5th studio

Haringey LONDON



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London Borough of Haringey

Workspace Planning Design Guidance

London Borough of Haringey
Workspace Planning Design Guidance

This document is a guide, not a requirement, aimed at assisting developers and their teams in considering workspace in their schemes.

The document will change and be updated over time.

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5th studio

Produce by 5th Studio with input from Avison Young (UK) Ltd

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Structure

1. Workspace Potential + Sectors

WHAT type of workspace is needed for the priority sectors identified for growth, retention and attraction, in Haringey?

Mapping of sub-areas where there is potential to accommodate workspace and the type of workspace that could be accommodated.

Mini-case studies of current workspace for the following affordable workspace priority sectors - as defined in the 'Haringey Workspace Study' with considerations for workspace design:

- Film / TV / Photography;
- Food production & manufacturing;
- Professional & technical activities;
- Fashion & textile design & manufacturing;
- Music, performance & visual arts; and
- Tech. & digital production.

2. Workspace Typologies

HOW can workspace design to respond to meet the needs of the priority sectors in Haringey?

High-level design considerations to meet the needs of the workspace typologies defined in the 'Haringey Workspace Study':

- Co-working Space
- Managed Workspace
- Incubator / Accelerator Space
- Creative Studios
- Maker Space
- Flexible Kitchens
- 'Conventional' Light Industrial

The needs of these are split into two main categories:

- Primarily desk-based activities in 'Office' Type Workspace
- Primarily workshop-based activities in 'Industrial' Type Workspace

It is acknowledged that there is crossover between theses typologies.

3. Building Typologies

WHERE can workspace be accommodated in Haringey?

Location based building typology studies for the following building types, outlining key design considerations beyond those identified in the workspace typologies, alongside suitability for workspace typologies:

- New-build mixed-use, workspace underneath and adjacent to residential
- New-build employment only, infill and industrial sites
- Refurbish / retrofit, existing retail on the high street
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate.
- Live / work homes + hubs, and 'Warehouse Living'

Document Summary

This guidance provides an overview of design considerations for workspace provision in Haringey. The intention is to provide an overview of the broad and varied issues that need to be considered by Council Officers when assessing sites in terms of their suitability for different types of workspaces, producing briefs for workspace design, and reviewing proposals for workspace. The key messages are outined below:

- The priority sectors, identified by Avison Young in the Haringey workspace Study, have a broad range of different needs in terms of location, space, and facilities. An overview of some of the diverse needs for the different sectors, based on reviewing case studies, is included in this document.
- Good workspace design includes defining the type of workspace that will be provided, alongside engagement with workspace providers and potential occupants, at an early stage in the project.
- There are common features of workspace design that differentiate this type of employment space from other places of work, including spatial flexibility, inspirational / exceptional identity, low environmental impact, and an emphasis on fostering collaboration and engagement (both within the workspace and with the wider community). There are common features to the design of workspaces that are typical to most places of work, including comfort, accessibility, amenity and wellbeing.
- There are a variety of different locations in Haringey where workspace could be provided, including within new developments, through refurbishing / retrofitting existing buildings, and in live/work contexts. High-level design considerations for the suitability of different types of workspace and design of workspace in each of these contexts are outlined in the guidance.
- The mini-case studies and typologies in this Annex are intended to provide oversight of the potential diversity of different workspace potential in the Borough. They are also intended to highlight key issues for consideration, at an early stage, when approaching workspace design and delivery.
- This document provides a handful of potential typologies but is not intended as an exhaustive reference for potential workspace typologies.
- The type of workspace that can be provided in Haringey, and therefore the design considerations for workspace, are broad and varied.
- There is a wealth of publicly accessible resource about the design of workspace and this has been referenced, in relation to the context of Haringey, throughout the annex.

Implications for Haringey

- A large number of the priority sectors identified have requirements that are better suited to ‘industrial’ type workspace. These have spatial requirements that include a high demand for ground level space and access for larger vehicles.
- There is a diverse range of potential locations and building types in Haringey that have the potential to accommodate a broad range of different types of workspace uses.
- The breadth of location, building type and sectors combined results in a complex set of design implications for any given site, that need to be considered contextually and holistically.
- If well designed, workspace has the potential to reinvigorate existing parts of Haringey and enhance new and existing neighbourhoods.

Purpose

5th Studio and Avison Young were appointed by London Borough of Haringey (LBH) to support officers with the aim of catalysing more workspace across the borough for businesses of different sizes. This includes improving and accelerating their approach to delivery and making evidence-led decisions that help direct limited resources to where they can have the greatest impact.

As a result of this commission Avison Young have undertaken research and analysis related to the borough's economy and employment space market, and used this insight to provide strategic recommendations related to workspace delivery. These findings have been incorporated in the 'Haringey Workspace Study'.

The "London Borough of Haringey - Workspace Planning Design Guidance' supplements the 'Haringey Workspace Study', providing an outline of design considerations, based on research, to assist officers in discussions with applicants and workspace operators, for different types of workspace, location based building typologies and priority sector case studies.

This Guidance has been produced by carrying out research into;

- Potential sites that could accommodate workspace, referencing current planning policy,
- Current and recent planning applications,
- Current regulations on workspace design,
- Existing workspaces in the Borough and neighbouring areas, including those that accommodate the activities identified by Avison Young as priority sectors,
- Current regulations on workspace design,
- Consultation with council officers, and
- Publicly available design guidance, on workspace, produced for similar purposes for Local Authorities in London.

The typologies and case studies included in this guidance are not intended to be an exhaustive description of all the different types of potential workspace, or a comprehensive design guide for workspace procurement and delivery. The guidance, instead, outlines key considerations for design, based on research, and references more comprehensive publicly accessible and relevant design guidance documents that should be referred to by those using this document.

What is workspace and what are the broad typologies?

Below is an extract from the Haringey Workspace Study. This provides an overview of how 'workspace' is defined in relation to this guidance:

- There are three broad employment space categories - office, industrial and light industrial. These all have 'conventional' typologies that cater for more established and/or corporate occupiers. There are other 'conventional' commercial use types (e.g. retail and leisure uses) but these are not considered in this guidance as they typically have lower employment densities and do not face the same supply-demand issues.
- Specialist **'workspace'** typically refers to shared employment space that caters to smaller businesses, social enterprises, independent organisations and charities in different sectors on flexible terms. There are seven broad typologies including co-working space, managed workspace, incubator/accelerator space, creative studios, maker space, flexible kitchens and lab space – definitions of each are provided in the Haringey Workspace Study. Each focus on different types of businesses and have specific size and locational requirements.
- While the size, nature and diversity of the workspace market has increased in recent years, it remains relatively small and the private sector plays a smaller role than in the 'conventional' commercial property market. Local authorities therefore continue to play an important role in catalysing or delivering workspace.
- Many early workspaces were set up and run by local authorities, economic development agencies, universities and/or not-for-profit organisations to support innovation and enterprise in their locale. Business needs, demands and requirements have, however, changed and increased over time leading to a rise in 'specialist' workspace operators who now run and manage most workspaces.
- There is a spectrum of workspace operators, ranging from corporate organisations focused on securing profit through to community-focused organisations aiming to deliver social value to local communities. Each type has a different business model and varying expectations in relation to sites, locations and target business sectors. More detail on each is provided in the Haringey Workspace Study.

Overview of Design Guidance

Understanding the best-practice that should inform workspace design is an important part of defining a strategy and vision for workspace in Haringey. Workspace buildings have different requirements from conventional office space or industrial units, and these need to be considered at an early stage in the design process, so that they can be integrated alongside the needs of other uses. These different spatial requirements respond to the trend for more collaborative spaces, where face-to-face interactions and opportunities to meet are valued. This approach to workspace was growing prior to Covid-19 restrictions and is now increasing in importance as a reaction to the impact of remote working on businesses.

The design of workspaces needs to balance the ambition for spaces that promote physical collaboration with spaces that facilitate the use of online communication tools that have become prevalent following the pandemic. Workspace needs to be designed to be flexible; easily altered for different day-to-day uses (like different meeting sizes), for different types of use, and for different sizes of business (in particular as they grow). Workspace needs to comply with design standards for comfort (including heating, cooling, ventilation, lighting (natural and artificial) and acoustics) and wellbeing (with access to childcare, healthy food and active modes of travel). The design of workspace needs to consider wider environmental impact, including reducing embodied carbon in construction and carbon emissions in use. Haringey's climate change action plan sets out an objective for all commercial properties to achieve an EPC B by 2035. Alongside the functional requirements of workspace there is also an ambition that workspace should be in settings that are somehow exceptional and inspirational, with a character and identity that differs from the 'conventional' typologies of commercial office space or standard industrial units.

The design of workspace should include early engagement and potential co-design with operators, management companies and tenants. This engagement needs to inform the design of the overall layout and arrangement of spaces, alongside fit-out. This approach is likely to result in more successful workspace that serves the needs of users. If those who are managing and using the workspace have informed the design, and understand how the building should work, issues with the operation of the building that can arise during the early stages of occupation can be reduced.

On the following page of this document there are details of a number of publicly accessible documents that provide design guidance on the types of buildings described in this document. These are referred to throughout the document.

- *Government Workspace Design Guide*, Government Property Agency,
- *Industrial Intensification Primer*, Mayor of London,
- *Industrial Intensification and Co-location Study*, Mayor of London,
- *West London Alliance Affordable Workspace Study*, West London Alliance,
- *LLDC Employment Space Study*, LLDC, and
- *Flexible Workspace on our High Streets*, LEAP.

Government legislation and guidance are applicable to workspace design, including:

- *The Approved Documents that support the Building Regulations*, and
- *HSE Workplace, (Health Safety and Welfare) Regulations*, in particular *HSE L24 (Health, Safety and Welfare) Regulations 1992*, 2013 version.

Further Guidance

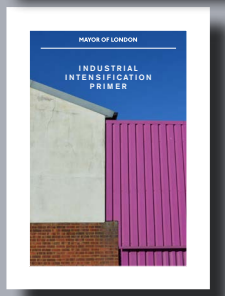
Government Workspace Design Guide
Government Property Agency

Publication date: October 2019



Industrial Intensification Primer
Mayor of London

Publication date: January 2017



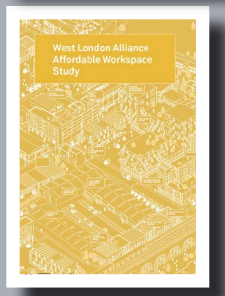
Industrial Intensification and Co-location Study
Mayor of London

Publication date: October 2018



West London Alliance Affordable Workspace Study
West London Alliance

Publication date: July 2021



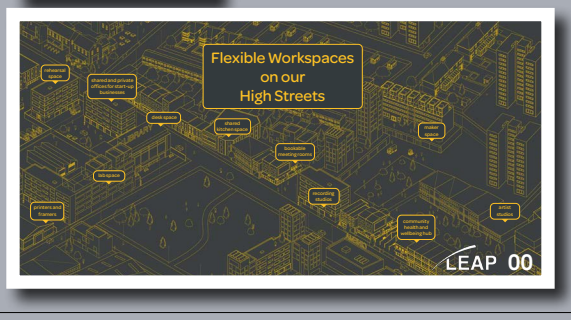
LLDC Employment Space Study,
LLDC

Publication date: November 2015



Flexible Workspace on our High Streets
LEAP

Publication date: March 2021

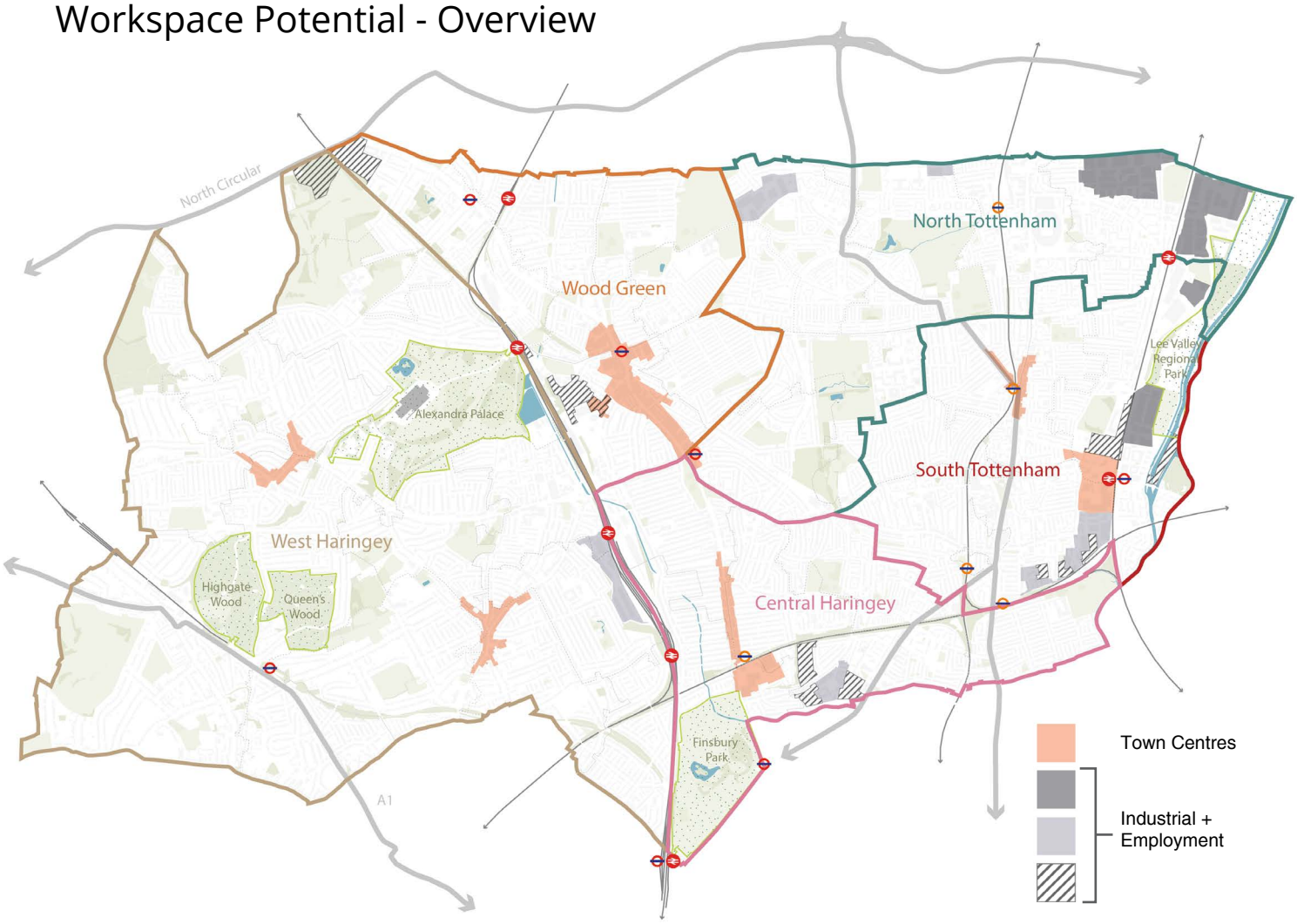



FLORENTIA
CLOTHING VILLAGE
EST 1983
CHAMBI STUDIOS
1-5
TAVISTOCK ROAD
FLATS 1-10



1. Workspace Potential + Sectors

Workspace Potential - Overview



Map of London Borough of Haringey sub-areas - highlighting town centres, industrial and employment areas. Based on information from Haringey Planning Policy Maps at date of publication.

1.1 The 'Haringey Workspace Study', by Avison Young, to which this document is an annex, sets out five sub-areas in the Borough. Each with the potential to accommodate workspace for priority sectors activities. These are:

- North Tottenham,
- South Tottenham,
- Central Haringey,
- Wood Green, and
- West Haringey.

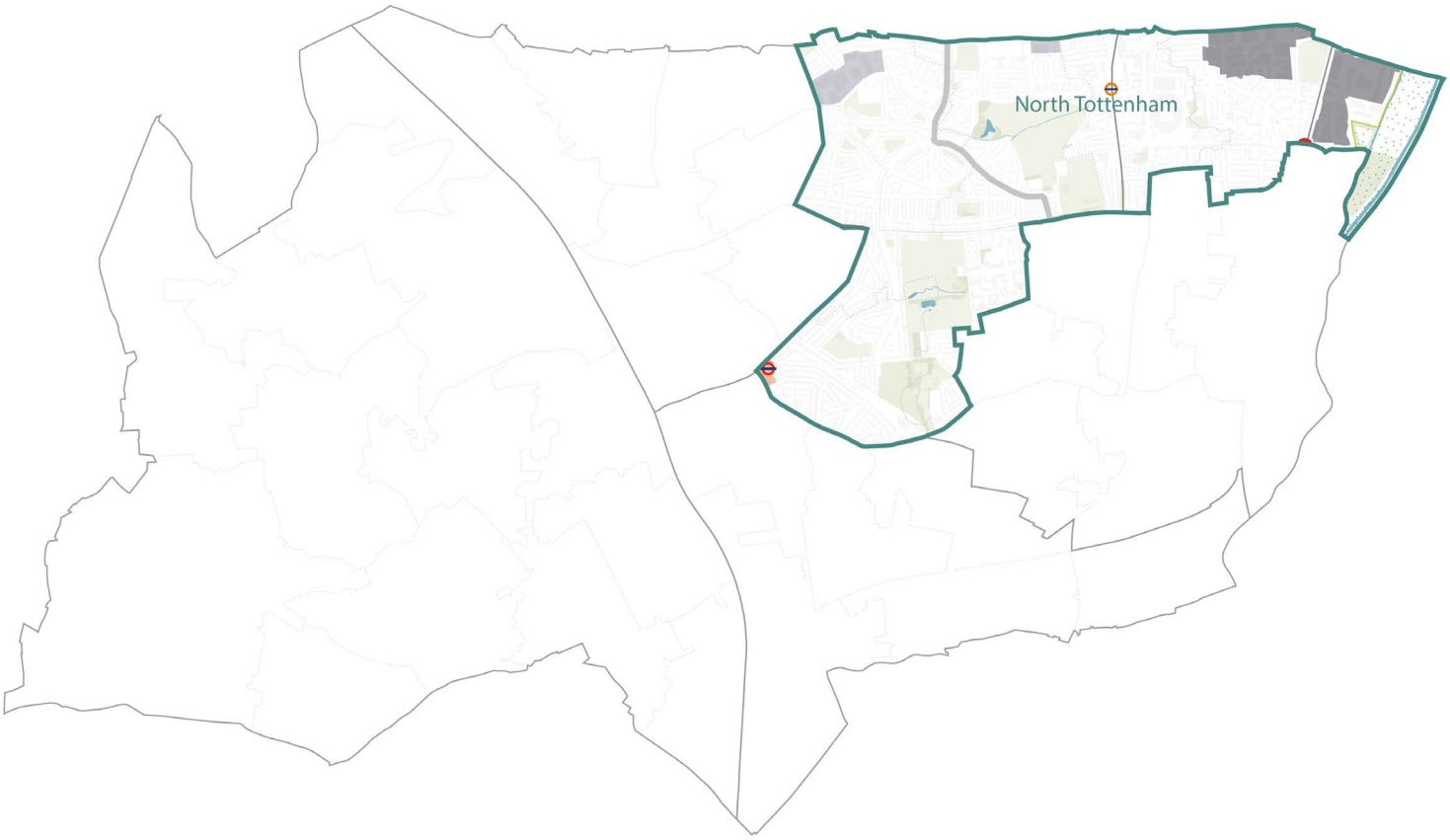
1.2 The above map provides an overview of the five areas and indicates current relevant planning designations to illustrate potential locations that might be suitable for workspace.

1.3 The following pages outline workspace propositions for each sub-area, based on the information from the 'Haringey Workspace Study'.

1.4 The locations of propositions, and current planning designations, along with research into priority sectors and workspace typologies, have informed the selection of Building Typologies. These are:

- New-build mixed-use, workspace underneath and adjacent to residential
- New-build employment only, infill and industrial sites
- Refurbish / retrofit, existing retail on high street
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate.
- Live / work homes + hubs, and 'Warehouse Living'

North Tottenham



Based on information from Haringey Planning Policy Maps at date of publication.

Description

Bounded by the River Lea to the east, and accessible by the A1055, Northumberland Park Road and Leeside Road. White Hart Lane and Northumberland Park stations provide connectivity by rail.

Level of Priority

Medium priority for specialist workspace. High priority for conventional commercial space.

Priority Sectors

- Food Production & Manufacturing;
- Fashion Manufacturing;
- Transport & Storage;
- Music, Performance & Visual Arts.

Priority Workspace Typologies

- Maker space;
- Flexible kitchens;
- Conventional light industrial.

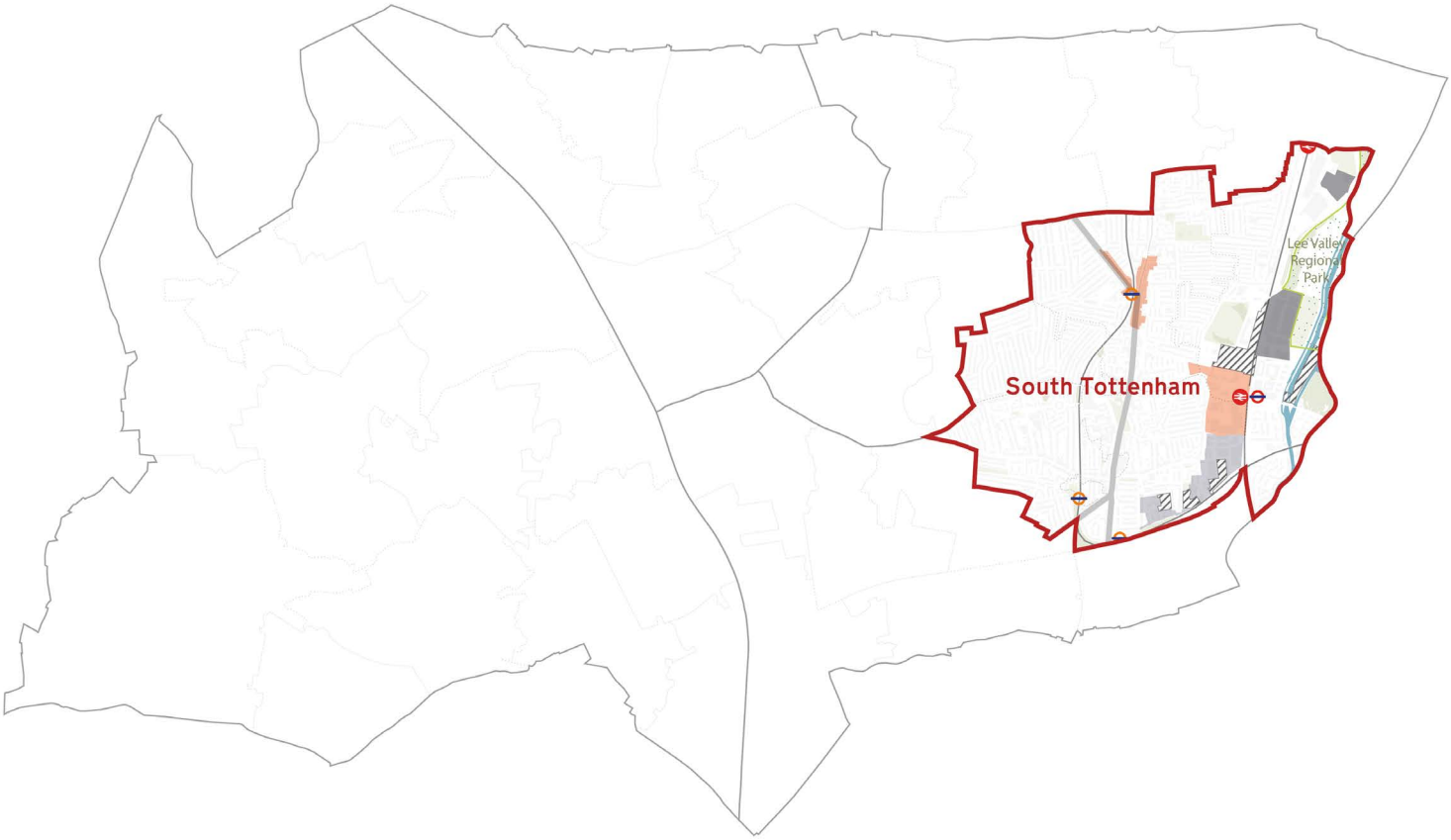
Priority Locations

- North East SIL
- Marsh Lane SIL
- Brantwood Road SIL
- Queen Street LSIS
- White Hart Lane LSIS
- Willoughby Lane LSIS
- Opportunities to introduce community-focused workspace to the Northumberland Park Estate and Peacock Estate as part of regeneration and placemaking programmes.

