

OMEGA WORKS B, HERMITAGE ROAD, N4 1LZ

STATEMENT OF COMMUNITY INVOLVEMENT

ON BEHALF OF CPG FELDMAN

NOVEMBER 2022

COLLECTIVE PLANNING REF JF/139B

collectiveplanning

CONTENTS

1	INTRODUCTION	2
2	SITE CONTEXT	4
3	APPROACH TO ENGAGEMENT	6
4	SUMMARY OF CONSULTATION FEEDBACK.....	9
5	DETAILED FEEDBACK AND RESPONSE	11
6	CONCLUSIONS	18

Appendices

Appendix 1 – Consultation boards and website material

Appendix 2 – Leaflet

Appendix 3 – Leaflet distribution radius

Appendix 4 – Survey results

1 INTRODUCTION

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

The Proposal

- 1.4 Detailed parameters of the scheme comprise:
- Provision of 610.88m² commercial floorspace;
 - Creation of 36 new residential apartments; and
 - Creation of public courtyard and new route through Omega courtyard.

Legislative and Policy Context

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

'Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take

account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

- 1.7 At local level, LB Haringey's Statement of Community Involvement guidance document was first adopted in 2008 and subsequently updated in 2017. It establishes the approach to community consultation on adopted and emerging planning policies in the district and considers the approach to consultation on planning applications.
- 1.8 In preparing the planning application for the redevelopment of Omega Works, the project team has taken full account of the relevant guidance. In addition to 3 community consultation events, there have been 4 pre-application meetings with the Council, 2 Quality Review Panel Presentations, a Development Management Forum, 2 meetings with the owners of the Crusader Industrial Estate, and 1 Pre-Application Sub-Committee meeting. A summary of the consultation activities is included in Section 3.

2 SITE CONTEXT

Site Location

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

Site Description

- 2.6 Omega Works is made up of three district blocks. Omega C is the smallest of the units and is located at the west of the site.
- 2.7 Omega B comprises the saw-tooth block at the east of the Estate. Omega A is the largest of the blocks located in the centre of the site.
- 2.8 Omega B is made up of the original Omega Works building (west side of site) and International House, which is the standalone commercial building with the saw toothed roof.
- 2.9 The warehouses on site are different scales and arranged in an adhoc manner. Leftover spaces in between the large warehouse blocks (Omega A, B and C) create external amenity space.
- 2.10 Omega Works has a rich history which is explained in section 2 of the Design and Access Statement.

Surrounding Area

- 2.11 Omega Industrial Estate sits on the north side of Hermitage Road, a residential street of two-storey terrace houses.
- 2.12 Ashfield Road lies to the east, forming the western most part of a triangle of residential roads (Beechfield Road, Oakdale Road and eastern Hermitage Road).
- 2.13 The railway line to the north separates Arena Design Centre from Moorfields Hospital.

Heritage and Environmental Considerations

- 2.14 The site is not in a conservation area, nor are the buildings listed or locally listed.

2.15 The site is located in Flood Zone 1.

3 APPROACH TO ENGAGEMENT

- 3.1 The current proposals for the redevelopment of Omega Works B have been worked up in consultation with the local planning authority and interested members of the local community.
- 3.2 We have referred to LB Haringey's Statement of Community Involvement (2017 update) to ensure full compliance with how local communities should be consulted during the planning application process.
- 3.3 Section 2.0 of the Design and Access Statement sets out in detail the extensive consultation and engagement that has taken place since January 2018. In summary, those consultation events are as follows:
- Door to door consultation: 22 January 2018;
 - Meeting with Crusader Industrial Estate owners: 23 July 2019;
 - Pre-application meeting with LB Haringey: 24 February 2020;
 - 2nd pre-application meeting with LB Haringey: 20 August 2020;
 - Online questionnaire: March 2020;
 - Quality Review Panel presentation organised by LB Haringey: 23 September 2020;
 - 3rd pre-application meeting with LB Haringey: 18 February 2021;
 - 4th pre-application meeting with LB Haringey: 24 May 2021;
 - 2nd Quality Review Panel presentation: 9 June 2021;
 - Development Management Forum: 30 June 2021;
 - Meeting 2 with Crusader Industrial Estate: 15 July 2021;
 - Pre-application planning committee site walkover and meeting: 5 July 2021;
 - Online exhibition, questionnaires and surveys: 20 July to 9 August 2021;
 - Public Consultation presentation and Q&A event: 9th August 2021;
 - Public Consultation Q&A event: 9 February 2022; and
 - Metropolitan Police *Designing out Crime* meeting: 7 April 2022.
 - Workshop with current tenants: 10 August 2022.

- 3.4 For the formal public consultation from 20 July to 9 August 2021, we adapted our standard engagement practice to align with coronavirus regulations in place at the time.
- 3.5 Due to restrictions on public gatherings, the public consultation event was held online. Consultation comprised three elements:
- A website created to display the draft proposals;
 - An online questionnaire/survey allowing the community to provide feedback;
 - An online presentation and Q&A session with the design team; and
 - Communication to the design team via email and phone, available to anyone viewing the website.
- 3.6 The current proposals have been developed to combine high quality design with a deliverable scheme.
- 3.7 A summary of how the scheme has evolved through pre-application discussions is presented in the accompanying Planning Statement.
- 3.8 A summary of how the scheme has been amended to reflect the comments received during the consultation process is presented in Section 5 of this SCI.
- 3.9 Our usual practice to undergo public consultation would be to organise an exhibition where we could answer questions in person. Moving the consultation online limited face-to-face contact but allowed consultation to last longer, and to reach a greater number of interested parties. Provision was also made for members of the public who were unable to use a computer through the offer to print and send the consultation material directly.
- 3.10 The website was online for 2 weeks starting on 20 July 2021. The website material is at **Appendix 1**.

Methodology

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

- *Welcome / About CPG Ltd*
- *Benefits of the proposal*
- *The proposed development*
- *The Site*
- *Urban grain*
- *Preliminary masterplan*
- *Architecture*

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

4 SUMMARY OF CONSULTATION FEEDBACK

Summary of Surveys

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

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

Table 4.4 Survey Results

Summary of Email Responses

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

Comment
Space must be used for local businesses / no chains

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

Table 4.6 Email Feedback

Summary of Online Q&A Session

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

Comment
What are the timeframes for the application
What type of commercial space will be provided. A desire for there to be community space for the community
Interest in the rent for new commercial floorspace and whether any of it would be affordable.
Questions over whether there is contamination and how this will be managed.

Table 4.7 Q&A Feedback

5 DETAILED FEEDBACK AND RESPONSE

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

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

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

Policy Context

5.4 Under the housing delivery test all councils under 85% of target must have a 20% buffer on their 5-year housing land supply. The government's latest housing delivery test results showed LB Haringey delivered 75% of its housing target, therefore a 20% buffer is applied to their 5-year housing supply figure.

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

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

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

Density / Massing Comments

5.8 Collective Planning received the following comments regarding density:

- *Out of scale with the area, lost opportunity to blend development into character of street*
- *More open space needed which is open to the public*
- *Massing behind Hermitage Road block is very visible from houses above the embankment*

Response

Out of scale with area

5.9 The historic frontage of Omega Works is retained at 2 storeys in accordance with the development guidelines for Site Allocation 32 which states that '*height on the Hermitage*

Road frontage should be limited to respect the amenity of the residences opposite. Subject to viability, the central façade on Hermitage Road should be retained, creating an entrance to a courtyard'. A courtyard is created at Omega B which is subject to a separate planning application and SCI.

