units themselves. This is shown on the diagram opposite



Wheelchair access into the building at Ground Floor

Key:

- Commercial accessible entrances
- Residential accessible entrances
- Communal / Public accessible entrances

- Commercial route to lift core
- Residential route to lift core

16. Accessibility Statement

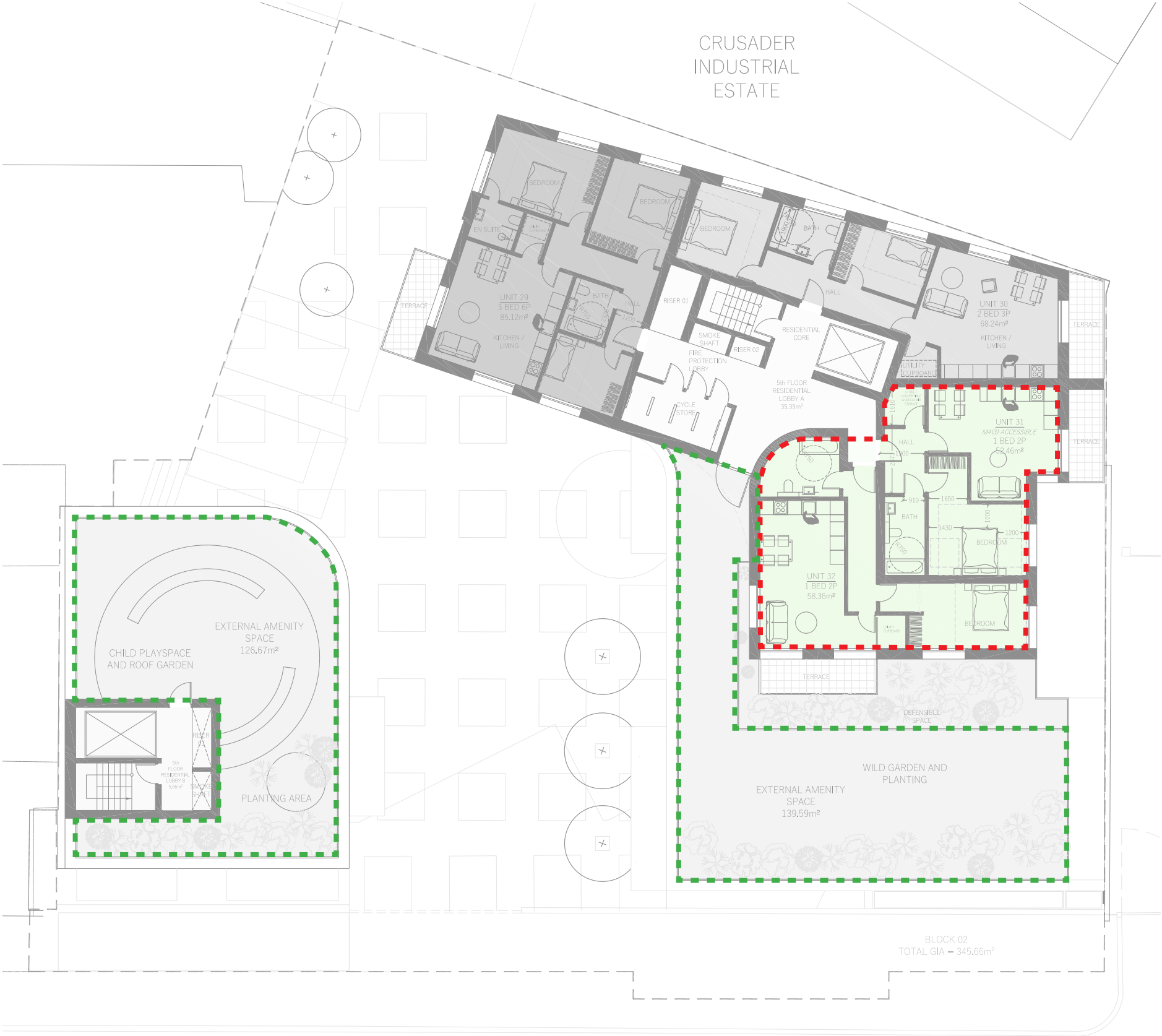
Wheelchair Units

FIVE wheelchair units are provided in accordance with Haringey's Housing SPG, which exceeds the 10% of total units required by the Council. These six units are fully compliant with Approved Document M4(3). The M4(3) Wheelchair Accessible units are clearly indicated on the proposed floorplans that have been submitted as part of this application.

All other units are fully compliant with Approved Document M4(2).

Communal Amenity Spaces

The amenity spaces at roof level are accessible to all with lift access onto the terraces and play spaces. These spaces are accessed from within each lift and stair core. The lift and stair cores



5th Floor Plan with M4(3) Unit Highlighted in red and communal roof spaces shown in green

17. Design Charter Response



17. Design Charter Response

Response to DM1, Delivering High Quality Design

Our team is committed to delivering excellence within the Omega Works B development, in accordance with Haringey's DM1 Policy.

We have embraced the principles of sustainable design, and have positively responded to the setting and character of the Haringey Warehouse District within our proposals.

Our scheme is a high quality design, with a design that references the warehouse buildings and the location in which it sits. Inspired by the early 19th Century grid like patterns and warehouse typologies of the area, the design of the buildings honours this warehouse typology and reinvents it for modern day use.

Our design response to particular issues in relation to policy DM1 is detailed in the following subsections:

Character of the Development

Considerable research has been carried out into the surrounding urban context, looking in detail at massing, building heights, architectural detailing and fenestration patterns.

Our studies indicate the Warehouse District being characterised by unadorned, utilitarian and simple buildings that are placed on irregular sites, split by landowners in an ad-hoc way, which has created irregular shaped courtyards and public realm spaces.

The design for Omega Works B is inspired by the warehouse buildings in the area and the regular grid patterns that adorn their façades. These patterns have been juxtaposed onto the existing architecture to create a hybrid typology that both references the past whilst looking to the future.

The massing and building heights have been designed carefully through site sections in relation to the surrounding context and varying levels, balancing density with an appreciation for the nearby low density residential character found on Hermitage Road.



Responding to local character



The grid pattern of the North facade

17. Design Charter Response

Landscaping

The landscaping design celebrates the concept of the offset grid and is expressed in the new public courtyard that links through the site.

The landscaping design creates both a maker space for the future commercial tenants of the building whilst also providing a robust new public space in which to link to the wider warehouse district to both the North and South. We see this courtyard as a new hub for the area.

The levels and slopes of the ground have been designed to ensure accessible entrances at each street entrance. The soft landscaping includes a series of new trees within the new public space and on the roof gardens on top of the proposed architecture.

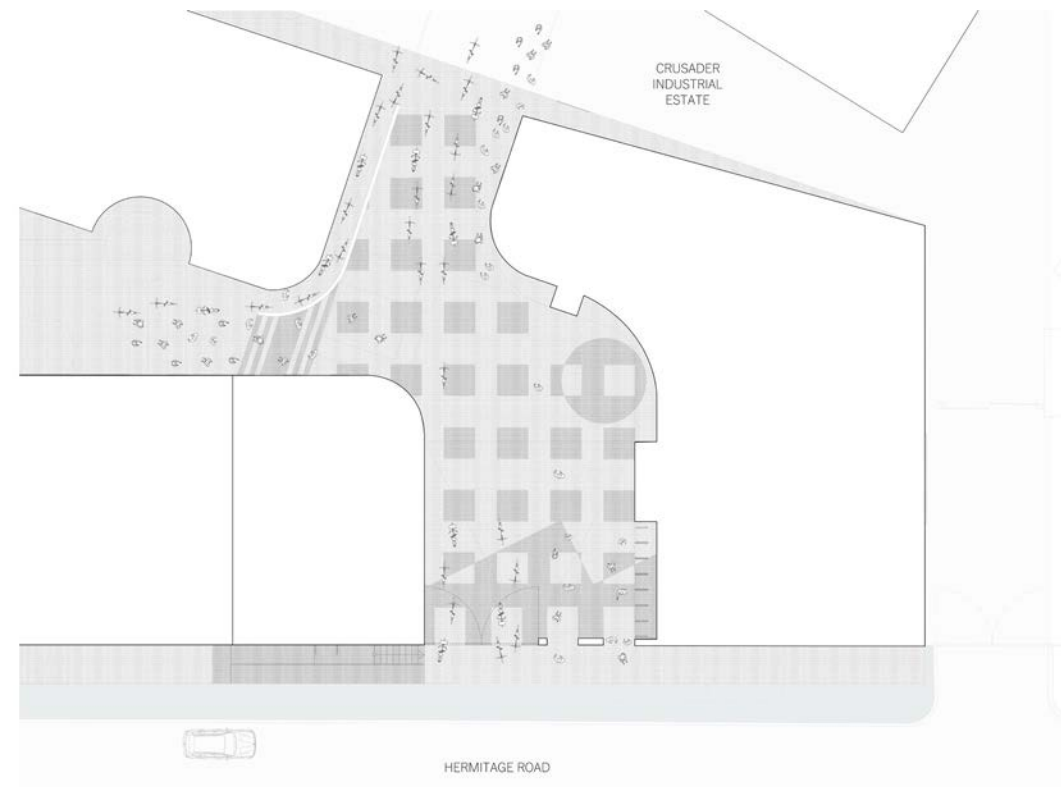
The proposed new planting layouts, including the green roofs, will prioritise native species. Through the masterplan, the project aims to connect up with the green Embankment and will promote biodiversity with bat and bird boxes set on trees and buildings where appropriate.

Privacy and Amenity

The proposals ensure a high standard of privacy and amenity for the developments users and neighbours, meeting appropriate sunlight/daylight levels, avoiding overlooking and loss of privacy to the amenity of neighbouring residents and the residents of the development; and minimising detrimental microclimatic conditions resulting from the development



The new courtyard space



The landscape proposals create a new high quality public space

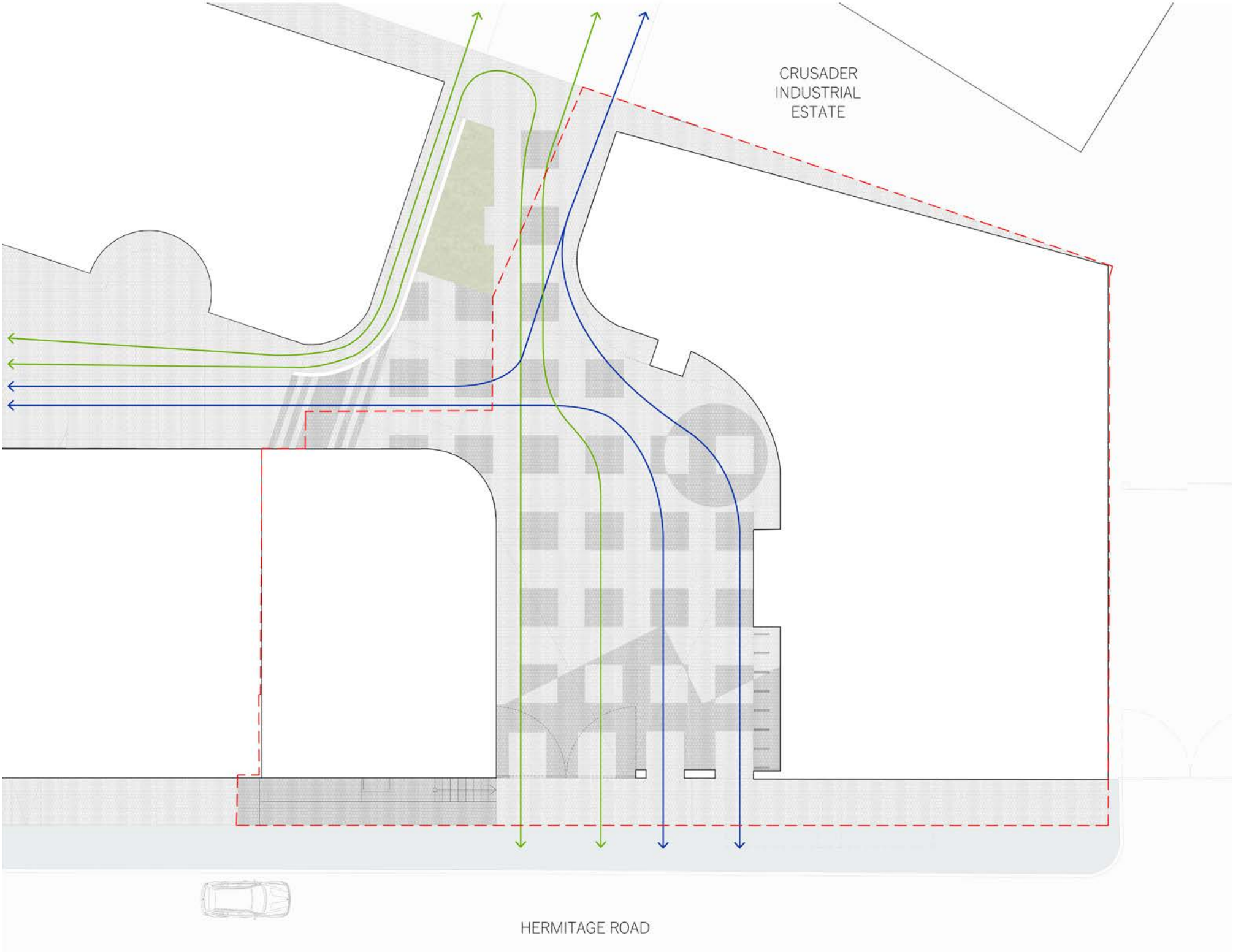
18. Pedestrian & Cycle Links



18. Pedestrian & Cycle Links

Improved Permeability

As per our vision for the area we aim to improve pedestrian and cycle links through the site with the aim of improving permeability to the North and South of the application site, as well as through the centre of the site, encouraging travel without the use of cars.



Cycle and Pedestrian Routes through the new public space

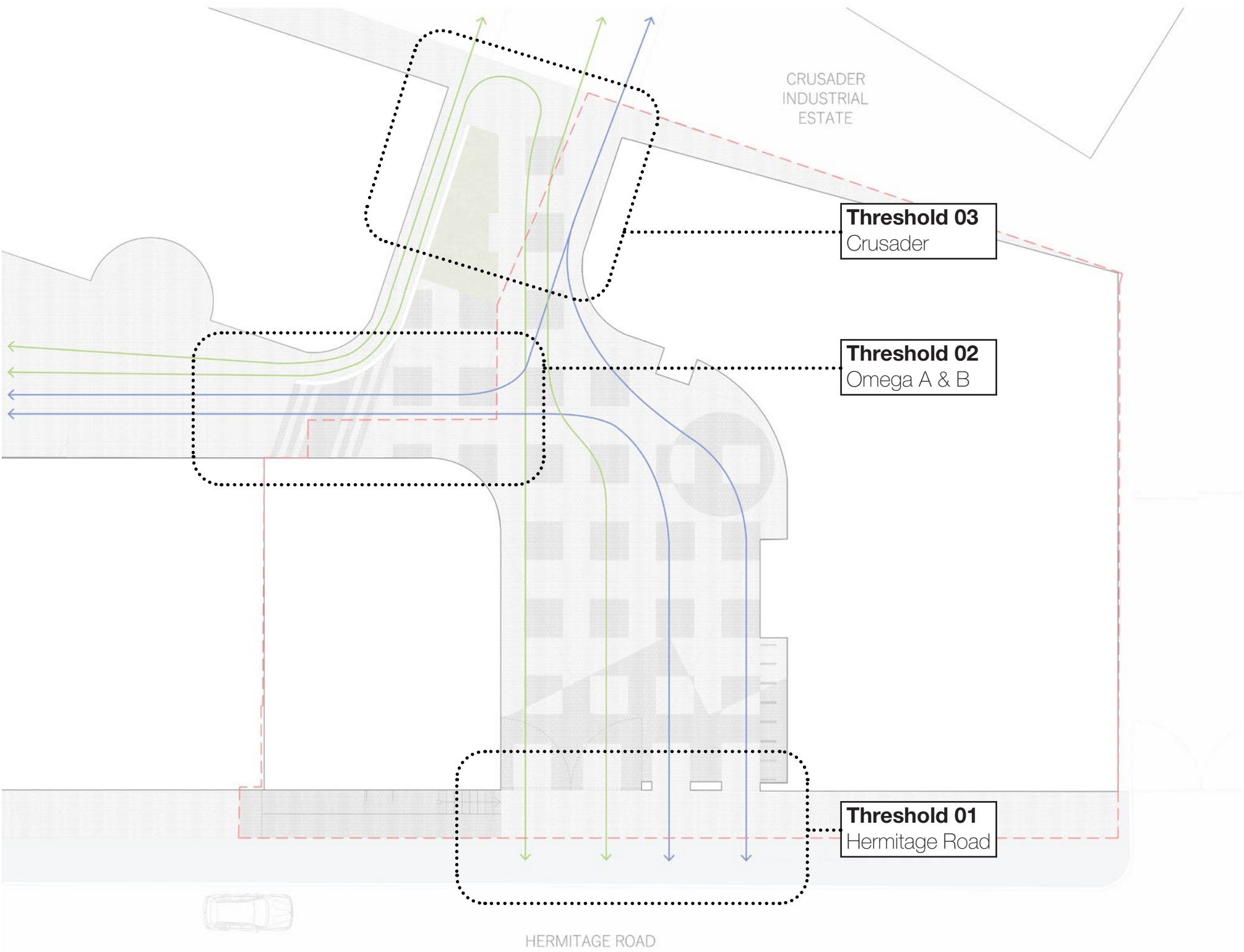
- Cycle Routes
- Pedestrian Routes

18. Pedestrian & Cycle Links

Key Thresholds

Through the new public space there are three key entrance and exit thresholds where the pedestrian and cycle routes intersect with the thresholds through the site.

These key thresholds are details on the following pages with information on how the public space has been designed to accommodate the anticipated cycle and pedestrian traffic through the site.



Key thresholds through the site

- Cycle Routes
- Pedestrian Routes

18. Pedestrian & Cycle Links

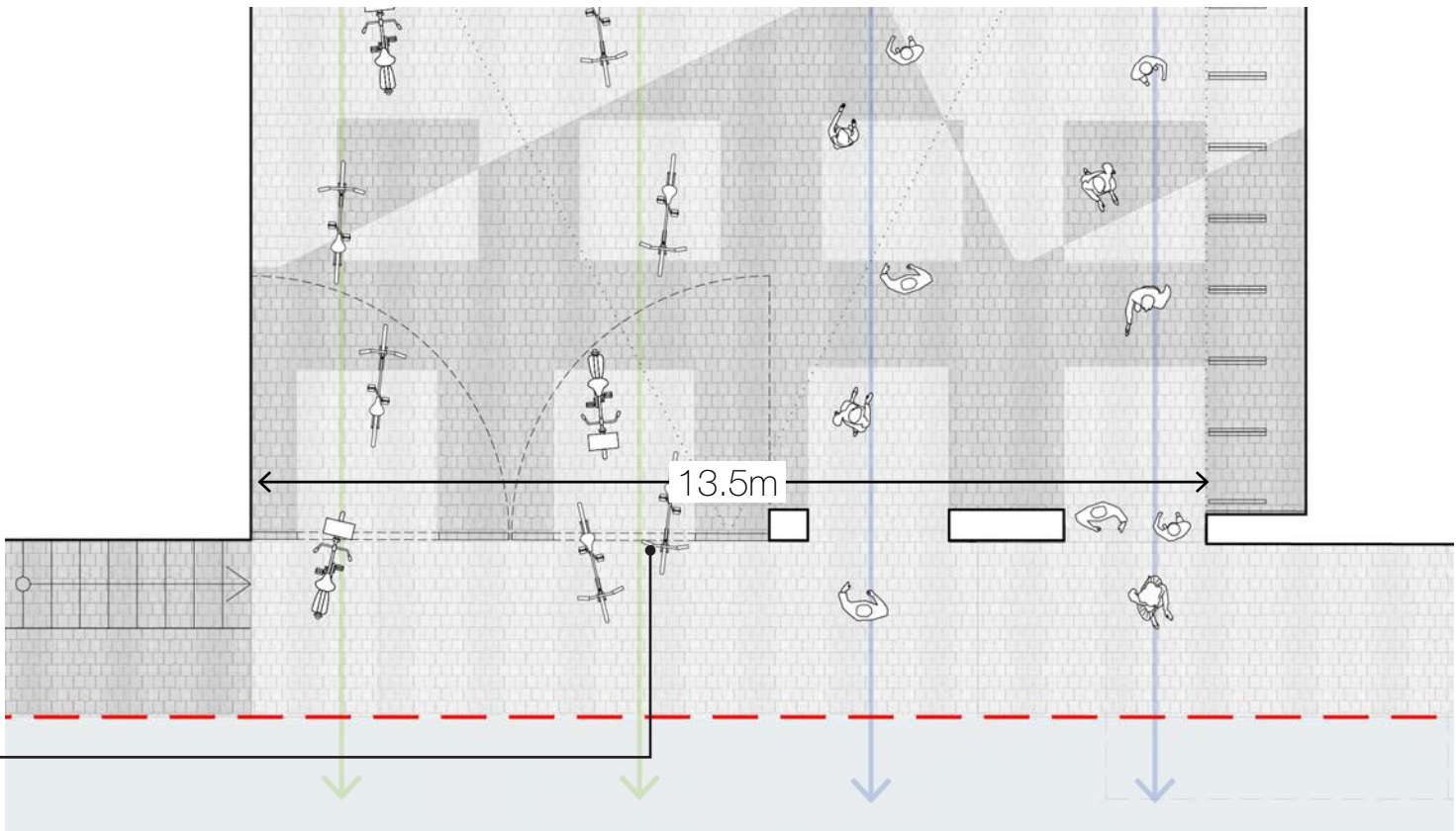
Threshold 01, Entrance from Hermitage Road

The main entrance space is 13.5m wide with separate entry gates to accommodate cycle and pedestrian access in and out of the site.

Each access gate is 2m wide meaning it is wide enough for two pedestrians or cyclists to pass alongside one another.

The gated area also allows for vehicular access in and out of the new public space, and when these gates are open, cyclists would share this entry route with vehicles.