Building Typologies

- New-build mixed-use, workspace underneath and adjacent to residential
- New-build employment only, infill and industrial sites
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate.

South Tottenham



Based on information from Haringey Planning Policy Maps at date of publication.

Description

Covers Tottenham Central, Tottenham Hale, South Tottenham and Seven Sisters. The main rail stations include South Tottenham, Seven Sisters and Tottenham Hale.

Level of Priority

High priority for specialist workspace. Medium priority for conventional commercial space.

Priority Sectors

- Film, TV, Radio & Photography;
- Music, Performance & Visual Arts;
- Fashion Manufacturing;
- Food Production & Manufacturing;
- Tech & Digital Production.

Priority Workspace Typologies

- Co-working;
- Managed Workspace;
- Creative Studios;
- Maker Space;
- Flexible Kitchens;
- Conventional Industrial;
- Conventional Light Industrial.

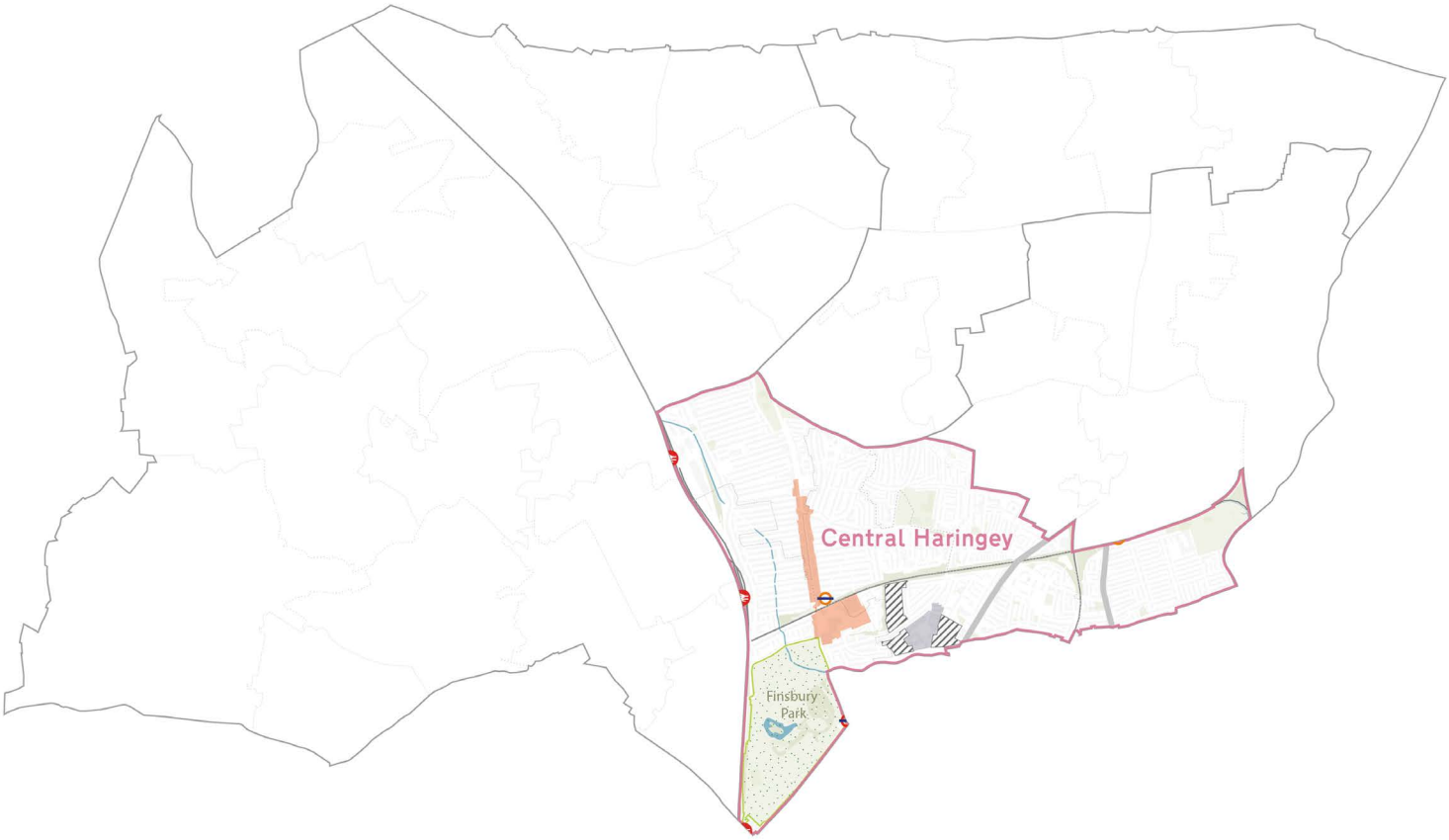
Priority Locations

- Employment sites close to Tottenham Hale, Seven Sisters, South Tottenham and Bruce Grove stations.

Building Typologies

- New-build mixed-use, workspace underneath and adjacent to residential
- Refurbish / retrofit, existing retail on high street
- New-build employment only, infill and industrial sites
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate
- Live / work, homes and hubs

Central Haringey



Based on information from Haringey Planning Policy Maps at date of publication.

Description

Central Haringey is south of Noel Park and West Green, bounded by the railway line to the West. It includes Haringey, St Ann's, and Hermitage & Gardens wards and is served by Haringey, Hornsey, Haringey Green Lanes and Turnpike Lane stations.

Level of Priority

High priority for specialist workspace.
High priority for conventional commercial space.

Priority Sectors

- Fashion Manufacturing;
- Transport & Storage.

Priority Workspace Typologies

- Creative Studios;
- Maker Spaces;
- Conventional Light Industrial.

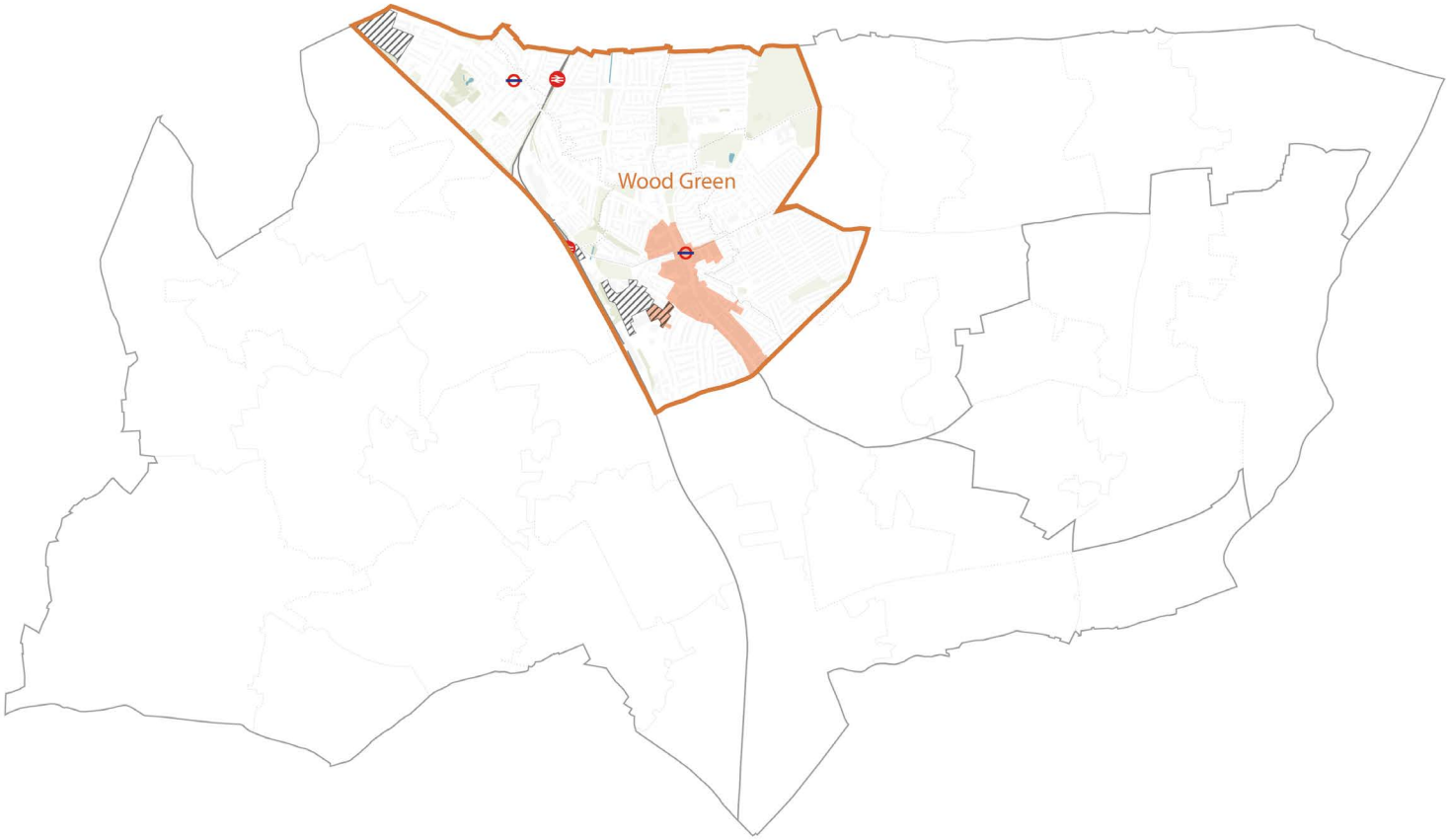
Priority Locations

- Harringay Warehouse District;
- Gourley Triangle.

Building Typologies

- New-build mixed-use, workspace underneath and adjacent to residential
- Refurbish / retrofit, existing retail on high street
- New-build employment only, infill and industrial sites
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate
- Live / work, homes and hubs
- 'Warehouse living'

Wood Green



Based on information from Haringey Planning Policy Maps at date of publication.

Description	The area comprises Bounds Green, Woodside, and Noel Park. It includes the Wood Green Metropolitan Centre which is served by Wood Green Underground Station, Alexandra Palace and Turnpike Lane Station.
Level of Priority	High priority for specialist workspace. Medium priority for conventional commercial space.
Priority Sectors	• Professional, Scientific & Technical Activities; • Film, TV, Radio & Photography; • Music, Performance & Visual Arts; • Finance & Insurance; • Tech & Digital Production; • IT, Software & Computer Services.
Priority Workspace Typologies	• Co-Working/Serviced Offices; • Managed Workspace; • Incubators/Accelerators; • Creative Studios; • Maker Space; • Conventional Office; • Conventional Light Industrial.
Priority Locations	• Cultural Quarter – light industrial, studio and maker space. • Wood Green Station/Station Road – office/studio and co-working. • High Road – co-working, office (third sector) and retail/maker space.

Building Typologies

- New-build mixed-use, workspace underneath and adjacent to residential
- New-build employment only, infill and industrial sites
- Refurbish / retrofit, existing retail on high street
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate.
- Live / work, homes and hubs

West Haringey



Based on information from Haringey Planning Policy Maps at date of publication.

Description

Bounded to the east by the railway line serving Alexandra Palace and Hornsey Stations. It is primarily residential in character and includes the neighbourhoods of Highgate, Crouch End, Muswell Hill, Hornsey, Stroud Green and Fortis Green.

Level of Priority

Medium for workspace.
Medium for conventional commercial space.

Priority Sectors

- Professional, Scientific & Technical Activities;
- Music, Performance & Visual Arts;
- Finance & Insurance;
- Tech & Digital Production;
- ICT, Software and Computer Services

Priority Workspace Typologies

- Co-Working;
- Managed Workspace;
- Incubator/Accelerator Space;
- Creative Studios; Maker Space;
- 'Conventional' Industrial.

Priority Locations

- Cranford Way Industrial Estate;
- Pinkham Way/Bounds Green Industrial Estate;
- Town Centres.

Building Typologies

- New-build mixed-use, workspace underneath and adjacent to residential
- New-build employment only, infill and industrial sites
- Refurbish / retrofit, existing retail high street
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate.
- Live / work, homes and hubs

Workspace Sectors - Overview

1.5 This section provides research into the types of buildings and facilities required to support the expansion of priority sectors for affordable workspace identified in the, ' Haringey Workspace Study':

- Film / TV / Photography;
- Food production & manufacturing;
- Professional & technical activities;
- Fashion & textile design & manufacturing;
- Music, performance & visual arts; and
- Tech. & digital production.

1.6 For each sector the following is outlined:

- Mini case-studies with a brief description of location, spatial needs for activites and workspace;
- Key technical design considerations in relation to the specific needs of the sector; and
- Overview of key workspace typologies and building typologies based on findings from the mini-case studies.

1.7 Information in this section is based on desktop research of example businesses for the purpose of Haringey Workspace Study. The accuracy of information documented is not verified and limited by business website descriptions and/or dimensions from Google Earth.

Priority Sector *Refer to Chapter 6. of the 'Haringey Workspace Study'*	**Status**	**Mini Case Study**	**Page**
Film / TV / Photography	GROW	• Troubadour Meridian Waters Studios - Enfield • East London Studios - Tottenham Hale • Preference Studios - South Tottenham	20-21
Food Production & Manufacturing		• Allplants - South Tottenham • Dephna - Park Royal • Maida Hill Place - Maida Hill • Nourish Hub - Hammersmith	22-23
Professional & Technical Activities		• Highgate Business Centre / Studios - Kentish Town	24-25
Fashion & Textile Design & Manufacturing	RETAIN	• Black Horse Lane Ateliers - Enfield • The Albion Knitting Co - Seven Sisters • Bloqs - Enfield	26-27
Music, Performance & Visual Arts		• Pirate Studios - South Tottenham • Bob and Tamar Manoukian Production Workshop - Purfleet • Craft Central at The Forge - Isle of Dogs • Glyndebourne Production Hub - Lewes	28-29
Tech. & Digital Production	ATTRACT	• Central Research Laboratory (CRL) - Hayes • Rocket Space Tech campus - Angel	30-31

Summary of Findings

1.8 Outlined below are some key findings from the mini-case study research into the priority sectors for Haringey:

Building location / Types

- There is a requirement for a variety of different sizes of workspace, with different unit sizes - depending on both the activity and the size of the business.
- Most of the priority sectors are housed in refurbished buildings, and often buildings which have a history of accommodating employment or industrial uses previously. There are exceptions to this, in particular purpose built new-builds linked to catalyst institutions. Many of the refurbished schemes are in re-purposed buildings, that have been preserved due to their heritage significance in newer mixed-use / residential developments. Generally these locations have better public and active transport connections than those located in industrial areas.
- The presence of buildings that have been converted to accommodate uses that are different from their original design illustrates that importance of buildings being flexible and adaptable.
- Industrial type locations are evident from the case studies. This is likely primarily due to the setting and buildings being better suited to the type of activities being carried out - for example they have access for larger vehicles, are cost effective to adapt to changing uses or growing businesses and/or are suitable for noisier activities with fewer restrictions on the location of extract ventilation.
- Some are in existing buildings in town centre or high street locations, which have better public and active transport connections than those in industrial locations and provide passing trade for businesses that have public facing activities (such as cafés) and rentable facilities such as meeting rooms.

Technical design considerations

- The priority sectors have differing technical design considerations depending on the type of activity.
- Generically designed workspace, therefore, is unlikely to meet the varying technical demands across all the priority sectors.
- Engagement with potential users, and professional technical advice should be sought, at an early stage in the design to ensure the workspace will meet the needs of potential tenants.

Workspace Typologies across priority sectors from mini-case study research

- Managed Workspace
- Co-working Space
- Creative Studios
- Maker Space
- Flexible Kitchens

Building Typologies across priority sectors from mini-case study research

- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate (including warehouse).
- Refurbish / retrofit, existing retail including high street locations
- New-build employment only, infill and industrial sites

Film / TV / Photography - GROW

Considerations for workspace design

1.9 Location and size:

- Variety of specialist businesses ranging in scale from **home studio** set-ups for post-production, through to full scale, **purpose-built campus** like facilities.
- Examples found were in locations with good transport connection, in industrial or ex-industrial locations.
- Some examples have purpose-built buildings and some are in refurbished buildings.

1.10 Technical design considerations (high-level):

- **Ceiling heights**, from 8-12m, provide flexibility for installation and filming on large sets; Units with lower ceiling heights, under 8m, can provide adequate space for smaller film sets and photographic studios; Rooms with ceiling heights as low as 2.5m can be appropriate for uses such as sound recording for TV and film.
- Film set production requires good road **delivery access** for large vehicles to load / unload large pieces of set or film equipment; Photography and sound recording studios for film have less onerous access requirements.
- Film set production requires large **recycling and waste storage facilities** (skips and covered spaces for storage), to allow for disposal and storage of film sets.
- Filming equipment and sets require can accommodate **heavy floor loading**.
- **Daylight and sound** from external sources needs to be controlled and kept to a minimum, so that film and sound recording can be carried out without interruption. This means limited windows / openings, a location away from sources of noise, and/or adapting building fabric to reduce noise transmission and reverberation.
- Locations where **vibrations** from neighbouring uses could transfer to structure and equipment (e.g. adjacent to rail infrastructure or construction work with extensive programmes) would be less suitable. Adaptations can be made to equipment and building fabric (such as acoustic suspended floors / ceilings) to mitigate impact, where vibration from neighbouring uses cannot be avoided.

1.11 Workspace Typologies

- Creative Studios
- Maker Space

1.12 Building Typologies

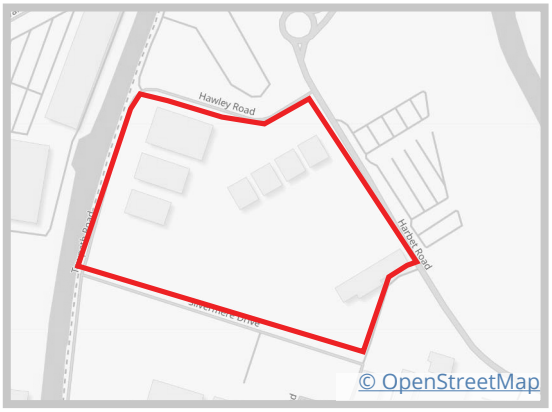
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate
- New build employment only

Film / TV / Photography - GROW

Mini-Case Studies

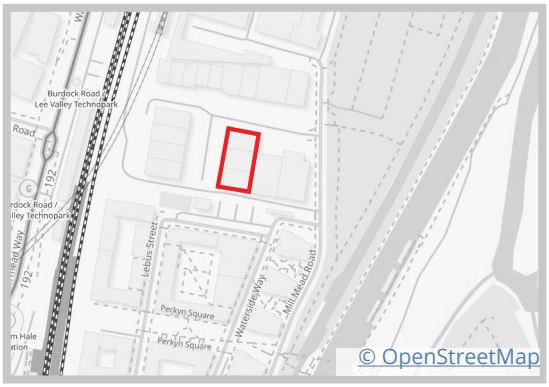
1.13 Troubadour Meridian Waters Studios - Enfield:

Purpose built studio complex for hire for TV and film sector. The site is 13,500sqm. Close to the North Circular and Meridian Waters Station. Described as having excellent weight and load bearing capabilities. Adaptable seating system for live audience. On site furnished production offices and dressing rooms equipped with WC and shower facilities. Highly effective insulation and sound proofing properties. Stage 01: 1,944m2 (internal height: 19m), Stage 02: 1,042m2 (internal height: 17m), Stage 03: 763m2 (internal height: 14m). Key design specification includes ground floor truss for rig and hang at any point.



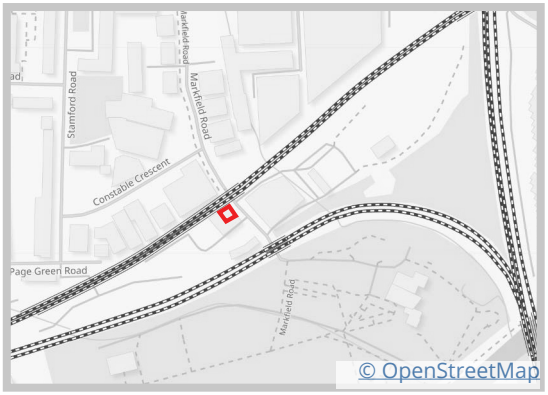
1.14 East London Studios - Tottenham Hale:

Described as a 557 sqm studio for hire including a black stage (internal height: 7.62m) with premier production facilities including green rooms, make up rooms, wardrobe space, production room and kitchen facilities. The studio is located within an industrial estate within a re-purposed steel industrial shed.



1.15 Preference Studios - South Tottenham:

Film/TV business offering a team of creative and a studio for hire for specific projects including event films, film editing, camera work and cinematography. The studio includes 62m2 (9mx7mxheight unknown) full infinity cyclorama with ancillary facilities including green room, wardrobe, and costume area. The business is located within an existing industrial building with multiple tenants.



Food Production & Manufacturing - GROW

Considerations for workspace design

1.16 Location and size:

- Range of scales from small shop-type premises to medium-sized industrial units.
- Examples found were in locations with good transport connections, in industrial or ex-industrial locations, or in neighbourhood centres / high streets with good active travel connections and street frontages.
- Examples found were in re-purposed industrial units or re-purposed retail units.

1.17 Technical design considerations (high-level):

- Food production spaces need mechanical **extract ventilation**, that is design to limit the impact of noise from the fans and odours on neighbouring users. This is more simple in industrial locations and more complicated to design in more dense mixed-use settings.
- **Waste management**, including waste water drainage and storage, need to be designed to make sure there is no negative impact to neighbours in terms of odour, blocked drains or vermin.
- Flexible kitchens can need access for **frequent small delivery vehicles**, including mopeds, bikes and scooters. Consideration should be given to the impact this can have on the public realm and infrastructure required to create spaces where all users feel safe.
- Publicly accessible areas for **food consumption** linked to flexible kitchens can have a positive impact and create active streets, if they are well planned. The impact on neighbours in terms of people visiting to consume food in the evening, and noise from any outdoor eating space needs to be considered.
- Good **pedestrian, cycle and public transport** connections are preferable to support on-site sales.

1.18 Workspace Typologies

- Flexible Kitchens

1.19 Building Typologies

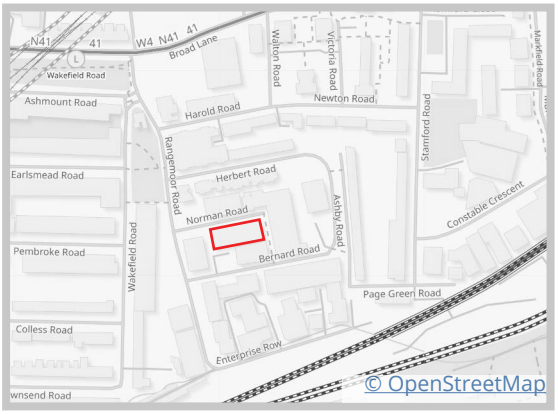
- Refurbish / retrofit, existing retail including high street locations
- Refurbish / retrofit industrial unit and estate.

Food Production & Manufacturing - GROW

Mini-Case Studies

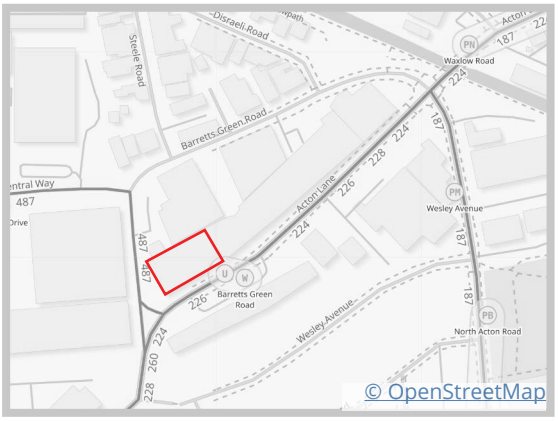
1.20 Allplants - South Tottenham:

Production kitchen for a start-up food production enterprise that specialises in plant based frozen meals delivered to customers with a subscription. Part of the business is located within an existing light-industrial brick building with shared yard space.



