

07. Elevations & materials

Principles of the facade: Typical bay study

Crouch End's architectural landscape is characterised by a harmonious blend of Victorian and modern buildings. These structures often showcase a mix of vertical and horizontal material expressions, using contrasting elements such as pre-cast concrete and brick. This combination contributes to the cohesive and aesthetically pleasing character of the high street. The current YMCA building lacks the architectural detailing that defines its surroundings, causing it to sit uncomfortably within the streetscape. This absence of detail disrupts the visual continuity and unity of the high street, making the building appear disconnected from its context. The proposal incorporates several targeted design refinements to ensure the development responds positively to its context and enhances the character of the surrounding high street.

Vertical Bays and Window Proportions

- Vertical bay articulation and window proportions refined to reflect the high street rhythm
- Windows paired within bays with pre cast concrete lintel and stacked soldier course detail to emphasise verticality

Horizontal Banding Alignment

- Horizontal pre cast banding defines the ground floor commercial context and creates a window sill detail that reflects the character of the surrounding parade.

Roofs

- Variations in roof materials and setbacks, together with articulated window and roof forms, help to break down the overall massing, while adding visual interest and rhythm to the roof scape.

Ground floor

- Glazed brick at ground floor level reflects the materiality commonly used in surrounding shop fronts
- Planting softens the building edges



Image of Edwardian shopping parade along Tottenham Lane

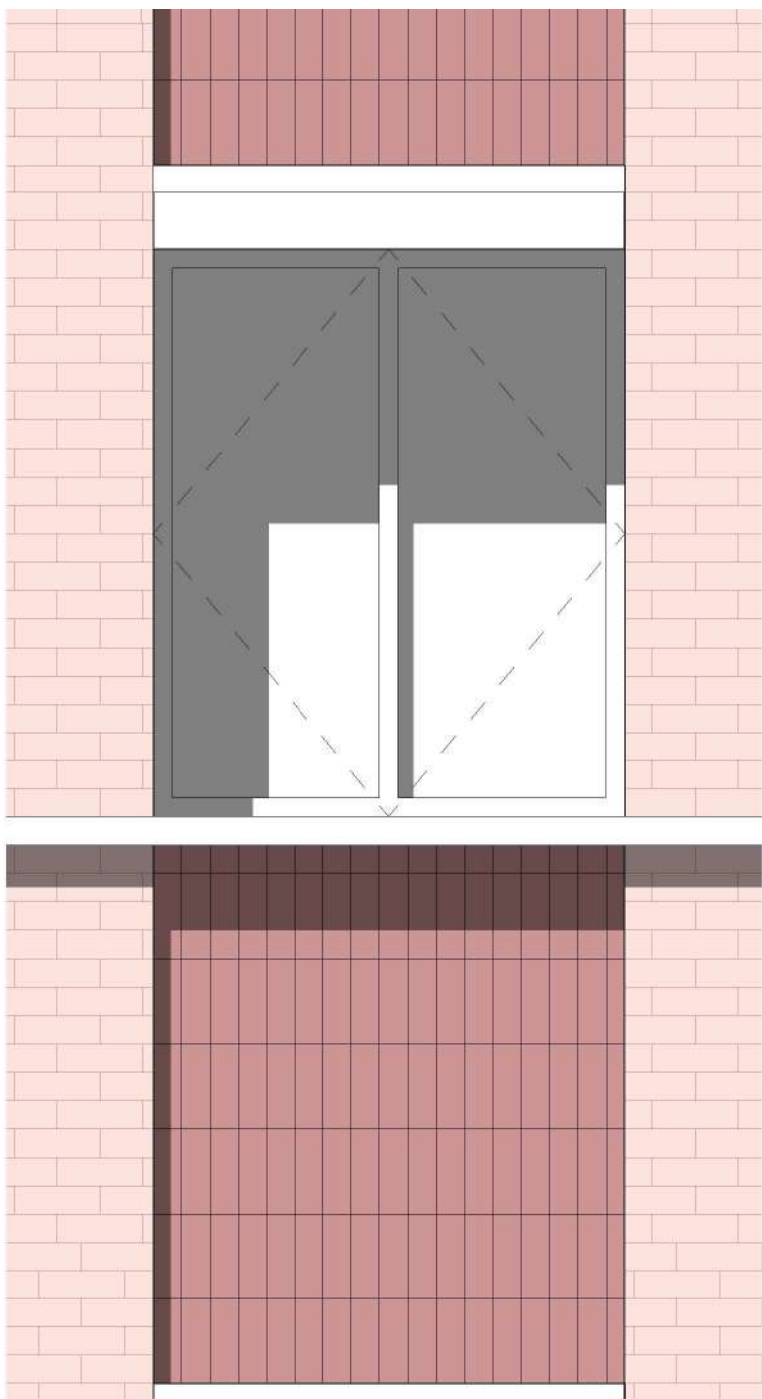


Principles of the fenestration



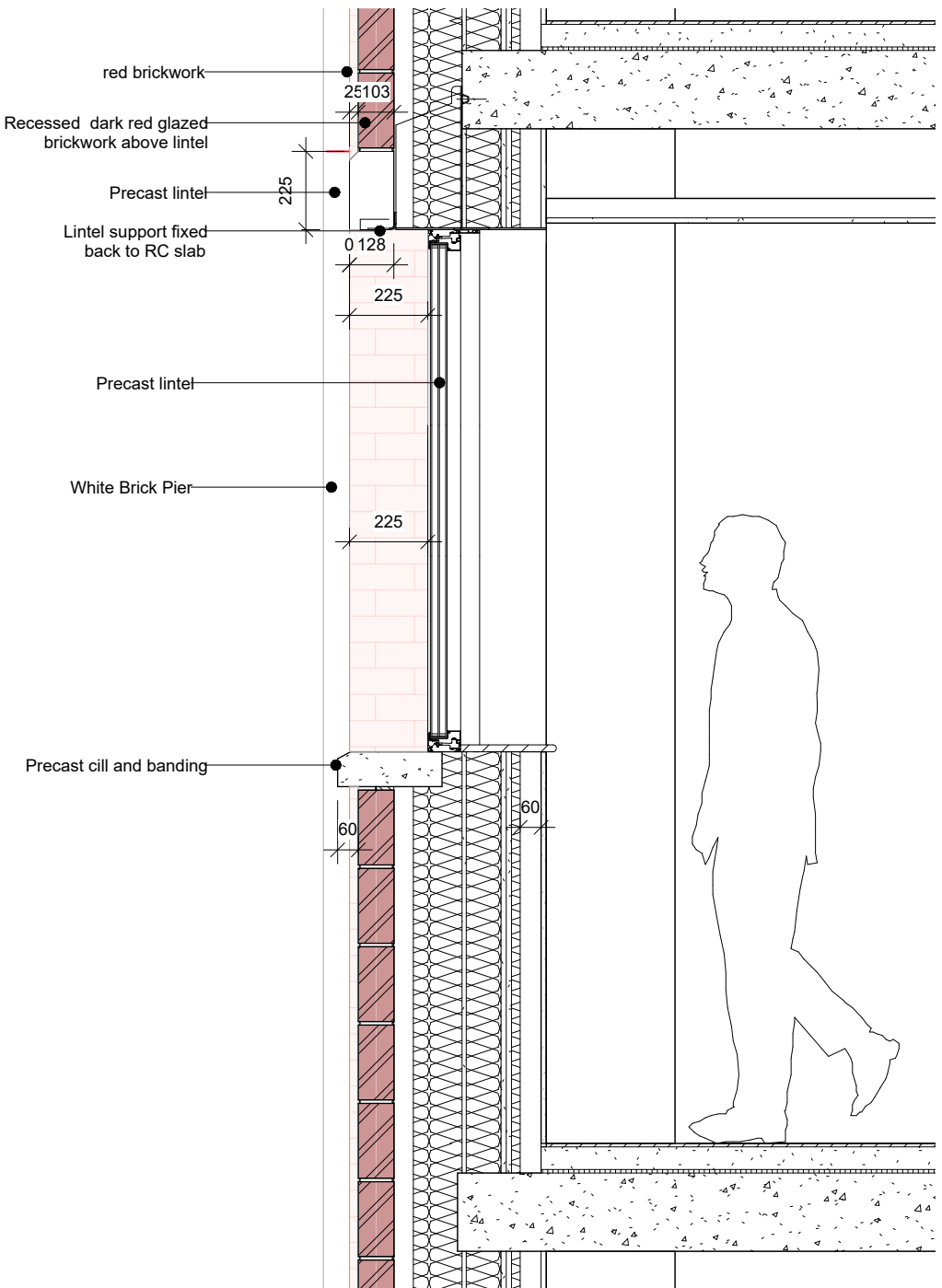
High street fenestration

The Tottenham Lane elevation fenestration draws on Crouch End's characteristic blend of vertical and horizontal architectural expression. Continuous pre cast concrete sills create strong horizontal banding, while vertical brick piers and paired windows within each bay establish a clear and consistent rhythm. Precast window lintels add a layer of detail and help provide shading to bedrooms, while tall windows set within recessed glazed brickwork enhance proportion and depth. Together, these elements contribute to a cohesive and visually engaging streetscape.



1 | Typical Window Bay Study - Elevation

1 : 20



2 | Typical Window Bay Study - Section

1 : 20

Principles of the facade: Defining the entrance

Entrance Bay

Defining the entrance and enhancing the high street elevation

The main entrance has been more clearly defined and expressed as a key architectural focal point. This strengthens wayfinding, creates a more active and welcoming street presence, and helps reduce the building's perceived mass through changes in material and detailing.

The ground floor storey height has been increased, with glazed brick and large picture windows introducing a more commercial scale that better aligns with and unifies the building with the high street.



Creating a stronger relationship between the ground floor and the high street

Roof Form and Materiality:

- The roof form takes cues from neighbouring buildings, using familiar pitches and mansard profiles to help the development sit comfortably within its surroundings.
- **Dormer windows for articulation**
Dormers break up the long roof line, reduce the perceived mass, and add architectural interest at upper levels.
- **Contemporary metal shingle cladding**
The proposed metal shingles provide a modern yet sympathetic reference to the tiled roofs in the area, matching their scale and texture while delivering a high-quality finish.
- **Metal shingles wrapping to break massing and define entrance**
Extending the shingles from the roof down around the central dormer helps to break the mass of the building and subtly highlights the entrance as viewed from the high street.

The combined approach aims to strengthen the transition between the storeys and create a more unified architectural response that is appropriate to the local context.



Principles of the facade - Expressed roofs and defining the entrance



Precedent: Allison Brooks, Exeter College Cohen Quad

Adding visual interest, texture and character to the roof meanwhile responding and blending in with the local context

Metal shingles

Metal Dormer windows

Metal railings

Full height glazing to middle bay

Glazed brick

Precast concrete banding

Protruding canopy

White glazed brick



Street view - when approaching from SW of Tottenham Lane



Existing street view



Proposal

Tottenham Lane - South elevation



Street View - Expressing the corner of Rosebery Gardens / Tottenham Lane



Existing street view



Proposal

Rosebery Gardens - West elevation



Street view from Rosebery Gardens



Existing street view



Proposal

Rear courtyard elevation



Street view from Elmfield Avenue



Existing street view



Proposal

Elmfield Avenue - East elevation



Expressing the corner and creating a marker building along Tottenham Lane



Existing street view



Proposal



Cross Section through building and the courtyard

Tottenham Lane - North Corner



Tottenham Lane - South Corner



Rosebery Gardens



08. Landscape design

The communal courtyard will provide a usable space which supports the wellbeing of residents & staff, balancing space for activities, socialising, relaxation, and cycle parking. A priority for the space is flexibility, allowing for the various needs of the residents (and activities hosted by the YMCA) to co-exist harmoniously. The hard & soft material palette will prioritise climate-resilience, specifying durable materials and species which are suited to London's ecology & changing climate

Access & circulation

The relationship between the external & internal spaces of the YMCA, and how this interacts with the circulation of those using the surrounding streets, drives the landscape strategy. This will inform the placement and character of the various landscape spaces, including key dimensions to be incorporated into their design.

