

DM Forum 08th December 2022 – Seven Sisters – Eade Rd Warehouse Living Proposals

Attendees

Council

RMc – Robbie McNaugher – Head of Development Management and Planning Enforcement

PE – Philip Elliott – Principal Planning Officer

TM – Taylamay Makoon – Community Liaison Officer

Applicant team

DS – David Storrington – Morris + Co (The architects)

FA – Funmbi Adeagbo Morris + Co (The architects)

CH – Chris Horn – Representing Provewell the developer

JR - Jennifer Ross – Planning Agent

Meeting

RMc

- Intro – Explained what a DM Forum is and how it works

CH

- Introduction to Provewell, Warehouse District, and Warehouse Living
 - Talked about how they are trying to bring the area into a regulatory framework
 - Talked about Provewell doing Warehouse Living for the long term
 - Acknowledged some buildings will need to be replaced as they have reached end of life
 - Explained that this site was chosen as it was vacant and would not need current residents to move out and to address a number of issues

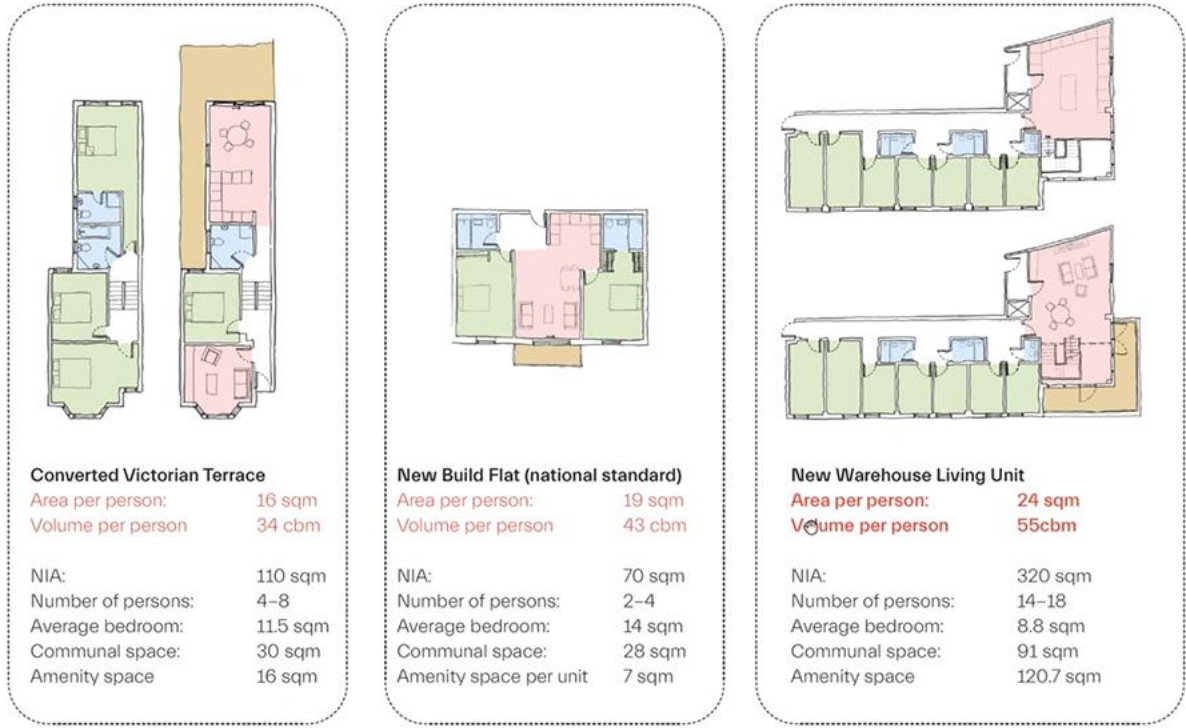
DS

- Indicated the site and what the proposal is
- Identified what the community wanted and needed
- Talked about site context
- Talked about the ingredients, room numbers and the vision
- Showed the makeup of the rooms and amenity
- Showed new routes, accessibility, permeability
- Showed uses and 1-to-1 provision of cycle storage
- Talked about large lifts for bicycles etc.