Access Gate
Each gate allows two people / cycles to pass one another



Cycle and Pedestrian links from Hermitage Road



← 2m → ← 2m → ← 2m → ← 2m →

- Cycle Routes
- Pedestrian Routes

Perspective view from Hermitage Road

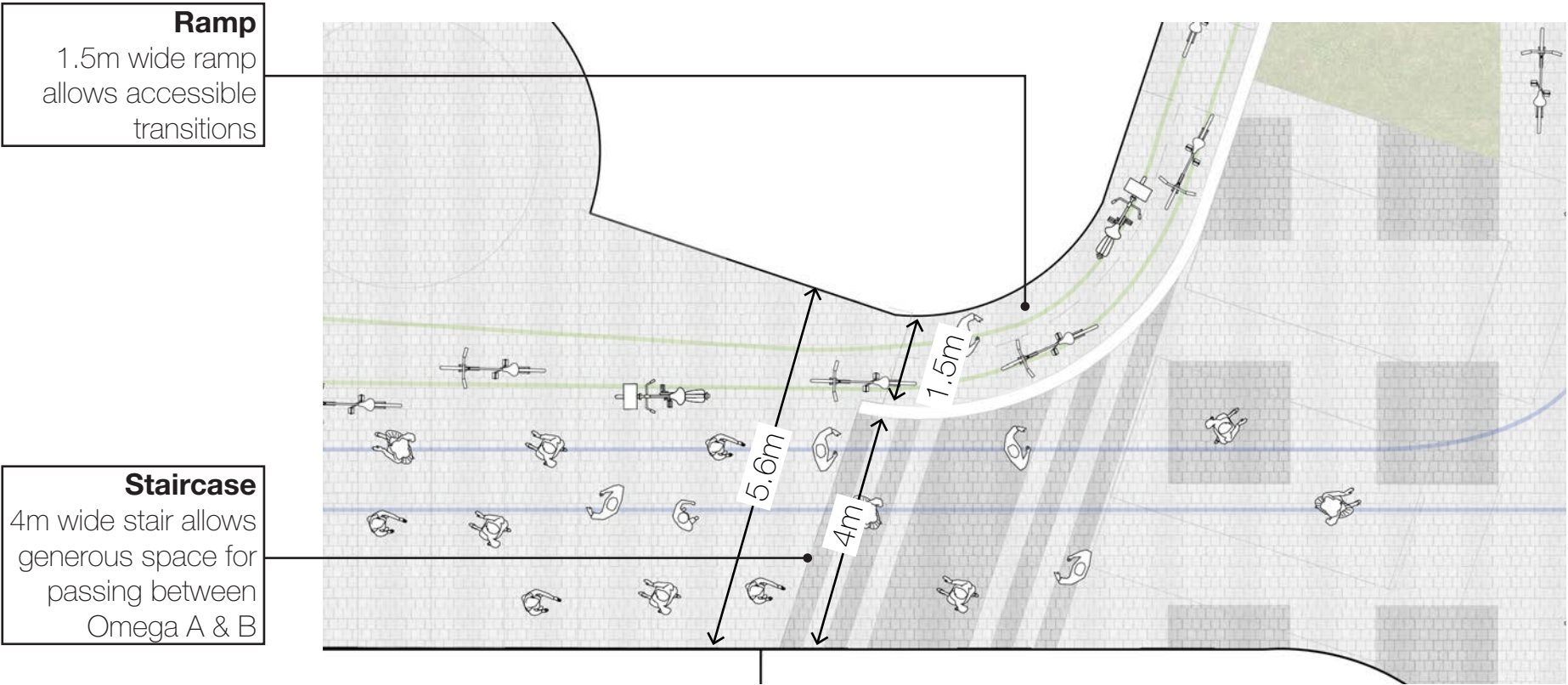
18. Pedestrian & Cycle Links

Threshold 02, Transition Between Omega A & B

A level change between the two sites means this threshold is separated by a ramp and staircase.

Bicycles and wheelchairs are able to move between the two sites via the accessible ramp, the ramp itself is 1.5m wide allowing enough space for two people, or bicycles to pass one another on the access ramp.

The staircase between the two sites is 4m wide at its shortest point allowing a generous space for moving between the two sites.



Cycle and Pedestrian links between Omega A & B

- Cycle Routes
- Pedestrian Routes

18. Pedestrian & Cycle Links

Threshold 03, Access to Crusader

To the North of the site the public space accommodates both access to and from the Crusader site and the access ramp that links to Omega Works A.

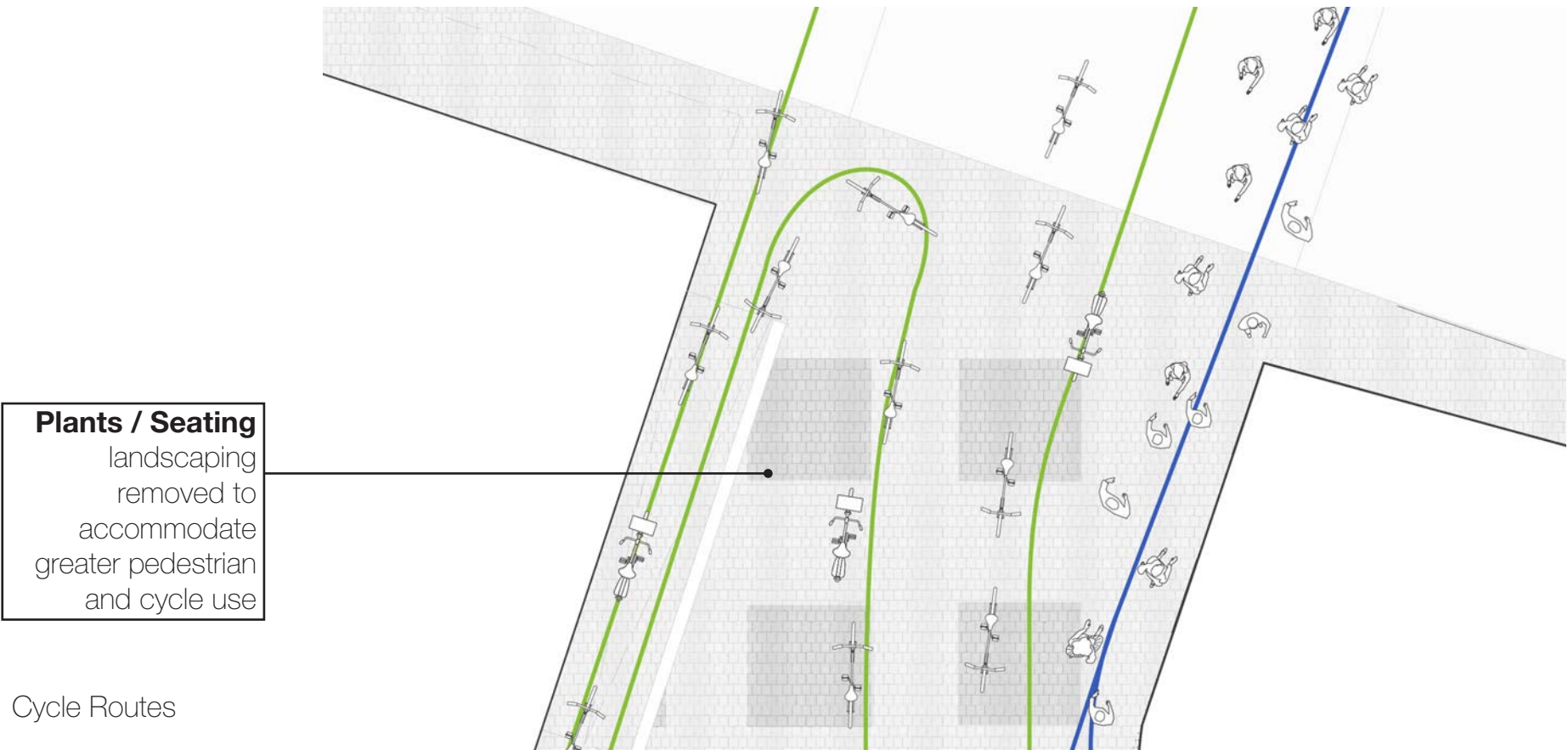
Adjacent to the access area is a planted area with integrated bench seating.

An alternate option that removes this bench and planting area is shown opposite and allows for a larger circulation space adjacent to the entry point to the Crusader site, allowing greater flow of pedestrians and cyclists to and from the site.

It is envisaged that the final layout of this threshold area may change when the Crusader site comes forward for development. The removal of the plant and seating area would allow for larger circulation in this area encouraging the North and South links.



Cycle and Pedestrian links to the North



- Cycle Routes
- Pedestrian Routes

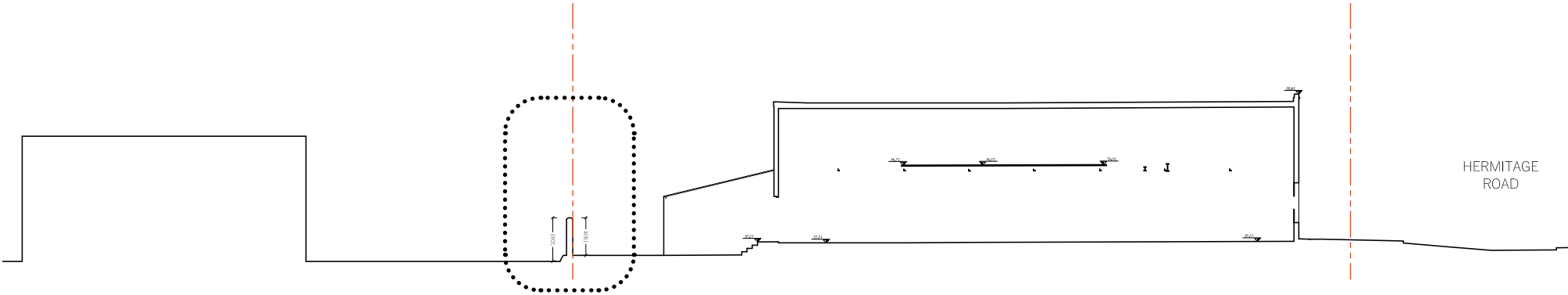
Alternate option for landscaping to the North, the omitted green space ensures a wider circulation area

18. Pedestrian & Cycle Links

Existing Site Levels at the boundary with Crusader

To the rear of the Omega Works Site, the boundary between Crusader and the development is currently separated by a large boundary wall. The height difference between the two sites increases as one moves from East to West.

At the western edge of the site, which forms part of Omega B, the transition between the two sites is almost level with only a small height difference of 291mm. Further along this boundary wall, this height difference increases, with the greatest difference in level experienced between Omega Works A and Crusader.



Cross section through the site as existing. The existing boundary wall is highlighted, there is a change in level of 291mm



Photo of the existing rear boundary of Omega Works B there is a minimal change in level



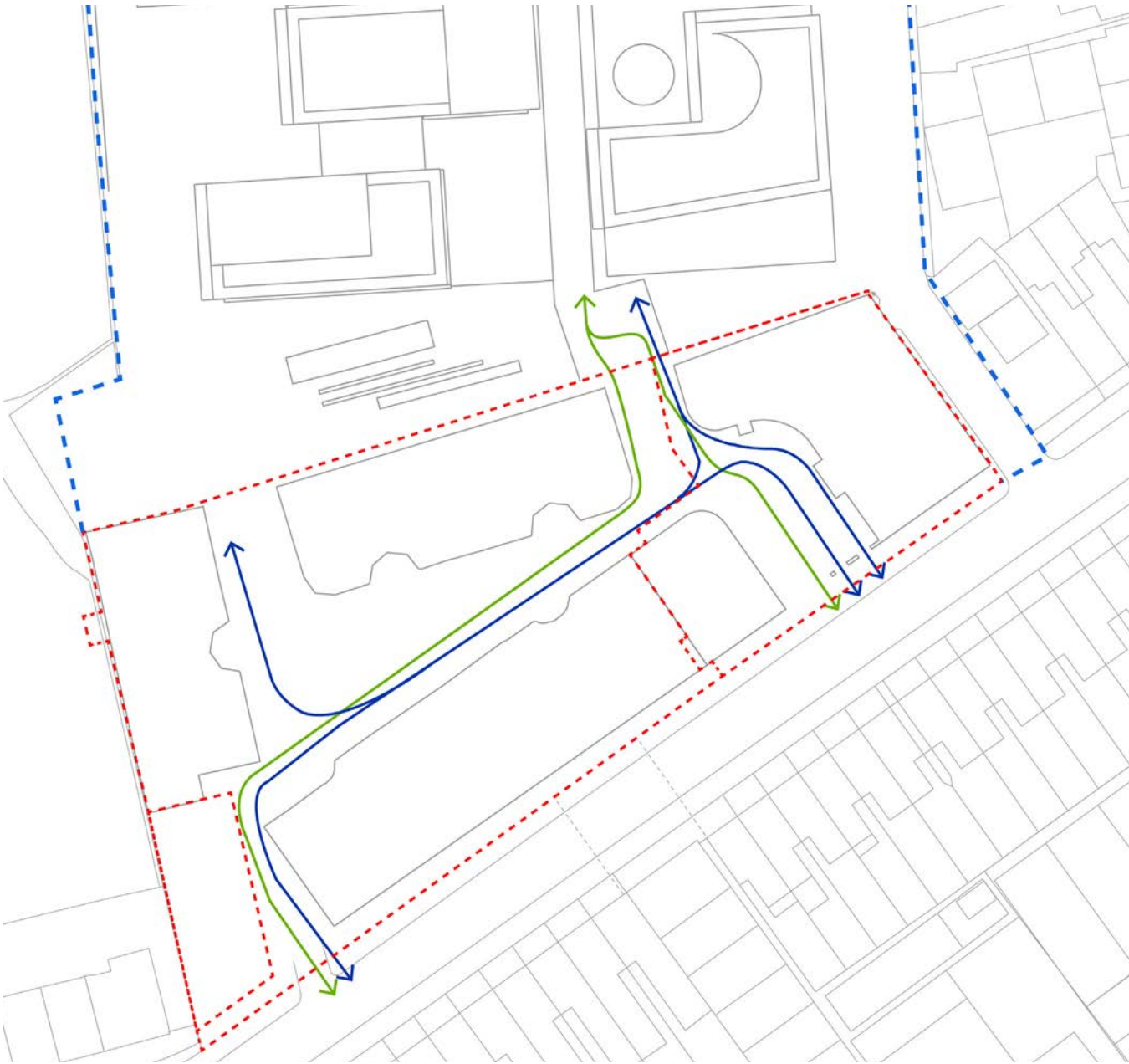
Photo of the existing rear boundary of Omega Works A, there is a large change in level as can be seen by the parked cars

18. Pedestrian & Cycle Links

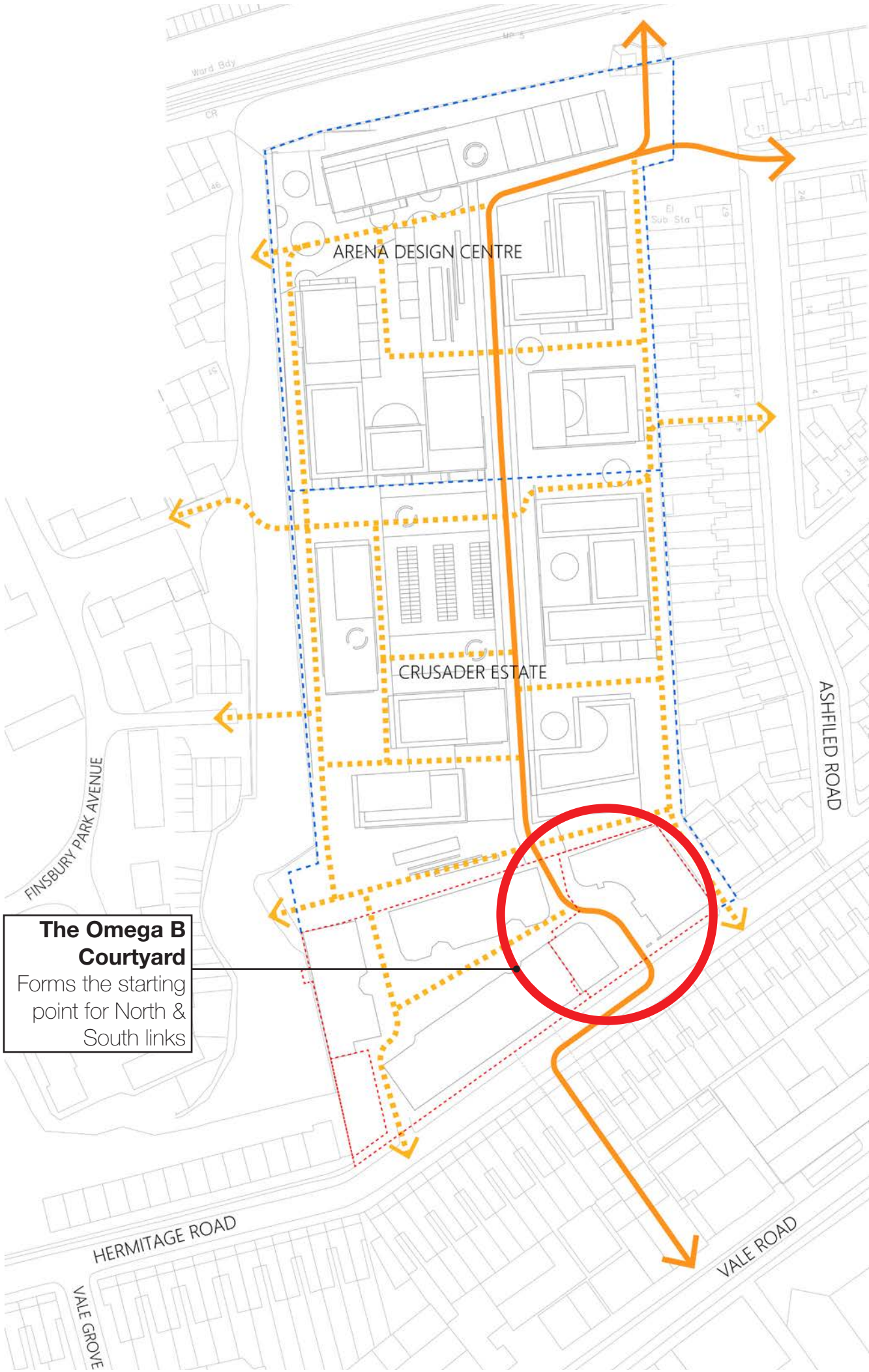
Wider Masterplan Links

The new internal courtyard allows for separate cycle and pedestrian routes through the site including North/South Links and also from these entry points East and West to link between Omega A & B.

These routes link with the wider masterplan proposal creating links Crusader to the North and Vale Road to the South. These linkages are detailed in the Masterplan section of this report.



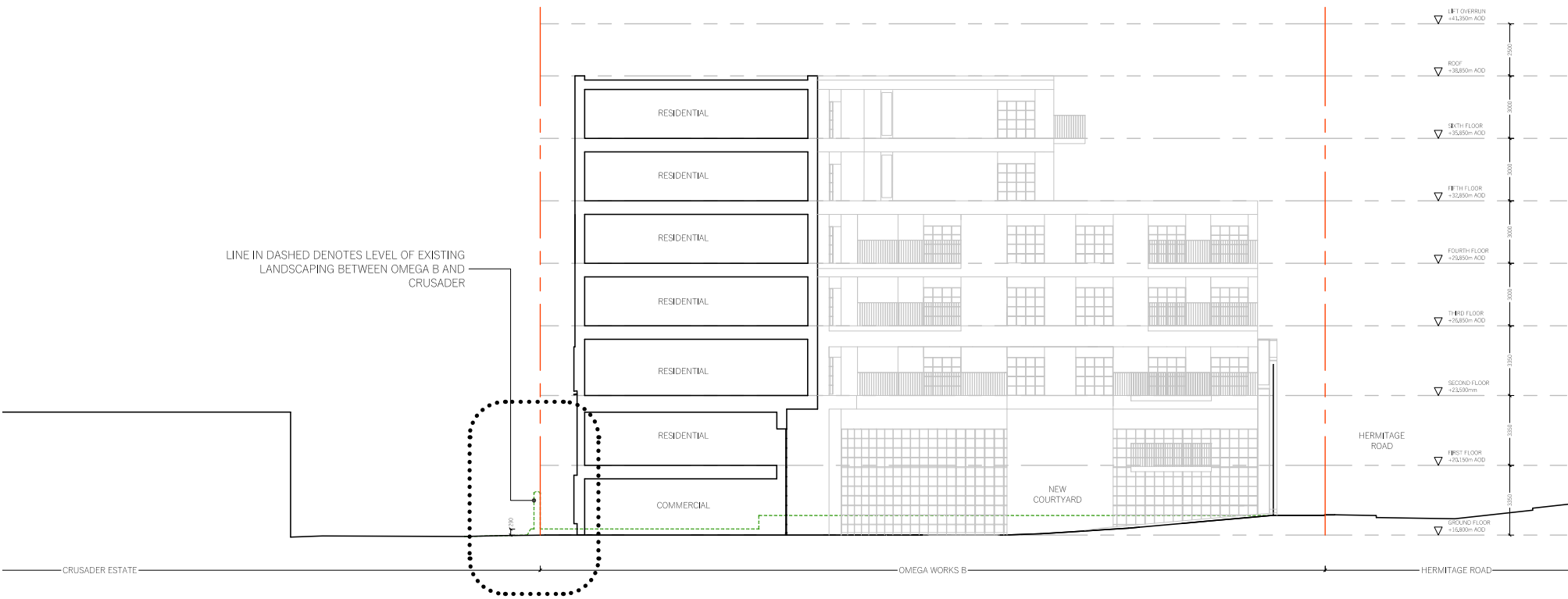
Omega Works pedestrian and cycle links to the wider area



18. Pedestrian & Cycle Links

Proposed Site Levels at the boundary with Crusader

As part of our proposals, we intend to match the rear ground level of our site to Crusaders to ensure level access to the North and allow future pedestrian and cycle links that are also wheelchair friendly.



Proposed cross section through the site, there is a level threshold between Omega B and Crusader at the boundary



View of the proposed courtyard, Crusader estate can be seen in the background with level access between the two sites

19. Tall Building Statement



19. Tall Building Statement

Introduction

This Tall Buildings Statement has been prepared by DHaus to accompany the application at Omega Works B, Hermitage Road. The development will provide a 7 storey tower towards the North of the site, with a low rise four storey element along the Southern Elevation.

The London Borough of Haringey requires a Tall Building Statement to accompany any application for a tall building which is:

- above 10 storeys; or
- otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan; or
- are likely, in the views of the local planning authority, to have a significant impact on the skyline.

Planning Policy

This section of the statement outlines the national, strategic and local policy of relevance to the development:

The London Plan, policy D9 on Tall Buildings states the following:

DEFINITION:

“Based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.

LOCATIONS:

1- Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan. This process should include engagement with neighbouring boroughs that may be affected by tall building developments in identified locations.

