

YMCA London City and North 184 Tottenham Lane

Design and Access Statement

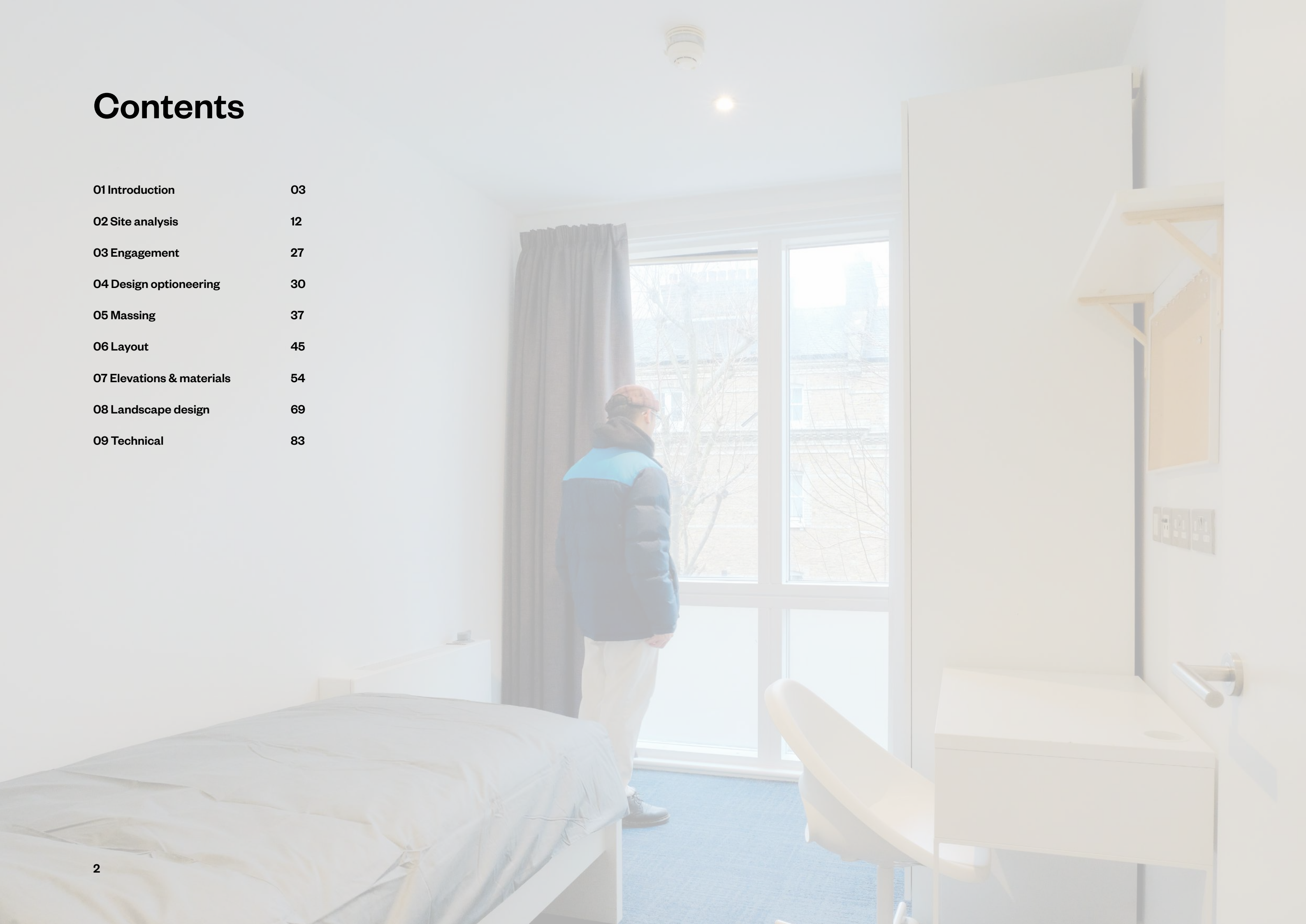
August 2026

YMCA

Levitt Bernstein **People.Design**

Contents

01 Introduction	03
02 Site analysis	12
03 Engagement	27
04 Design optioneering	30
05 Massing	37
06 Layout	45
07 Elevations & materials	54
08 Landscape design	69
09 Technical	83



1. Introduction

Executive summary

This Design and Access Statement supports a full planning application for the redevelopment of 184 Tottenham Lane, Crouch End, on behalf of YMCA London City and North. The proposals would replace the existing building with new temporary housing for young people experiencing homelessness, together with shared social spaces, community rooms a landscaped courtyard and staff facilities.

The application seeks permission to build energy efficient accommodation designed around the pillars of dignity, independence and opportunity. The new scheme would provide 174 en-suite bedrooms, arranged mainly as shared flats with kitchens, alongside a number of move-on flats for residents preparing for more independent living. 10% of bedspaces would be wheelchair accessible or adaptable.

Maintaining our vision of 'every bed counts', the aim is to create housing that works better for residents, staff and the wider community.



About the YMCA

YMCA is one of the UK's best-known youth charities, with origins in London dating back to 1844. Today, YMCA London City and North works across North and Central London, assisting young people through housing, advice, wellbeing services and opportunities for personal development.

Its work is centred on young people who need stability at a critical point in their lives, including those facing homelessness or insecure housing. Alongside accommodation, the charity help residents build confidence, develop practical skills and move towards education, employment and independent living.

The Tottenham Lane site has been an established part of the Crouch End community landscape for the last 100 years, and it remains an important local resource. This project is intended to continue that role in a form that is better suited to present-day needs and standards. The YMCA Tottenham Lane site is compliant with a range of regulators including the Regulator of Social Housing, Charity Commission, Companies House and Ofsted.





London needs youth housing

The need for temporary housing for young people in London is acute and increasing. Across the UK, more than 100,000 young people aged 16–35 present to local authorities each year as homeless or at risk of homelessness, with around 15,000 of those in London. The numbers continue to rise, with London Borough of Haringey predicting a 13% increase driven by factors such as family breakdown, domestic abuse, insecure private renting and the wider cost of living.

For young people, homelessness is rarely just about the absence of a home. It can interrupt education, affect mental and physical health, and make it much harder to build stability for the future. In this context, the quality of accommodation matters. It needs to provide safety and support, but also the conditions for everyday life: privacy, routine, access to facilities and a realistic step towards greater independence.

YMCA's new accommodation
LandAid House , Islington
Opened in 2021.

A building no longer fit for purpose

The current YMCA building at 184 Tottenham Lane has served generations of young people, but it is no longer equipped to meet modern expectations of temporary housing. Originally built in 1929 and altered over time, it relies heavily on outdated shared facilities and an institutional layout that limits privacy, autonomy and comfort.

Residents have identified key shortcomings, including shared bathrooms, lack of cooking provision, poor-quality social space and a lack of space for quiet study. Basic issues such as heating, storage, power outlets and laundry provision also affect daily life, leading to underused capacity despite high demand.

In short, the issue is no longer the site's purpose, but whether the building can still deliver it effectively.





The vision

The vision of 184 Tottenham Lane is to create a society where young people can thrive. We will do this by providing high quality, psychologically informed environments that are aspirational and help young rebuild their lives following a lived experience of homelessness.

The new building would offer en-suite bedrooms, shared kitchens and living spaces, and a number of move-on flats for residents ready for greater independence.

The proposal also includes shared spaces at ground floor, giving the building a more open and active relationship with its surroundings. A landscaped courtyard would provide outdoor space for education, reflection, increased sensory perception and physical wellbeing.. Existing trees along Rosebery Gardens would be retained, with additional planting and improvements to the public realm.

Over time, this once-in-a-generation project is expected to support around 13,000 young people, replacing outdated provision with a building that works better for residents, staff and the wider community.

The new building will create 16 accessible rooms with ensuite bathrooms and accessible kitchens in compliance to current disability an equality legislation. The new building will also create a sustainable led designed building, suitable for the current environment.

Introduction

Purpose of this Document

This document has been prepared by Levitt Bernstein on behalf of YMCA London City and North (the “Applicant”) to support a Full Planning Application for the development at 184 Tottenham Lane, London, N8 8SG (“the Site”). This Design and Access Statement sets out the site context and the design response in detail, from an architectural, landscape, servicing and technical perspective. It also describes the design and engagement process which have shaped the proposal. The aim of this report is to give sufficient background, context and illustrative material to supplement the application drawings submitted as part of this planning application.

Schedule of Documents

This document should be read in conjunction with the planning drawings and the following reports which together form the planning application:

Existing and proposed plans — LBA
Acoustic / Noise Impact Assessment — KP Acoustics
Air Quality Assessment — GEM
Arboricultural Report (Tree Survey, AIA & AMS) — PJC
Basement Impact Assessment — TBC
Biodiversity Net Gain Report and Statutory Metric Calculation — PJC
Biodiversity Survey and Report (including PEA and EclA) — PJC
Building Management Plan — YMCA
Circular Economy Statement — PRL
Construction Logistics Plan — Velocity
Contaminated Land Assessment — Ground and Water
Daylight and Sunlight Assessment — XCO2
Energy Statement — XCO2
Fire Statement — TOGA
Flood Risk Assessment — PFL
Health Impact Assessment & EqIA — Greengage
Heritage and Townscape Visual Impact Assessment — Icen
Microclimate / Wind Impact Assessment — XCO2
Overheating Assessment (based on CDTM) — XCO2
Planning Statement (including s106 Heads of Terms) — CMA
Public Benefit Statement — YMCA
Statement of Community Involvement — Altair
SuDS Strategy (including Council drainage pro-forma) — PFL
Sustainability Statement — PRL
Transport Assessment / Statement (including Travel Plan) — Velocity
Waste Management Plan / Waste Water Utilities Assessment — Velocity
Whole Life Carbon Assessment — PRL

Clients brief

The brief aims to enhance the accommodation model for 184 Tottenham Lane, building on the approach undertaken at LandAid House, a previous collaboration between London City and North YMCA and Levitt Bernstein. It seeks to provide greater independence, safety, and dignity for residents, alongside a modest increase in bedrooms to help meet housing demand.

The updated accommodation provides all rooms as en suite, arranged within shared flats for two to six residents with communal kitchen facilities. The scheme also includes accessible accommodation and larger move on flats.

Statement of compliance

- The accommodation is designed to:
- Meet GLA Capital Funding standards
 - Meet Haringey HMO guidance, notable for accommodation sizes, fixtures and fittings
 - Provide good levels of natural daylight, in line with relevant guidance and Building Regulations (including Approved Documents O and F)
 - Include adequate storage within bedrooms, along with private lockable fridges and individual cupboards
 - Offer a comfortable, durable and long-term living environment
 - Support a sense of ownership, privacy and personal control
 - Be flexible and adaptable to meet a range of residents’ needs

This approach reflects current best practice in temporary housing, recognising that private, secure personal space is fundamental to residents’ mental well being, dignity and ability to engage positively with support services.

Brief summary	
Accommodation	This proposal
No. of bedspaces with en-suite bathrooms	174 bedspaces (155 Existing)
Proportion of move on accommodation	14%
Percentage of wheelchair accessible dwellings	10%
Communal Lounge	Included
Staff Space	Included
Shared Space, for users and community	Included
Laundrette for users	Included
Residents garden	Included

Project description

The proposed development is designed as modern temporary accommodation for young people aged 16–35 who have experienced homelessness.

The proposal recognises that this client group requires not only safe and secure housing, but also an environment that actively encourages recovery, stability, dignity, and a gradual transition to independent living. The scheme replaces an outdated hostel building that no longer meets contemporary standards for temporary housing. The proposed design has therefore been developed in accordance with Haringey HMO guidance, GLA Capital Funding requirements for HMO accommodation, and YMCA City and North's bespoke employer requirements. These requirements have been informed by the organisation's operational experience in managing similar temporary housing schemes, including LandAid House, Monarch Court and Crouch End YMCA.

Existing Building

The existing accommodation is characterised by poor accessibility, including a stepped entrance and a lack of accessible bedrooms. Long, narrow corridors, with all bedrooms opening directly off them, create challenges in terms of antisocial behaviour and security. Shared bathroom facilities raise concerns around gender sharing, privacy and dignity, while the absence of individual or resident kitchens limits opportunities for independent living. The building also does not include move-on flats, a key component of the YMCA pathway towards independence. In addition, the building suffers from inadequate thermal performance, poor-quality external areas, and poor internal acoustic performance, resulting in noise disturbance between residents, alongside outdated building fabric and services. Collectively, these shortcomings fall below current best practice for temporary housing for young people, where privacy, safety, autonomy and well-being are essential.

New accommodation strategy

The proposed design delivers high-quality, self-contained accommodation within a building carefully planned around the needs of young residents and staff. This improved standard requires more space per occupant.

The accommodation strategy combines cluster flats as the primary provision, with 14% move-on units to support progression and 10% accessible accommodation. It also includes shared laundry facilities, enhanced spaces for socialising, learning, and creativity, and improved gardens with increased biodiversity. Together, this creates a stepped model of living, allowing residents to move toward greater independence over time.

Cluster Flats

A cluster flat is a small shared living arrangement, typically comprising up to six single-occupancy bedrooms arranged around a shared kitchen. In this scheme, each resident will have a private en-suite bedroom, while sharing kitchen and social facilities with a small number of other residents. Fob-controlled access ensures that each cluster is securely zoned, with access limited to its residents, avoiding issues associated with long, open corridors. This model is particularly appropriate for young people leaving homelessness as it balances privacy and dignity through self-contained rooms, opportunities for social interaction and peer support within shared spaces, enhanced safety and safeguarding by avoiding large institutional layouts, and the development of independent living skills through everyday activities such as cooking and managing a household. Each cluster flat has direct access to circulation cores, ensuring residents do not need to pass through other flats to reach their accommodation, which further supports privacy, security and effective safeguarding.

Move-on accommodation

Move-on accommodation refers to homes intended for residents who are ready for a greater degree of independence. In this scheme, move-on units will include smaller two and three-bedroom flats with shared kitchens. These homes provide an important transitional stage between hostel living and fully independent accommodation. They allow residents to build confidence in managing a more self-directed domestic environment while maintaining access to support services where required. This is a key part of the YMCA model and is fundamental to helping residents achieve long-term housing stability.

Accessibility and inclusivity

The design provides level access throughout the building, with lift provision increased from one passenger lift to three, significantly improving accessibility and ease of movement. The strategy also addresses the need for inclusive accommodation, including: 10% wheelchair-accessible bedrooms. This ensures the scheme can accommodate residents with a wide range of mobility and access needs, while allowing flexibility for future adaptation. The enhanced accessibility represents a substantial improvement on the existing hostel and is fundamental to delivering inclusive and equitable temporary housing.

Communal and amenity spaces

The scheme is designed as a holistic residential environment, not just a place to sleep, with communal and amenity spaces that encourage social interaction, quiet retreat, structured support, skill-building, and a sense of community.

These spaces help reduce isolation and anxiety by creating a welcoming, domestic, and non-institutional environment. Outdoor areas further enhance wellbeing by providing space for gardening, exercise, fresh air, recreation, and quiet reflection, contributing to residents' mental and physical health.

Shared spaces

In addition to the dedicated residential accommodation, a substantial area at ground floor level is proposed as flexible shared space, intended for use by residents, staff and the wider community. This space will be co-designed with stakeholders to shape its final use. The vision includes a series of flexible, multi-functional spaces that can be opened to form a larger area or subdivided into smaller rooms. The space will be self-contained, with its own kitchenette, bathroom and dedicated storage. Potential uses include creative studios for art and workshops, a music space, meeting rooms, and areas for film screenings. It is also envisaged as a youth hub for wider community uses.

Supporting independence

A key aim of the project is to create an environment that enables young people to develop the practical and social skills needed to move on successfully. The design moves away from an institutional hostel model, instead promoting a more domestic and independent way of living. Features supporting this objective include shared kitchens within small cluster flats rather than centralised catering provision, alongside communal laundry facilities, adequate storage provision, and cycle and scooter parking. Together, these elements help residents in establishing everyday routines and building essential life skills such as cooking, cleaning, budgeting, time management and shared living, helping to prepare them for independent accommodation.

Staff, support and safeguarding

The building operates 24/7 and provides dedicated staff facilities, including administrative offices, CCTV communications rooms, a maintenance workshop, and a range of meeting and breakout spaces. These areas allow for effective casework, confidential discussions, safeguarding, and efficient day-to-day management.

Vision for changing people's lives

The new build addresses long-standing issues with the existing building, including poor thermal performance, acoustics, and outdated services. It will improve residents' quality of life while increasing capacity by 11%, helping to meet housing need and provide a stable place for young people to live, learn, work, and grow.

Proposal at a glance



Improve housing

The project aims to create a safe, empowering, and inclusive housing environment for young people in Crouch End, where they can thrive, build independence, and transition successfully into adulthood.



Protecting & Enhancing the Public Realm

The proposed development would retain the existing trees on Rosebery Gardens and introduces additional planting alongside high-quality paving around the base of the building.



Ground floor communal and shared spaces

The proposed development will include shared ground-floor space for residents and staff, including large flexible meeting spaces that could be booked by the community.



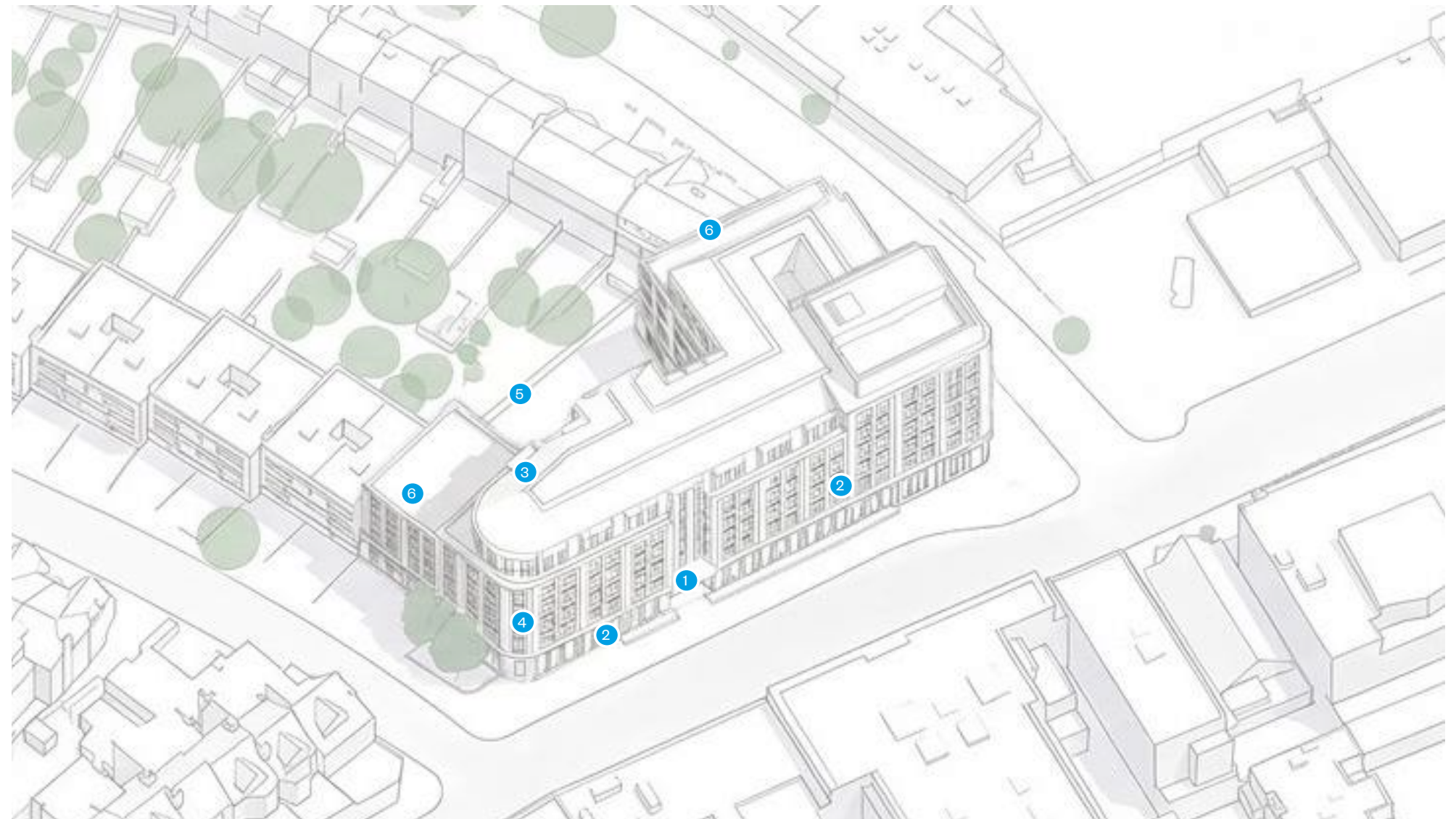
Fostering Well-being

Providing communal indoor and outdoor accessible spaces for residents that promotes social interaction, reduce isolation, and support well-being, offering welcoming areas for connection, learning, and recreation.



High-Quality Design

The proposed development replaces outdated accommodation with a high-quality, energy-efficient building, providing a comfortable and aspirational environment for residents and staff.