- 5.10 The height of the proposed development on the Hermitage Road frontage is limited to 2 storeys. Block 01 and the Block 02 at the Hermitage Road frontage will be 4 storeys in total but a set-back has been introduced for the upper 2 storeys to keep this away from the road and the houses opposite.
- 5.11 The taller part of Block 02 has been placed to the rear of the site adjacent to Crusader Estate to minimise the impact of the proposed massing on Hermitage Road and Ashfield Road. Omega B blocks do not have any impact on the embankment as this is adjacent to Omega A. AAs a response to feedback the rear block has been reduced by 1 storey. The top floor has also been set back.
- 5.12 Crusader is covered by a different site allocation (SA31) and will be developed in due course.
- 5.13 By positioning all blocks to the edges of the site, the scheme proposes a shared courtyard at the centre, maximising opportunity for the new community engagement, in-keeping with the irregular-shaped, informal courtyards typical of the Warehouse District. The percentage of open to building footprint across the whole of Omega Works has increased from 37% to 44% open space.
- 5.14 Although there will be an increase in massing, the employment benefits of improved commercial floorspace and the delivery of much needed housing, plus the development potential of the estates immediately north of the site mean the proposed massing should be regarded as acceptable.
- 5.15 Paragraph 119 of the NPPF requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses.

More open space needed which is open to the public

- 5.16 The entrance courtyard through Omega B will be open to the public. The main Omega A courtyard which is subject to a separate planning application will also be open for pedestrians and can either be accessed through the Omega B façade entrance or directly from Hermitage Road next to Omega C. A playground has been introduced into the plans and there is additional planting.
- 5.17 The site is very narrow. In order to fit the maximum amount of floorspace as prescribed by the Site Allocation, separate blocks are required with commercial floorspace making up the majority of the ground floors. Each block is placed in an ad-hoc manner, in line with the existing site layout. The Omega B courtyard space has been maximised in this context and as the public access to the site.
- 5.18 The courtyard has to balance a variety of spaces including a play area, cycle store, maker space (extending from the warehouse living units) and sensory planting. The design team

has included the maximum amount of open space taking into account the restriction of the existing site layout.

Design Comments

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

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

Materiality imitating industrial aesthetic is a misguided way of understanding unique fabric of the area

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

5.21 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. 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 recreate, as far as possible, the aesthetic of the Warehouse District.

5.22 The shared courtyard and the permeability of the ground floor units is intended to enhance the existing informal community and replicate the unusually shaped spaces that have formed over the years in either public or semi-public squares.

Avoid new signage / keep original façade

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

Community Comments

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

- *Development will end the type of space and community Omega Works fostered by catering to market logic and mainstream/normie rhetoric around community arts/green walls/new warehouse living.*
- *How will you guarantee that current occupants won't be displaced?*
- *Commercial space should be let to small and local businesses*
- *The proposal should protect the informal character of the current occupation and utilise the relationship inhabitants have with the space by allowing them to have an active part in shaping it*
- *If you use smaller local business there will be a lovely community feel to the area*
- *Gallery space would increase anti-social behaviour*
- *Don't waste any sq footage*

Response

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

The existing commercial tenant will be relocating to a more appropriate premises to better suit the needs of the current business.

Commercial space should be let to small and local businesses

- 5.25 The proposed commercial units come in different sizes ranging from 45m² – 300m² at Omega B. There is therefore scope to let the space to small businesses and allow these to grow.
- 5.26 As a response to various feedback CPG are offering 20% of floorspace for discounted rent. This will help attract a variety of tenants.
- 5.27 The type of tenants that would benefit from this space has been analysed through a commercial survey of the existing Warehouse District. This can be found in Section 6 of the Design and Access Statement.
- 5.28 The commercial research consisted of a walk-around survey of the existing commercial uses within the district. Based on the research, the design of the commercial units is grounded in the key requirements for tenants as defined by the commercial survey.
- 5.29 Our client is seeking creative industries to occupy the commercial space such as fashion / textiles businesses, photography studios and galleries, as well as uses that would benefit a small community such as cafes, bicycle repair shops, gyms and more. Detailed case studies of how tenants could use the building in the future are contained within section 6 of the Design and Access Statement.

- 5.30 The proposed provision for commercial units introduces flexibility by incorporating a variety of sizes of units that businesses can grow into.
- 5.31 CPG Ltd wants to retain and expand the existing community on site. The site allocation guidance requires CPG Ltd to reintroduce employment into this area while continuing to meet the accommodation needs of the existing creative community which is why CPG Ltd will rehouse the existing commercial tenants.
- 5.32 It should be noted that the businesses that will occupy the commercial space have not been confirmed at this stage.

Impact on Neighbours Comments

- 5.33 Collective Planning received the following comments regarding impact on neighbouring properties:
- *The presentation does not take into account the view from the east (Ashfield Road)*
 - *9 storeys are a significant visual impact on the area to the east*

Response

- 5.34 The tallest block in the proposal is in Omega A (Block C). This has been reduced by 1 storey.
- 5.35 Block 01 of Omega B is 2 storeys with a 2 storey rooftop massing and Block 02 is 6 storeys with a setback storey. The height has been reduced as a result of feedback.
- 5.36 Ashfield Road to the east runs adjacent to the Arena Design Centre which is covered by Site Allocation 30 and Crusader Industrial Estate, covered by Site Allocation 31. Both of these sites are subject to local planning policy guidance to increase density of commercial floorspace and warehouse living accommodation.
- 5.37 There are no protected views impacted by the proposals and the narrow profile of this road combined with the 2 storey houses on either side result in limited vertical visibility.
- 5.38 There is precedent for transition between building height in the local area. The proposals for the scheme will increase the height of the application site building by 2 storeys along Hermitage Road along with the massing set back from the street and hidden from view. This will create a difference between building heights on either side of the street. However, this relationship is not unusual within the context of the Warehouse District and the surrounding area.
- 5.39 Vale Road, Teweksbury Road and Overbury Road experience height transitions. Vale Road comprises four storeys on one side of the street, which rises up to 5 storeys at places, with a single storey on the other side of the road. Overbury Road is similar with 4 storeys on one side and 2 storeys on the other.
- 5.40 It is acknowledged there will be some visual impact to the east, however most of the proposed massing is hidden within the site and behind the other industrial estates, and 4

storeys set back along Hermitage Road aligns with the wider streetscape in the Warehouse District.

- 5.41 A daylight sunlight assessment has been prepared to review the impacts of the proposals on neighbours. The results confirm an acceptable impact.

Gallery space comments

- 5.42 Collective Planning received the following comments regarding the proposed gallery / exhibition space:

- *Be used for reasonably priced accommodation for creatives*
- *An open community resource with independent management*
- *To promote local young artists and show innovative work*
- *Leave it as is*
- *Gallery space already exists on site*
- *Give to community already living at Omega Works*
- *Be free to rent to local organisations and artists*
- *Making a space for galleries is not what will make Omega Works a good space. The artists make good space*
- *Could involve showcasing work of residents, Haringey artists or could host pop up events for art or small food markets*

Response

- 5.43 The gallery space proposed during the main consultation has been amended following feedback. The main commercial space at the ground floor of Block 02 is now a double height foyer which will act as a multi-function event space.
- 5.44 The space can still be used as a gallery but it will also be available to use for any number of event-based / commercial functions.