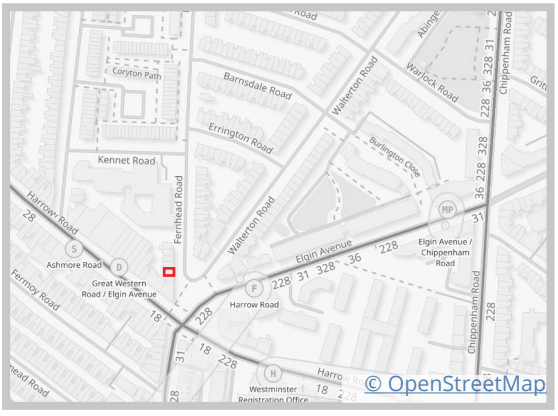
1.21 Dephna - Various London Boroughs:

Pay as you go flexible kitchen and cold storage operator with 200 commercial kitchens across London. Kitchens and food storage units available across London to rent. Dephna markets itself as having various types of kitchens which can be tailored and adapted to different needs. These include, catering kitchens, street food and delivery kitchens, start-up kitchens and central production units for established brands. Marketing on Dephna's website indicates kitchens are equipped with loading bays, goods lifts and car parking. 24-hour access, hygienic floors and waste collection, inbuilt ventilation and drainage and office space.



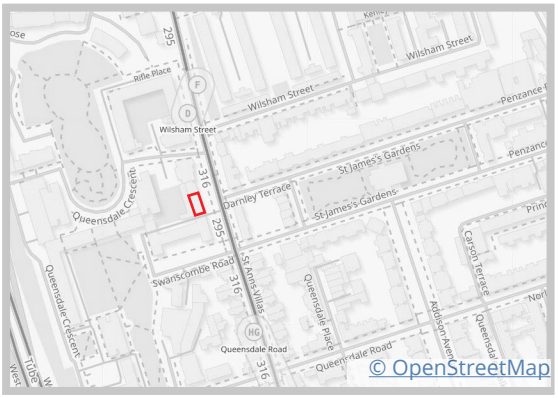
1.22 Maida Hill Place - Maida Hill:

Described as a social enterprise with professional kitchen available for food production, training, menu development and tasting. Set up as a not-for-profit social enterprise to provide training and support for early stage food businesses with affordable kitchen and menu-testing space on the high street to encourage economic growth in the local area. Commercial sustainability is achieved by hiring out facilities to chefs, caterers and restaurants who need professional kitchens for developing menus and training their chefs.



1.23 Nourish Hub - Hammersmith:

Located in a 300 sqm vacant shop unit, Nourish Hub is operated by the charity UKHarvest who uses the facility to 'fight food waste' and educate the community on nutrition and cookery skills in the home. Nourish Hub offers on-site dining at the cost of a donation. The training kitchen facilitates open access food workshops. The dining area also doubles as a flexible workspace. The enterprise includes a main commercial kitchen with wet and dry storage. Dining area suitable for 70 people, toilets, and a training kitchen and office space all located on ground floor. A large sliding door on the street offers an alternative entry for events.



Professional & Technical Activities - GROW

Considerations for workspace design

1.24 Location and size:

- Usually housed in buildings that have good natural daylighting into the depth of the plan and good thermal comfort (similar to commercial office space)
- The history of a building can contribute to the success of the space, providing a robust yet characterful backdrop for businesses to move into without needing to make enhancements to the interior to provide a brand identity (as would be the case in a spec. office development)
- The robust backdrop of warehouse buildings provides this character and also a large open span framework that makes it easy to adapt the spaces through the addition of lightweight partitions constructed by tenants.

1.25 Technical design considerations (high-level):

- Good **natural daylight** to all workspaces.
- Easy to maintain and adjust internal conditions to provide **thermal comfort** for desk based working.
- **Robust structure** and **open spaces** that allow for **flexibility** through the addition or removal of lightweight internal partitions.
- **Architectural character** that provides an interesting backdrop without having to decorate or add to the space.

1.26 Workspace Typologies

- Managed Workspace
- Creative Studios
- Maker Space

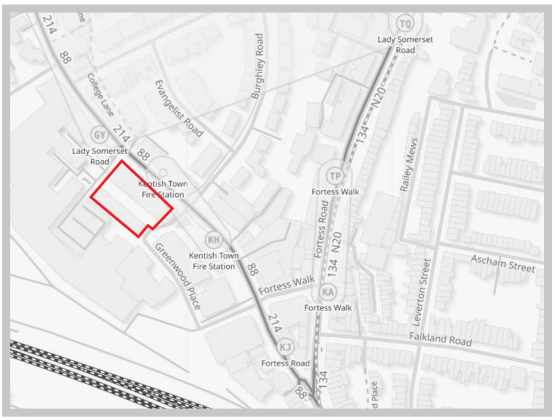
1.27 Building Typologies

- Refurbish / retrofit office
- Refurbish / retrofit industrial unit (warehouse) and estate
- New build

Professional & Technical Activities - GROW

Mini-Case Studies

1.28 Highgate Studios / Business Centre - Kentish Town



Highgate business centre and studios are converted Victorian warehouse buildings, formerly home to a wallpaper factory. The buildings have 5 - 6 storeys, red brick with large windows on each floor across the full elevation providing good natural daylight internally. The refurbishment into offices studios has retained historic features, character and style - retaining industrial features and fell of fit-out throughout. Flexibility of spatial planning internally is provided by demountable partitions. There are lifts to all floors, a caretaker, cafe, nursery and gym.

The types of business that currently occupy the two buildings include:

- Architecture and interior design studios
- Environmental consultants
- Solicitors
- Insurance provider
- Digital marketing
- Publishing and communications company
- Business consultants
- Biotech and pharmaceutical companies

Alongside these professional and technical activities the buildings also house pilates and dance studios.

Fashion & Textile Design & Manufacturing - RETAIN

Considerations for workspace design

1.30 Location and size:

- Small high fashion start-up studios through to large established textile manufacturing.
- Examples of start-up fashion design studios are located in workspace units between 23 sqm and 93 sqm where as textiles sector have larger space requirements (up to 450 sqm).
- All case studies are located in warehouse or old factory buildings with vary levels of renovation.

1.31 Technical design considerations (high-level):

- Good **natural daylight** from windows, rooflights or clerestory glazing is preferred.
- Textile manufacturing requires **delivery access** for large delivery vehicles, fashion production requires delivery access for distribution by vans and sometimes larger delivery vehicles.
- In workspaces where larger manufacturing is taking place, **access** is required to install large pieces of equipment (looms etc.) and adequate space is needed inside to locate and move these as manufacturing processes change. Smaller fashion maker-spaces may only require space for desk and bench mounted machinery, mannequins and pattern cutting tables.
- **Flexible space** is beneficial, to allow for expansion, for example, for new equipment due to growth in manufacturing.
- The machinery in fashion and textile manufacturing and maker-spaces can be **noisy** and consideration should be given to the impact of this on neighbouring users.

1.32 Workspace Typologies

- Creative Studios
- Maker Space

1.33 Building Typologies

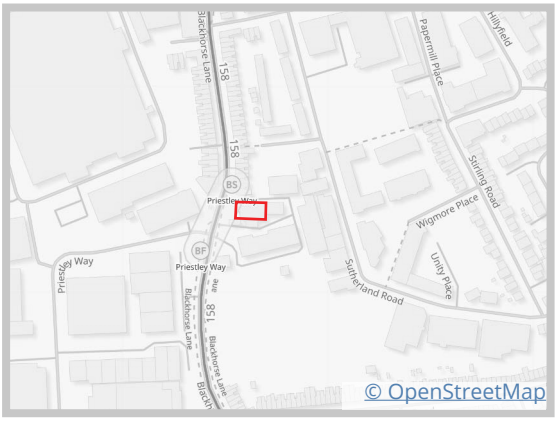
- Refurbish / retrofit industrial unit and estate

Fashion & Textile Design & Manufacturing - RETAIN

Mini-Case Studies

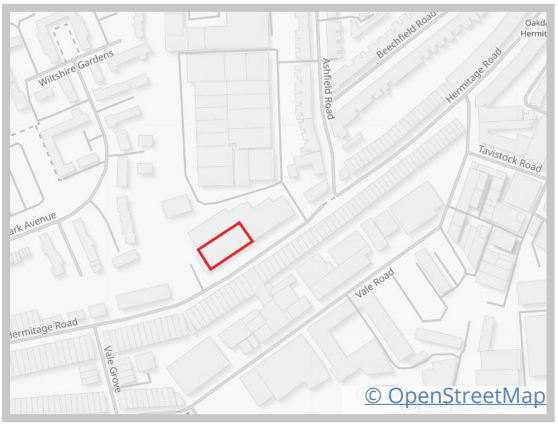
1.34 Black Horse Lane Ateliers - Enfield:

A craft jeans manufacture that make ready-to-wear selvedge & organic raw denim jeans. The manufacturing arm of the business is located in a 1920s industrial factory building that has been refurbished to meet the business' needs. The footprint of the building is approximately 630 sqm with a 155sqm service yard including approximately 3 car-parking spaces.



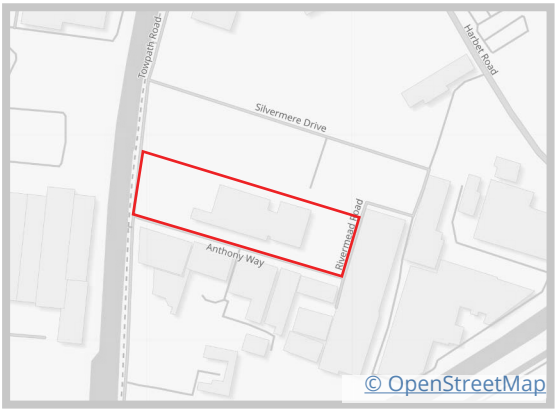
1.35 The Albion Knitting Co - Seven Sisters:

Albion knit specialises in whole garment manufacturing specifically in knitwear geared to production for luxury brands. Flat knitting and wet finishing technologies used at the factory are likely to require 3 phase power and drainage considerations for industrial plumbing requirements.



1.36 Bloqs - Enfield:

The 'Fabric' section of an open access workshop and factory housed within a renovated warehouse building in Meridian Water. The space for fashion and textile manufacturing is small in proportion to other speciality workshops on site. An atelier space with individual 'fabric' workstations is provided. Each workstation consists of 1.7m by 2.5m table with mannequin and access to power. Approximately 2 meter tall by 0.5m wide storage lockers are available for hire. Booking a workstation also includes access to shared workshop space with straight stitch machines, over-lockers, button holing machines, industrial irons and a pattern cutting table.



Music, Performance & Visual Arts - RETAIN

Considerations for workspace design

1.37 Location and size:

- From small workshops for wig making to large robust volumes needed for prop and scenery construction and are more suited to industrial areas.
- Some types of workspaces for music production and visual arts reviewed have the ability to be integrated into mixed use developments given their relatively small footprint and often cellular typology. These are often, but not always, linked to local performance venues.

1.38 Range of building / location types from case studies:

- Industrial units / whole industrial estates
- Industrial type warehouse buildings neighbouring residential
- Purpose built space connected to catalyst organisations

1.39 Technical design considerations (high-level):

- Performance venues require large **open spaces** with **high ceilings** to accommodate specialist **lighting** installation structures mounted on the ceiling. For small venues for non-classical music the floor to ceiling height could be as low as 3.5m. The floor to ceiling height of larger venues for classical music performance are determined by their acoustic performance and the proportions of the space. For example a venue for classical performance for around 250 people could have floor to ceiling heights as low as 11m.
- Good internal **acoustic conditions** are required for performance spaces, and these depend on the type of performance (e.g. classical) and number of spectators. For smaller music recording spaces acoustic considerations can include fitting out with specialist internal finishes to provide different levels of sound reverberation. Specialist adivce on accoustics would need to be sought at an early stage in the design.
- Sound amplification and recording equipment are required, and the location and space for these needs to be **flexible** to accommodate changing needs.
- **Acoustic separation** between this type of workspace and neighbouring properties needs to be carefully considered, both in terms of noise transmission to neighbours and limiting the impact of noise from neighbours on the workspace.
- Small recording studios require a **recording booth** that has good internal acoustics, and a neighbouring acoustically separated room with views into the recording booth.
- Performance spaces will likely have **large numbers of visitors** in the evenings, the impact of this on neighbours needs to be considered.
- **24 hour access** is often required, for setting up and packing up around performances or providing recording facilities outside of the normal working day. The impact of this on neighbours needs to be considered.

1.40 Workspace Typologies

- Creative Studios
- Maker Space

1.41 Building Typologies

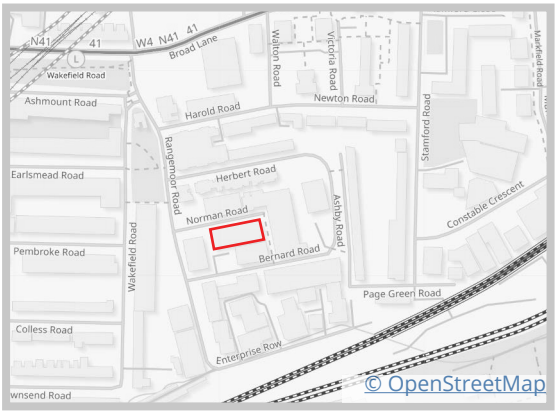
- New-build employment only, infill and industrial sites
- Refurbish / retrofit industrial unit and estate.

Music, Performance & Visual Arts - RETAIN

Mini-Case Studies

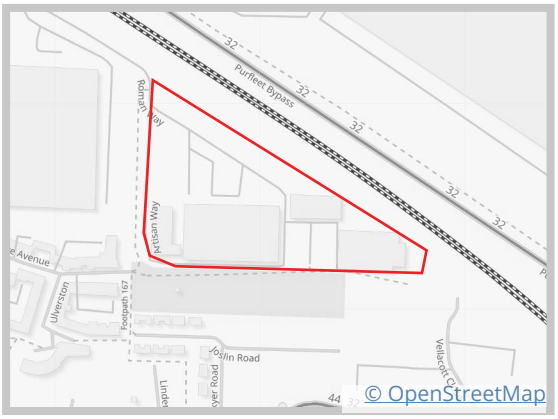
1.42 Pirate Studios - South Tottenham:

24 hour access rehearsal studios with musical instrument and professional recording equipment within acoustically treated booths retrofitted into an existing industrial building. Some car parking provision for loading equipment. The building occupied by Pirate Studios has footprint of 814sqm.



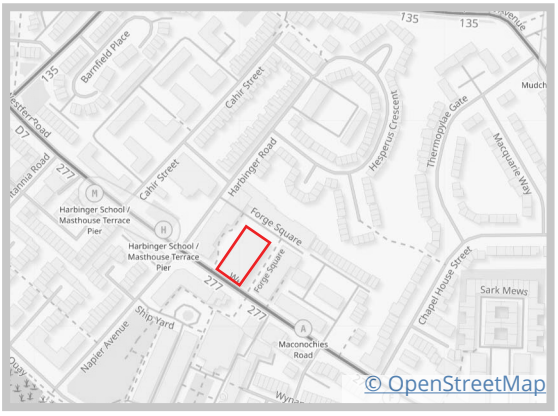
1.43 Bob and Tamar Manoukian Production Workshop - Purfleet:

Part of the High House Production Park a 14 acre campus for performing arts production and other creative sectors. The building is a purpose built set construction and fabrication workshop. The vaulted building is designed to allow fully assembled scenery to be seen as it will be on stage and a paint-shop for vertical and horizontal scene painting as well as carpentry and metal workshops. The sky lights combined with automated lighting is key to providing consistent, even lighting critical for scenery design.



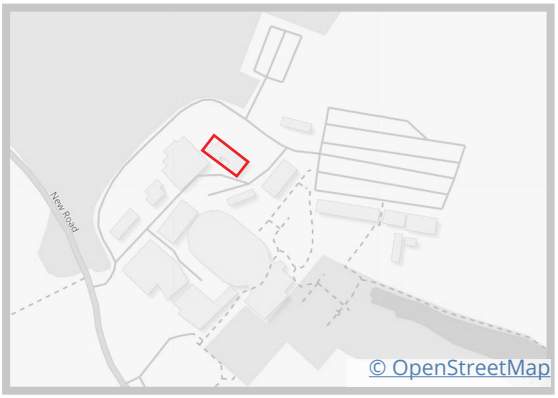
1.44 Craft Central at The Forge - Isle of Dogs:

A dedicated creative workspace refurbishment within a listed industrial warehouse in the Isle of Dogs. Studio sizes range from 7sqm to 35 sqm. Some of the studios can be expanded into adjacent spaces. The key new build consists of a two-storey stand-alone plywood structure which houses a series of self-contained studios along with meetings rooms and shared workspace for craftspeople that cannot commit to a full-time studio. A bank of bleacher seating provides access to the first floor and creates a social space.



1.45 Glyndebourne Production Hub:

Connected to a cultural anchor - an opera house. The hub has space for 80 makers. Division between the heavyweight side of the programme (props and scenery) and the lighter working departments (wigs, buttons and sewing). Tall space for large-scale making is located in a central double-height space with smaller workshops arranged around it. Excellent daylighting through skylights and perimeter windows which afford views into the making spaces. Long spanning beams act as a crane for lifting heavy props. External garage doors allow large-format materials to be brought in. Concrete planks used for the first floor addressing noise from heavy machinery. Special integrated lighting system for wig making.



Tech. & Digital Production - ATTRACT

Considerations for workspace design

1.47 Location and size:

- Spatial requirements of this sector are driven by open social spaces and well furnished meeting rooms of different scales that offer users a blend of cellular brainstorming rooms and networking environments.
- High quality / well designed finishes and generous shared amenity spaces are common. Remote/Working from home is a key part of the work culture. Tech spaces are often exclusively desk-based activities whilst some more hardware related maker spaces for prototyping.

1.48 Technical design considerations (high-level):

- A **clear identity** that promotes and represents tech. and digital business (well designed, clean and well planned).
- An **event space**, for sharing work with collaborators on screen, with adjustable lighting and good access for visitors. Reliable internet access, AV equipment and power sockets are essential.
- **Informal meeting spaces**, alongside more formal shared meeting rooms.
- A hybrid of well ventilated **workshop space** is beneficial for prototyping - with good lighting and shared equipment, alongside individual offices for **desk-based work**. Special clean rooms and ventilated spaces / equipment may be required for some types of workshop.
- Reliable, good **broadband connection** is necessary to all spaces. Particular types of building fabric (dense reinforced concrete and metal backed insulation) can make it necessary to install more wired internet hubs to allow for wireless connection throughout a building. Specialist design advice should be sought to avoid connectivity issues.

1.49 Workspace Typologies

- Co-working Space
- Managed Workspace
- Creative Studios
- Maker Space

1.50 Building Typologies

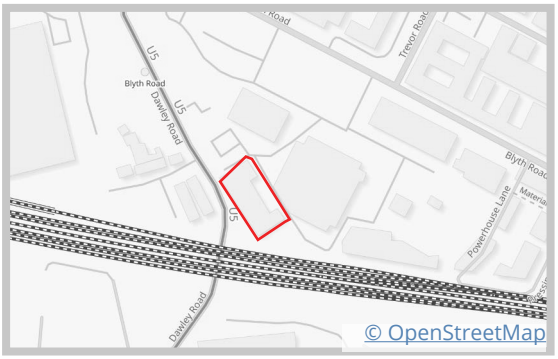
- Refurbish / retrofit, existing retail including high street location
- Refurbish / retrofit office
- Refurbish / retrofit industrial unit and estate.

Tech. & Digital Production - ATTRACT

Mini-Case Studies

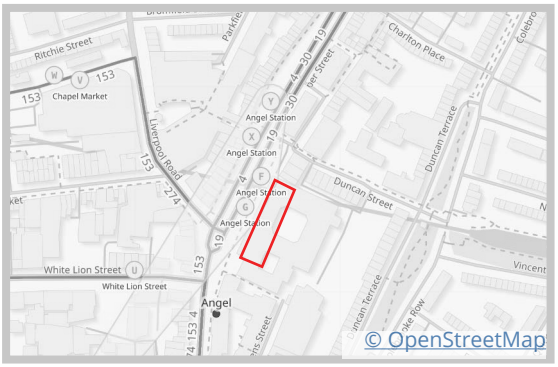
1.51 Central Research Laboratory (CRL) - Hayes:

Accelerator based in Hayes that targets tech and design hardware start-ups. Open plan hot desk space combined with meeting rooms and board rooms with high spec IT equipment. An in-house photography studio plus two shared workshops dedicated to fabrication and prototyping include a 3d printer, vacuum former and electronics bench. The larger workshop includes CNC milling machine, laser cutter and various table top power tools including saws and bench top drill press. Each workshop provided with appropriate mechanical ventilation. Bike storage and proximity to public transport are key considerations. An event space which also doubles as a practice pitch spaces is a key component. Breakout space with tabletop games is also part of the programme.



1.52 Rocket Space Tech campus - Angel:

A co-working space developed specifically for the tech sector in London. An existing bank vault has been converted into a collection of specific workspaces curated to the work flows of the start-up tech sector. Key elements include a pitch spot which doubles as an event space. This space is defined by bleacher style seating and stage area. Standing ‘touch points’ are another key informal meeting space defined by bench height furniture. Smaller meeting rooms are defined by large L shaped sofas and presentation screens and whiteboards. Another type of meeting room is more conventional and includes a large boardroom style table and blinds for privacy. Printing resources are minimal. Wireless charging points are abundant. The upper floors provide growing space for start-ups that expand but want to stay local. Although the building internally has exposed services and structurethe fit-out is a high level of category B.







2. Workspace Typologies

Workspace Typologies

Overview

2.1 This chapter outlines some high-level design considerations for different affordable workspace typologies, based on those identified in the 'Haringey Workspace Study'.

2.2 The design considerations are organised into the following three groups:

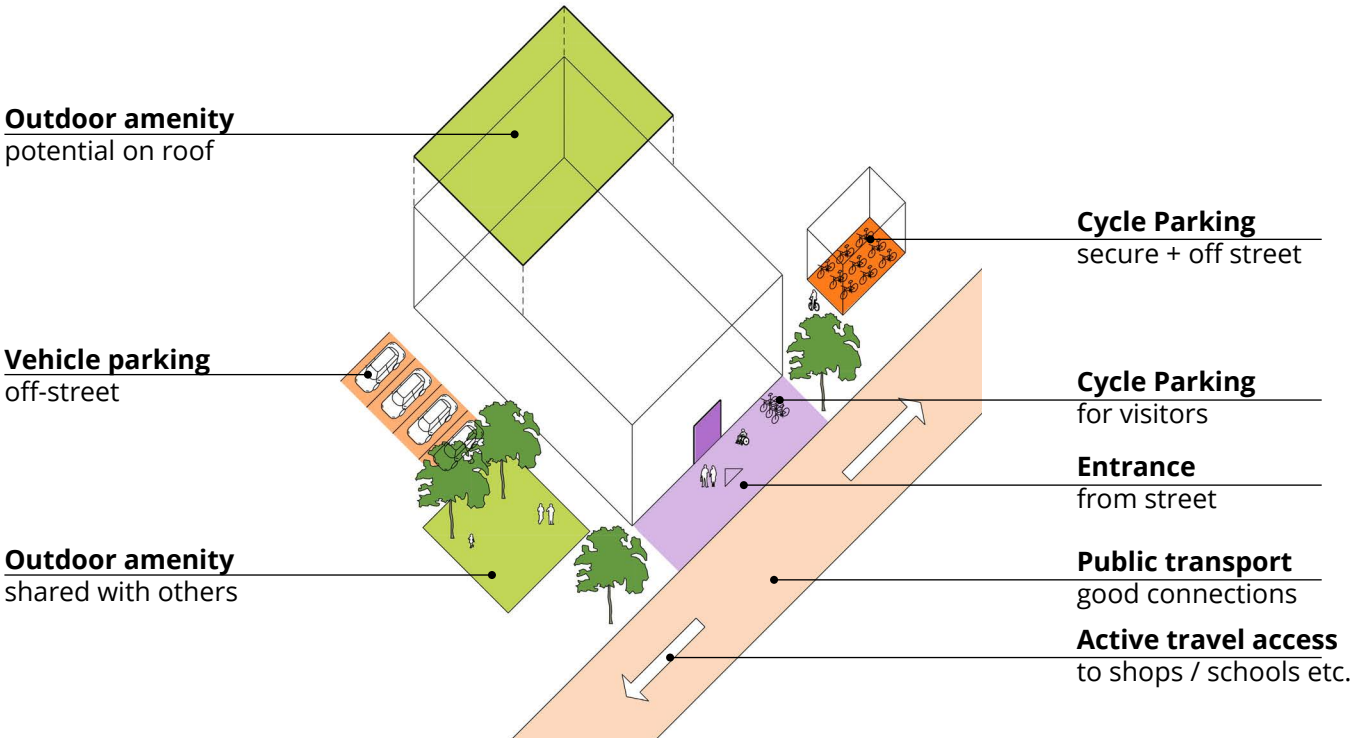
- All Workspace
- 'Office' Type Workspace only
- 'Industrial' Type Workspace only

2.3 The following over-riding principals should be considered as workspace has differing requirements from 'conventional' office space or industrial units, including;

- Collaborative spaces, where face-to-face interactions and opportunities to meet are valued;
- Flexibility to be easily altered for different day-to-day uses (like different meeting sizes), for different types of use, and for different sizes of business (in particular as they grow);
- Settings that are somehow exceptional and inspirational, with a character and identity that differs from commercial office space or standard industrial units;
- Seeking to minimise embodied carbon in construction and carbon emissions in use, as this is often valued by businesses in relation to their brand identity; and
- Improving place-making by making improvements to the public ream, through providing active street frontages, facilities that are shared with the wider community and green outdoor amenity space to enhance opportunities for collaboration, exchange and community wealth building.

