

## Pre-Application Briefing to Planning Sub Committee

### 1. DETAILS OF THE DEVELOPMENT

**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:** Omega A: Topfling Ltd, Omega B: UKS Estates Ltd / Tassia Limited / GPGF Ltd

**Agent:** Collective Planning

**Ownership:** London Borough of Haringey

**Case Officer Contact:** Philip Elliott

### 2. BACKGROUND

- 2.1. The proposed development is being reported to Planning Sub-Committee to enable members to view it in good time ahead of a full planning application submission. Any comments made are of a provisional nature only and will not prejudice the final outcome of any formally submitted planning application.
- 2.2. It is anticipated that the planning application, once received, will be presented to a Planning Sub-Committee later in 2021. The applicant has been engaged in pre-application discussions with Haringey Officers.

### 3. SITE AND SURROUNDINGS

- 3.1. The site is 2.35 Ha and contains former industrial premises, with significant residential and some commercial occupancy. It falls within site allocation SA32 – Omega Works of the Site Allocations DPD 2017. The site is allocated for an increase in mixed-use development including warehouse living accommodation with a requirement for improvements to accessibility.
- 3.2. The site allocation is split into 3 parts with ‘Omega A’ to the west and ‘Omega B’ to the east of the gated internal/vehicular opening. ‘Omega C’ in the southwest corner is within the site allocation but outside of the proposed site,
- 3.3. Omega B which is predominantly formed of the sawtooth building and the right of the two gabled buildings is currently in use as warehousing/storage. Omega A

is predominantly in use as Warehouse Living (55 beds) with some commercial spaces (approx. 570sqm) and a 3-bed residential unit.

- 3.4. The site has a Public Transport Accessibility Level (PTAL) rating of 2 at each access. The site is a 10-minute walk from Harringay Green Lanes Overground Station and Manor House Underground which is served by the Piccadilly Line. It is approximately a 15-minute walk to the centre of Finsbury Park and Woodberry Wetlands; and a 5-10-minute cycle to Finsbury Park and Seven Sisters Stations which are served by the Victoria Line. It is also a short walk from the amenities and bus stops on Green Lanes and Seven Sisters Road.
- 3.5. To the south of the site are two storey, Victorian/early20th century terraced houses with warehousing and industrial uses beyond. Crusader Industrial Estate lies to the north with Arena Design Centre beyond and the London Overground Barking - Gospel Oak railway line beyond that. To the west of the site is a strip of land running north that is a Grade II SINC (Harringay Stadium Slopes). The SINC land rises steeply from east to west before it meets the rear gardens of a housing estate built on the former Harringay Stadium.
- 3.6. The site falls within an Area of Change (Seven Sisters Corridor) and a Local Employment Area - Regeneration Area, as well as within a Creative Enterprise Zone (CEZ). These designations acknowledge that the area is suitable for growth and intensification in order to facilitate renewal and regeneration but seek to protect and nurture existing industries, particularly the creative industries such as those based around fashion that have organically blossomed in this part of Tottenham.

#### **4. PROPOSED DEVELOPMENT**

- 4.1. The proposed works involve the demolition of the existing buildings with the retention of part of the façade on Hermitage Road.

##### Omega A

- 4.2. Omega A would comprise three buildings – One behind the retained façade which faces Hermitage Road which would be 4 storeys with a basement floor; another block to the rear of the site that would face onto a courtyard and the rear of the Hermitage Road block that would be 9 storeys; and a block that would be located along the western boundary and orientated to face east that would be 9 storeys.
- 4.3. The basement and ground floor of the 4 storey block to Hermitage Road would be commercial uses with the upper floors a mix of Warehouse Living and residential (C3). The other two blocks to the rear of the site would be a mix of residential (C3) and Warehouse Living.
- 4.4. The buildings would contain the following accommodation:

### Commercial

- Basement = 3 units - 617sqm
- Ground floor = 5 units – 459sq
- **Total = 8 units - 1076sqm**

### Warehouse Living

- 8 units - 2796sqm = 67 bed spaces (incl. 7 accessible)
- WH 01 – 7beds across ground, split level, and first floors
- WH 02 – 15beds across ground, split level, and first floors
- WH 03 – 7beds across ground, split level, and first floors
- WH 04 – 3beds across the first floor
- WH 05 – 9beds across the first floor
- WH 06 – 11beds across ground, split level, and first floors
- WH 07 – 13beds across ground, split level, and first floors
- WH 08 – 2beds across the first floor
- Total = 67 bedspaces (approx. 67-100 people)

### Residential

- Studios = 8 homes
- 1B units = 24 homes
- 2B units = 32 homes (incl. 6 accessible)
- 3B units = 12 homes (incl. 2 accessible)
- **Total = 76 homes (approx. 211 people)**

### Omega B

4.5. Omega B is located to the eastern portion of the site and would comprise 2 buildings – one of which would also be behind part of the retained façade to Hermitage Road and connect to Omega A. The building with the retained façade would be 4 storeys and the other building would be part 3, part 5, part 7 storeys.

