

Addendum

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Planning Sub Committee 05 July 2021

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.8

Reference No: PRE/2020/0213	Ward: Tottenham Hale
Address: Reynardson Court, High Road, London, N17 9HX	
Proposal: Development of the land to the rear of Reynardson Court, High Road to provide 18 residential homes fronting Rycroft Way, and associated landscaping (Reynardson Court will be refurbished).	

Paragraph 7.6 to be amended to the following:

A clear landscaping strategy around the site will be important to the success of the scheme. Potential exists for the development to improve the quality, safety, and design of the public realm surrounding the development.

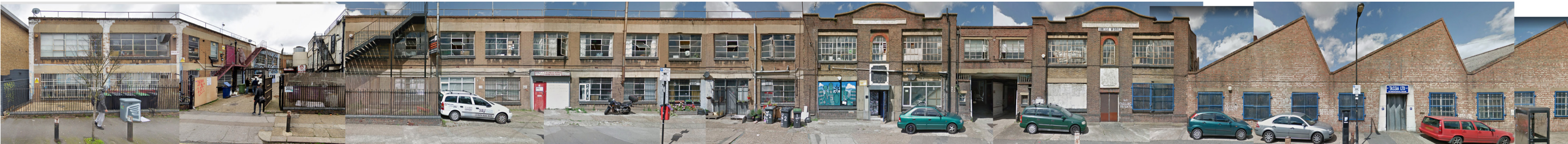
UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 10

Reference No: PRE/2020/0004	Ward: Seven Sisters
Address: Omega Works, 167 Hermitage Rd, London N4 1LZ	
Proposal – Demolition with façade retention and erection of buildings of 4 to 9 storeys with part basement to provide a mix of commercial spaces, warehouse living and C3 residential.	
Applicant: <u>Omega A:</u> Topfling Ltd, <u>Omega B:</u> UKS Estates Ltd / Tassia Limited / GPGF Ltd	
Ownership: Private	

1. Omega Works Indicative Masterplan – Page 69-71 in the Pack

- The drawings in the pack are low quality and have been reproduced with additional pages at a higher resolution for clarity. They are attached on the following page in Appendix 1.