2- Any such locations and appropriate tall building heights should be identified on maps in Development Plans.

3 - Tall buildings should only be developed in locations that are identified as suitable in Development Plans.

IMPACTS:

Development proposals should address the following impacts:

- 1) visual impacts
- 2) functional impact
- 3) environmental impact

PUBLIC ACCESS:

Free to enter publicly-accessible areas should be incorporated into tall buildings where appropriate, particularly more prominent tall buildings where they should normally be located at the top of the building to afford wider views across London.

The policy requires applications for tall buildings to include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria discussed above.

These criterion include a high level of focus on requirements for the physical design of tall buildings. Centrally, tall buildings should be of ‘the highest architectural quality’ and incorporate sustainable design and construction practices. The policy also encourages, where appropriate, the incorporation of publically accessible areas on the upper floors. Ground floor activities that provide a positive relationship with surrounding streets whilst improving ground floor permeability where possible is further encouraged.

The policy also requires that tall buildings relate positively to the existing physical urban grain and public realm. To this end, they should only be considered in areas where the existing character would not be affected adversely by the building’s scale, mass or bulk. Proposals should demonstrate how a tall building will not impact adversely on local or strategic views nor cause adverse microclimatic impacts to the surrounding

environment.

Instead a tall building should improve the legibility of an area by the advantage of their height.

Haringey’s Development Management Policies

Within Haringey’s policy documents, there is a definition of a taller building, which would apply to our scheme:

“Taller buildings are defined as those that are two to three storeys higher than the prevailing surrounding building heights.

Furthermore, “Policy DM6 Tall Buildings” states the following regarding Taller Buildings,

“Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in urban design terms and should conform to the following general design requirements:

A) Be of a high standard of architectural quality and design, including a high quality urban realm;

B) Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and

C) Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).

Our scheme has been primarily assessed against these criteria in the following paragraphs

19. Tall Building Statement

Assessment of Omega B Taller Buildings

The assessment is structured on the basis of the following considerations:

- A) Architectural and Urban Realm Quality
- B) Local and London Wide Impact
- C) Conservation of existing heritage assets and their setting

These key points are detailed below:

Architectural and Urban Realm Quality

We have undertaken extensive and detailed design work to ensure the scheme's elevational treatment; materials and appearance are of the highest quality.

As a result, the development's architecture reflects the significant opportunity presented at Omega Works to create a landmark building which will significantly enhance the area's townscape and visual amenity.

HERMITAGE ROAD

The Hermitage Road elevation has been subject to significant amendments through the pre-application process. The elevation will be the primary visible entrance to the scheme and as such various massing exercises has been undertaken to ensure that a considered and appropriate design suitable solution was found.

We have worked closely with vPPR Architects to formulate a street facing elevation which spans two ownerships yet feels as though it is part of the same proposal.

THE NORTH ELEVATION

On the Northern facing elevation facing the Crusader Industrial Estate, the outlook onto a more industrial site is echoed in the architectural expression, with more hard wearing materials used to reference this.

THE COURTYARD AND YARD SPACE

The Courtyard Elevations have been carefully conceived to ensure they can coexist with the busy commercial spaces at ground level and the residential apartments above. The scale, height and massing of the courtyard buildings and the public space it encompass ensures access to South facing sunlight which ensures that it will get use throughout the year.



19. Tall Building Statement

Local and London Wide Impact

Locally, the increased massing of the scheme is set away from the nearby housing along Hermitage Road to ensure that its impact is minimised, with a shoulder height of the new structures at 4 storeys. This results in a street with 2 storey buildings to one side and 4 storey to our new proposed Omega Works Scheme. As described within this report, and detailed in our research of the Warehouse District, this type of height change is commonplace and it is therefore uncontentious given the local context.

Set behind the 4 storey shoulder height of the Hermitage Road Elevation, 2 additional storeys form the larger block, but this is set away from the residential buildings along Hermitage Road, and faces onto the Crusader Industrial estate which is an employment based estate which is less impacted by larger buildings. The Crusader Estate also forms part of Haringey's wider policy for the Warehouse District with proposals to increase the density of this area in the future. In this way the proposals at Omega Works present a gateway to future development of the area providing a positive marker for sustainable development in the area.

As such, in the existing context the building will be visible within a number of townscape views. In the context of the emerging Warehouse District Proposals the site is appropriately designed given the proposed buildings which will surround the site, including a further tall buildings to the North and South.



19. Tall Building Statement

Conservation of Existing Heritage Assets and Their Setting

The proposal will preserve and celebrate the Hermitage Road façades of the building and indeed these are celebrated as part of the proposals, drawing on the areas history as an industrial and commercial centre and preserving it for the future.

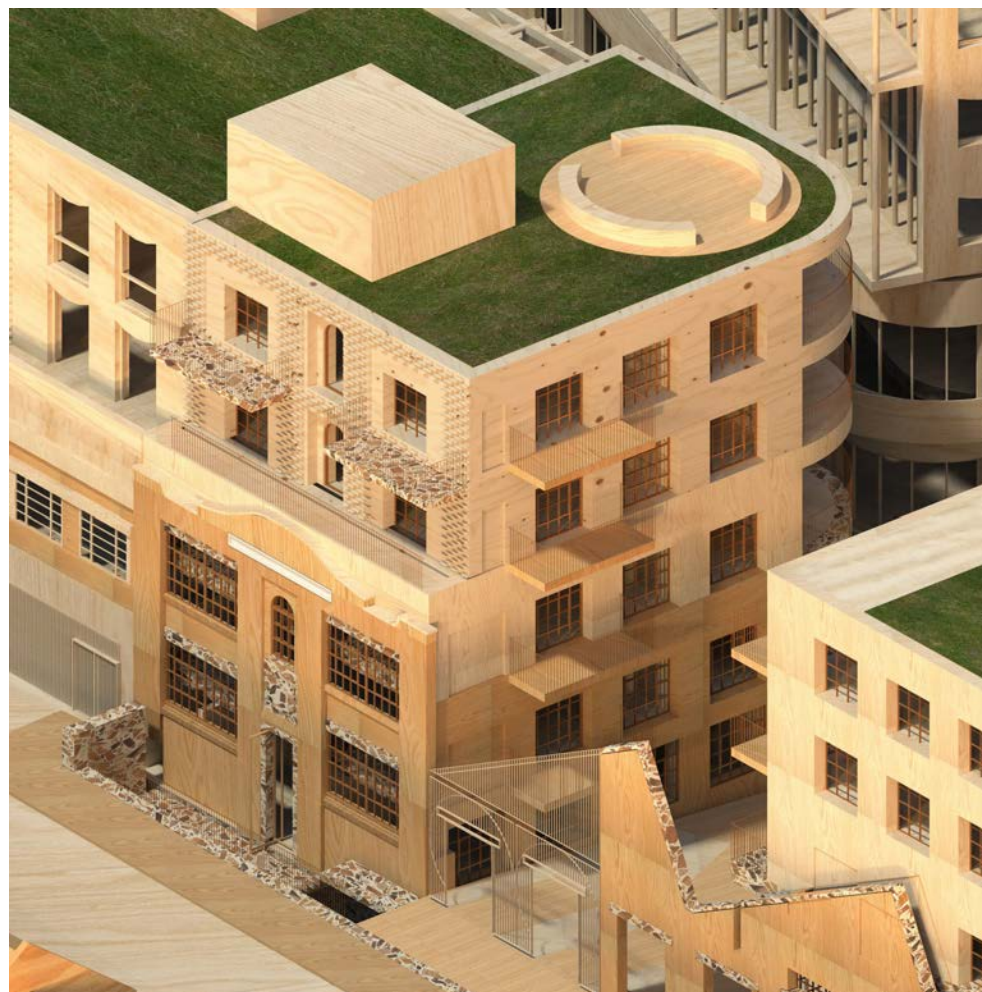
The site is not close to any listed buildings or Conservation Areas and as such It is not considered that, given the distances there would be any negative impact on existing heritage assets.

Conclusions

For the reasons outlined above we believe the taller buildings proposed as part of our scheme are acceptable.



20. Waste Management Plan



20. Waste Management Plan

Waste Management Strategy

The proposed refuse strategy places a separate residential and commercial refuse store within the ground floor of each block. These bin stores are directly accessible to the buildings tenants through the proposed lift cores and to the commercial tenants via the courtyard.

Shared Management for Omega A & B

It is proposed that a combined refuse management strategy will be in place for Omega Works A & B. Once waste is ready for collection a site management vehicle or manager will take the waste from the bin store into the courtyard for collection by the council at specific times / date to be agreed.



Example bin storage area for use by the building occupiers

20. Waste Management Plan

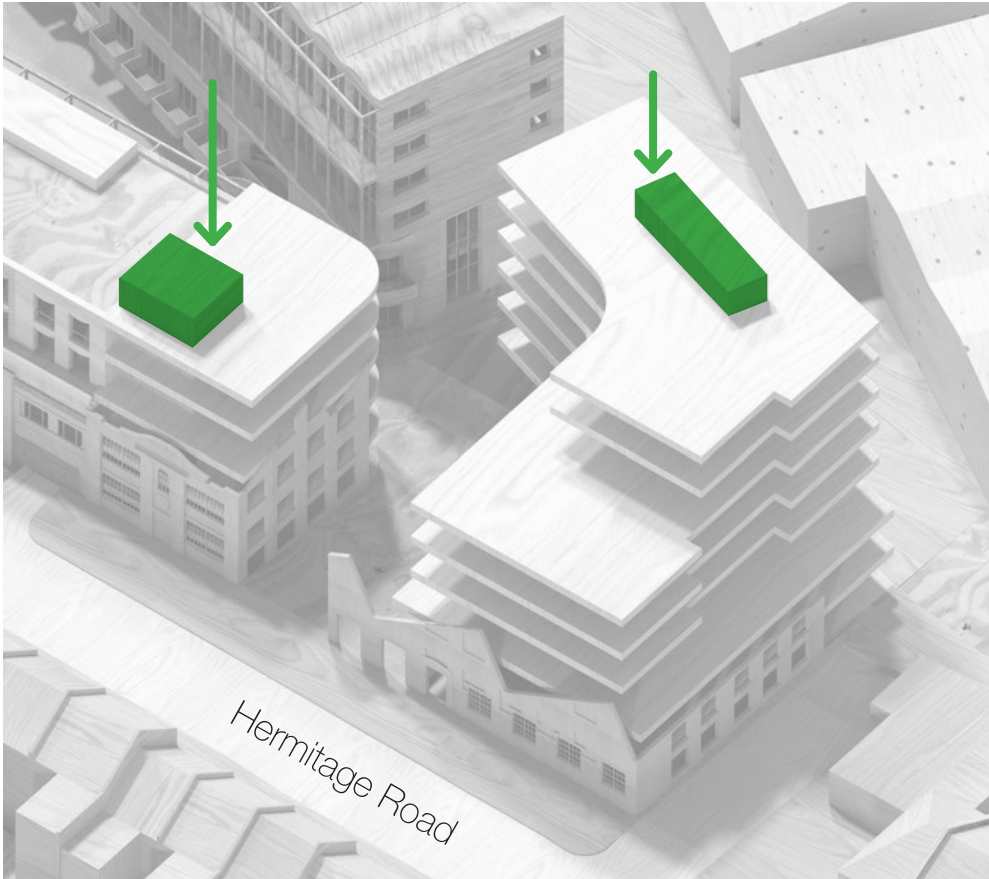
Residential Refuse Strategy

To allow for the residential bins to be collected by the Council they shall be taken to ground level through the residential lift cores.

From here residents can directly access the residential bin stores ready for collection.

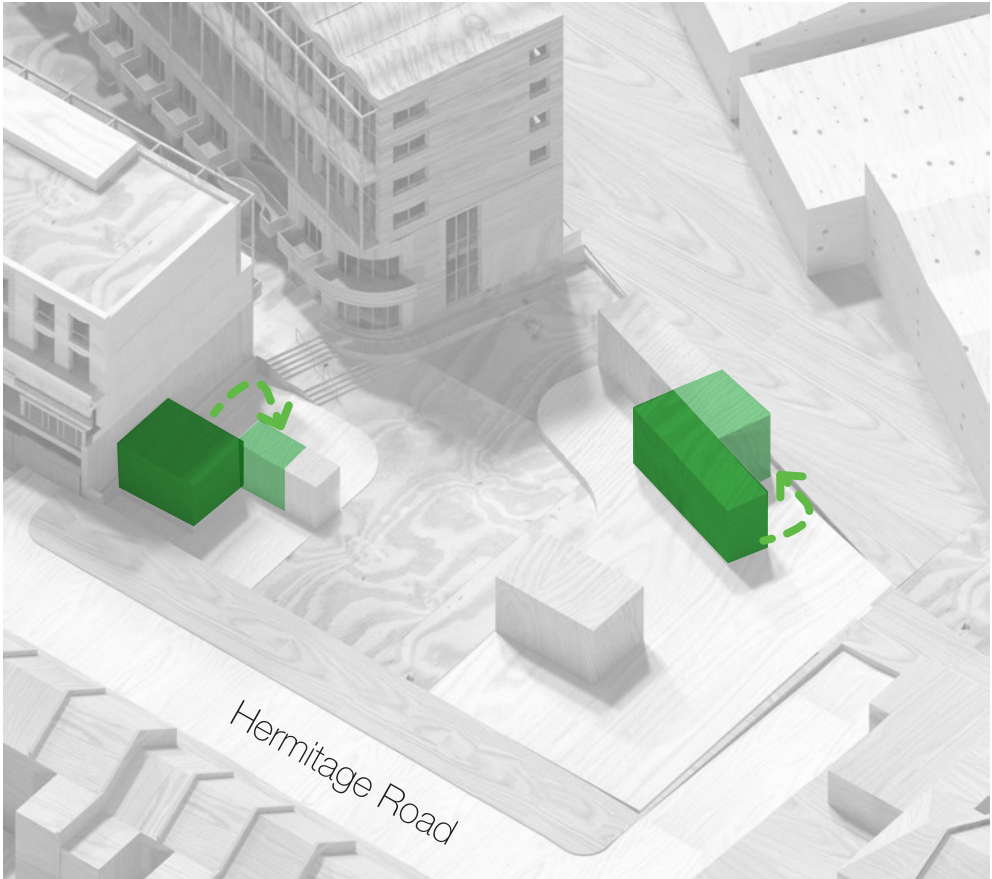
Residential Cores Residential Bin Store

Refuse taken from residential units to lift core



Upper Levels

Refuse taken from lift cores to Bin Store



Ground Floor from Core to Bin Store

20. Waste Management Plan

Commercial Refuse Strategy

The Commercial bin stores are accessed by tenants directly through the courtyard space. The different scenarios of how the bins stores are accessed from the different commercial units are detailed in the diagrams below:

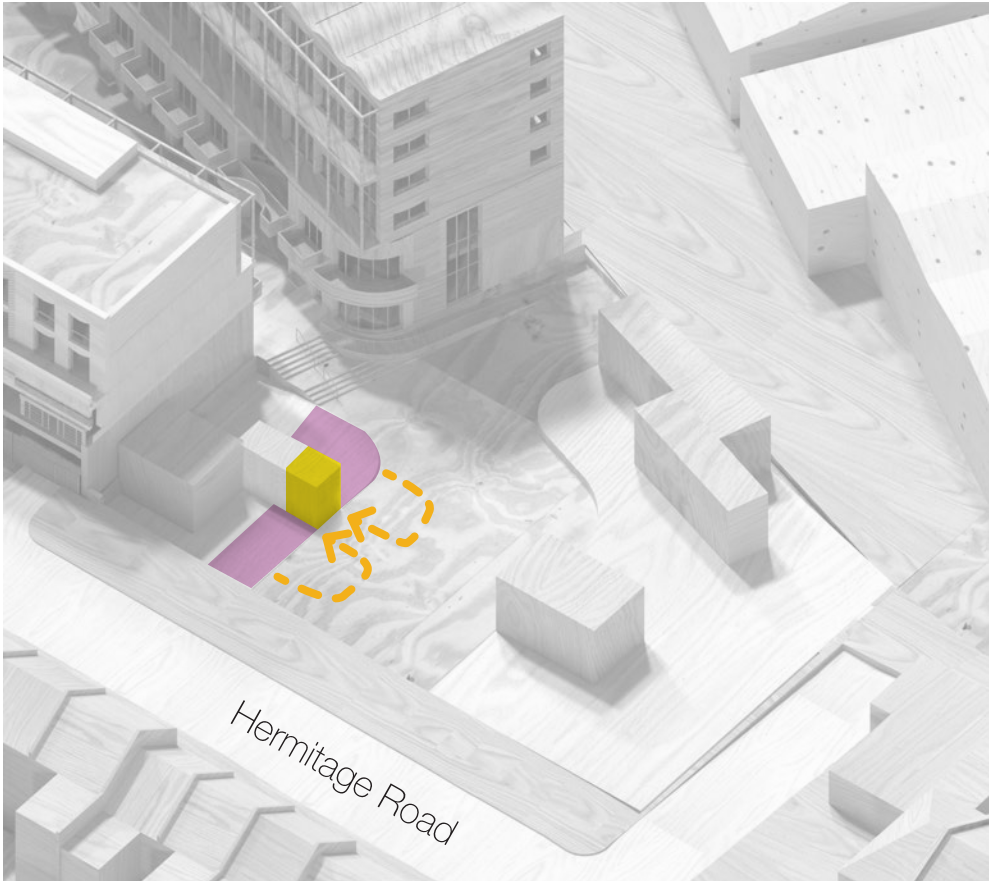
Key:

Commercial Unit

Commercial Bin Store

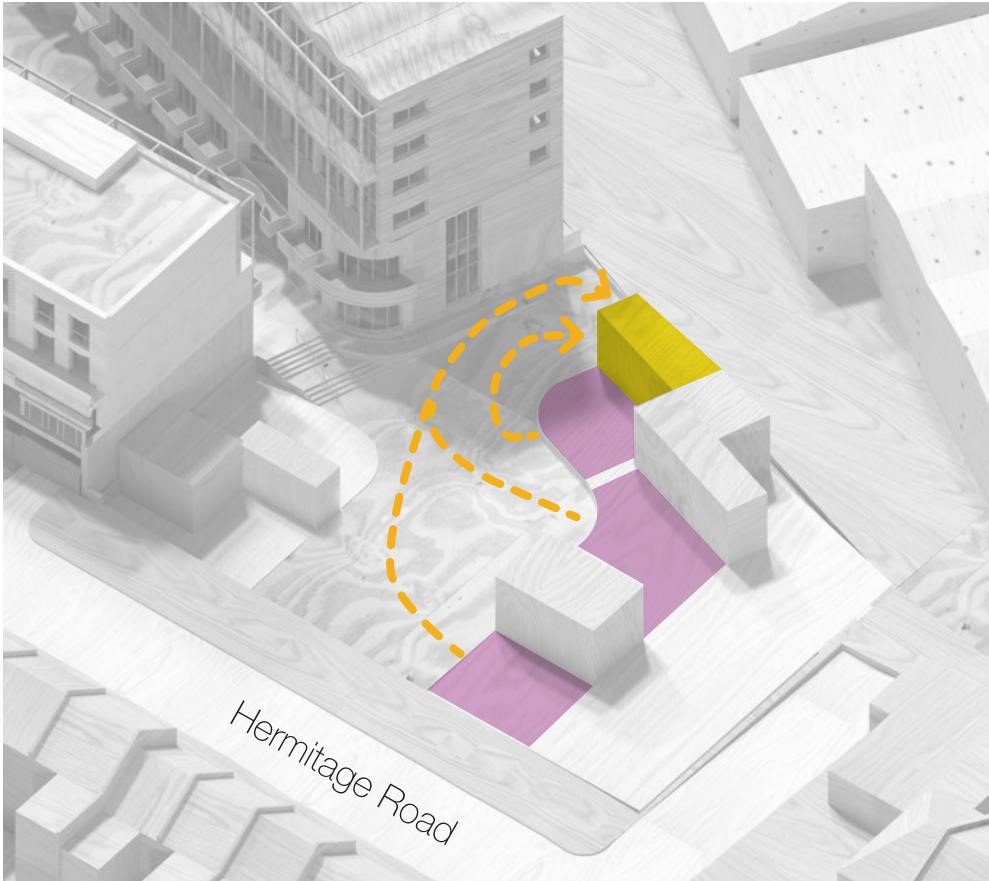
Commercial Stair / Lift Core

Commercial Units of Omega Building to Bin Store



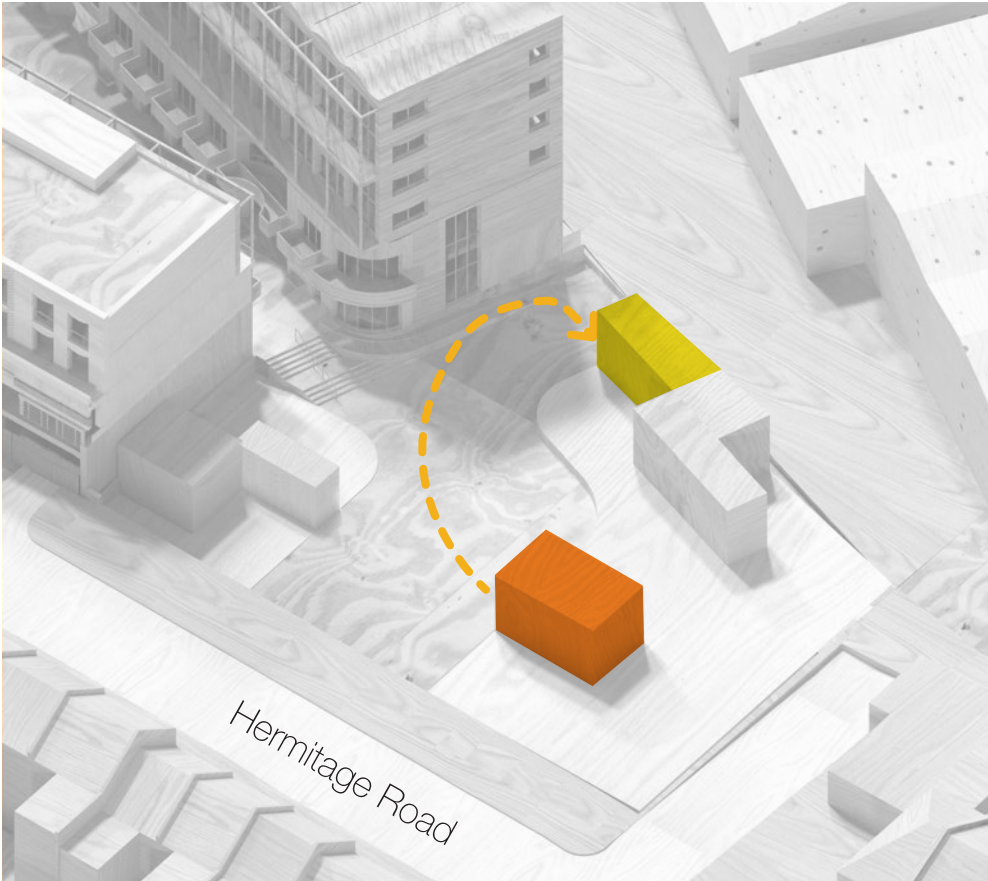
From the commercial units, tenants would take refuse into the courtyard, from here they can access the adjacent bin store in the Omega Building