Design Summary

- 1 Visible and welcoming high street entrance
- 2 Ground floor active uses on to the high street

- 3 Architecture inspired by the surrounding context.
- 4 Resident kitchens at corners

- 5 Communal garden accessible to all residents, with increased planting, shelter and calm spaces
- 6 Stepped down building heights on Rosebery Gardens and Elmfield Avenue

2. Site analysis

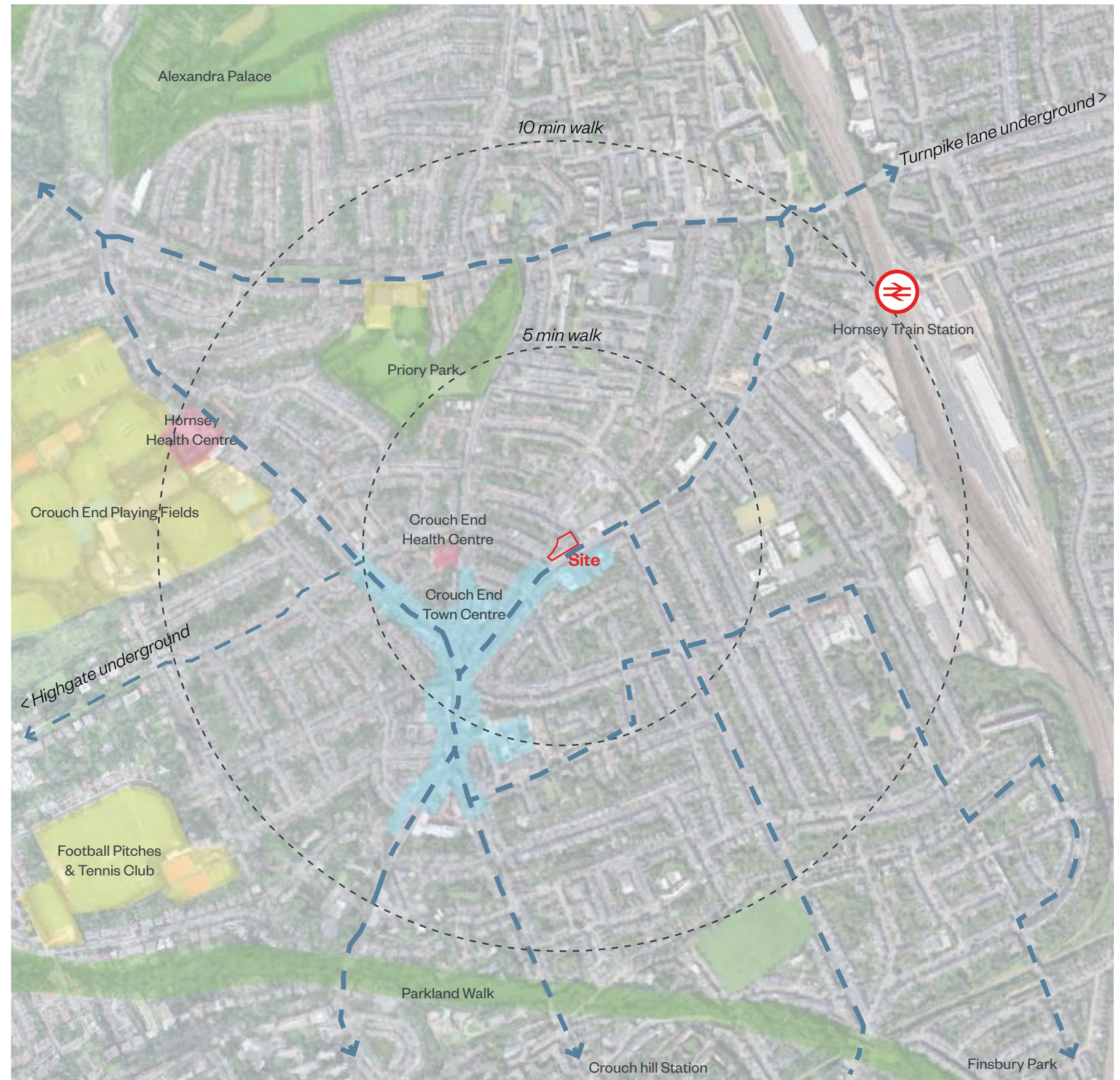
Wider context

The existing site is located at the junction of Elmfield Avenue, Rosebery Gardens, and Tottenham Lane. The site is located towards the north east of the Crouch End Town Centre and marks the beginning of the high street when approaching from the north. The site is also well connected to local amenities and public parks notably Alexandra Palace to the north west of the site.

The site sits on the main road and has good connections to a network of public transport services. The closest train station is Hornsey Train Station to the northeast. Crouch Hill Station and Finsbury Park station is approx. 10-15-minute bus journey from the site. The site has a PTAL rating of 3.

KEY

- Site boundary
- Town Centre
- Public Parks
- Local sports pitches
- Local health centres
-  Train Station
- - - Bus Network Routes

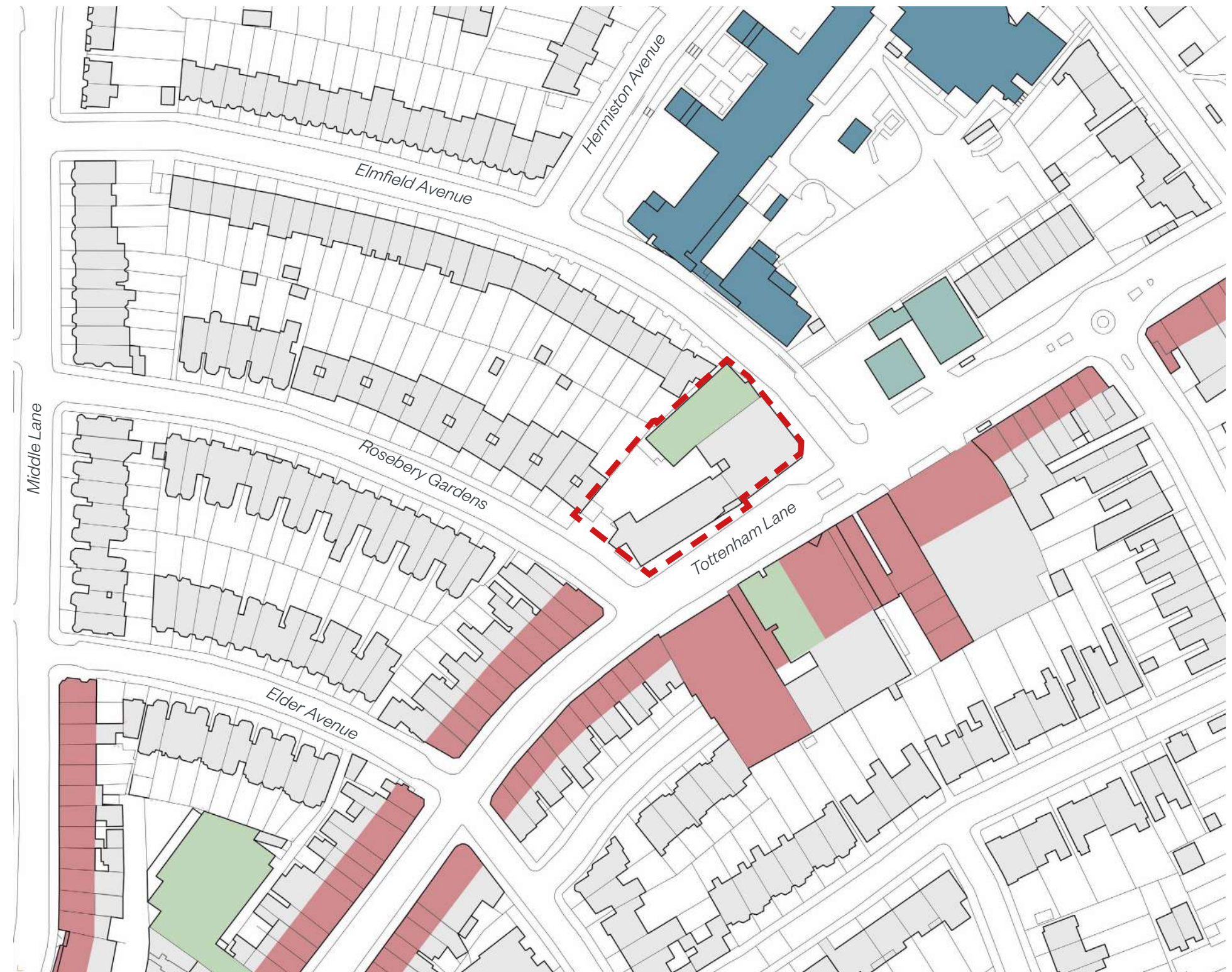
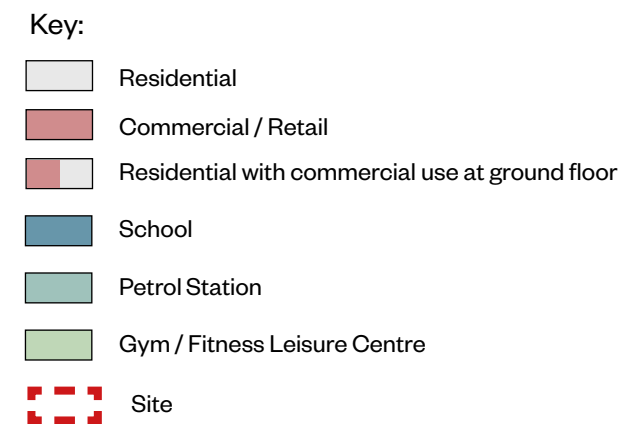


Local building use and amenities

The site sits at the end of Elmfield Avenue and Rosebery Gardens which are both residential streets. A petrol station and the Rokesly Infant and Junior School is situated to the north of the site.

Crouch End Fitness Centre currently occupies the two storey, with additional mezzanine building along Elmfield Avenue that belongs to YMCA London City and North. A number of fitness leisure centre also exists within a close proximity from the site.

The high street of Tottenham Lane predominantly consists of shops and retail units with the majority having residential units in the upper floors. The Art House and Picture House cinema sit opposite the site at Tottenham Lane.



Surrounding building heights

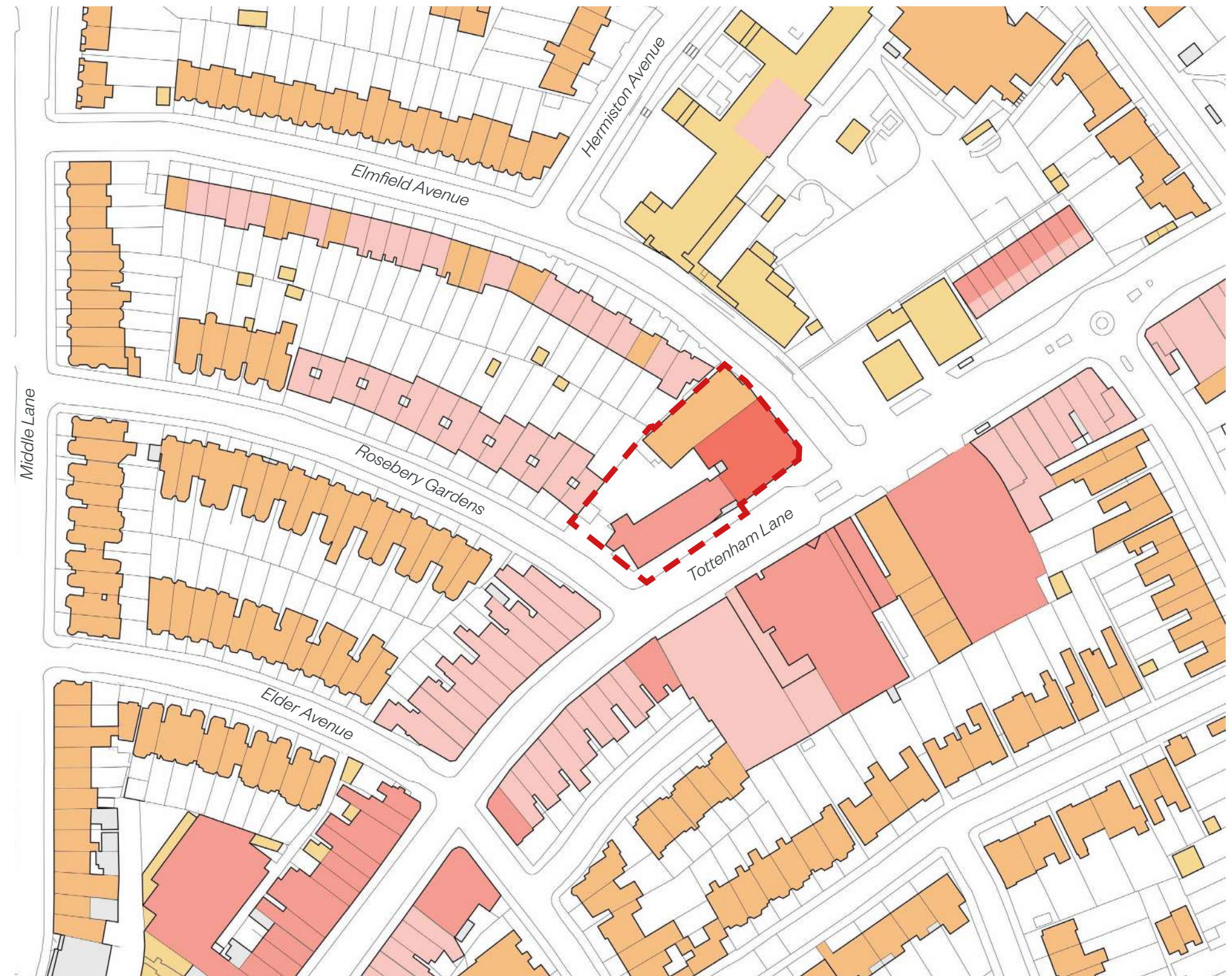
The corner element of the existing building is five storeys, located at the junction of Elmfield Avenue and Tottenham Lane. The Sir Brett Cloutmann Wing comprises of four storeys followed by the fitness centre element on Elmfield Avenue with two storeys.

The majority of the neighbouring buildings along the high street of Tottenham Lane are three - four storeys in height. Elmfield Avenue and Rosebery Gardens are residential streets and comprise of two and three storey terraced housing. The nursery school opposite the YMCA building in Elmfield avenue is single storey.

Further down the high street, the recently built Hornsey Town Hall is 6- 8 storeys tall, which is setback from the high street

Key:

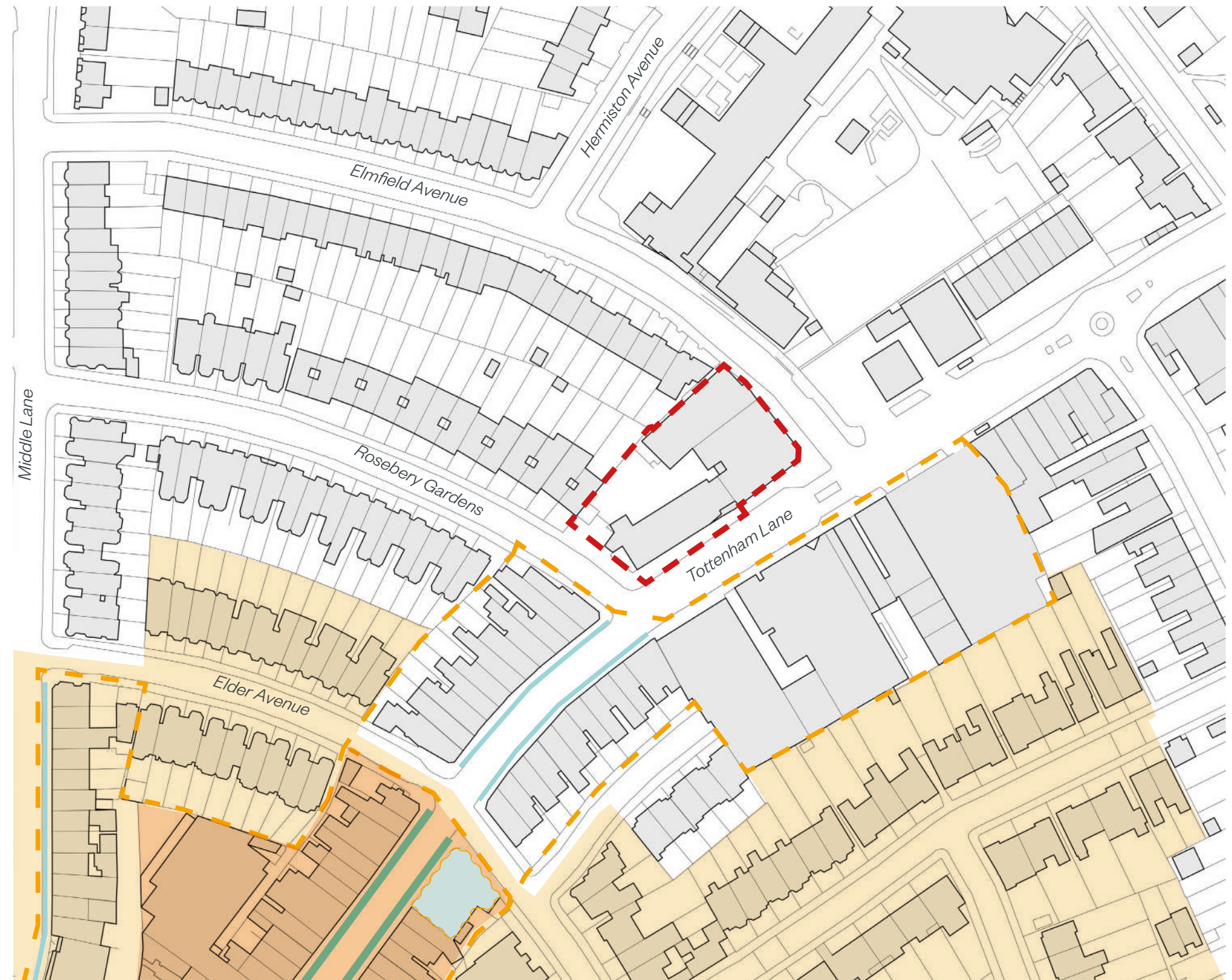
- 1 storey
- 2 storey
- 3 storey
- 4 storey
- 5 storey
- Site



Conservation area

The site just sits outside the boundary of what is considered as the town's district centre. The frontages along the immediate neighbouring buildings are considered as secondary frontages and becomes more key and important as you approach the primary shopping areas to the south of the site. The site is also near a conservation area which necessitates architectural sensitivity and a high standard of design quality when developing the site.

- Key:
- Conservation area
 - Primary shopping areas
 - District Centre
 - Primary frontage
 - Secondary Frontage
 - Site
 - Queen's Pub (Grade II listed)



Existing building : History

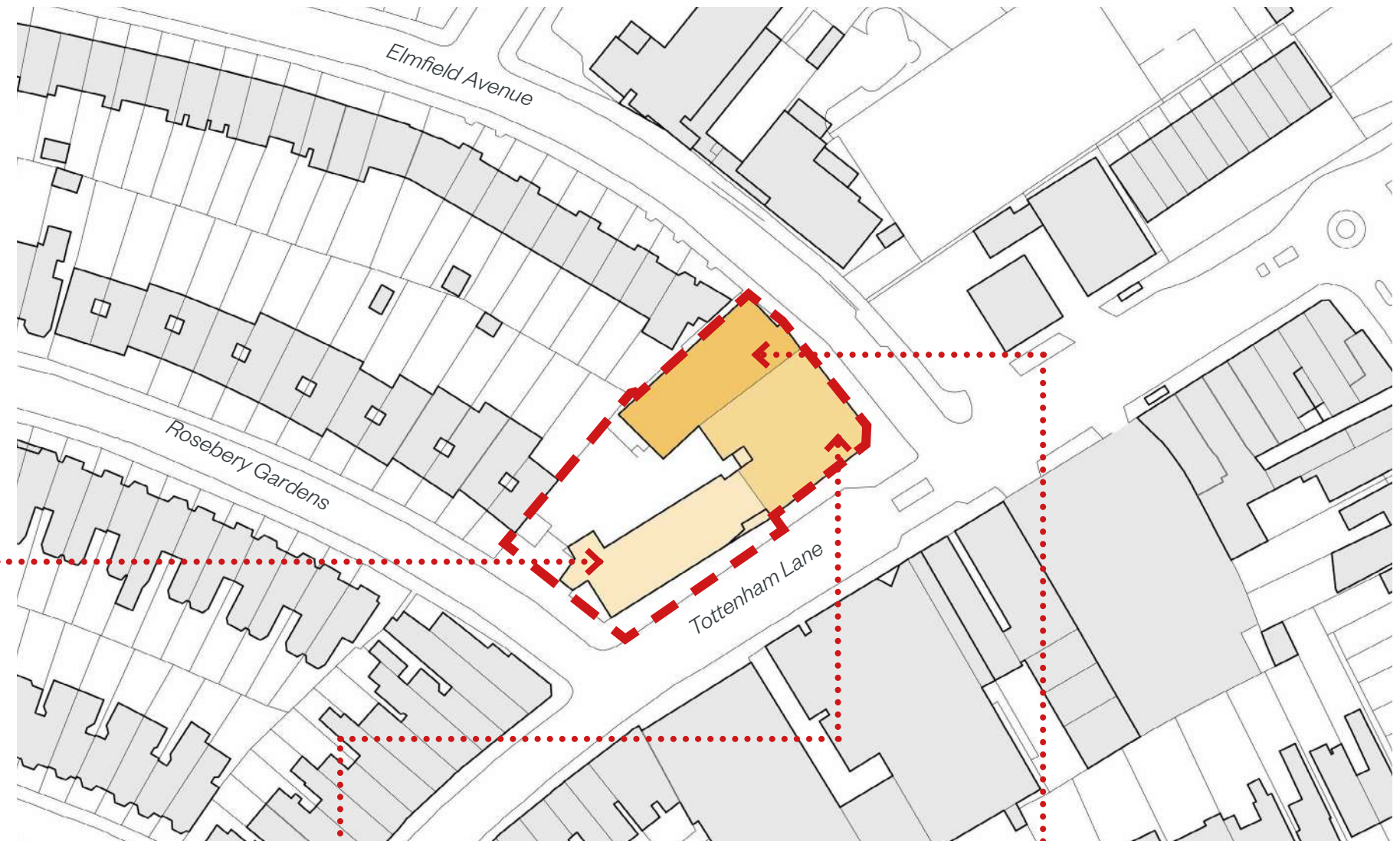
The site is located at the junction of Elmfield Avenue, Rosebery Gardens, and Tottenham Lane. Elmfield Avenue and Rosebery Gardens are predominantly residential in character, while Tottenham Lane serves as a high street, with retail units at ground level and residential accommodation above.