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Omega Works C

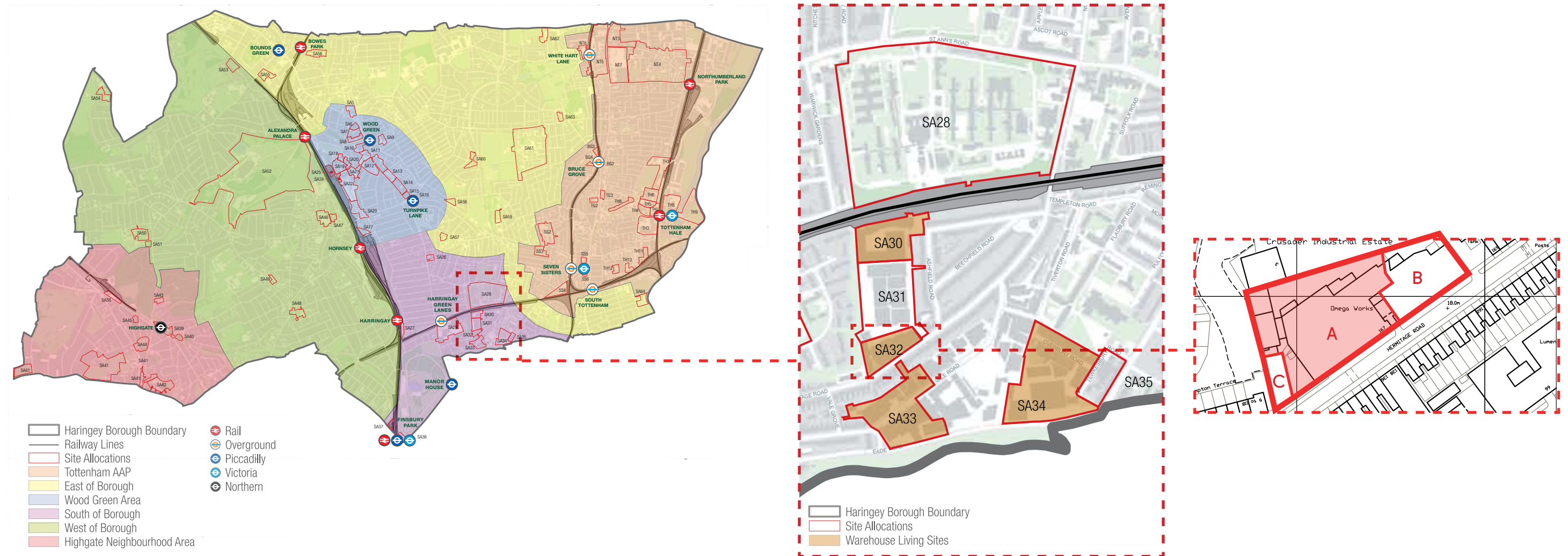
Omega Works A

Omega Works B

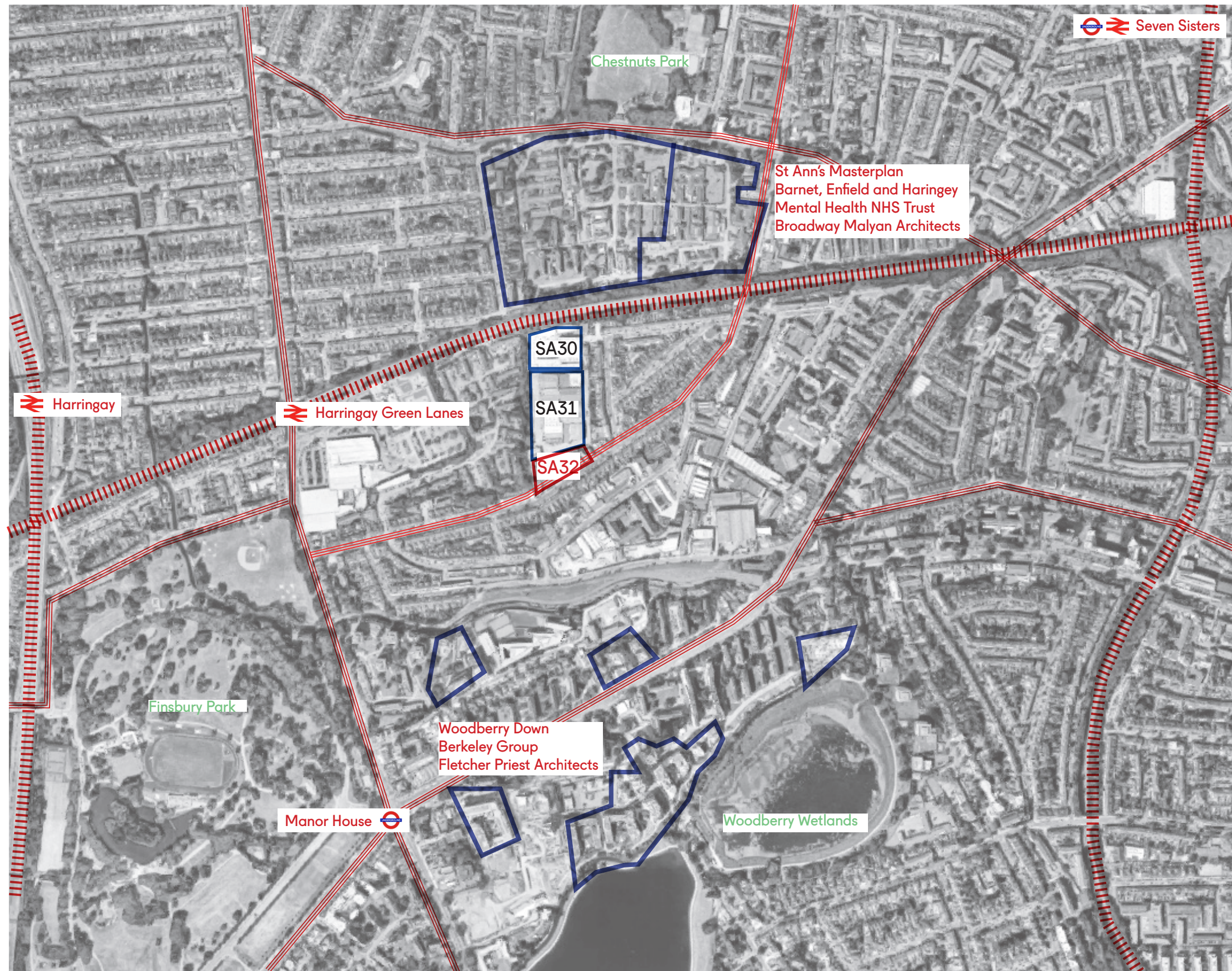
1.0 SITE LOCATION

1.1 LONDON BOROUGH OF HARINGEY

Omega Works
Hermitage Road
London N4 1NL



1.1 AERIAL VIEW



-  Site
 New development
 Bus
 Rail

1.2 HARRINGAY WAREHOUSE DISTRICT SITE ALLOCATIONS

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 adhoc manner. Leftover spaces in between the large warehouse blocks create interesting external amenity space today.

