

OMEGA WORKS B, HERMITAGE ROAD

SITE MANAGEMENT PLAN

MARCH 2023

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1 INTRODUCTION

- 1.1 This draft site management plan has been prepared to accompany the planning application at Omega Works B, Hermitage Road, for the redevelopment of the site to provide a mixed use scheme comprising employment floorspace and residential use.
- 1.2 The planning application has included an extensive consultation process with stakeholders and neighbouring residents prior to submission.
- 1.3 One of the concerns raised by residents and other stakeholders is how the new employment space will be managed, the price of these units and how the units will be let.
- 1.4 This site management plans sets out these details in response to various feedback and to address the requirements of LB Haringey Development Management Policies policy DM38 and the Site Allocation for the site.
- 1.5 This management plan primarily relates to the employment floorspace element of the scheme.

Existing Site

- 1.6 The existing commercial provision at the site comprises 3 units across a part single part double storey building.
- 1.7 The current use of the main warehouse area (units 1 and 2, approximately 961m²) is for luggage storage space for stock that the company sells, along with ancillary space. The company employs 1-2 full time employees.
- 1.8 The first floor (unit 3, approximately 215m²) was previously void but is now on a short term lease to a film and photography studio.
- 1.9 The 3 units have a total floorspace of 1,176m².

Proposed Development

- 1.10 The proposal maximises employment space, and provides a variety of sizes of employment spaces across the ground and part first floor.
- 1.11 The provision is set out below.

Table 1: Employment Floorspace			
<i>Unit</i>	<i>Area (m2)</i>	<i>Use Class</i>	<i>Number of Jobs</i>
1	43.78	E	
2	58.67	E	
3	31.4	E	
4	81.88	E	

5	43.92	E	
6	106.7	E	Affordable Workspace
7	149.8	E	
Ancillary lobby and plant	157.38	E	
Total	673.5		

- 1.12 The proposal comprises affordable workspace for Unit 6. This will be let at 20% below market rate.

Wheelchair provision

- 1.13 The commercial units will all be accessible to wheelchair users.

2 MANAGEMENT PLAN

Access

- 2.1 Each commercial unit will have its own access, as detailed below. These will be accessed with a fob.
- 2.2 Unit 1 is accessed from Hermitage Road. Unit 2 is accessed from the western side of the courtyard. Unit 3 is accessed from the northern side of the courtyard. Unit 4 is accessed from the eastern side of the courtyard. Unit 5 is accessed from Hermitage Road. Unit 6 and 7 are accessed from the eastern side of the courtyard through the commercial core.
- 2.3 Unit 6 and 7 at first floor have a dedicated commercial core that allows access. They are also served by a goods lift to allow disabled access and materials to be moved up and down.

Facilities

- 2.4 Each commercial unit has its own private WC. Each unit will be connected to all the utilities and will be responsible for individual bills.

Servicing and Refuse

- 2.5 Each unit is serviced from the courtyard or Hermitage Road, which allows good access.
- 2.6 A large refuse store is located at ground floor to the rear of the site. This store has adequate capacity for refuse and recycling storage for the residential and commercial uses on the site.
- 2.7 The application is accompanied by a delivery and servicing management plan that sets out further detail on servicing and deliveries.

Noise

- 2.8 The use of the units for employment use will generate some noise. However to help ensure noise impact is mitigated the Noise Assessment specifies insulation for walls and window construction to ensure noise impact on the residential uses is minimised.
- 2.9 The plant associated with the scheme has been located internally to mitigate noise impacts. Measures are set out in the noise assessment, that will be followed to ensure the noise impact is acceptable.
- 2.10 Residential occupants will be made aware that Omega B is part of an established employment area where there is a degree of noise with the operation of businesses.

Use

- 2.11 The use of the commercial units will be for employment uses and will fall within Use Class E. The lease will require use to remain within this use class.

Parking/ Cycle Parking

- 2.12 The commercial units are car free given the sustainable location. Cycle parking is provided throughout the scheme with specific cycle parking in the courtyard close to the entrances to the commercial units.

Security

- 2.13 The landlord will be responsible for security for the site and commercial units. The communal doors in the development will be self-closing and self-locking, and have audio/visual access control panels with electronic lock release. The building will be compartmentalised to ensure safety and security of residents, with access to each floor limited only to those that live or work on the floors.
- 2.14 The scheme will achieve Secured by Design Certification and has been informed by discussions with the Designing out Crime Officer.

Affordable Workspace

- 2.15 Unit 6, that comprises approximately 107m² of employment floorspace, will be safeguarded for affordable workspace. This will be a 20% reduction from market rent, and safeguarded at this level for a minimum of 15 years. The details of this will be secured as part of a Section 106 Agreement.

Equality Opportunity

- 2.16 The landlord for the proposed scheme will ensure that when tenants are chosen the employment spaces and residential units they will not discriminate on race, age, disability, gender or sexuality.

3 CONCLUSION

- 3.1 This Draft Site Management Plan sets out the management procedures that will be in place for the site, and particularly the employment spaces.
- 3.2 A finalised management plan will be produced prior to the occupation of the units.