The existing building comprises of three adjoining blocks, varying in height from two to five storeys, and contains 155 single occupancy bedrooms, with shared shower rooms and toilets, along with limited communal facilities.

The original building at 184 Tottenham Lane, formerly known as Hornsey YMCA was first constructed in 1903 and an Art Deco building was later constructed in 1929.

During World War II, the Art Deco corner building (Hostel Wing) suffered bomb damage. Only the Art Deco annex located on Elmfield Avenue to the north was retained. This currently houses the Crouch End Fitness Centre.

Subsequently, the hostel wing was rebuilt in 1958-1959, along with the construction of a new wing along Tottenham Lane (the Sir Brett Cloutmann Wing). The building features a red brick clad building and comprised of additional hostel rooms. A mansard rooftop extension to both the Sir Brett Cloutmann and Hostel wing was constructed in the 1980's. The Hostel Wing was also re-clad in red brickwork during this period.



Sir Brett Cloutmann Wing

Hostel

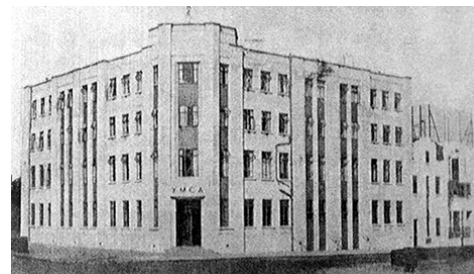
Crouch End Fitness Centre



Built 1958



Roof extension 1980's



Built 1929

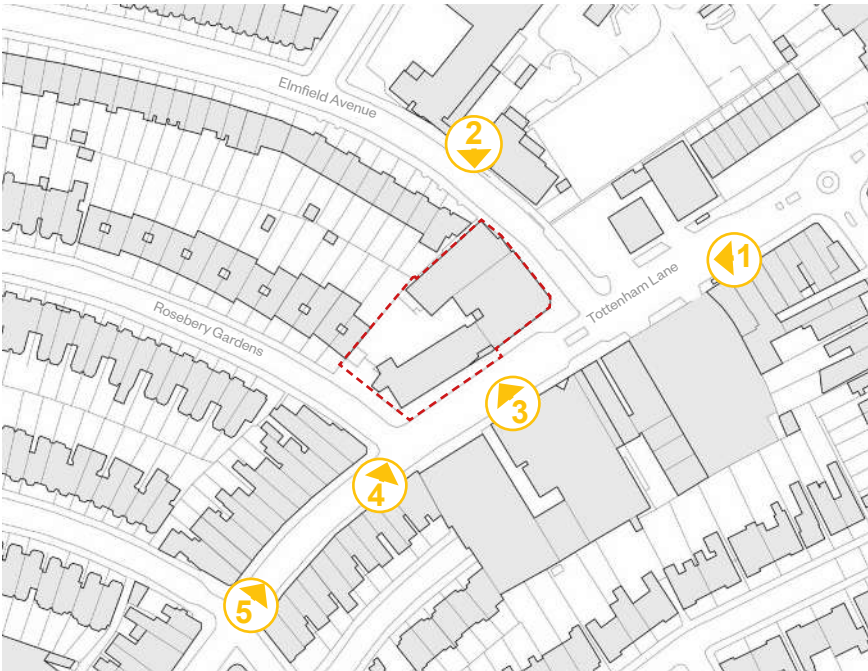


Re-clad with roof extension 1980's



Built in 1935 with building facade retained

Existing building and site images



1

2



3

4

5

Existing building photos



Bus stand and portable toilet with litter left at the bus stand



Cramped and narrow communal / social space which doubles up as space used by the canteen



Disorganised plant and service items located on the external courtyard with bicycle parking



Bus stand being within close proximity to main entrance



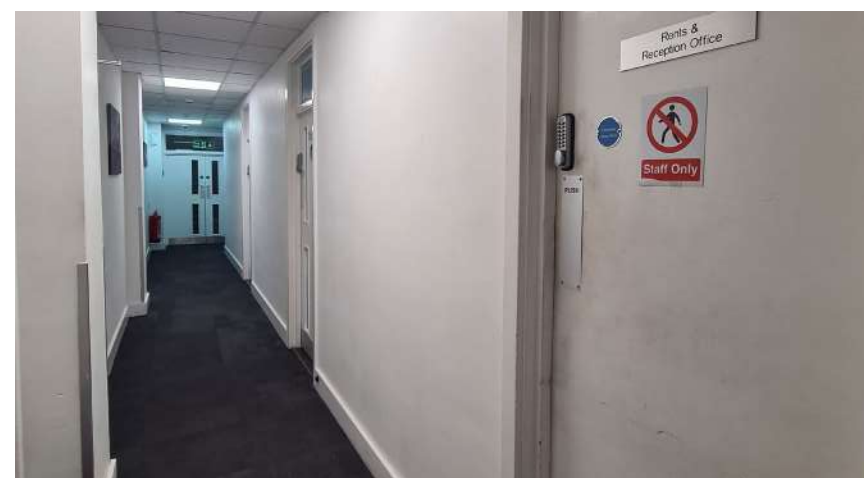
Shared office space with small break-out desk for meeting as well as lunch / social space



External courtyard / Service yard



Small and narrow ground floor reception and waiting lobby



Dark and narrow corridors



Visible damp and water ingress in basement plant / boiler room. Areas of concrete were showing signs of water damage and some visible steel members with surface rusting.

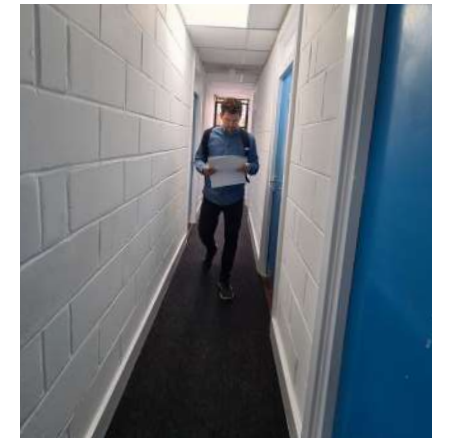
Existing building photos



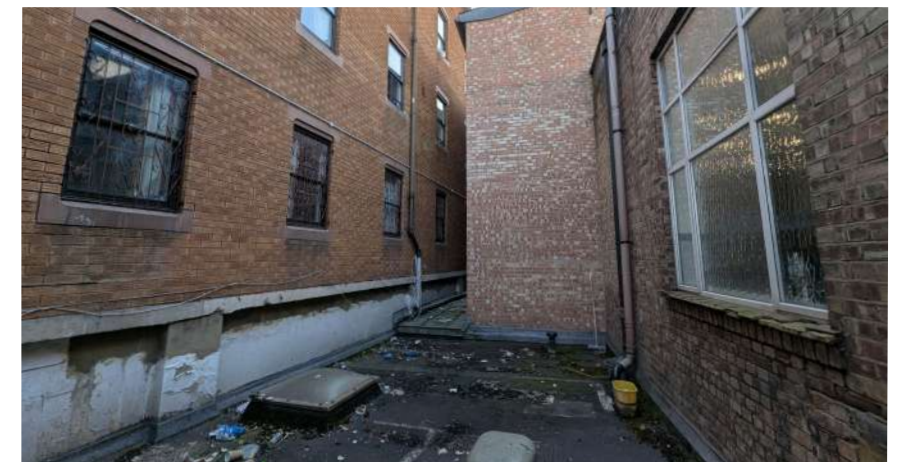
Shared WC's / bathrooms with only curtain rails providing privacy screening to shower cubicles



Typical bedroom with small sink and built in wardrobe



Narrow corridors to bedrooms and some rooms directly accessed from core lobby which could potentially pose fire and safety risk hazard



Windows to resident bed spaces with poor access to natural light and outdoor visual aspect



Typical shared WC



Windows to first floor bed spaces along Tottenham Lane. Windows are placed on restrictors and kept locked for safeguarding purposes



Damp and mould present above some windows at upper levels. Some partition walls and finishes are in poor condition with visible holes

Retention & reuse of existing building elements

To preserve the heritage and history of 184 Tottenham Lane, a long-standing YMCA location in North London, it has been confirmed that the existing plaques will be carefully salvaged and sensitively reinstated within the redevelopment.

In addition, the building is primarily constructed of brickwork and precast elements, which will be carefully dismantled and recycled as part of the demolition process, with the aim of maximising reuse of these materials elsewhere in line with BREEAM requirements.



Existing building : Current ground floor layout and use

Main entrance and street

The primary entrance to YMCA Crouch End is centrally located along the Tottenham Lane frontage. However, its visibility is compromised by an adjacent bus stand that spans the length of the building's frontage. This bus stand obstructs views of the entrance and contributes to an unwelcoming streetscape. The area has also become a hotspot for fly-tipping, further detracting from the entrance's appeal.

Within the site, there are three trees situated on land adopted as public highway. YMCA London City and North would like to remove these trees to improve visibility and enhance the entrance experience.

Safeguarding and security concerns

The close proximity of the bus stand to the main entrance has led to safeguarding issues. There have been instances where unauthorized individuals gained access to the building by blending with bus stop users and tailgating residents. The current reception area is undersized, exacerbating these security concerns and contributing to an unwelcoming atmosphere.

Internal circulation and accessibility

The building comprises three stair cores and a single operational lift. Notably, there is no direct ground-level access to the western stair core, which is primarily designated for emergency egress.

Ground floor layout and communal spaces

Spaces facing Tottenham Lane are allocated to staff administration and shared-use areas. The western canteen doubles as a communal lounge but lacks flexibility for alternative uses. At the rear, there is an outdoor courtyard with seating and a pergola and heavily tarmacked residents garden.

Staff admin and welfare space

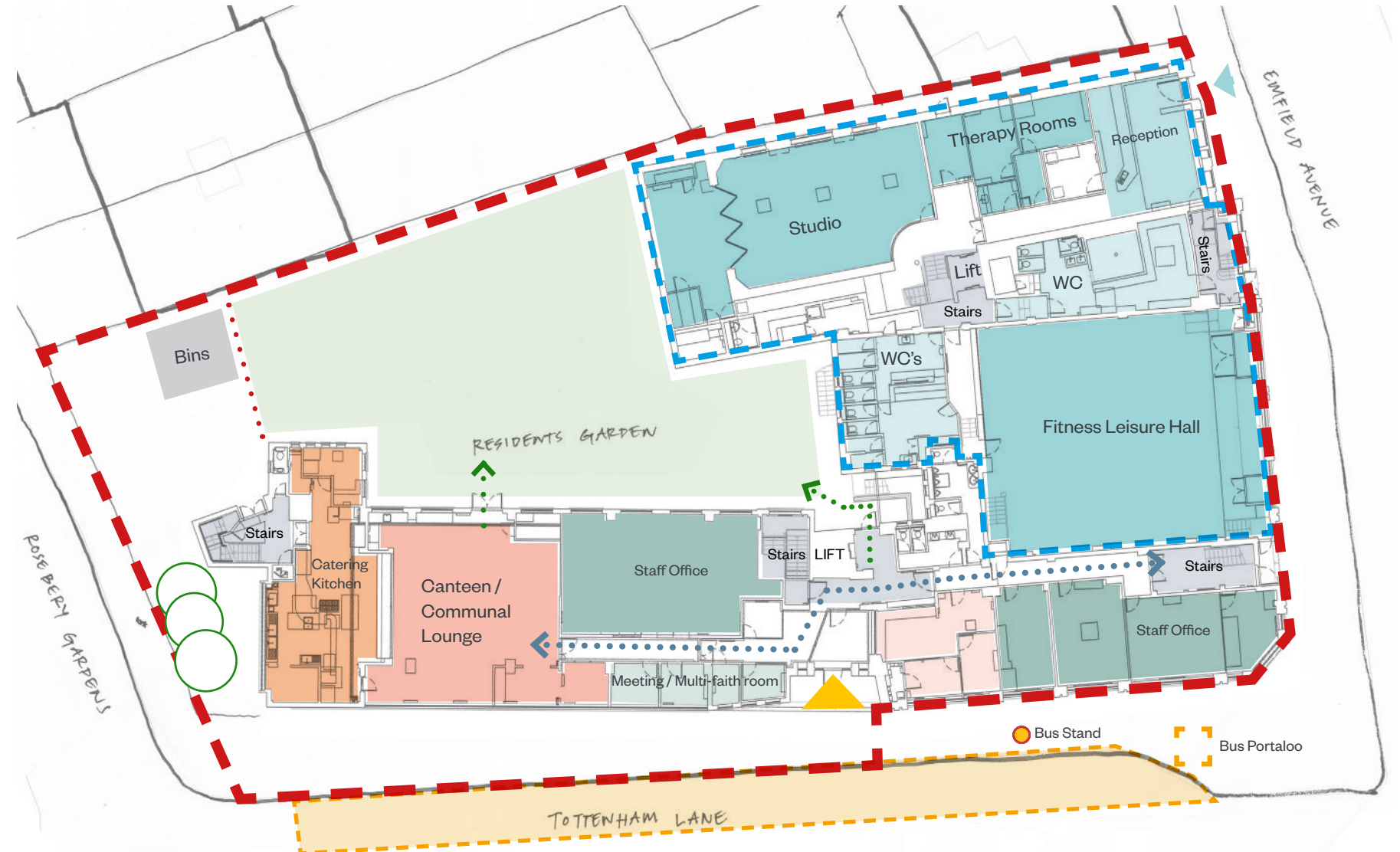
There is also a lack of suitable staff office and admin space. Currently, all spaces are quite cellular and are shared offices with desk space. There's a lack of shared areas suitable for meetings and break-out spaces.

Crouch End Fitness Centre

A significant portion of the ground floor is occupied by the Crouch End Fitness Centre, which has its main entrance on Elmfield Avenue. The fitness hall is approximately one metre lower than the rest of the ground floor, and numerous ramps and level changes throughout the building present accessibility challenges. Noise from the fitness centre also often travels to residents' bedrooms above.

Mechanical services and plant condition

Heating and hot water are supplied by communal boilers located in the basement plant room. These boilers are over 40 years old, necessitating frequent specialist maintenance and resulting in high operational costs.



KEY

- Canteen / Communal Lounge
- Reception
- Crouch End Fitness Leisure Centre
- Staff / Admin Office

- Core
- Main Entrance
- Bus Stand
- Bus Portaloos

- Outdoor amenity space
- Existing trees

Existing building : Typical Upper Floor

Upper floor layout and circulation

The upper floors of the YMCA Crouch End primarily consist of resident bed spaces, accessed via three stair cores located at the western, central, and eastern ends of the building. The western stair core is used for emergency egress only.

Bedroom conditions and amenities

Resident bedrooms at YMCA Crouch End are equipped with a sink and built-in wardrobe but lack en-suite bathroom facilities, which are considered standard in contemporary temporary accommodation. The absence of private bathrooms necessitates reliance on shared toilets and showers. This arrangement falls short of current expectations for dignity, privacy, and personal space, and requires separate floors for different genders.

Natural light and corridor environment

The placement of shared bathroom facilities around the lightwell obstructs natural light from penetrating the building's deep plan. Consequently, corridors are often dark and claustrophobic, contributing to an institutional atmosphere that can negatively impact residents' well-being.

Privacy concerns

Shared facilities compromise residents' sense of safety and privacy.

Views and daylight

Some north-facing bedrooms overlook the blank façade of the adjacent fitness centre, resulting in poor views and limited natural light. This lack of daylight can adversely affect residents' mental health and overall living experience.

Window Specifications and Ventilation

A number of windows are single-glazed and equipped with restrictive openings for safety reasons. These limitations hinder natural ventilation and thermal comfort, impacting the quality of the indoor environment.



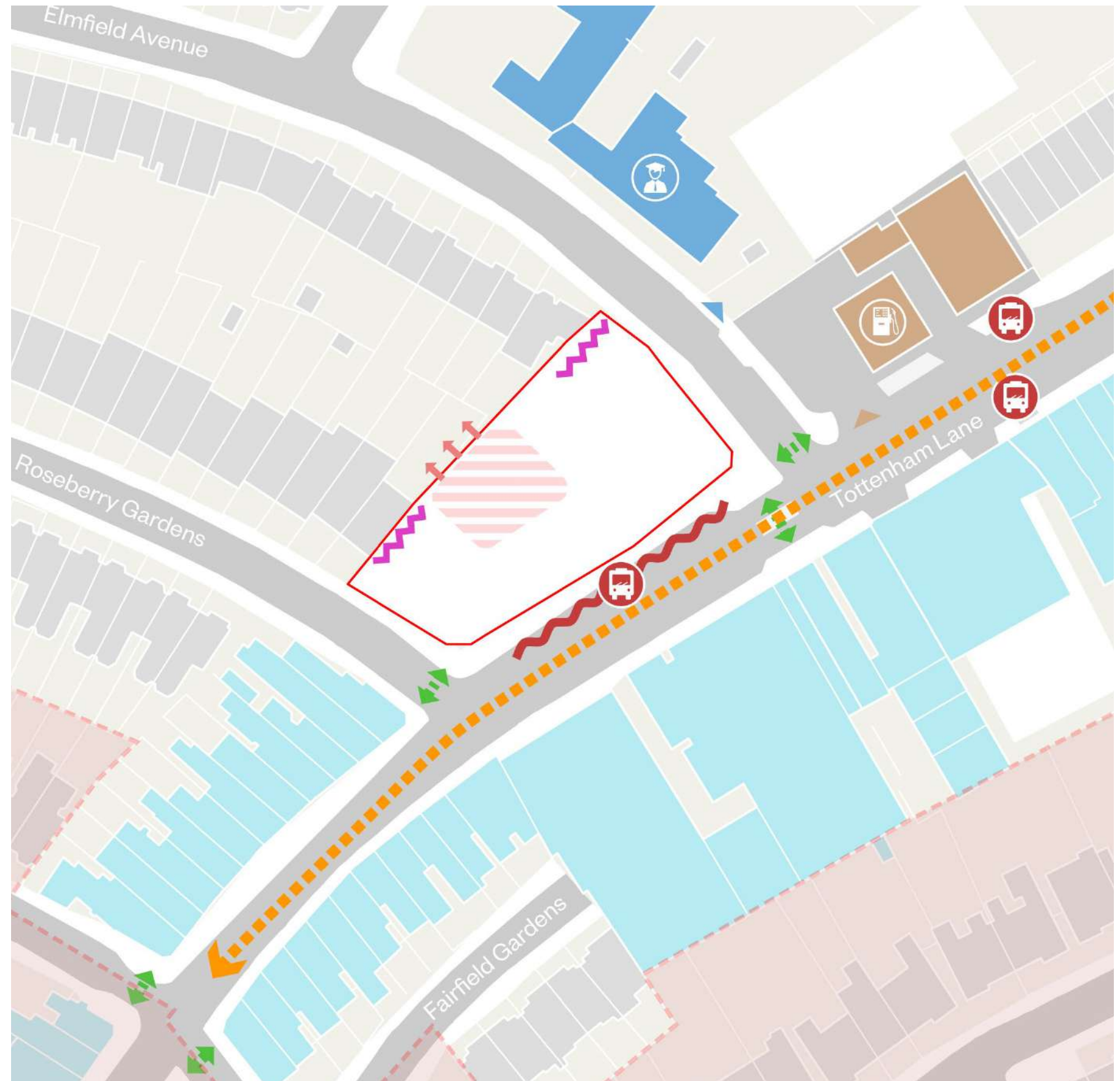
Site constraints

The following diagram highlights the key constraints and weaknesses of the site:

- The site is on a busy main road, limiting residential uses at ground floor facing Tottenham Lane and affecting pedestrian experience
- Nearby school and petrol station means a lot of car traffic to the north west of site, especially at peak times. Traffic is controlled and dispersed at specific times due to schools located along Elmfield Avenue.
- Bus stand with WC along the full length of the aspect to Tottenham Lane. The bus stand blocks views to the main entrance and has caused safeguarding issues in the past.
- Proposal should avoid building in the central area adjacent to neighbouring gardens to avoid overlooking issues.
- The site is located near a conservation area and Crouch End high street, which necessitates architectural sensitivity and a high standard of design quality

KEY

	Site boundary		Petrol Station Entrance
	Conservation area		Bus stops
	Main road		Extent of bus stopping area
	Informal pedestrian crossing points		Inactive frontages
	School		Overlooking issues in this area
	School entrance		
	Petrol Station		