Commercial Units of Saw Tooth Building to Bin Store



From the commercial units, tenants would take refuse into the courtyard, from here they can access the bin store in the Saw Tooth Building

Commercial Units on First Floor to Bin Store



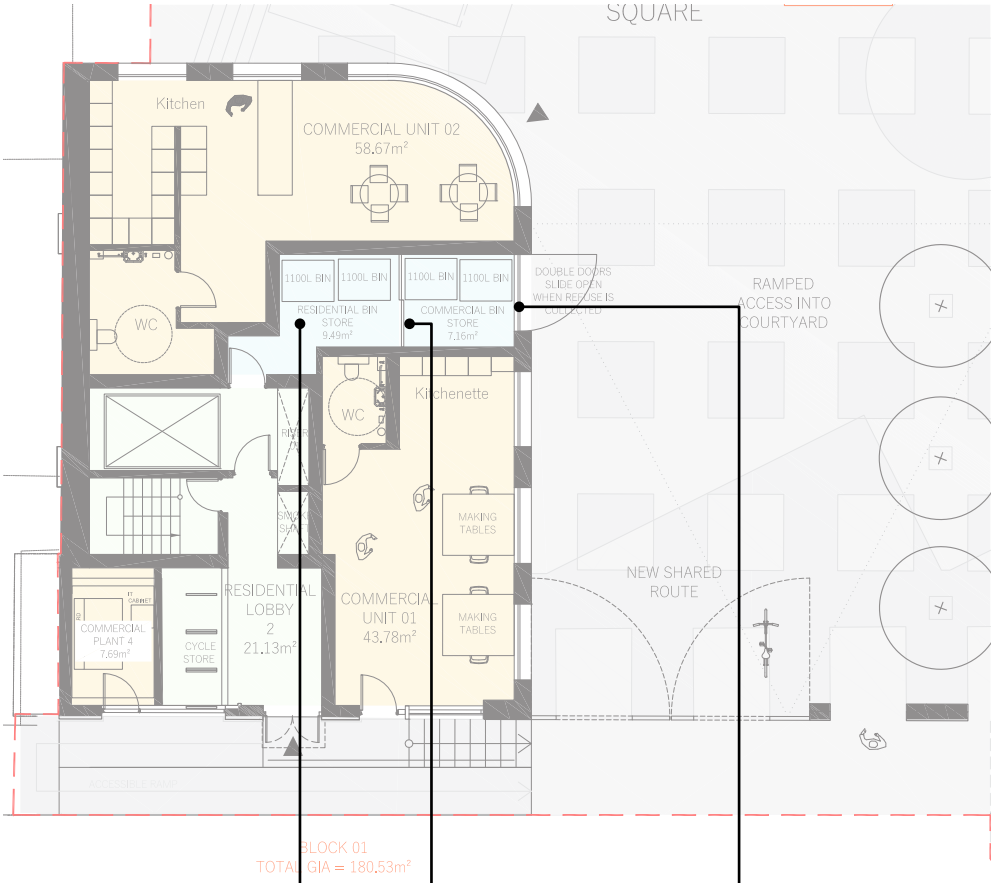
Commercial tenants on the first floor would take refuse through the lift core and from here, into the courtyard where they can access the bin store in the Saw Tooth Building

20. Waste Management Plan

Collection by the Council

On refuse collection days, a doorway between the commercial and residential bin stores within each building would be opened allowing both the residential and the commercial bins to be emptied into the Courtyard for collection by the Council.

Bin Store of Omega Building

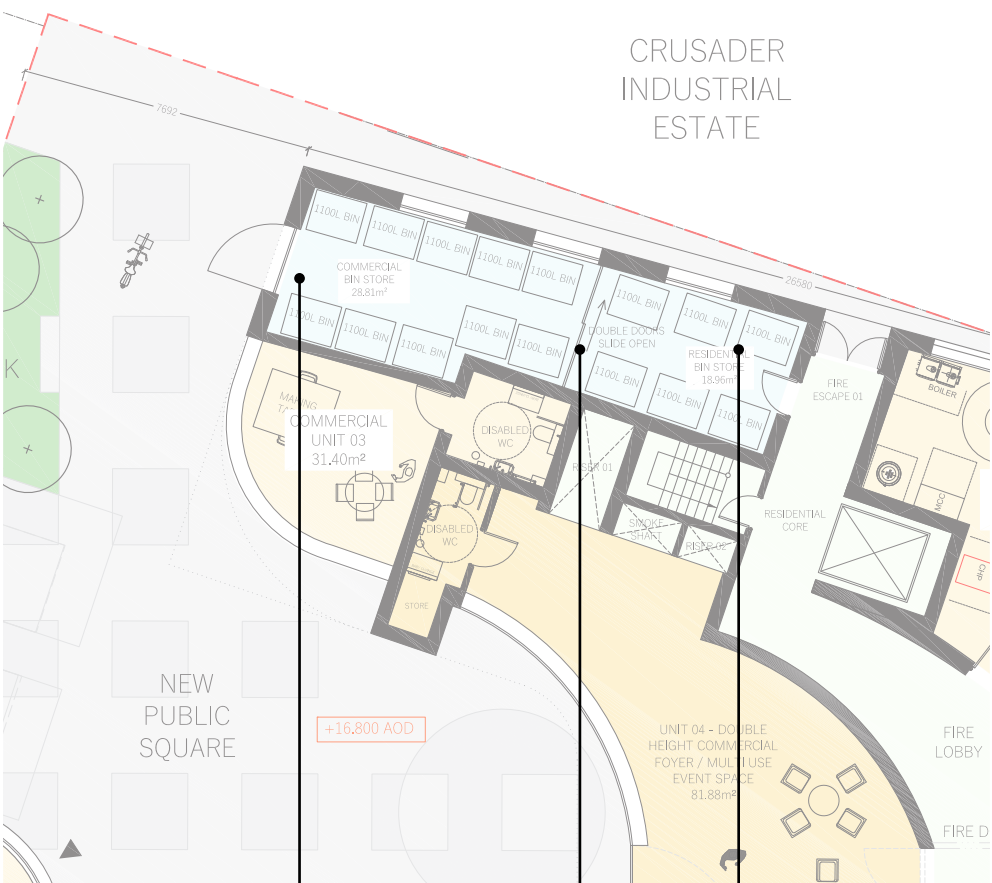


Residential
Bin Store

Controlled Gate that
opens on refuse
collection day

Commercial
Bin Store

Bin Store of Saw Tooth Building

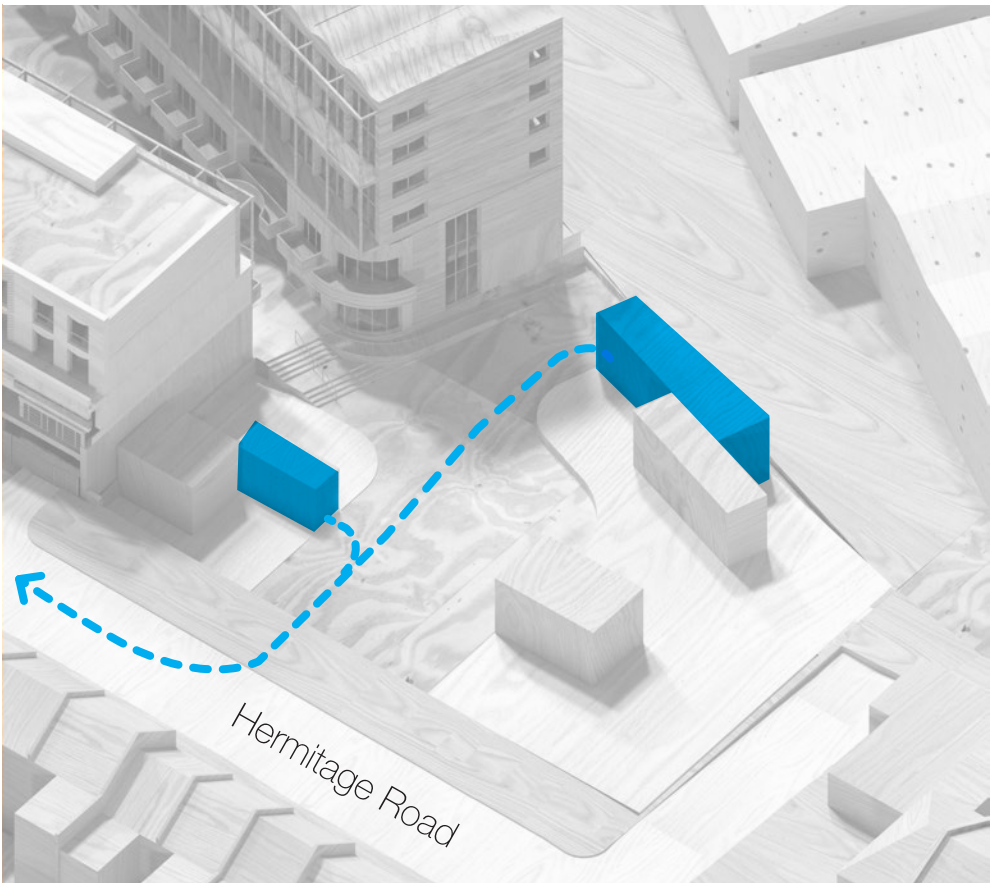


Commercial
Bin Store

Controlled Gate that
opens on refuse
collection day

Residential
Bin Store

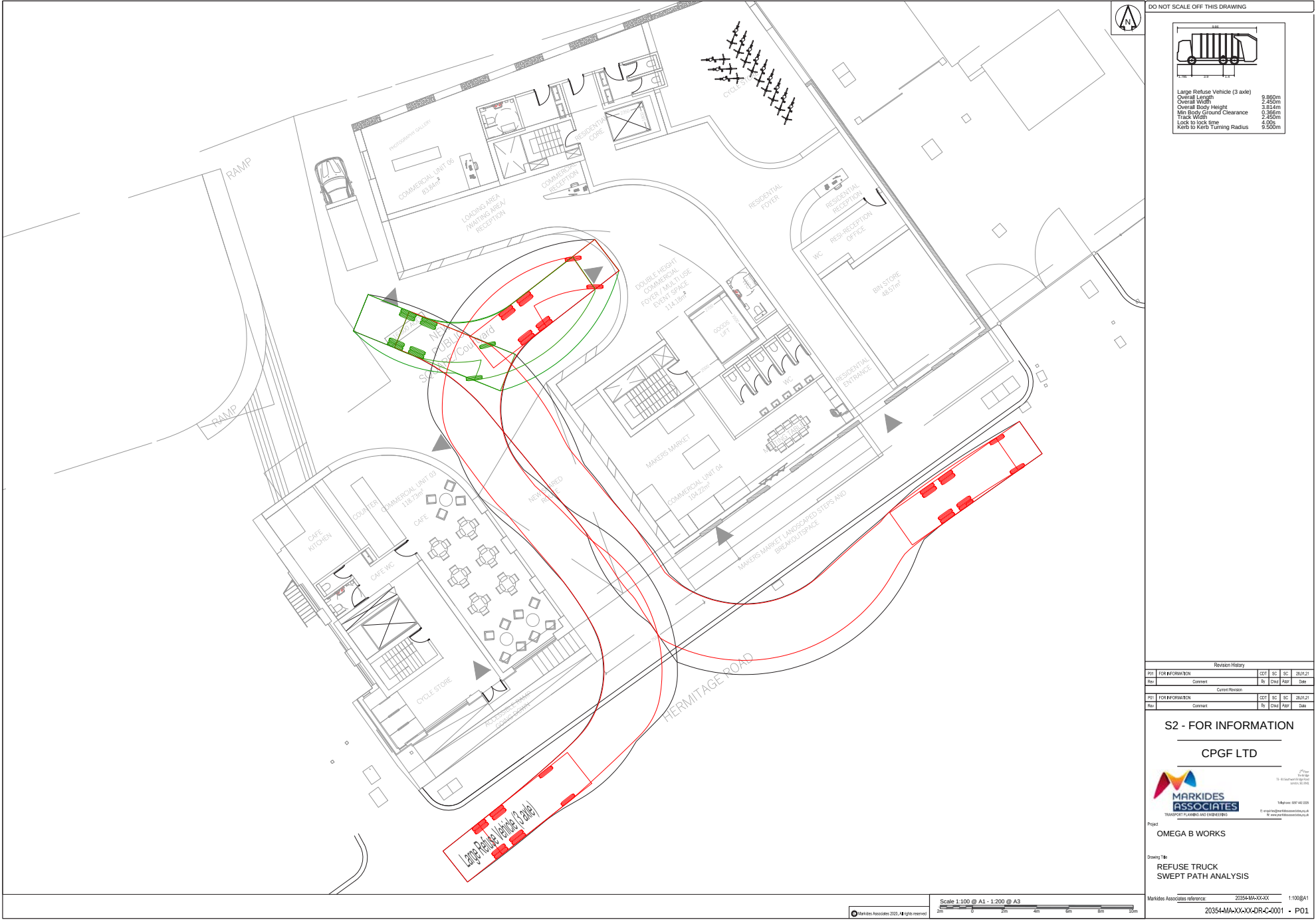
Refuse is collected by Council from the Courtyard



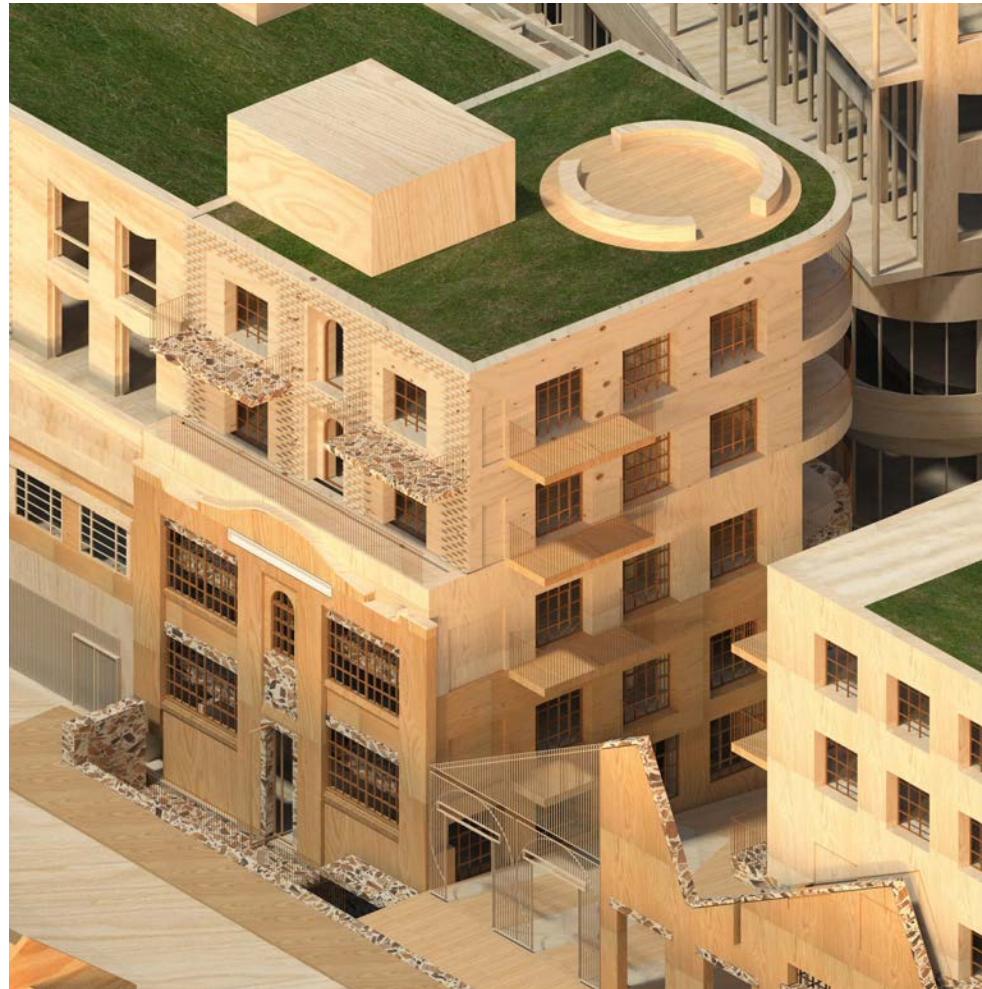
20. Waste Management Plan

Swept Paths

In terms of refuse collections by the Council, a swept path analysis has been undertaken to asses access in and out of the Courtyard space. This is shown opposite and details how a refuse vehicle is able to enter and exit the courtyard easily.



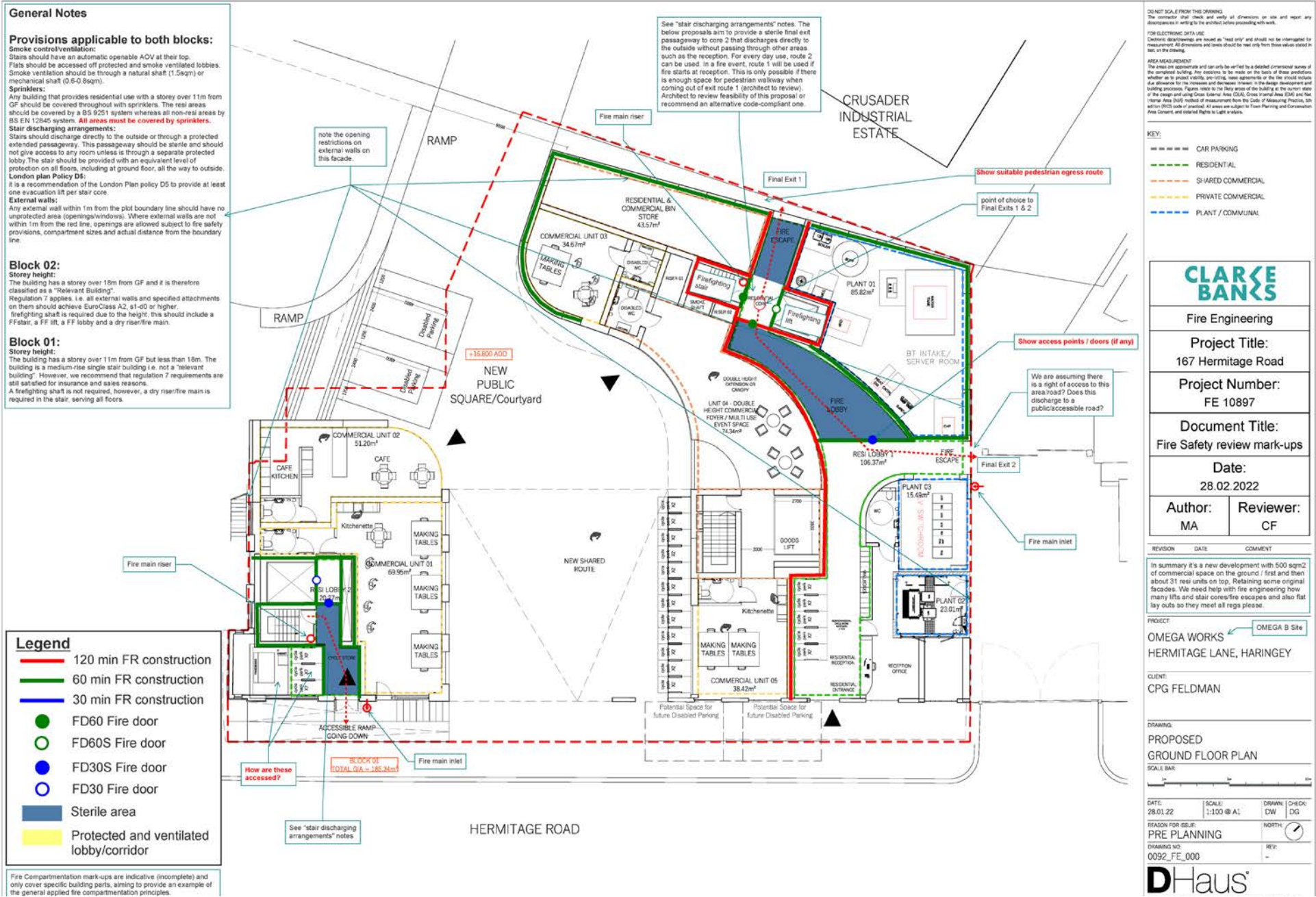
21. Further Considerations



21. Further Considerations

Fire Strategy Report by Clarke Banks

A fire strategy assessment has been carried out by Clarke Banks Fire Engineering and the measured outlined in the reports adopted into the proposals. An extract of the advice we received is shown opposite.