Consideration of email responses

- 5.45 Although Omega C is outside our client's control, discussions are ongoing with regard to developing this site in the future. CPG Feldman Ltd is aware of the Japanese Knotweed but unfortunately this does not fall within their ownership.
- 5.46 The other main email topic was the potential for a pedestrian / cycle link through Omega Works B to Crusader and Arena Industrial Estates.

- 5.47 A route has been introduced through the courtyard of Omega B which will facilitate connectivity when the aforementioned industrial estates are developed. It is our aspiration to have a route through all three sites to increase permeability in the area.

Workshop with current tenants

- 5.48 An online workshop was organised with the tenants who lease the first floor studio. They were presented the amended scheme and did not have any major objections. They requested keeping as much of the existing building fabric as possible for sustainability and character reasons.
- 5.49 It was confirmed that as much as possible of the façade will be retained. It was also confirmed that retaining the building is not possible given it is not fit for purpose and its industrial character will be replicated through materials and the design of the new scheme.
- 5.50 Tenants also requested to be kept up to date with the process. The applicant has committed to keeping them up to date with key milestones.
- 5.51 Tenants will also be kept informed with construction dates to ensure that it will not affect their business.
- 5.52 Tenants also requested a summary of this discussion, which we provided.

6 CONCLUSIONS

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

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

Appendix 1 – Consultation Boards and Website Material



PUBLIC CONSULTATION

Redevelopment of the former Omega Works B Warehouse

167 Hermitage Rd, Haringey Warehouse District,
London N4 1LZ

WELCOME

**Welcome to the public exhibition by CPG LTD in collaboration with DHaus
Architects to develop the site of a former warehouse buildings of Omega Works B.**

Thank you for taking the time to view our plans. Collective Planning alongside CPG LTD in collaboration with DHaus architects have organised these pages as part of the public consultation on the proposals at the former warehouses. (partially derelict)

We would like to hear your views on the scheme, before submitting a planning application to the Local Council in September.

Please take this opportunity to look at our plans and aspirations for the Site.

We would be grateful if you could take a few minutes to complete a feedback form, once you have viewed the pages.

ABOUT

CPG LTD + DHaus have formed a dynamic design led Commercially driven scheme for the new redevelopment meaning we are focusing on high quality affordable new workspaces as well as some new residential homes, devoted to delivering environmentally friendly and cost efficient community solutions.

Our focus is on the planning and delivery of commercial led workspaces as well as services for mixed use communities that are both transformational and inspiring.

We are proposing high quality workspaces & new housing that meets the local needs.

The scheme will be future proofed with the well-being of the occupants, promoted through sensitive design.

We are committed to providing high quality, re-defined public realm, living and working spaces that are future proofed for residents, the existing community and the environment alike.

COLLABORATION+

In addition to the OMEGA B partnership, both Land owners of the Omega works A & B have been in close collaboration for the last 3 years carefully and sensitively working on all fronts as a team, from architects to consultants to planners. Finally we fell ready to share this proposal with you.

We don't want the collaboration to end here, we very much want to use this consultation as a way to listen and take on your comments about this positive enhancement of the district.



OUR PROPOSAL BENEFITS

The proposed redevelopment of this site presents an exciting opportunity for the Haringey Warehouse District, bringing the following benefits to its local community.

COMMUNITY INVESTMENT

The proposed development was designed with the community at its heart.

The new homes will contribute to meeting the specific housing needs for Haringey Council as well as providing brand new commercial workspaces for local trades, makers and artists, designed to provide good quality accommodation for the local community.

We plan to work with local people that work in the area to insure they get the spaces they need.

SUSTAINABILITY

The new development will be built using Modern Methods of Construction (MMC). This means we can deliver 30% quicker, with a far smaller carbon footprint and with less noise and disruption, from off site prefabricated construction.

The apartments will be highly energy efficient, through the use of thermal optimisation, smart home automation and solar panels. The proposed plans are aiming for a carbon net zero delivery and performance.

The proposed scheme is sensitive and aims to add to the local trees and biodiversity, supporting urban wildlife.

The development proposes the use of reclaimed landscaping materials to support its sustainability value.

WELL-BEING

The proposed design includes a large public courtyard with new trees and green space as well as cycle storage/parking, designed to encourage social integration and a healthier lifestyle for its residents.

AREA ENHANCEMENT

The development proposes the regeneration of a brownfield site and vacant ware house building which has been derelict for many years.

The design of the architecture and adaptation of the green space are tailored to enhance the local area design, adding a modern interpretation of a new building frontage

OUR EMERGING PROPOSALS

Our emerging plans for the new neighbourhood aim to deliver:

- 500m2 New Commercial work space for local business' to grow and thrive
- New public courtyard with landscaping
- New Public Exhibition space for local makers/artists
- New Cafe, Florist, Bike Shop
- 31 high quality, sustainably designed 1,2 and 3 bedroom home with private amenity space
- 2/4 Disabled car parking bays
- Landscaped grounds and greenery to support urban wildlife

PUBLIC CONSULTATION

Omega Works B - 167 Hermitage Rd, Haringey Warehouse District, London N4 1LZ

THE PROPOSED DEVELOPMENT

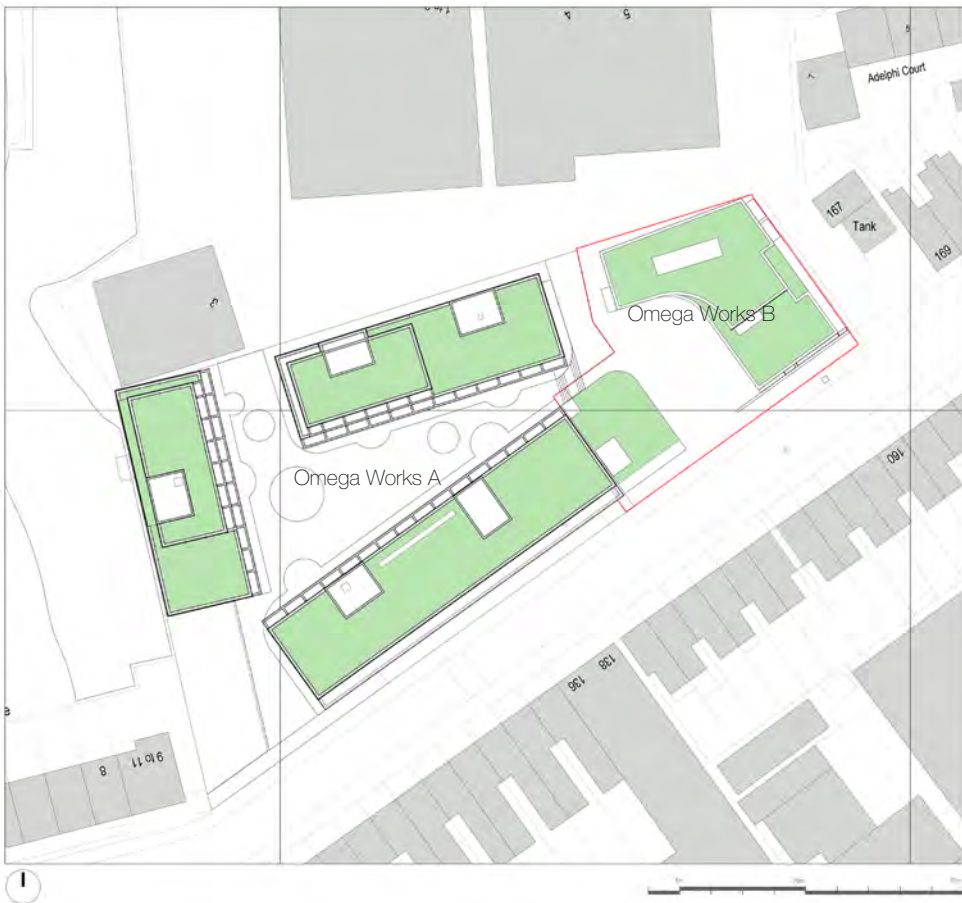
A view of the new open public courtyard below.