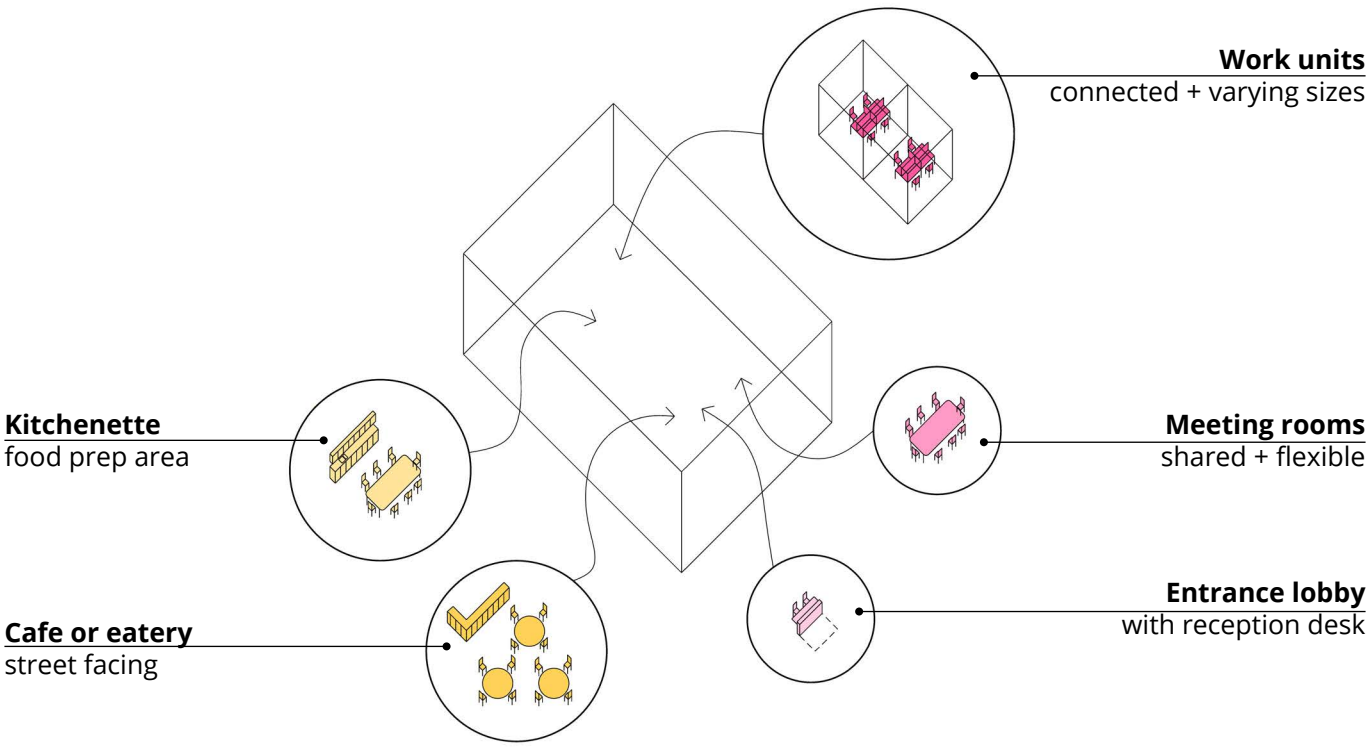
2.4 Good workspace design will include early engagement and potential co-design with operators, management companies and tenants - to inform the design of the layout, arrangement of spaces, technical needs and level of fit-out.

Access + Neighbourhood



- Good **public transport, pedestrian, and cycle connections** to the wider area, providing affordable and accessible means of transport for people to access the workspace.
- Good access to **local amenities** including shops, schools, nurseries and recreational facilities to support diversity and inclusivity in the workspace, through making it easier for a broad range of people to balance their work / life commitments. This also provides opportunities for businesses to embed themselves in local communities and socialise /network with other users of the workspace outside of working hours.
- A **street facing entrance** with clear signage. This enables businesses to be easily found by visitors and provides a street address.
- Good **external lighting** on the building around the entrances and coordination of this with the street lighting. This will help improve feelings of safety for people who use the building and the surrounding area.
- **Outdoor amenity** space, with planting (trees and shrubs). Preferably in a location that can be shared with members of the public as a way of facilitating exchange and expanding business opportunities.
- Secure **cycle parking** in line with the London Plan, preferably in lockable units. Providing appropriate cycle parking promoting active modes of travel over other forms, reducing vehicular traffic in the local area, congestion on public transport and improving air quality.
- **Vehicle parking** in line with the London Plan, and preferably with charging points, to facilitate inclusive access. Parking should be minimised and located away from the street, to maintain an attractive public-realm and route from the street to the building. Signage should be provided to direct visitors from parking areas to the main entrance and parking management should be in place to prevent misuse of the car park.
- **Delivery access** should be provided with easy access to the main entrance from the street.

Workspaces + Primary Facilities



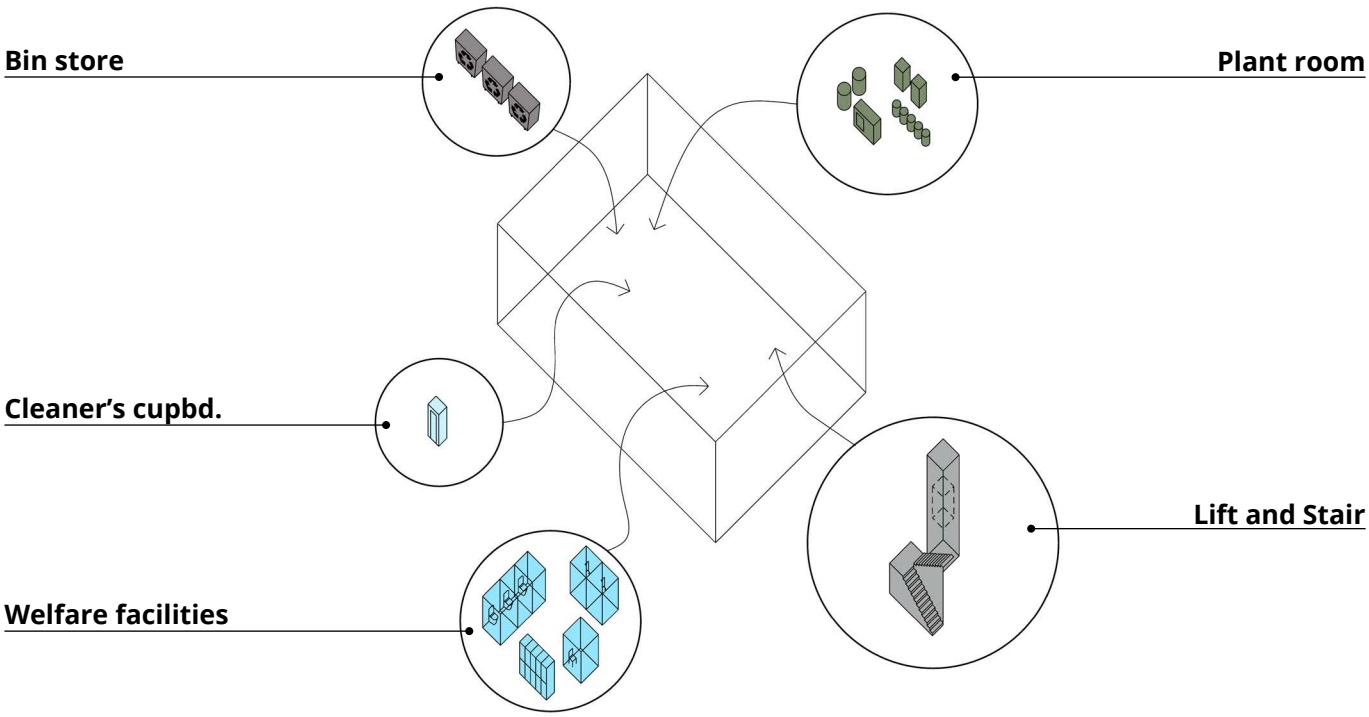
- An **entrance lobby** with a reception desk. The reception should have a place to display information on the businesses that occupy the space, to promote the businesses and help visitors feel confident that they are in the right place; **Post boxes** can provide a location for individual businesses to display their name and graphic identity, but are not essential if other methods for distributing post are in place.

- A **cafe or eatery** which encourages collaboration and, if the facility is also open to the public, can provide opportunities for connections between building occupants and the wider community. Uses that could be **open to the public**, such as a cafe, should be in locations where they are visible and easily accessible from the street. **Kitchenettes** for free clean drinking water, and space to store and prepare food and hot drinks should be provided (if not available in the cafe / eatery).

- **Shared meeting rooms** will be used by a diverse range of businesses to meet with visitors and therefore will need to be attractive, comfortable, flexible (e.g. adjustable partitions and easily movable table to adjust layout) robust and easy to maintain. Accessible power sockets, internet access and AV equipment should be provided to facilitate digital collaboration.

- **Work units** in a variety of sizes, with lockable doors onto a shared space or a wide corridor to facilitate collaboration between businesses. Units should be wired for power and data. Internet access provided by the operator is also preferable.

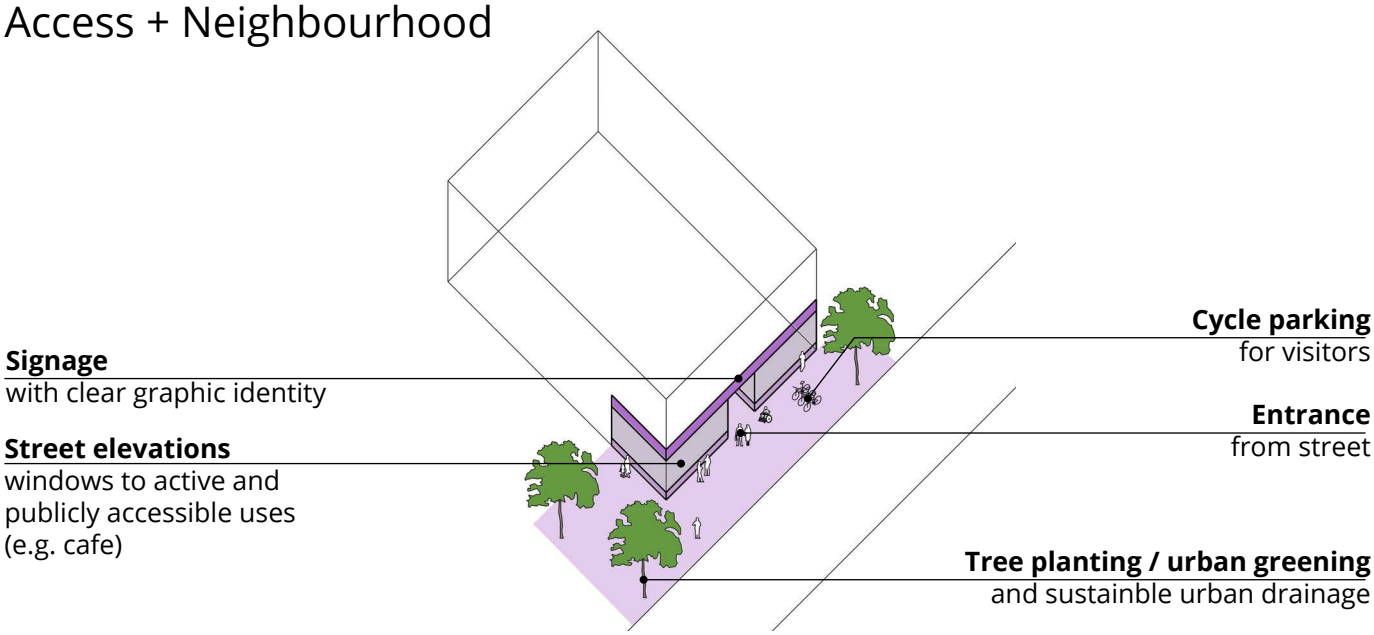
Ancillary Facilities



- Well designed ancillary facilities are essential to support diversity and inclusivity in a workspace.
- If on multiple storeys, easy access to the **lift and stairs** from the lobby should be provided. The size and type of lift should take into consideration potential future uses on the upper floors and the ease of installing larger pieces of equipment / furniture.
- **Plant rooms**, access for services maintenance and **recycling / bin store.**
- **Cleaners' cupboards** in locations that facilitate easy cleaning and that are large enough to store appropriate equipment. A cleaner's sink can reduce health and safety risks in buildings where floor mopping is required.
- **Welfare facilities** including:
  - **WCs** that are inclusive and accessible.
  - Rooms for **breast feeding** or expressing milk that are hygienic and comfortable.
  - **Showers** for people who use active modes of travel to get to work.
  - **Lockers** so that people who rent desks in shared spaces can securely store belongings.

Desk-based ‘office’ type workspace

Access + Neighbourhood



- The **character** and **identity** of the building in relation to surroundings should be considered. This could be about the building being designed to be clearly identifiable as a workspace building in relation to the setting, or to be in-keeping with the character of the area with subtle features that identify it as a workspace. The opportunity for planting and **urban greening** should be considered to enhance biodiversity and the character of the area.
- **Windows** on the **ground floor**, onto parts of the workspace that are well used, can help to provide natural surveillance and improve feelings of safety in the street. They also provide insight for passers-by into what the building is used for. This can enhance the street and add character to a place. It is worth noting that using windows to frame views, from both inside and outside, is often more successful than full height glazing which can provide unattractive views of under-utilised spaces.

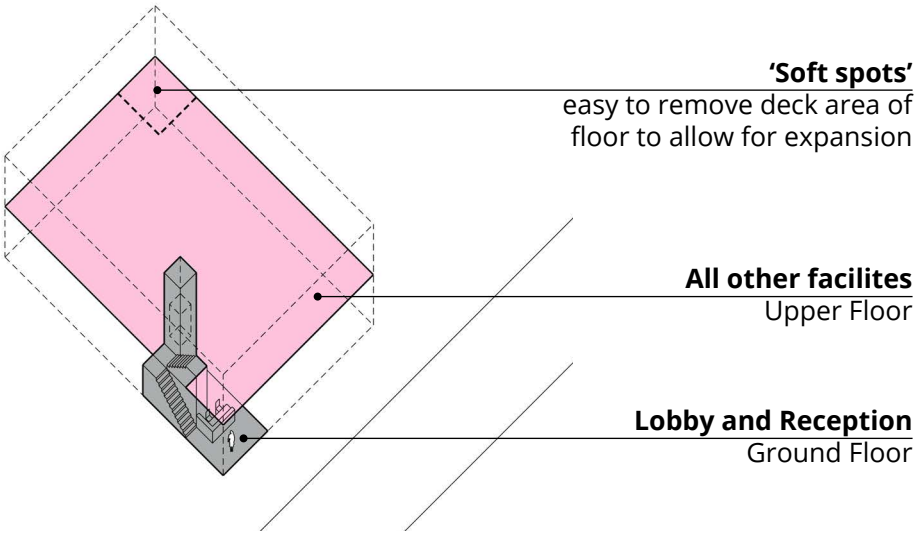
Other Considerations

- These spaces typically have a Cat B fit out, including partitions, floor finishes, brand identity, kitchen facilities, breakout and reception areas, office furniture, IT and audio equipment, lighting and meeting rooms. Co-working and meeting room spaces should be fully furnished and fitted out with equipment. It may be preferable to have a lower level of fit-out in individual works units, allowing tenants to adapt their own needs and provide furniture and fittings that reflect their brand identity. For sectors with specialist technical needs (e.g. acoustic requirements) the fit-out should allow for flexiblity, be designed with input from the occupant or have a lower level of fit-out that allows the occupant to complete to their needs.
- Provision of natural daylight, artificial lighting, space conditioning (heating / cooling) and ventilation to provide an environment that is comfortable and attractive. It may be beneficial to refer to the International WELL Building Institute guidance for daylight standards in this type of building.
- Rooms with windows, or glazed openings in the external envelope, will benefit from solar shading (internal blinds/curtains, external shading or in-glazing systems) to mitigate against the risks of glare and over-heating.
- In deep plan buildings meeting rooms are sometimes located in the darkest area of the plan, separated with glazed partitions. This is not ideal in terms of comfort and would likely be less appealing than meeting rooms with visual connections to the outside.

Desk-based ‘office’ type workspace

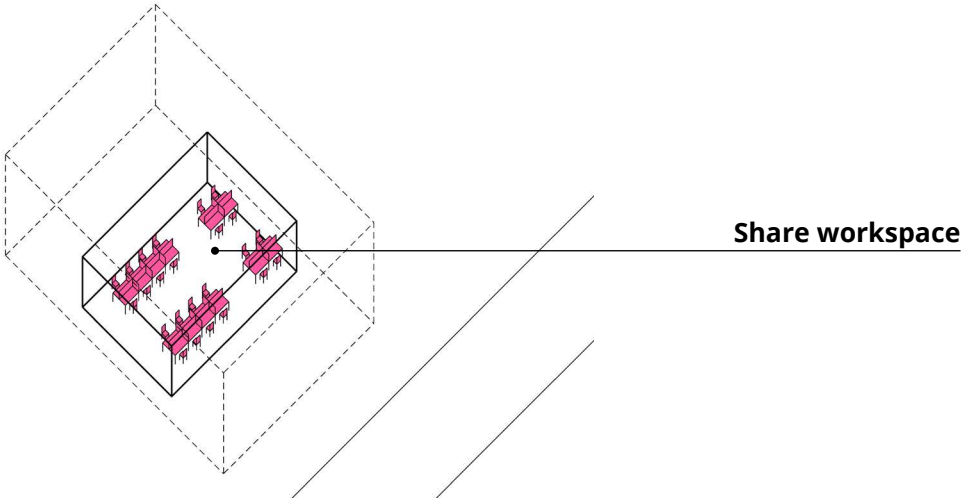
Vertical Distribution

- In terms of **distribution across floors** it is possible, in restricted settings, for this type of workspace to have only limited space on the ground floor to incorporate; lobby, reception, access to stairs and lift and parking/cycle parking - with all other facilities on the upper floors.



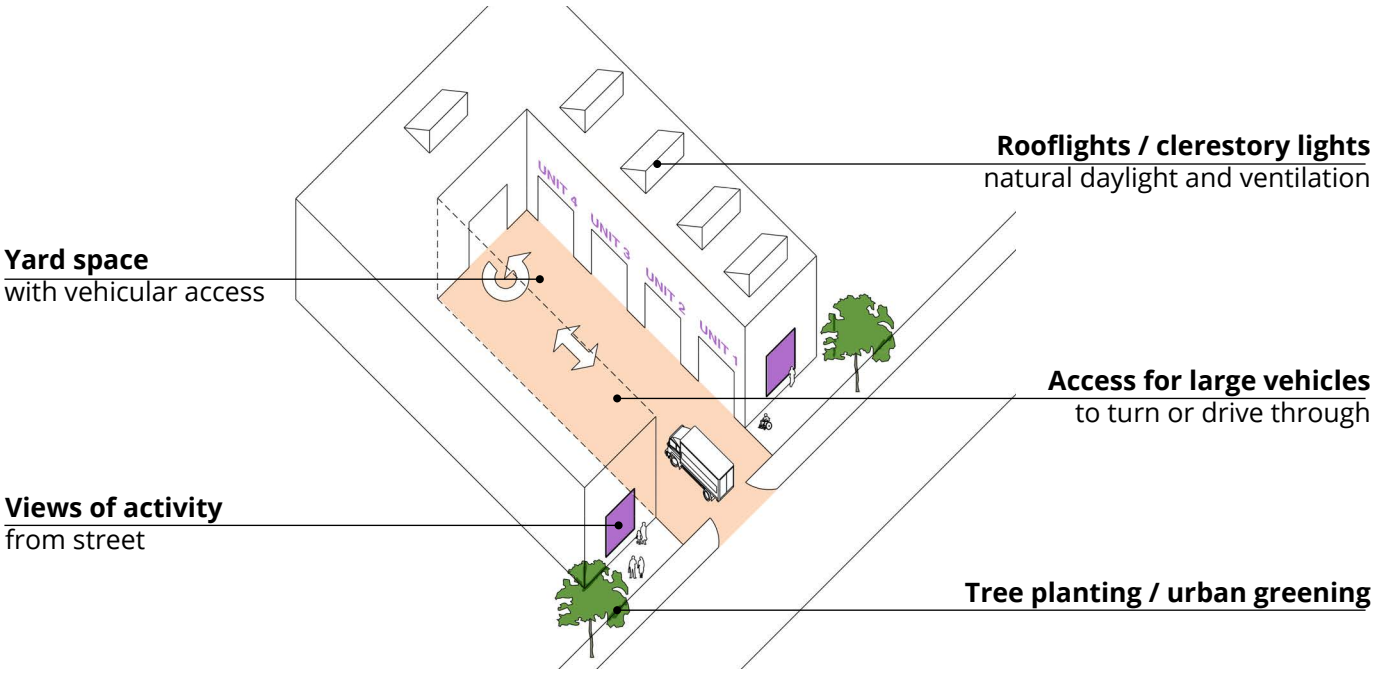
Co-working

- **Co-working space** with chairs and desks in a large open-plan office. This space should be flexible so it can adapt to changing needs, such as a growing business renting part of the space. Power, data and internet access should be provided to each desk.



Workshop-based 'Industrial' type workspace

Access + Neighbourhood



- These often have an **industrial estate** identity, with access to a collection of similar building types along a road or around a yard.
- **Signs** that provide the name of the 'estate', and sometimes business names and location of the buildings. Signs for individual businesses, sometimes accompanied by unit or street number, on the entrance elevation of units.
- This type of workspace typically has a large footprint on the **ground floor**, with mezzanine floors providing additional space in units and/or buildings with desk-based activities in a separate multi-storey buildings. This allows for easy access to the outdoor yard space for deliveries, but requires careful space planning at an early stage when integrated into mixed-use developments.
- These often have a **yard space** to provides access for delivery and loading / unloading from large vehicles, of potentially large items (i.e. on palettes) directly to units. This often requires clear areas to allow for turning radii for large vehicles to safely enter and leave the yard. Some industrial estates have front yards, structured around a road, allowing vehicles to drive through without needing to turn.

  In some cases the yard can provide space for activities outside of daytime working hours (such as music events, food courts, and bars - subject to licensing constraints) that support a 24 hour economy.

  To support these uses, and other uses, yards usually have weather-safe external power sockets and drainage systems which can filter out pollutants. Some yard spaces have a perimeter security fence and locked gates at night, depending on their context (in terms of crime rate / level of natural surveillance) and whether materials are stored unsecured in the yard whilst the site is unoccupied. Perimeter security is often supplemented by security lighting, CCTV and/or security patrols - depending on the level of risk.
- The **character** of this type of building is often defined by light weight cladding, with minimal detailing. In this instance the cladding colour, texture, and reflectivity (alongside embodied carbon and thermal properties) should be carefully considered in terms of character and identity.