21. Further Considerations

Transport Statement

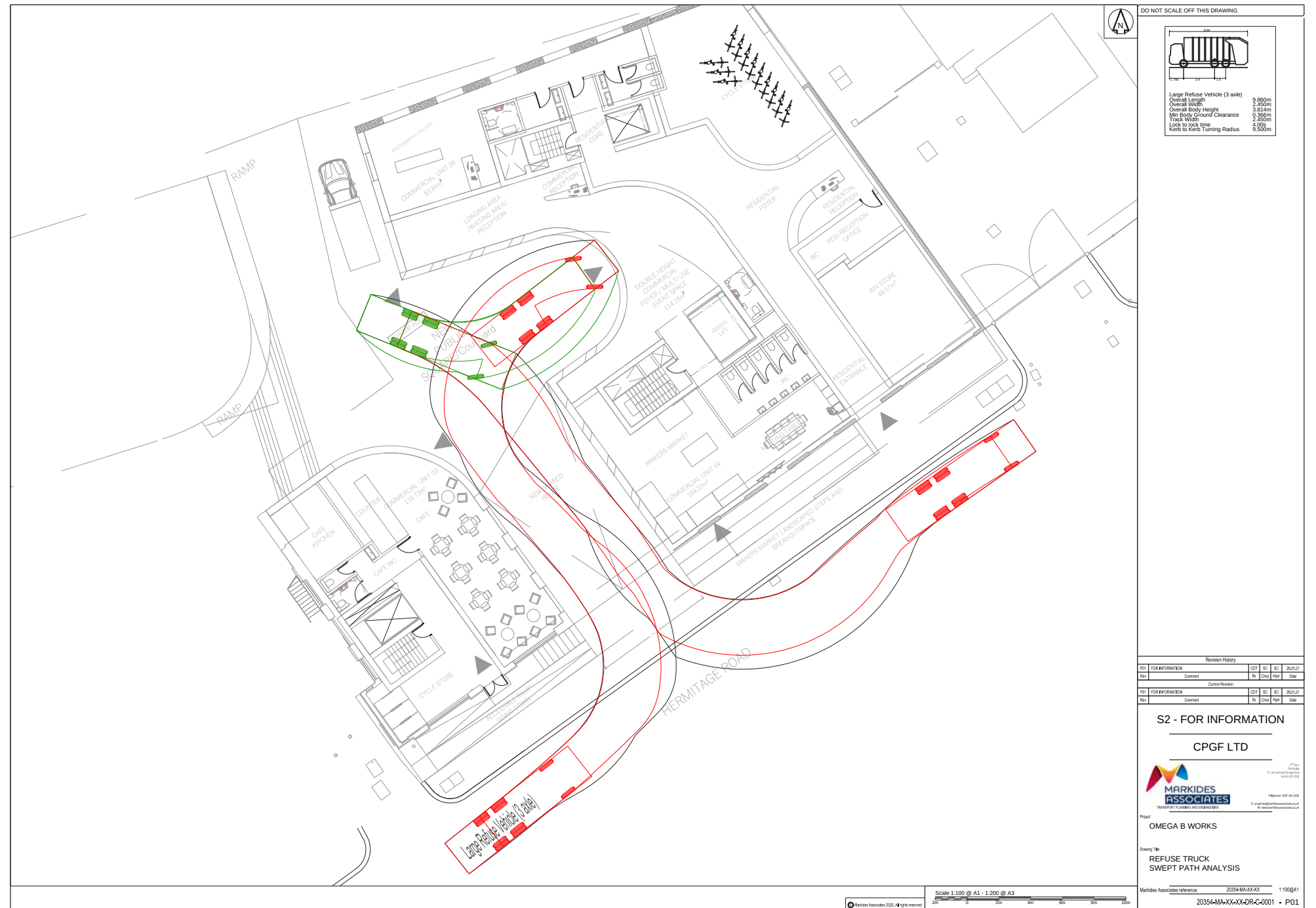
A transport statement has been prepared by Markides to support this planning application. The report details the measures that will be undertaken as part of the scheme in terms of transport.

Swept Paths

In terms of deliveries for commercial tenants and collections by the Council, an swept path analysis has been undertaken to assess access in and out of the Courtyard space. This is shown opposite and details how a refuse vehicle is able to enter and exit the courtyard easily.

Car Parking

The proposed scheme is car free with the exception of an on site provision of disabled parking. Further details are contained within the Transport Statement by Markides.



21. Further Considerations

Distributed Cycle Storage for Residential Units

The proposed cycle storage for the residential units now includes secure storage facilities inside each block of the scheme.

Inside the Omega Block, a dedicated cycle store is located within the entrance at ground floor level.

Within the Saw Tooth Block, we proposed distributed cycle storage located on each floor. This is accessed directly from the residential lift core on each floor to encourage cycle use.

In line with the London Plan requirements, we propose 2 bicycle park spaces per residential unit, for long stay parking, along with an additional allocation for short stay parking at ground floor level.

For security we envisage dedicated and secure cycle lockers that only residents will have access for long stay cycle parking.

Commercial Cycle Storage

A dedicated commercial cycle store will be located at ground floor level along with short stay cycle spaces within the yard space for commercial tenants and guests.

Transport Statement

A transport statement has been prepared by Markides and this contains exact details on the provision and location of all cycle storage proposed for the scheme. This will be submitted as apart of this planning application.

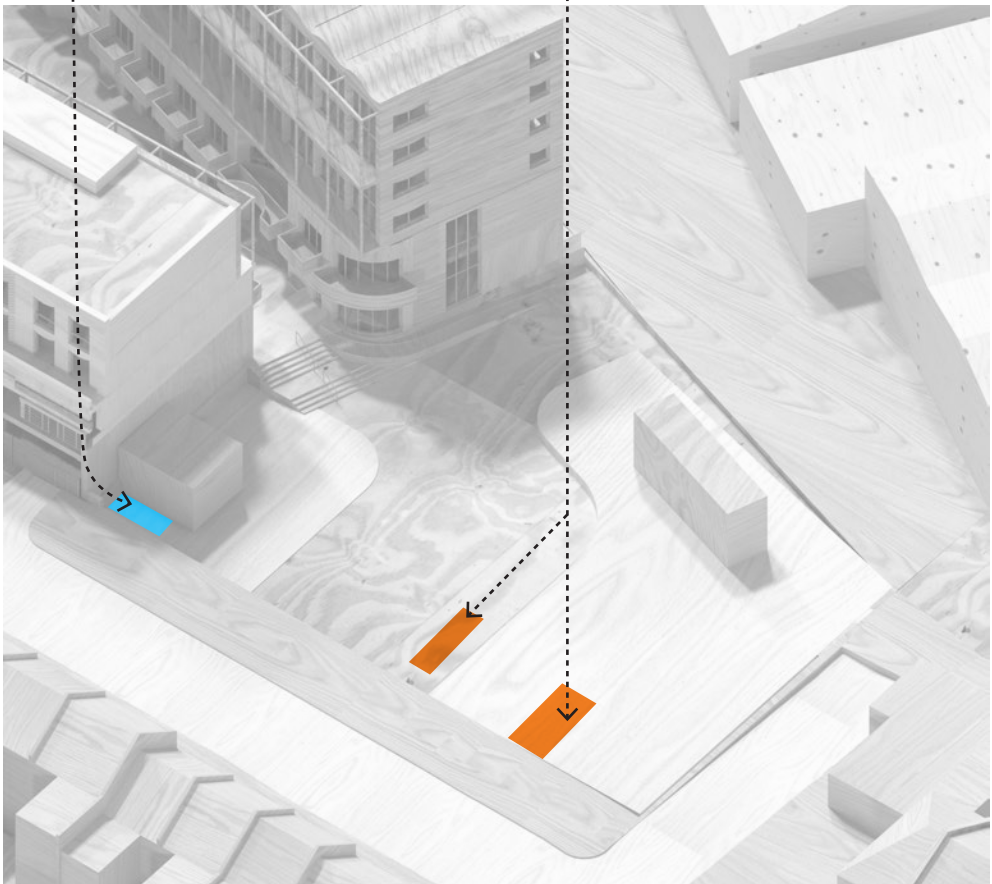


Distributed cycle storage options for the residential units

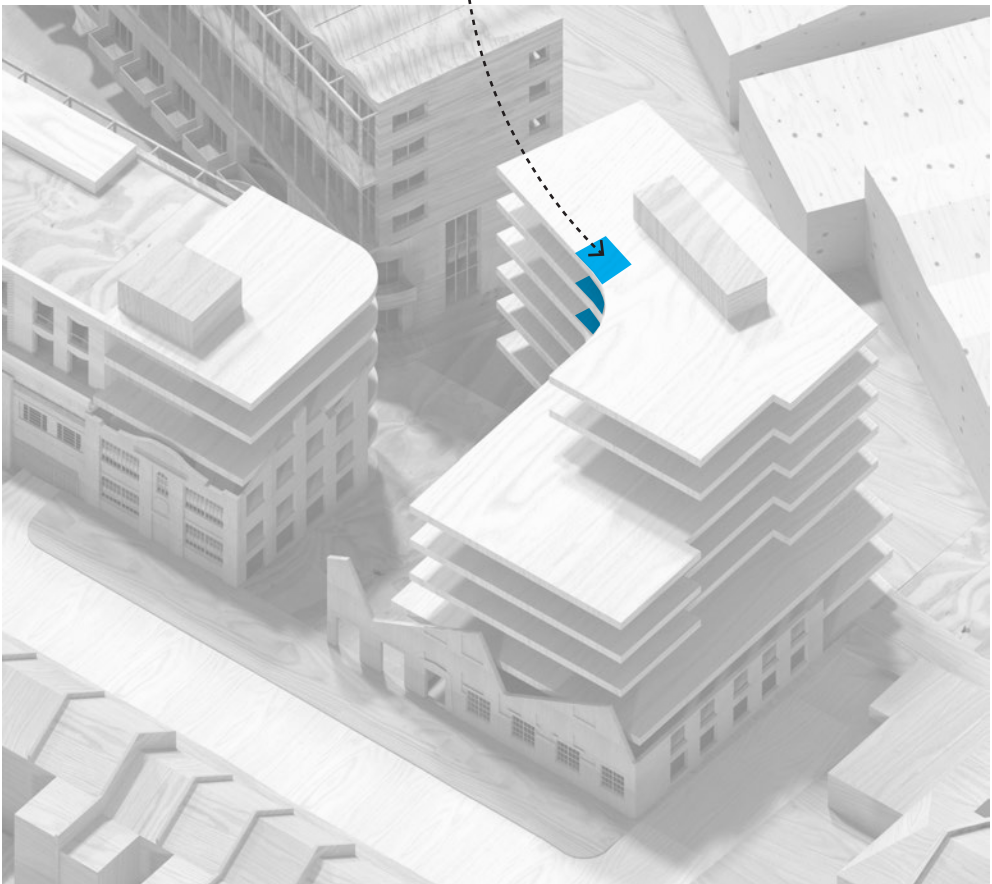
OMEGA BLOCK
Cycle Store located at
building entrance level

COMMERCIAL CYCLES
Short Stay parking in the courtyard,
long stay parking inside the Saw
Tooth Block

SAW TOOTH BLOCK
Cycle Store located on
each floor next to lift core



Ground Floor Cycle Strategy



Upper Levels Cycle Strategy

21. Further Considerations

Crime Prevention Measures

As part of the preparation for this planning application, we met with the Council's Designing Out Crime Officer to discuss ways to improve the safety and security of the development proposals and ensure they are fit for purpose.

We intend to adopt secure by design principles into the scheme should planning be approved. A summary of the recommendations that we intend to adopt are detailed below:

GROUND FLOOR:

- A lockable security gate will be installed along the Hermitage Road frontage to Omega Works B, this is to allow control of who enters into and out of the site.

UPPER LEVELS:

- Lift Compartmentalisation was discussed as a way of ensuring security for the upper level residents. Lift Compartmentalisation ensures that residents only have access to the floors they need via key fobs, making it more difficult for non-residents to wander through the site undetected.
- Compartmentalisation between each of the residential floors of the building was also discussed to limit residents accessing other floors without permission
- For the smaller block, Compartmentalisation is not practical as only 8 residential units are proposed

COMMERCIAL SPACES:

- Floor by floor compartmentalisation could be added for security
- Enable commercial tenants the ability for their own security alarms to be added
- Instead of Security Shutters on Hermitage Road we propose to add internal grilles to improve the appearance of the building along the street yet still maintain security
- Allow for fob control into the commercial units
- For curved windows and doors we will need to check accreditation, using P4A P5 rated glazing could help



An example of internal security shutters that preserve the detailing of the external facade

21. Further Considerations

Secure by Design

The design of the building will follow the requirements of New Homes 2014, published by Secured by Design (2019), where relevant.

EXTERNAL SECURITY ARRANGEMENTS

The ground floor combines active retail frontage on 3 sides with primary and secondary residential entrances to encourage mutual supervision.

INTERNAL SECURITY ARRANGEMENTS

The main residential entrance will be supervised and maintained by a concierge based in a security room. The security room will also directly supervises the secondary entrance and bike stores.

We have assumed the following management systems will be implemented as a minimum by an residential provider:

- audio-visual access control to main entrance
- programmable fob control to main and secondary entrance, inner lobby, stair, lift, cycle storage, residential refuse stores and communal roof terrace
- CCTV coverage to main and secondary entrances, entrance lobby, lift lobby and lift car, cycle storage and residential refuse stores

21. Further Considerations

Structural Design

A structural report has been prepared by Eckersley O'Callaghan Engineers. The structural concept for the scheme proposes a solid base with a predominantly lightweight timber structure for both blocks.

Extracts of the structural design concept are shown opposite.



Extracted markup showing the proposed upper level structure for Omega B



A lightweight Cross Laminated Timber frame is proposed for the upper levels

22. Arboricultural Impact Assessment



22. Arboricultural Impact Assessment

Arboricultural Impact Assessment

A tree survey, Arboricultural Impact Assessment and Method Statement has been prepared by Indigo Surveys that looks at the impact of the new development on the existing planting and trees on or adjacent to the site. The recommendations within the report will be adhered to should planning be granted

Impact on Trees along Hermitage Road

There are no Tree Protection Orders or large street trees adjacent to the site development site that will be affected by the works.

Two newly planted trees are located on the footway adjacent to the site as can be seen from the photograph opposite, but these trees are small and do not have significant roots that would be impacted by the works as they are newly planted.

Furthermore, these trees are set away from the development boundary and will not be impacted by the works.

As part of the proposals the street and pavement may be upgraded and this may result in the repositioning of these newly planted trees but this is subject to any agreement with the Council.

Impact on Trees to the rear of the site

Adjacent to the Crusader Industrial estate the landscape is very urban and lacking greenery.

The Arboricultural Impact Assessment by Indigo has identified an area of category “C” trees (low quality) to the rear of the site as Buddleia & Elder scrub. As these trees are not deemed to be high value it is proposed to remove them as part of the works and replace them



View from Hermitage Road, there are a limited number of trees affected by the works



View from Crusader estate looking towards the site, there are no street trees affected by the works. As small area of Elder and Buddleia scrub will be removed to facilitate the works

23. Residential Amenity / Overlooking



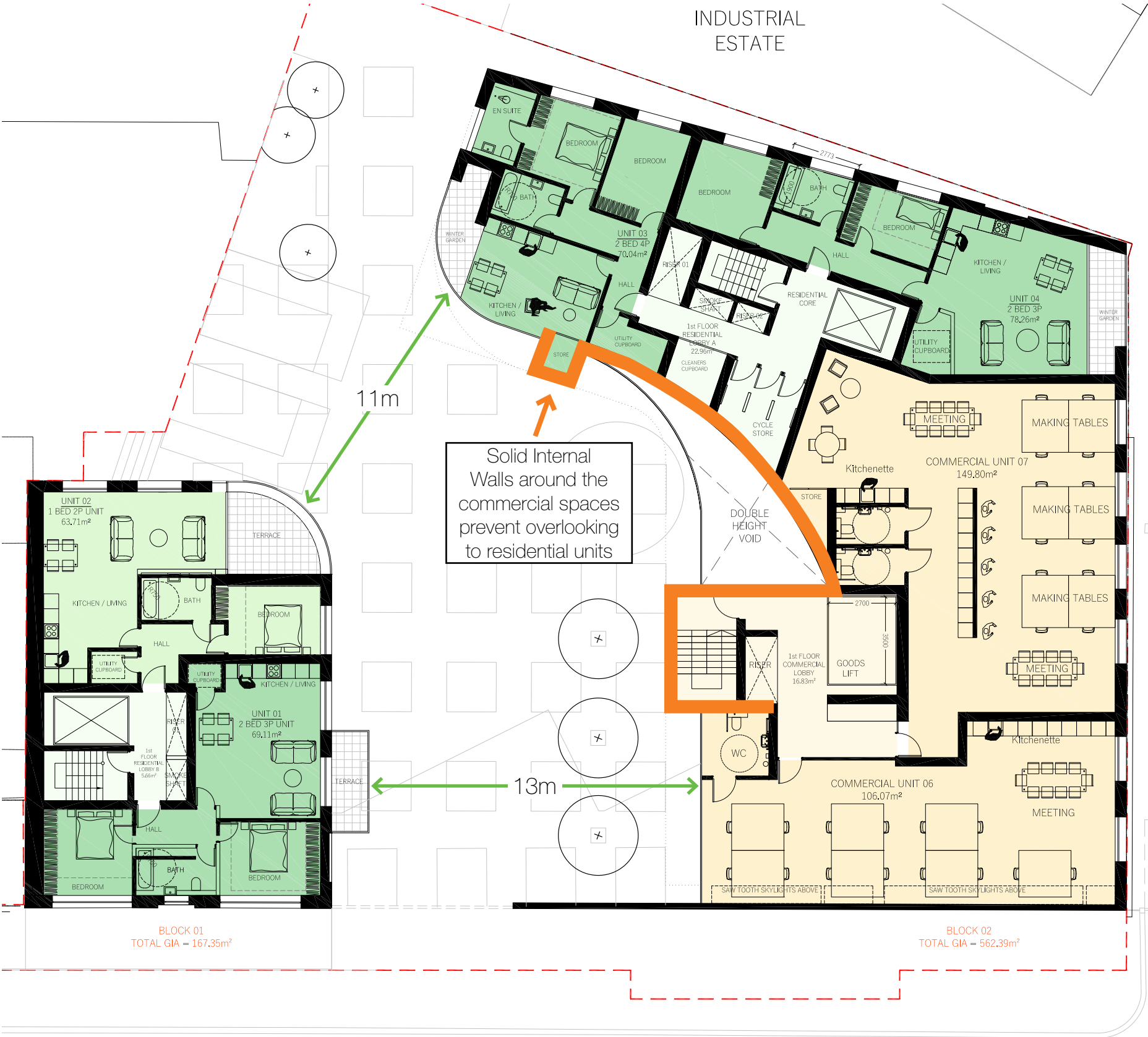
23. Residential Amenity / Overlooking

Residential Amenity

Whilst creating new residential dwellings we have taken care to ensure that each dwelling has suitable access to external amenity space. All new proposed dwellings are either double or triple aspect to offer views and daylight in more than one direction.

Preventing Overlooking, First Floor

The residential apartments and their amenity spaces have been designed to allow for external areas to be used without direct overlooking between residential and commercial uses. Solid walls on the first floor shield the residential units from the commercial spaces and where there is direct views across the courtyard this is over a distance of more than 12m which is a typical separation distance for developments within London.



23. Residential Amenity / Overlooking

Preventing Overlooking, Second, Third & Fourth Floors

Following feedback during the pre planning process, our residential scheme has evolved to ensure that no living rooms or balconies face towards the Crusader Industrial Estate. Furthermore, we intend to use soundproofing along the Northern Facade to minimise sound transmission between the two sites. This will ensure that noise from the commercial units on the crusader site do not disrupt the new residential units tenants of the building.

Between the residential amenity balconies on this floor, where they sit next to one another physical structure or suitable privacy screening will prevent direct overlooking.

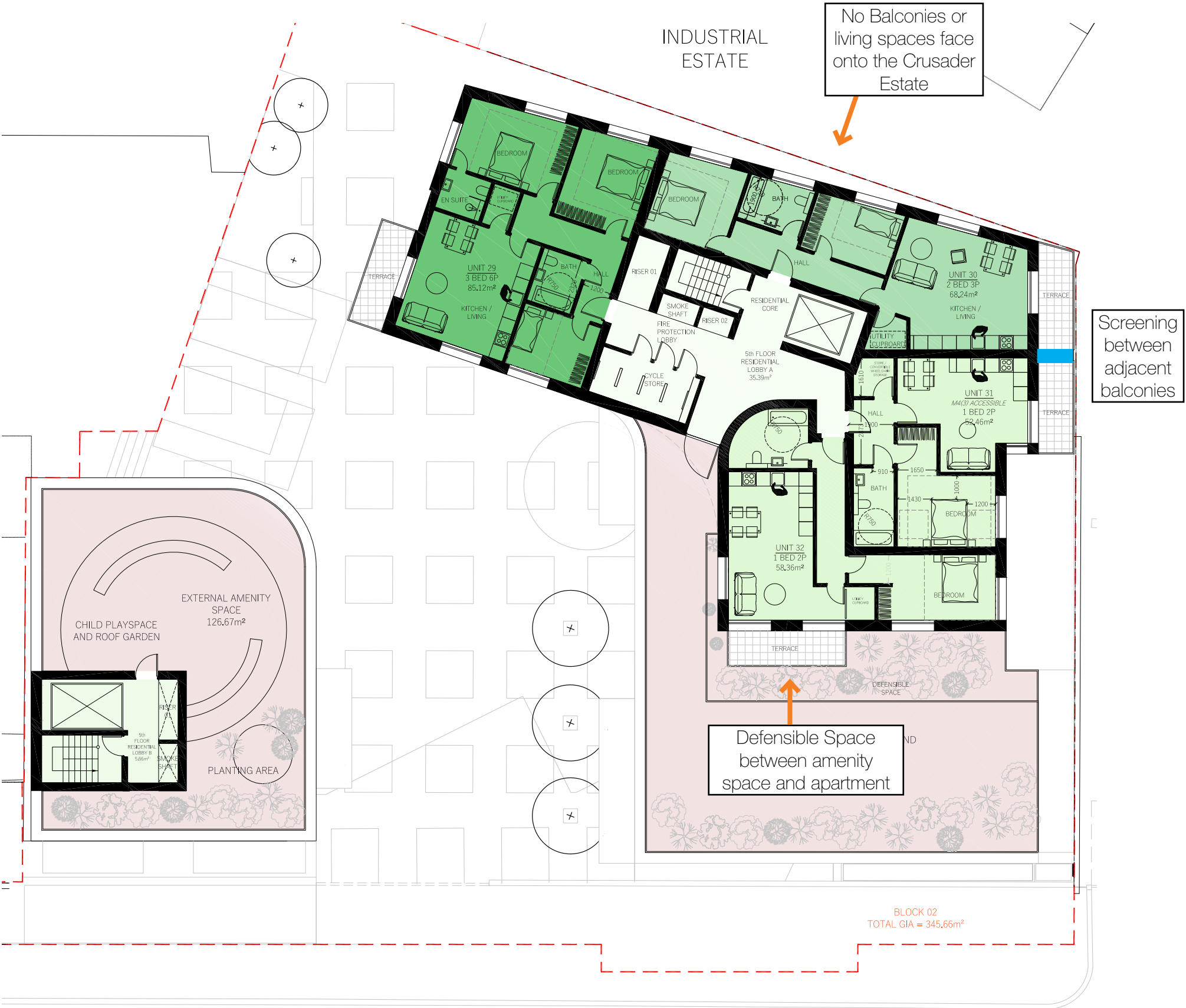


23. Residential Amenity / Overlooking

Preventing Overlooking, Fifth Floor

At fifth floor level the scheme is set back from Hermitage Road with the roof spaces of each building offering amenity space for residents. Whilst accessing the roof spaces residents from other parts of the building will pass adjacent to one apartment within the Saw Tooth block.