4.6. The buildings would contain the following accommodation:

- 9 1-bed 2 person apartments,
- 17 2-bed 4 person apartments,
- 5 3-bed 6 person apartments.

This equates to 31 homes in total – All of which would be for private sale along with approx 550sqm of commercial floorspace across the two buildings at ground and first floor level.

4.7. The proposals would seek to provide disabled parking only, subject to the outcome of parking stress surveys and local engagement.

## 5. PLANNING HISTORY

5.1. The owners of Omega B made applications in 2015 and 2016 for prior approval for the change of use of Omega B from B8 to C3. Prior Approval was approved for 24 units comprising of 20 1-beds and 4 studios across this portion of the site (see HGY/2016/3604 & HGY/2015/2221 in the table below).

5.2. There have also been applications for use of parts of Omega A as live/work units and in 2005 an application for redevelopment of the site to provide a new 4-storey building including 66 1, 2, and 3-bed residential accommodation and a part 4,part 5-storey block providing 1643sqm of commercial floorspace (This permission has now lapsed see HGY/2005/0333 in the table below).

Application ref	Description	Decision
HGY/2016/3604	Prior approval for change of use from storage (Class B8) to residential (Class C3)	Prior Approval Issued
HGY/2015/2221	Prior approval for change of use from storage (Class B8) to residential (Class C3)	Prior Approval Not Required
HGY/2005/0333	Redevelopment of site comprising a 4 storey block providing 66 1, 2, 3 bed flats and erection of part 4/part 5 storey commercial block providing 1643 sq metres GFA (gross floor area) with 54 car parking spaces, 25 bicycle parking spaces, 11 motorcycle spaces and associated landscaping and boundary treatment.	Grant permission

## 6. CONSULTATIONS

### 6.1. Public Consultation

6.2. This scheme is currently at pre-application stage and therefore no formal consultation has been undertaken. The applicant will be undertaking pre-application public engagement in the coming weeks.

### 6.3. Quality Review Panel

- 6.4. The proposal was assessed by the Quality Review Panel (QRP) on Wednesday 23 September 2020 and 9<sup>th</sup> June 2021. The QRP's second report is attached as Appendix 1.
- 6.5. The plans at the end of the report show the scheme recently presented to the QRP. The scheme is being amended from that reviewed by the QRP and the latest accommodation schedules are referred to in this report, updated plans will be presented by the applicant. The QRP was in support of the ambition for redevelopment to provide housing and warehouse living and employment space.
- 6.6. Whilst the panel felt the overall scale, form and massing of the proposals have improved significantly, they felt it will be very important to test the current proposals in terms of environmental impact on the central courtyard spaces and on the Crusader Estate to the north, as it was not yet fully convinced by the scale of the taller Omega Works A buildings to the north and west of the site.
- 6.7. As design work continues, the panel highlights some detailed areas for refinement of the architectural expression, layout and circulation arrangements of Omega Works A, and some aspects of the architectural expression of the Omega Works B building.
- 6.8. The panel also encouraged the fine-tuning and reinforcing of sustainable design principles for both schemes, focusing on a 'fabric first' approach, embracing environmental technologies at roof level, allowing for adequate plant space, addressing issues of overheating and shading, and adopting a 'circular economy' model for the reuse of existing materials on site.
- 6.9. The panel feels that it will be important to retain the quality and distinctiveness of the proposals through the planning process and into technical design and construction; it would support officers securing this through planning conditions.
- 6.10. The submission of a full planning application is anticipated over the summer once public consultation has taken place.

## **7. MATERIAL PLANNING CONSIDERATIONS**

- 7.1. Initial views on the development proposals are outlined below:

### *Principle of Development – Commercial Space*

- 7.2. The site is within a Local Employment Area - Regeneration Area. For development proposals such as these DPD policy DM38 requires developments to:
  - Maximise the amount of employment floorspace;
  - Provide demonstrable improvements in the site's suitability for continued employment and business use;

- Make provision for an element of affordable workspace where viable;
- Ensure an appropriate standard of amenity for the development's users and neighbours, particularly when new homes are introduced;
- Not conflict with or inhibit the continued employment function of the site and nearby employment sites;
- Form part of an agreed masterplan to increase and diversify the employment offer whilst providing an appropriate standard of living for proposed homes.