EXISTING SITE CONDITION



PROPOSED SITE CONDITION



EXISTING USE

- Not currently a creative commercial space
- Just used for Luggage storage
- 1st floor derelict
- Part of the site never used and some parts left abandoned with asbestos present

PROPOSED USE

- No Basement
- Retention of the Saw Tooth Facade
- New wide courtyard that is South Facing
- All residential units are double or triple aspect
- East side of the building has a stepped mass

PUBLIC CONSULTATION

Omega Works B - 167 Hermitage Rd, Haringey Warehouse District, London N4 1LZ

THE SITE

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.

The Omega Works Site

Understanding the existing environment through public consultation.

A lot of research was undertaken into the existing commercial uses within the warehouse district

Research was undertaken by walk-arounds, interviews and questionnaires.



SITE HISTORY - Adapting the past

Extract from: W.H.A.T. Representation to Haringey Council Public Consultation: 'Sites Allocation Development Plan'
Omega Works is a site with a rich history, which we believe is relevant and important to the local area. 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 Challen piano factory, and it was here that the then world's largest piano was made, measuring at 11feet 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 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 chez 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. The current uses include sash window manufacturers, a mechanics workshop, an arts/project space and a workshop that constructs film sets. Over time, a number of Omega's units have been utilised as live/work.

Omega works is spit in to two Ownerships, Omega A and B, currently Omega B has no other use than storage for luggage.

PUBLIC CONSULTATION

Omega Works B - 167 Hermitage Rd, Haringey Warehouse District, London N4 1LZ

THE SITE

We modelled the existing site building to fully understand the parameters of the existing architecture.

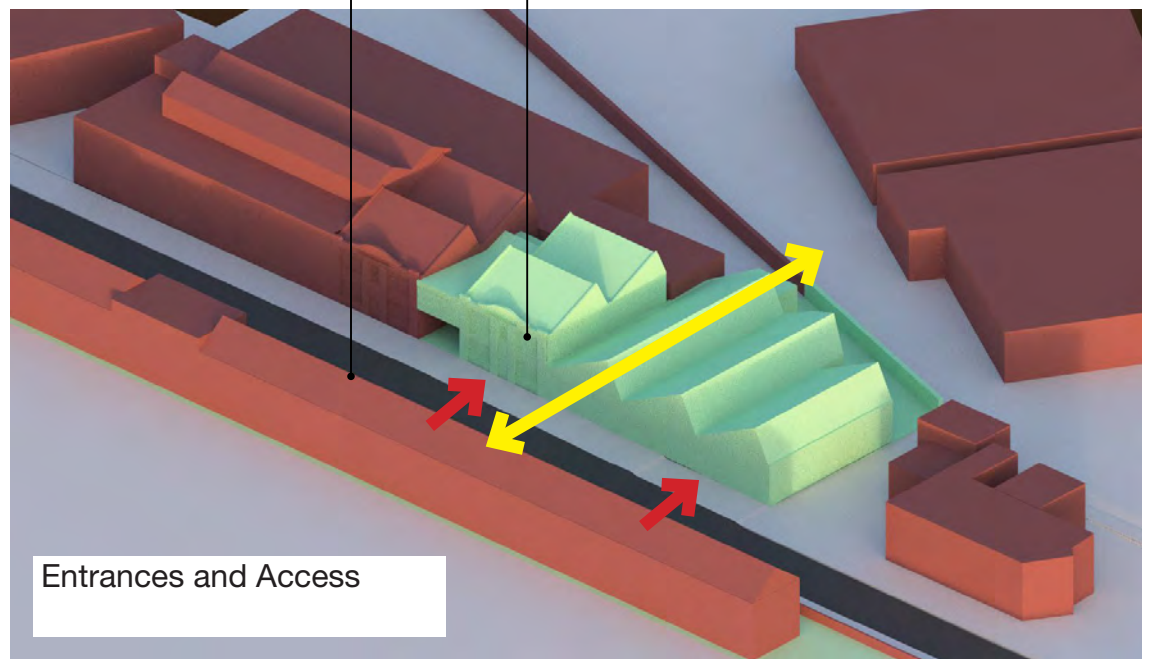
NEW ROUTES

We are proposing a new public route through to the crusader industrial estate.

This route will be a pedestrian route but will have access for fire brigade, ambulance and deliveries

Primary Entrances along Hermitage Road

New link through site to link with wider area



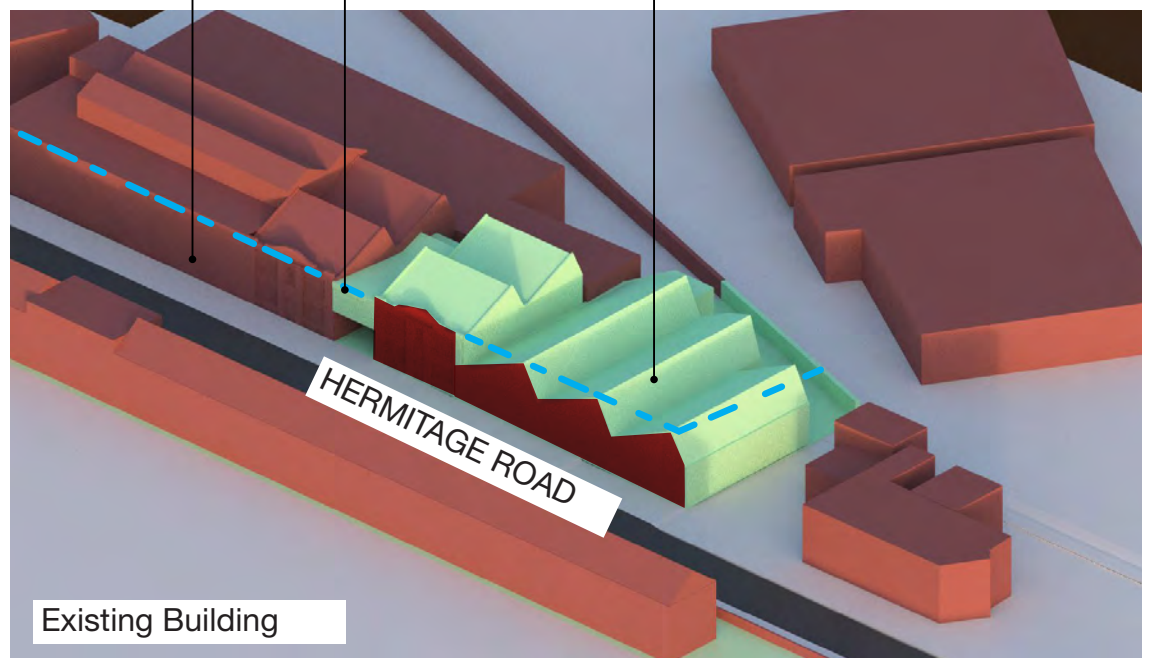
PRESERVE

From the very first discussions, we felt it was very important to preserve as much of the existing building as possible.