- 01 External entrance zone needs to provide space for numerous people using main building entrance and commuting along Tottenham Lane.
- 02 Opportunity to provide an external 'lounge' area immediately outside the internal residents' lounge, improving its setting and encouraging people outdoors.
- 03 Access for cyclists and maintenance team.
- 04 2 no. parking bays - 1 no. accessible, 1 no. standard, utilising existing flush kerb from carriageway.
- 05 Bin store to be located within a suitable drag distance from refuse vehicle stopping point.
- 06 Corridor to be kept clear to allow for manoeuvring of equipment and bins from adjacent plant rooms and bin store. Route also allows for fire brigade access into courtyard (no resident access into courtyard - resident egress only in emergency).
- 07 Access gate into 52 Elmfield Avenue rear garden.

KEY

—	Site boundary		Cycle store/parking bays
	Main entrance / reception	➔	Pedestrian circulation (primary)
	Residents' lounge	➔	Pedestrian circulation (secondary)
	Core entrance / fire exit	➔	Cycle & maintenance access
	Plant, bins and workshop		



Access & Circulation Plan

Landscape strategy

- 01 Entrance zone to main building entrance, incorporating high-quality paving & lighting to improve legibility and sense of arrival.
- 02 Vehicular parking utilising existing flush kerb from carriageway; workshop access.
- 03 Utilitarian corridor for maintenance access, cycle and service access.
- 04 Minimally-landscaped shaded space with fire exit & cycle store access
- 05 Sunnier space located away from building edge; potential flexible space hosting activities such as food growing, exercise, outdoor dining and games. Mix of high-quality hard and soft landscaping.
- 06 Shaded spill-out zone immediately outside lounge, potentially a quieter, more sheltered seating space looking out onto the more active zone.
- 07 Defensible planting to ground floor bedrooms.
- 08 Opportunity to de-pave area beneath existing trees and contribute to street greening.

KEY

- | | | | |
|--------------------------------------|--|--|--------------------------------------|
| — | Site boundary | | Existing tree & root protection area |
| ▶ | Key building access | | Opportunity for greening |
| ▷ | Ancillary access | | Secure line |
| ▷ | Fire exit/ courtyard access where applicable | ➡ | Pedestrian circulation |
| ▶ | Cycle access | ↔ | Crossing point |



Opportunities & Constraints Plan

Illustrative plan

This page presents a sketch plan of the landscape layout, with pollinator-friendly planting contributing to a healthy streetscape, utilitarian corridors supporting the building's maintenance and access requirements, and the courtyard creating spaces for activity and calm.

- 01 Sheffield bike stands for storage of ordinary bikes in passageway optimises space in courtyard for amenity uses.
- 02 Flexible space for activity and socialising.
- 03 Perforated metal screen to which features supporting different activities will be fixed. Features could include a basketball hoop, workout bars or a connection point for punch bags.
- 04 Wall to boundary designated for murals and artwork, with buffer planting introduced along its length to soften the edge and help reduce noise transfer.
- 05 Covered seating area, as a flexible space for gathering, and respite containing a 'Garden Table' as a sculptural feature to potentially host communal eating, cooking, growing, and games.
- 06 Raised platform for seating
- 07 Defensible planting containing screens, obscuring the views into the ground floor bedrooms and creating a buffer to enhance their privacy.
- 08 Rain garden planting with trees as a sustainable drainage & habitat feature, buffering the flexible active space and outdoor lounge.
- 09 Outdoor lounge, acting as an extension of the indoor residents' lounge as a space for relaxation and decompression.
- 10 Access to internal bike store
- 11 2 no. parking bays - 1 no. accessible, 1 no. standard
- 12 On-street defensive planting, creating a buffer to the ground floor rooms and enhancing the streetscape.
- 13 High-quality paving and street greening announce the main building entrance.



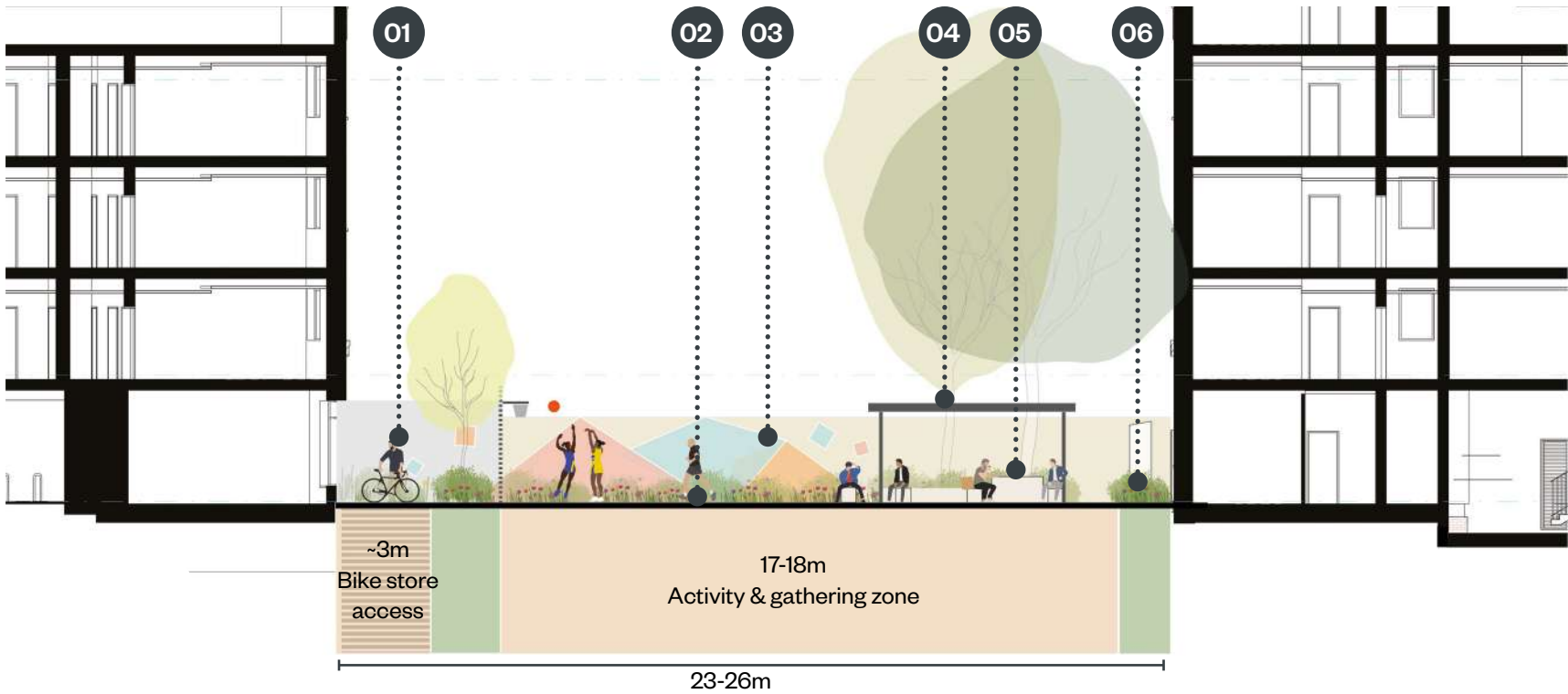
Illustrative Plan

Illustrative sections

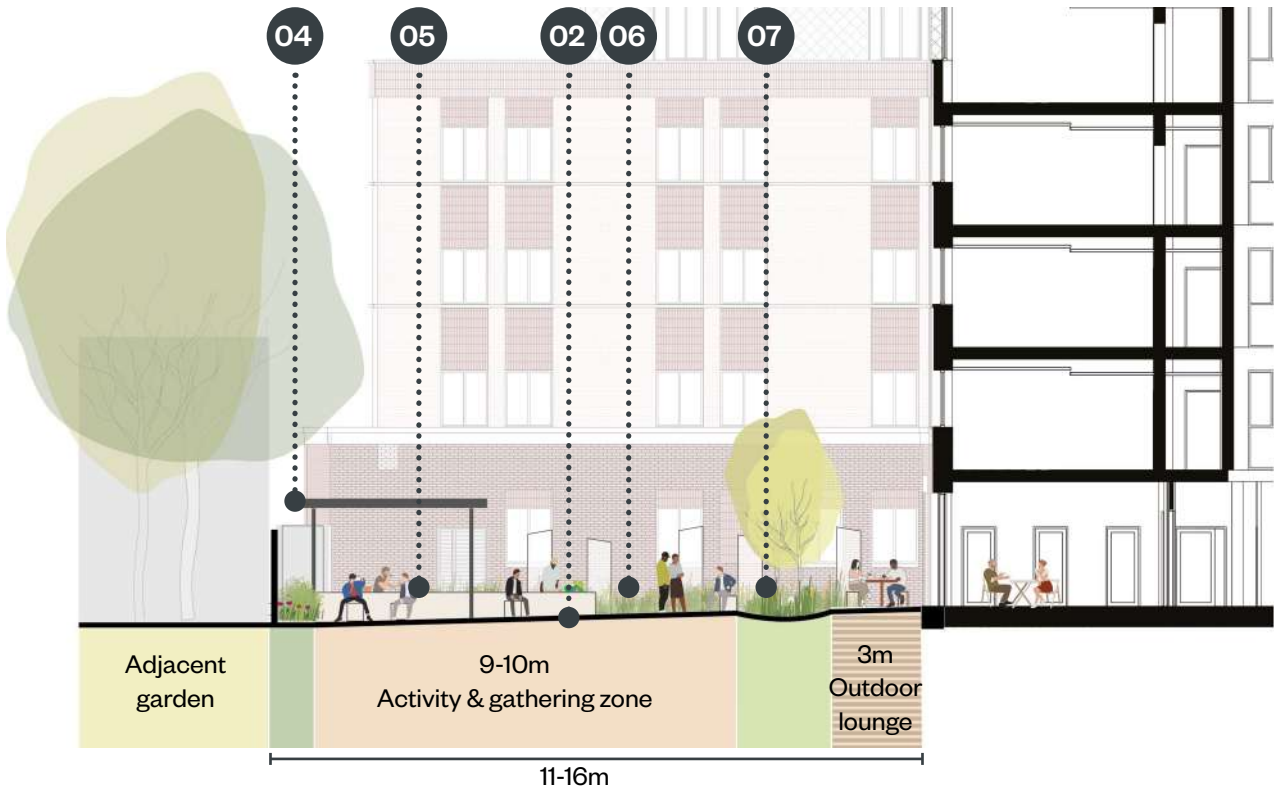
- 01 Bicycle store access - from shadier part of the courtyard.
- 02 Flexible space for activities, with potential features including basketball hoop, workout bars, connection point for punch bags and others.
- 03 Rear boundary for artwork with buffer planting to soften edge and reduce noise.
- 04 Covered seating area, as a flexible space for gathering, and respite.
- 05 'Garden Table' as a sculptural feature to potentially host communal eating, cooking, growing and games.
- 06 Defensible planting and screens to ground floor rooms.
- 07 Rain garden planting as a sustainable drainage & habitat feature.