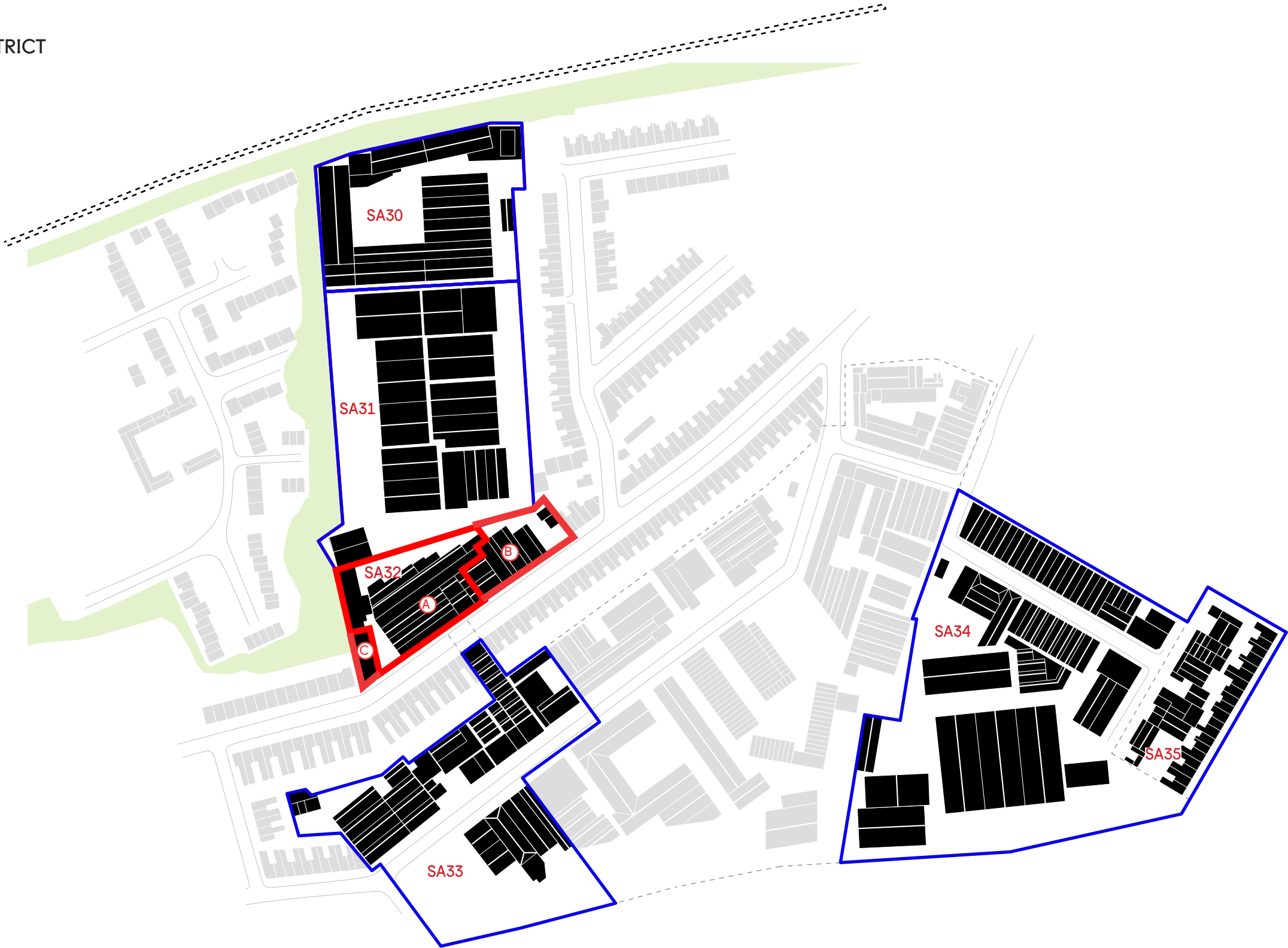
The site allocation for Omega Works is SA32, which includes other sites as well. The relationship between SA32/ Omega Works, SA31 /Crusader Estate and SA30/Arena Design Centre is very important as they form a large urban block together. There are other Warehouse District sites nearby which also must be taken into account.



1.3 URBAN ANALYSIS OF THE WAREHOUSE DISTRICT

We have analysed the urban typologies of the existing warehouse district. The district is characterised by:

- A type of "packing" geometry where regular blocks are placed within irregular sites
- Long linear warehouse blocks that line the streetscape of the district
- Organic, irregular external spaces created in between the large warehouse blocks which enjoy a variety of sizes and shapes.



Drawing of the urban fabric of the Harringay Warehouse District.

Site
Warehouse District Allocations

2.0 MASTERPLAN

2.1 INDICATIVE MASTERPLAN

1. GREEN BUFFER ZONES - enhancement of the ecological corridor.

Between each of the three sites, a green buffer zone is proposed, extending the green embankment to the west, across the site. This will promote biodiversity and create external amenity space.

A green strip is proposed along the east boundary of Crusader Estate. Planting is also proposed along Hermitage Road.

2. VARIETY OF EXTERNAL SPACES - creating a network of public and semi-public courtyards

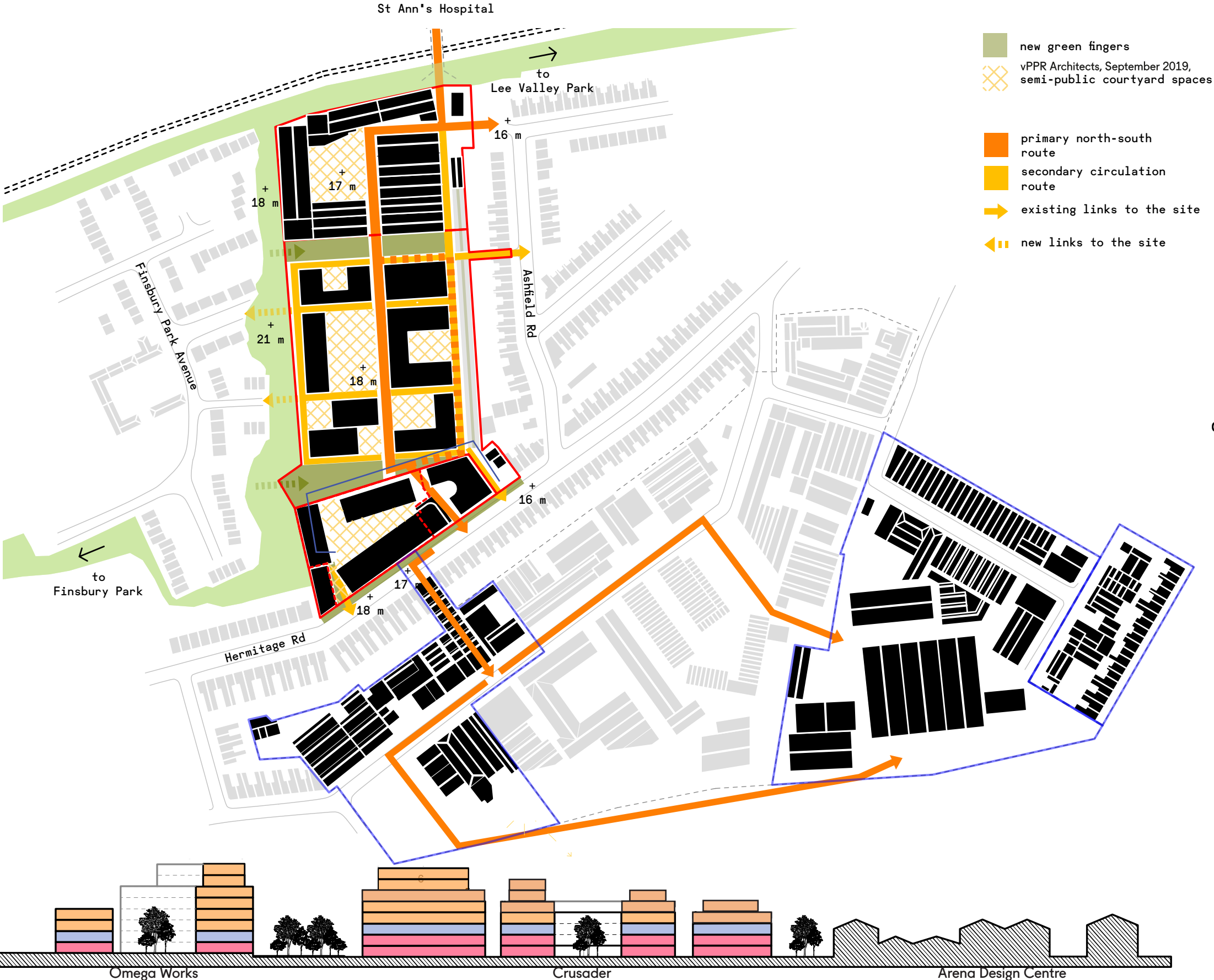
Each of the three ownership sites has a primary courtyard associated with it, connected to the primary north-south axis route.