Omega B plans to retain the historic and saw tooth facade along Hermitage Road.

Preserve the existing facade that runs between separate ownerships

Work with established building line

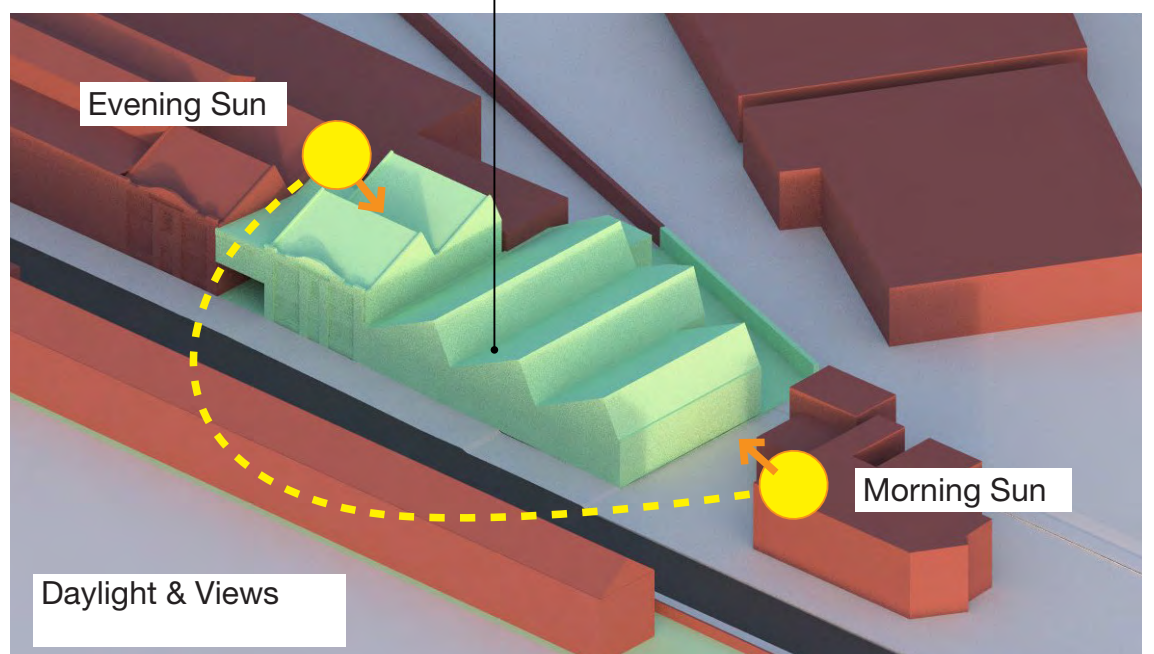


FLOURISH

By Analysing the existing global conditions we can omit any over looking or over shading to local residents.

We will orientate the building so its mass is far away from Hermitage road but also maximise its solar gain.

Protect Rights to Light of neighbouring properties



URBAN GRAIN - ANALYSIS

Understanding the local architectural grain is key to delivering a good masterplan, We have now spent a lot of time in the warehouse district understanding what makes it special and how to enhance this in the new development.



Eade Road Studios, public space

Topper House, public space

Florentia Clothing Village, public space

Oriental Carpet Centre, public space

ABOVE: One of these key features of the warehouse district are the external courtyards and how much they are used in so many different ways from parking to working, socialising to traversing, they play a vital role in the performance of the buildings around them.

BELOW: Understanding the building heights is also a very important task in order to create a new masterplan that does fit in, so getting the heights right is key to a successful building environment.



Vale Road, Streetscape

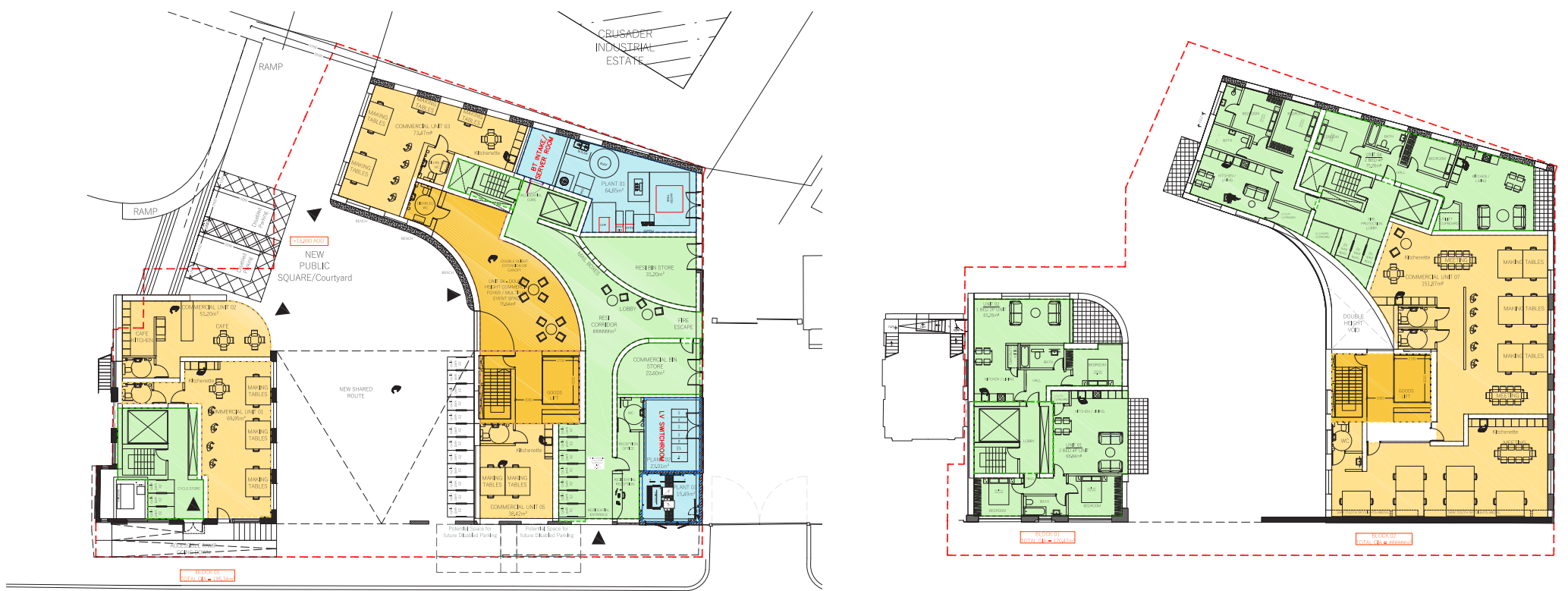


Tewksbury Road & Overbury Road, Streetscape

PRELIMINARY MASTERPLAN

GROUND & 1st FLOOR PLAN

The two lower levels of the building will house commercial spaces for local businesses to operate.