7.3. The proposal would re-provide employment floorspace through the commercial spaces and Warehouse Living at basement, ground, and first floor across the site.

7.4. The applicants have done a series of studies to understand the requirements of current businesses and residents which has shaped the design for the commercial spaces which have high ceilings and good natural light levels, the basement use has been designed to address the demand for a recording studio space in the area.

7.5. Viability work is being carried out but the full details of this have not been provided at this stage. As such, the levels of affordability of the commercial spaces are yet to be detailed.

*Principle of Development – Warehouse living*

7.6. Policy DM39 sets out that the Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element.

7.7. The policy provides detailed guidance on the approach to designing new warehouse living through the preparation of a masterplan which must have regard to individual site circumstances and the following matters:

- a) The access arrangements, physical condition and layout of the existing buildings and accommodation on the site;
- b) The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community;
- c) The host community's existing and future accommodation needs for creative living and working;
- d) The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b);
- e) The size and type of both the workplace space and residential accommodation to be provided, having regard to:
  - i. the needs of SMEs for smaller unit sizes (<100m<sup>2</sup>);

- ii. provision for communal workspace, both internal and external;
  - iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors.
- f) The interface with, and potential impact on, neighbouring uses;
  - g) The internal layout of uses and therein, the potential to optimise the positive interrelationships and avoid, where practicable, negative impacts;
  - h) Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation;
  - i) The specific site requirements as identified in the individual site allocations;
  - j) Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine interrelationship of the living and working elements;
  - k) Servicing and parking requirements; and
  - l) Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc).
- 7.8. The proposal has been supported by a masterplan that identifies how the site would integrate with potential future developments at adjacent allocated sites. Work has also been done to ensure the different functions within the site can function simultaneously without conflict. Both parts of the site would have the employment functions located at lower floors with residential above – creating separation.
- 7.9. The site allocation requires a comprehensive approach to site management and managed enhancement of the employment and residential offer, including improved permeability in line with Policy DM39. Omega A would provide warehouse living that takes the positive aspects of the existing units whilst resolving issues around quality, refuse, and cycle parking. Omega B does not contain any existing Warehouse Living so the design focuses on good quality commercial space.
- 7.10. The proposals have also sought to create a clear north-south route through the site that addresses the land levels and links to allocated sites to the north – increasing permeability as required by the site allocation.
- 7.11. In preparing their proposal and the wider site masterplan, the Council expects the applicant to have engaged with and sought the views of the landowner(s) and occupiers of the other part(s) of the allocated site and the neighbouring properties and land to the north. As set out below the design of the warehouse living seeks to address the detailed requirements of Policy DM39. The applicant will be expected to present this upon submission of a formal application as required by Policy DM55: Regeneration / Masterplanning.

### *Design and Appearance*

- 7.12. The applicant has prepared an indicative masterplan for the site and the site allocations to the north, to demonstrate how it could be improved in terms of routes/connectivity and public realm/landscaping provision whilst safeguarding existing and potential functions. The indicative masterplan that has since been amended is shown at the end of the drawing pack at the end of this report.
- 7.13. The masterplan also shows potential heights of buildings in allocations to the north – which justifies the proposed scale, subject to work on setbacks, articulation, and materiality. The masterplan also looks at Omega C and how the proposals would relate to this building should it be developed and/or retained. This work helps to show how the proposal would not prejudice the future development of other parts of the site, adjoining land, or frustrate the delivery of the site allocation or wider area outcomes sought.
- 7.14. During pre-application discussions the massing and scale of the proposal has been revised and is considered to now strike a balance between the ambitions of the site allocation whilst respecting the context. The buildings to Hermitage Road would be 4-storeys to respect the existing context of 2 storey houses opposite.
- 7.15. The overall height of Omega A is softened by the smaller upper storeys and due to its location next to the steep slope up to Finsbury Park Avenue. Whilst Omega B would step up to be larger than its surroundings this is justified by the masterplan proposals for the wider area and by virtue of its location which is set away from boundary edges and other residential buildings providing relief.
- 7.16. The research on Warehouse Living and the requirements of creative businesses in the area that the applicant has carried out has highlighted the need for flexible and well-lit space with high ceilings. This is carried through into the proposals and occupies the first 3 storeys or 4 floors of Omega A. The basement also meets specific needs albeit different ones to the Warehouse Living (such as a recording studio).
- 7.17. The units to the northern and western part of Omega A are located over 3 levels and allow views from the middle level into the workspace to engender interaction. However, it also allows a degree of separation with the living space at the upper level. The units in the building that fronts Hermitage Road are more typical of existing arrangements with bedrooms off of the living and working areas – again these would have generous floor-to-ceiling heights.
- 7.18. The space given over to Warehouse Living will be crucial for the success of these units. Residents will need space to carry out whatever it is they may be working on but also have the flexibility to use the spaces for living when