Key Plan



Section 01



Section 02

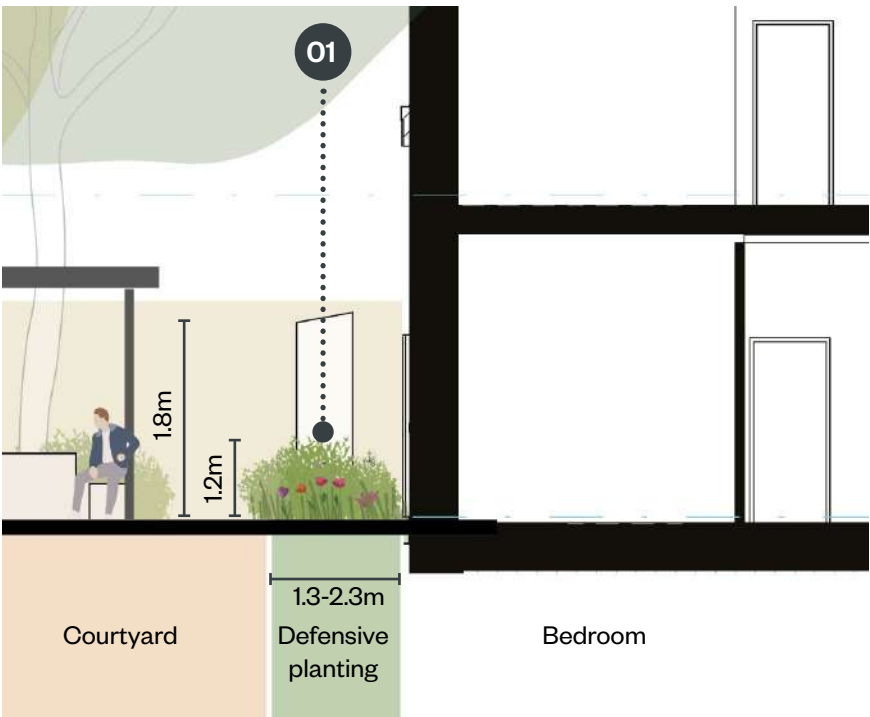
Illustrative sections

- 01

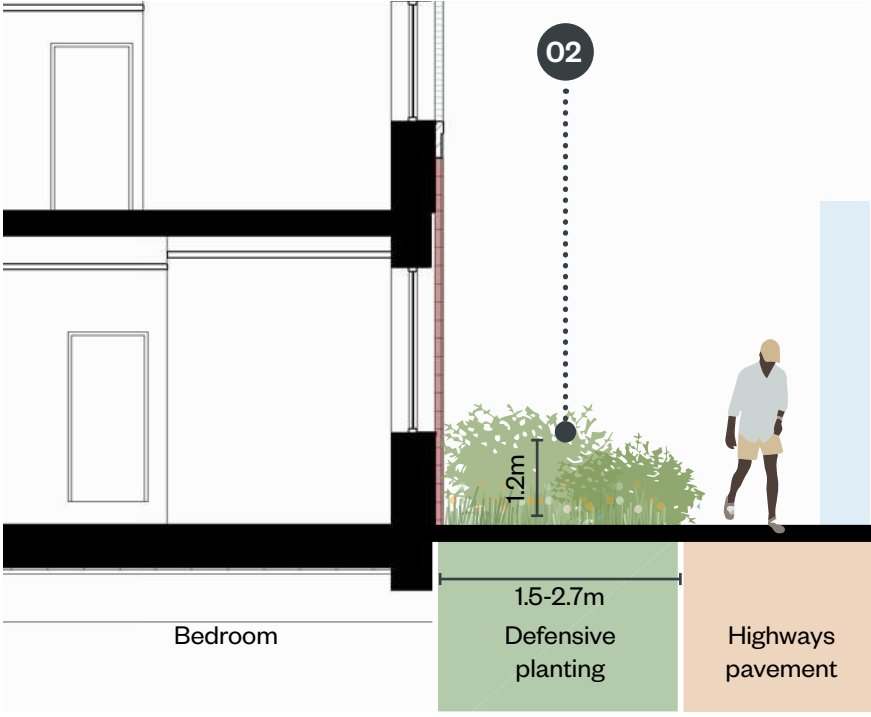
Defensive planting and screens create a buffer & obscure views between ground floor bedrooms and those using the courtyard.
- 02

Deep defensive planting borders create a buffer between ground floor bedrooms and those using the adjacent pavement.
- 03

Perforated metal screen creates a feature within the courtyard onto which accessories such as a basketball hoops and workout bars can be attached. The height and width have been carefully considered to be sufficient for these activities whilst not ‘dominating’ the courtyard space. Refer to example images, bottom right, of metal perforation.



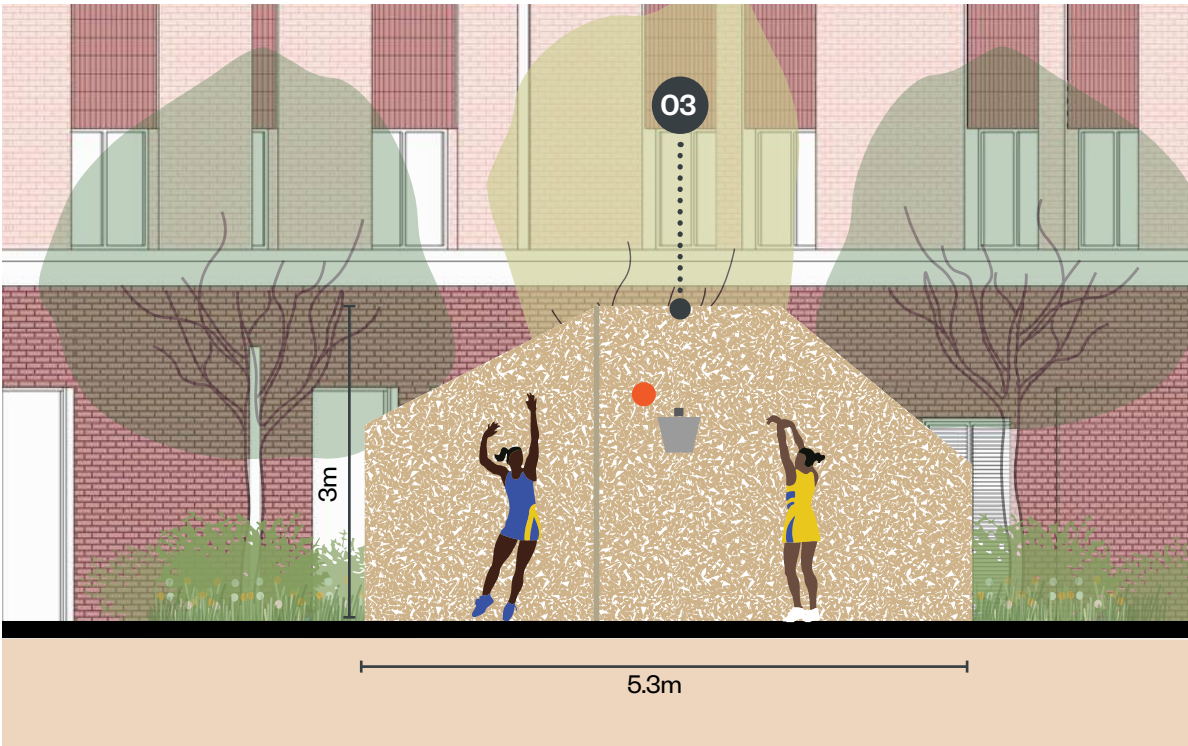
Section 01



Section 02



Key Plan

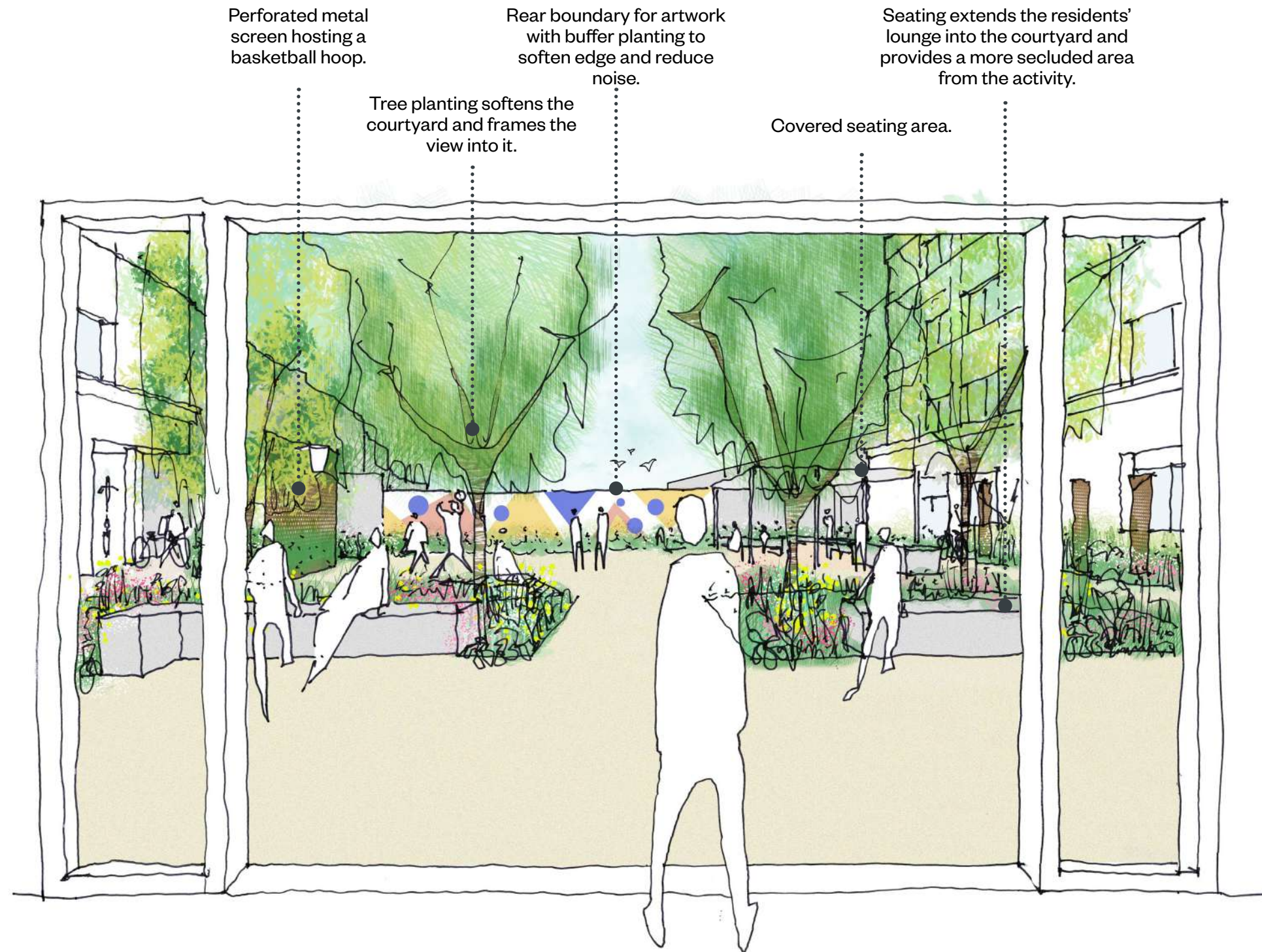


Section 03



Perforated metal screen examples

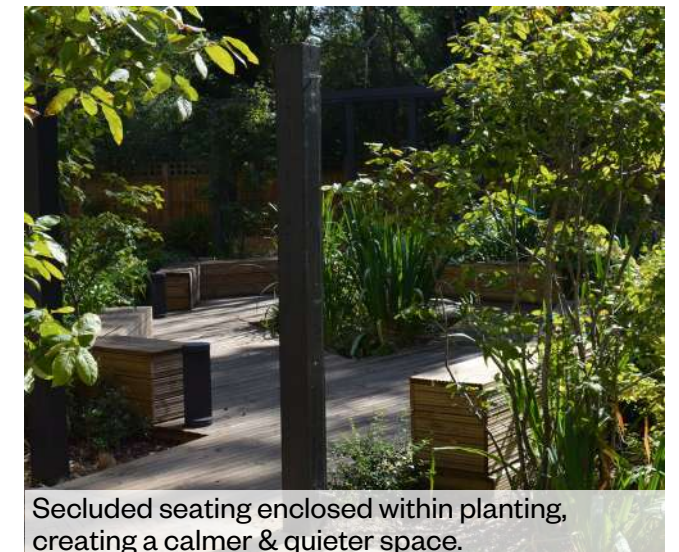
Illustrative views



Layering of planting and seating opportunities draws people into the space, with a choice of enjoyment for all.



Key Plan



Illustrative views

Perforated metal screen hosting a basketball hoop.

Rear boundary for artwork with buffer planting to soften edge and reduce noise.

Covered seating area.