To prevent overlooking of this units amenity space a planted defensible space has been created around the balcony to provide clear separation between the play spaces and the amenity space itself.



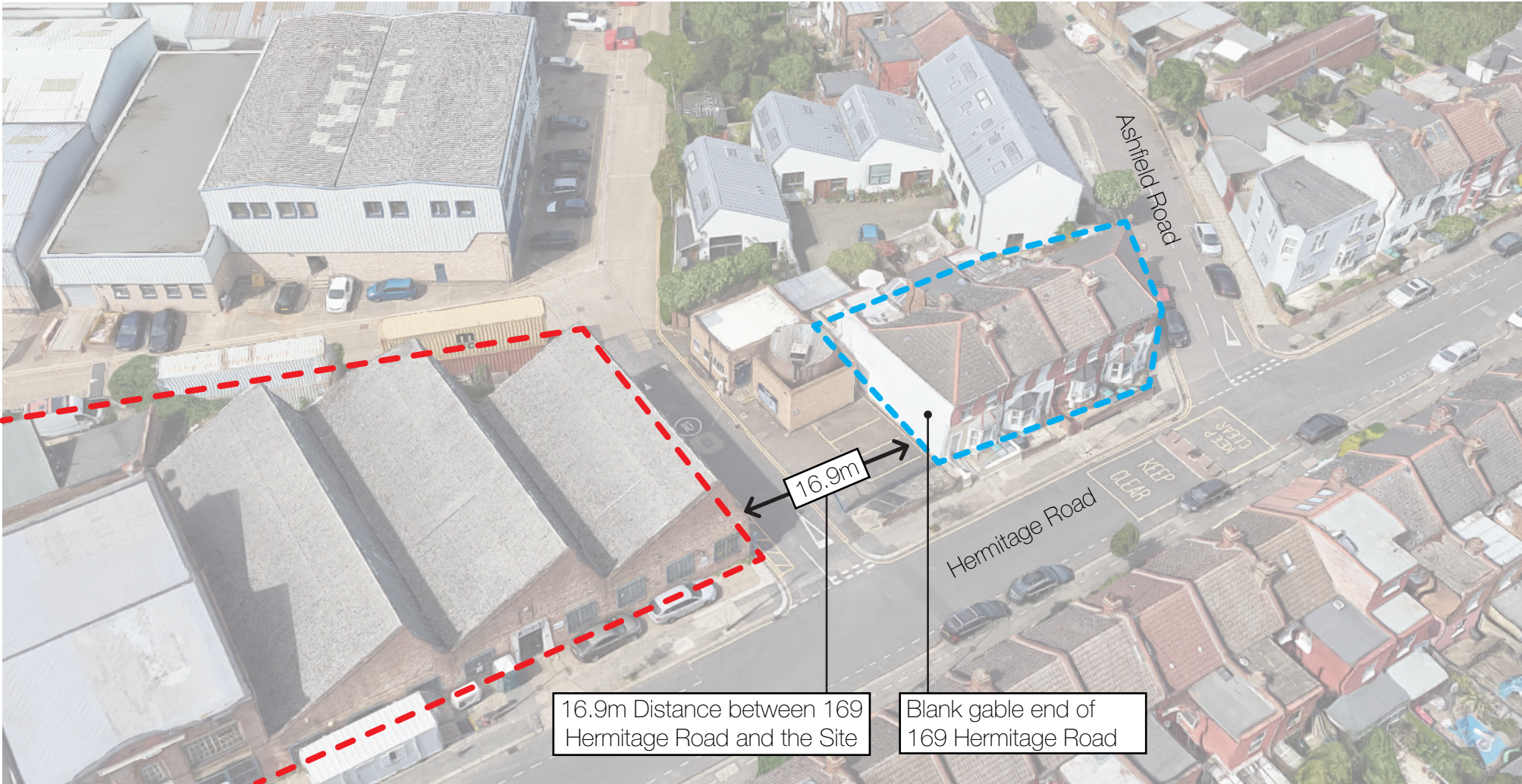
23. Residential Amenity / Overlooking

Preventing Overlooking to the East along Hermitage Road

To the East of the site, adjacent to the site is an access road to the Crusader site with space for parking and concierge, followed by a row of four terraced houses: No's 169 - 175 Hermitage Road.

These properties sit 16.9m away from the site boundary, with the gable end of No. 169 being a blank wall with no windows facing onto the application site.

Given this separating distance of 16.9m which is larger than Hermitage Road itself at 12.5m and the fact that no windows directly face onto the site, we do not anticipate any loss of amenity for the residents of these properties.



Birds eye view of the site and properties to the East

23. Residential Amenity / Overlooking

Preventing Overlooking to the East along Ashfield Road

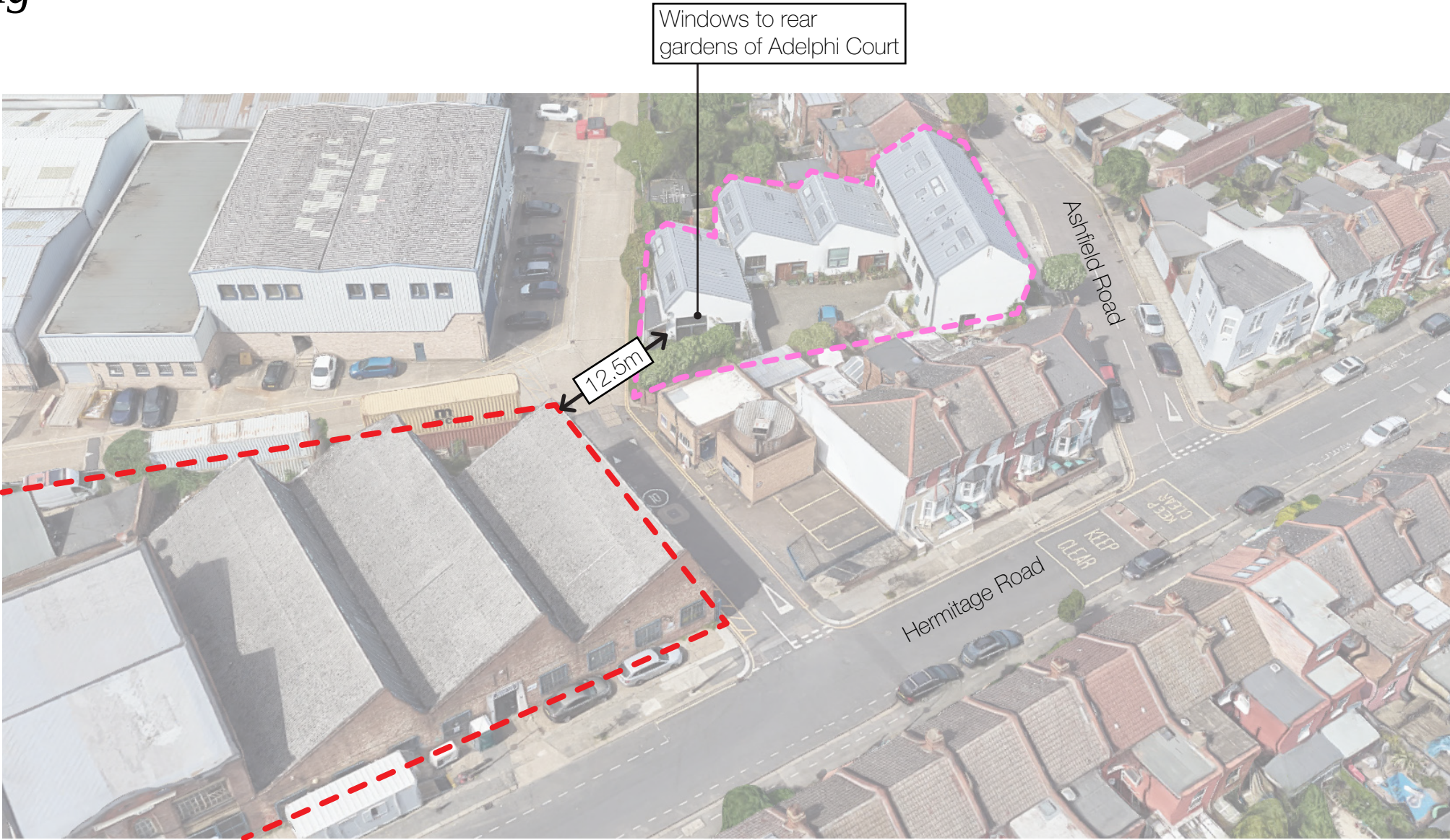
Along Ashfield Road, a Mews Development named Adelphi Court sits behind the 169 - 175 Hermitage Road.

Adelphi Court consists of six mews houses, the end has rear windows and a gardens that face towards the development site. This end unit has a large boundary wall and the Crusader site with its main access road physically separates the two sites.

Here the separating distance between Omega B and Adelphi Court is 12.5m at its closest. Which is larger than the width of Ashfield Road at 12.3m

Given that this separating distance is the same as the width of Ashfield Road, and the sites are separated by the Crusader Access Road, which at present will remain undeveloped, we do not anticipate any loss of amenity for the residents of these properties.

These separation distances compare favourably with other developments in the borough that are either under construction or have already been completed and the Council approved.



Birds eye view of the site and properties to the East



A 4m separation distance is visible between 307 and 309 Seven Sisters Road, the larger scheme recently approved by the Council

24. Biodiversity & Ecology



24. Biodiversity & Ecology

Ecological Appraisal and Bat Building Survey

An ecological appraisal has been carried out by Phlorum Ltd. The recommendations of the report will be adhered to as part of any future consent for the site.

The recommendations of the report are as follows:

- The site is not subject to any statutory or non-statutory designations. The closest statutory site is Railway Fields, Green Lanes LNR which is located approximately 525m to the north-west at its closest point and the survey area does not support any features that contribute to the designation of this site.
- The site comprised buildings, hardstanding, and a small amount of ruderal vegetation.
- No further targeted surveys have been recommended for the site.
- It has been recommended that the invasive buddleia is managed.
- It has been recommended that the site is enhanced by introducing some compensatory planting and installing bat and bird boxes.

3	Building B2	
4	Building B2 (internal)	
5	Ruderal vegetation	

24. Biodiversity & Ecology

Bird and Bat Boxes

The Biodiversity Report recommends installation of Bird and Bat boxes in suitable locations around the scheme to encourage wildlife into the site.

- Bird Boxes should be installed out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. They should be installed two to four metres from the ground facing north or north-east.
- Bat Boxes should be installed with south-east, south, or south-west facing aspects. Ideally they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds. If installed on the buildings, these should ideally be positioned directly below the eaves.

We propose to integrate bird and bat boxes into the building fabric using Bird Brick Houses that sit within the facade itself an example of this is show opposite



Integrated Bat Box by Bird Brick Houses



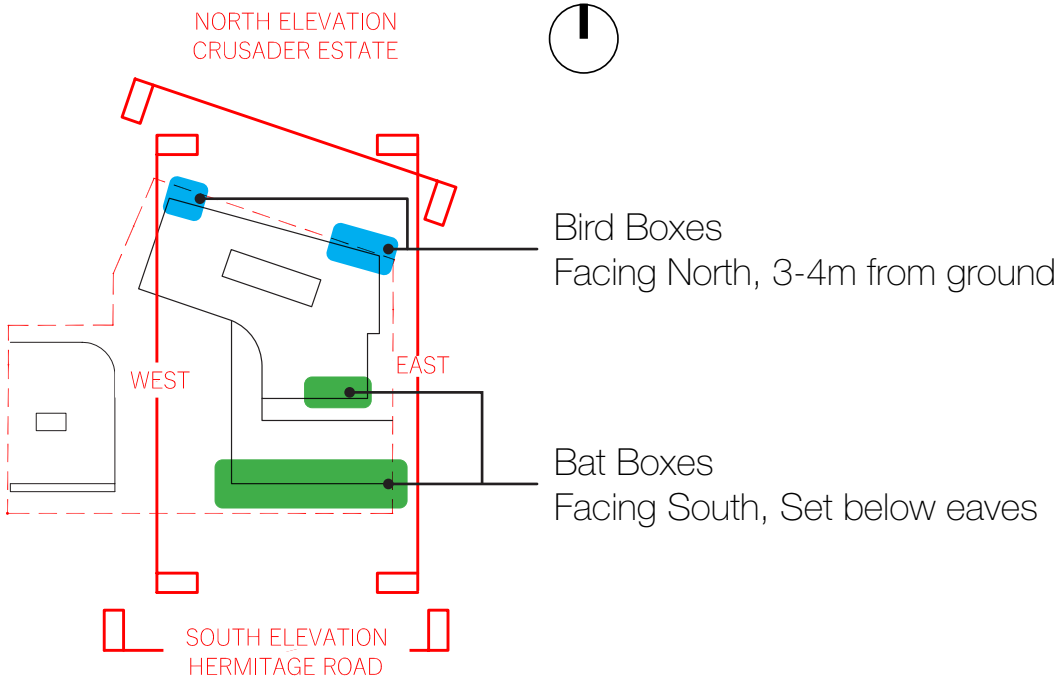
An installed example on a recent project by DHaus

24. Biodiversity & Ecology

Bird and Bat Box Locations

Given the recommendations set out in the Ecology Report in relation to Bird and Bat Boxes, we have identified suitable locations on the buildings facade where these can be installed. The locations ate indicated on the elevations and key plan opposite.

The proposed positioning of these Bird and Bat Boxes has been carefully considered and is set away from windows, lighting and amenity spaces to ensure sufficient seclusion for nesting birds and bats.



Key Plan



South Elevation



North Elevation



West Elevation



East Elevation

25. Communal Amenity Space



25. Communal Amenity Space

Roof Space Amenity Areas

Private communal amenity space is proposed across the roof spaces of the development. This has been developed in collaboration with Turkington Martin, who are acting as Landscape Designers.

The Omega Block, Roof Space

Child playspace is proposed at roof level of the Omega Building, with provision for a combined play tower along with offering the opportunity to climb, balance and jump.

The remainder of the terrace includes pergola, tables and benches that can also contribute to the play experience.

A total of 126.67m2 of child play space is proposed on this roof.

The Saw Tooth Block, Roof Space

Here the roof space offers shared amenity space for residents with a mixture of planting, benches and pergolas for meeting and socialising.

A total of 139.59m2 of external amenity space is proposed on this roof.



25. Communal Amenity Space

Examples of Rooftop Amenity Spaces





26. Protected View, Seven Sisters Road

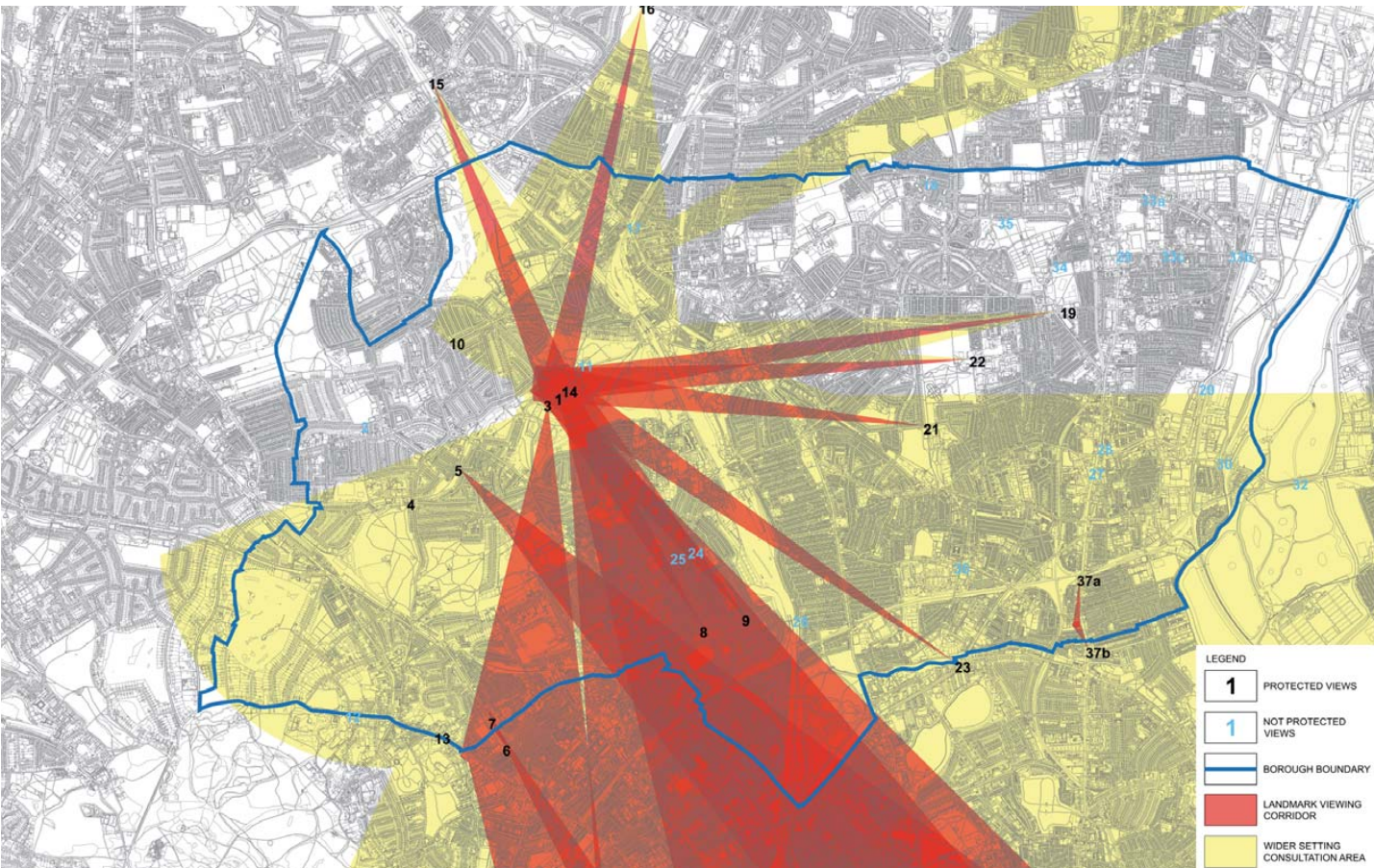


26. Protected View, Seven Sisters Road

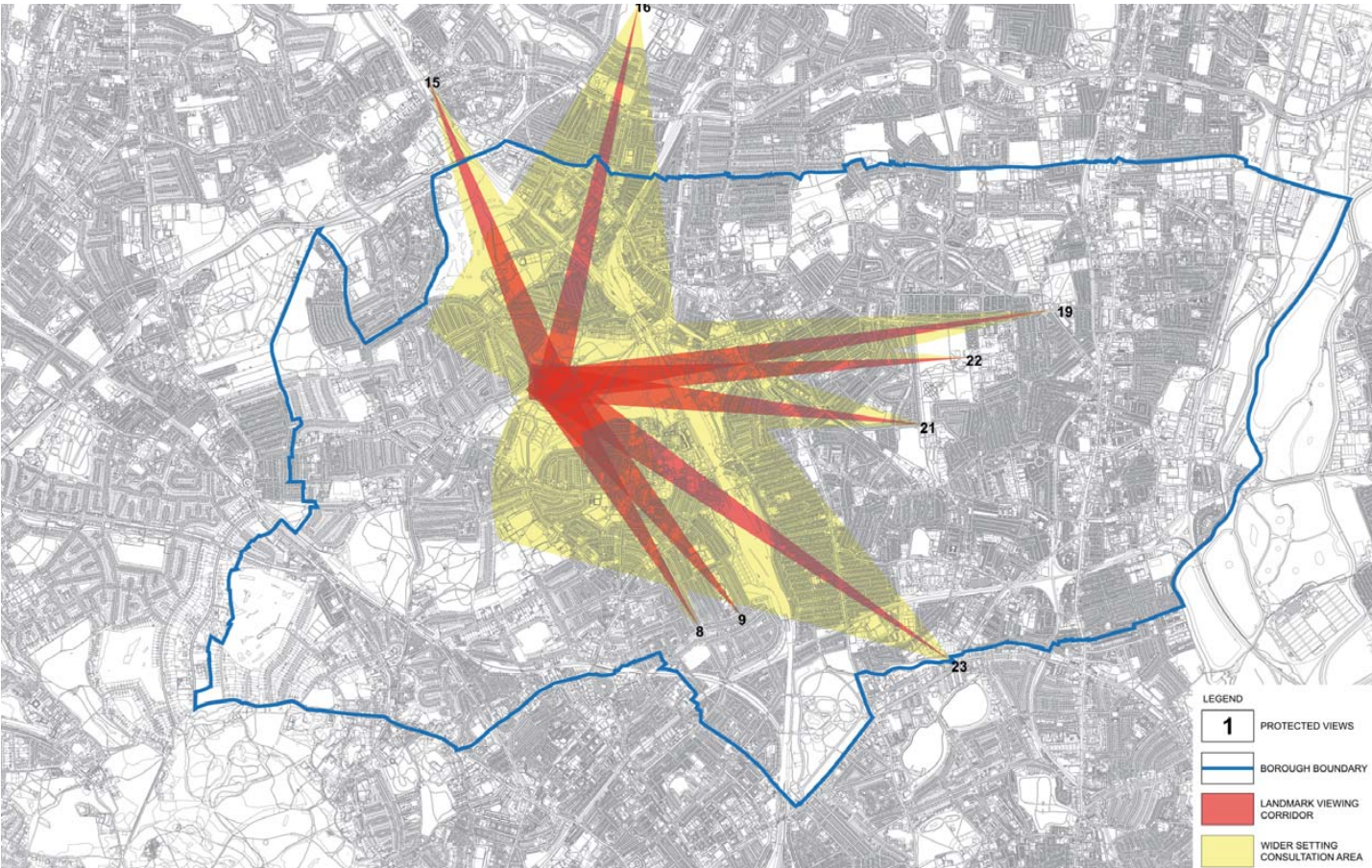
Haringey Protected Views

Within Haringey a number of borough and London wide protected landmark views exist.

View No. 23, from Seven Sisters Road, which looks towards Alexandra Palace falls within the boundaries of the development at Omega Works and as such a series of verified views have been produced to test the impact of the scheme on this protected view.