required. This is borne out in the proposals for Omega A. The Warehouse Living accommodation has considered the needs of makers/creatives and provides sinks, power sockets etc within the units and the courtyard to support the business activities of residents.

- 7.19. In terms of an appropriate standard of amenity for the development's users and neighbours the applicants have attempted to make best use of the internal courtyard and the roof spaces in the development to provide external amenity space and playspace. The ground floor areas also double up as breakout spaces for the Warehouse Living so there are possible conflicts. The applicants will need to show how these areas can function effectively for the mix of uses on the site.
- 7.20. Work has also been done to justify the commercial spaces, however, more information should be provided to show that the commercial spaces would be viable. Identifying end users, particularly those in the area has been encouraged and this will feed into the viability work – particularly if it identifies a need for affordable workspace.
- 7.21. The viability work done so far indicates that buildings of at least 4 storeys will be required, to provide the necessary cross subsidy from residential accommodation to commercial floorspace. Given the siting, topography, and the aspirations of the allocated sites to the north the proposed massing is reasonable but will need to be interrogated further in terms of impacts and views.

#### Impacts on protected views

- 7.22. The site sits within a projected viewing corridor for Alexandra Palace. The larger buildings to the rear safeguard views of Alexandra Palace from the New River path off Seven Sisters Road. The applicant will be required to provide a verified view from this location which shows how the important aspects of this protected view will be preserved by the proposals.

#### Cycle and refuse storage

- 7.23. A clear strategy for refuse and cycle storage will be critically important to the success of the scheme. Potential exists for the development to improve the quality, provision, and design of these aspects, as well as to the public realm adjacent to the development.
- 7.24. Together with the proposed building, it is considered that the wider benefits of this work will assist in addressing issues relating to refuse and cycle storage whilst improving access to amenity/playspace.

#### *Residential Unit Mix and Affordable Housing*

- 7.25. There is a mix of 1, 2, and 3-bed homes across the site at the upper levels of the development. The applicant is not proposing for any of these to be affordable,

policy DM39 requires proposals to have regard to the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors. The delivery of this will be subject to a viability review to determine if affordable housing can be provided.

- 7.26. Warehouse Living is a unique type of housing that provides a form of combined living and workspace that traditional forms of accommodation cannot offer. It does not have identified standards, however, the applicant has sought to research what works best in the existing examples to provide 67 bedspaces sited around large and open work and living areas.
- 7.27. To meet the Warehouse community's existing and future accommodation needs for creative living and working, any replacement Warehouse Living accommodation must remain affordable. Measures to set or control rental levels have not yet been discussed in detail.
- 7.28. A balance will have to be struck between affordable commercial/workspace, warehouse living, and cross subsidy from residential accommodation. This will also have to be viewed against the cost of the development which may limit one or all of the above.

#### *Commercial offer / Workspace*

- 7.29. The development would provide commercial spaces and warehouse living across the basement, ground, and first floor of Omega A. These are employment uses that fulfill the aspirations of DM38 and DM39. There would also be 76 residential units provided above. The applicant will need to show through robust evidence that this maximises the amount of employment floorspace to be provided.
- 7.30. This would also be the case for Omega B and, importantly, across the entire proposal. Omega B will provide commercial spaces with residential above. The viability of the scheme will need to be presented in full and independently reviewed. This will enable officers and members to understand if the levels of cross-subsidy from private residential development is reasonable and if there is an opportunity for an element of affordable workspace.
- 7.31. The applicant has been encouraged to look at re-housing displaced tenants within the area and providing more evidence to show how the proposed commercial spaces would be suitable and, where possible, affordable for existing tenants in the area. This is to ensure that commercial spaces meets current demand and are created with specific end users in mind.