- Talked about the materiality in the District and the proposed materials (high recycled content) and mentioned measures to reduce overheating

03. Warehouse Living Ingredients

Area Comparisons

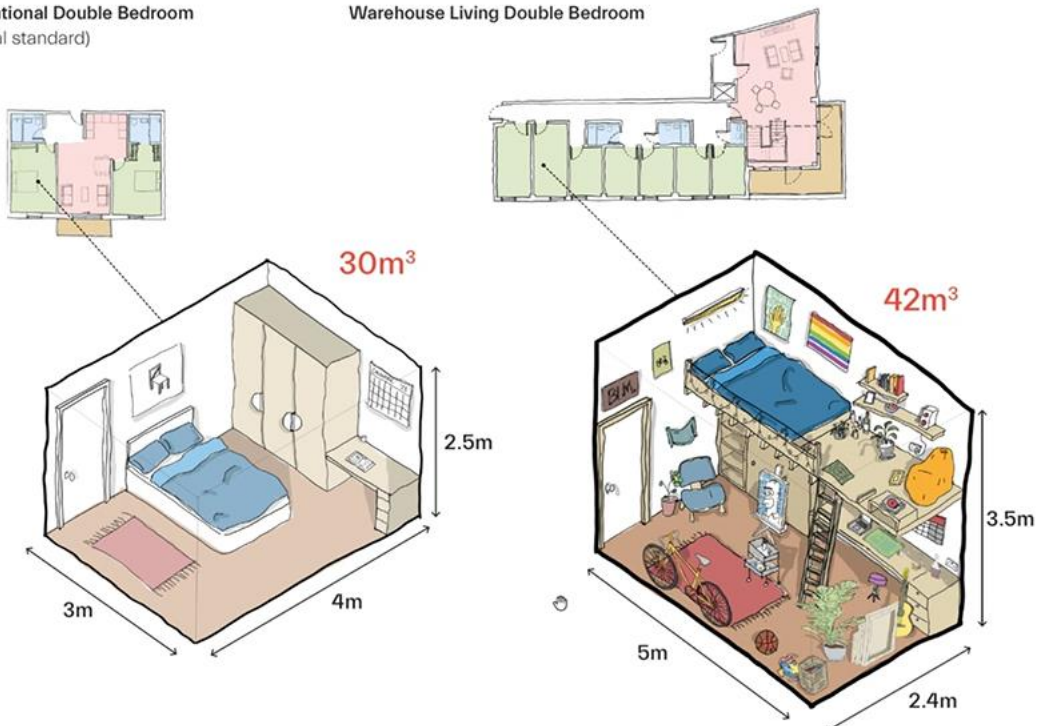


03. Warehouse Living Ingredients

Volume Comparisons

Conventional Double Bedroom
(national standard)

Warehouse Living Double Bedroom





RMc – Over to questions

- **A question was asked about how the units would be marketed and priced?**

CH

- Explained that ProveWell manages some directly and some indirectly through intermediate landlords who take the space, adapt and convert it, but then let it out on behalf of ProveWell
 - ProveWell now recognises that they need to adhere to fire, health and planning regulations to avoid the problems of the past.
 - Likely to charge more for a new building as it needs to secure a return but has to be within the reach of Warehouse residents and those who want to live and work there.
 - So somewhere within 20% of a London Living Rent (LLR)
 - The District generally is LLR but some spaces maybe more or less depending on amenities.
 - Aiming to keep it a living/working space for creatives.
 - Looking into how they can attract Haringey residents.
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- **A question was asked about what was meant by a base fit out and would there be soundproofing?**

DS

- Explained that the basics of fire, acoustics need to be met so there would be a solid foundation, skin/walls, and blockwork but there will be a degree of adaptability/flexibility. But all plumbing and kitchens would all be installed due to safety.

CH

- Ability to personalise is important but basics need to be met for various regulatory reasons.
- **A question was asked about what amenity there was for residents, and would there be public events?**

DS and CH

- Explained what amenity there was available in each room, the buildings, and the surrounding areas.
- Public events would be held in 2 Overbury Car Park and more appropriate spaces
- **A question was asked about space for lots of cycles?**

DS and CH

- Explained there would be 1 to 1 and capacity for more – especially internal secure space in shared areas for residents and visitors
- Possibility of electric cargo bike schemes.
- **A question was asked about submission, programme, and construction time?**

JR

- Before Xmas and then committee some way into next year
- Build would be approx. 16 months
- On site 3rd quarter 2023 then complete end of 2024
- **Information being shared online?**
- **RMc added – would there be any further engagement**

CH

- Engagement has been run and the discussion will keep going

RMc to close – Stated that formal consultation would be carried out when an application is submitted.

Good Evening