All Protected Views in Haringey



Protected Views towards Alexandra Palace in Haringey

26. Protected View, Seven Sisters Road

Existing Views from Seven Sisters Road

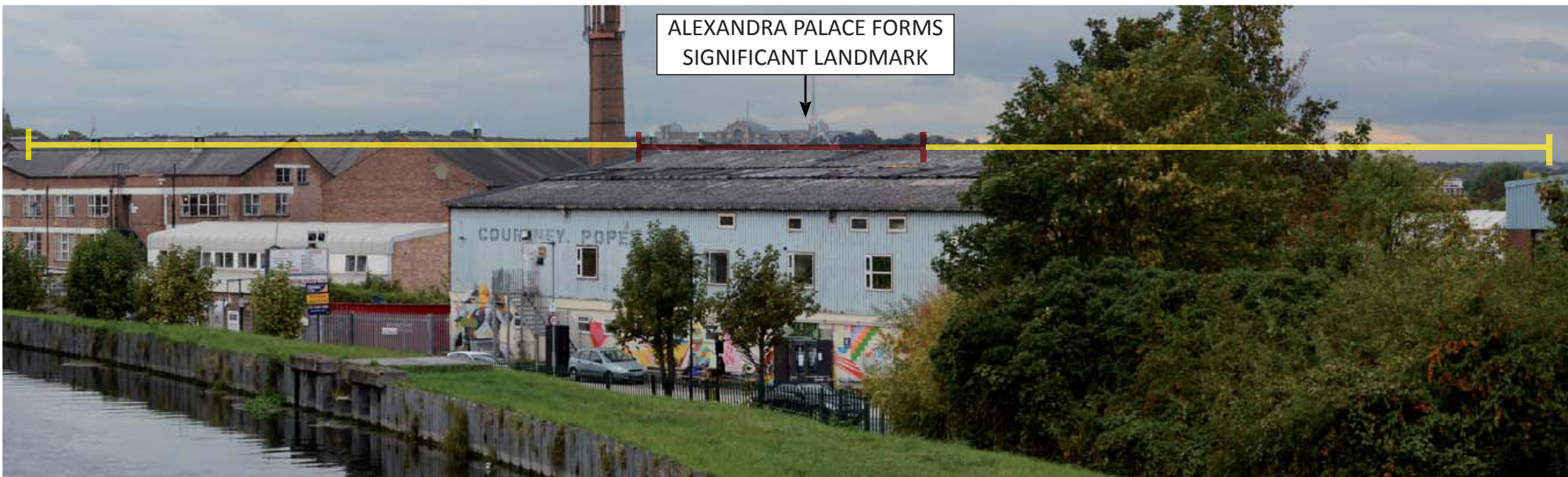
The images opposite show the location and view from Seven Sisters Road towards Alexandra Palace. The viewing corridor directly passes over the Omega Works site, as can be seen from the aerial plan.

Viewing Location *(Extracted from Haringey's Protected Views Guidance)*

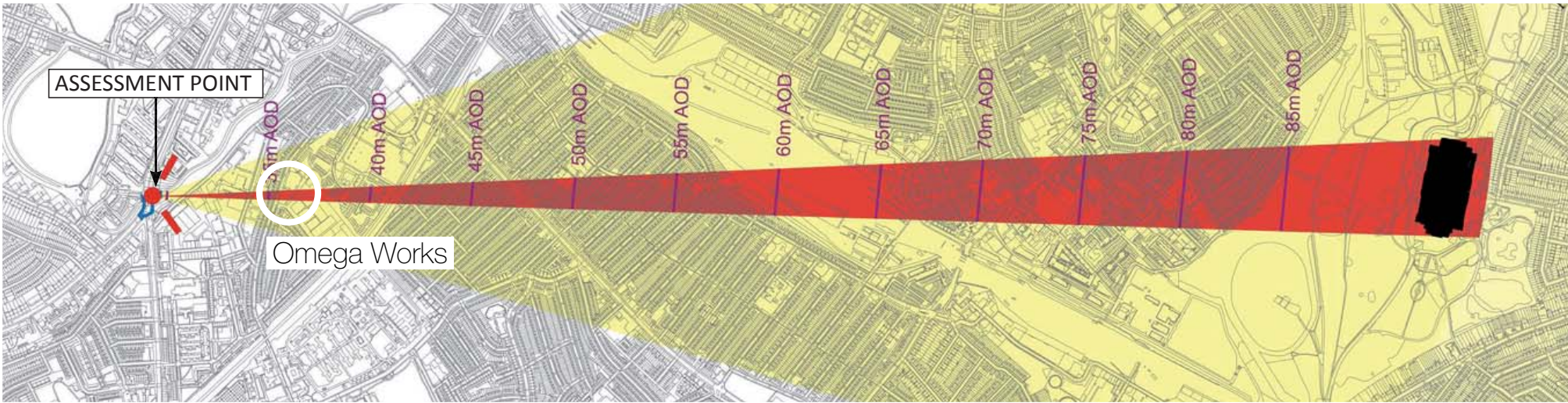
This view is taken from the entrance to the New River Path from Seven Sisters Road, although the viewing location includes the road junction with Amhurst Park and Eade Road as well as the footpaths adjacent.

The View Itself *(Extracted from Haringey's Protected Views Guidance)*

A glimpsed view of Alexandra Palace and parkland on the skyline above the roofs of other buildings and adjacent to tall chimney. From the entrance to the New River Path, the New River is visible in the foreground, with a number of scattered trees along the grass banks and margins. On the footpath set back from the entrance, the road bridge walling provides some obscuring of the view.



View 23 from Seven Sister Road



Aerial Plan showing View 23 towards Alexandra Palace from Seven Sister Road

26. Protected View, Seven Sisters Road

Where is View #23?

The below photographs explain the location of view #23.



26. Protected View, Seven Sisters Road

Where is View #23?

The below photographs explain the location of view #23.



VIEW 23

26. Protected View, Seven Sisters Road

Where is View #23?

The below photographs explain the location of view #23.



26. Protected View, Seven Sisters Road

Where is View #23?

The below photographs explain the location of view #23.



26. Protected View, Seven Sisters Road
Existing View

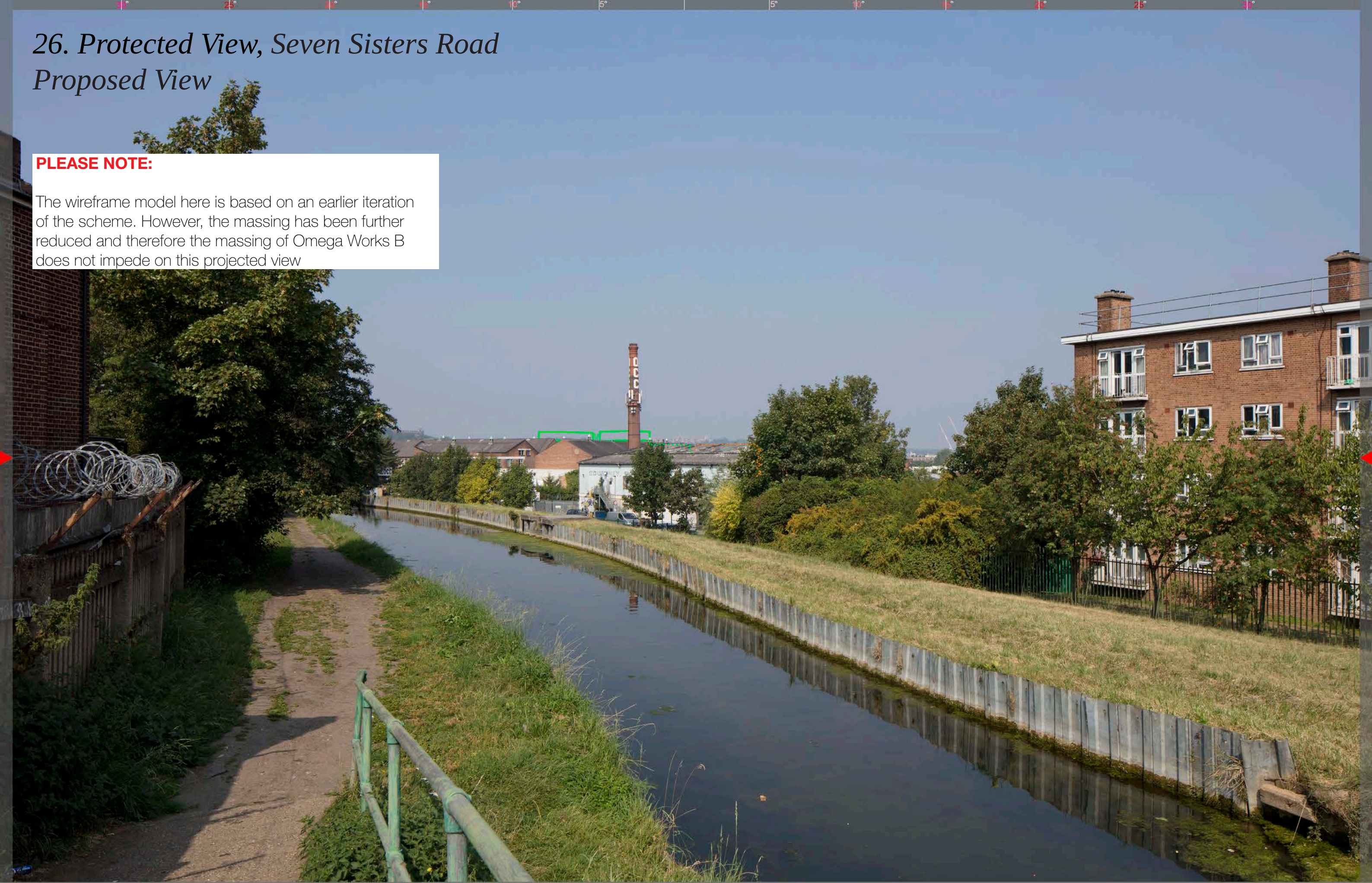


26. Protected View, Seven Sisters Road

Proposed View

PLEASE NOTE:

The wireframe model here is based on an earlier iteration of the scheme. However, the massing has been further reduced and therefore the massing of Omega Works B does not impede on this projected view



26. Protected View, Seven Sisters Road

The Proposed Scheme and View 23

During the pre planning process the scale of the scheme was reduced in size and as a result the proposed massing will no longer interfere with the protected view, with all massing hidden behind the existing buildings that form part of the view. An outline of the proposed massing at Omega B is shown on the image opposite.

PLEASE NOTE:

The wireframe model here is based on an earlier iteration of the scheme. However, the massing has been further reduced and therefore the massing of Omega Works B does not impede on this projected view



Proposed View by AVR London, The Omega B massing can be seen in orange.

27. Conclusions



27. Conclusions

Summary and Conclusions

The development will deliver a wide range of design and community benefits. These are summarised below.

The principle of a mixed use development of the scale, quantum and composition proposed at Omega Works B is firmly supported by the NPPF, the development plan and associated guidance. The scheme is strongly supported by policy and guidance at all levels. The development’s mix, quantum and composition has been supported in principle during pre-application discussions with the GLA and Haringey.

Benefits to The Warehouse District

In contrast with the existing building, the development will contribute meaningfully to economic growth and job creation. It will re-provide, and increase, the existing commercial space and will markedly enhance the standard of employment generating accommodation at the site and will yield higher employment densities.

Residential Provision

The scheme will provide 36 high quality new residential units. This accommodation will make a vital contribution towards acute local and strategic housing objectives. This is a significant benefit in the light of London’s pressing housing need and the role of Haringey in fulfilling that need.

The scheme will provide a range of residential units of varying size, including a good level of family accommodation, alongside smaller entry level units. The proposed dwelling mix responds to local need. The development will maximise the affordable housing provision in accordance with project viability and development specific considerations.

All of the proposed units have been designed to comply with the London Plan floorspace standards and the requirements of the GLA’s Housing Design Guide. Where external amenity space cannot be provided units exceed London Plan Standards. All will therefore experience high standards of amenity and will provide a good residential environment.

Inclusion

The development has been designed in accordance with the principles of inclusive design. Ten percent of the proposed units will be accessible/adaptable and the balance will meet Lifetime Homes Standards. The proposed commercial/retail floorspace will be accessible to all.

Architectural quality

The development is of the highest design and architectural quality. It will significantly enhance the area’s townscape and public realm, and will strengthen the area’s character and identity. This is a carefully conceived, inventive and responsive design solution, by award winning architects

The development includes generous levels of private and communal amenity space and play space. The scheme’s amenity space provision and the play space proposed for younger age groups will meet the relevant policy standards.

Sustainability

The development will be car-free and will maximise cycle parking and enhance the pedestrian environment; promoting sustainable travel behaviour amongst residents, employees and visitors. The scheme will utilise the existing Blue Badge spaces, as agreed with Haringey Planning.

The scheme is inherently sustainable, making optimal use of an accessible brownfield urban site. It will deliver CO2 abatement through energy efficient design measures and on site renewable technology.

Investment

The development will deliver significant investment in The Haringey Warehouse District as the first development within the area it will act as a catalyst towards the area’s ongoing regeneration and will form a precedent for high quality place sensitive design. This is a strategically important location in an opportunity area, which warrants a high quality scheme of the height, scale and design proposed.



Appendix



Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these measurements as to whether to provide **footfall**, **pro-littering**, **lease agreements** or the **live build** include **allowance** for the increases and decreases inherent in the design development and building processes. Figures relate to the **live area** of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis.

KEY:

-  COMMERCIAL COMMUNAL LOBBY
-  COMMERCIAL SPACE
-  COMMERCIAL CORE
-  BIN STORE
-  RESIDENTIAL LOBBY / CORE
-  1 BED UNIT
-  2 BED UNIT
-  3 BED UNIT
-  TERRACE / BALCONY
-  COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:

OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:

CPG FELDMAN

DRAWING:

PROPOSED
GROUND FLOOR PLAN

SCALE BAR:



DATE:	SCALE:	DRAWN:	CHECK:
31.07.22	1:100 @ A1	DW	DG

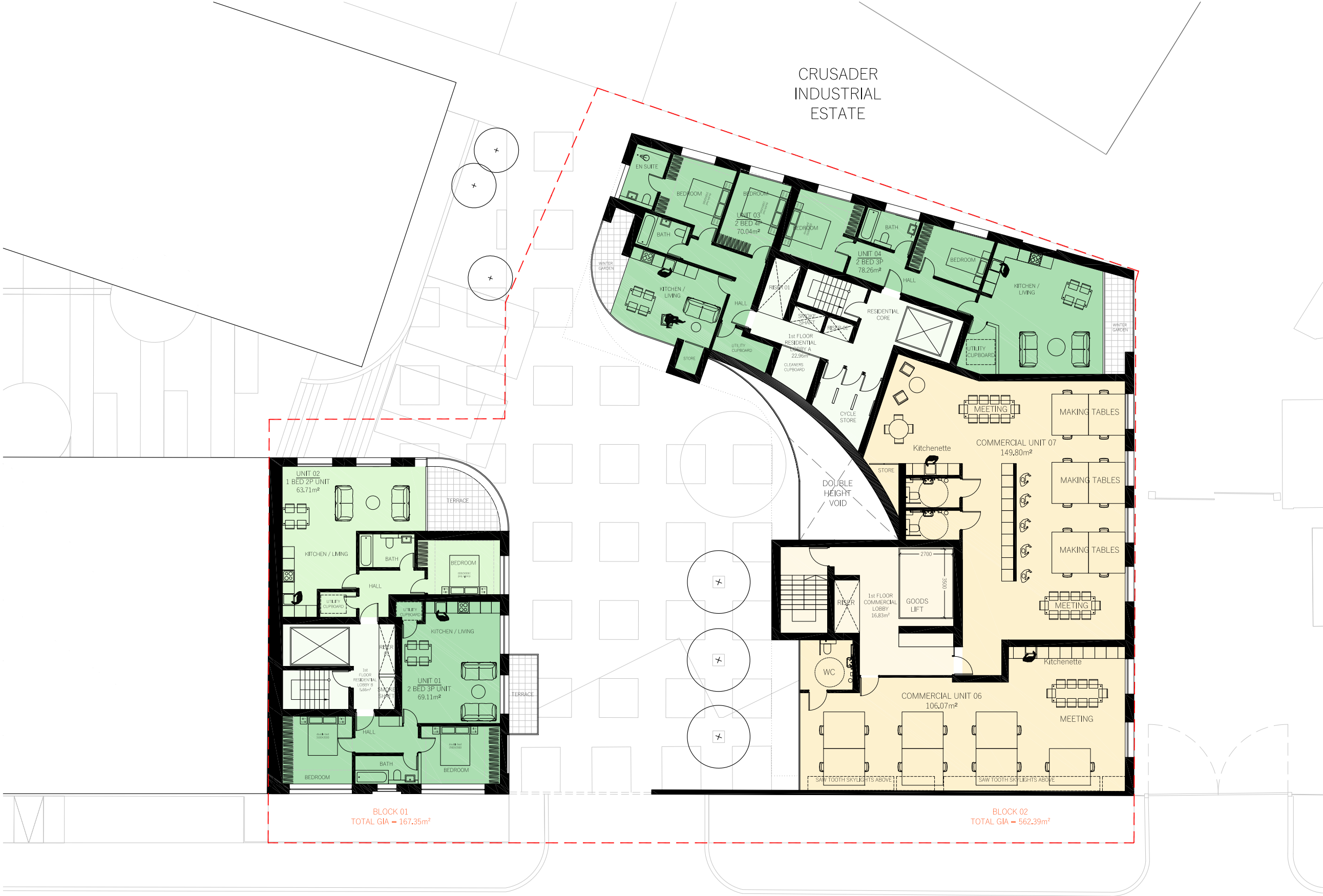
REASON FOR ISSUE:

PLANNING

DRAWING NO:
0092 PL 000

DHhaus[®]
THE DHAUS COMPANY LIMITED | UNIT 13, OLD DAIRY COURT | 17 CROUCH HILL | LONDON N4 4AP

Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

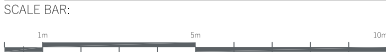
- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
1st FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_100			REV: -

Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
2nd FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_200			REV: -

Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

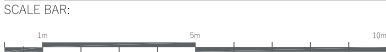
- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
3rd FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_300			REV: -

Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

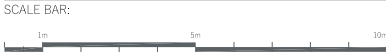
- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

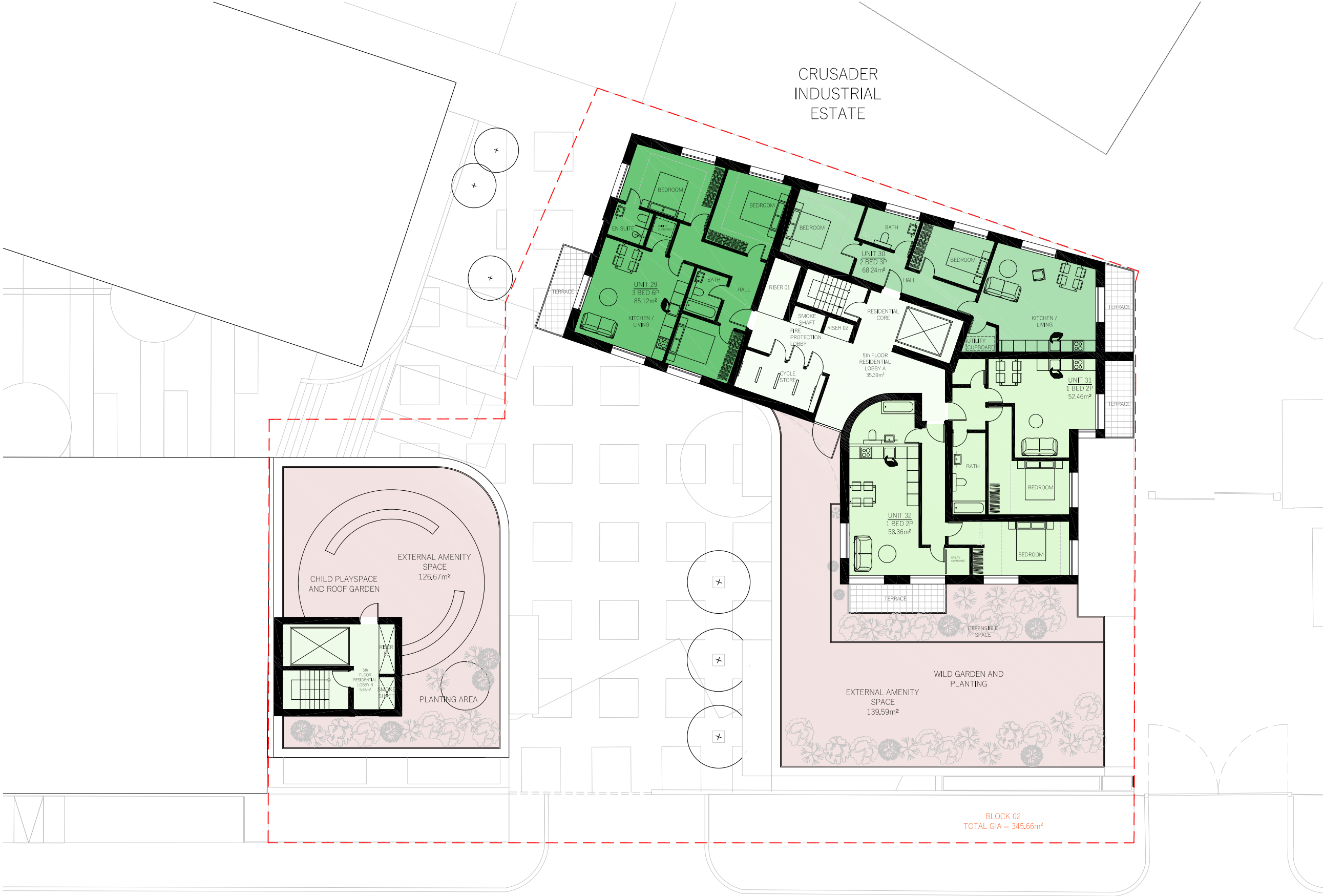
CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
4th FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_400			REV: -

Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

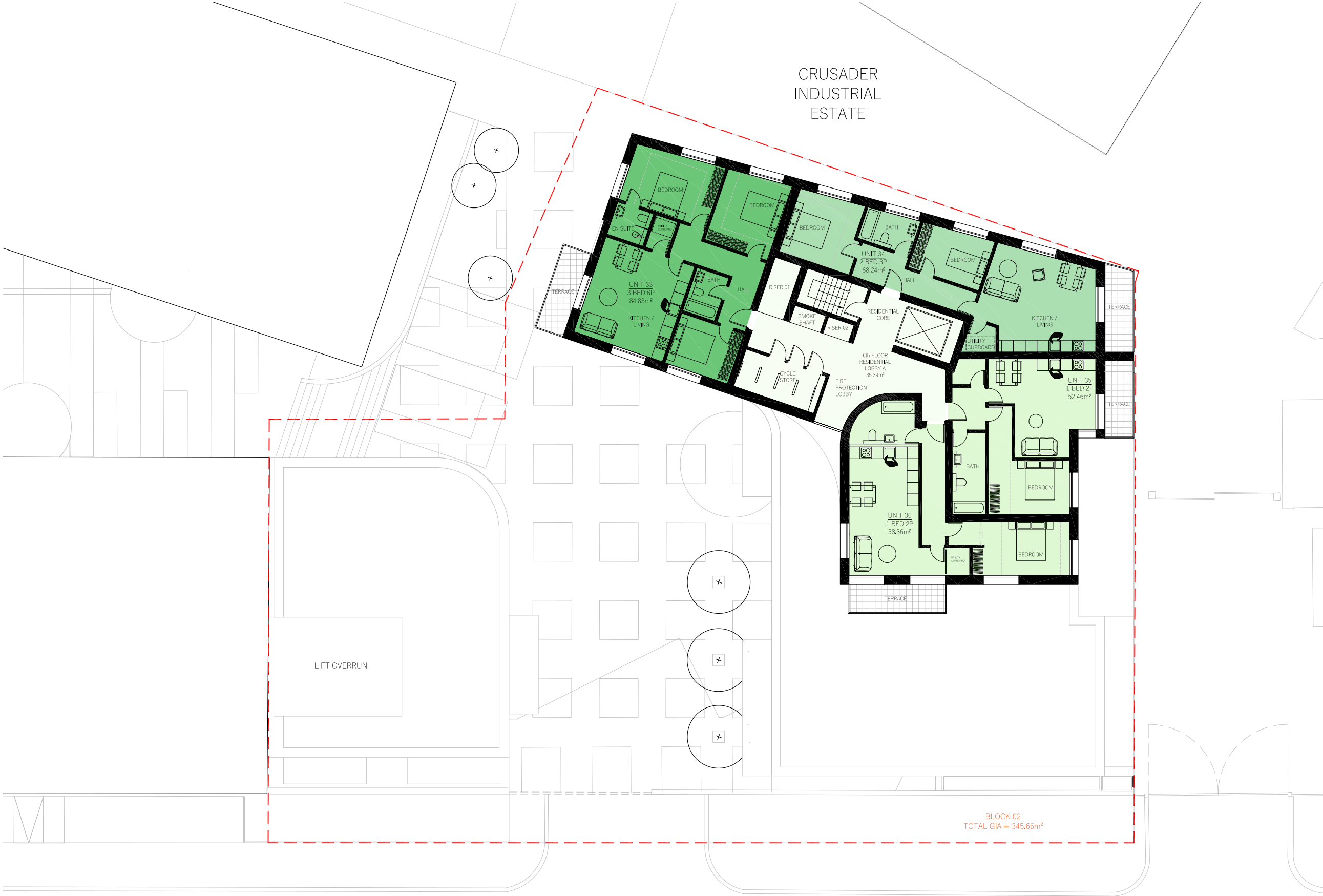
CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
5th FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_500			REV: -

Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

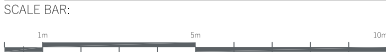
- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

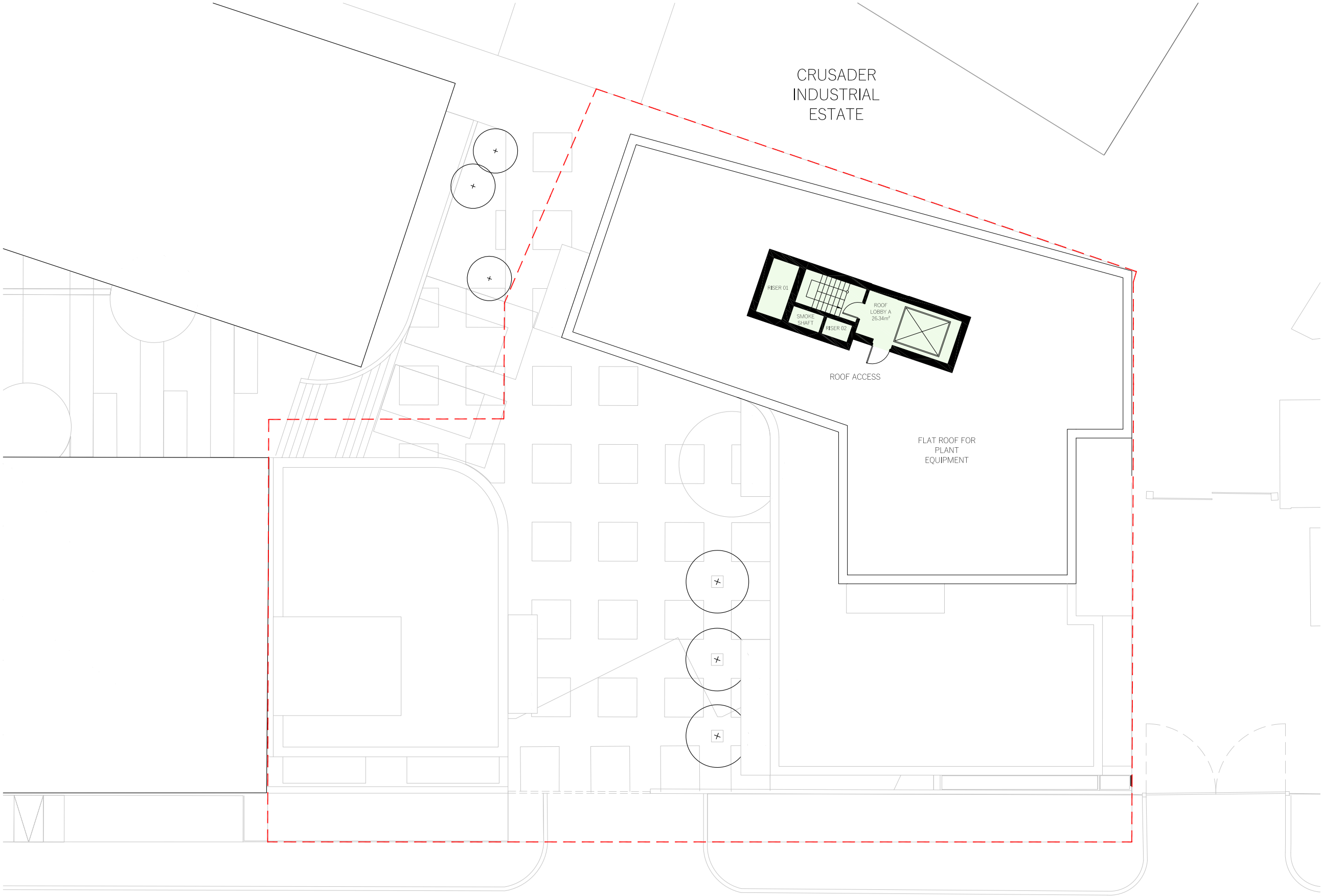
CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
6th FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_600			REV: -

Omega A & B Combined Scheme



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

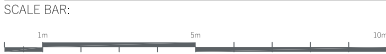
- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
ROOF PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH:
DRAWING NO: 0092_PL_700			REV: -

Omega A & B Combined Scheme

01
SOUTH ELEVATION
HERMITAGE ROAD



02
NORTH ELEVATION
CRUSADER ESTATE



DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the body areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN

REVISION	DATE	COMMENT

PROJECT:

OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:

CPG FELDMAN

DRAWING:

PROPOSED ELEVATIONS
SHEET 1 of 2

SCALE BAR:

DATE: 31.07.22	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: 	
DRAWING NO: 0092_ELE_000		REV: -	

DHaus[®]

THE DHAUS COMPANY LIMITED | UNIT 13, OLD DNEY COURT | 17 CROUCH HILL | LONDON N4 4AP
Tel: 0203 614 1000

Omega A & B Combined Scheme

03
WEST ELEVATION
NEW PUBLIC ROUTE



04
EAST ELEVATION
ACCESS ROAD TO CRUSADER

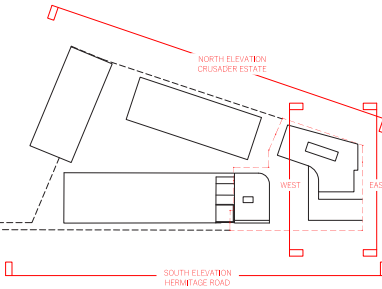


DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

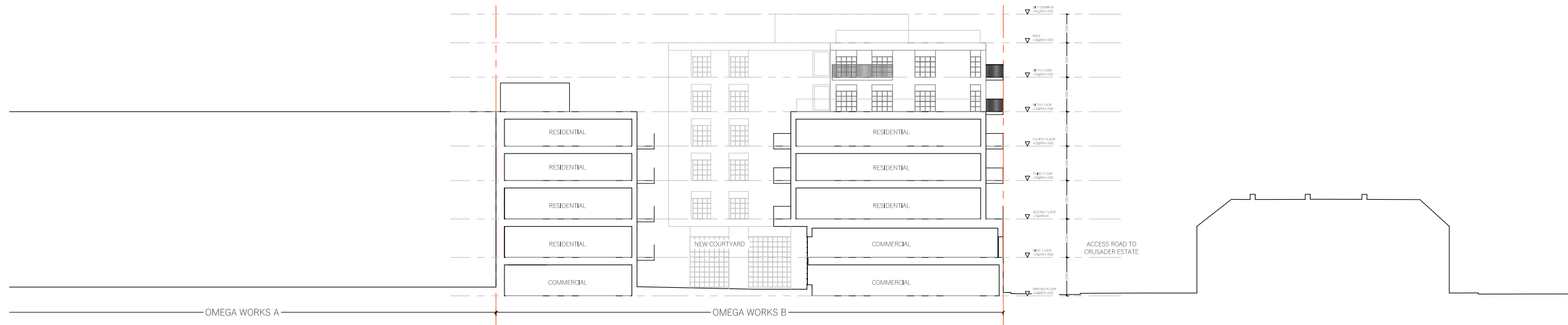
CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED ELEVATIONS
SHEET 2 of 2

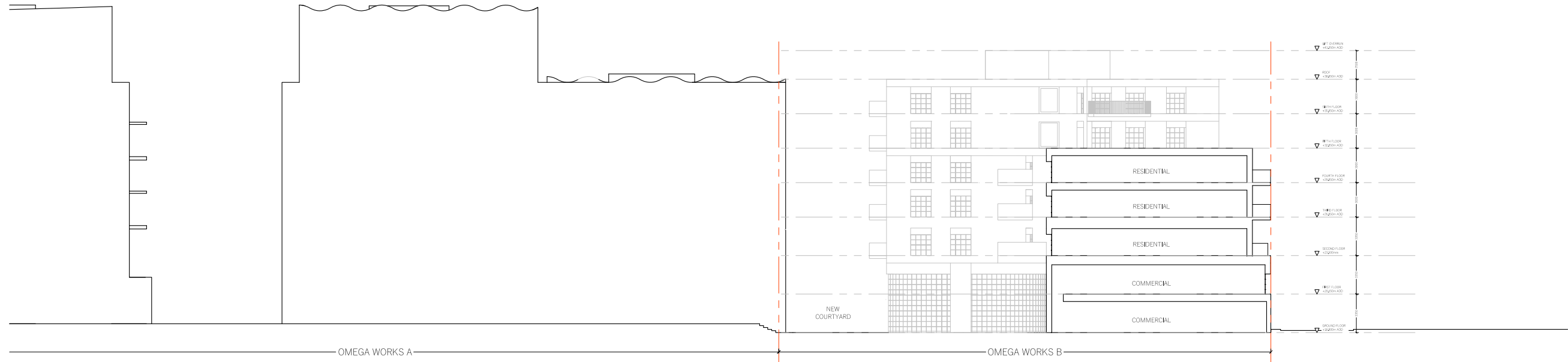


DATE: 31.07.22	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: 	
DRAWING NO: 0092_ELE_001		REV: -	

Omega A & B Combined Scheme



SECTION AA



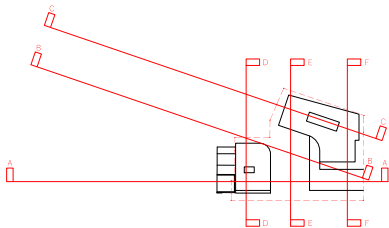
SECTION BB

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED SECTIONS
SHEET 1

SCALE BAR:
0m 10m 20m

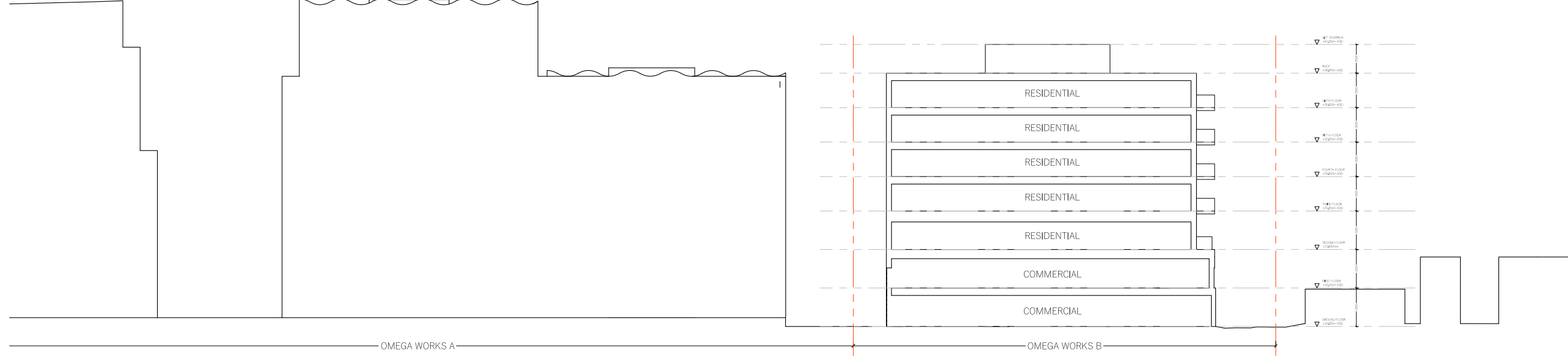
DATE: 31.07.22	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
-------------------	----------------------	--------------	--------------

REASON FOR ISSUE: PLANNING	NORTH: N
-------------------------------	-------------

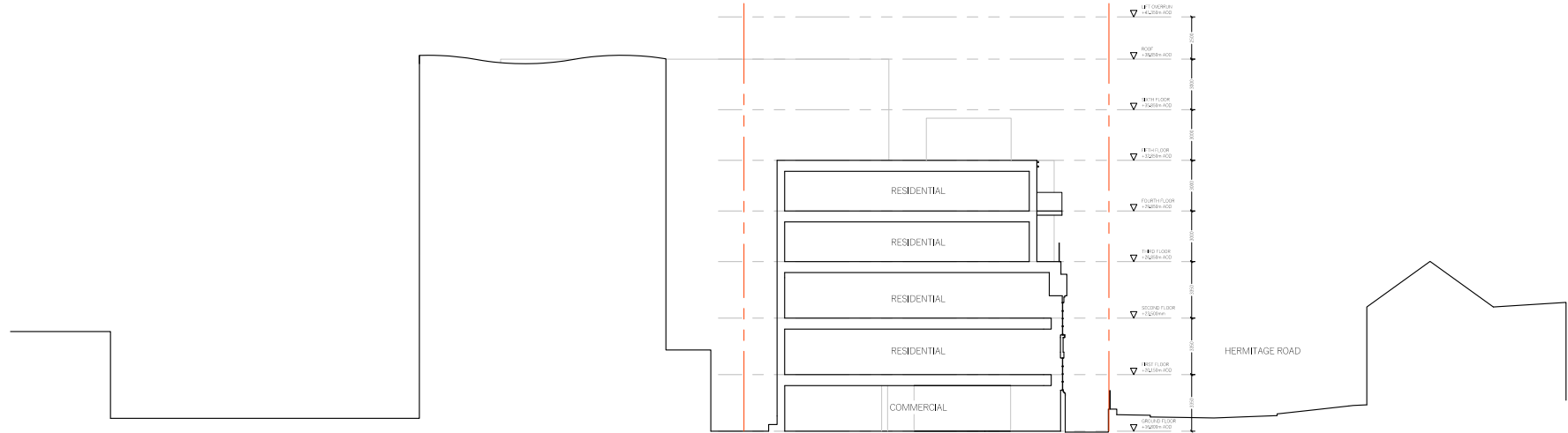
DRAWING NO: 0092_PLN_PRO_SEC_01	REV: -
------------------------------------	-----------

DHaus
THE DHAUS COMPANY LIMITED UNIT 13, OLD SMITHY COURT 117 CROUCH HILL, LONDON N4 4AP
thedhaus.com

Omega A & B Combined Scheme



SECTION CC



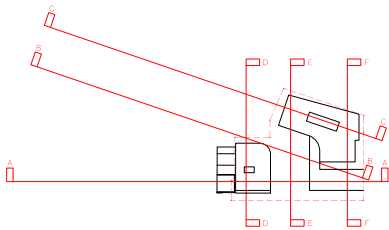
SECTION DD

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED SECTIONS
SHEET 2

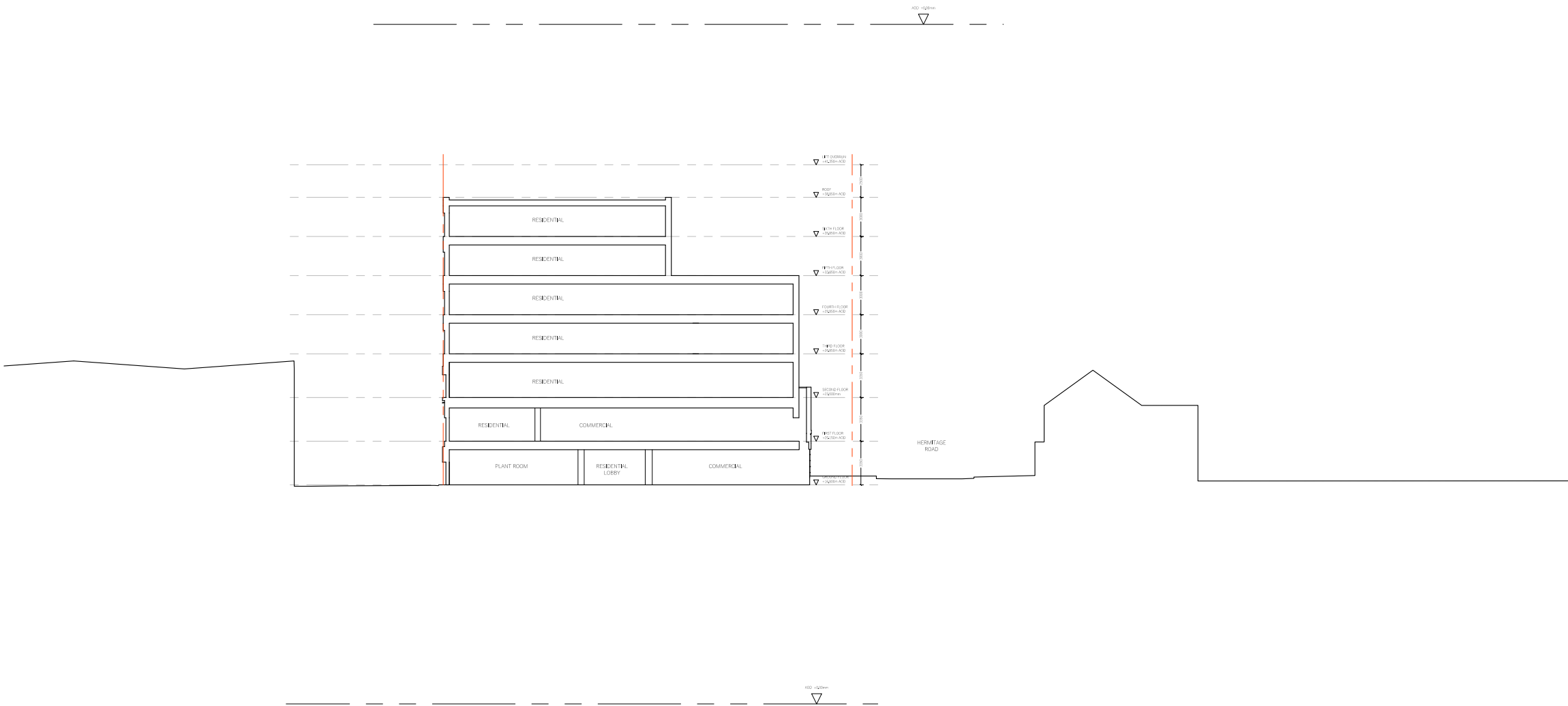


DATE: 31.07.22	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING			NORTH: N
DRAWING NO: 0092_PLN_PRO_SEC_02			REV: -

Omega A & B Combined Scheme



SECTION EE



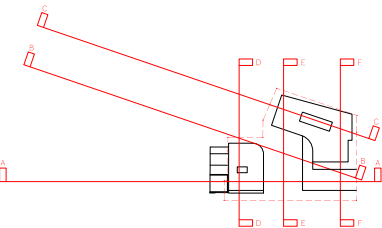
SECTION FF

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

KEY PLAN



REVISION	DATE	COMMENT
----------	------	---------

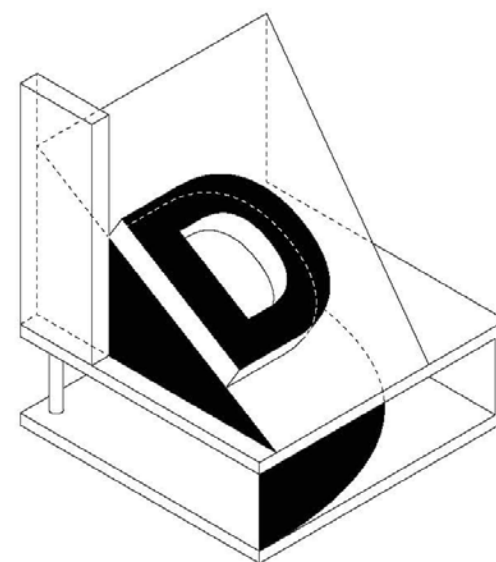
PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED SECTIONS
SHEET 3



DATE: 19.05.22	SCALE: 1:200 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: 	
DRAWING NO: 0092_PLN_PRO_SEC_03		REV: -	



The **D**Haus Company LTD
Unit 13 Old Dairy Court, 17 Crouch Hill, London N4 4AP
mail@thedhaus.com | www.thedhaus.com