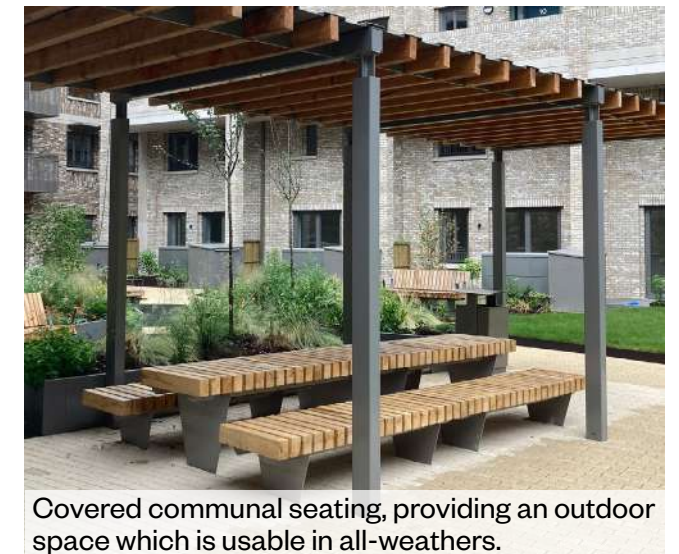
Existing trees in neighbouring gardens.



The hub of activity with exercise, gathering, growing and decompressing all occupying the space in harmony.



Key Plan



Covered communal seating, providing an outdoor space which is usable in all-weather.



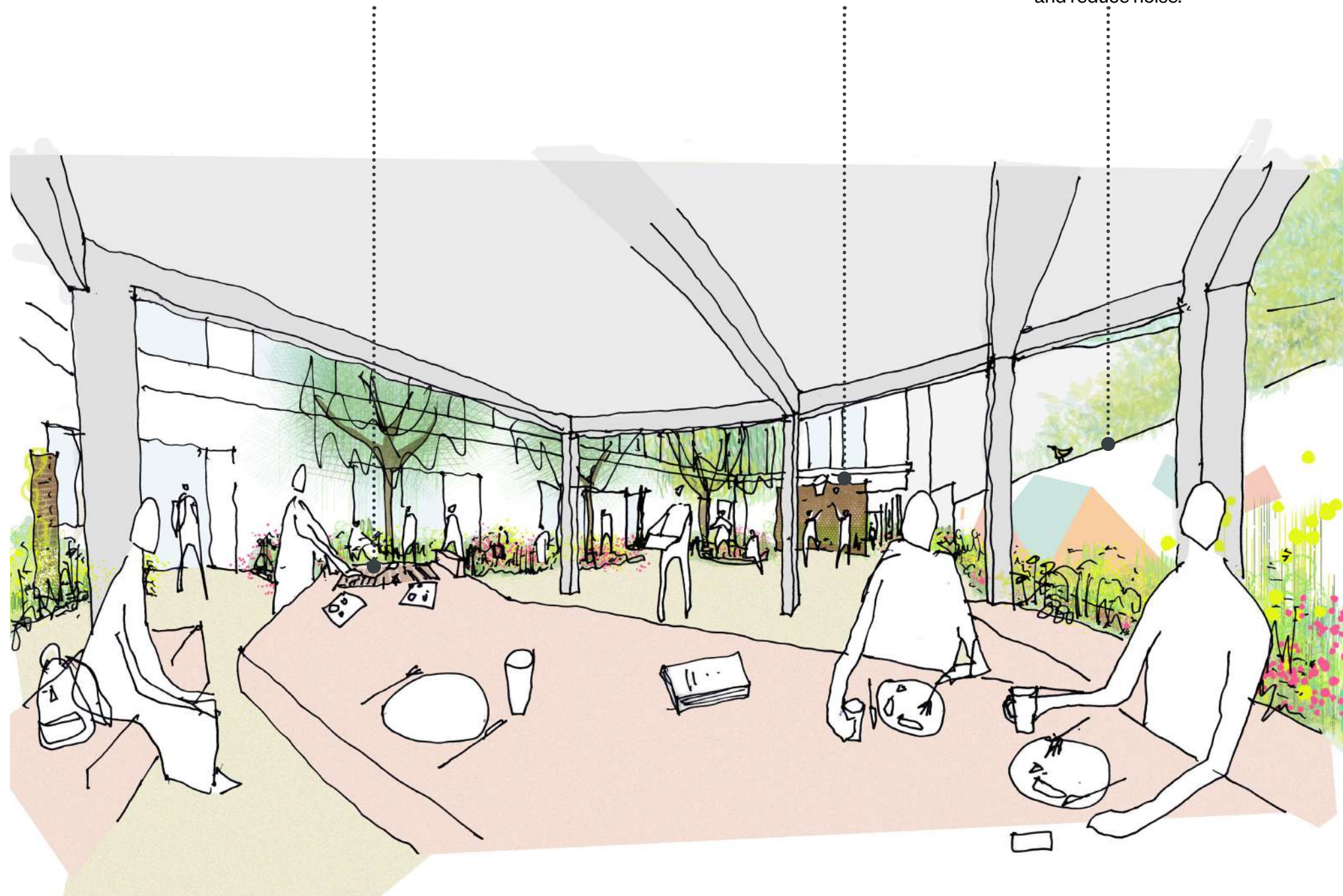
Basketball hoop & murals to enliven a shaded space.

Illustrative views

Cooking facilities can be incorporated into sculptural seating element.

Perforated metal screen hosting a basketball hoop.

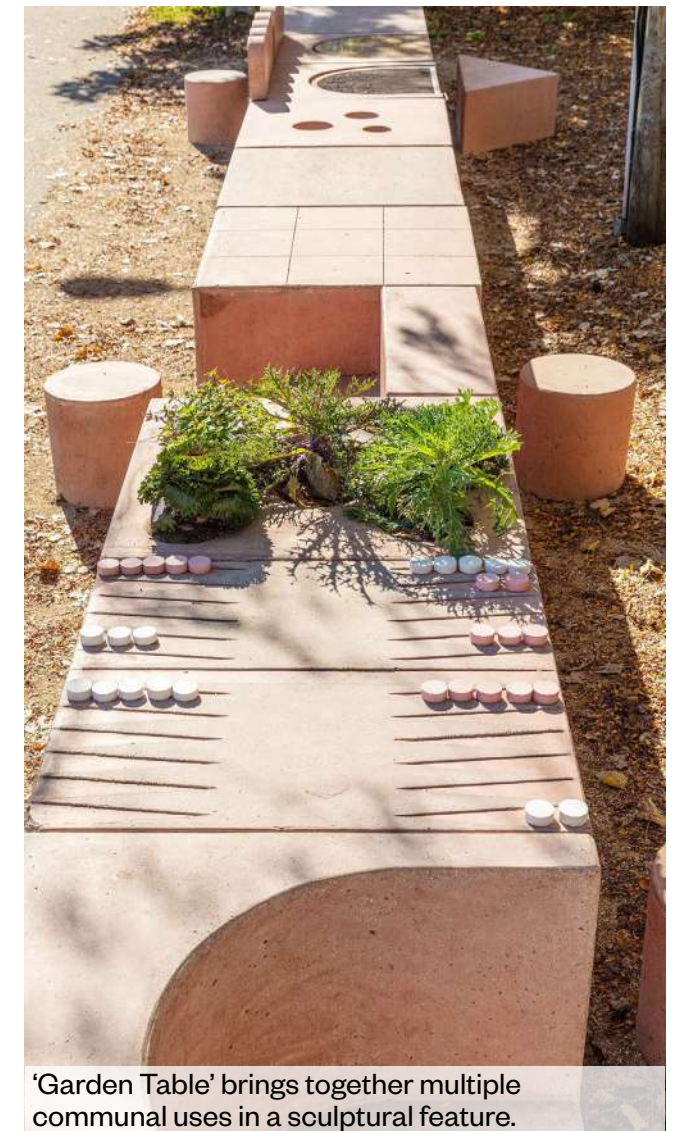
Rear boundary for artwork with buffer planting to soften edge and reduce noise.



The Garden Table creates space for the multiple activities of the YMCA and socialising, beneath the pergola canopy to encourage all-weather use.



Key Plan



'Garden Table' brings together multiple communal uses in a sculptural feature.

Soft materials strategy

The proposed planting palettes work with the site's micro climate, wind mitigation and ecological objectives whilst providing attractive visual amenity. They prioritise UK native species to maximise appeal to local ecology (e.g. specifying RHS Perfect for Pollinator species, combining different flowering periods and a mixture of deciduous & evergreen species) and minimise maintenance requirements (e.g. selecting robust and drought tolerant species, to cope with London's changing climate, and minimise watering requirements).

The planting design also considers Secure-by-Design requirements by keeping planting heights to a maximum of 1.2m, whilst trees will be specified to have a 2m clear stem, to maintain views through the courtyard space.



Character image of public realm palette



Character image of courtyard palette

KEY

- | | | | |
|---|--|---|--|
|  | Site boundary |  | PL02 Courtyard planting |
|  | PL01 Public realm palette |  | PL02 Courtyard planting (shade-tolerant species) |
|  | PL01 Public realm palette (shade-tolerant species) |  | PL03 Rain garden planting |
|  | PL01 Public realm palette (herbaceous and grass species) |  | Existing tree |
|  | 1 no. tree removed* |  | Proposed tree |

*T8, Fig. category C1 (low quality with a potential lifespan in excess of 10 years)



Soft Materials Strategy Plan

Hard materials strategy

The hard material palette has been selected to respond to the landscape's use and distinguish different spaces. A visual and access connection through the building (from the main entrance to the courtyard) is an important element of the scheme, which is reflected in the use of high-quality paving to the 'landing pad' of these entrances.

The central 'activity zone' of the courtyard is a flexible space where people can exercise, socialise and do workshops, therefore a hard-wearing, seamless and attractive surface is required which can be permeable. Similarly, the circulation spaces require a hard wearing and attractive surface which is easy to maintain & affordable, which concrete sett paving provides.

To create a seamless connection between the building and surrounding pavement, paving surfaces along Elmfield Avenue and Tottenham Lane will tie in with the existing highways treatment.



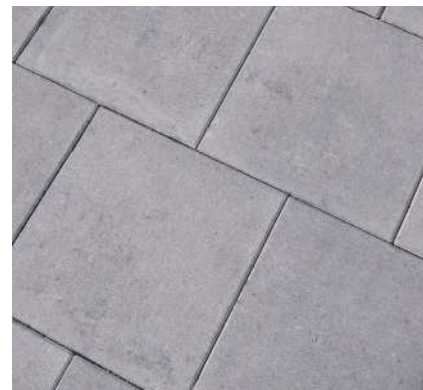
High-quality paving to key building entrances



Permeable resin-bound gravel to courtyard activity zone



Concrete sett paving to circulation spaces



Paving to match adjacent highways foot way surface



Hard Materials Strategy Plan



Lighting strategy

The lighting strategy is to provide robust and functional lighting which meets utilitarian and safety requirements, but also brings delight, including through playful features. This will ensure that the space can be enjoyed throughout the cycle of the day and year, both when outside within the courtyard, as well from inside the building when looking onto the courtyard. Light fittings will be robust and easy to maintain.