ABOVE: Proposed South Elevation along Hermitage Road, illustrating that both schemes endeavour to preserve as much of the existing façades which are assets to the warehouse area.

INSPIRING SPACES TO WORK

To the right is an artist impression of how the commercial spaces could look inside Omega B's saw tooth building.



SPACES TO SHOWCASE YOUR WORK

We are proposing a large exhibition space to bring the community together to gather for workshops, meeting or events.



PRELIMINARY MASTERPLAN

TYPICAL UPPER FLOOR PLAN

Residential Quality:

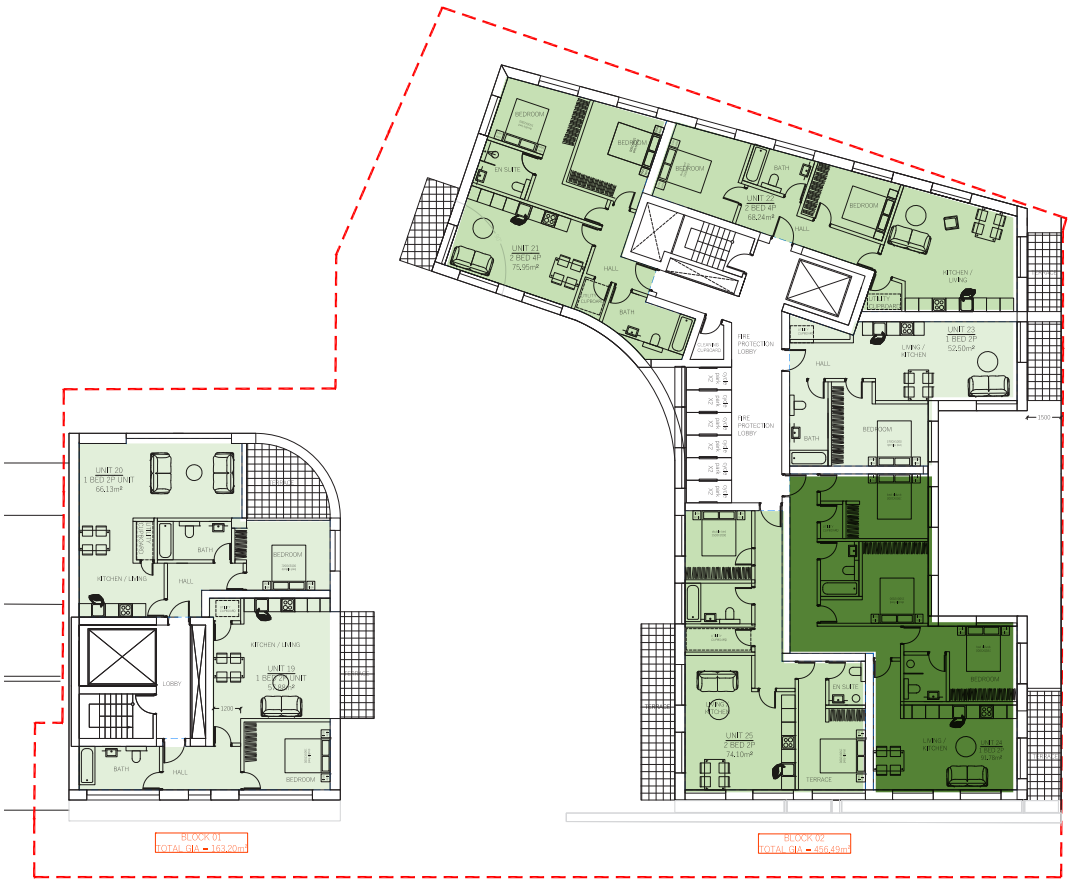
The plan to the right is typical of the upper floors above first floor. It illustrates that we propose a mix of 1, 2 and 3 bed units, all units will be accessible and meet London plan standards as well as BREEAM outstanding in terms of the built aspiration.

All units will be double or triple aspect and have cycle storages on every floor in the circulation core rather than taking space in the unit or leaving ones bicycle down on the street.

The residential units will have facilities on each floor within the new building. These will be accessed directly from the residential lift and stair.

In line with the London Plan requirements, we propose 2 bicycle park spaces per residential unit, for long stay parking, along with a suitable allocation for short stay parking. For commercial and guest cycle storage we are providing a dedicated cycle store at ground floor level. This will be a two tiered racking system with provision for 56 spaces. In summary we will provide:

- 82 Cycle spaces for residential units
- 56 Cycle spaces for commercial / guests



Distributed cycle storage options for the residential units



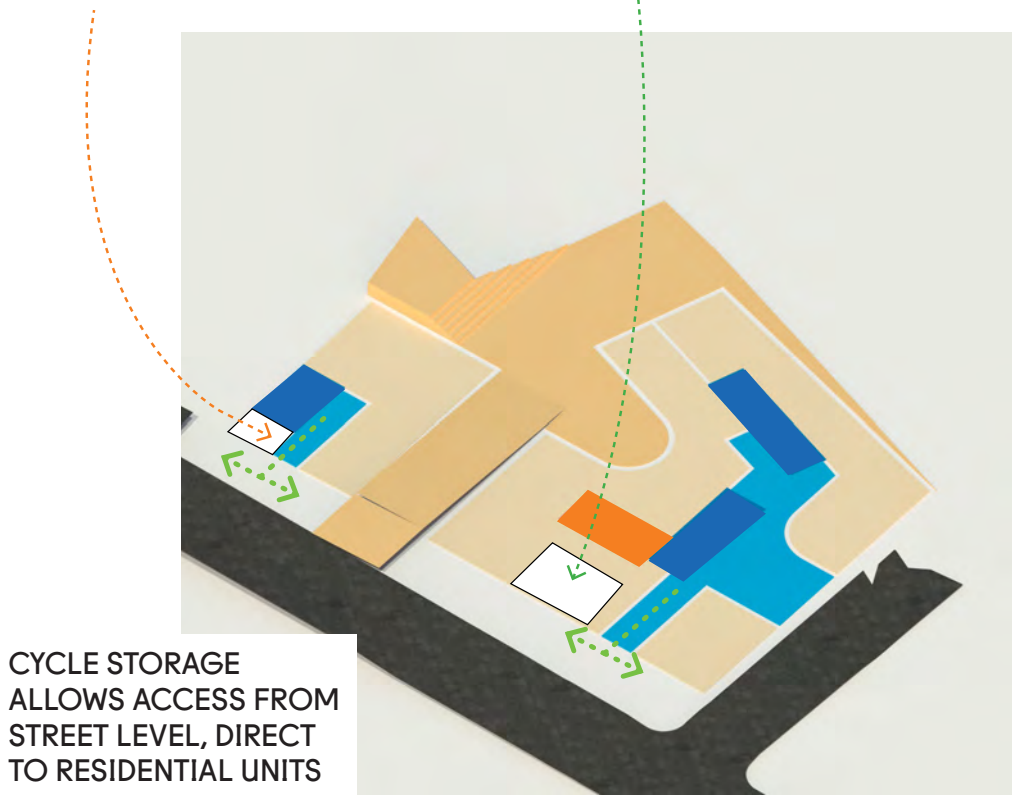
Two tier storage for commercial and guest parking