On Crusader Estate, each group of blocks has a unique external space created by the type and arrangement of blocks. These external spaces sometimes open onto the north-south axis, or sometimes create more private courtyard spaces. The variety and arrangement of the blocks retains the character of the warehouse district.

3. LINKS AND CIRCULATION - creating primary and secondary links and routes to enhance pedestrian and cycle links.

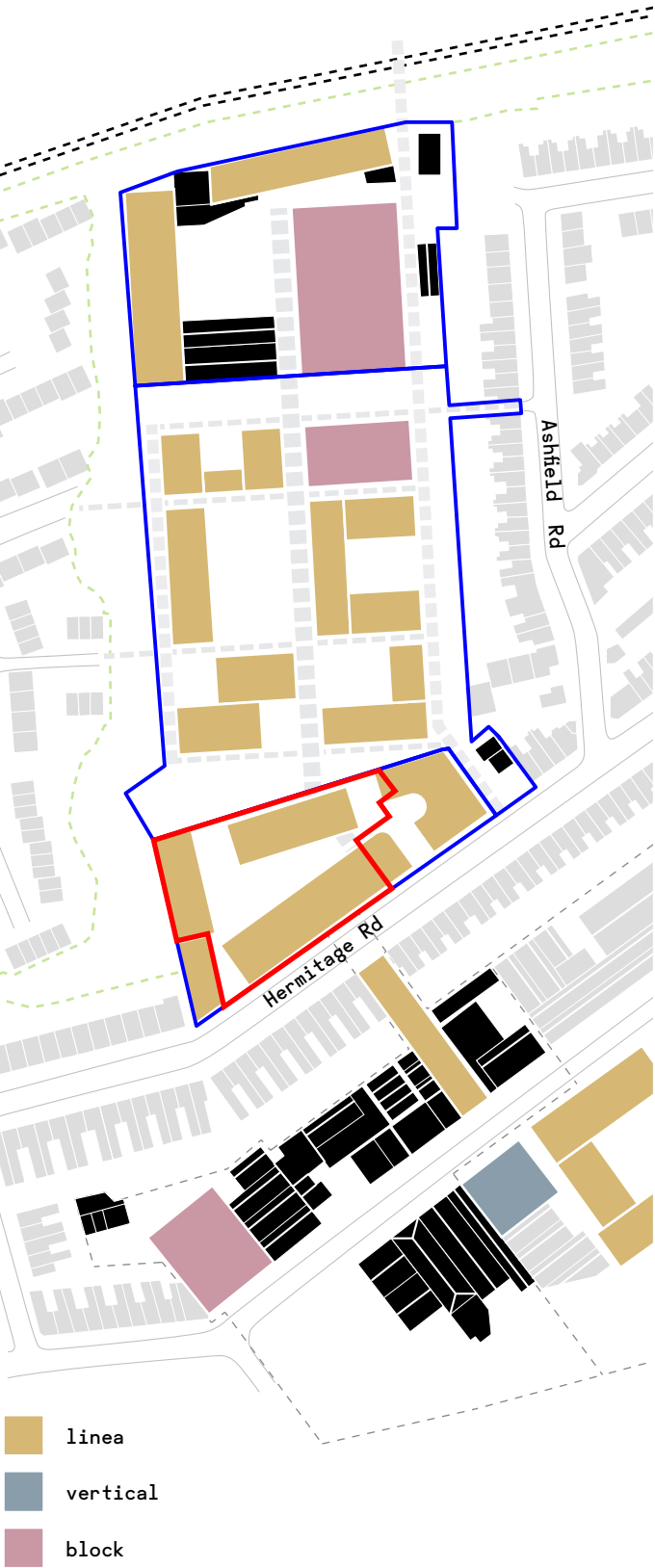
A primary north-south route is proposed, from Arena Design Centre, through Crusader Estate through Omega Works to Hermitage Road, and beyond at either end to St Ann's Hospital at the North and to Vale/ Eade to the South. This route will tie the different sites together into a coherent whole.