Combination of functional and feature lighting

KEY

- Site boundary
- Functional Lighting Opportunity**
- Lights mounted to building wall
- Overhead downlighting in pergola/ uplighting to building soffits
- Feature Lighting Opportunity**
- Downlighting on trees (light fixed to solid surface nearby e.g. building)
- Strip lighting integrated in furniture edge or up lighter in ground to light furniture edge
- Opportunity for feature lighting to mark building entrance/ signage - ambition to light walls, soffit and building signage rather than for lights to shine down on person entering/ exiting building
- Lighting integrated into, or uplighting shining onto, perforated screen to create a soft “twinkling” lighting feature when viewed form north side of screen
- Uplighter to light mural wall



Lighting Strategy Plan



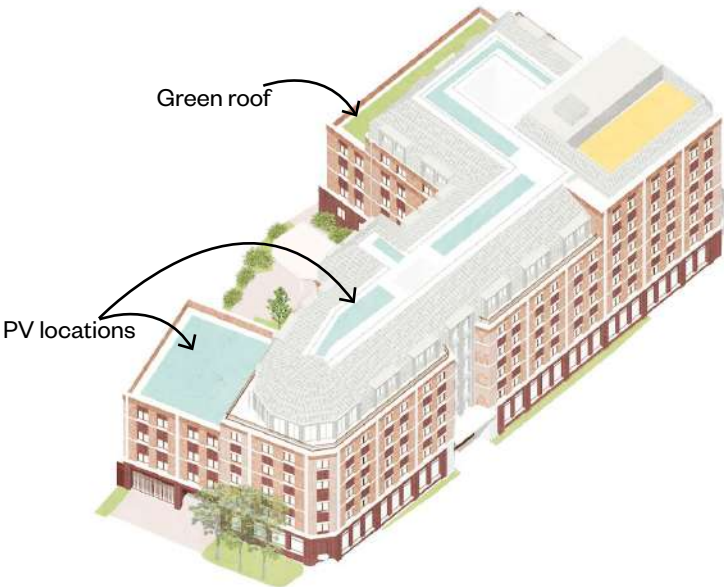
Urban greening factor

The scheme will achieve an Urban Greening Factor score of 0.13, below the 0.4 target set by the GLA for predominantly residential schemes. The shortfall is due to the limited greening potential in the scheme, due to:

- Extensive areas of green roofs being precluded from the scheme due to PV requirements,
- Ground floor circulation space requirements for fire access, MEWP access, vehicular and cycle parking,
- Existing tree root protection areas and proposed attenuation tank limiting tree planting positions.

In order to achieve a score 0.4, an additional 775 sqm of greening would be required (assumed as Flower-rich perennial planting) which is impossible to accommodate within the landscape considering the above constraints (refer to Urban Greening Factor Constraints Plan opposite).

The priority for the landscape design is to create a safe, usable and flexible space to accommodate the needs of the residents and Centre. Despite these constraints, the landscape design has maximised greening by providing trees, rain gardens and flowering planting whilst not compromising the usability of the space and improved the existing greening condition (with a UGF score of 0.02) by a factor of 6.



Dual PV and green roof systems are excluded from this scheme due to the associated fire risk of installing PV panels beneath potentially flammable roof planting. This risk has also become increasingly difficult for landlords to insure against in recent years.



Urban Greening Factor Plan

Surface Cover Type	Factor	Area	Contribution
 Standard trees planted in connected tree pits	0.8	60	48.1
 Extensive green roof	0.7	87	61.1
 Flower-rich perennial planting	0.8	156	109.2
 Rain gardens	0.8	27	18.9
 Green wall	0.6	25	15.2
 Permeable paving	0.1	209	20.9
Total Contribution			273.4
Total Site Area (sqm)			2038
Urban Greening Factor			0.13



Urban Greening Factor Constraints

KEY	
	Building footprint precluding ground floor and rooftop greening.
	Existing tree root protection areas preclude tree planting.
	Circulation and parking for bicycles and vehicles (including courtyard access for MEWP), precluding greening.
	Indicative attenuation tank size for drainage strategy, precluding tree planting.
	Greening provided in the proposal.
	Additional greening required to meet 0.4 UGF score (assumed as Flower-rich perennial planting or extensive green roof).

Tree & ecology strategy

This page sets out the strategy for tree planting, protection and ecological enhancement within the landscape proposals.

Four trees are located within the site boundary:

- T2-T4 (Retained), Common Lime, category B2 (moderate quality with a lifespan in excess of 20 years)
- T8 (Removed), Fig, category C1 (low quality with a potential lifespan in excess of 10 years)

For Trees 2–4, we have worked with the agriculturist to review root protection requirements to ensure their retention. These trees are currently enclosed within paving along Rosebery Gardens; the landscape strategy proposes removing this hard surfacing to improve water infiltration to the root systems. T8 would require removal in order to create more usable space within the courtyard. However the landscape strategy seeks to replant 4 trees, which can be specified to provide seasonal interest, attract birds & pollinators and prioritise UK-native species.

Generously-sized planting beds are proposed throughout the site's open spaces, shade-tolerant and sun-loving species will be selected to suit the planting bed's micro climate, with RHS Perfect for Pollinator and UK-native plants prioritised to support local ecology. This can include night-scented pollinators to support nocturnal insects and maximise the site's benefit to ecology. Refer to the Biodiversity Net Gain report for the statutory metric calculation.



Existing Fig tree to be removed
KEY



Alnus glutinosa, proposed within the courtyard

- | | |
|---|---|
| — Site boundary | ● Removed tree |
| ● Retained tree | ■ Pollinator-friendly herbaceous and shrub planting |
| ● Proposed tree | ■ Extensive green roof |



Tree & Ecology Strategy Plan



09. Technical

Vehicle & bikes strategy

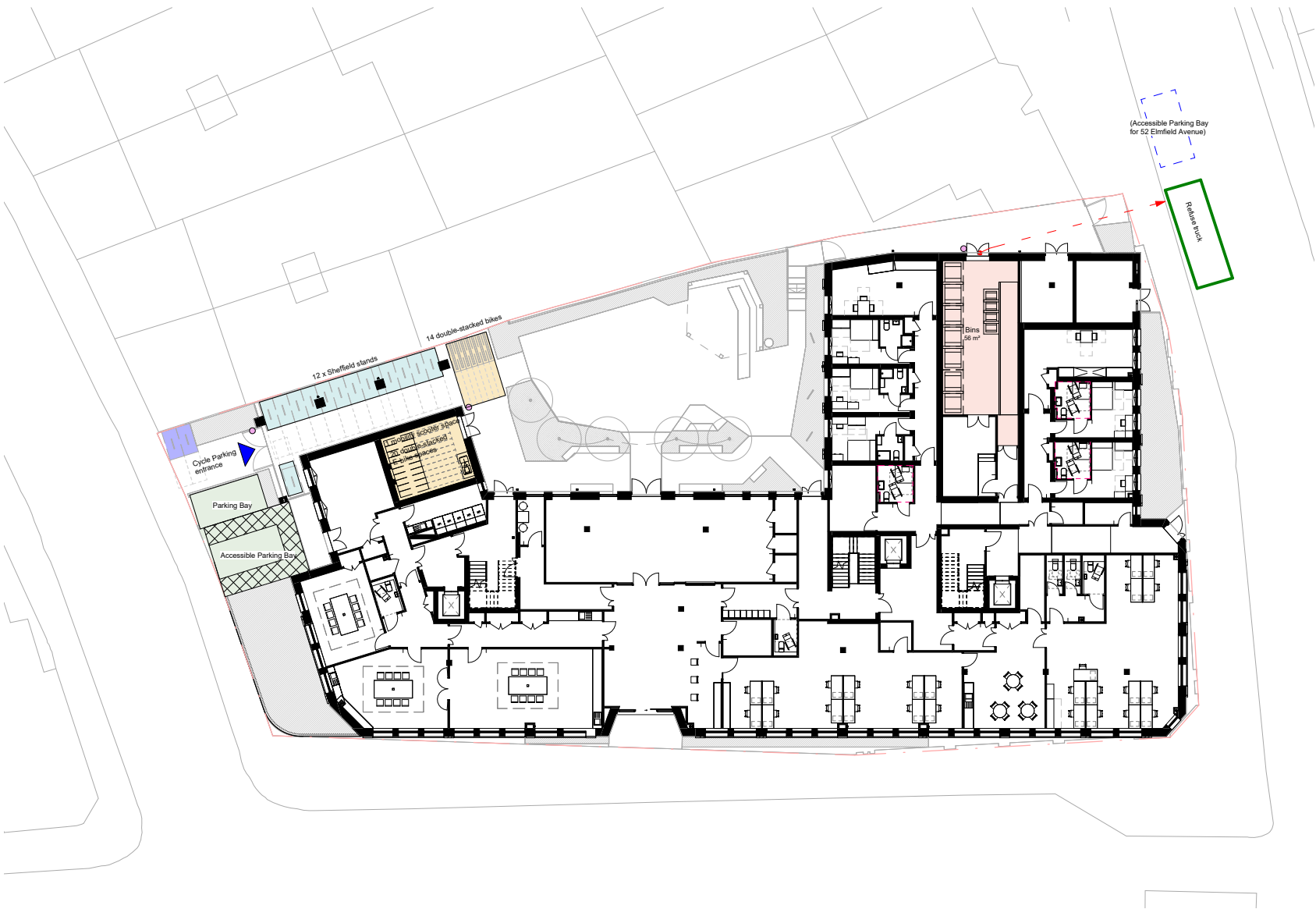
The scheme benefits from its location on a primary route, with excellent access to public bus services, providing strong connectivity for residents, staff, and visitors. To support operational needs, two dedicated parking bays for staff and service vehicles will be provided along Rosebery Gardens, comprising one standard bay and one wheelchair-accessible bay.

In line with sustainable travel objectives, secure cycle parking will be integrated within the external courtyard, encouraging active modes of transport. Additionally, the design incorporates a dedicated mobility scooter store to enhance accessibility for wheelchair users and those with limited mobility.

Proposed YMCA Crouch End Site: Increase from 0.2 to 0.3 cycle spaced per bedroom

	No. of e bikes cycle parking proposed	No. of standard bike parking proposed	No. of cycle spaces per bedroom	No. of short term cycle spaces
174 bedspaces	20	33	0.3	4
25 staff		5		

Refer to Transport consultant report for more detailed information on cycle and car parking strategy



Refuse strategy

The proposal replaces the existing external refuse store with a new internal refuse store, located in the north east corner of the site along Elmfield Avenue.

Waste will be collected by a commercial waste contractor. Waste and recycling capacity has been assessed in accordance with LBH's communal waste guidance, taking into account both residential and commercial requirements, further information is provided within the Transport report.