#### *Transportation and Parking*

- 7.32. The applicant has carried out a manual PTAL calculation which has identified that it has a PTAL of 2 at each access. The development would provide 5 disabled spaces from the outset with the potential to provide 5 more within the courtyard subject to demand. The outset provision would be approximately 3% with the potential to make this approx. 6% with the additional spaces in the courtyard if required.
- 7.33. The applicant's consultants are in the process of providing the data to show that disabled spaces could also be accommodated on street to make up any shortfall and prevent the open parts of the site becoming dominated by parking.
- 7.34. Discussions are ongoing with the Council's Transport Planning team. The applicant will seek to use surveys and data to justify that the increased parking demand could be accommodated in the area. The proposals would allow for better access for service vehicles and allow for off-road delivery and servicing. The applicant has committed to robust cycle parking provision which should encourage greener modes of transport.

*Impacts on Amenity of Surrounding Residents*

- 7.35. The proposed building would sit much lower than the properties on Finsbury Park Avenue to the northwest. The closest block of Omega A would therefore appear as approximately 5-storeys, albeit with a 2-storey set-back which would reduce the impact of the scale of the building.
- 7.36. Given the significant distance between the site and these properties, as well as the land levels, the proposal is unlikely to result in material harm in terms of an undue sense of enclosure.
- 7.37. This is a similar situation with the properties to the south of Hermitage Road where the proposed building would be 4-storeys in height. There would also be a significant gap between Omega B and the properties to the east and due to their orientation, there is unlikely to be material harm in terms of an undue sense of enclosure.
- 7.38. More studies are required to justify the balconies to the eastern elevation of Omega B – to show that the distances and views/orientation would result in acceptable levels of mutual overlooking.
- 7.39. The scheme will need to comply with planning policy and BRE guidelines in relation to daylight / sunlight requirements to ensure that the amenity of neighbouring residents in relation to overshadowing, privacy, outlook, noise disturbance and visual amenity are not adversely affected to a material degree.

7.40. The applicant is carrying out pre-application community engagement in the coming weeks, and a formal public planning consultation will be carried out once a planning application is received.

*Other matters*

7.14 Further information on the following matters is required – which has not yet been provided in detail:

- Flooding and drainage (wastewater and water supply capacity);
- Energy strategy;
- Enhancements to the SINC to the west, urban greening, and biodiversity;
- and
- The potential for a District Energy Network (DEN) as well as other Carbon Management solutions.
- Contamination

## PLANS AND IMAGES

Photographs of existing site and surrounding area

*3D Google Maps satellite image of Omega works looking North*



Omega Works 3D model



# Omega A Ground Floor Plan (warehouse living in blue to the rear)

The following plans show the scheme recently presented to the QRP. The scheme is being amended from that reviewed by the QRP and whilst the latest accommodation schedules are referred to in the report, the plans below have not yet been updated to reflect the latest iteration.



# Omega A Split level Floor Plan (warehouse living in blue to the rear)





# Omega A 1st Floor Plan (warehouse living in blue on all blocks)



# Omega A 2nd Floor Plan (conventional residential)



# Omega A Sections



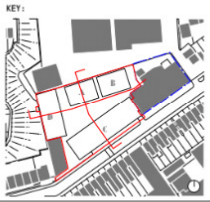
**DRAWING STATUS:**  
**PRE-PLANNING**

NO.	DATE	DESCRIPTION	BY
PPS 21/02/20		PRE-APP ISSUE	NW
PPS 25/05/21		ORP ISSUE	CH

**NOTES:**

— SITE BOUNDARY

0 5.0 10.0 15.0 20.0 M



**VPPR ARCHITECTS**  
22 PRINCE OF MALES ROAD +44 2077206168  
LONDON N4 3L6 WWW.VPPR.CO.UK

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**PROJECT:**  
OMEGA WORKS, 167 HERMITAGE RD  
HARINGEY, LONDON N4 1NA