On Crusader Estate, a circulation route is proposed to run around its boundary which may become the primary route.



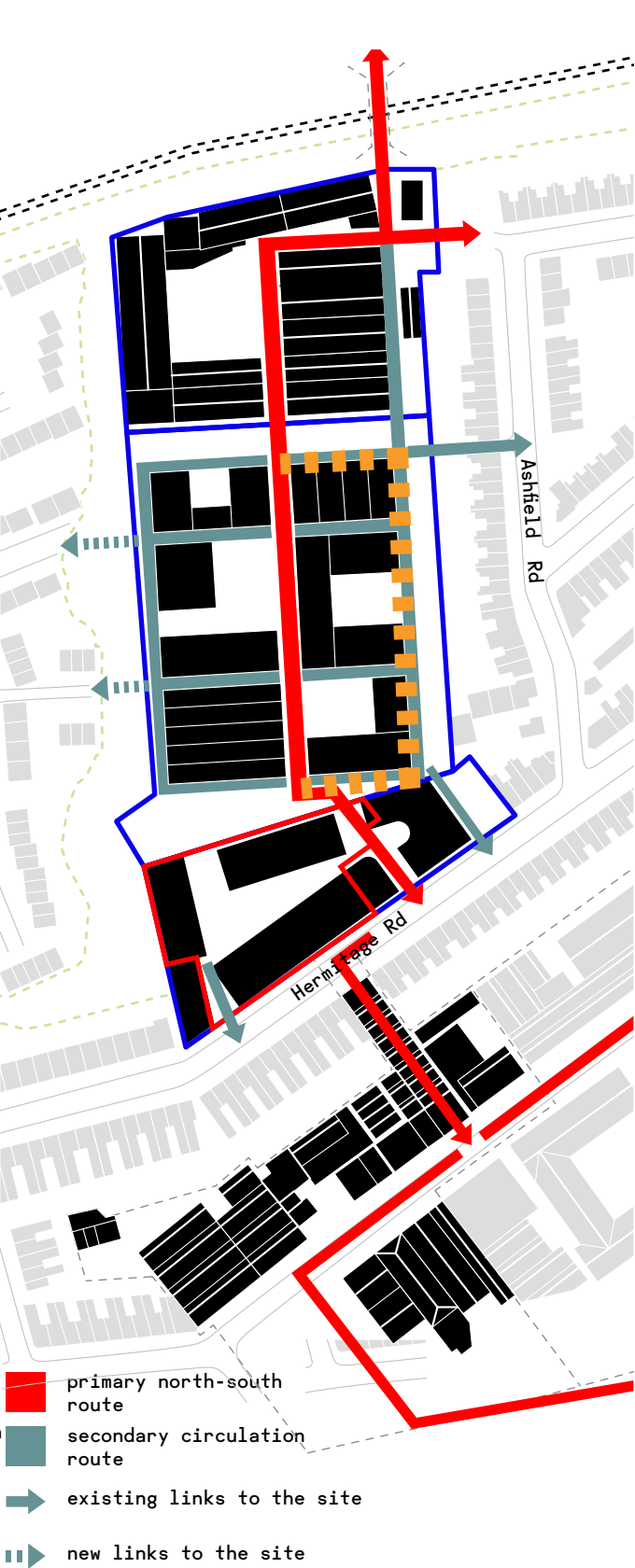
2.2 MASTERPLAN PRINCIPLES

3. Warehouse block type



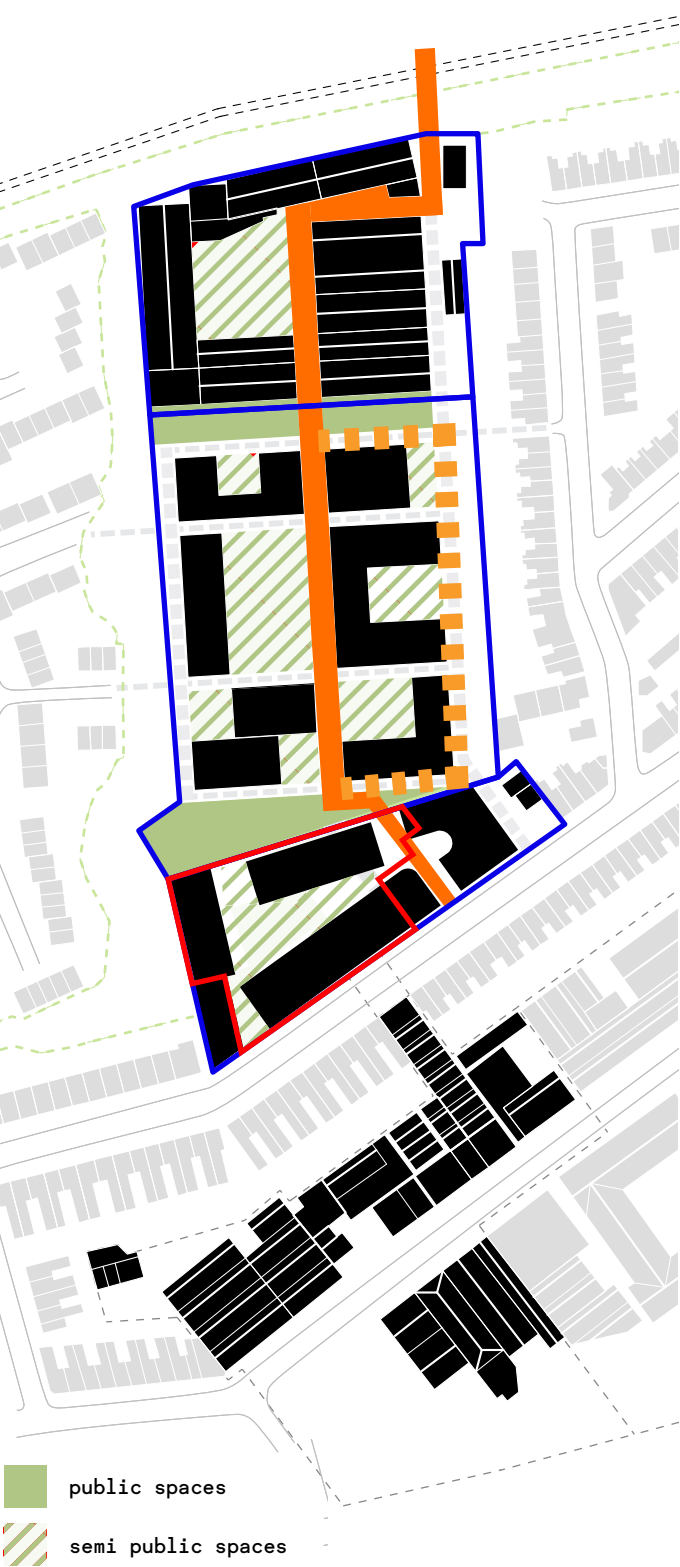
The proposed masterplan for Crusader Estate shows blocks arranged in groups. There a variety of block types, with different proportions which have been derived from the existing warehouse district.