EXISTING BLOCK
Cycle Store located at
building entrance level

COMMERCIAL / GUEST PARKING
56 Spaces provided with access
direct to Hermitage Road

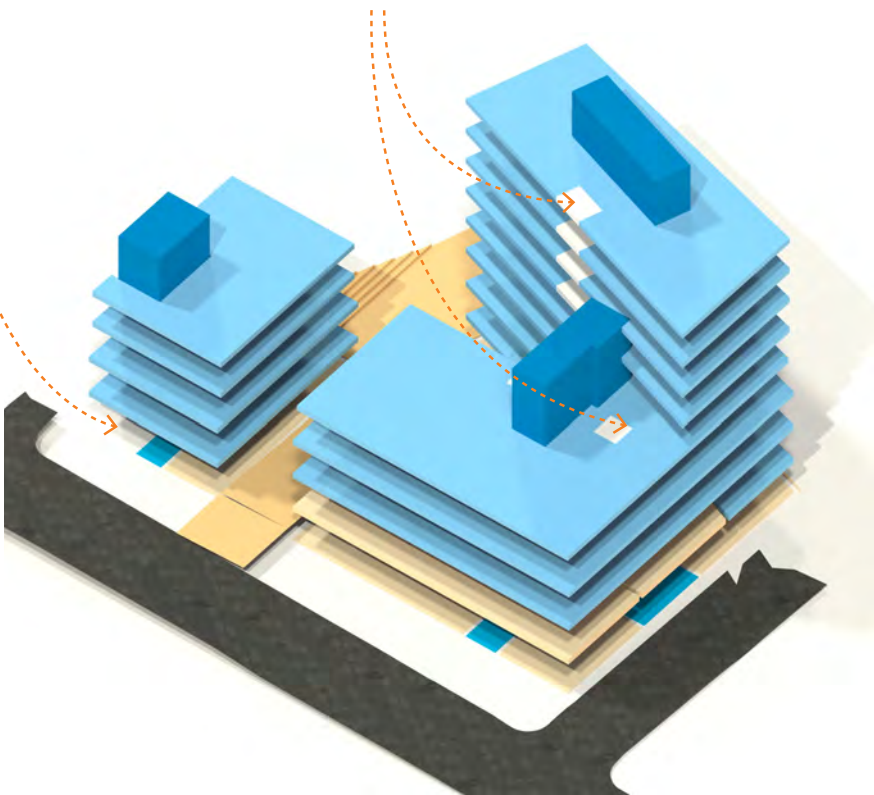
EXISTING BLOCK
Cycle Store located at
building entrance level

NEW BLOCK
Cycle Store located on
each floor next to lift core



CYCLE STORAGE
ALLOWS ACCESS FROM
STREET LEVEL, DIRECT
TO RESIDENTIAL UNITS

Ground Floor



Upper Levels

PRELIMINARY MASTERPLAN

LANDSCAPING + MATERIAL PALETTE

A chance to bring the community together in a new urban landscape.



ABOVE:

- The courtyard to be South facing and enjoy sunlight throughout the day, Widened courtyard allows more flexibility of use within the space, with opportunities for planting etc,
- Simplified architectural treatment
- The existing saw tooth facade becomes a Ruin for place-making. The two old window openings now used for pedestrian access

BELOW:

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



Light grey cobblestones



Metal Balustrade



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



Dark grey cobblestones



Warehouse brick, recycled where possible



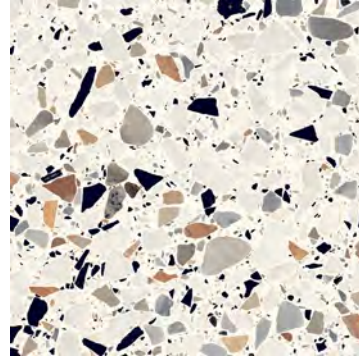
Courtyard Furniture fabricated from recycled materials found on site



PRELIMINARY MASTERPLAN

SUSTAINABILITY + GREENERY + AFFORDABLE

Building a future that is greener and more sustainable.



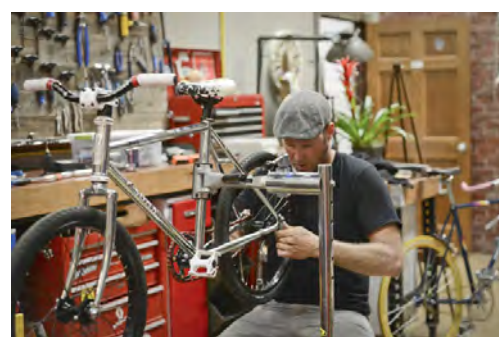
SUSTAINABILITY

- Green Roofs for small insects and other wildlife to live
- Recycled materials from the site
- Preservation of existing façades
- Photovoltaics
- Air source heat pumps
- As many new green spaces and new trees as possible



COMMUNITY BENEFITS

- Public Exhibition space
- Cafe
- Bike shop
- Large public Art
- Florist
- Green walls

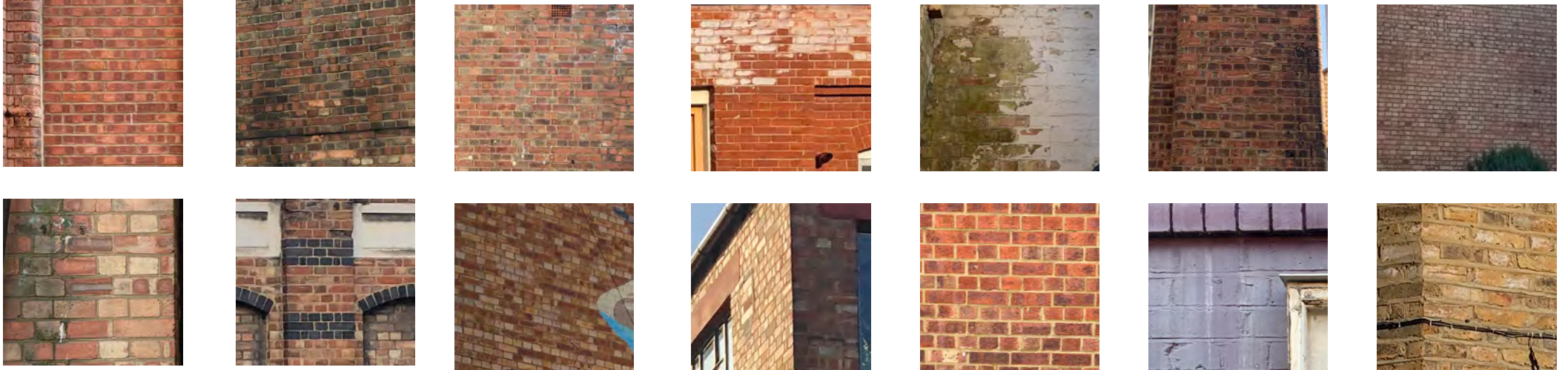


ARCHITECTURE

INSPIRED BY: WAREHOUSE DISTRICT

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 creating a tapestry of facade materials, the images above show some of the brick types found within the area.