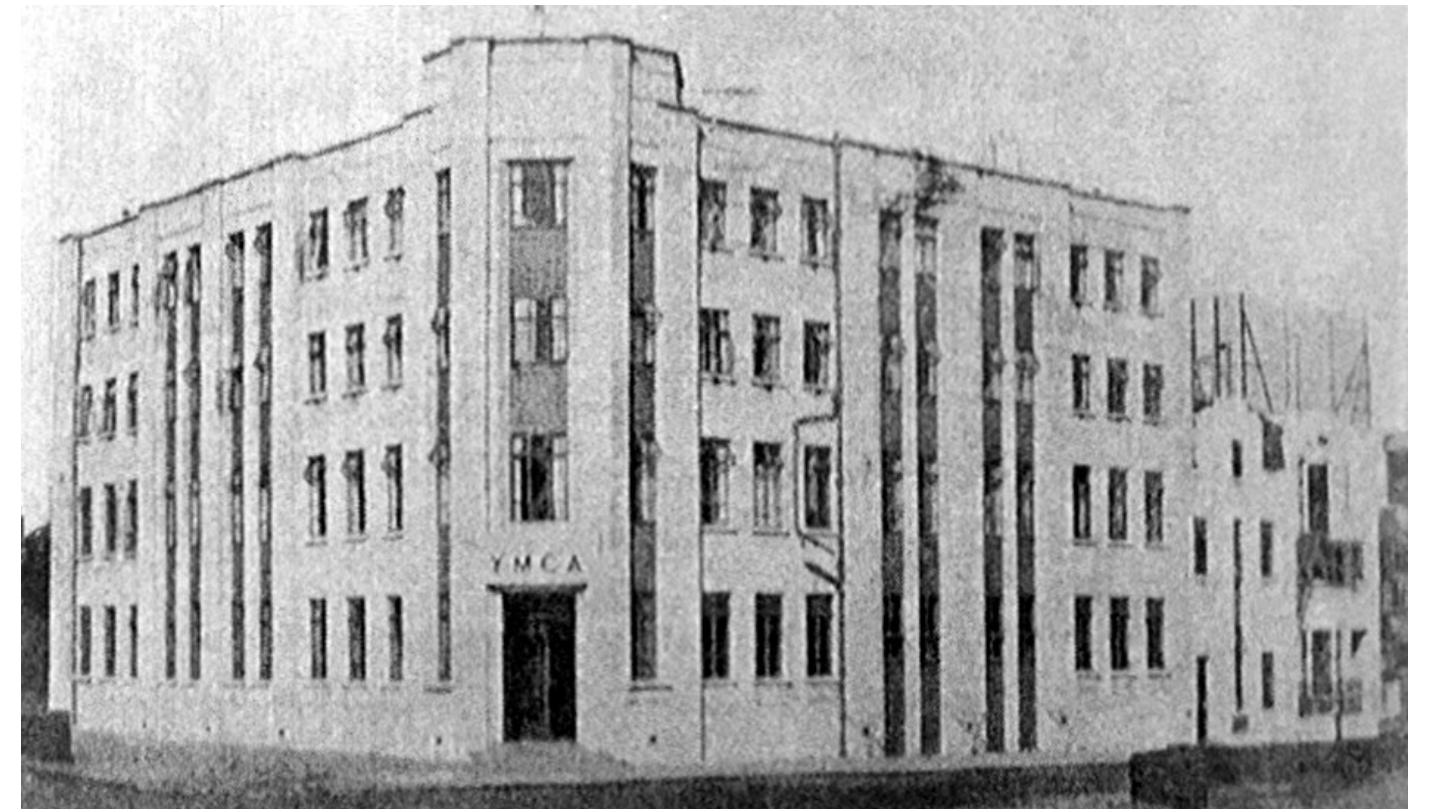
Heritage strategy

| Executive Summary

184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY

Heritage, Townscape and Visual Impact Summary

- | | |
|--|---|
| <p>1.1 Heritage, Townscape and Visual Impact Assessments were prepared by Iceni Projects' Built Heritage and Townscape team to inform the proposed redevelopment of the YMCA site at 184 Tottenham Lane. The assessments consider the historic development of the Site and its surroundings, the significance of identified heritage assets, the contribution made by their setting, the prevailing townscape character of the area, and the likely visual effects of the Proposed Development.</p> <p>1.2 The Site occupies a long-established institutional location within Crouch End and is currently occupied by a substantial post-war YMCA building which already forms a prominent element within the local townscape.</p> <p>1.3 The heritage assessment considered the Crouch End Conservation Area and Hillfield Conservation Area, together with nearby designated heritage assets including Hornsey Town Hall, the Clock Tower, The Queen's Public House, the Church of the Holy Innocents and listed structures within Priory Park. A range of non-designated heritage assets identified by the London Borough of Haringey were also assessed. The assessment focused on those assets where a setting relationship exists with the Site and where there is potential for the Proposed Development to influence how significance is experienced and appreciated.</p> <p>1.4 The townscape assessment considered the Site within its wider urban context, including the conservation areas, surrounding Victorian and Edwardian residential neighbourhoods, later twentieth-century residential areas, and the cluster of larger-scale civic, commercial and institutional buildings within which the Site is located.</p> <p>1.5 The visual assessment was informed by GIS and Vu.City modelling, including a Zone of Theoretical Visibility (ZTV), and a series of representative viewpoints agreed through pre-application discussions with the London Borough of Haringey. Twelve viewpoints were assessed from key locations including the Crouch End commercial centre, Tottenham Lane, surrounding residential streets, Hillfield Avenue, Priory Park and other publicly accessible locations from which the Site may be experienced.</p> | <p>1.6 The proposal responds appropriately to the Site's varied townscape context. Whilst meeting the local definition of a tall building, it represents only a modest increase in height and massing relative to the existing YMCA complex. The Site already forms part of a cluster of larger civic, commercial and institutional buildings and, 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.</p> <p>1.7 From a townscape perspective, the replacement of the existing building would provide a significant enhancement in architectural quality and make a positive contribution to the character of this part of Tottenham Lane. The proposal would reinforce the role of the Site as a landmark corner plot whilst improving the quality of a distinctive pocket of townscape situated between the commercial centre of Crouch End and the surrounding residential neighbourhoods. Overall, the scheme would contribute positively to local townscape character through a sensitive and controlled form of change that remains consistent with the established pattern of development in the area.</p> <p>1.8 The visual assessment demonstrates that effects would be largely localised to the immediate surrounding streets. Visibility from wider viewpoints is limited by existing topography, intervening development and the established urban grain. The Vu.City modelling confirms that the building would have a relatively limited presence in longer-distance views, where it would be experienced within the context of an already varied urban skyline containing larger-footprint buildings and established landmarks. As such, the proposal would not appear visually dominant within the wider townscape.</p> <p>1.9 Overall, the assessment concludes that the Proposed Development would preserve the significance of nearby heritage assets, deliver positive townscape outcomes and result in visual effects that are proportionate to the Site's established role, scale and presence within the urban environment. The proposal is therefore considered to accord with relevant heritage, townscape and visual policy objectives</p> |
|--|---|



The Site 1929



The Site 2026

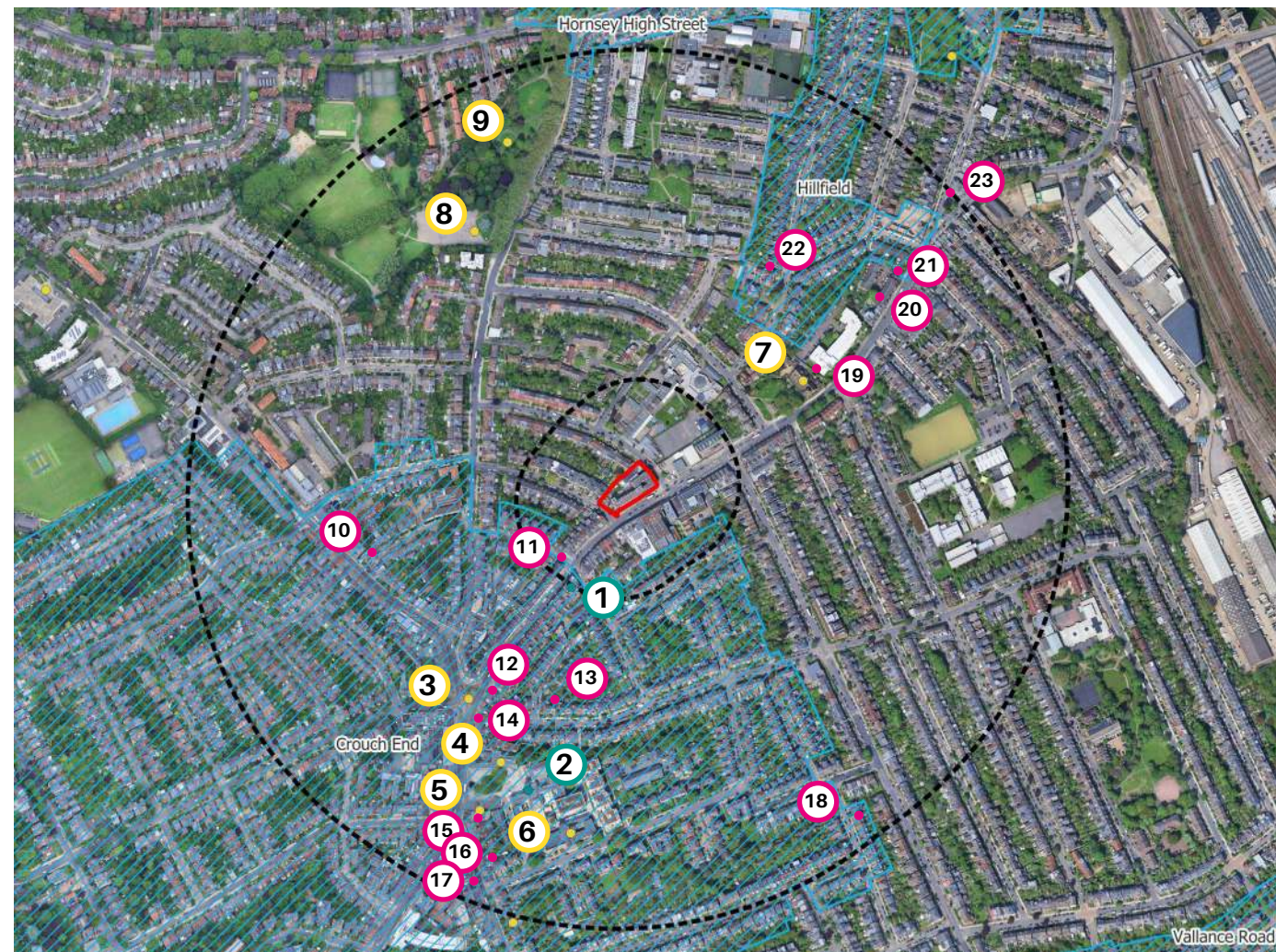


The Site Design Development CGI Render

Heritage strategy

| Executive Summary

184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY



Heritage Asset Mapping

Assets included in the Heritage Assessment

- Crouch End Conservation Area
- Hillfield Conservation Area

- (1) The Queen's Public House (Grade II*, List UID: 1079170)
- (2) Hornsey Town Hall (Grade II*, List UID: 1263688)
- (3) Clock Tower (Grade II, List UID: 1358845)
- (7) Church Of Holy Innocents (Grade II, List UID: 1189392)
- (8) Metcalf Memorial Drinking Fountain In Priory Park (Grade II, List UID: 1359589) and (9) Fountain In Centre Of Priory Park (Grade II, List UID: 1189228) - (Grouped)



Views Mapping

Views included in the Townscape and Visual Impact Assessment

- View 1 – Crouch End Clock Tower Junction
- View 2 – Tottenham Lane Looking North (Also provided as a Non-Verified CGI)
- View 3 – Queen Head Tottenham Lane
- View 4 – Rosebery Gardens Corner (Also provided as a Non-Verified CGI)
- View 5 – Tottenham Lane Looking South (Also provided as a Non-Verified CGI)
- View 6 – Elmfield Avenue (Also provided as a Non-Verified CGI)