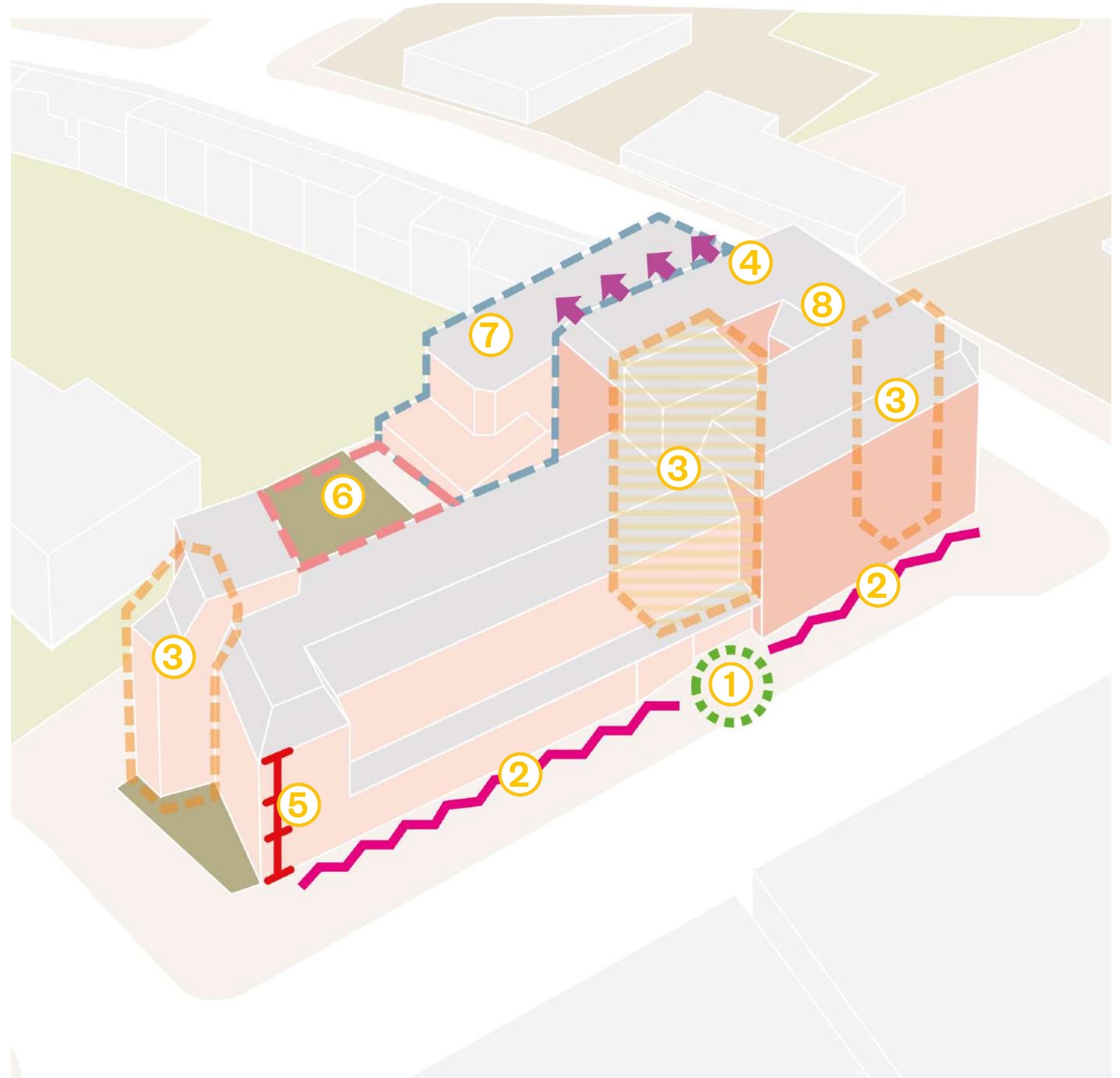


Existing building constraints

- ① Current entrance is located adjacent to the bus parking, causing confusion of different user groups in this area
- ② Inactive frontage with blank façades along Tottenham Lane
- ③ Only one lift within existing building cores, causing significant accessibility issues
- ④ Aspect to the north is largely blocked by the gym, meaning these rooms have a poor quality of natural light
- ⑤ Floor-to-ceiling levels vary across different levels with some being approx. 2.3m, limiting flexibility for adaptation and new services
- ⑥ No meaningful indoor amenity and outdoor space, with rear of building also used as a service yard
- ⑦ Fitness Centre and Hostel Wing are disconnected with different floor levels, separate cores, and entrances
- ⑧ Toilets and ancillary spaces situated around lightwell, blocking natural light from entering the building

KEY

- | | |
|---|--|
|  Entrance |  Northern aspect |
|  Frontage |  Floor-to-ceiling heights |
|  Cores (lift) |  Service yard |
|  Cores (no lift) | |



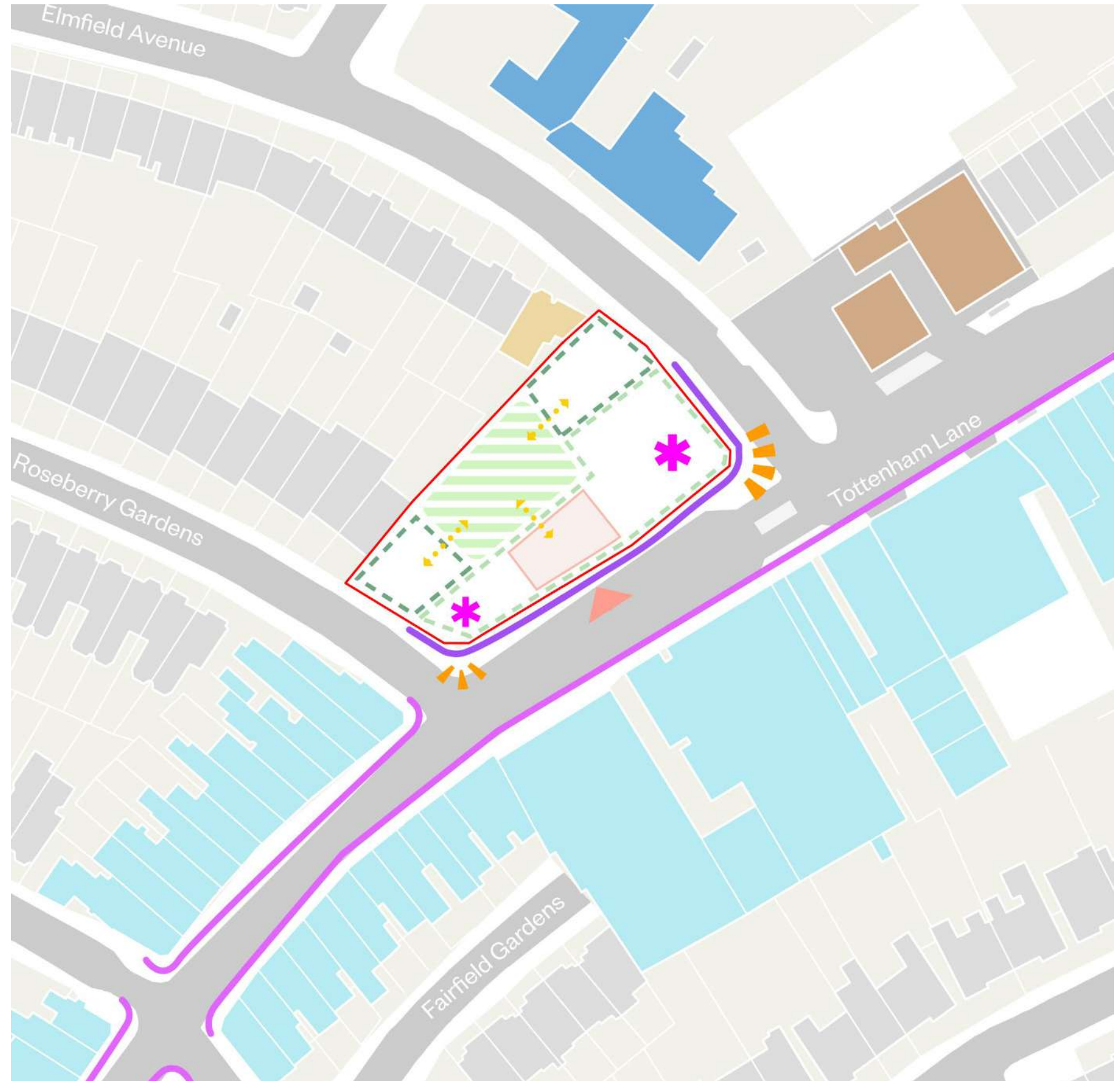
Site opportunities

The following diagram highlights the key strengths and opportunities of the site:

- The site sits at a key location towards the end of the high-street, providing an opportunity to extend the high-street and contribute positively to the local character. Opportunity for active uses at ground floor
- There is opportunity for height on Tottenham Lane at the two key corners of the site, mirroring the articulated corners of other buildings in Crouch End
- There is opportunity for two wings of the building along Elmfield Avenue and Roseberry Gardens that respond more positively and cohesively to the streetscape than the existing building
- Chance to create a new internal social space at the centre of the building to foster community.

KEY

- | | |
|--|--|
|  Site boundary |  Neighbouring site owned by client |
|  Crouch End High Street - shops at ground floor |  Opportunity for a distinct and welcoming entrance |
|  Active frontages |  Location for reception and social space with connections into communal courtyard |
|  Opportunity for active frontages |  Opportunity for a communal area central to the scheme |
|  Opportunity for height / marker at corner |  Opportunity for new wings with good aspect to the street/ amenity spaces |
|  Key corners / vistas | |

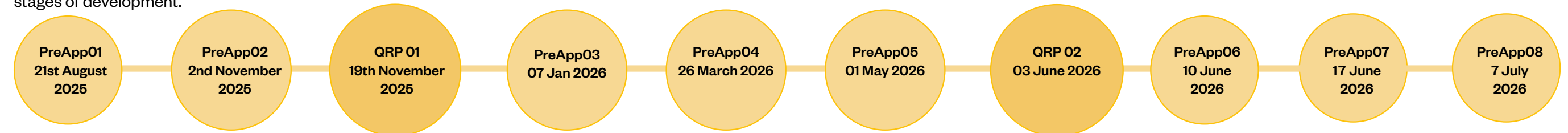


03. Engagement

Planning engagement

The scheme has undergone an iterative design process, informed by ongoing input from the Haringey planning authority. This collaborative approach has helped to refine and enhance the design, including its use, detailing, and materiality, throughout the various stages of development.

The text below sets out recommendations from the Haringey pre-application meeting (shown in blue), alongside our responses (in black), illustrating the design evolution and pathway toward the proposed scheme.



PreApp01 - Initial design

Massing appears too uniform, roof forms does not reflect local pitched roofs

We have introduced pitched roof elements and mansard windows to add variety to the massing, establish a stronger street rhythm, and better reflect the contextual architectural forms within the scheme.

The building composition (base, middle, top) is unbalanced, with the base appearing compressed

By refining the horizontal banding at pre-application 4, along with the associated ground floor detailing, we have elongated the base of the building, helping to achieve a more balanced overall composition.

The entrance should be relocated to the southern end, angled toward Tottenham Lane

For the subsequent pre-application stage, we relocated the entrance to Tottenham Lane to better engage with and respond to the high street.

Window proportions should reflect the rhythm of the high street.

Openings should have depth and refined detailing

For the next pre-application stage and beyond, we refined the window detailing by introducing recessed windows and a change in material below, helping to emphasise a stronger vertical proportion.



PreApp02 and QRP - Concept Design

The panel suggests considering whether the entrance could be located on the corner south eastern

We reviewed this as part of pre app 3

Co-design with the client, users, and community, would be valuable at an early stage to inform emerging designs.

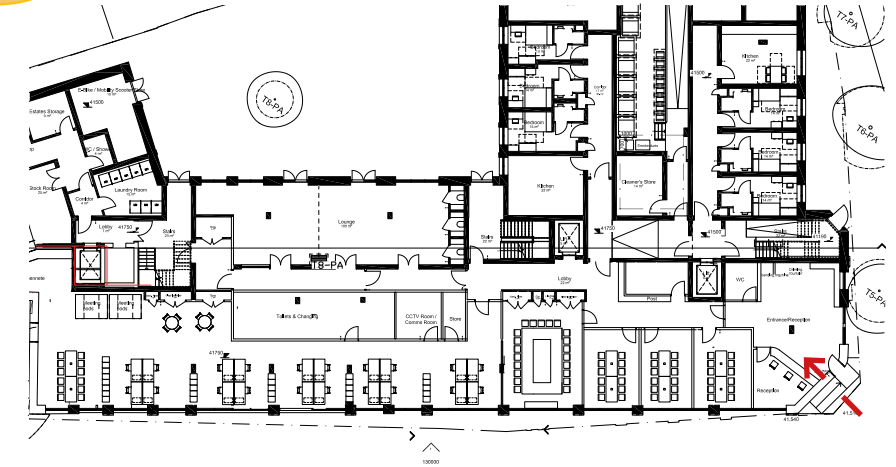
Following the pre-application process, we engaged with staff, residents, and the wider community to inform and develop the ground floor design.

The YMCA has an important civic role, and this should be celebrated in its architecture.

In subsequent design iterations, we strengthened the building's civic presence by creating a clearly defined entrance, expressed through a change in material with refined detailing, a double-height volume, and YMCA signage integrated into the brickwork. This is complemented by more expressive chamfered edges, enhanced brick detailing, and increased rhythm and variation within the roof form.

More consideration should be given to rhythm and proportion, and alternatives to the use of curtain walling at ground floor level.

The ground floor fenestration was refined to move away from curtain wall glazing, introducing a more considered picture window approach that relates to the building's vertical proportions.



PreApp03 - Exploring main entrance at NE corner of Tottenham Lane

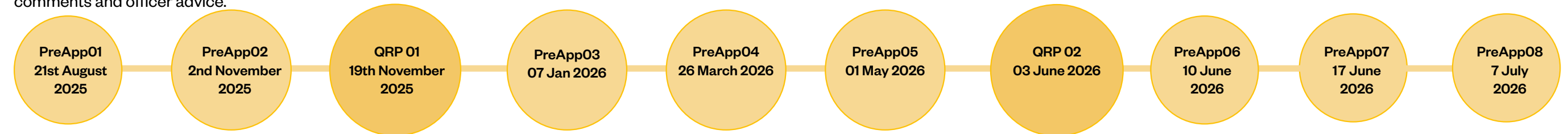
This pre application meeting was held to discuss comments regarding the building's main entrance, specifically whether it should be more clearly defined in its current position or relocated to the original south eastern corner, as well as the potential for commercial ground floor uses such as a café.

We explored relocating the entrance to the corner but identified several constraints. This approach would reduce the number of doors addressing the high street, creating both a visual and physical disconnect. Flood risk requirements would also necessitate raising the north eastern corner, introducing ramps and steps that further isolate the entrance. In addition, a corner location results in a less efficient internal layout, disconnecting the entrance from the garden and creating long corridors. A centrally located entrance is therefore more legible, and has been further developed and refined accordingly.

In terms of commercial uses, particularly a café, the client has clarified that the primary objective of the non-residential areas of the scheme is to support the housing as effectively as possible. The shared space at the south eastern corner is therefore intended as a flexible, multi functional area for use by residents, staff and the wider community, rather than a single dedicated use such as a café.

Planning engagement

The scheme has been informed by a series of workshops, notably pre application meetings 04, 05, 06, 07 and 08, during which the design team worked closely with the planning, design and conservation officers to review and progress the proposals in response to Quality Review Panel comments and officer advice.



PreApp04 - Developed design

Rosebery Gardens, ground floor required additional detailing or features such as artwork, seating, or a window to better reflect the character of the area.

An artwork area has been incorporated into the planning proposal.

Window pairs may have been positioned too close together.

We have adjusted the window spacing to create a larger gap, improving the balance and rhythm of the façade.

How is solar shading/ overheating undertaken following the removal of brise soleil

The overheating analysis concluded that a brise soleil strategy alone would be insufficient, and that comfort cooling is required in combination with deep window reveals and glazing with a g value of 0.4.

At the rear, the double storey top floor and corresponding change in material were challenged.

We have reviewed and developed the scheme to adopt a single storey material change at roof level, ensuring a consistent approach throughout.



QRP 2 - Developed design

The roofline should be better articulated to create a more coherent overall form, with the wraparound meeting room currently emphasising horizontality rather than expressing the corner.

In response, the proposal has evolved the roof form to achieve a more sculptural and refined composition. The turret has been rationalised, with mansard window detailing and proportions adopted as the primary fenestration, arranged around the corner to form a ten sided element that reduces the emphasis on horizontality. This approach also allows the chamfer of the building to be expressed within the roof form, aligning these elements so they work cohesively. As a result, the roof now reads as a more unified composition with a consistent series of pitches, reinforcing a stronger and more resolved architectural expression.

The ground floor fenestration appears overly defensive, with narrow window openings, particularly when compared to the previously proposed curtain walling, which was considered too open.

In response, the ground floor fenestration has been refined to achieve a better balance between openness and solidity. The façade is now organised into bays of three wider windows rather than four narrower openings, creating a more generous and picture window approach.



Planning proposal

The main entrance should have a stronger civic presence

We reviewed the main entrance to identify opportunities to enhance its prominence. This has been achieved through a number of amendments: widening the entrance by chamfering the corners, clearly defining the ground floor through the use of white glazed brickwork, and integrating YMCA signage into both sides of the chamfered five storey entrance walls. The height of the reception glazing has also been increased to improve visibility into the double height entrance space.

Greater variation in window treatments and colour is recommended.

While window proportions are constrained by overheating requirements, they could be better articulated through the use of setbacks to read as larger elements.

In response, the window treatment along the street elevations has been developed to introduce precast lintels, providing additional head detailing that references the more ornate window features found along the high street. This approach helps to elongate the perceived window proportions. The lintels also project forward of the recessed windows and glazed brickwork spandrel panels, adding depth to the façade while contributing to solar shading.

Community engagement

Staff
Engagement
27 November
2025

Resident
Engagement
14 January
2026

Public
Consultation
14 May,
11 June 2026

Staff facilities



Event Photos



184 Tottenham Lane - Proposed new building, indicative views



Feedback into the design from existing London City and North YMCA staff included:

- Flexible, multi-purpose spaces to support activities, events, and income generation
- Need to balance open, bright environments with private, soundproof areas for sensitive use
- Increased and better-integrated storage required
- Improved staff facilities, including a separate enclosed kitchen and lunch area
- More IT-equipped study spaces, including quiet or pod-style areas
- Well-designed laundry facilities with discreet access
- Strong focus on wellbeing and inclusivity
- Demand for family-friendly spaces, multi-faith rooms, and sensory environments

Feedback from Residents:

- Strong demand for a mix of social and recreational spaces (games rooms, music studios, cinema areas)
- Need for quieter, private spaces for study, relaxation, and wellbeing
- Desire for greater independence in daily living (access to kitchens, fewer curfews and guest restrictions)
- Preference for a more homely, welcoming environment over an institutional feel
- Request for improved basic amenities (better heating, more bins, additional power outlets)
- Importance of outdoor spaces for socialising, exercise, gardening, and sports
- Emphasis on flexible, multi-use spaces
- Call for enhanced facilities, including more toilets, improved laundry provision, and accessible design

Feedback from Public Consultation:

Several opportunities were provided for community input on the scheme, including public exhibitions and consultation events held on 14 May and 11 June, attended by the client, project manager, and architect. These events included presentation boards outlining the proposals and opportunities for attendees to provide feedback.

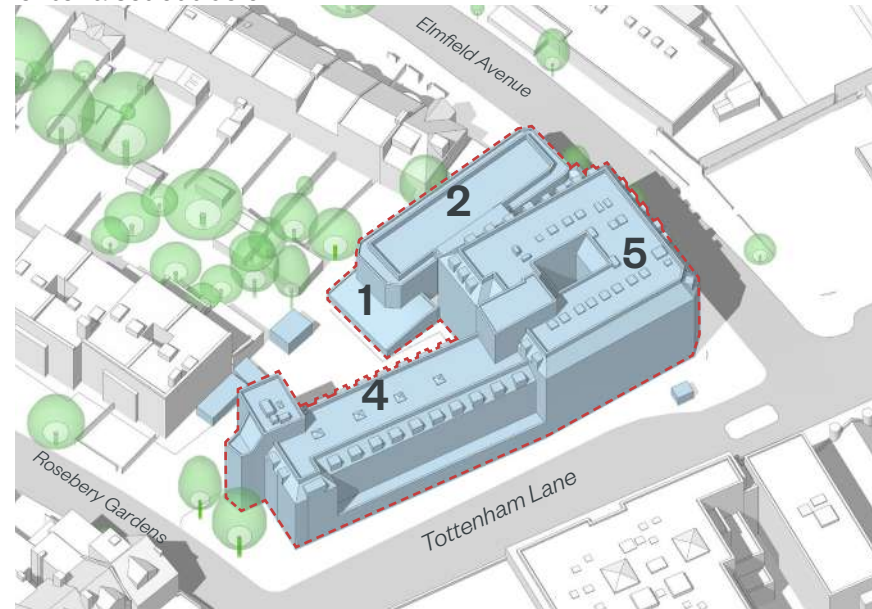
In addition, local residents were invited to submit feedback digitally, and an online planning forum was held to enable further engagement with the applicant and design team.

Further details on the community engagement process and the feedback received are set out in the Statement of Community Involvement (SCI).

04. Design optioneering

Optioneering summary

During RIBA Stages 1 and 2, an extensive optioneering and scoring exercise was undertaken to evaluate the various proposals against the criteria set out below.