Workshop-based 'Industrial' type workspace

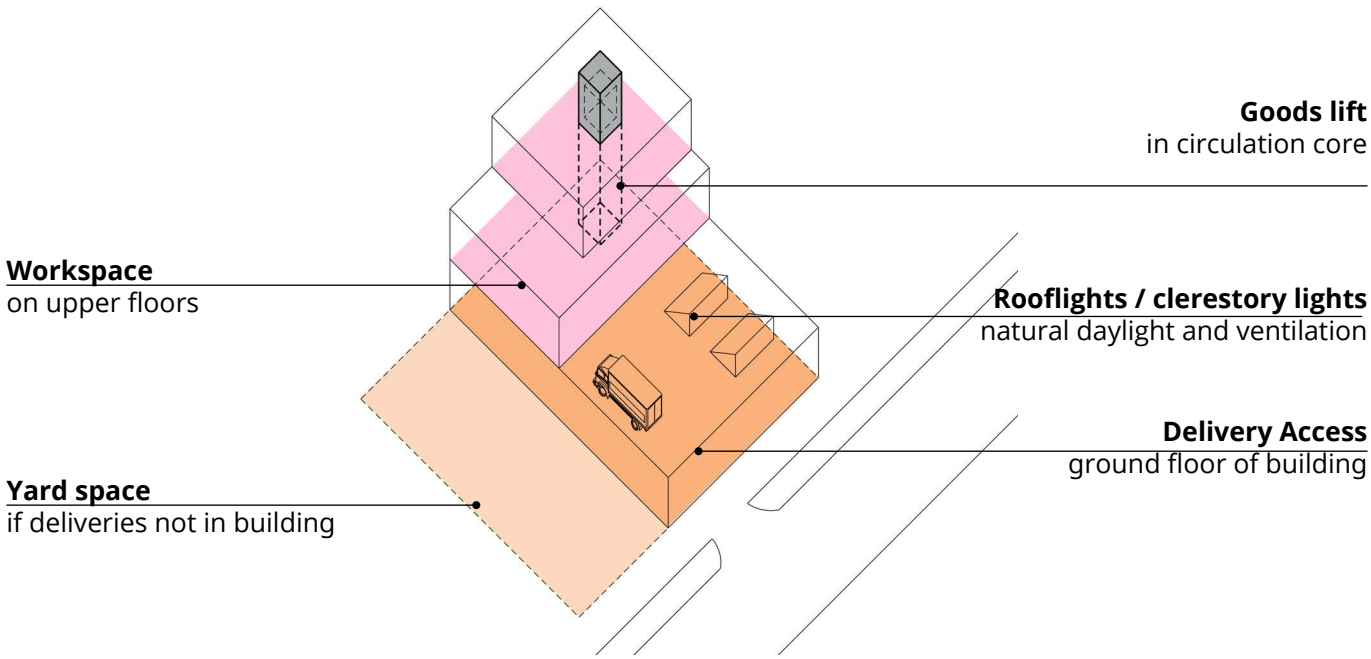
Access + Neighbourhood cont...

There are examples in Haringey of industrial warehouse buildings that have walls made of more robust materials (e.g. brick) and have a character that has some heritage significance. New-build workspaces of this type often draw on the architectural language of industrial buildings, in terms of material and detailing, to provide them with a character and identity that relates to use.

- The opportunity for planting and **urban greening** should be considered to enhance biodiversity and the character of the area.
- Consideration should be given to how **activities** in the building / estate can be **seen from the street**, this can benefit businesses in terms of letting passers by know what they do and can give character to a place.
- **Pedestrian** areas should be clearly defined, adequately sized and attractive, so that outdoor spaces feel safe and comfortable for pedestrian uses alongside vehicle movements.
- Good **external lighting** should be provided around the entrances and the location of street lighting should be integrated into the design. This will help improve feelings of safety for people who use the building and the surrounding area.
- In locations where workspace is in a neighbourhood with residential accommodation careful consideration should be given to mitigating **sound transmission** from internal uses and to the location of **extract ventilation** that may affect air quality or have an odour.

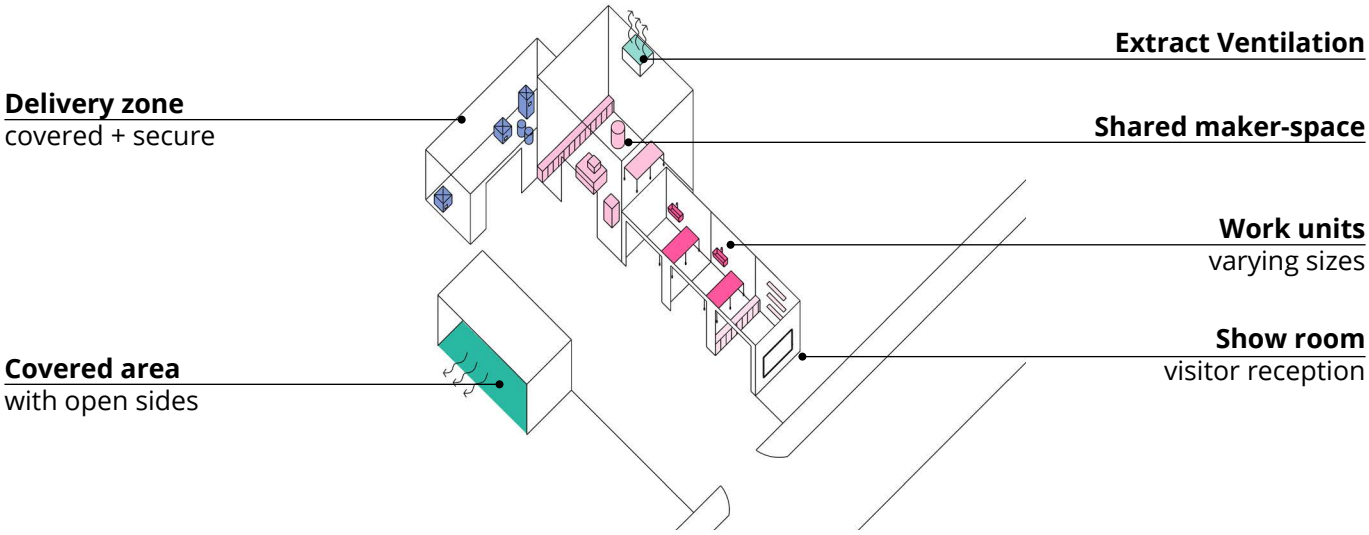
Vertical Distribution

- This type of workspace can be stacked. In this situation large **goods lifts** should be provided for distribution of goods and installation of equipment to upper floors. The **structural design of floors** needs to be carefully considered. This can result in enhanced floor-to-floor dimensions. The need for separate yard space can be avoided, through having delivery access on the ground floor inside the building envelope. This requires floor to ceiling heights that are adequate for access by tall vehicles.



Workshop based 'Industrial' type workspace

Facilities + Work Units



- **Work units** in a variety of sizes. When designed as single storey these usually have floor to ceiling heights of around 3.5m - 4.5m. Units where mezzanines are likely to be added, providing an additional floor, should have minimum ceiling heights of 5m. They often have large loading doors, with roller shutters or similar, to facilitate delivery and loading of large items. **Natural daylight** is often provided via rooflights and/or at clerestory level. Large clear spans are required for flexibility to adapt to changing requirements for layout including equipment location. **Lighting, electrical wiring and ventilation** all need to be installed in a way that makes them easy to adapt to changing needs. **Cladding materials** are often light-weight and low-cost, making it easy to form new openings for ventilation or other equipment. **Heating** in work units is usually provided at lower temperatures than would be provided for desk-based activities. Units often have low levels of **thermal insulation** and **air tightness**. Improvements to the building envelope and space heating should be considered to reduce carbon emissions.
- **Shared work units** can be beneficial in terms of providing specialist equipment shared by multiple businesses, reducing start-up costs. Requirements for these units are similar to work units outlined above.
- **Space for desk-based working** for administrative tasks, such as accounting, processing orders and / or **visitor reception**. This should be insulated, heated and ventilated to provide comfort for desk-based activities, and preferably have a window or clerestory glazing. Good lighting levels, power and internet access are required.
- **Show room / exhibition space** for businesses to display their products. This could be in a reception area or a separate street facing unit.

Other Considerations

- A water supply should be provided in the units for a hand wash basin / eyewash station or similar (depending on the nature of the work).
- Electrical supplies need careful consideration, as equipment may put a high load on the electrical supply and 3 phase power is preferable to allow flexibility for different types of equipment.
- Co-working and meeting room spaces should be fully furnished and fitted out with equipment. It may be preferable to have a lower level of fit-out in individual works units, allowing tenants to adapt to their own needs - as a minimum power and lighting should be provided. The fit-out should allow for flexibility, be designed with input from the occupant and/or have a lower level of fit-out that allows the occupant to complete to their needs.

Workshop based ‘Industrial’ type workspace

Further guidance

‘Office’ type workspace

Further guidance on the design of ‘office’ type workspace can be found in:

Government Workspace Design Guide, Government Property Agency

Publication date: October 2019



LLDC Employment Space Study, LLDC,
Facilities & Spaces: Part 2: Section 2A 1, 2A 2 and 2A 3.
Neighbourhood & Access: Part 3.

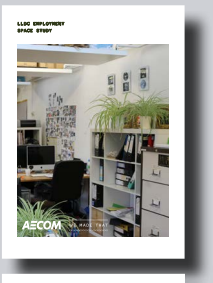
Publication date: November 2015



‘Industrial’ type workspace

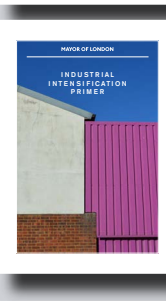
Further guidance on the design of ‘industrial’ type workspace can be found in:*LLDC Employment Space Study*, LLDC,
Facilities & Spaces: Part 2: Sections 3, 4, 5 and 6. Neighbourhood & Access: Part 3.

Publication date: November 2015



Industrial Intensification Primer, Mayor of London,
Facilities & Spaces: For units pg. 7-9. Neighbourhood & Access: Co-location pg. 21-31

Publication date: January 2017



Industrial Intensification and Co-location Study, Mayor of London
Facilities & Spaces: For units Section 3.0. Neighbourhood & Access: Section 4 & 5

Publication date: October 2018







3. Building Typologies

Building Typologies

Overview

3.1 The building typologies to accommodate workspace have been categorised into three groups:

- New Build
- Refurbish / Retrofit
- Live / Work

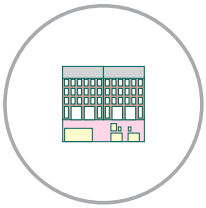
3.2 With eleven sub-categories set out below and on the following page. These have been based on the types of potential sites in Haringey.

3.3 On the following pages of the report each group has an overview page, with high-level design considerations.

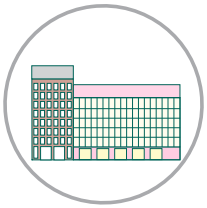
3.4 For each sub-category the following is outlined:

- Type of location,
- Workspace typology suitability,
- High-level design considerations (above and beyond those already set out in the workspace typology section of this report),
- Haringey based example - high level, and
- References to sections within publicly accessible documents, with hyperlinks, where further more detailed design considerations and case studies can be found.

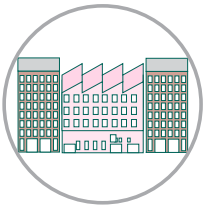
New-Build



Mixed-use, Under Residential



Mixed-use, Alongside Residential

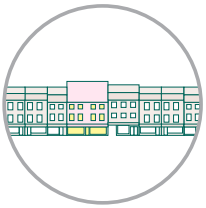


Employment Only, Infill Sites

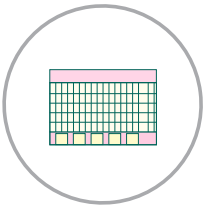


Employment Only, Industrial Sites

Refurbish / Retrofit



Existing Retail High Street

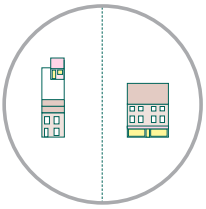


Existing Office

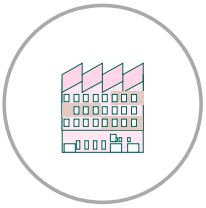


Existing Industrial Estate / Unit

Live Work



Home and Hub



Warehouse Living

New-build Workspace - Overview

Design Considerations: All New-build Typologies

3.5 New build developments provide a good opportunity to define the character and identity of workspace in a way that is somehow exceptional and inspirational, differing from commercial office space or conventonal industrial space. This could be through innovative and creative use of materials, graphics, colour, layout, form, construction and/or progressive approaches to environmental sustainability.

3.6 The character and identity of a workspace should be considered at an early stage in the design process, allowing the ambition and specific requirements to be embedded in the overall design. This will result in more successful design outcomes. It is therefore important to identify locations for workspace, and the potential type of workspace, including priority sectors, in the masterplanning stage for larger projects and at brief / concept stage for smaller projects.

3.7 Spaces designed to meet the generic requirements of Planning Use Class E, will be less successfully adapted into workspace. These generic designs may also not be able to be adapted to meet the needs of specific spatial and facility needs of workspace uses - including the needs identified in the priority sectors chapter of this annex - without considerably investment at a later date. The generic design of Class E spaces makes it difficult to integrate the innovative and creative use of materials, shared / collaborative space, graphics, colour, layout, form, construction and/or progressive approaches to environmental sustainability that successful workspaces have.

3.8 Opportunities for new workspace buildings to have active ground floor uses, alongside uses which can be shared with the public, should be integrated into the design to support place making strategies. The potential impact that an employment building, with elevations that have views into desk based space and limited doors onto the street, can have on a residential of retail street should be considered when locating and designing new workspace.

3.9 As part of the design process for new workspace the amenity needs of neighbouring uses, in particularly residential uses and schools, needs to be considered. In new build projects it will be beneficial to integrate facilities into the workspace design that can be rented by or shared with members of the public (such as meeting rooms or cafés).

3.10 It is beneficial to consider the ancillary facilities that are needed support a good workspace and whether these are provided in the surrounding area or development (such as access to public transport and active transport connections, cafés, shops, spaces for socialising, nurseries, schools and colleges, and outdoor green amenity space - including trees and shrubs).

Environmental Sustainability

3.11 Achieving high standards of environmental sustainability in workspace design can result in buildings that are more attractive to new businesses who are increasingly interested in the marketing opportunities of promoting a social and ethical agenda. Energy efficient buildings can also reduce energy costs for tenants, making them more affordable and therefore more desirable.

3.12 New build developments have to comply with more stringent requirements than refurbishments in terms of reducing carbon during use. Standards for the environmental performance of new build employment spaces are set out in the Building Regulations. Guidance is provided in Approved Document L, Conservation of fuel and power, Volume 2: Building other than dwellings. In addition to this, Haringey's climate change action plan sets out an objective for all commercial properties to achieve an EPC B by 2035. For further information specific to Haringey refer to, 'Haringey Climate Change Action Plan, A route Map for A Net Zero Carbon Haringey'. It should be noted that the government have been consulting on a framework to implementat and enforce EPC B targets by 2030 for privately rented non-domestic buildings.

New-build Workspace - Overview

Design Considerations: All New-build Typologies

3.13 Regulations on embodied carbon in the construction of buildings are currently limited. An environmentally sustainable approach to workspace design would include carrying out embodied carbon analysis of and making improvements to the design to reduce embodied carbon. Material choices which have low embodied carbon, such as natural materials, can also add character and be more attractive. The use of timber framed construction and cladding can reduce embodied carbon, and should be considered for smaller stand-alone workspace buildings. Fire safety considerations - which prohibit the use of combustible materials in certain types of developments would need to be considered.

3.14 In the design of new-build developments it is important to consider whether there is any potential for the re-use of existing building fabric on the site. This could be through retention or reclamation. This approach can reduce embodied carbon in construction and enhance the character of a development.

3.15 If the site does not have protected heritage status (conservation area / statutory or local listing), then policy is unlikley to prohibit demolition and rebuild. In areas undergoing major change, where increasing density or change of use is critical, the opportunities for retention can be minimal.

3.16 Integrating planting into a design, both internally and externally, will enhance biodiversity and can improve air quality and environmental conditions. New build projects will require biodiversity net gain calculations and improvements in line with regulations. Tree planting in outdoor areas should be prioritised, reducing the potential for over heating through providing shading and improving air quality through absorption of carbon dioxide emissions. External areas of soft landscaping can also reduce rainwater run-off, and should be considered alongside a sustainable urban drainage (SUDs) strategy.

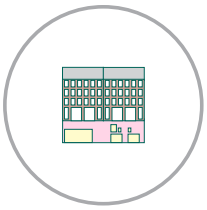
Cost and Affordability

3.17 New-build workspace does not have to be expensive to construct. Ways of keeping costs down during construction include developing;

- A clear a simple structural strategy that utilises light weight materials,
- A coherent material strategy, making best use of cost effective materials,
- An approach to character and identity formed through materials and graphics (such as the use of cladding which has a distinctive texture or material properties, and painting graphics), as opposed to form and detail, and
- A construction methodology, to inform the design, that identifies and eliminates costly site processed, through consultation with a contractor. Pgs. 94-95

3.18 Viability studies would need to be carried out an a site-by-site basis to determine whether the rental income for affordable workspace can support new-build workspae, particularly where the anticipted tenants are being relocated from existing facilities that have very low rent. In these cases it may be better to consider the potentially lower cost option of retrofit and refurbishment to provide adequate workspace. Although, it is worth noting that retrofit can be similar to that of new-build, depending on the condition of the existing building and the extent and type of work that needs to be carried out.

New Build: Mixed-use: Under residential



Location

3.19 Regeneration, industrial intensification sites and town centres, where high density development is proposed to provide residential and employment uses.

Workspace Typology Suitability

3.20 Workspace typologies that are well suited to this building typology are those with uses that are internalised, quiet, less active during the evenings and that do not need high volumes of extract ventilation that could produce odours or impact on air quality. This includes co-working space, managed workspace, incubator / accelerator space, creative studios and some types of maker space.

3.21 Uses that can create noise, such as music recording studios and venues, or maker spaces with heavy machinery can be accommodated if acoustic separation is considered during the design, and management processes are put in place.

3.22 Flexible kitchens may be suitable in this type of location, but consideration of night time use, extract ventilation and delivery vehicles would need to be considered during the design, and management processes are put in place during use.

3.23 Conventional light industrial typologies may be suitable, but consideration needs to be given to extract ventilation and the impact that external yard space and delivery vehicles could have on residential amenity space.

Design Considerations

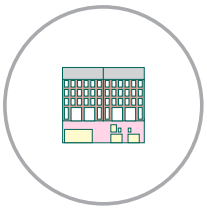
3.24 In high density mixed-use developments, lower floors are often found to provide inadequate daylight levels for residential accommodation. This can result in the lower floors being designated as generic Planning Use Class E (Commercial, Business and Service uses) between residential amenity on the ground floor, with minimal consideration about the preferred layout for future uses. The outcome of this approach is that the spaces may be poorly planned to accommodate workspace uses, in terms of access, scale, unit size, layout and connections between spaces (horizontally and vertically).

3.25 The distribution of amenity space for residential accommodation - including entrances, escape routes, circulation cores, vehicle parking, bike parking, plant rooms and waste / recycling stores - can result in the ground floor being split into small separate units, with front access only, limited opportunity to connect between units and limited adaptability for expansion. The impact of residential amenity on the ground floor space in tall buildings has been exacerbated by recent changes to fire safety regulations, which require the installation of evacuation lifts in addition to fire-fighting lifts in buildings where the top storey is 18m above fire vehicle access level. 'The London Plan Guidance Sheet Policy D5(B5) (Greater London Authority)' provides further information. Further pressure is potentially added to the spatial planning due to emerging changes to policy that are likely to be informed, at the time of writing, by guidance from the National Fire Chiefs Council, on the requirement for two staircases in buildings over 18m or 7 storeys.

3.26 The circulation core for Use Class E type spaces on lower floors is often not shown on feasibility and planning drawings, giving a false impression of the quantity, size and layout of spaces that would be available for workspace. In developments where planning class Type E spaces are spread across a number of the lower floors, then a separate vertical circulation core from that for residential accommodation is usually required. This approach avoids the complexity of the operators for the residential accommodation and workspace accommodation having to take shared responsibility for circulation cores, and avoids issues with security and complexities associated with means of escape in the event of a fire.

3.27 Whilst the types of spaces currently being created in high-density mixed-use developments may be suitable for certain types of workspace, the quality and quantity of potential workspace currently being proposed in these locations does not reflect the diversity of spaces required to the priority sectors identified in this study.

New Build: Mixed-use: Under residential



3.28 Providing successful industrial type workspaces under and alongside residential uses (where the requirement for a delivery yard and vehicle access can conflict with residential amenity) needs careful consideration. This is particularly relevant to areas designated as Strategic Industrial Sites (SIL) or Locally Significant Industrial Sites (LSIL), where a specific quantity and type of industrial use need to be retained as part of any development proposal.

3.29 There are several options that could be considered at an early stage in the design process to assist in balancing the needs of residential accommodation with the needs of successful workspace provision. These are set out on the following pages.

Priority Locations

Potential Location by Sub-Area and Current Planning Status				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Cultural Quarter Local Employment Area - Regen. Town Centre	LSIS / SIL areas Town Centre	LSIS / SIL areas Town Centre	LSIS areas Local Employment Area - Regen. Town Centre	LSIS areas Town Centre

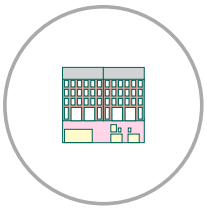
Workspace typology suitability

Workspace typology	Suitability
Co-working Space	●
Managed Workspace	●
Incubator / Accelerator Space	●
Creative Studios	●
Maker Space	○
Flexible Kitchens	○
'Conventional' Light Industrial	○

○ *Not suitable* ◐ *Somewhat suited* ● *Well suited*

New Build: Mixed-use: Under residential

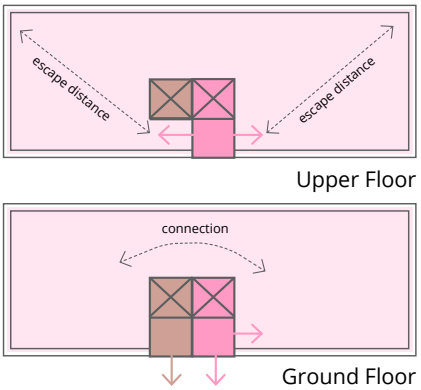
Circulation Cores + Means of Escape



Distribution

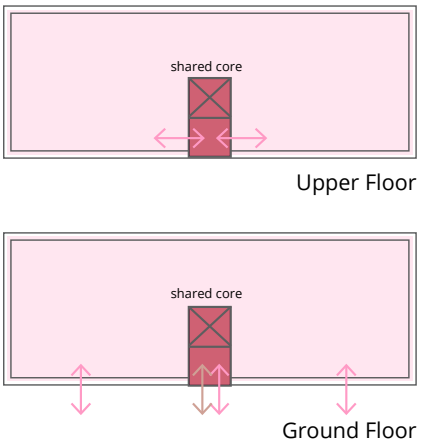
PLAN DIAGRAMS

3.30 If separate circulation cores are required for non-residential uses on the lower floors then these should be shown on plan, even if the location is indicative. This will allow the design of potential workspace to be assessed more accurately. The distribution of circulation cores should balance the access requirements and optimal arrangement of units for residential, with the requirements of workspace on lower floors. This might include spacing cores in a way that allows uses on the lower floors to connect to each other more easily, or considering how cores and escape routes can be best spaced to meet escape distances for the different uses.



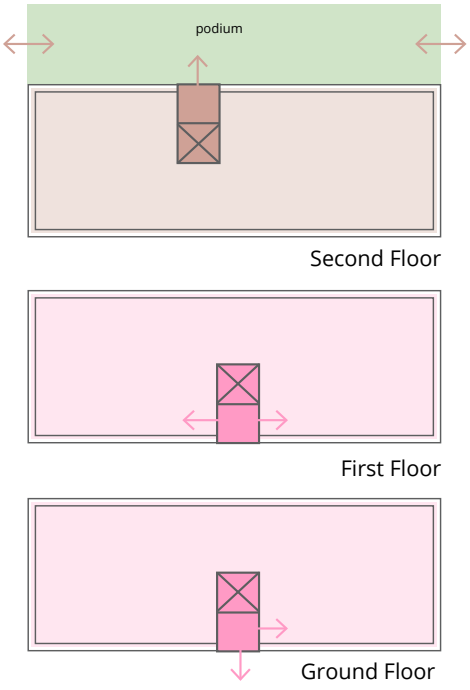
Sharing Cores

3.31 The option for employment uses and residential uses to share cores should be considered. This would require agreement from operators and management companies for the different uses, alongside consideration of how security can be maintained and the implications for means of escape (including providing effective means of protecting common escape routes).



Podium Access

3.32 Providing escape routes from residential accommodation across a roof / podium should be considered. This can reduce the impact of circulation cores on the layout of the lower floors used as employment space. Careful consideration needs to be given to complying with fire safety standards and providing adequate means of escape.