2. Linkages and Circulation
Creating primary and secondary links and routes to enhance pedestrian and cycle links



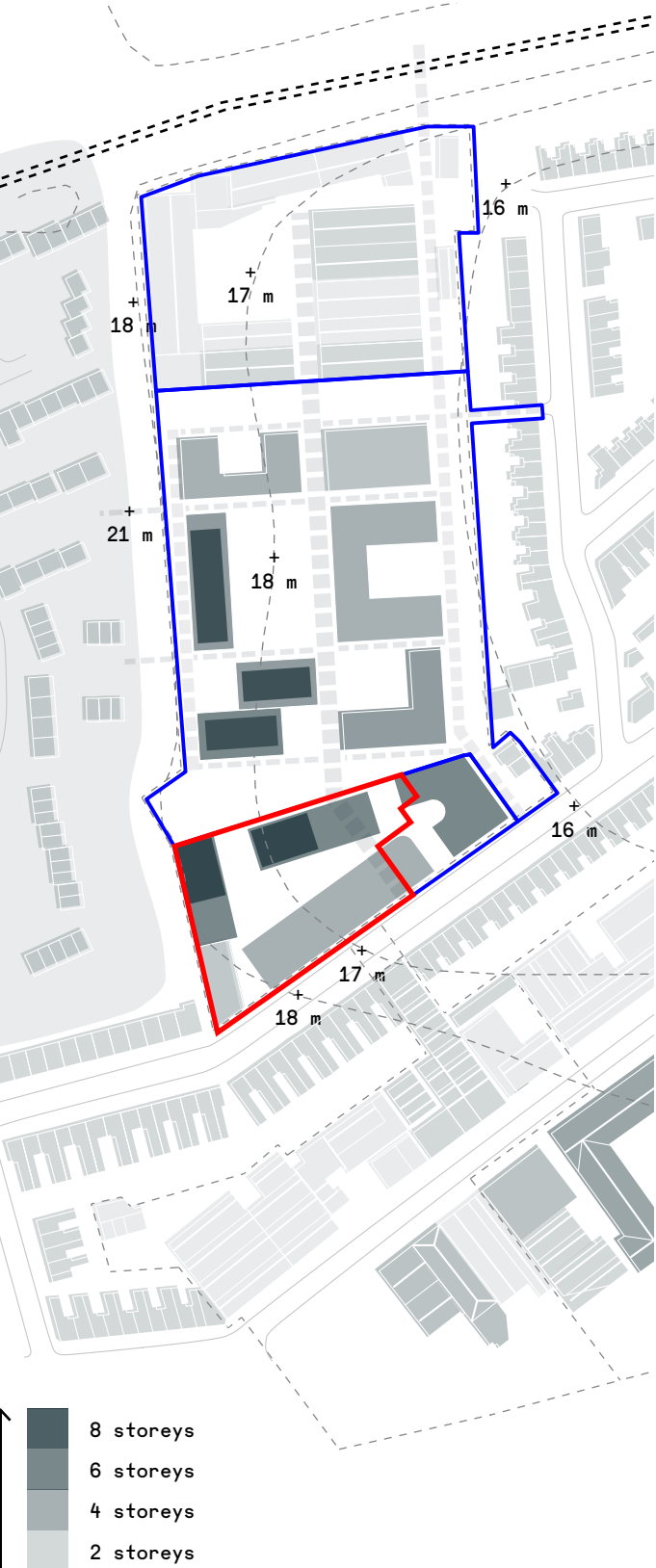
A primary north-south route is proposed, from Arena Design Centre, through Crusader Estate through Omega Works to Hermitage Road, and beyond at either end to St Ann's Hospital at the North and to Vale/ Eade across Hermitage Road on the South. This route will tie the different sites together into a coherent whole.