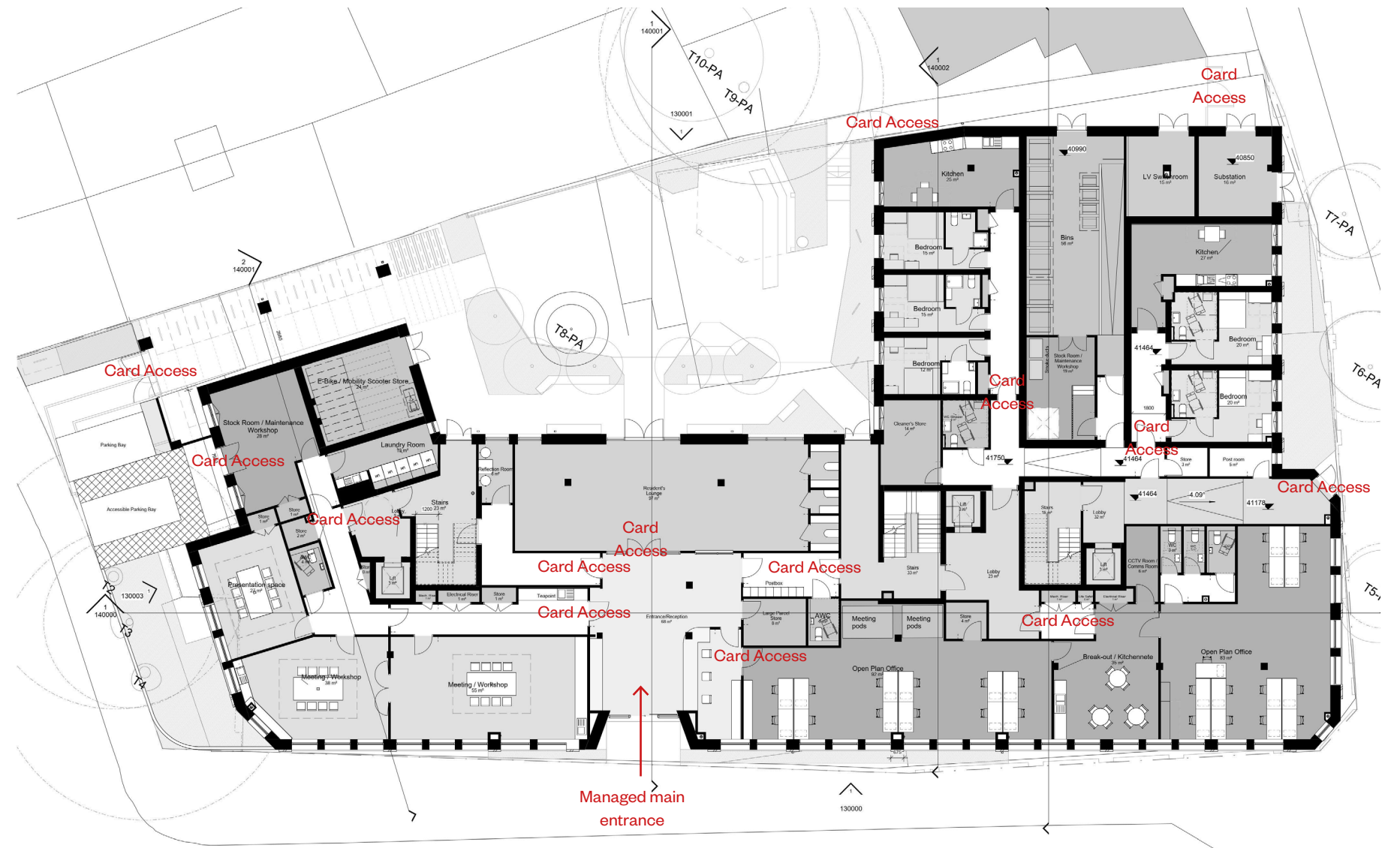
- View 7 – Holy Innocents Church (location refined through discussion with LB Haringey at Pre-Application)
- View 8 – Hillfield Avenue (location refined through discussion with LB Haringey at Pre-Application)
- View 9 – Priory Park (location refined through discussion with LB Haringey at Pre-Application)
- View 10 – Middle Lane
- View 11 – Aubrey Road
- View 12 – Rosebery Avenue (Suggested by LB Haringey at Pre-Application)

Designing out crime

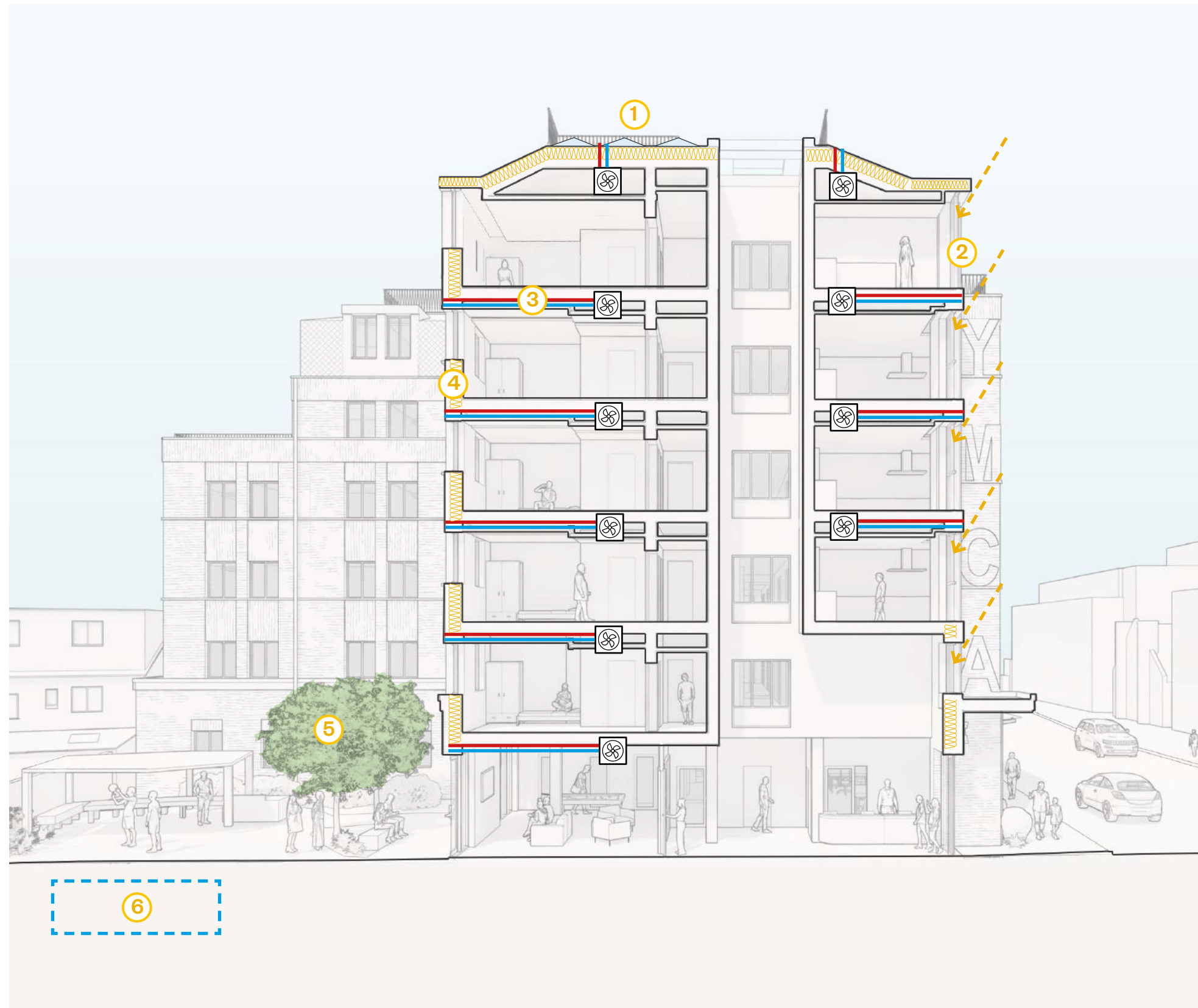
A Secured by Design (SBD) introduction meeting was held on 17 February 2026 via Microsoft Teams for the YMCA Crouch End project at Tottenham Lane. The meeting brought together representatives from the client, design team, cost consultants, and the Metropolitan Police to review the emerging proposals and discuss the pathway to achieving SBD accreditation. The session provided an overview of the project, including its operational objectives and residential layout, and explored key security principles relating to access control, building layout, surveillance, and specification requirements. Initial feedback indicated that the scheme is well aligned with SBD principles, with further coordination and design development to support the targeted accreditation level. The following principles will be incorporated into the scheme to enhance the safety and security of the new building.

- Centralised main entrance with key card controlled access and audio-visual intercom linked to reception
- Controlled access throughout the building, with card entry to ground floor areas, cores, and cluster flats
- Secured side gates, minimum 1800mm high
- Secondary entrance designed primarily as a fire exit and staff access point, with potential controlled use by residents
- Visitor management via reception sign-in, including photographic records and escorted access
- Cluster flat arrangement with access-controlled “mini neighbourhoods” and compartmentalisation
- Doors and windows to meet PAS24 standards, including all ground floor and residential bedroom doors
- Enhanced security doorsets (e.g. LPS1175 SR2 / NTS02 BRE3) to communal and service areas
- Secure glazing specifications (P3/P4 for doors; RC3-rated curtain walling at ground floor)
- Secure roof access with PAS24 or steel doors, supported by access control and CCTV
- Defensible planting to ground floor residential windows to discourage unauthorised access
- Secure, managed refuse strategy with controlled handling by staff
- Secure cycle storage within a controlled courtyard environment
- Scheme to include CCTV camera

Further engagement will be undertaken with the Metropolitan Police to refine the specification and detail of the security strategy during the construction and technical design stages. This collaborative approach will ensure the final scheme delivers a safe and secure environment.



Sustainability summary



- 1 Energy and Renewable**

Air source heat pumps (ASHP) and mechanical ventilation with heat recovery (MVHR) provide heating, hot water, and fresh air through efficient, gas-free solutions. ASHPs offer low-level comfort cooling during the summer months to limit maximum internal temperatures in habitable rooms to 26°C. Photovoltaic panels are located on areas of flat roof, reducing energy costs.
- 2 Overheating**

MVHR with summer bypass, opening windows, solar shading through deep window reveals, optimised glazing ratios and low G-values all help to minimise overheating while maximising natural daylight. Mechanical peak load topping mitigates night-time overheating.
- 3 Ventilation**

MVHR serves individual rooms, providing a continuous supply of fresh air to residents, while recovering heat from extracted air to significantly reduce heating demand and improve overall energy efficiency.
- 4 Sustainable design principles**

The building is designed in line with fabric first principles, incorporating high levels of insulation and efficient electrical and water systems to achieve strong energy performance. Natural daylight is maximised, while the risk of overheating is managed through carefully specified glazing, deep window reveals, openable windows, and comfort cooling measures. Day to day operations will also support recycling, reuse, and the reduction of single use plastics.
- 5 Biodiversity and Ecology**

The scheme introduces additional planted areas along the street edge and within the courtyard. Existing street trees are retained, with the building set back from root protection zones to avoid impact during construction.
- 6 Water**

Surface water attenuation is incorporated to improve on-site drainage, with attenuation tanks located below ground to manage runoff.

POLICIES AND TARGETS

The project aims to meet sustainability policies outlined within the Haringey Local Plan and in accordance with London Plan policies and following supplementary GLA guidance documents.

It will also be ensured that Building Regulations Part L and Part O requirements will be met as part of the energy strategy and overheating risk assessment of the project.

Key project targets include:

- Zero Carbon against (London Plan Definition) Part L 2021 standards
- 10% (domestic) / 15% (non-domestic) saving at ‘Be Lean’ stage of energy hierarchy
- Connecting to a DHN is encouraged. The proposed scheme is not in close proximity in an DHN. Nevertheless, the system and plant room design will allow for potential future connection to a future DHN.
- Total minimum 35% on-site reduction at “Be Green” stage
- All habitable spaces to meet CIBSE TM59 criteria in line with Part O for residential and TM52 for commercial areas