KEY

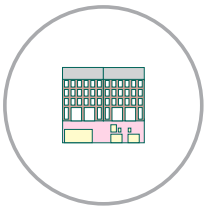
Workspace

Residential

Circulation core

New Build: Mixed-use: Under residential

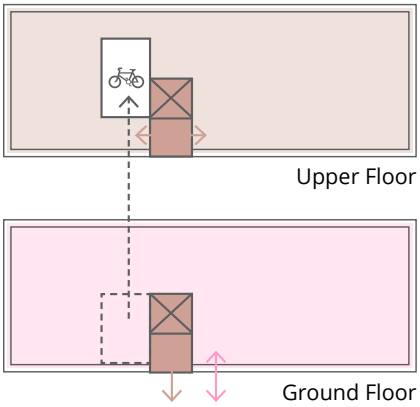
Residential amenity distribution



Cycle Storage

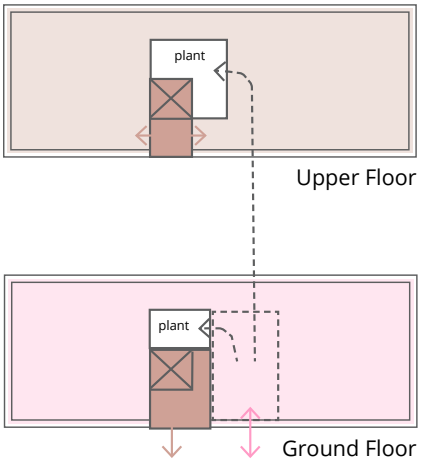
3.33 Consider locating the cycle storage for residential accommodation on upper floors to increase the area available on the ground floor for employment and other active uses, increasing the opportunity for active street frontages. This may require larger lifts, but this can have added benefit to residents in terms of access for moving other larger items.

PLAN DIAGRAMS



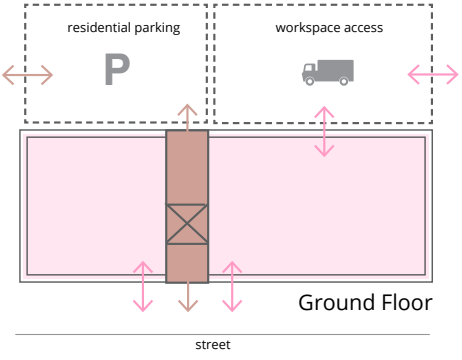
Plant location

3.34 Whilst it is inevitable that some plant will be necessary on the ground floor, adjacent to incoming services from the street and where large equipment can easily be replaced, options to locate plant for residential accommodation (where possible) on other floors should be considered. The location and layout of plant on the ground floor should also be considered to respond to the preferred location for active frontages and allow for connectivity, flexibility and adaptability of workspace.



Vehicle parking location

3.35 Vehicle parking for residential accommodation should be minimised and kept off street, to make streets more attractive. A PTAL assessment should be carried out to determine the level of parking required, in some places this may determine that the minimum of accessible parking spaces only are required. The parking requirements of affordable housing operators should be taken into account, as these often include a requirement for family parking even in areas with high PTALs. Careful consideration should be given to how vehicle parking can be planned so that rear access and potentially a 'yard' type space (depending on the type of workspace) can be provided to workspace units, away from streets so that active street frontages can be maintained. This could be under a deck / podium that provides outdoor amenity space for the residential accommodation above.



KEY

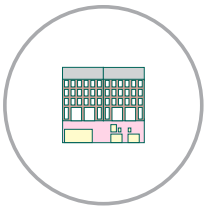
Workspace

Residential

Circulation core

New Build: Mixed-use: Under residential

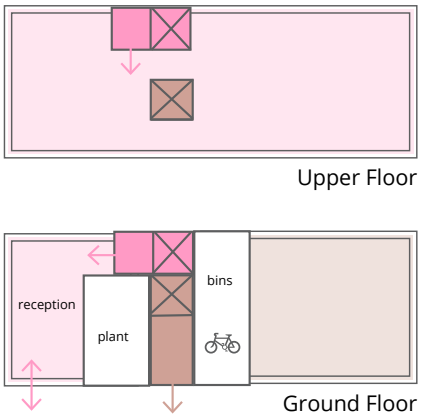
Distribution of workspace



Workspace on Upper Floors

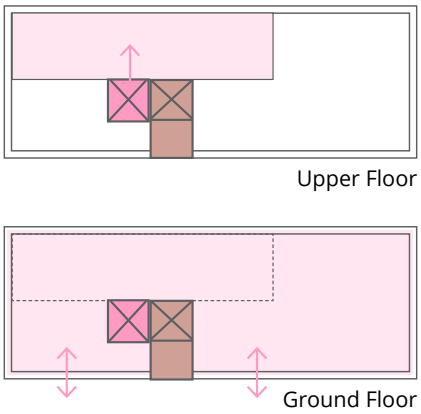
3.36 If options to reduce the impact of residential escape and amenity on the ground floor have been considered, and are not deemed suitable for the context, then consideration should be given to how the first / second floors can be planned to accommodate workspace. Upper floors are likely to have more flexibility in terms of ability to connect spaces between cores as they do not need to accommodate access through the building (from front to back) or secondary escape doors. This would require a generous ground floor lobby for the workspace, with a lift and stairs.

PLAN DIAGRAMS



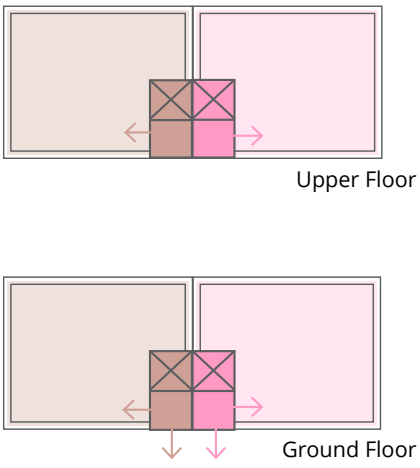
Double Height Space

3.37 It may be preferable to consider the ground and first floor as a double height space, into which a mezzanine and lift / stair can be added as required for the type of use. This gives a better impression of the workspace area available to tenants and allows flexibility for makerspaces that may require larger floor to ceiling heights.



Workspace in a Separate Building

3.38 Depending on the nature of the site, splitting workspace and residential into separate buildings should be considered. Further details are outlined in the next section of this chapter.



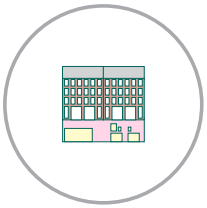
KEY

Workspace

Residential

Circulation core

New Build: Mixed-use: Under residential



Based on: Bernard Works

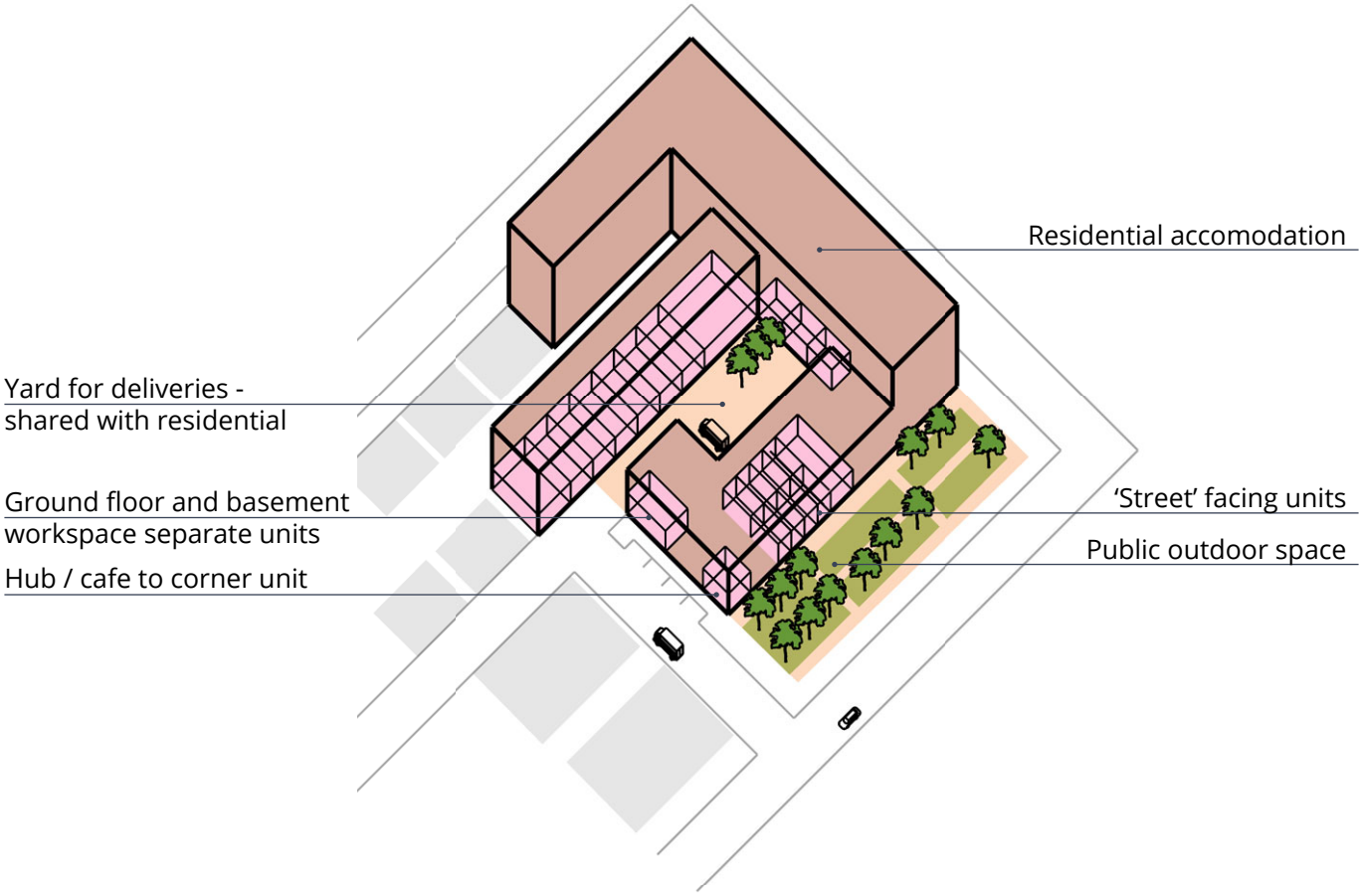
Location: Bernard Road, South Tottenham

Current planning status: Approved

Current delivery Status: Under construction

Description:

- 25,000 sq. ft. of affordable workspace, approximately 15 units
- 99 homes. Approximately
- Workspace on ground floor and basement, facing onto a central yard and delivery area, shared with residential users
- Social hub in the corner of the block
- Units vary in size from 3m x 7.5m to 7.5m x 15m.
- Some units provide active frontages onto the street.
- Shared outdoor amenity space, with tree and shrub planting and play equipment.



Employment uses

Residential uses

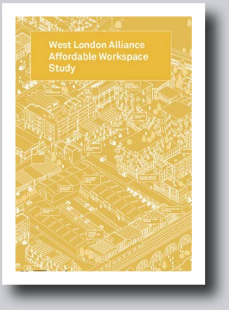
The above is a diagram illustrating an example of this type of development. All information is indicative only.

New Build: Mixed-use: Under residential

Further guidance

Typologies and case studies outlining the considerations for the design of this type of building can be found through referring to the following documents:

West London Alliance Affordable Workspace Study, West London Alliance
Typologies:
The Yard, pg35-38;
The single sided block, pg. 39-42;
Co-working & Office pg. 47-50;
Mixed-use Enterprise Park, pg. 51-54,
Light Industrial Workshops, p.55-58,
Small Office & Light Industrial, p59-62,
Case Studies:
Bernard Works, pg.103-104,
Caxton Works, pg. 107-109,
Bow Works Enterprise, pg. 110-111,
Cally Yard, pg. 112-113,
Publication date: July 2021



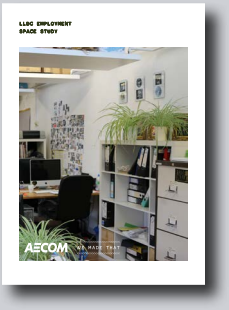
Industrial Intensification and Co-location Study, Mayor of London
Site studies:
Model site 1: Stacked medium industrial with residential above, p.26-31
Model site 1B:Stacked workshops/studio with residential above, p.32-37

Publication date: October 2018



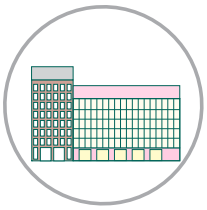
LLDC Employment Space Study, LLDC
3B Design Considerations for Workspace and Residential Mix, pg.92-105
3C Mixed Use Illustrations, pg. 106-111
3D Mixed Use Case Studies, pg. 112-125

Publication date: November 2015



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New Build: Mixed-use: Separate from residential



Location

3.39 Regeneration, industrial intensification sites and town centres, where high density development is proposed to provide residential and employment uses.

3.40 Could be a development site where workspace and other uses are directly adjacent, or a masterplan area where workspace is accommodated on a stand-alone site and other uses are on neighbouring sites.

Workspace Typology Suitability

3.41 Workspace typologies that are well suited to this building typology are those with uses that are less active during the evenings. This includes co-working space, managed workspace, incubator / accelerator space, creative studios and some types of maker space.

3.42 For uses that can create noise, such as music recording studios, venues or maker spaces with heavy machinery acoustic separation will need to be considered during the design process, and management processes put in place during use.

3.43 Flexible kitchens may be suitable in this type of location, but consideration of night time use, mechanical ventilation and delivery vehicles would need to be considered during the design process, and management processes put in place during use. .

3.44 Conventional light industrial and industrial typologies may be suitable, but consideration needs to be given to the area required for external yard space and delivery vehicle access.

Design Considerations

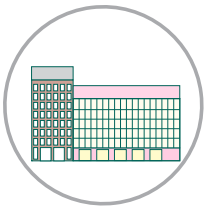
3.45 In high-density mixed use developments it can be beneficial to split residential and employment uses to reduce the competition for space on the ground floor between residential amenity, circulation cores and workspace uses. This can provide better planned, more efficient, workspace and contribute to providing active frontages.

3.46 Splitting residential uses and workspace uses across a site, or by site in a masterplan development, can be beneficial in terms of providing homes with ground floors alongside street frontages that are activated by non-residential uses.

3.47 This typology also allows the potential for shared outdoor amenity and other facilities between residential and workspace uses.

3.48 Potential conflicts between residential and workspace uses - including night-time activity, vehicular movement, noise transmission and ventilation - all need to be considered, but are likely to be easier to resolve than in mixed-use developments where workspace is located underneath residential accommodation.

New Build: Mixed-use: Separate from residential



Priority Locations

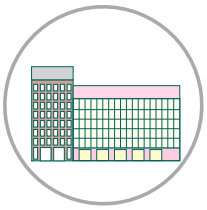
Potential Location by Sub-Area and Current Planning Status				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Cultural Quarter Local Employment Area - Regen. Town Centre	LSIS / SIL areas Town Centre	LSIS / SIL areas Town Centre	LSIS areas Local Employment Area - Regen. Town Centre	LSIS areas Town Centre

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	●
Managed Workspace	●
Incubator / Accelerator Space	●
Creative Studios	●
Maker Space	●
Flexible Kitchens	○
'Conventional' Light Industrial	○

○ *Not suitable* ◐ *Somewhat suited* ● *Well suited*

New Build: Mixed-use: Separate from residential - Example



Based on: Toy Factory

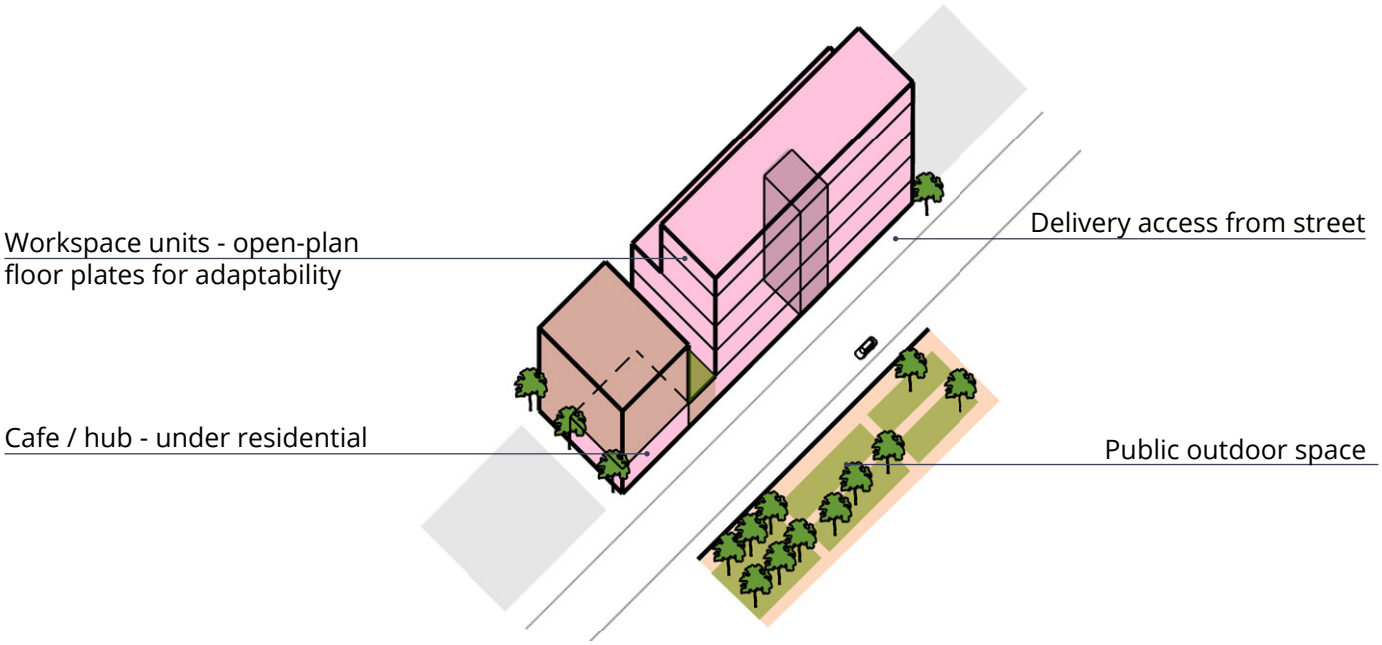
Location: Bernard Road, South Tottenham

Current planning status: In planning

Current delivery Status: Not yet delivered.

Description:

- Mixed use development providing 9 residential units,
- 3,495 sqm of commercial space and a
- Gallery/café together
- Tree and shrub planting in new shared outdoor space
- Gallery / cafe in ground floor corner unit, workspace with active frontages onto street.
- On street delivery access
- Large open-plan, dual aspect, floor plates
- Central vertical circulation core, incorporating separate large goods lift and passenger lift.



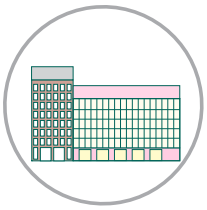
Employment uses

Residential uses

The above is a diagram illustrating an example of this type of development. All information is indicative only.

New Build: Mixed-use: Separate from residential

Further guidance



Typologies and case studies outlining the considerations for the design of this type of building can be found through referring to the following documents:

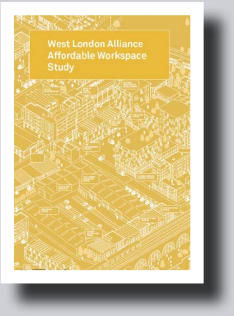
Industrial Intensification and Co-location Study, Mayor of London
Site studies: Stacked small industrial with adjacent residential, p.36-54

Publication date: October 2018

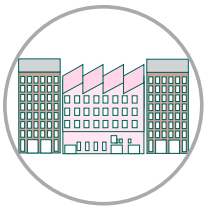


West London Alliance Affordable Workspace Study, West London Alliance
Case Study: Bow Works Enterprise, p.110-11; Great Western Studios, p.114-116, The Generator, p.117-118

Publication date: July 2018



New Build: Employment only: Infill sites



Location

3.49 Areas designated as local employment areas. Could also be in other areas where small scale infill opportunities are identified in residetnial Town Centre locations

3.50 Infill sites in industrial areas are covered in building typology A2.2.

Workspace Typology Suitability

3.51 Sites in residential areas will be more suited for uses that are less active during the evenings. This includes co-working space, managed workspace, incubator / accelerator space, creative studios and some types of maker space.

3.52 Flexible kitchens may be suitable in this type of location, but consideration of night time use, mechanical ventilation and delivery vehicles would need to be considered during the design and management processes are put in place during use.

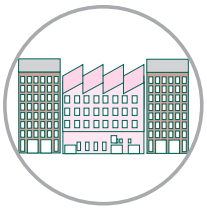
3.53 Conventional light industrial typologies may be suitable, but consideration needs to be given to extract ventilation and the impact that external yard space and delivery vehicles could have on residential amenity space.

Design Considerations

3.54 Infill sites can be adjacent to transport infrastructure or industrial estates, where residential development would not be an attractive option. This means they are often at the outer reaches of public transport and active travel connections, and can be isolated from other similar uses - reducing the opportunity for collaboration and drop-in trade. Therefore careful consideration should be given to:

- Character and identity, including clear signage, so that the building can be identified as a workspace.
- Providing outdoor amenity, including tree and shrub planting, and facilities that can be shared with neighbouring communities.

New Build: Employment only: Infill sites



Priority Locations

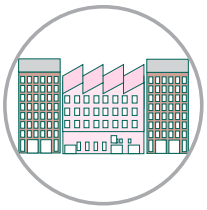
Potential Location by Sub-Area and Current Planning Status				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Cultural Quarter Local Employment Area - Regen. Town Centre	LSIS / SIL areas Town Centre	LSIS / SIL areas Town Centre	LSIS areas Local Employment Area - Regen. Town Centre	LSIS aresa Town Centre

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	●
Managed Workspace	●
Incubator / Accelerator Space	●
Creative Studios	●
Maker Space	●
Flexible Kitchens	◌
'Conventional' Light Industrial	◌

○ *Not suitable* ◌ *Somewhat suited* ● *Well suited*

New Build: Employment only: Infill sites - Example



Based on: The Yard

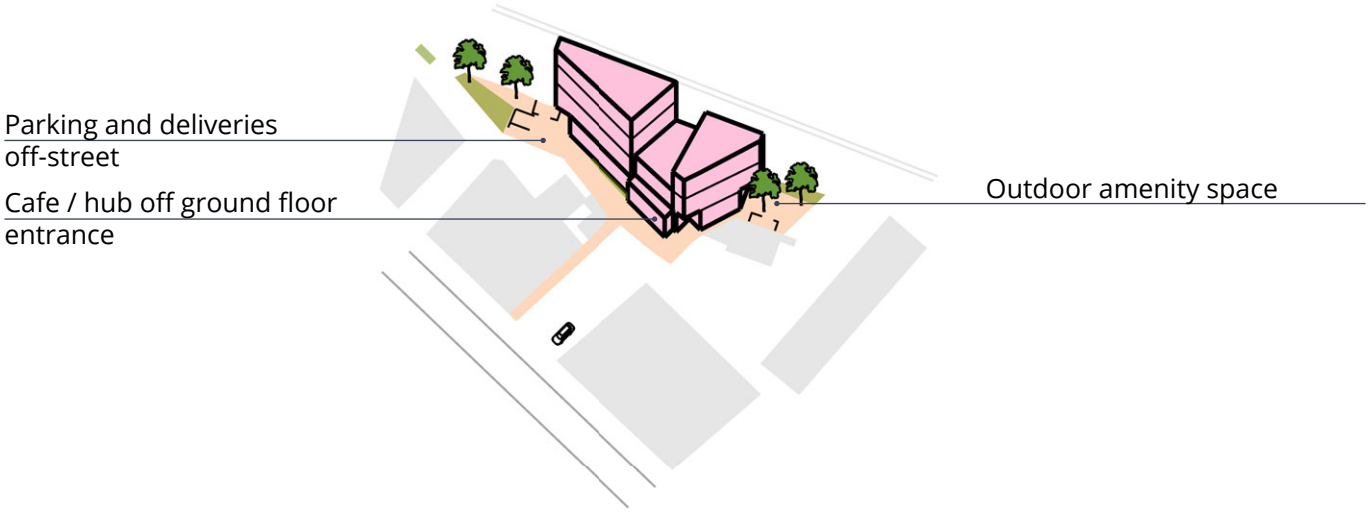
Location: Bruce Grove, Tottenham High Road

Current planning status: Approved

Current delivery Status: Not yet delivered

Description:

- In a rear yard to the high street, adjacent to a railway line
- 727m2 community enterprise hub with
  - co-working space and individual works units
  - shared meeting space
  - cafe, and
  - community event space.
- Shared otudoor amenity space
- Green roofs

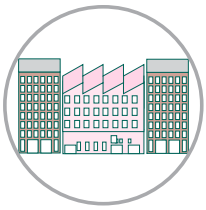


Employment uses

The above is a diagram illustrating an example of this type of development. All information is indicative only.

New Build: Employment only: Infill sites

Further guidance



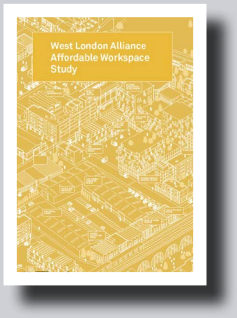
Typologies and case studies outlining the considerations for the design of this type of building can be found through referring to the following documents:

West London Alliance Affordable Workspace Study, West London Alliance

Typology: Multi-storey Creative Studios, pg.67-70

Case Study: Great Western Studios, p.114-116;The Generator, p.117-118.