**DRAWING TITLE:**  
PROPOSED CONTEXT  
SECTIONS AA AND BB

**DESIGN STAGE** — 03  
**DRAWN** — DC  
**CHECKED** — JR  
**DATE** — 27 JAN 2021  
**SCALE** — 1:250A1 / 1:500BAS

**DRAWING NUMBER:** 121\_A\_02\_11  
**REVISION:** PP4

# Omega A Hermitage Road Elevation



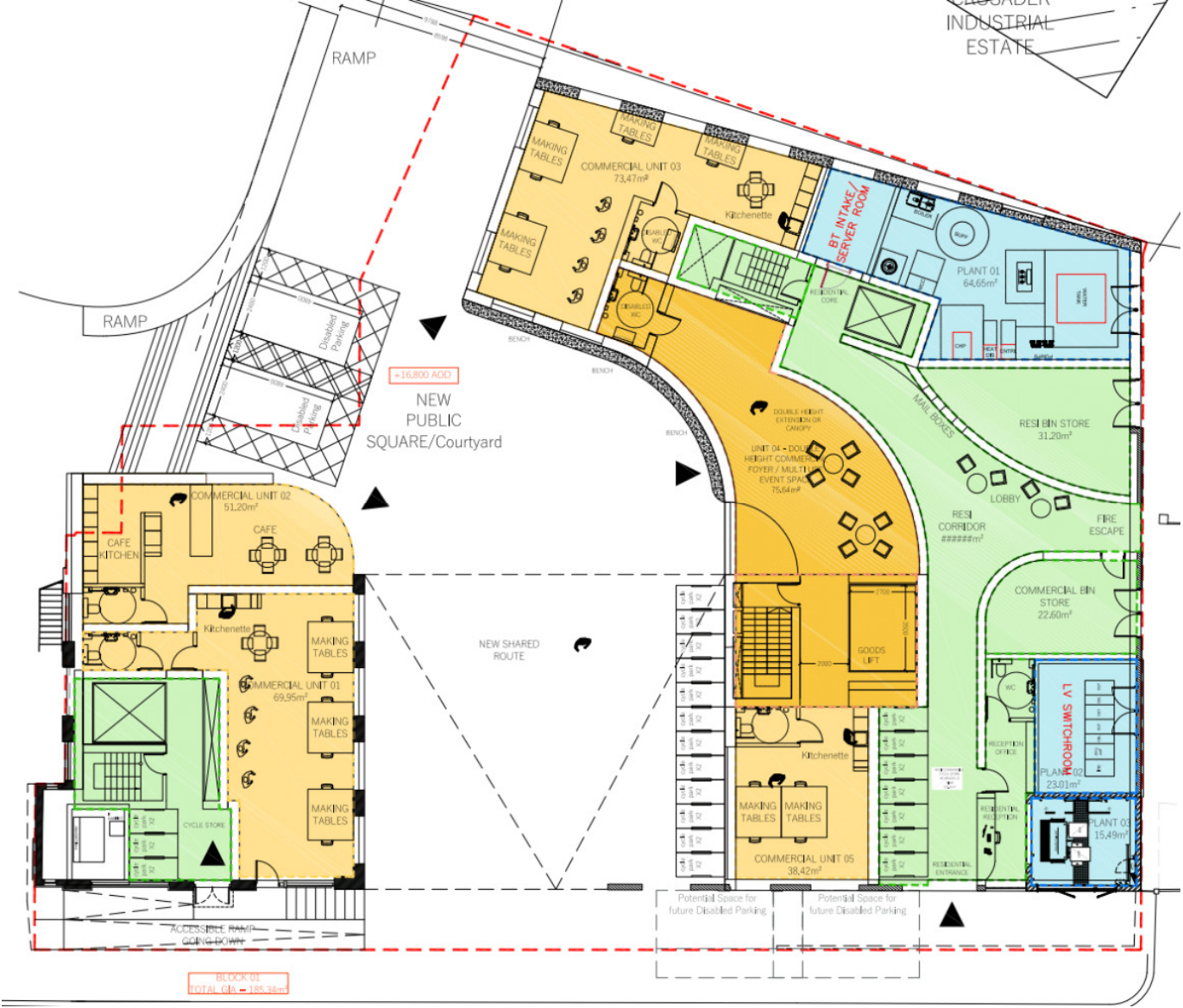