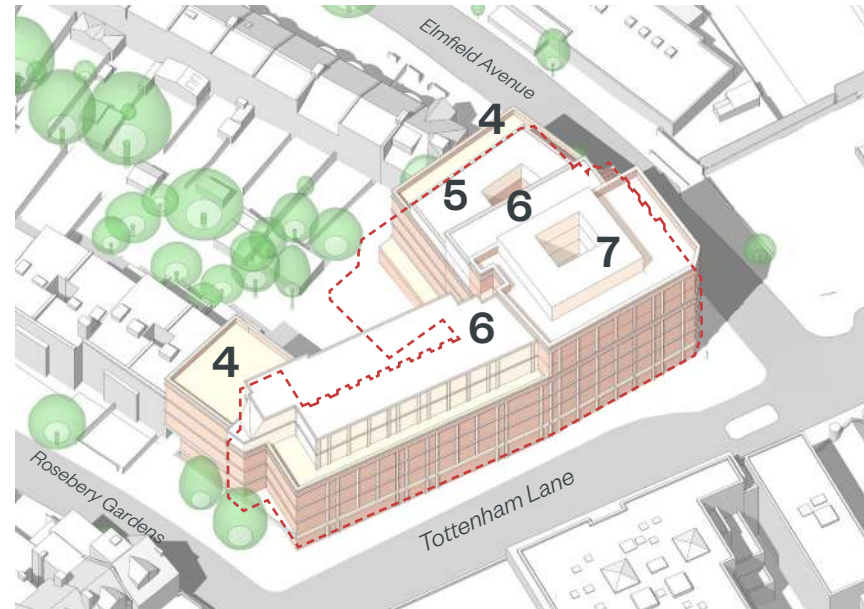


Option 1: Refurbish

The refurbishment option explores the re-purposing of the existing building to accommodate the proposed accommodation typology. However, the current layout is not suited to the new uses, resulting in a scheme that requires extensive refurbishment. In practice, this approach retains primarily the existing structural frame, brick external façade, and a very limited proportion of internal elements, such as small sections of partitions and some terrazzo flooring.

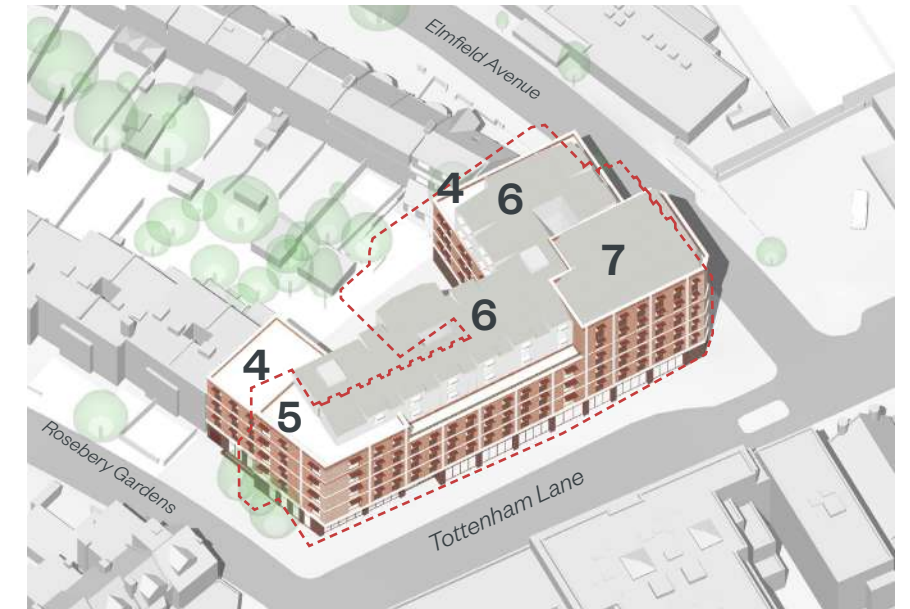
The scheme involves the demolition of most internal partitions, the introduction of new ceilings, upgraded insulated walls and roof, replacement windows, and a full overhaul of building services including MVHR and air source heat pump systems. New plant space and internal finishes would also be required.

This approach seeks to retain the primary structure, floors, columns, window openings, and basement, while reconfiguring the internal layout to suit the proposed use. Internal partitions would be replaced, and the building fabric upgraded to improve thermal and acoustic performance. Building services would be comprehensively renewed with modern, low energy systems.



Option 2: Retrofit

This option explores retaining the existing primary structure while maximising the site's development potential through the introduction of new structural elements. This includes extending the building both vertically and horizontally, alongside the installation of new cladding, new roof structures, and a full upgrade of building services, including MVHR and air source heat pump systems, with new plant areas incorporated into the design.



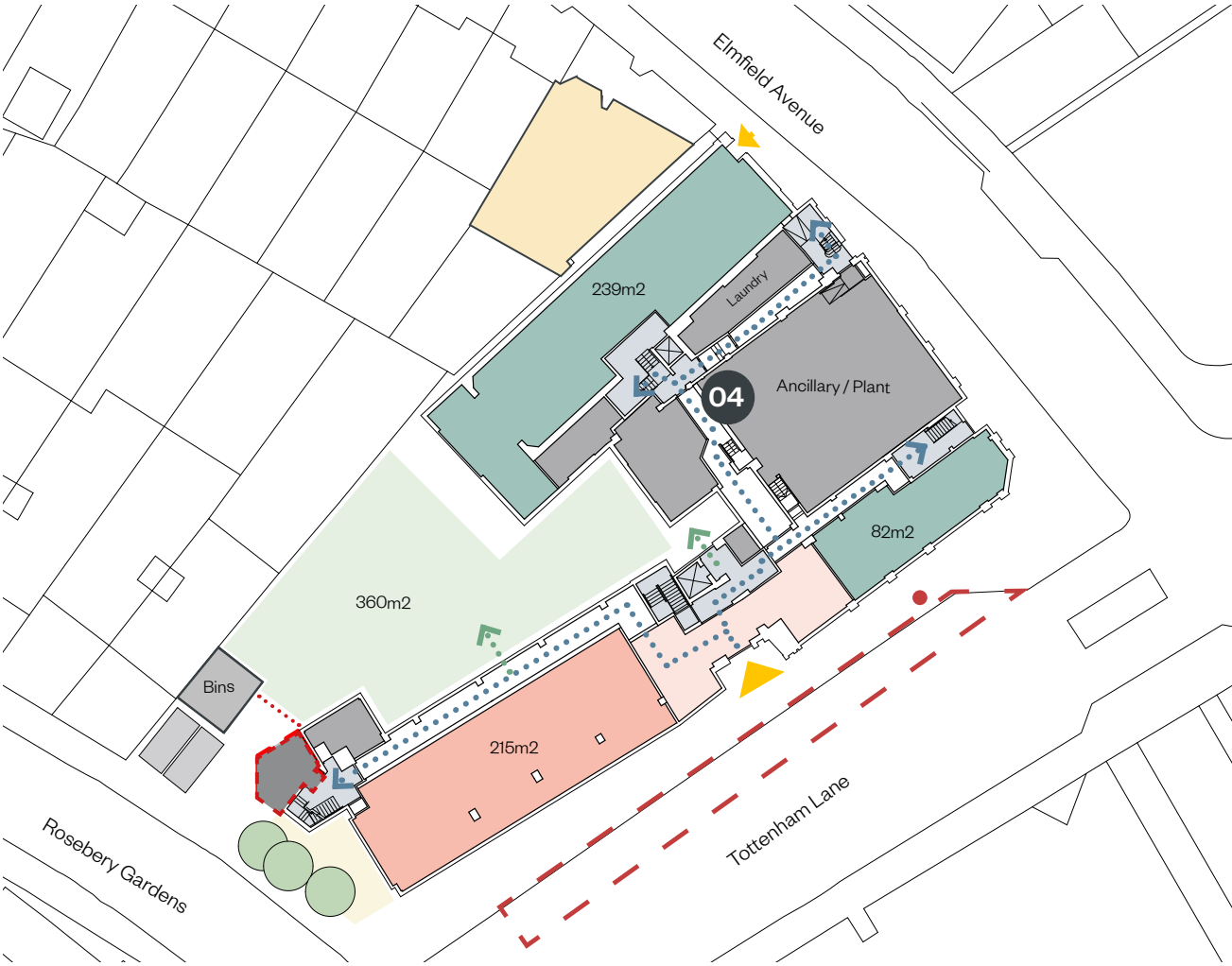
Option 3: New build

This option considers the full demolition of the existing building to enable the development of a new, purpose designed scheme that maximises the site's potential. This approach allows for an optimised building layout, massing, and orientation, improving the efficiency of the accommodation and the quality of internal spaces.

A new build also provides the opportunity to design a highly adaptable and future proof building from the outset. Regular structural grids, generous floor to ceiling heights, and well planned service zones and risers allow spaces to be easily reconfigured over time. Standardised components, modular assemblies, and clearly defined systems support long term flexibility, ease of maintenance, and potential future change of use.

In addition, the scheme can incorporate high performance building fabric, low energy systems, and modern methods of construction, while fully responding to current planning, accessibility, fire, and sustainability requirements. This results in a building that is efficient, compliant, and designed to support long term adaptability and circular economy principles.

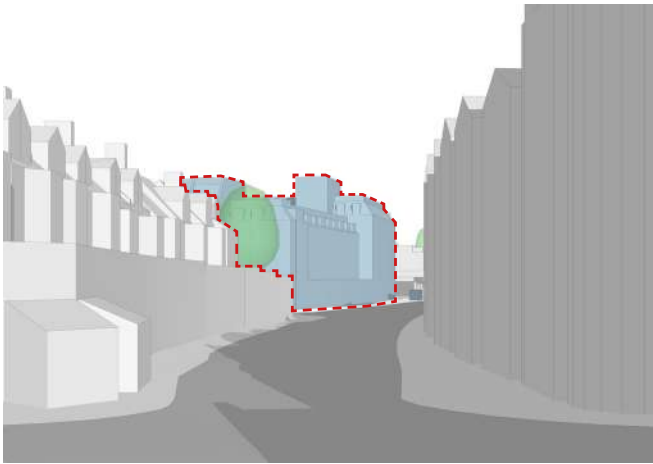
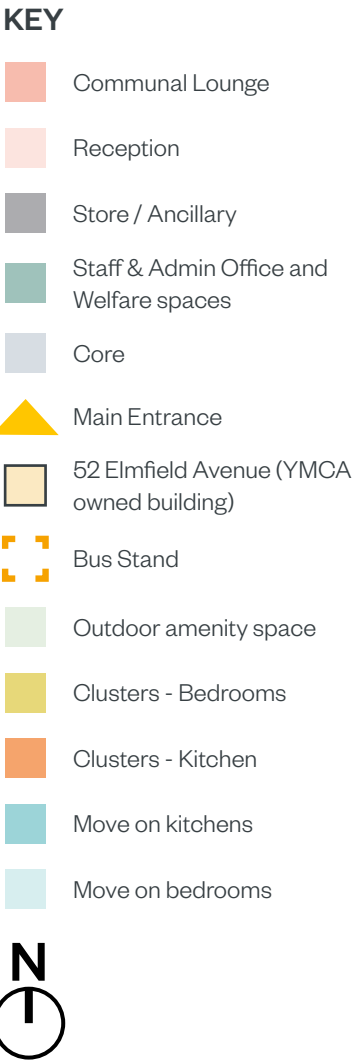
Option 1 - Refurbishment light touch (Estimated 105-110 bed spaces)



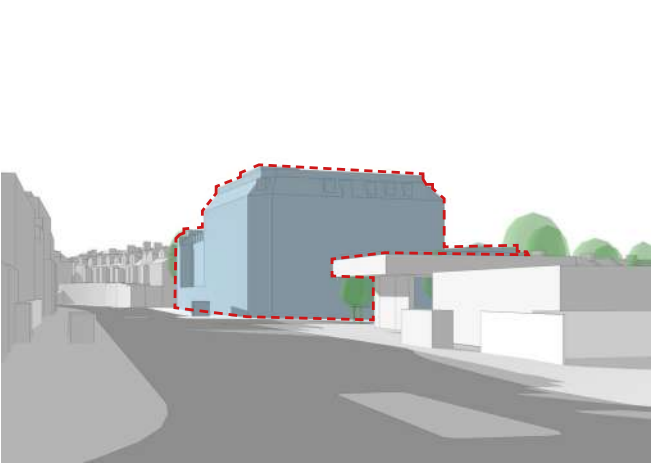
Ground Floor Plan



Typical Upper Floor Plan



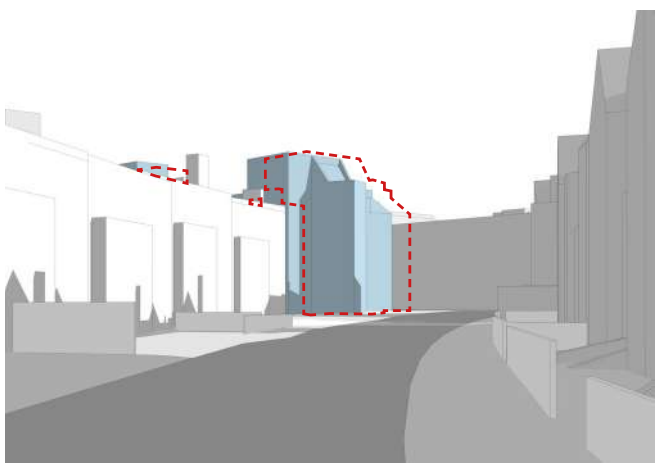
View from Tottenham Lane South end



View from Tottenham Lane North



View from Elmfield Avenue



View from Rosebery Gardens

Option 2 - Retrofit (Estimated 155 bed spaces)



Ground Floor Plan

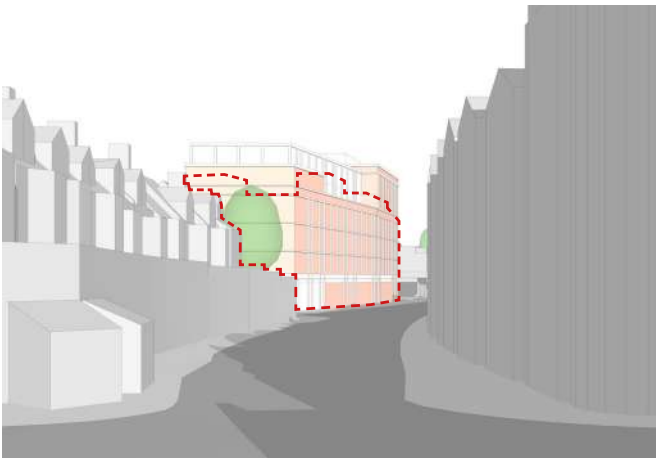


Typical Upper Floor Plan

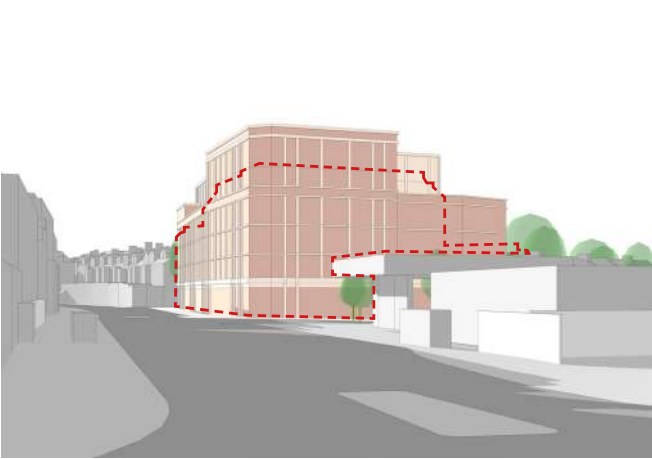
KEY

- Communal Lounge
- Reception
- Store / Ancillary
- Staff & Admin Office and Welfare spaces
- Core
- Main Entrance
- 52 Elmfield Avenue (YMCA owned building)
- Bus Stand
- Outdoor amenity space
- Clusters - Bedrooms
- Clusters - Kitchen
- Move on kitchens
- Move on bedrooms

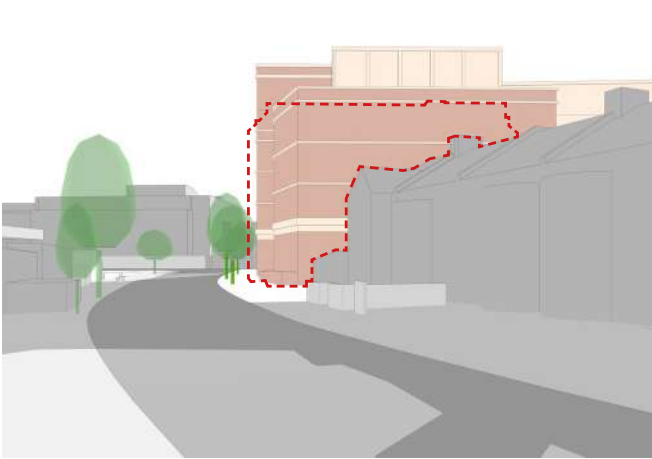
N



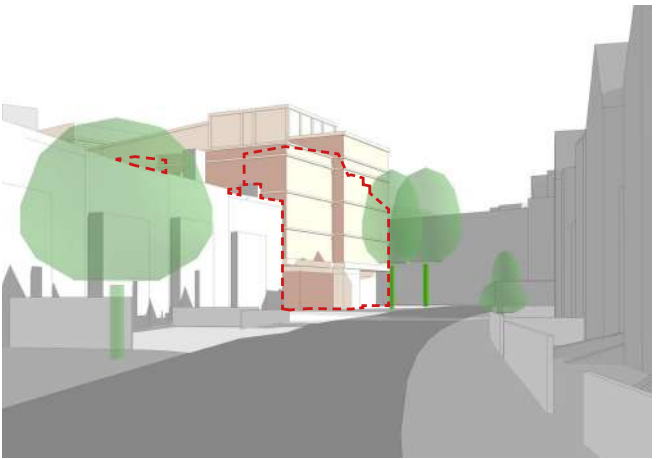
View from Tottenham Lane South end



View from Tottenham Lane North



View from Elmfield Avenue



View from Rosebery Gardens

Option 2 - Retrofit extension

The sections on the top right illustrate a cut through the Brett Cloutmann building, showing how the deep downstand beams restrict available headroom and limit the ability to route services within the rooms. The larger section highlights the relationship between the existing structure (shown in green) and the proposed new exoskeleton (shown in red), which wraps around the building to enable extension. In the hostel wing, this approach becomes more complex. Due to the building's proximity to the site boundary, there is insufficient space to introduce an external exoskeleton. As a result, any new structure would need to be inserted through the existing building, requiring more invasive structural interventions.

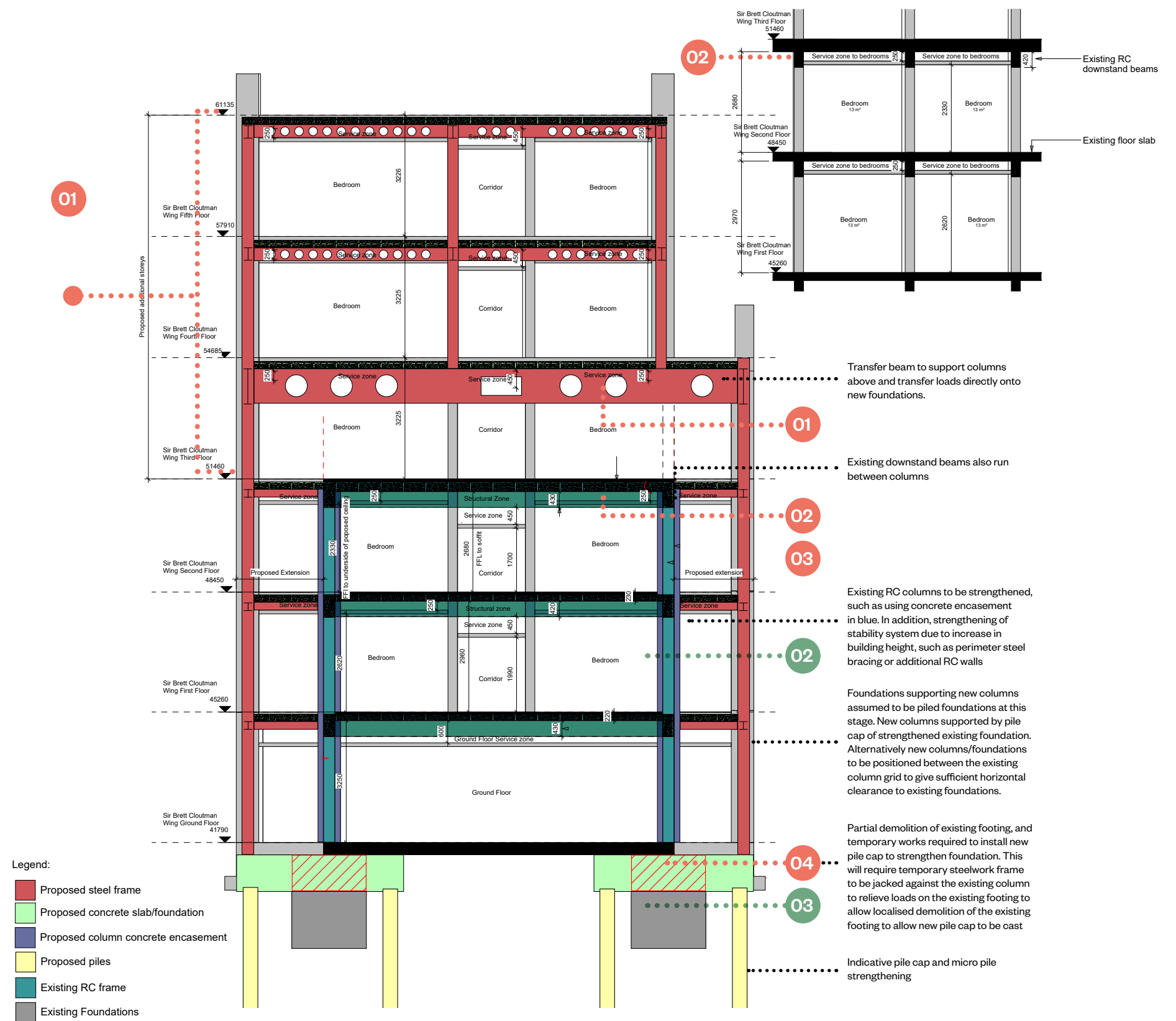
Comparative analysis of retrofit versus new-build schemes

Pros:

- 01 Lower embodied carbon per square metre
- 02 Existing structure is adaptable, with long spans and few internal columns.
- 03 Structure and foundations already in place, may enable a shorter construction programme

Cons:

- 01 Proposed 2/3-storey extension adds significant loads- requiring extensive strengthening to columns, foundations, and lateral stability system.
- 02 Existing deep downstand beams and new services in the Sir Brett Cloutmann Building would create inappropriately low ceiling heights, including under 2.5m for habitable rooms required by the London Plan.
- 03 The structural frame may exceed its design life; requires detailed investigation and potential remedial works for life extension and to be insured.
- 04 Due to existing constraints, this option would not achieve the client's target of 170–200 bedrooms, making the building less viable.
- 05 Due to downstand beams reducing head height, services would need to be routed through extensions, creating complex systems often split in two and doubling service runs.
- 06 The existing hostel is built tight to the site boundary; as a result, structural alterations—such as new columns, and new foundations would be highly complex and would likely reduce internal space.