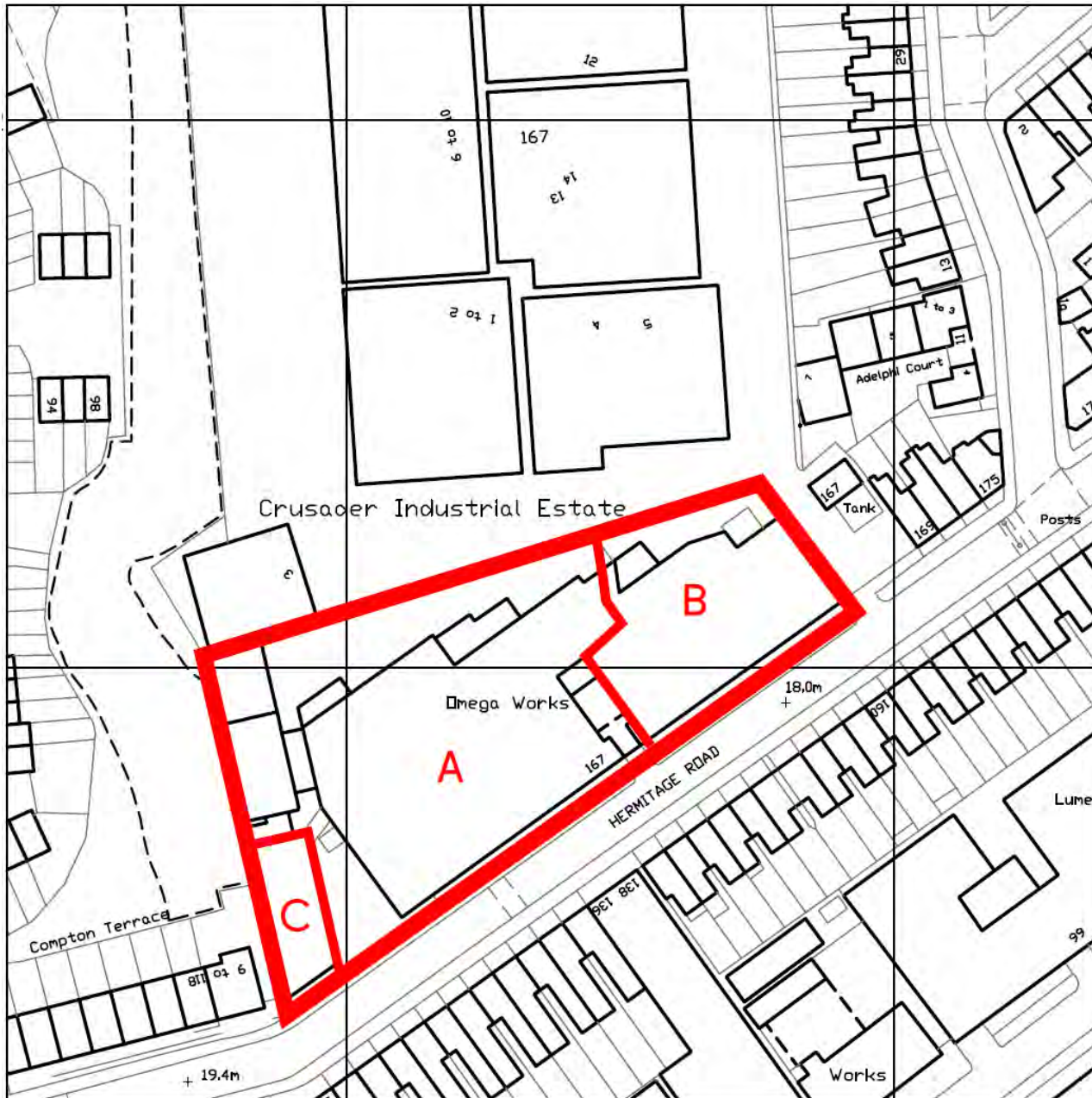
WAREHOUSE DISTRICT BRICK



Varying brick textures sit next to one another throughout the warehouse district creating a patchwork quilt typically windows are bricked up with varying brick colours we are interested in replicating these details that are found in the Warehouse District



Appendix 2 – Leaflet



PUBLIC CONSULTATION

Development at Omega Works, Hermitage
Road, N4 1LZ

PUBLIC CONSULTATION

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

OUR PROPOSAL

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

HAVE YOUR SAY

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

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

Follow up:

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

To provide your feedback:

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

Unable to access the consultation website?

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



Appendix 3 – Leaflet Distribution Radius



Appendix 4 – Survey Results

Q1

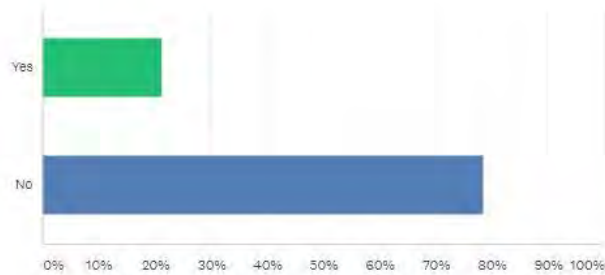


Customize

Save as ▼

Are you in favour of the redevelopment of the site?

Answered: 28 Skipped: 0



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

Q2

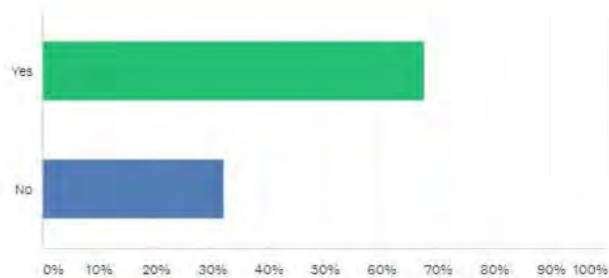


Customize

Save as ▼

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

Answered: 28 Skipped: 0



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

Q3

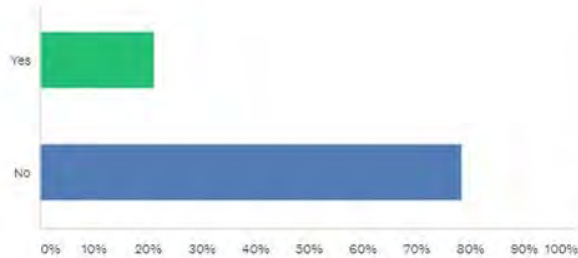


Customize

Save as

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

Answered: 28 Skipped: 0



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

Q5

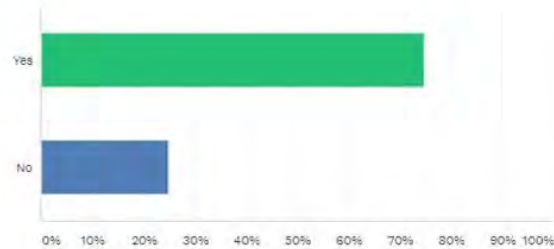


Customize

Save as

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

Answered: 28 Skipped: 0



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