# Omega A northern Elevation from south



Omega B 3D visualisation



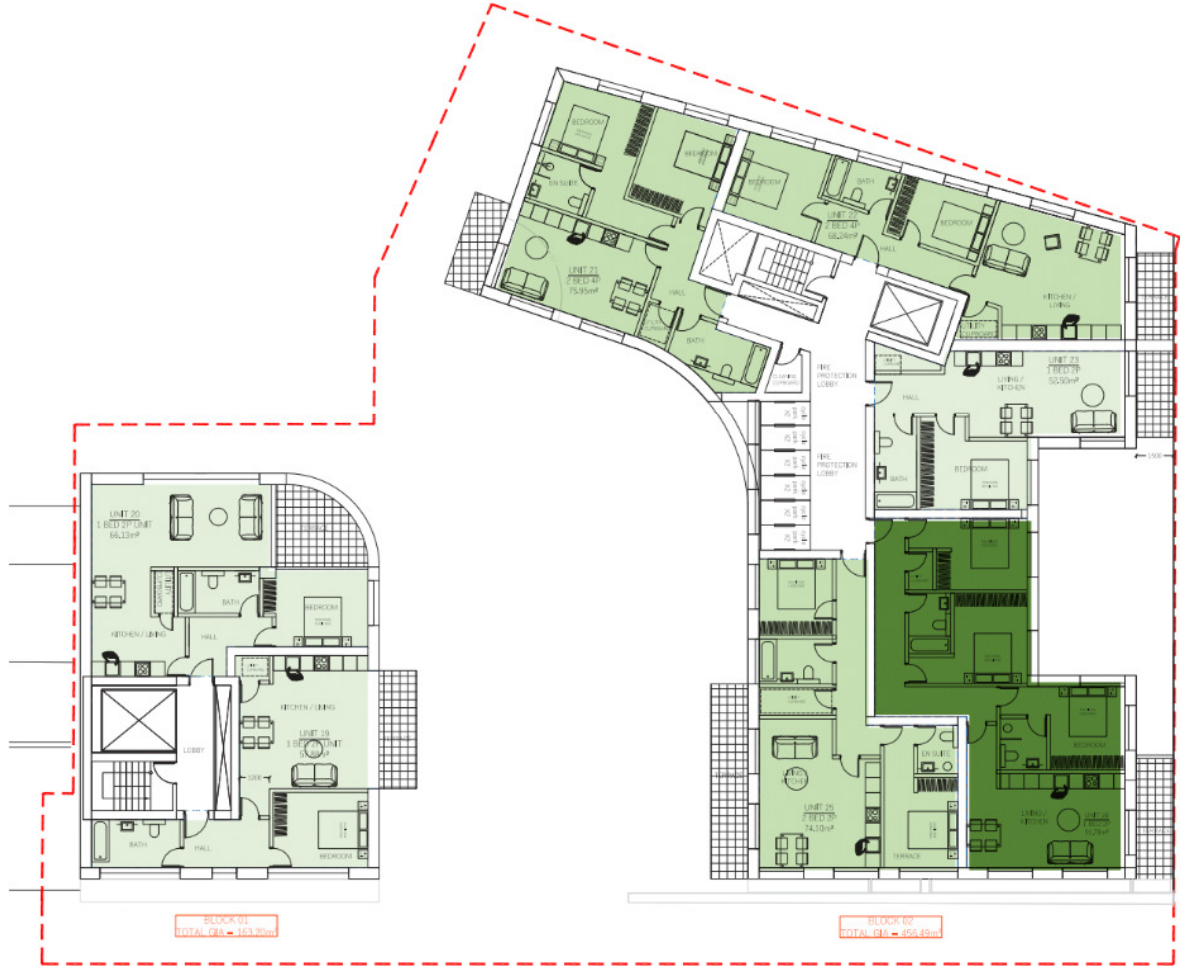
# Omega B Ground Floor



# Omega B Typical Upper Floor

- All units are accessible to Part M standard
- All units are now double or triple aspect
- All units have access to dedicated cycle store