Option 3 - New build (Estimated 170 bed spaces)

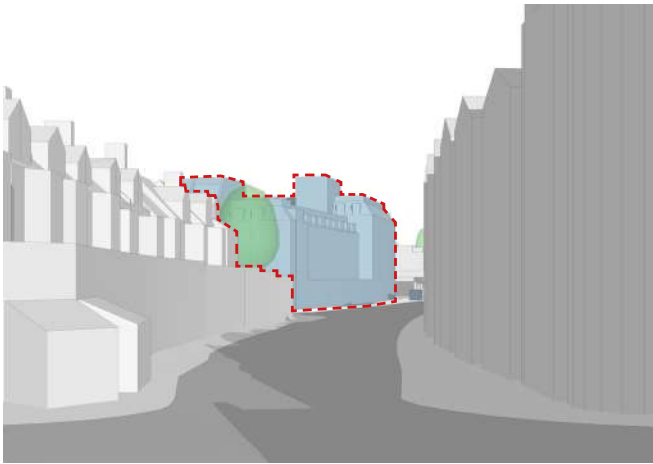


Ground Floor Plan

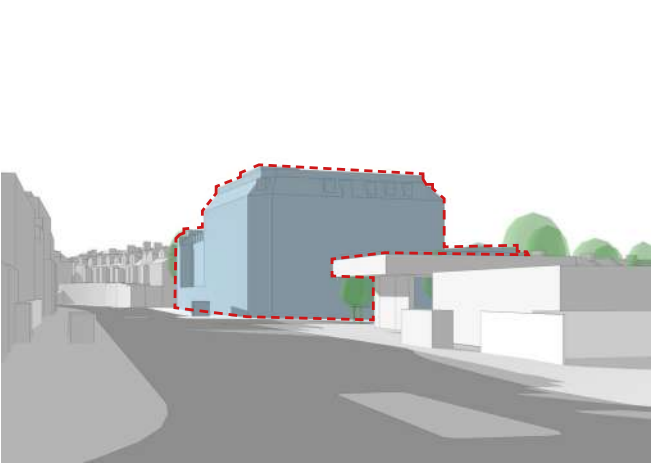


Typical Upper Floor Plan

- KEY**
- Communal Lounge
 - Reception
 - Store / Ancillary
 - Staff & Admin Office and Welfare spaces
 - Core
 - Main Entrance
 - 52 Elmfield Avenue (YMCA owned building)
 - Bus Stand
 - Outdoor amenity space
 - Clusters - Bedrooms
 - Clusters - Kitchen
 - Move on kitchens
 - Move on bedrooms
- N**



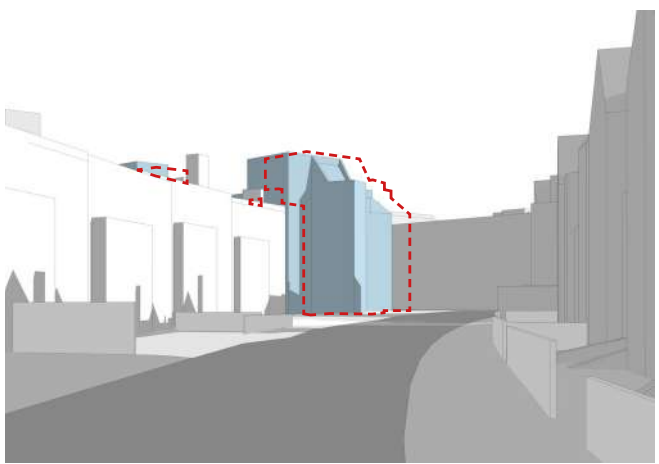
View from Tottenham Lane South end



View from Tottenham Lane North



View from Elmfield Avenue



View from Rosebery Gardens

Optioneering decision

During RIBA Stages 1 and 2, an extensive optioneering and scoring exercise was undertaken to evaluate the various proposals against the criteria set out below. Of the three options considered, Option 3 (New Build) achieved the highest overall score and has therefore been selected for further development by the design team.

Score	Ability of Option to Achieve Objective	Summary RAG Rating
0	Does not address the objective	
1	Very low	
2	Low	
3	Acceptable	
4	High	
5	Very high	

Options	Brief Compliance 170+ Ensuite clusters	Viability	Environmental Impact	Structural complexity	Services complexity	Maximising the Site	Accommodation quality	Total out of 35
Option 1 Refurb	Score 0 Reduction of bedspaces Est. 105- 110	Score 0 No GLA grant, VAT payments required	Score 5 Least environmental impact	Score 3 Further detailed surveys are needed to ensure the structural frame's would allow for additional builders work amendments needed	Score 0 New gas free service: air source heat pump and MVHR would reduce internal heights to under 2.5 in habitable rooms	Score 0 Does not make best use of the site	Score 0 The accommodation would still suffer from overheating and acoustic issues	Score 8 This option is deemed as non complaint to achieve the project changes in accommodation requirements
Option 2 Retrofit	Score 2 The increase in building mass is estimated to deliver only an equivalent provision of bed spaces (155).	Score 1 A review of funding and estimated costs, together with the risks associated with this complex build, indicates that the scheme is not financially viable.	Score 4 This scheme would produce less demolition wast than the new build scheme	Score 1 The existing building's structural constraints made adaptation impractical, requiring costly and intrusive new structure	Score 1 A gas-free strategy (air source heat pumps and MVHR) would require a complex servicing approach, with two main distribution routes needed to maintain minimum ceiling heights,	Score 3 The building extension would enhance site safety and improve enclosure, however the form would be limited by the existing building constraints.	Score 3 The new accommodation would offer an improvement over the existing scheme, although some limitations would arise due to the dual structural approach.	Score 15 This option was not preferred due to the complexity of the dual structural approach, the estimated funding gap, and the lower number of dwellings delivered for a similar building mass to Option 3, making it a higher- risk and less compliant solution compared to the new build option.
Option 3 New Build	Score 5 The scheme achieves a 10% net increase, delivering 174 bed spaces.	Score 5 Due to the level of funding required, the number of dwellings delivered, and fundraising potential, this scheme has been assessed as the most viable option.	Score 3 This scheme would require the greatest level of demolition; however, measures are proposed to reuse and recycle materials wherever possible. In addition, the new build is expected to achieve the lowest operational energy use going forward.	Score 5 This scheme will provide a structure that is fully tested to ensure long- term stability, while delivering modern construction efficiencies.	Score 5 This scheme will provide gas-free services, including air source heat pumps and MVHR, maximising renewable energy use and delivering a low- energy system.	Score 5 This scheme makes best use of the site by enclosing gaps to improve security, while tailoring the building massing to respond sensitively to the local context and enhance internal daylight.	Score 5 This new build approach enables the design to be specifically configured to the bespoke accommodation typology, unconstrained by the limitations of the existing building.	Score 33 This design option was selected due to its ability to meet the client's dwelling targets, its overall viability, and the reduced risk compared to the complex dual-structure approach required for the retrofit scheme.

05. Massing

Improving the site

The proposal seeks to improve how the site functions and is used.

At present, there is a large gap between the building and the neighbouring property on Rosebery Gardens. The low boundary walls, particularly the brickwork, are easily climbed, reducing security to the rear. This side of the site also contains an external bin store that is unsightly and can attract rodents. In addition, the pavement along the road edge is in poor condition, with broken paving slabs that present a trip hazard.

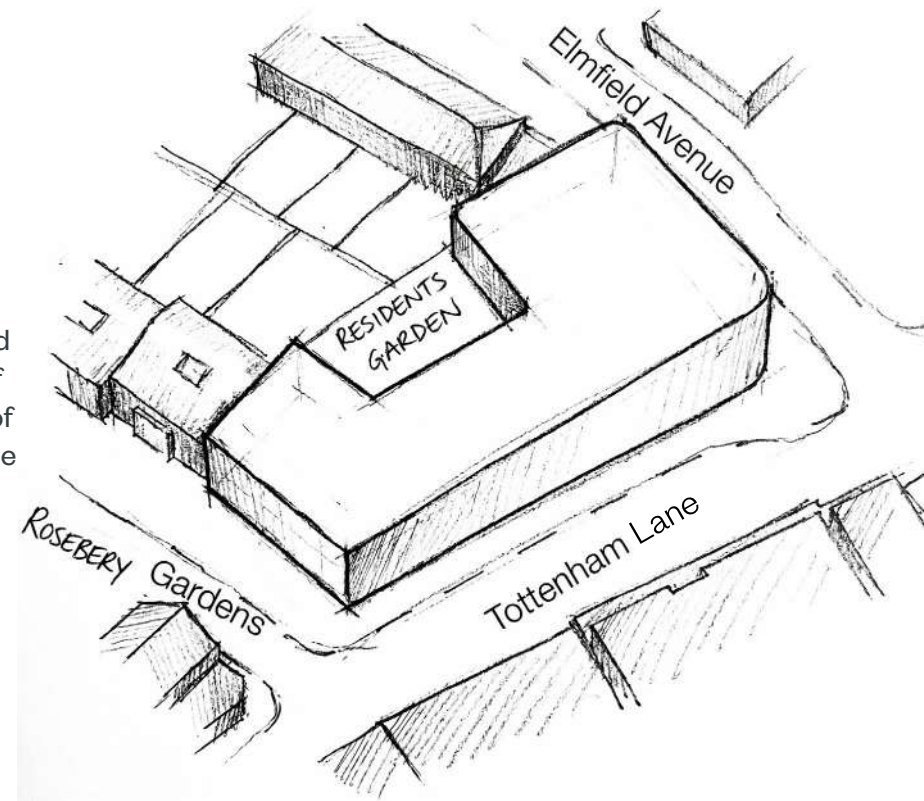
The residents' garden is poorly arranged, with an irregular shape and multiple alcoves that limit visibility and supervision. The presence of parked vehicles further fragments the space, while the dominance of hard surfacing gives it more of a service yard character than a usable garden.

The proposal reorganises the site by infilling the gap to Rosebery Gardens and forming a continuous perimeter block that wraps the site. Parking is relocated outside the site, allowing the garden to become more regular in shape, with fewer hidden corners and improved opportunities for planting and natural surveillance.

Bins are moved into an enclosed internal store, screened from view and designed to prevent rodent access.

The scheme establishes active frontages along Rosebery Gardens, Tottenham Lane, and Elmfield Avenue, creating a clear and legible perimeter block that defines a secure residents' garden at its centre. This arrangement provides overlooked, active edges to the surrounding streets, promoting natural surveillance, while the interior forms a well-contained private space for residents.

This clear distinction between public fronts and private backs follows established urban design principles, resulting in a coherent streetscape and a safer, more functional internal environment.



Rosebery Gardens gap



Residents garden facing toward Rosebery Gardens



Residents garden facing toward existing building



Heights rationale

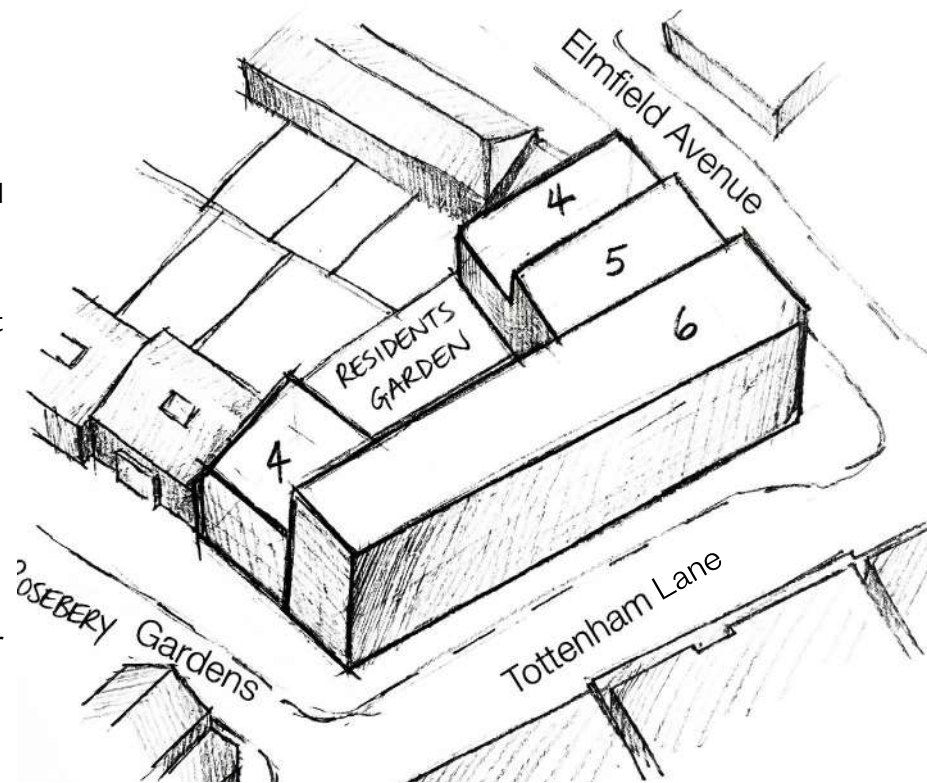
The site occupies a distinctive position where the High Street widens, with the adjacent petrol station contributing to a greater sense of openness.

The surrounding context varies in scale. Tottenham Lane is characterised predominantly by three- and four-storey buildings, with taller commercial buildings in the vicinity. The existing building ranges in height from five storeys, stepping down to two commercial storeys within the fitness centre, which are equivalent in height to approximately three domestic storeys. In contrast, Elmfield Avenue and Rosebery Gardens are defined by two-storey houses, many with converted roofscapes, alongside some three-storey apartment blocks.

The scheme's massing has been reviewed within this context, with heritage input from Icen. They note: *the proposal responds appropriately to the site's varied townscape setting. While it meets the local definition of a tall building, it represents only a modest increase in height and massing compared to the existing YMCA complex. The site already forms part of a cluster of larger civic, commercial, and institutional buildings; as such, the proposal would be experienced as an evolution of the established townscape rather than the introduction of an uncharacteristic form of development. This conclusion is supported by the accompanying Tall Building Statement.*

In response to this setting, the scheme locates its greatest height along Tottenham Lane, rising to six storeys, with a small area of roof plant extending to a seventh storey at the corner of Elmfield Avenue and Tottenham Lane. This occurs adjacent to the petrol station, where there is the greatest relief in urban density, and the upper level is set back to reduce its visual impact at street level.

The building height then reduces away from Tottenham Lane, stepping down to four storeys along Rosebery Gardens and Elmfield Avenue. This approach provides a sensitive transition to the scale and grain of the surrounding residential context, ensuring a well-integrated and contextual response.



The Site 2026



The Site Design Development CGI Render

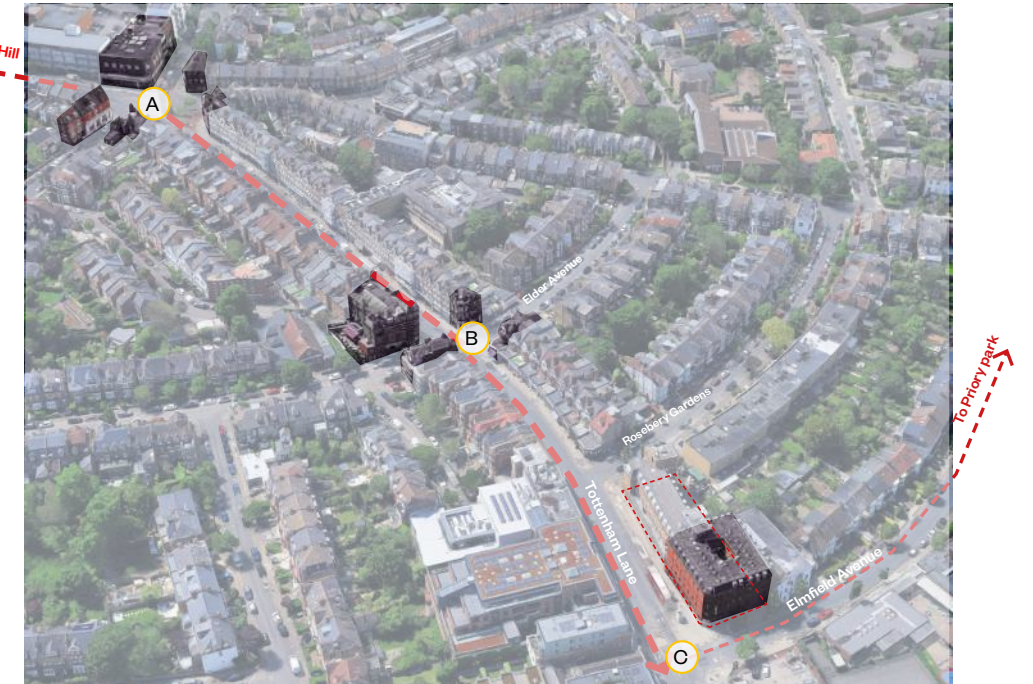
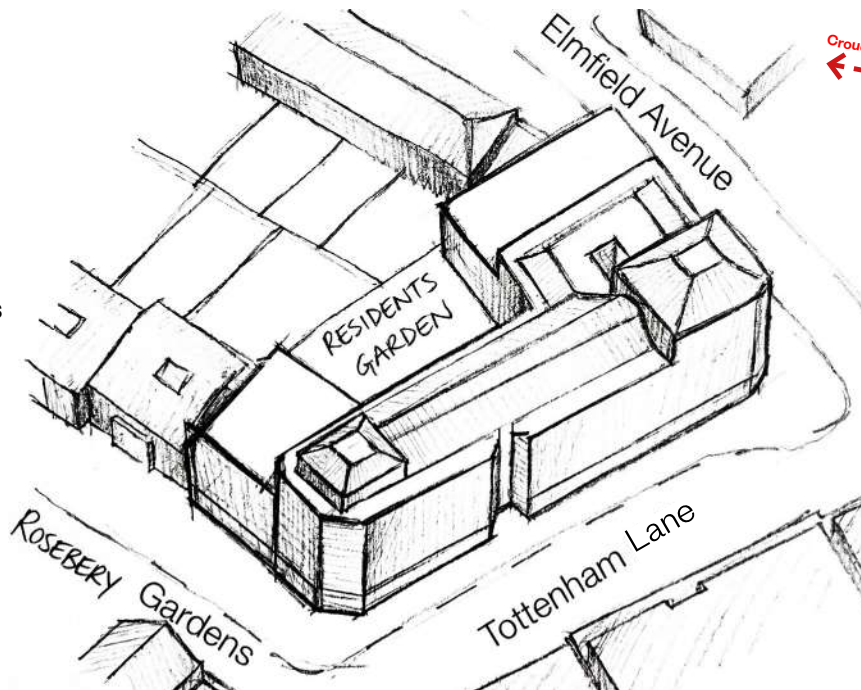
Tottenham Lane - articulated corners

A defining characteristic of Tottenham Lane is the articulation of key buildings through increased height, turreted roofscapes, and chamfered corners, creating distinctive visual markers along the streetscape.

This can be seen at the Crouch End Clock Tower and at the junction of Elder Avenue and Topsfield Parade, where features such as oriel towers with spired roofs rise above and break the prevailing roof line.

Our design aims to reinforce this pattern through chamfered corners along Tottenham Lane, Rosebery Gardens, and Elmfield Avenue, with taller turreted or crowned roof elements above. A central slot within the massing, also defined by chamfered corners, marks the principal entrance.

These features are intended to be visible from both directions, approaching from central Crouch End to the west and from Hornsey to the east, helping to announce the building within the wider townscape.



