

## Appendix 2

### **POLICY DM39: WAREHOUSE LIVING**

- A Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey, and lends particular support to the creative industries sector. It does not fall within a specific use class – and is not live/work development – and as such is considered a Sui Generis use.
- B The Council has made provision for proposals for warehouse living, at selected Local Employment Area – Regeneration Areas, within the Haringay Warehouse District as defined in the Site Allocations DPD, and the Fountayne & Markfield Road area as defined in the Tottenham Area Action Plan (See Figure 6.1). Warehouse living proposals will only be acceptable within these identified locations.
- C 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.
- D The preparation of a masterplan will 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 work space, 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 inter-relationships 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 inter-relationship 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).
- E In the case of applications for improvements or extensions to existing buildings or temporary structures the applicant will not be required to complete a full masterplan, but will be required to demonstrate the proposal does not compromise the wider sites from coming forward for redevelopment. Such proposals will be assessed against the relevant policy requirements in Parts C and D of this Policy.
- F Applications for non 'warehouse living' proposals within the industrial estates identified in Part B of the policy will be assessed against the requirements of Policies DM38, DM40 and Site Allocations as appropriate.
- G Proposals for warehouse living on industrial estates not identified in Part B of the Policy will be resisted.
- H Proposals for Live/Work units anywhere within the Borough will be resisted.