

We have until May 19 to submit objections against the proposed redevelopment of Omega Works. Here's how you can write a compelling objection that focuses on material points, using your own words and linking it to Haringey Council's own policy documents.

1. PREPARING YOUR OBJECTION

Powerful Objections: Facts Make a Difference!

Be factual, not emotional:

Base your objections on important planning points, and back them up with evidence and logical reasoning.

Speak the council's language:

Use their own terms to highlight contradictions, and show how the proposed development conflicts with their policies.

Build a strong case:

Clearly and concisely explain your objections, and support with real examples and solid evidence.

Stand up for our community:

Stress the need to protect our neighbourhood and ensure the development serves residents' best interests.

2. HOW TO OBJECT

The 4 E's: Explain, Example, Evidence, Emphasize

EXPLAIN:

We object to specific aspects of the development that threaten our community's character and livelihood.

EXAMPLE:

Examples show how the plans will negatively alter our area's unique charm.

EVIDENCE:

Haringey's own policies support our compelling objection.

EMPHASIZE:

We must stop this development to protect our community.

Make sure you work on your objection in a document you can save as you go

3. OBJECTION

Out Of Keeping With The Area: Preserve Our Neighbourhood

EXPLAIN:

- Proposed 8.5-storey development clashes with our neighbourhood's character and scale.
- Omega Works is a historical building and shouldn't be demolished

EXAMPLE:

- Omega Works and nearby buildings follow a low-rise industrial aesthetic of 2-3 storeys.
- New development doubles building height, disrupting the established ambience.
- Overlooking into neighbouring houses a risk
- Haringey Warehouse District is defined by Omega Works' iconic architecture
- Omega Works is almost a century old and is the site of the historic Challen Piano Factory, which built the largest piano in the world!

EVIDENCE:

- Haringey's Site Allocations Document emphasizes preserving local character
- Hermitage Road facade is historic and marked for preservation but is risked by development

EMPHASIZE:

- The proposed redevelopment compromises our neighbourhood's charm and identity.
- Overlooks neighbouring residences, and demolishes a historically significant site.
- Violates Haringey's guidelines for preserving the area's character

4. SUBMITTING YOUR OBJECTION

Get Your Voice Heard

1. Link here to the council website:

rb.gy/c5tow



2. Click on the "comment" button which comes after the intro text

3. Enter your name, email and address. (Please be truthful as made-up names will damage the campaign and anonymous comments won't be accepted).

4. The next question is your stance on the application, make sure to select "Object"!

5. Add your comment

6. Make sure you're happy with it, as when you click next, that's submitted!

7. Also email a copy of your objection to Planning Officer Philip Elliot Philip.Elliott@haringey.gov.uk

8. Send a copy to savethewarehouses@gmail.com so we can collate all objections!

Lack of Affordable Housing: Stand Up for Creatives!

EXPLAIN:

- The proposed redevelopment lacks affordable housing and increases rents, contradicting the plans' stated intentions.
- Inadequate provision of bedrooms for Omega Works' creative community in the proposed redevelopment.

EXAMPLE:

- The rent has been compared to normal housing lets. Normal housing and warehouse living are not comparable.
- £1000pcm rents in the new development are unaffordable for London Living Wage earners, displacing the Omega Works community and low-income creatives from Haringey.
- Over 100 residents in Omega Works, but only 67 bed spaces in the new development. Not enough!

EVIDENCE:

- Haringey Council's [DM39](#) policy says developments must consider existing and future accommodation needs for creative living and working.
- Haringey's Site Allocations Document ([commentary 2.97](#)) supports reintroducing employment while meeting the accommodation needs of the creative community.
- [Policy HC5](#) supports promoting and protecting creative spaces.
- Inadequate affordable housing in the redevelopment threatens sustainability and diversity, directly contradicting Policy HC5.

EMPHASIZE:

- Absence of enough affordable housing disregards community needs, exacerbating the housing crisis.
- Existing community displaced, disrupting a thriving creative ecosystem.
- £1000pcm prices exceed affordability for most Omega Works and low-income creatives.
- Forced displacement harms residents and businesses.
- Exclusionary pricing deepens the affordable housing shortage, stifles creativity, and impacts well-being.
- Contradicts DM39 and Site Allocations Document guidelines.
- Violates Policy HC5 and hinders artistic activity.

Community & Businesses Disrupted: Protect Our Livelihoods!

EXPLAIN:

- Warehouses are our homes and workplaces, vital for our community's existence.
- The proposed redevelopment disrupts us, impacting livelihoods and nearby businesses.
- A development of this size will disrupt what is normally a quiet road for months on end

EXAMPLE:

- Dozens of creative businesses thrive in Omega Works, fostering a vibrant community.
- Demolishing affordable workspaces risks over 100 residents losing homes and livelihoods.
- Loss of fully equipped specialty studios and buildings; Zaftig Kitchen, Gracie Barra, SNAP! Recording Studio
- Hermitage Road has bollards and is not suitable for heavy traffic. This will disrupt on-street parking, traffic, noise and pollution

EVIDENCE:

- GLA's Agent of Change principle says developers are responsible for mitigating impacts on cultural venues and creative spaces
- This redevelopment significantly impacts creative spaces without mitigation, against the Agent of Change policy

EMPHASIZE:

- Redevelopment threatens our community and businesses, disrupting collaborations and vital spaces.
- Construction brings noise, and traffic, harming well-being and nearby businesses.
- Disregarding critical considerations violates GLA's Agent of Change policy.
- Opposing this is crucial to preserve our livelihoods and vibrant creative ecosystem.

Misleading Plans and Incorrect Process: Demand Accurate Representation!

EXPLAIN:

- Developers' plans are inaccurate and misleading, lacking community consultation.
- Misrepresentation of Omega Works' residents and units, including the wrong postcode.
- The plans were approved as valid on 27th March but didn't appear on the council website until 18th April.

EXAMPLE:

- Over 100 people live and work in Omega Works, contrary to the developers' claim of only 55.
- Misleading plans depict occupied units as vacant, distorting the true community presence.
- Repeatedly incorrectly listing Omega Works' address as N41NA, a defunct postcode from 2004.

EVIDENCE:

- The existing ground floor plan submitted on Omega A shows 3K as vacant; in fact, has residents and is a community space

EMPHASIZE:

- Misleading and non-transparent plans undermine our community, misrepresenting us.
- Accurate representation and transparency are essential to honouring residents' rights and interests.
- We must demand truthful and inclusive planning to protect the integrity of Omega Works.

The Community Objects: Centre Resident's Voices!

EXPLAIN:

- These plans are poorly designed for what we need in this area.
- Plans say Omega buildings are 'not fit for purpose' - by who's standards? Not the residents!
- The developers' plans don't align with true warehouse living, as they lack appropriate accommodation and workspace for diverse artists
- They claim extensive community consultation but we've been ignored
- Residents must be leading any new developments

EXAMPLE:

- They don't know what we need: outdoor workspace alongside children's play area? Dangerous!
- High-density housing directly on top of warehouse activity increases risk of noise complaint
- placing incompatible elements together doesn't make sense for the community.
- Omega residents have expressed their objection at two previous consultations, but their concerns were disregarded.

EVIDENCE:

- Residents, both in Omega and on surrounding roads, have been overlooked and ignored in the planning process.
- Doorknocking revealed many, including long-term residents on Hermitage Road, claim they were never contacted about the development.
- Over 4000 signatures on the Omega Works petition highlight community concern.

EMPHASIZE:

- Any new redevelopment must prioritize residents' voices and their needs.
- True warehouse living preserves the essence and purpose of these spaces.
- Council should work with residents to protect the area and community