Publication date: July 2021



New Build: Employment only: Industrial sites



Location

3.55 Areas designated as industrial land or local employment areas. Could also be in other areas with industrial uses.

Workspace Typology Suitability

3.56 Workspace typologies that are well suited to this building typology are creative studios, maker spaces, flexible kitchen and conventional light industrial.

3.57 Co-working space, managed workspace and incubator / accelerator space are less likely to be suitable as these sites are usually in areas where industrial type uses are prioritised.

Design Considerations

3.58 Access and Neighbourhood - design considerations include :

- Settings that accommodate similar uses, facilitating collaboration and exchange.
- Good access to transport infrastructure (rail, road interchanges and/or waterways), facilitating the distribution of goods and providing a buffer to between industrial type uses and other uses.
- Poor access to public transport and active modes of travel, which can limit access for more diverse user groups and the capacity for drop-in trade.
- Urban greening and shared outdoor amenity space / facilities.
- Provision of a yard with space for movement of large vehicles.

3.59 Adjacencies - design considerations (especially in terms of adjacency to residential areas) include:

- Noise transmission from activities and equipment.
- Extract ventilation impact on air quality and odour.
- Increase in quantity, frequency, or times of vehicular movements.

3.60 Building Fabric - design considerations include:

- Large-scale structural frames, clad in basic lightweight materials, with a limited number of large openings. These can be cost-effective to construct.
- Easy to adapt in terms of changing ventilation, adding doors, windows and rooflights, changing internal layouts, adding circulation cores, adding mezzanines / floors, or upgrading insulation (thermal or acoustic).
- Areas which are insulated, heated and have better air tightness formed either within the industrial shed or in a building directly adjacent - housing more desk based activities - such as office type uses, meeting rooms and amenity spaces.

3.61 Services - this typology usually requires:

- Specialist extract ventilation, with high extract rates and filters.
- High power loads.
- Weather safe external power sockets.
- Drainage to filter out pollutants.

New Build: Employment only: Industrial sites



Priority Locations

Potential Location by Sub-Area and Current Planning Status				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Cultural Quarter Local Employment Area - Regen.	LSIS / SIL areas	LSIS / SIL areas	LSIS areas Local Employment Area - Regen.	LSIS aresa

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	◌
Managed Workspace	◌
Incubator / Accelerator Space	◌
Creative Studios	●
Maker Space	●
Flexible Kitchens	●
'Conventional' Light Industrial	●

○ *Not suitable* ◌ *Somewhat suited* ● *Well suited*

Employment only: Industrial sites - Example



Based on: Florentia Extensions

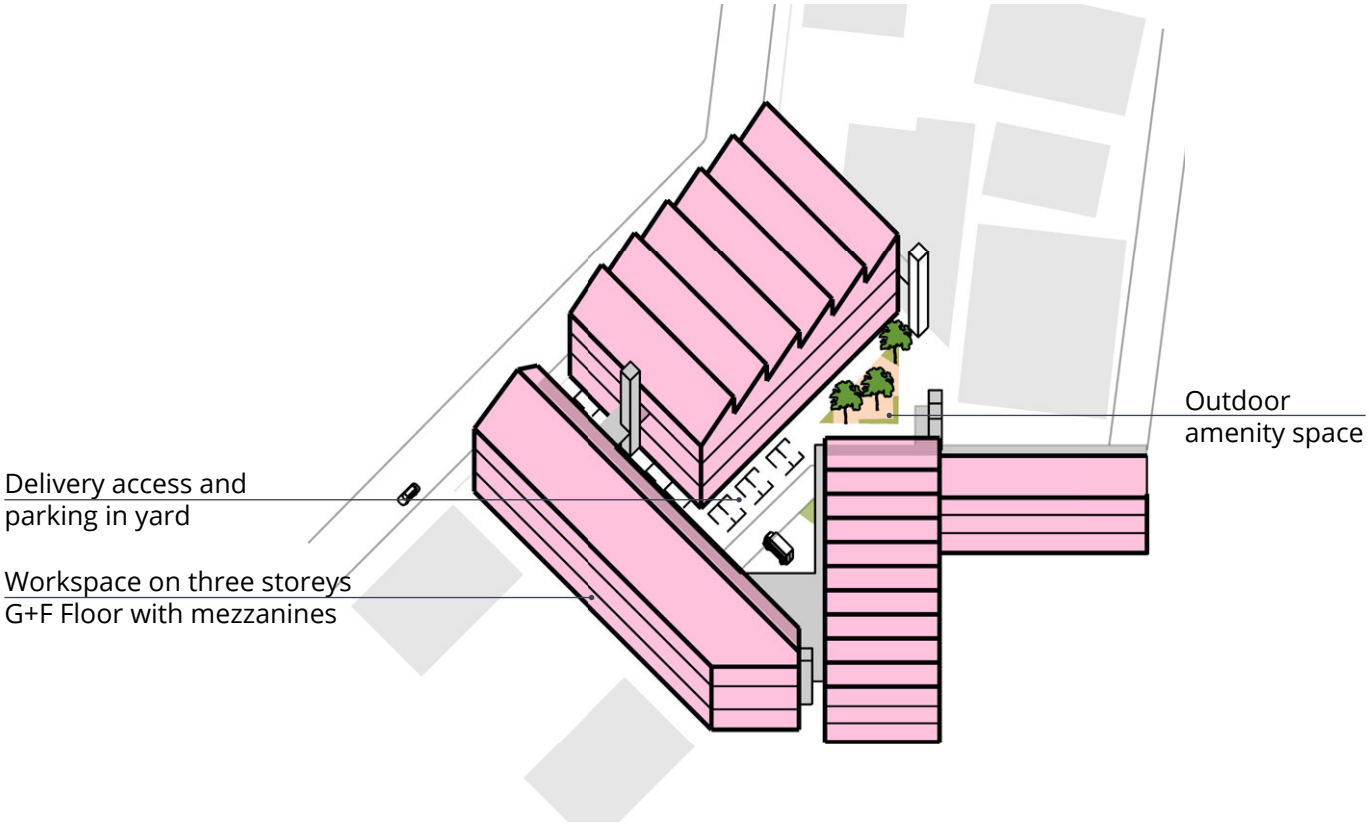
Location: Harringay Warehouse District, South Tottenham

Current planning status: In planning

Current delivery Status: Not delivered

Description:

- 18,000sqm of space.
- Four buildings comprising flexible light industrial floorspace, storage and distribution units.
- Delivery yard with tree and shrub planting.
- Creative studios and collaborative workspace in well-conditioned and well-lit upper floor studios.
- Ground floor with large access doors.
- Distinctive graphic identity and structures.



Employment uses

The above is a diagram illustrating an example of this type of development. All information is indicative only.

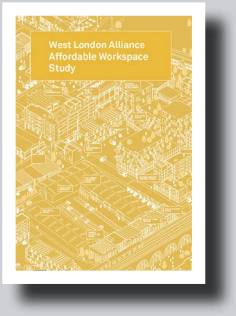
Employment only: Industrial sites - Further guidance

Typologies and case studies outlining the considerations for the design of this type of building can be found through referring to the following documents:

West London Alliance Affordable Workspace Study, West London Alliance

Typology: The Working Kitchen, pg.43-46; Large Industrial Block, pg.63-66; Multi-storey Creative Studios, pg.67-70

Case Study: Great Western Studios, p.114-116;The Generator, p.117-118.



Publication date: July 2021

Retrofit / Refurbishment - Overview

Design Considerations

Location and Access

3.62 Refurbishment and retrofit sites are often in a locations that support existing businesses, with good transport connections and access to amenities. There are certain changes of use where improvements to local infrastructure may be required. These are outlined in the sub-sections on the following pages.

Character and Identity

3.63 Retaining existing buildings can have a positive impact in terms of character and identity through re-framing and improving existing places, especially if they are under-used or in decline.

3.64 When buildings currently have a positive impact or have heritage significance, then retaining and updating them can support good placemaking and provide a backdrop for workspace that has existing character and therefore requires less work for providers and tenants in terms of fit-out.

Environmental Sustainability

3.65 Achieving high standards of environmental sustainability in workspace design can result in buildings that are more attractive to new businesses who are increasingly interested in the marketing opportunities of promoting a social and ethical agenda. Energy efficient buildings can also reduce energy costs for tenants.

3.66 Regulations on the extent of upgrade to reduce energy in-use can vary greatly depending on change of use, the type of building, heritage status and the type of workspace. Standards for the environmental performance of new build employment spaces are set out in the Building Regulations. Guidance is provided in Approved Document L, Conservation of fuel and power, Volume 2: Building other than dwellings. In addition to this, Haringey's climate change action plan sets out an objective for all commercial properties to achieve an EPC B by 2035.

3.67 Regulations on embodied carbon in the construction of buildings are currently limited. Retrofitting and extending existing buildings can reduce the embodied carbon needed to provide new workspace, as compared to demolition and new-build.

3.68 Integrating planting into a design, both internally and externally, will enhance biodiversity and can improve air quality and environmental conditions (providing shading in the summer). External areas of soft landscaping can also reduce rainwater run-off, and should be considered alongside a sustainable urban drainage (SUDs) strategy.

Cost and Affordability

3.69 Viability studies need to be carried out an a site-by-site basis to determine whether the rental income for affordable workspace can support the cost of a retrofit. It is worth noting that retrofit can be as expensive as new-build, depending on the condition of the existing building and the extent and type of work that needs carrying out. Retrofit projects can be carried out with tenants in occupation, but are generally less costly if the building is vacant. Vacating buildings to retrofit them can result in existing businesses moving elsewhere, unless appropriate local temporary accommodation is provided.

Retrofit / Refurbishment: Existing Retail - Overview

Design Considerations

Location

3.70 Increasing online shopping and home-delivery trends are changing the urban ecology of both high streets and shopping centres. This shift is resulting in fewer shop-front outlets sustaining a premises in town centre locations, and therefore an in increase vacant units.

3.71 Providing workspace in current retail locations provides an opportunity to diversify the use of the high street and shopping centres, building in resilience and adaptability, and bring more diversity to retail parks.

3.72 High street and town centre locations usually have good public transport, cycle, and pedestrian connections. Retail parks do not usually have good public transport, cycle, and pedestrian connections, but do have good road access for vehicles

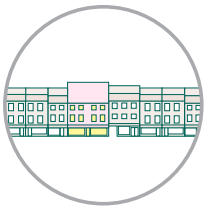
3.73 Current planning use-class E makes it possible to change from a retail into workspace type uses that are suitable for residential areas. It is, therefore, difficult to control this change of use through current planning policy. The negative impact that different types of workspaces could have in a existing town centre or high street environment, however, needs careful consideration.

3.74 In April 2021, the Government amended Permitted Development Rights to add a new category: change of use from Class E "business, commercial and service use" to residential (Class C3). Following the amendment, change of use from Class E to residential can be carried out without the need for planning permission. Haringey should consider implementing policy to protect the opportunity for workspace provision, and the character of high streets, through withdrawing this permitted development right in certain town centre and high street areas of the borough.

Environmental Sustainability, Cost + Affordability

3.75 It is possible to change from retail uses to workspace uses by making only very minor changes to the building fabric. This can reduce initial costs for the operator and tenants. Depending on locations, these changes may not require planning permission or building regulations approval and therefore it can be difficult to regulate environmental performance of this type of development through building control. If works are carried out to upgrade the building fabric then building regulations approval will likely be required. Works to reduce energy use, and therefore ongoing energy costs in-use, might include improving the thermal and air tightness performance of windows, doors, walls, roofs, alongside upgrading heating, cooling and ventilation to make them more energy efficient and eliminate gas use.

Retrofit / Refurbishment: Existing Retail: High Street



Location

3.76 Areas designated as town centres and primary shopping areas.

Workspace Typology Suitability

3.77 Workspace typologies that are well suited to this building typology are co-working space, managed workspace, incubator / accelerator space, creative studios and some types of maker space.

3.78 Flexible kitchens may be suitable in this type of location extract ventilation and delivery vehicle access would need to be considered.

3.79 Conventional light industrial workspace typologies are unlikely to be suitable due to limited space and constrained access in high street locations, and the potential impact of noise transmission and ventilation exhaust on neighbouring uses.

Design Considerations

3.80 High streets are made up of a number of small units in terraces along a street front. These units are usually multi-storey, with retail uses on the ground and other or residential uses on upper floors. These units often have access from the rear. The ground floor of units can extend to the full depth of the plot, or sometimes leave a small outdoor yard. Locations with large outdoor spaces to the rear can support uses such as flexible kitchens, where an outdoor dining area could be provided.

3.81 Fragmented ownership and complex leaseholds in high street locations can make it difficult to coordinate activity in a way that could support the design requirements of some types of workspace.

3.82 High streets usually provide good access to local amenities that will support workspace uses.

3.83 Retail units in a high street location usually have glazed frontages with signage above, and doors onto the high street. These provide an opportunity to promote workspace businesses and provides good access for visitors.

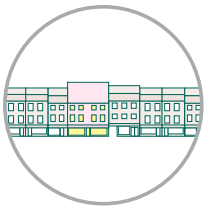
3.84 Level access from the pavement into the unit should be provided as part of any upgrade. Installing a lift within smaller properties can be difficult, but should be considered if the upper floors are to be used as part of the workspace.

3.85 Workspace uses that have some type of retail component, open accessible facilities (such as cafe or meeting room for hire) and / or activities that are visible from the street are preferable in high street locations. This helps to retain active frontages onto the street. These could be makerspaces or flexible kitchens, where production spaces at the rear of the premises and / or on upper floors can be paired with retail space on the street front.

3.86 For larger buildings, a department store style arrangement could be considered, where multiple workspaces have production spaces in the building with retail ‘stands’ and/or exhibits in the ground floor street facing space.

3.87 Workspace uses such as flexible kitchens or makerspace may require the installation of new ventilation systems. The location and specification of ventilation outlets and equipment will need to take into consideration the potential negative impact on neighbours in terms of noise and odours.

Retrofit / Refurbishment: Existing Retail: High Street



Priority Locations

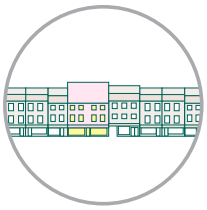
Potential Location by Sub-Area and Current Planning Designations				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Town Centre	Town Centre	Town Centre	Town Centre	Town Centre

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	●
Managed Workspace	●
Incubator / Accelerator Space	●
Creative Studios	●
Maker Space	●
Flexible Kitchens	◌
'Conventional' Light Industrial	○

○ *Not suitable* ◌ *Somewhat suited* ● *Well suited*

Retrofit / Refurbishment: Existing Retail: High Street



Based on: Wood Green High Street

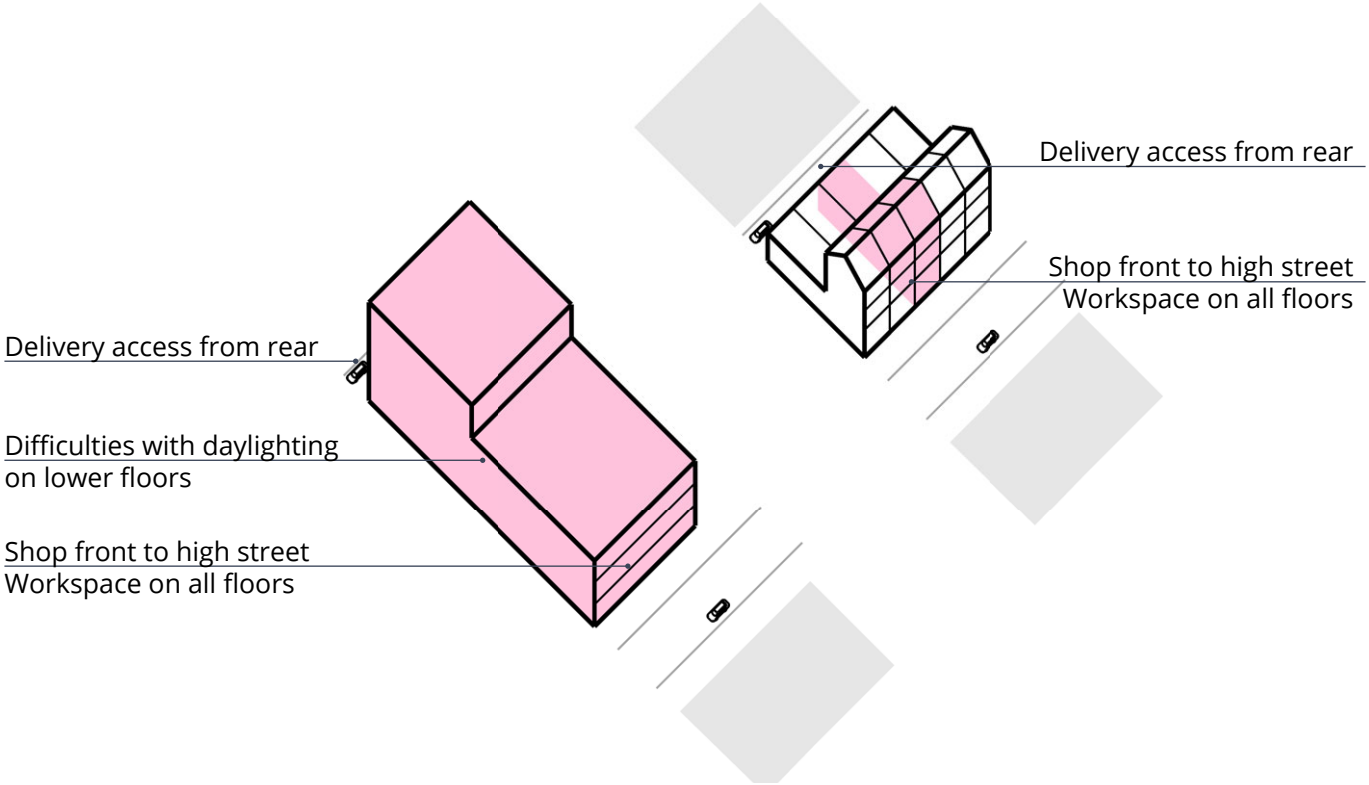
Location: Wood Green

Current planning status: Not applicable - based on notional scheme

Current delivery Status: Not applicable - based on notional scheme

Description:

- Shop units with glazed frontages onto high street.
- Delivery access for vehicle to rear of unit.
- Larger department store style building with glazed frontage onto high street, and generous floor to ceiling heights on ground floor, potential for workspace units on upper floors and shared retail space on ground floor.
- Poor natural daylighting in centre of building.
- Limited opportunity for shared outdoor amenity space.
- Potential for some outdoor space, for loading and storage, to rear of buildings.



Employment uses

The above is a diagram illustrating an example of this type of development. All information is indicative only.

Retrofit / Refurbishment: Existing Retail: High Street

Further Guidance

Typologies and case studies outlining the considerations for the design of this type of building can be found through referring to the following documents:

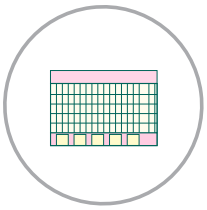
Flexible Workspace on our High Streets, LEAP.

The pros and cons of different type of ownership for different types of workspace in a High Street setting are set out on pg. 7 of *Flexible Workspace on our High Streets*, LEAP.

Publication date: March 2021



Retrofit / Refurbishment: Existing Office



Location

3.88 Existing offices can be in local employment areas, but are also dispersed in locations through the borough. This typology includes offices linked to public sector and institutional uses, as well as commercial office buildings.

Workspace Typology Suitability

3.89 Workspace typologies that are somewhat suited to this building typology are co-working space, managed workspace, incubator / accelerator space and creative studios. These are usually of a scale that allows for all the parts of the 'office' type workspace typology to be included, and often have comparable spaces and layout in terms of entrance and arrangement of rooms.

3.90 Maker spaces and flexible kitchens may also be suitable, but consideration of extract ventilation and delivery vehicle access would need to be considered.

3.91 Conventional light industrial space is not suited, due to the space restrictions and lack of flexibility for adaptation.

Design Considerations

3.92 Workspace uses may have more public facing or accessible uses, such as a shared cafe, than the previous commercial use. This can assist in opening-up buildings where access has previously been restricted and help with re-activating streets.

3.93 This typology is often in locations that have good pedestrian, cycle and public transport access, and access to local amenities.

3.94 Depending on the age of the building, and previous use, upgrades to provide level access and the installation of lifts may be required.

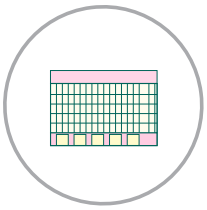
3.95 Consideration during the design process needs to be given to creating spaces that are attractive to the types of businesses who may want to rent out the spaces. This includes fit-out that is robust, and adaptable, alongside shared spaces that are accessible and have good natural daylight, ventilation, heating/cooling and acoustics. The provision of this usually includes the removal of existing suspended ceilings, floor finishes, partitions and mechanical / electrical services, and a Cat B fit out that has a clear identity and allows tenants to move in easily, whilst having the flexibility to make the space feel like their own.

3.96 Options to upgrade offices for maker space, creative studios and music / recording studios can also be considered. These might include a lower level of initial fit-out or strip out to allow tenants to adapt the spaces to their own specialist uses, or bespoke fit-outs prior to occupation for specific uses.

3.97 It is possible to change from existing commercial office space to workspace uses by making only very minor changes to the building fabric. This can therefore reduce initial costs for the operator and tenants. Depending on locating, these changes may not require planning permission or building regulations approval and in these situations it can be difficult to regulate environmental performance.

3.98 If works are carried out to upgrade the building fabric then building regulations approval will likely be required. Works to reduce energy use, and therefore ongoing energy costs in-use, might include improving the thermal and air tightness performance of windows, doors, walls, roofs, alongside upgrading heating, cooling and ventilation to make them more energy efficient. Guidance is provided in Approved Document L, Conservation of fuel and power, Volume 2: Building other than dwellings. In addition to this, Haringey's climate change action plan sets out an objective for all commercial properties to achieve an EPC B by 2035.

Retrofit / Refurbishment: Existing Office



Priority Locations

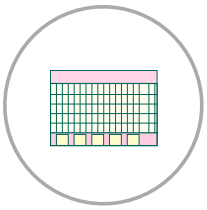
Potential Location by Sub-Area and Current Planning Designations				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Various	Various	Various	Various	Various

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	●
Managed Workspace	●
Incubator / Accelerator Space	●
Creative Studios	●
Maker Space	◌
Flexible Kitchens	◌
'Conventional' Light Industrial	○

○ *Not suited* ◌ *Somewhat suited* ● *Well suited*

Retrofit / Refurbishment: Existing Office



Based on: Clockwise

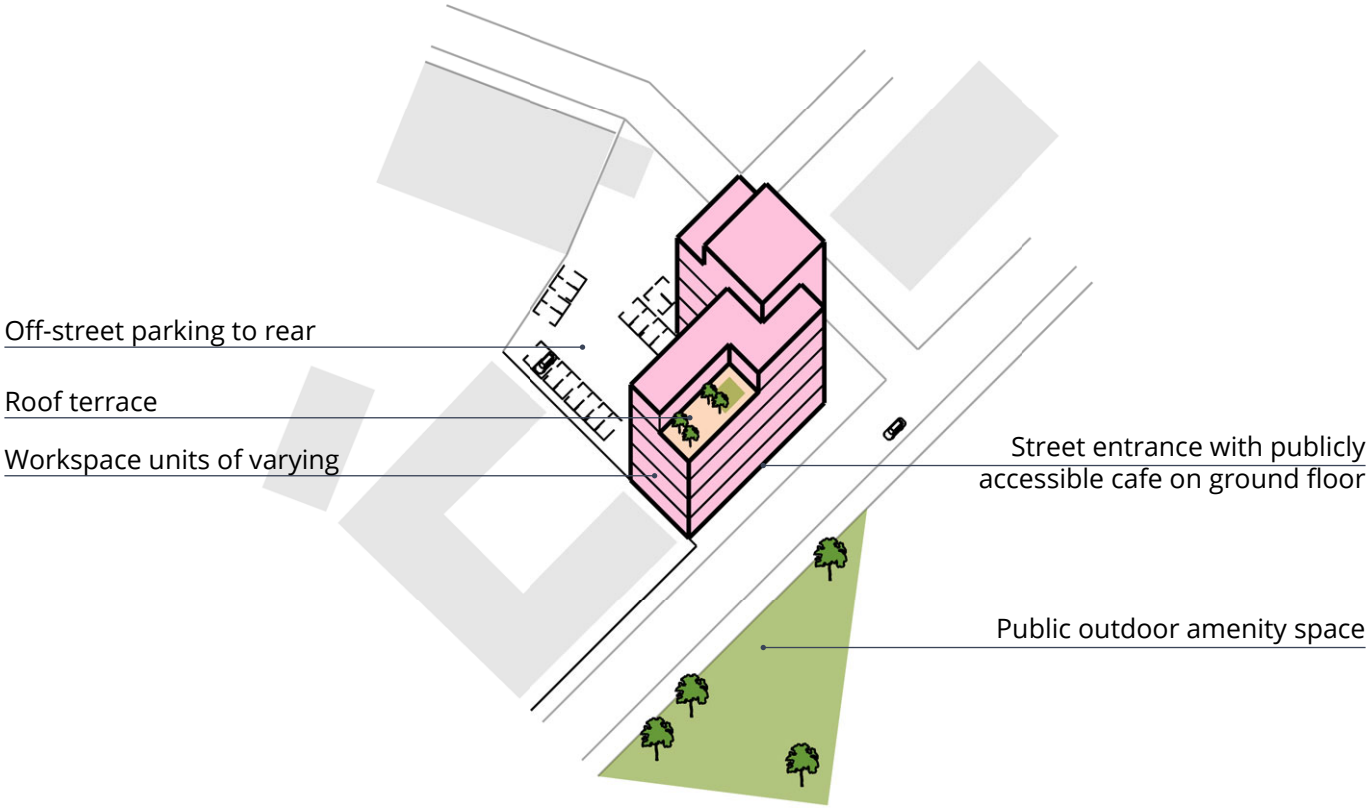
Location: 50 Station Road, Wood Green

Current planning status: Approved

Current delivery Status: Delivered

Description:

- Managed workspace
- Designed to support different working patterns, including:
  - Co-working space with rentable desk-space
  - Private offices.
  - Five meeting rooms for hire.
- Roof terrace with planting.
- Cafe (open to public), breakout areas, kitchenettes and lounges.