4. Variety of external spaces
Creating a network of public and semi-public courtyards



Each of the three ownership sites has a primary courtyard associated with it, connected to the primary north-south axis route. On Crusader Estate, each group of blocks has a unique external space created by the type and arrangement of blocks. These external spaces sometimes open onto the north-south axis, or sometimes create more private courtyard spaces. The variety and arrangement of the blocks retains the character of the warehouse district.

5. Scale, massing and use
Minimising impact on surrounding buildings particular towards Ashfield Road



The height of the massing on Crusader Estate is envisaged to increase from 5 stories on Ashfield Road, considered most sensitive due to the adjacent two-story terraced housing, to 9 stories next to the green embankment, which has a steep incline towards Wiltshire Gardens. The proposed typologies are in-keeping with the district, whilst the density is maximised to create new homes and employment spaces for existing and future communities.

The proposed urban strategy learns closely from the existing urban fabric of the warehouse district. Sampled from the surroundings, the masterplan reflects the urban grain of the warehouse district.

The framework has been derived from our studies of the surrounding warehouses. The key principles that came out of our research include:

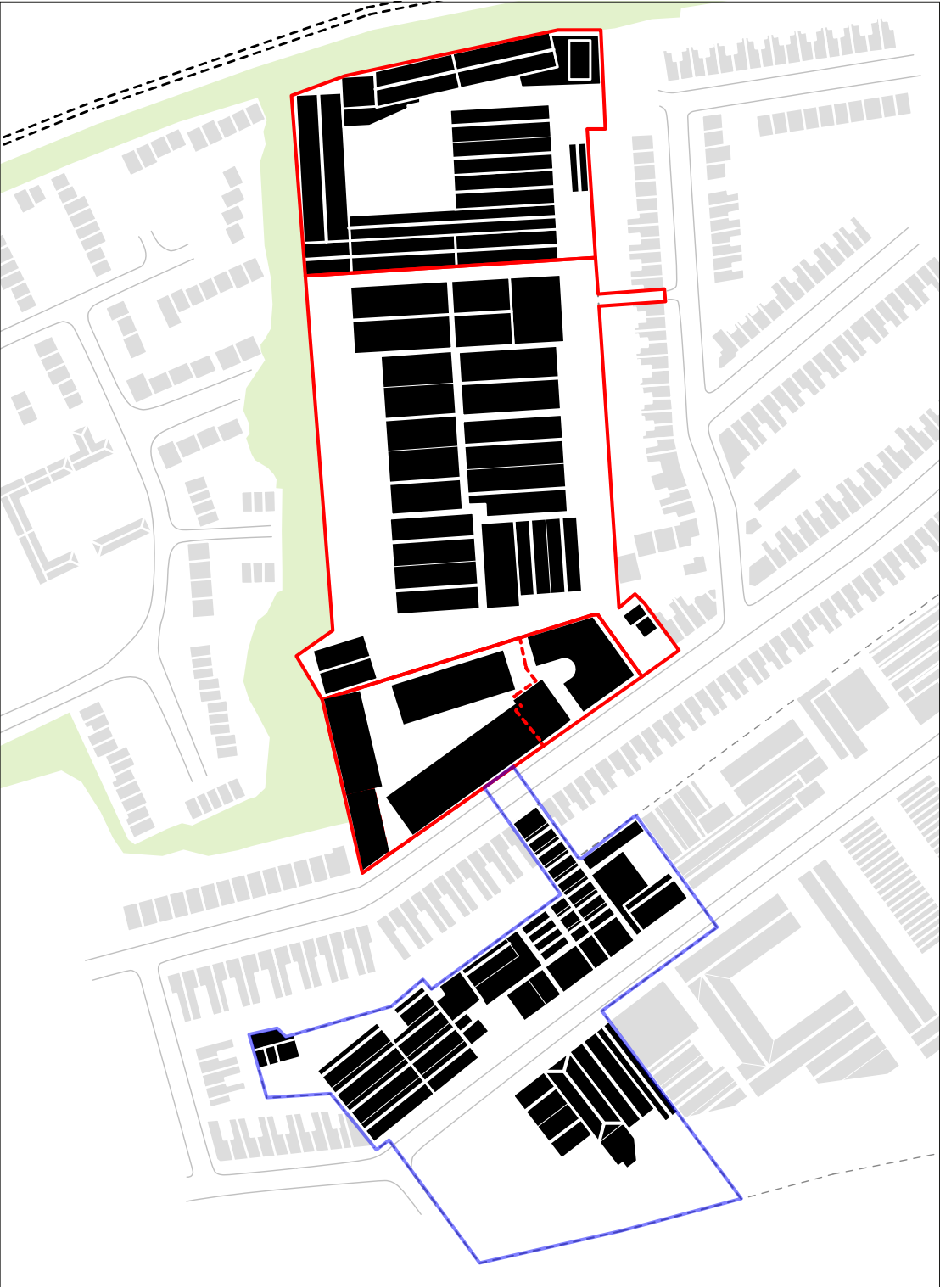
- The district is made up of different sized rectilinear blocks
- The blocks are arranged informally, aligned to their site boundaries
- This results in irregular shaped external courtyards
- There is a huge variety of different courtyards and different block types

The typologies are in-keeping with the district, whilst the density is maximised to create new homes and employment spaces.