A. Crouch End Clock Tower



B. Elder Avenue, Topsfield Parade junction



Base, middle and top

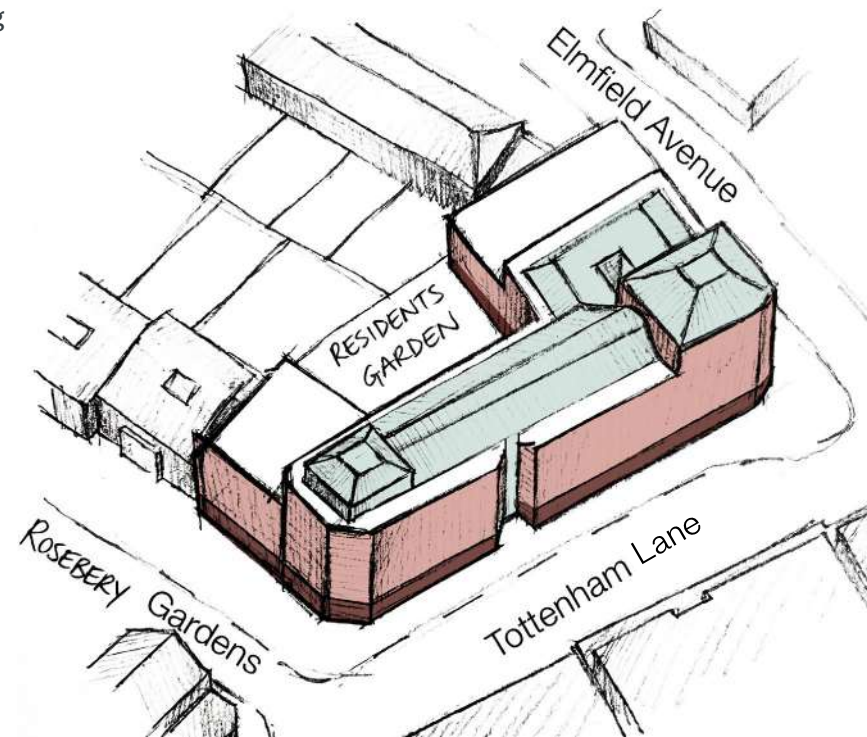
The building massing is articulated as a clear base, middle, and top composition. This approach breaks down the overall scale, reducing the perceived height and adding visual interest, while drawing on the character of the surrounding context, which also follows this approach.

Base

At ground floor level, the building is defined by a darker, more robust material palette, with maroon glazed brick used to articulate the base. This helps to animate the street frontage and provides durability at pedestrian level, while referencing the use of glazed brick seen across many Crouch end high streets.

Middle

The middle section comprises four storeys of residential accommodation and forms the primary body of the building. This is expressed in red brickwork, similar in tone to Topfield Parade, anchoring the scheme within the prevailing character of the High Street.



Top

In the surrounding context, roofs are typically formed in small format tiles on pitched roofs, often in grey tones with some terracotta and areas of lead detailing.

The proposal adopts a contemporary interpretation of this character through a metal, diamond shaped tiled roof. This material retains the fine grain and decorative quality of traditional tiling while allowing the roof surface to be manipulated into an undulating form with wrapped corners, turreted features, and mansard windows.

Set back from the main façade and expressed as a pitched form, the roof reads as a recessive layer, while the reflective material helps it blend with the sky and reduces its visual impact.



Precedent: Allison Brooks, Exeter College

Tiled roofs in nearby context



Lead roofing



Aerial view of Tottenham Lane, Elder Avenue junction



26 Broadway Parade

Top

Middle

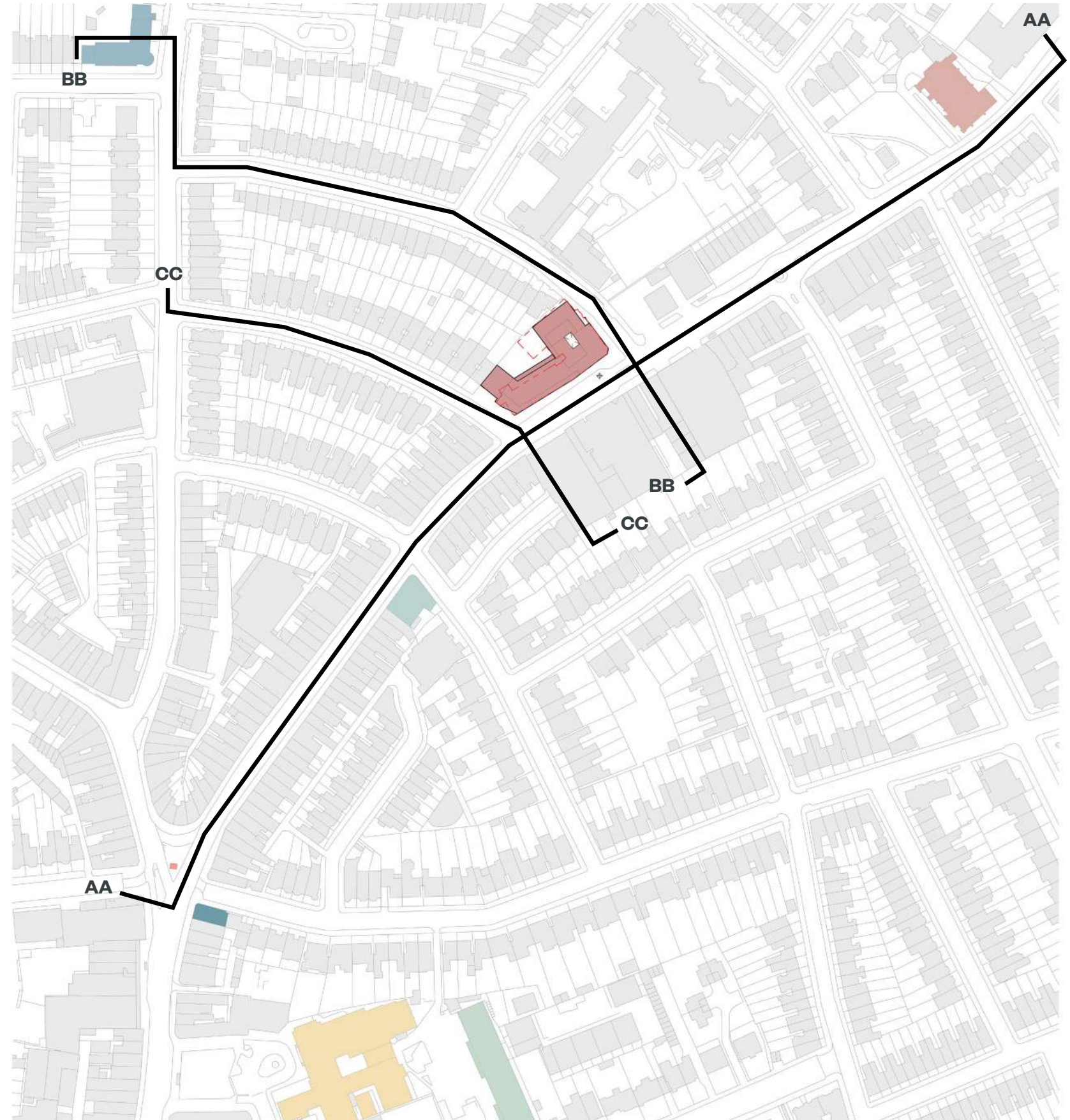
Base

Context studies

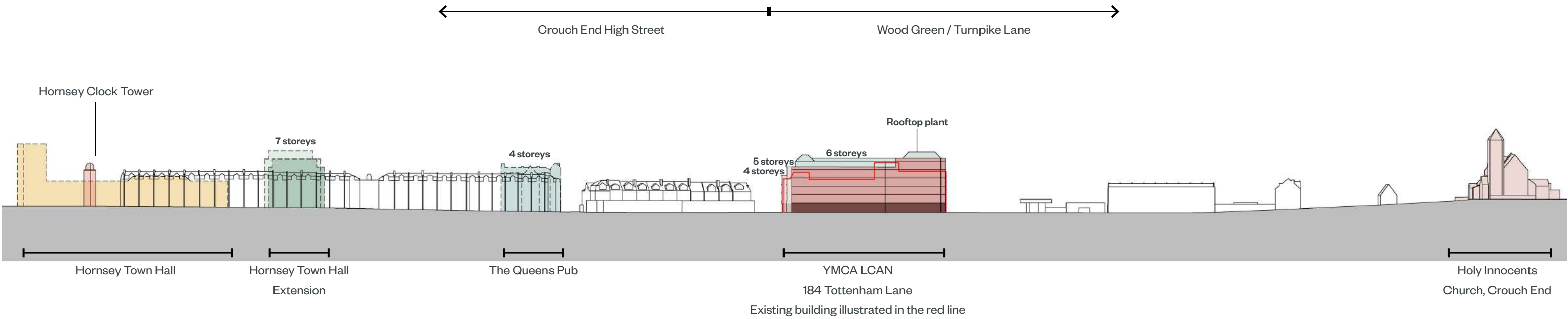
Key:

- Proposed Building - YMCA London City and North
- Holy Innocents Church, Crouch End
- The Queen's Pub
- Margaret Hill House
- Hornsey Town Hall
- Hornsey Town Hall - Extension

The following pages consists of cross section and elevation studies along the wider context to better demonstrate the proposed massing of the scheme and how it relates to the surrounding area.



Context studies



Section AA

Long Section along Tottenham Lane

1:1500 @ A3

An inherent character of the high street are expressing key buildings by an increase in height - creating nodes and markers as you travel along Tottenham Lane.

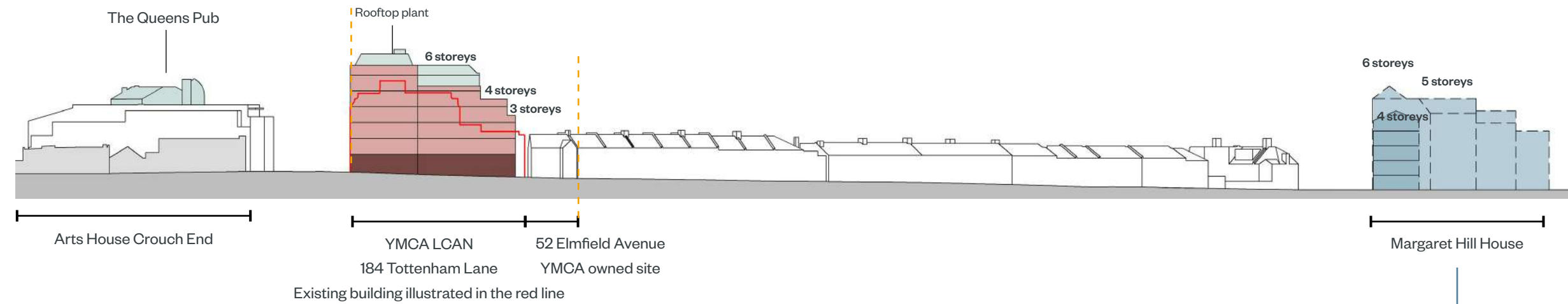
The proposed scheme has the opportunity to contribute to this narrative and set itself as a marker building signifying the beginning of the High Street when approaching from Wood Green / Turnpike Lane.

Further along the south west of the site is the Hornsey Town Hall with its recently built extension. This has a height of seven stories but is set back from the High Street.

Context studies

The proposed development has 6 storey's in height along Tottenham Lane with an added storey for rooftop plant that is set back from the high street.

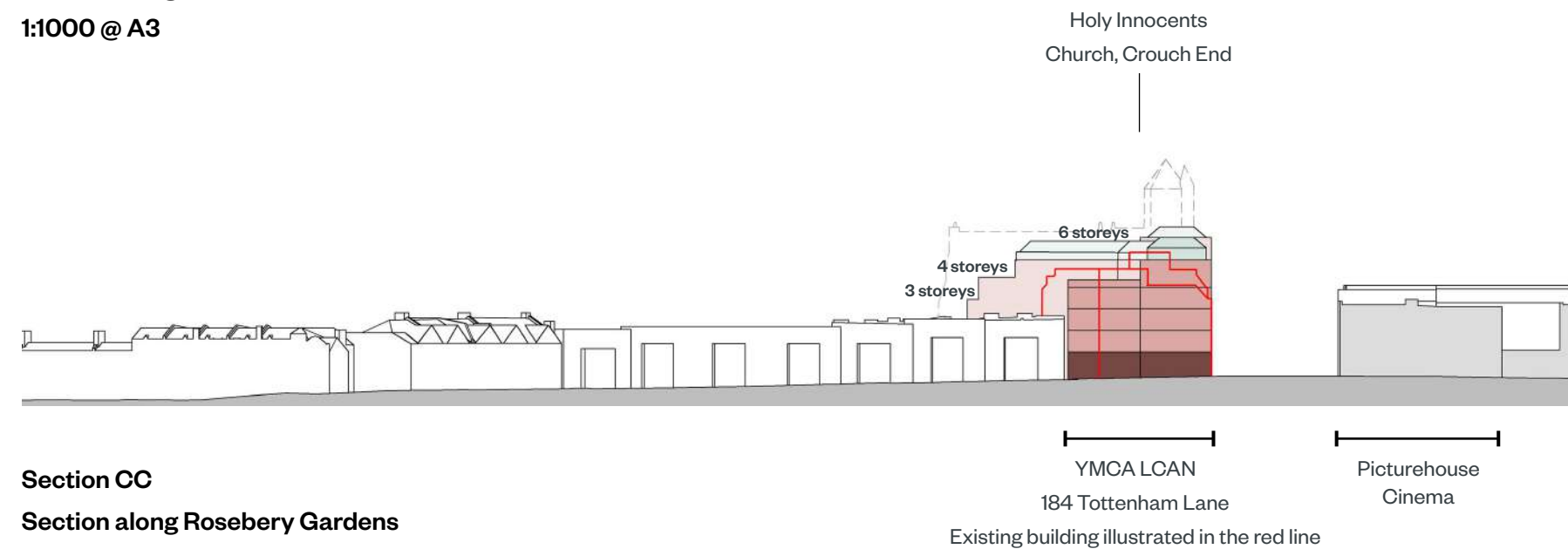
The proposed building mass and height steps down in height along Elmfield Avenue and Rosebery gardens to better relate to the neighbouring residential buildings.



Section BB

Section along Elmfield Avenue

1:1000 @ A3



Section CC

Section along Rosebery Gardens

1:1000 @ A3



06. Layout

Ground floor rationale

At ground level, the scheme provides shared facilities for staff, residents, and the public, alongside office space fronting Tottenham Lane. These uses offer a clear view into the YMCA, creating an active frontage that enhances the vibrancy of the local High Street.

A central entrance forms the main hub, connecting all parts of the building. Residential accommodation is accessed to the rear, offices are located to the right, and shared spaces to the left.

A lightwell within the reception creates visual connections to the upper floors, while glazing to the residents' lounge provides direct views of the rear garden.

Residential communal spaces are positioned away from the High Street, with the lounge, cycle store, and laundrette all oriented towards the quieter rear gardens.

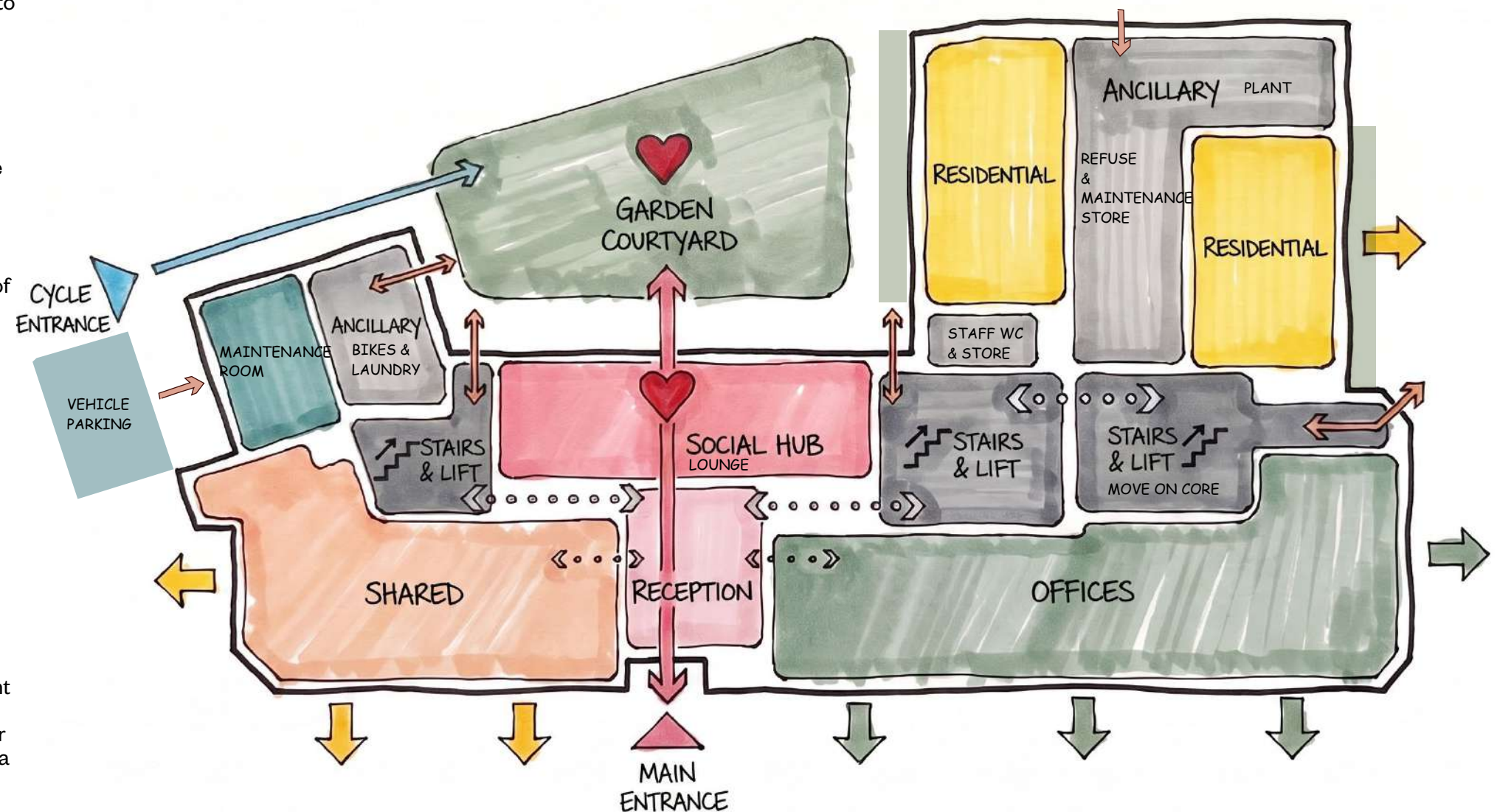
Two move on flats are located at ground floor level on Elmfield Avenue and facing the garden, to the eastern side of the development. These are set within a quieter residential street and benefit from defensible planting to the front.

Along Elmfield Avenue, a dedicated entrance serves both the cluster of move on accommodation on this side of the building and the nearby staff accommodation.

Vehicle parking is provided by two spaces on Rosebery Gardens, positioned adjacent to the maintenance store to allow a direct connection for deliveries and servicing. The maintenance area also provides passive surveillance over the cycle gate on Rosebery Gardens.

Secure side gates on Rosebery Gardens provide residents with cycle access and also serve as fire escape routes.

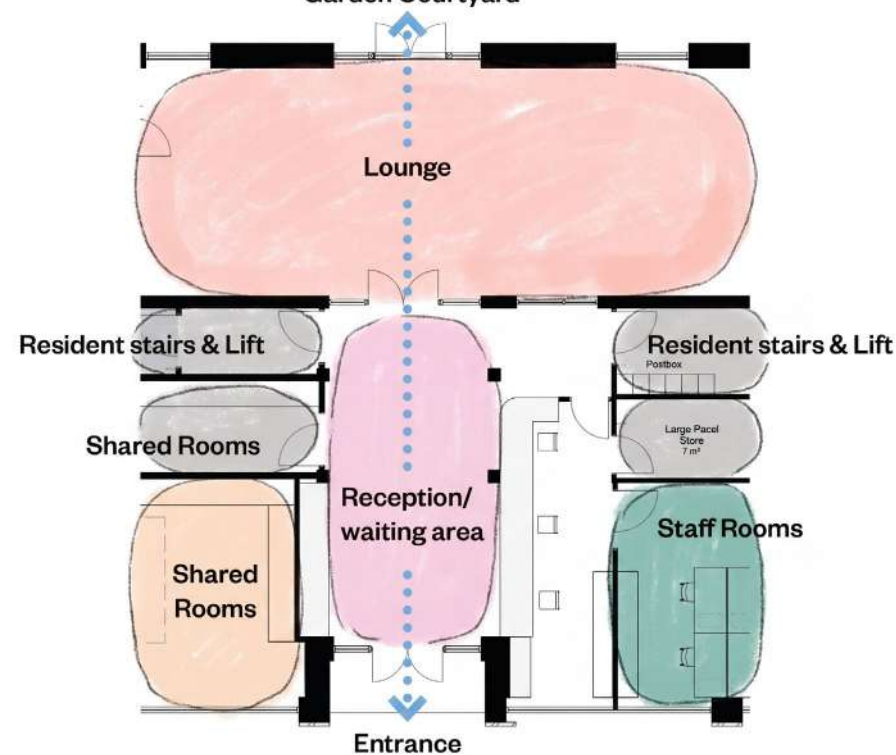
The Elmfield Avenue gate is not intended for regular resident use. Instead, it provides access to ancillary areas including refuse and plant, as well as rear garden access for the upper floor residents of 52 Elmfield Avenue, and also functions as a fire escape route.



The entrance



Garden Courtyard



The entrance sequences has also been developed to create a relationship between the internal and external areas of the building and to improve user experience.