Employment uses

The above is a diagram illustrating an example of this type of development. All information is indicative only.

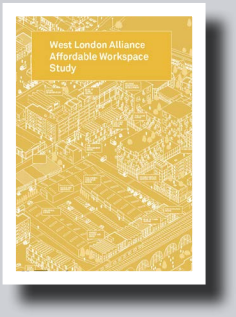
Retrofit / Refurbishment: Existing Office

Further Guidance

Further guidance on the design of this type of workspace can be found in:

West London Alliance Affordable Workspace Study, West London Alliance
Case Study: DEK Catford, p.74.

Publication date: July 2021



Retrofit / Refurbishment: Existing industrial Units / Estates



Location

3.99 Existing industrial estates- usually alongside transport infrastructure such as where roads intersect, alongside train lines and/or adjacent to waterways.

3.100 Usually in areas designated in planning terms as SIL, LSIS or Local Employment Areas. Possibly in areas identified as Regeneration Areas in Local Employment Areas.

Workspace Typology Suitability

3.101 Existing industrial units and estates are well suited to housing the following workspace typologies; collaborative or co-working maker spaces, creative studios (in particular those that can be noisy such as music / recording studios, or those with heavy machinery), 'conventional' industrial and light industrial, and flexible kitchens.

3.102 Locating flexible kitchens in industrial units and estates needs careful consideration to avoid external environments that are dominated by delivery vehicles - including electric bikes, mopeds, and cars - accompanied by an under-provision of waiting areas or facilities for drivers. Infrastructure may need to be upgraded to provide safe routes for small delivery vehicles (bikes, mopeds etc.) especially if they are sharing the roads with large vehicles. Pedestrian improvements may also be required to avoid conflict between delivery vehicles and pedestrians.

Retrofit / Refurbishment: Existing industrial Units / Estates



Design Considerations

3.103 Access and Neighbourhood - design considerations include:

- Within settings that accommodate similar uses, facilitating collaboration and exchange.
- Close to transport infrastructure (rail, road interchanges and/or waterways), facilitating the distribution of goods and providing a buffer to between the unit and other uses.
- In areas where public transport and active modes of travel are not well provided. This can limit access for more diverse user groups and the capacity for drop-in trade.
- Provides an opportunity to enhance local amenities, through providing on site facilities such as small shops, cafés and eateries.
- Provide an opportunity to enhance existing industrial areas through providing a location for outdoor activities in the evening, such as performance, bars, pop-up dining (depending on licensing) in locations where activities are less likely to impact on residential accommodation.
- Provide an opportunity to enhance existing settings through increasing trees and shrub planting and provided shared external space.

3.104 Adjacencies - design considerations (especially in terms of adjacency to residential areas) include:

- Noise transmission from activities and equipment.
- Extract ventilation impact on air quality and odour.
- Increase in quantity, frequency, or times of vehicular movements.

3.105 Building Fabric - design considerations include:

- Large-scale structural frames, clad in basic lightweight materials with poor air tightness, with a limited number of large openings.
- Easy to adapt in terms of changing ventilation, adding doors, windows and rooflights, changing internal layouts, adding circulation cores, adding mezzanines / floors, or upgrading insulation (thermal or acoustic).
- Difficult and expensive to heat, and when heavily occupied they can have condensation issues due to moisture condensing on the cold external envelope.
- Inclusive of areas which are insulated, heated and have better air tightness formed either within the industrial shed or in a building directly adjacent - housing more desk based activities.

Retrofit / Refurbishment: Existing industrial Units / Estates



Priority Locations

Potential Location by Sub-Area and Current Planning Status				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Cultural Quarter Local Employment Area - Regen.	LSIS / SIL areas	LSIS / SIL areas	LSIS areas Local Employment Area - Regen.	LSIS areas

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	◐
Managed Workspace	◐
Incubator / Accelerator Space	◐
Creative Studios	●
Maker Space	●
Flexible Kitchens	◐
'Conventional' Light Industrial	●

○ *Not suited* ◐ *Somewhat suited* ● *Well suited*

Retrofit / Refurbishment: Existing industrial Units / Estates



Based on: Various locations

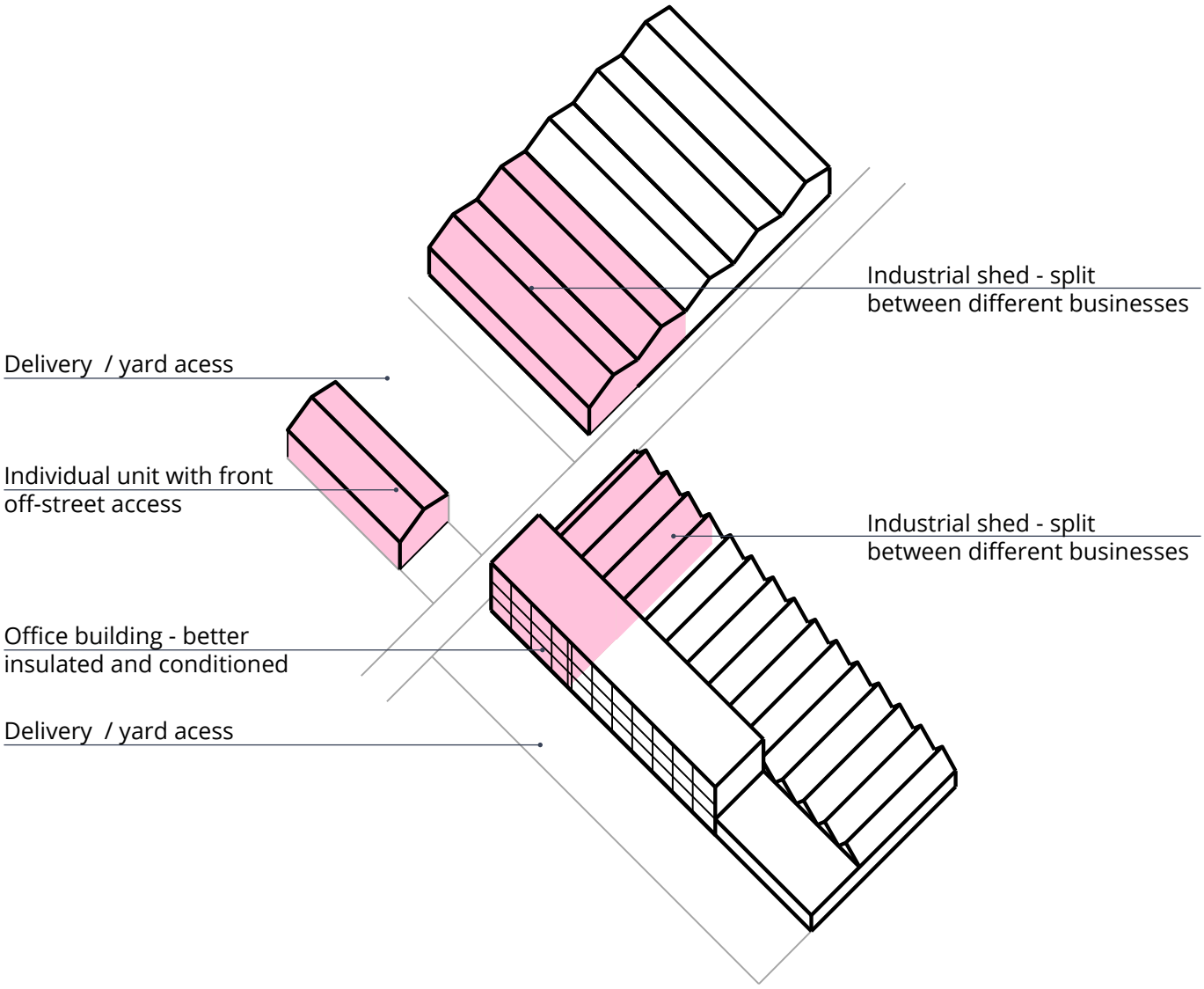
Location: SIL and LSIS sites in the borough

Current planning status: Not applicable - based on notional scheme

Current delivery Status: Not applicable - based on notional scheme

Description:

- Open-plan spaces in 'industrial shed' type building.
- Smaller supplementary spaces, providing conditioned space for desk-based activities within open-plan space.
- Outdoor yard space, at front of side of building, not shared with other users.



Employment uses

The above is a diagram illustrating an example of this type of development. All information is indicative only.

Retrofit / Refurbishment: Existing industrial Units / Estates



Based on: Various locations

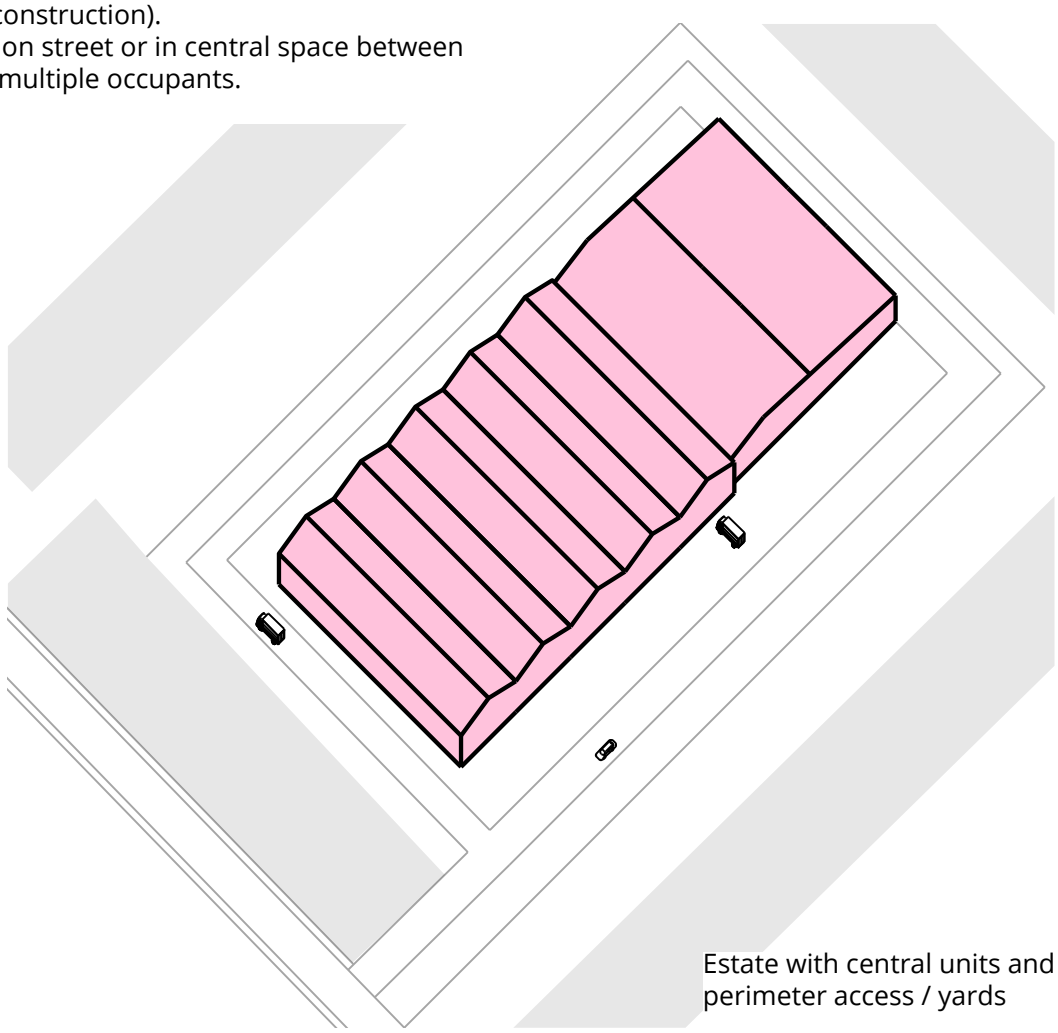
Location: SIL and LSIS sites in the borough

Current planning status: Not applicable - based on notional scheme

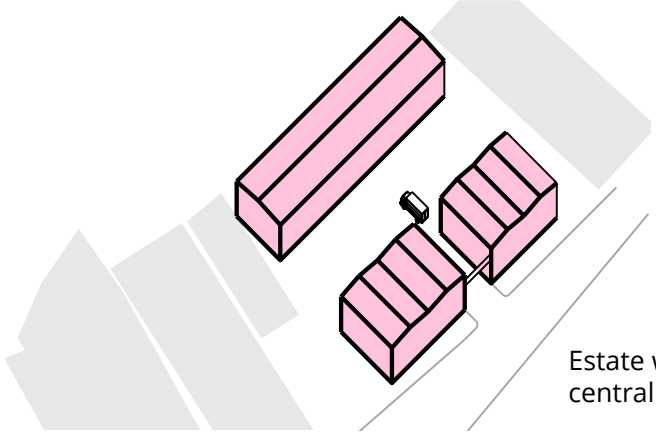
Current delivery Status: Not applicable - based on notional scheme

Description:

- Large open-plan spaces in 'industrial shed' type buildings.
- Smaller supplementary spaces, providing conditioned space for desk-based activities, in adjacent building, of more robust materials (e.g. brick construction).
- Outdoor yard space, on street or in central space between buildings, shared by multiple occupants.



Estate with central units and perimeter access / yards



Estate with units around central yard

Employment uses

On this page the diagrams illustrate examples of this type of development. All information is indicative only.

Retrofit / Refurbishment: Existing industrial Units / Estates

Further guidance

Further guidance on the design of this type of workspace can be found in:

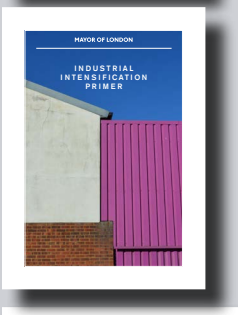
LLDC Employment Space Study, LLDC,
Facilities & Spaces: Part 2: Sections 3, 4, 5 and 6. Neighbourhood & Access: Part 3.

Publication date: November 2015



Industrial Intensification Primer, Mayor of London,
Facilities & Spaces: For units pg. 7-9. Neighbourhood & Access: Co-location pg. 21-31

Publication date: January 2017



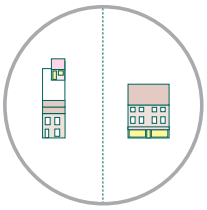
Industrial Intensification and Co-location Study, Mayor of London
Facilities & Spaces: For units Section 3.0. Neighbourhood & Access: Section 4 & 5

Publication date: October 2018



Bloqs Case Study, 5th Studio https://www.5thstudio.co.uk/projects/bloqs/

Retrofit / Refurbishment: Home Studios and Hubs



Location

3.106 Home studios in residential areas supported by hubs in town centres

Workspace Typology Suitability

3.107 Home studios and hubs are well suited to accommodating maker spaces and studios - having the capacity to accommodate small workspaces in homes supported by hubs that provide shared equipment (such as more expensive sewing machines, metal and wood-working equipment and laser cutting machines) and spaces for collaboration.

3.108 Home studios and hubs are also well suited to accommodating co-working space. Where offices in homes can be supported by hubs that include space with rentable desks and shared meeting rooms.

Design Considerations

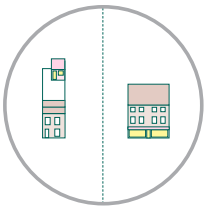
3.109 Following restrictions during the Covid-19 pandemic that resulted in extensive home working, there is a growing trend for working from home or hybrid home / office working. Post pandemic has also seen growth in new micro businesses starting up, often based in home environments.

3.110 It is important to acknowledge that businesses, including creative studios and makers spaces, are being operated out of homes in Haringey. These might be studios based in a living room, spare room or studio in a garden.

3.111 Live / work does not necessarily fit into how 'workspace' is defined in this study. There is, however, the opportunity for a workspace type approach that would support home-working, enhancing collaboration between micro-businesses in hubs and supporting growth.

3.112 In the West of Haringey, the potential for affordable workspace, providing opportunity for collaboration and growth, is more restricted. Providing small workspace hubs in retail units on the edge of high street locations, in local centres, retail parks or industrial estates, may be a way of providing shared facilities mainly found in workspace for those working at home. In this approach the individual work units are remote and located in individual homes, with the central facilities provided in a hub. These hubs might include equipment or meeting rooms that can be rented by people who are working from home, providing opportunities for collaboration and networking.

Retrofit / Refurbishment: Home Studios and Hubs



Priority Locations

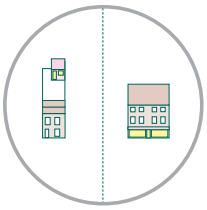
Potential Location by Sub-Area and Current Planning Status				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
Residential areas Town centres	Residential areas Town centres	Residential areas Town centres	Residential areas Town centres	Residential areas Town centres

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	◌
Managed Workspace	◌
Incubator / Accelerator Space	○
Creative Studios	●
Maker Space	●
Flexible Kitchens	◌
'Conventional' Light Industrial	○

○ *Not suited* ◌ *Somewhat suited* ● *Well suited*

Retrofit / Refurbishment: Home Studios and Hubs



Based on: Residential / High Street locations in Borough

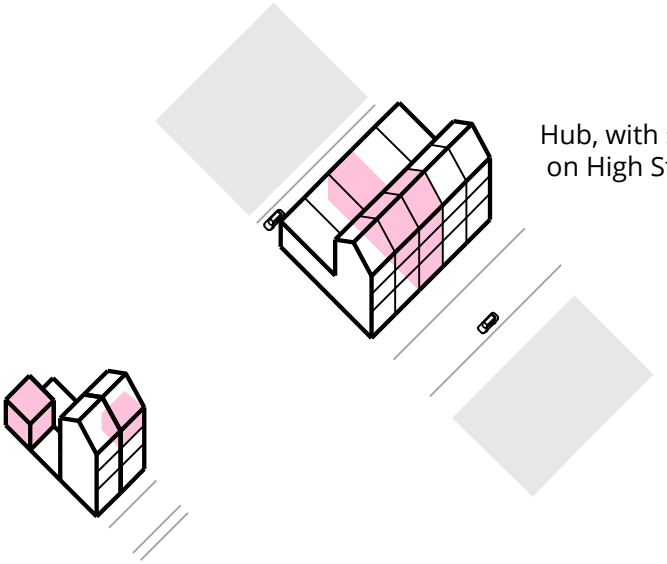
Location: Various

Current planning status: Not applicable - based on notional scheme

Current delivery Status: Not applicable - based on notional scheme

Description:

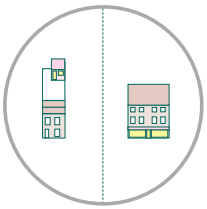
- Workspace in garden studio or spare room in home
- Hub, with shared facilities, in building on High Street



Employment uses

The above is a diagram illustrating an example of this type of development. All information is indicative only.

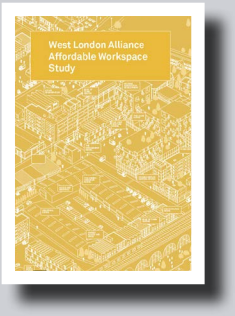
Retrofit / Refurbishment: Home Studios and Hubs - Further guidance



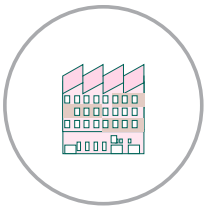
Further guidance on the design of he co-working hub part of this building typology can be found in:

West London Alliance Affordable Workspace Study, West London Alliance
Typologies: Co-Working Kitchen, p.43-46; Co-working & Office, p47-50.

Publication date: July 2021



Retrofit / Refurbishment: 'Warehouse Living'



Location

3.113 Harringay Warehouse District

Workspace Typology Suitability

3.114 Warehouse living is well suited for creative studios and maker space, providing space for small scale making and fabrication with good vehicular access.

3.115 Warehouse living is somewhat suitable for some types of flexible kitchen. Large scale flexible kitchens with high-levels of night time activity are less likely to be suitable due to the adjacency or residential properties.

3.116 Warehouse living is not well suited for co-working space, managed workspace, or incubator/ accelerator space as the model relies on tenancies for living and working activities.

3.117 Warehouse living is not well suited to Industrial type uses, as noise, potential pollutants, and frequency of large vehicular movements from these types of activity are unlikely to be suitable directly adjacent to residential accommodation - without considerable adaptation to the building fabric and public realm.

Design Considerations

3.118 Warehouse living is a typology based in specific areas in the Harringay Warehouse District. This is where advantage has been taken of the flexibility and adaptability of industrial units to be converted economically into residential accommodation, alongside workspace. The residential accommodation is often directly adjacent to, sometimes without any separation, a space for working which is often makerspace.

3.119 The above approach has led to the creation of a collaborative community of creative enterprises, supported by affordable living. It is, however, difficult to replicate, regulate and ensure that residents are living in safe, environmentally sustainable and comfortable conditions.

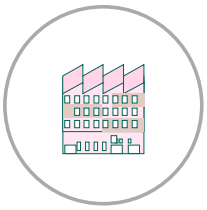
3.120 Examples of locations where workspace uses are so closely co-located with residential accommodation are not currently evident in the Borough, other than in home studios.

3.121 Achieving the current Minimum Level of Energy Efficiency standard for domestic private rented properties, of EPC E, in the Harringay Warehouse District is likely to be challenging in terms of retrofit. For all new tenancies starting in 2025 this rating is likely to increase to EPC C, increasing the challenges further. Similar challenges with EPC ratings are faced for the non-residential uses. Forming collaborative partnerships between landlords and tenant groups to upgrade fabric and services could assist in delivering improvements that provide the required targets in a more cost-effective way than carrying works independently.

3.122 There may be the potential to explore opportunities for close live/work relationship in new-build mixed-use developments. The successful design and deliver these types of spaces and uses will require working with landlords and providers who have successfully delivered live/work projects elsewhere. This should be done to inform bespoke guidance and policy. The policy and guidance should seek to retain the rich diversity of existing workspace uses through providing the framework for appropriate and affordable workspace and residential accommodation.

3.123 Re-creating, or adapting, the structure that supports the co-location of workspace and living space in the Harringay Warehouse District, and the benefits this affords, would need close engagement and collaboration with the communities who currently live and work there.

Retrofit / Refurbishment: 'Warehouse Living'



Priority Locations

Potential Location by Sub-Area and Current Planning Status				
Wood Green	**North Tottenham Northumberland Park**	**South Tottenham Tottenham Hale**	**Central Haringey**	**West Haringey**
None	None	None	Harringay Warehouse District	None

Workspace typology suitability

Workspace typology	Suitability
Co-working Space	○
Managed Workspace	○
Incubator / Accelerator Space	○
Creative Studios	●
Maker Space	●
Flexible Kitchens	◐
'Conventional' Light Industrial	○

○ *Not suited* ◐ *Somewhat suited* ● *Well suited*

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