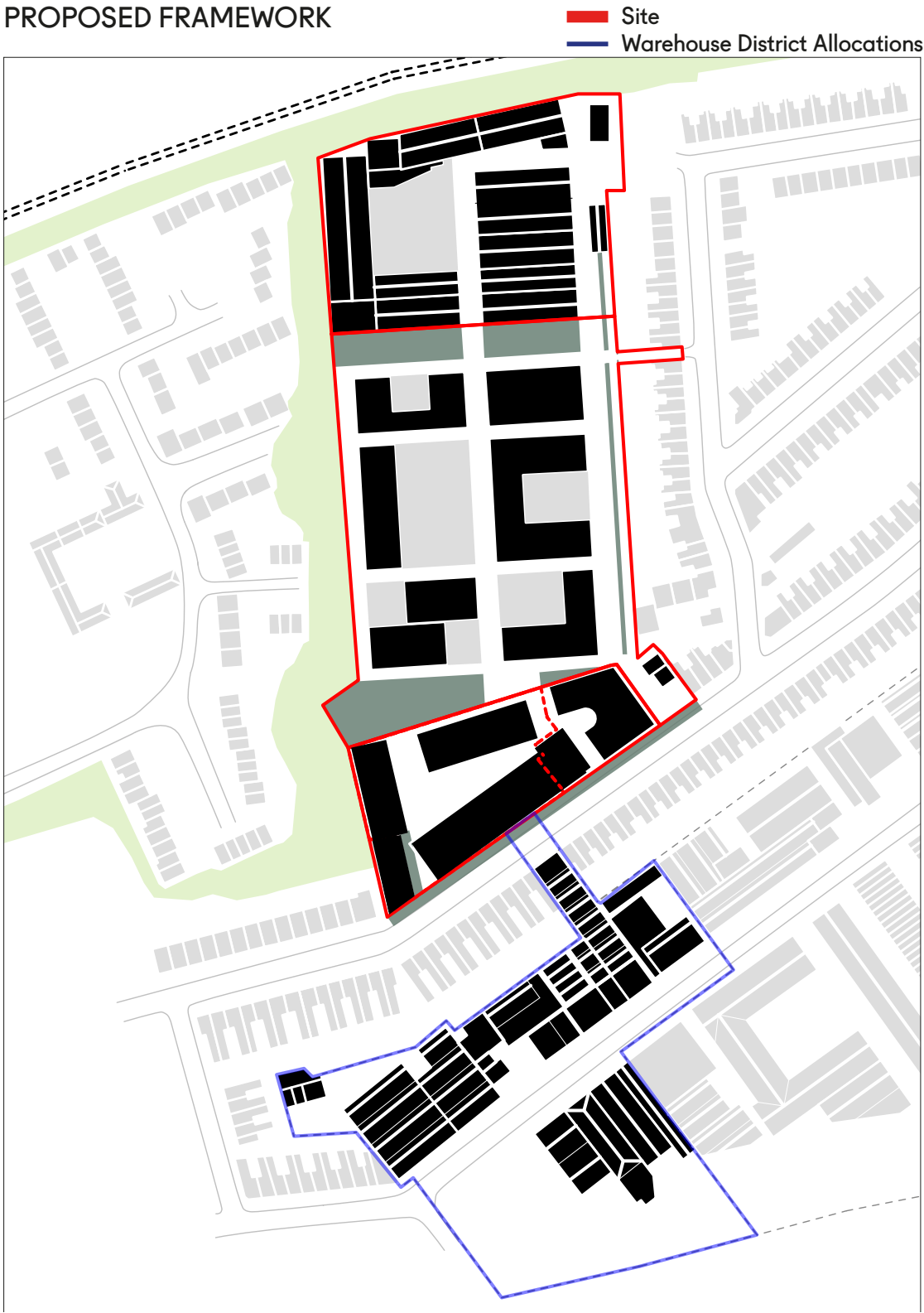
Our framework assumes that Arena Design District is to be retained largely in its current configuration with the exception of an opening in one building to create a north-south axis, whereas Crusader Estate and Omega Works are considered to be completely rebuilt in a new arrangement due to their existing configurations that limit their potential for sustainable development.

The ground and first floor of Crusader Estate and Omega Works are considered to be Commercial and Warehouse Living, whilst the upper floors are proposed to be Residential.

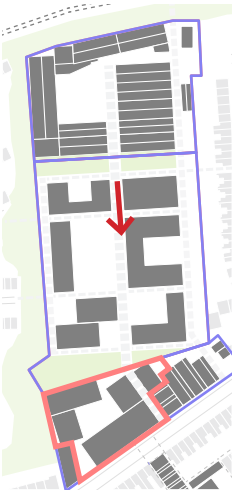
EXISTING SITES



PROPOSED FRAMEWORK



2.4 VIEW OF GREEN SPACE BETWEEN OMEGA WORKS AND CRUSADER ESTATE



2.5 CRUSADER ESTATE INDICATIVE SCHEDULE OF AREAS IN PROPOSED MASTERPLAN

The proposal reprovides the commercial area of Crusader Estate and adds approximately 23,000m2 of floor area.

	EXISTING GEA	PROPOSED GEA	PERCENTAGE
COMMERCIAL	TOTAL	TOTAL	AREA %
	7800 M2	10000 M2	+ 28 %
WAREHOUSE	TOTAL	TOTAL	
	0 M2	4850 M2	
RESIDENTIAL	TOTAL	TOTAL	
	0 M2	8300 M2	
	NO.	NO.	
	0	100 u	