Double-Height Entrance & Reception

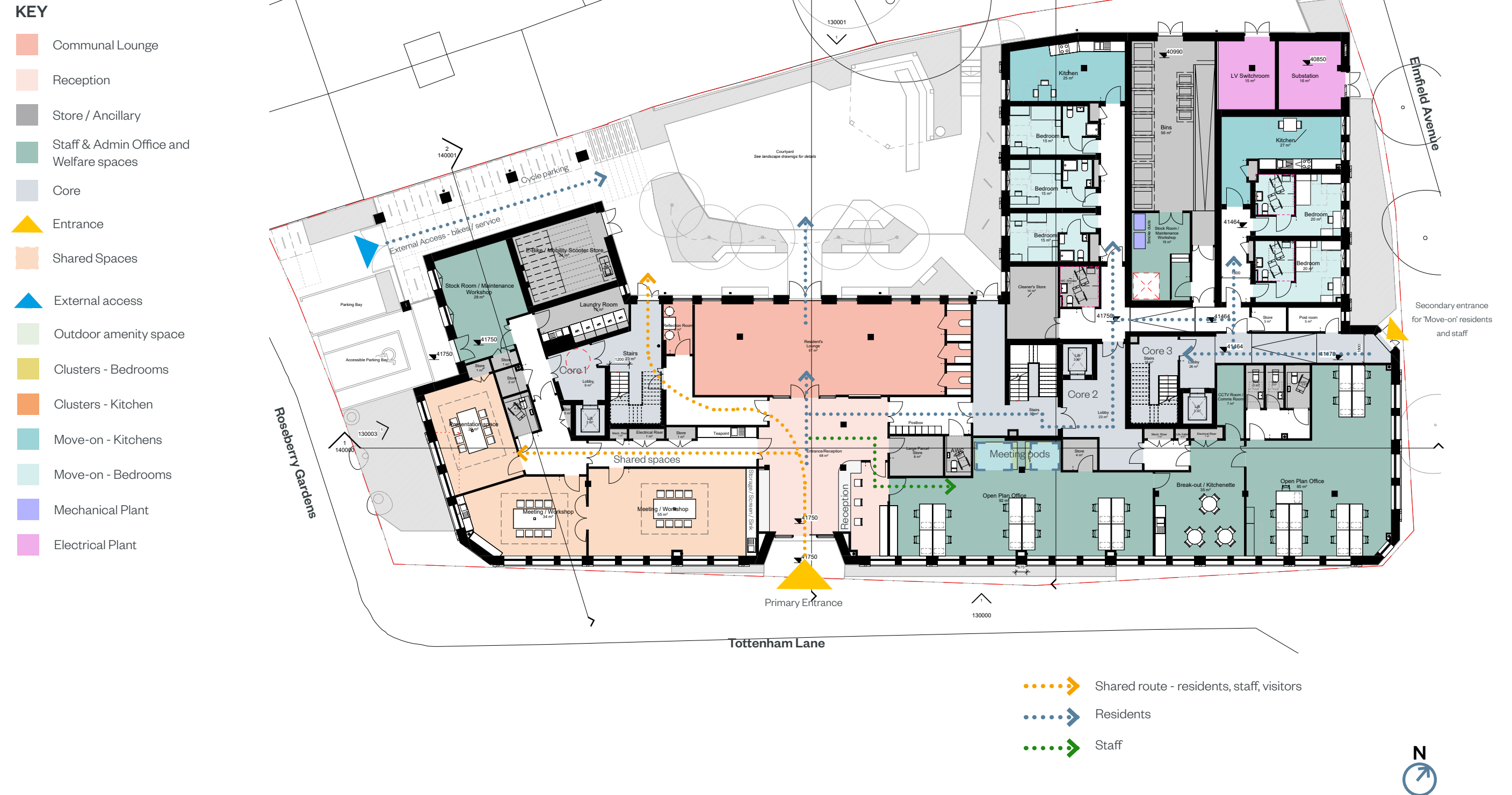
The double-height entrance lobby creates a central destination linking residents' communal areas, staff spaces and shared facilities, while establishing a strong visual connection through the lounge to the rear garden.

Sight lines & Passive Surveillance

Improved visibility from the reception increases passive surveillance, allowing staff to monitor movement into and out of the building more effectively. This supports both safety and operational efficiency. Centrally Located Entrance

Positioning the entrance more centrally improves the building's symmetry, strengthens its street-facing identity, and establishes a more direct connection with the landscaped area at the rear.

Ground floor plan



Upper floor rationale

The upper floors form the primary use of the building, providing a new residential typology and arrangement.

Additional cores, each comprising staircases with enhanced fire separation and safety measures, are supported by three fire evacuation lifts, one within each core, significantly improving overall fire safety within the building.

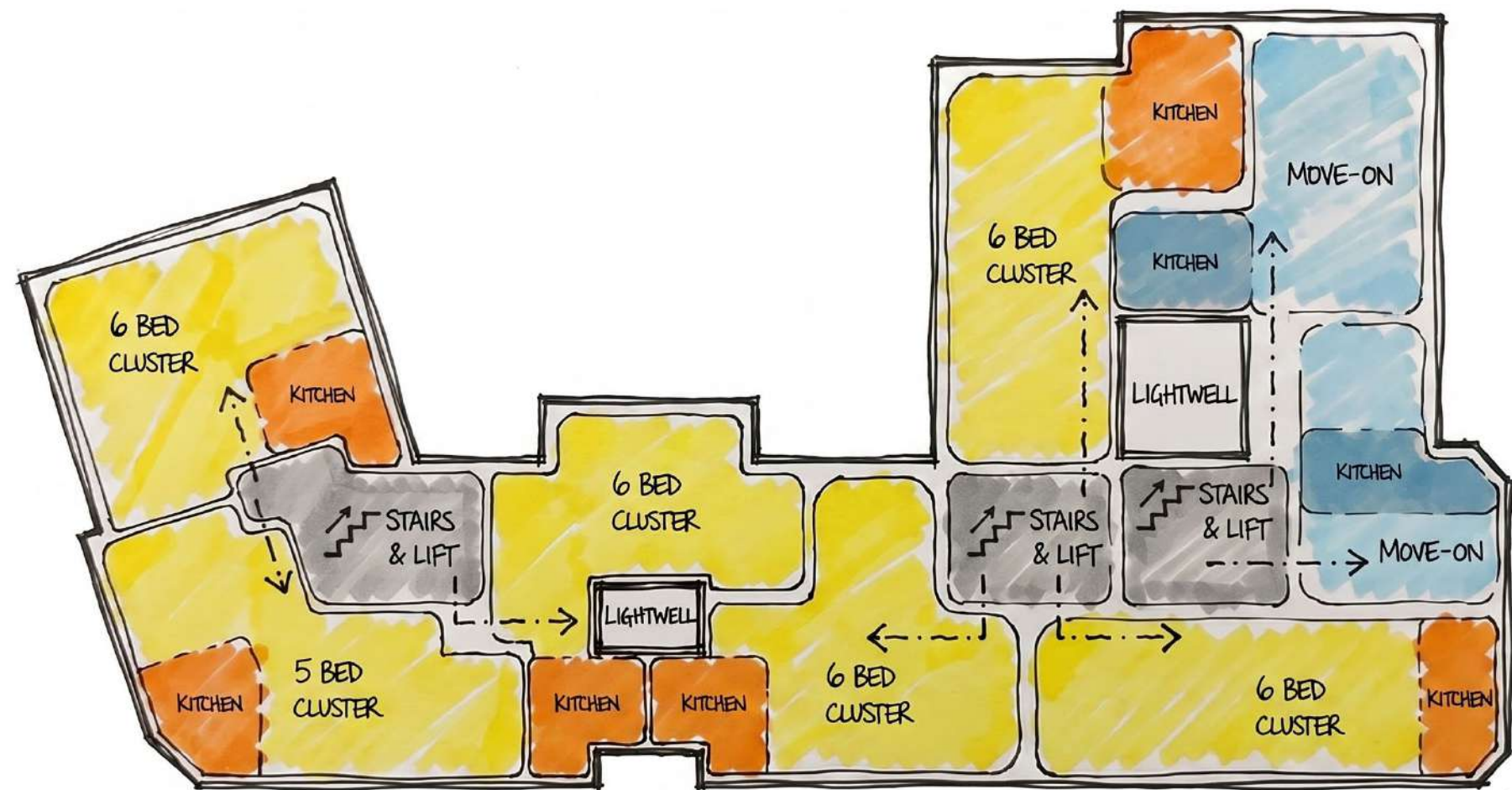
Each core is designed with multiple exit points, with access controlled via key card, providing a secure front door to each apartment. This arrangement ensures that only residents of a specific apartment can access it.

Within each apartment, short internal corridors lead to bedrooms, which are accessed via card readers, while the shared kitchen and dining spaces are open and not intended to be locked.

Interconnecting corridor doors are normally secured but will automatically release in the event of a fire, allowing multiple escape routes and enhancing overall building safety.

Apartments are typically arranged as cluster flats accommodating around six residents sharing a kitchen. The move on accommodation is designed for smaller groups of two to three residents sharing a kitchen. These move on units are located along Elmfield Avenue, adjacent to 52 Elmfield Avenue, grouping this typology together.

Lightwells and windows at the ends of corridors introduce natural light into circulation spaces, while most kitchens are positioned on corners to provide dual aspect outlooks to these key communal areas.



Housing typology

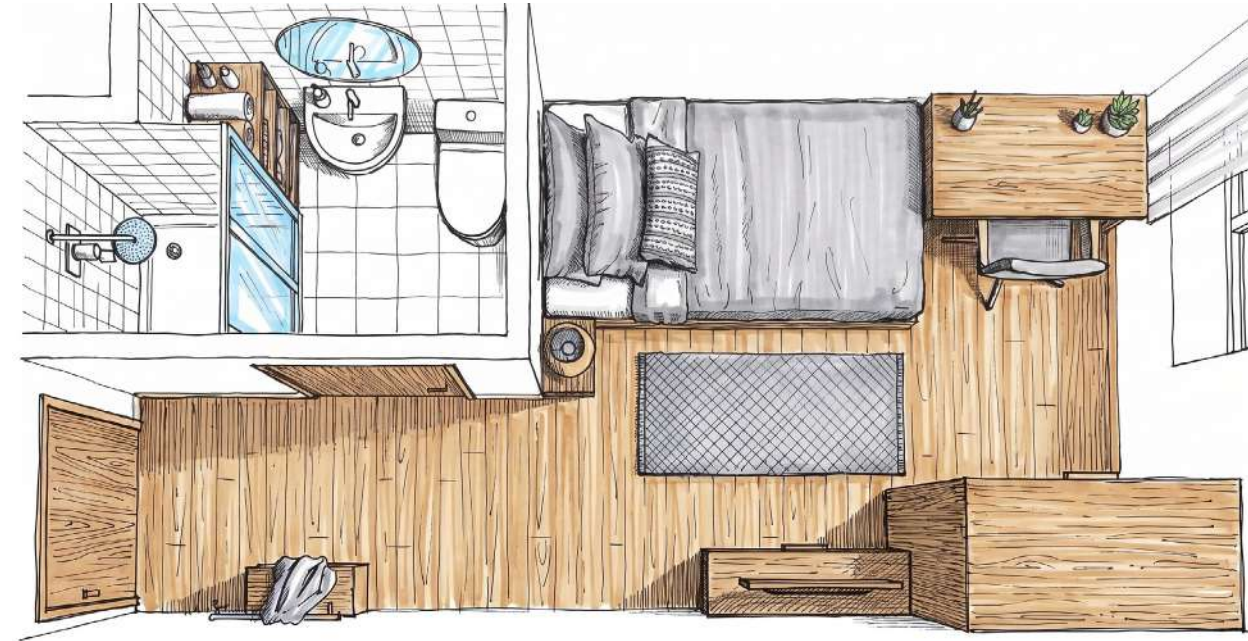
The new housing provision has been informed by Haringey HMO standards and GLA capital funding requirements.

This includes the provision of single bedrooms with ensuite bathrooms, with a combined minimum area of 12.5 square metres. All bedrooms are provided with ensuite facilities, and all habitable rooms, including bedrooms and kitchens, achieve a minimum internal clear height of 2.5 metres.

The accommodation has also been shaped by the YMCA's operational experience, ensuring that bedrooms include generous storage as well as a dedicated area for home working, allowing the spaces to support study, work, and relaxation. Ten percent of bedrooms are designed as accessible units, with increased floor areas and layouts that allow residents with additional needs to move in directly.

Kitchens are designed to be shared by two to six residents. To ensure adequate provision, there is one sink and one cooker for every three residents. As a result, kitchens serving five or six residents include two sinks and two cookers, with sufficient workspace to allow multiple people to cook comfortably.

Each resident is provided with a lockable cupboard and dedicated fridge space, enabling independent use of the shared kitchen facilities.



First floor plan

KEY

- Clusters - Bedrooms
- Clusters - Kitchens
- 2/3 Bed Move-on - Kitchens
- 2/3 Bed Move on- Bedrooms

Total No. of bedspaces	38
6 bed clusters	(3) 18 bedspaces
5 bed clusters	(3) 15 bedspaces
3 bed move on	(1) 3 bedspaces
2 bed move on	(1) 2 bedspaces

No. of WC accessible / adaptable bedspaces	5
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Fifth floor plan

KEY

- Clusters - Bedrooms
- Clusters - Kitchens
- 2/3 Bed Move-on - Kitchens
- 2/3 Bed Move on- Bedrooms
- Staff meeting room

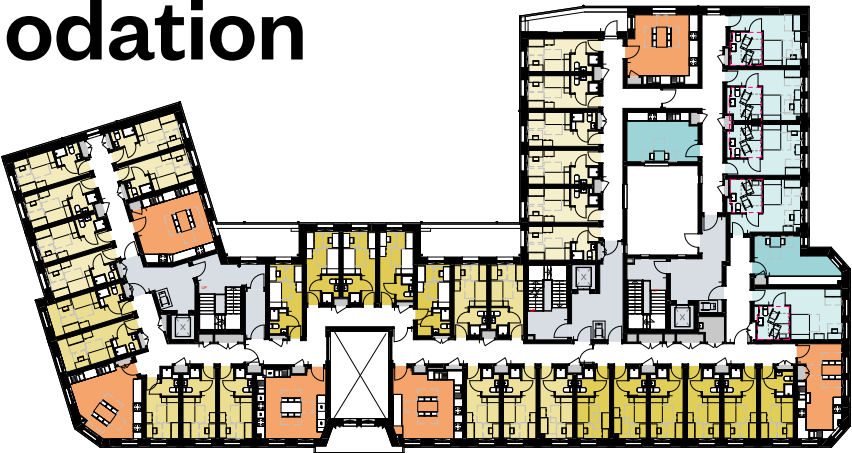
Total No. of bedspaces	22
5 bed clusters	(3) 15 bedspaces
4 bed clusters	(1) 4 bedspaces
3 bed move on	(1) 3 bedspaces
No. of WC accessible / adaptable bedspaces	1



Schedule of accommodation

No. of bedspaces	174 bedspaces
No. of clusters / move-on flats	(37)
6 bed clusters	(16) 96
5 bed clusters	(9) 45
4 bed cluster	(2) 8
3 bed move on	(5) 15
2 bed move on	(5) 10
Proportion of move on flats	14%
Wheelchair accessible / adaptable	10%

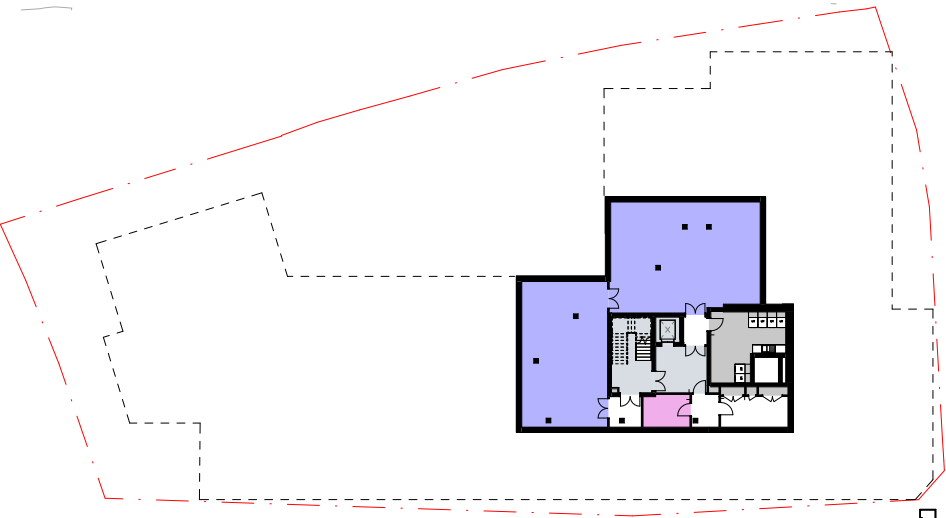
- KEY**
- Communal Lounge
 - Reception
 - Shared Spaces
 - Store / Ancillary
 - Staff & Admin Office and Welfare spaces
 - Core
 - Outdoor Amenity Space
 - Main Entrance
 - Clusters - Bedrooms
 - Clusters - Shared Living
 - 2/3 Bed Move-on - Shared living
 - 2/3 Bed Move-on - Bedrooms
 - Mechanical Plant
 - Electrical Plant



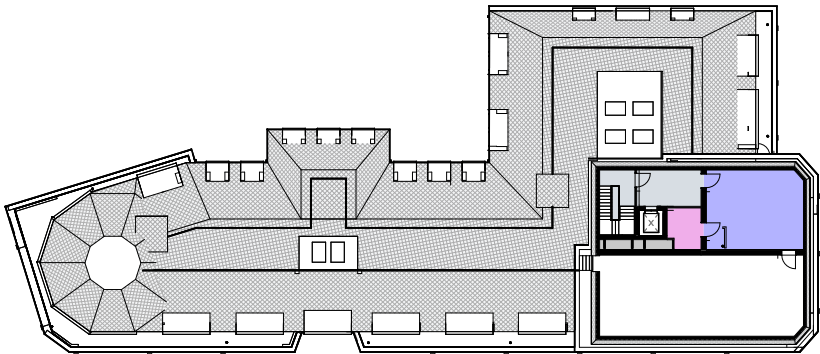
First Floor - Second floor plan



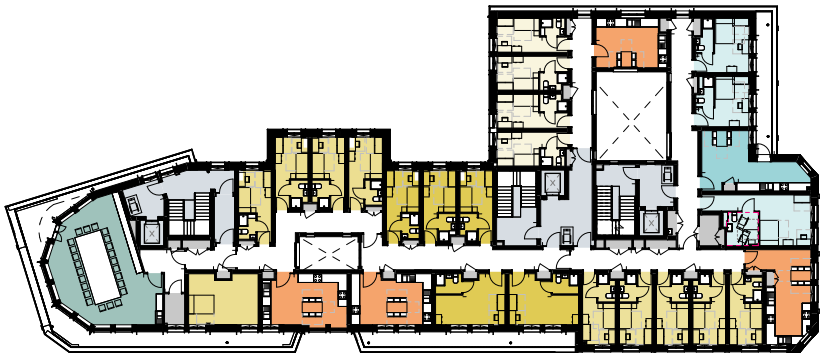
Ground floor plan



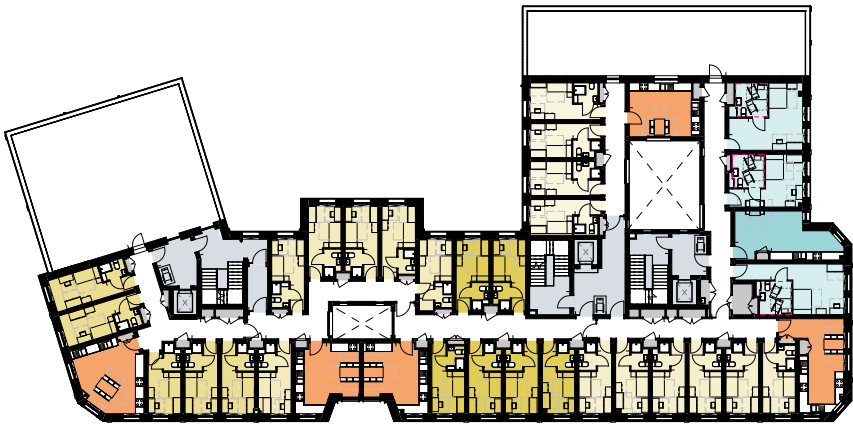
Basement floor plan



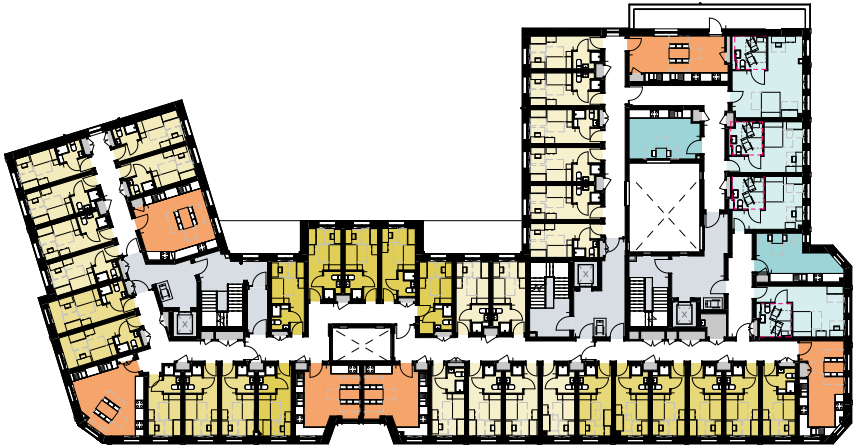
Roof plan



Fifth floor plan



Fourth floor plan



Third floor plan