- 1 Bed Unit
- 2 Bed Unit
- 3 Bed Unit



Omega B bird's eye visualisation





# Omega Works Indicative Masterplan (currently being updated – prior to publication)

## 1.1 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

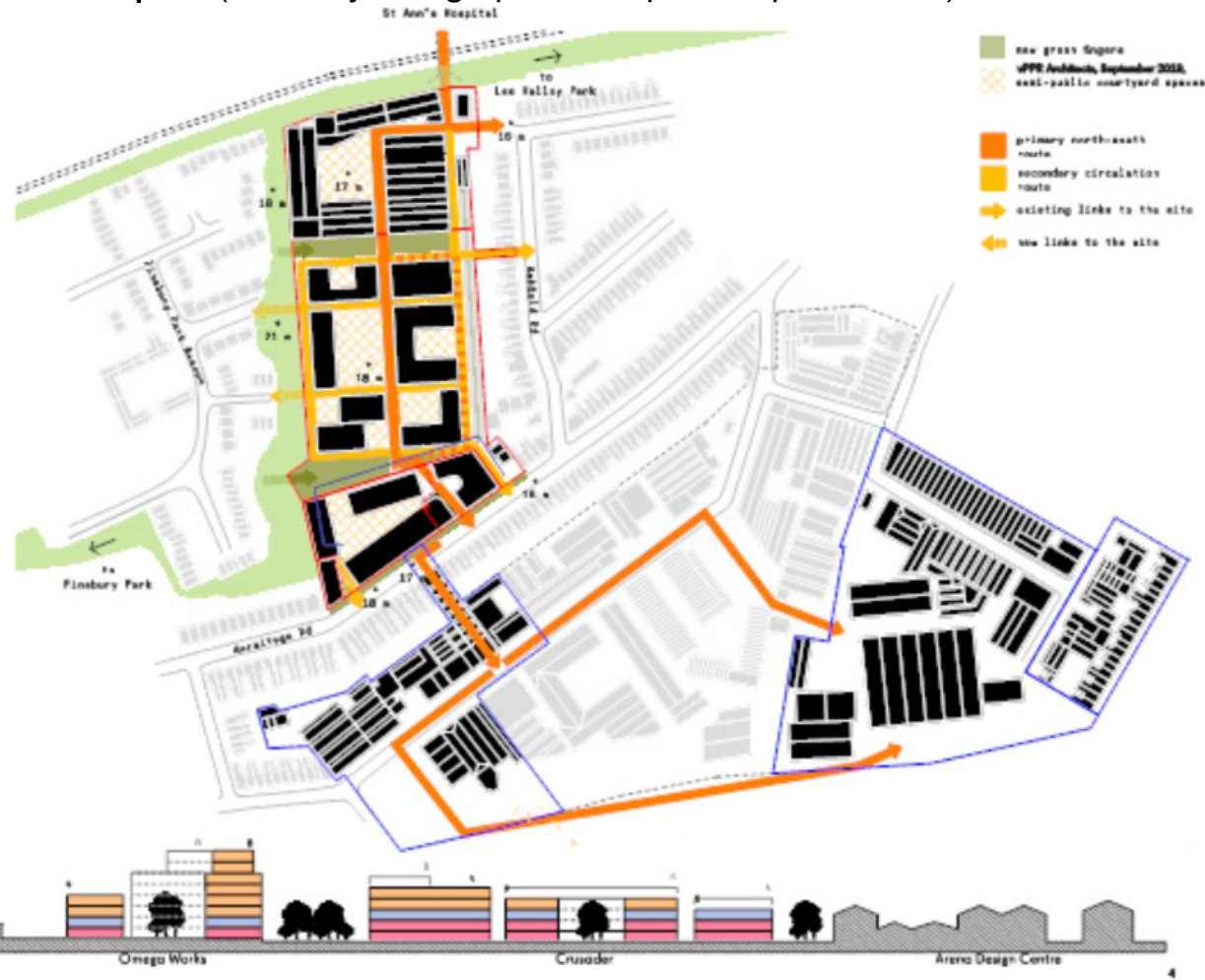
Each of the three ownership sites has a primary courtyard associated with it, connected to the primary north-south axis route.

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.

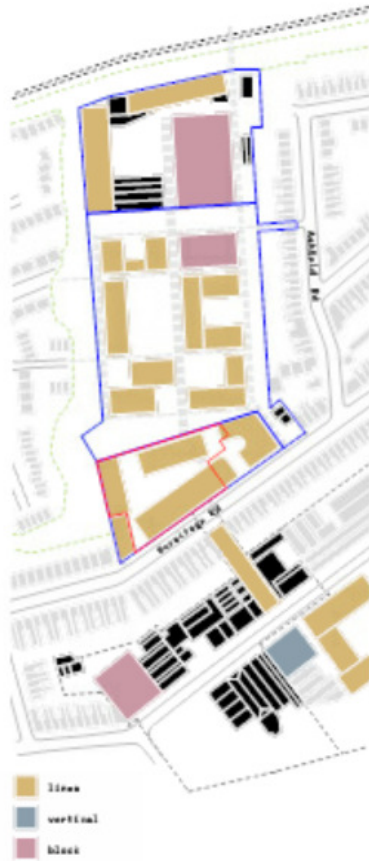
On Crusader Estate, a circulation route is proposed to run around its boundary which may become the primary route.



- Residential
- Warehouse
- Commercial

Section of proposed masterplan showing uses of the buildings

### 3. Warehouse block type



The proposed masterplan for Crusader Estate shows blocks arranged in groups. There is 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/ Fede 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 storeys on Ashfield Road, considered most sensitive due to the adjacent two-storey terraced housing, to 8 storeys next to the green embankment, which has a steep incline towards White's 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



**Appendix 1.**

Quality Review Panel (QRP) response from meeting on 9th June 2021.