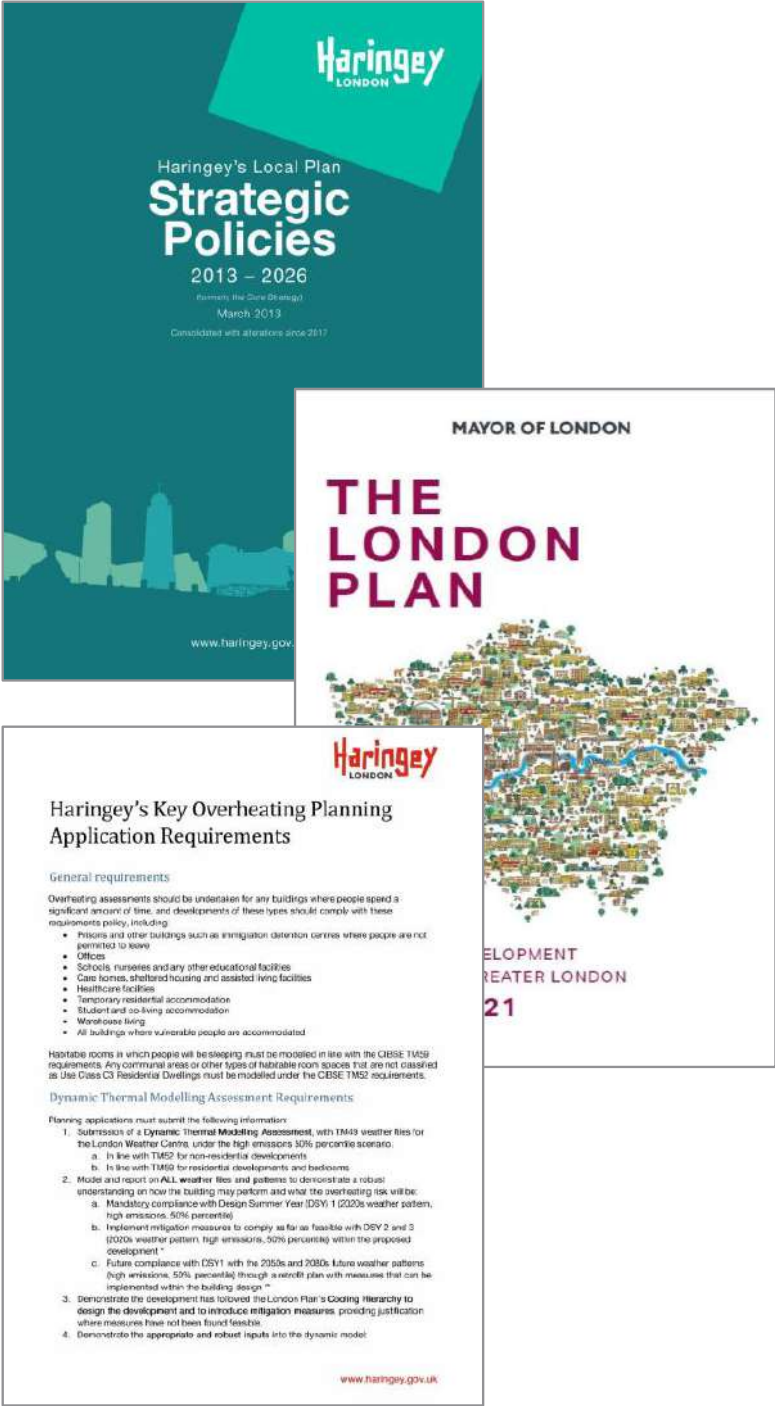
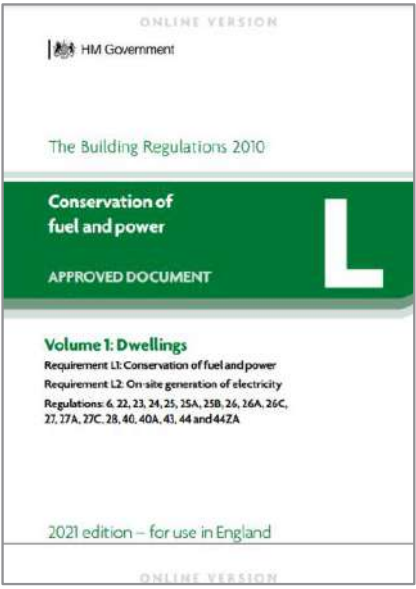
New Draft Local Plan currently under consultation.

BUILDING REGULATIONS

Latest versions of the Building Regulations Approved Document Part L and Part O have been published in December 2021, and were adopted in June 2022.

The latest Part L is slightly more stringent and challenging to comply with – the proposed scheme will be designed in line with Part L 2021.

Part O relates to overheating risk mitigation. An Overheating Risk Assessment with dynamic thermal modelling to achieve compliance under the DSY1 weather must be undertaken as a minimum. Haringey’s Key Overheating Planning Application Requirements (2021) requires for additional modelling of future climate scenarios.



ENERGY STRATEGY

SUMMARY OF STRATEGY

The project will target building fabric efficiency, low carbon fossil fuel free heating and on-site renewables in line with the London Plan and Haringey Local Plan.

1. Methodology

The building has been modelled in IESVE, SBEM software, using National Calculation Methodology (NCM) Profiles.

2. Reduce energy demand

Priority for the incorporation energy efficient design features, including:

- Good levels of insulation to achieve low U-values
- Low air permeability, aim for $< 3 \text{ m}^3\cdot\text{m}^2\cdot\text{hr}$
- Target enhanced thermal bridging
- High efficacy LED lighting
- Mechanical Ventilation with Heat Recovery (MVHR)

3. Fossil-fuel energy strategy

Connecting to a DHN is encouraged by the London Plan, but there are no existing DHN's close to the site, the closest being over 5 km away (E.ON Blackhorse Lane), meaning this strategy is likely to be unviable.

However, the site is less than 1 km from a Proposed Heat Network (Haringey Decentralised Energy Network Phase 1) and is located within a Strategic Heat Network Area for North London Waste Authority (NLWA).

Correspondence with the energy infrastructures lead from Haringey Council, confirm that the development of the proposed heat network is on hold, and it is not expected to be available within 5 years.

Therefore, a centralised energy strategy using Air Source Pump with communal energy centre is proposed to enable potential future connection to a future DHN.

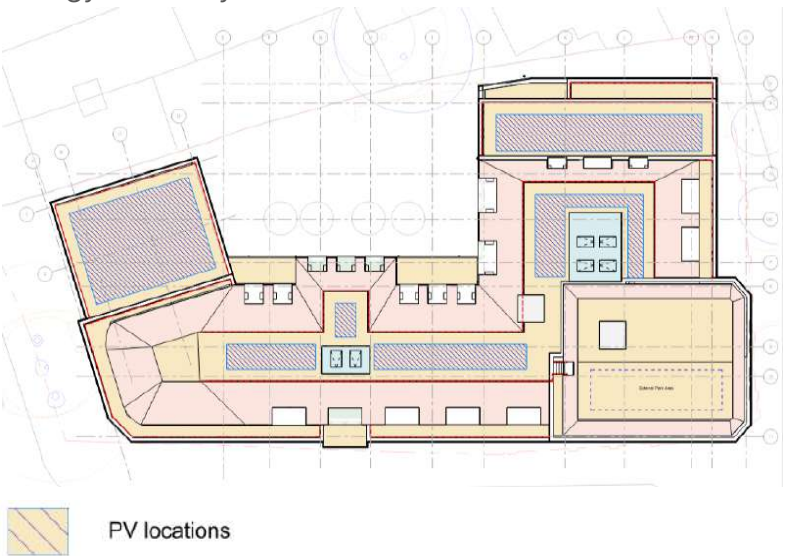
4. On-site renewable energy generation

Maximise suitable roof space for solar PV by either matching or exceeding the predicted annual total energy use.

5. In-use energy monitoring

Allow for provision of energy monitoring equipment to verify and report on energy performance post-construction. This is to be compared to the results of the TM54 assessment.

The Be Seen approach should be aligned with the principles set out in the London Plan, particularly in the context of the energy hierarchy.



Fabric	
U-values	
Floors	
Ground, basement and exposed floors (to outside)	0.10 W/m ² K
Exposed floors to unheated space	0.15 W/m ² K
Walls	
External walls	0.15 W/m ² K
Walls to cycle stores/ plant rooms etc	≤ 0.20 W/m ² K
Walls to corridors and stairs	≤ 0.20 W/m ² K
Roofs / Ceilings	
Flat roofs	0.10 W/m ² K
Roof terrace/ other roof areas with shallower depths	0.15 W/m ² K
Thermal Bridging	
Target y-value	0.03-0.08
Openings	
Opaque doors	
Target U-value	1.2 W/m ² K
Windows and glazed doors	
Double/Triple glazing	Double glazing
Glass transmittance factor (g-value)	0.4 or 0.5
Target installation U-value	1.2 W/m ² K
Ventilation	
Design air permeability (m ³ /hm ²)	≤ 3.0 m ³ /m ² .h @50Pa

ENERGY STRATEGY

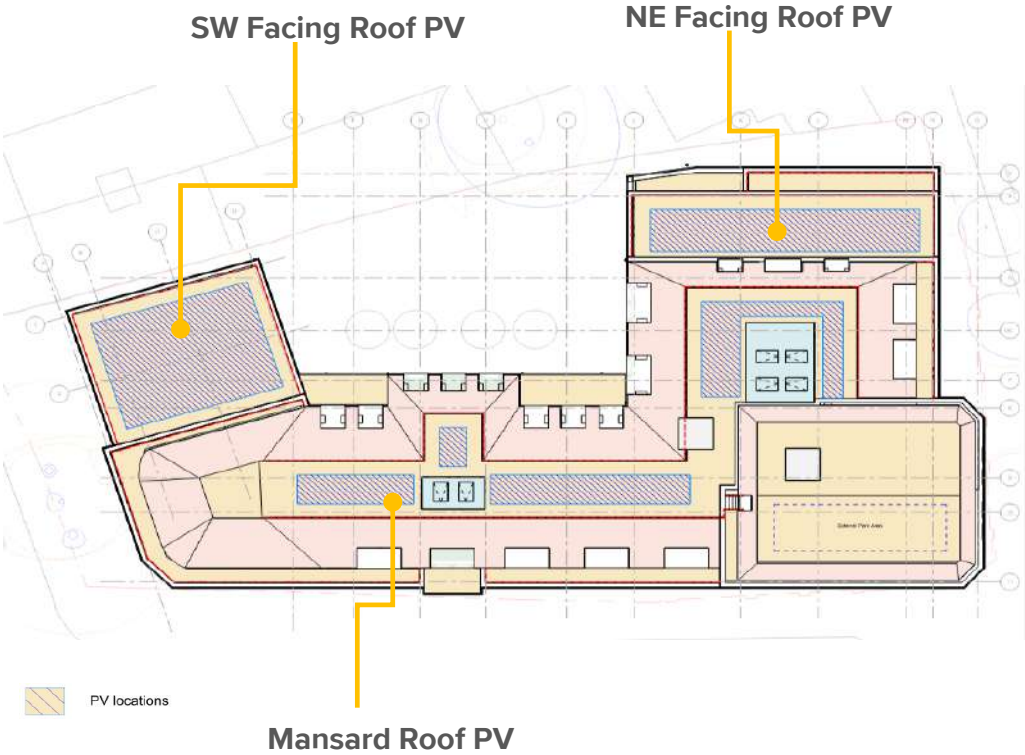
ENERGY MODELLING RESULTS

Through a fabric first approach, the total savings at the Be Lean Stage of the Energy Hierarchy are shown below.

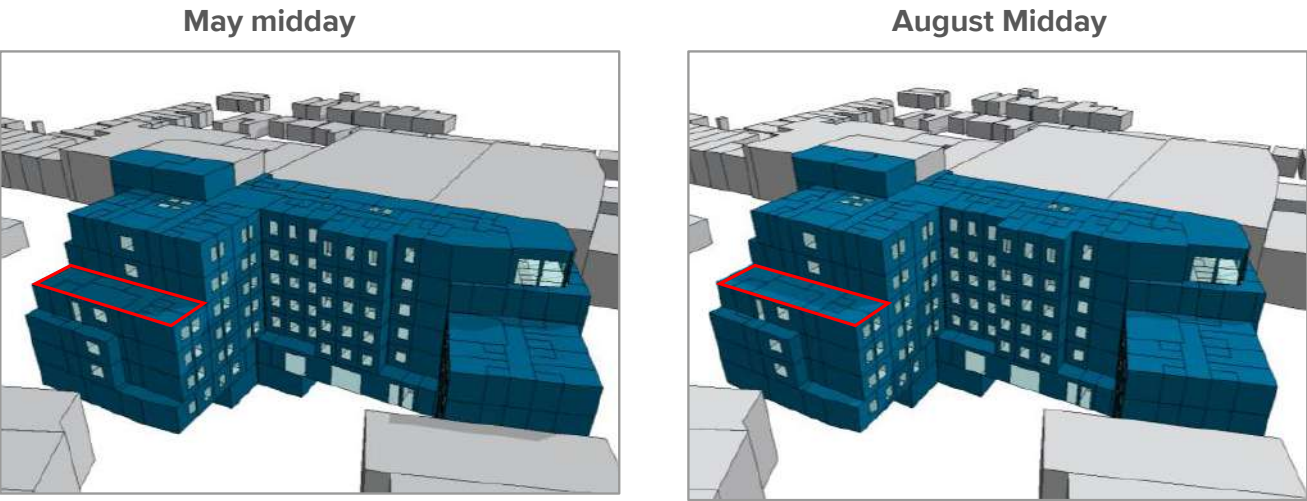
	Carbon Reduction
Be Lean	9%

The table below details the site-wide carbon emissions at the 'Be Green' stage. It highlights the performance trade-offs between removing photovoltaic (PV) arrays from shaded roofs and optimising the overall Urban Greening Factor (UGF) for the scheme.

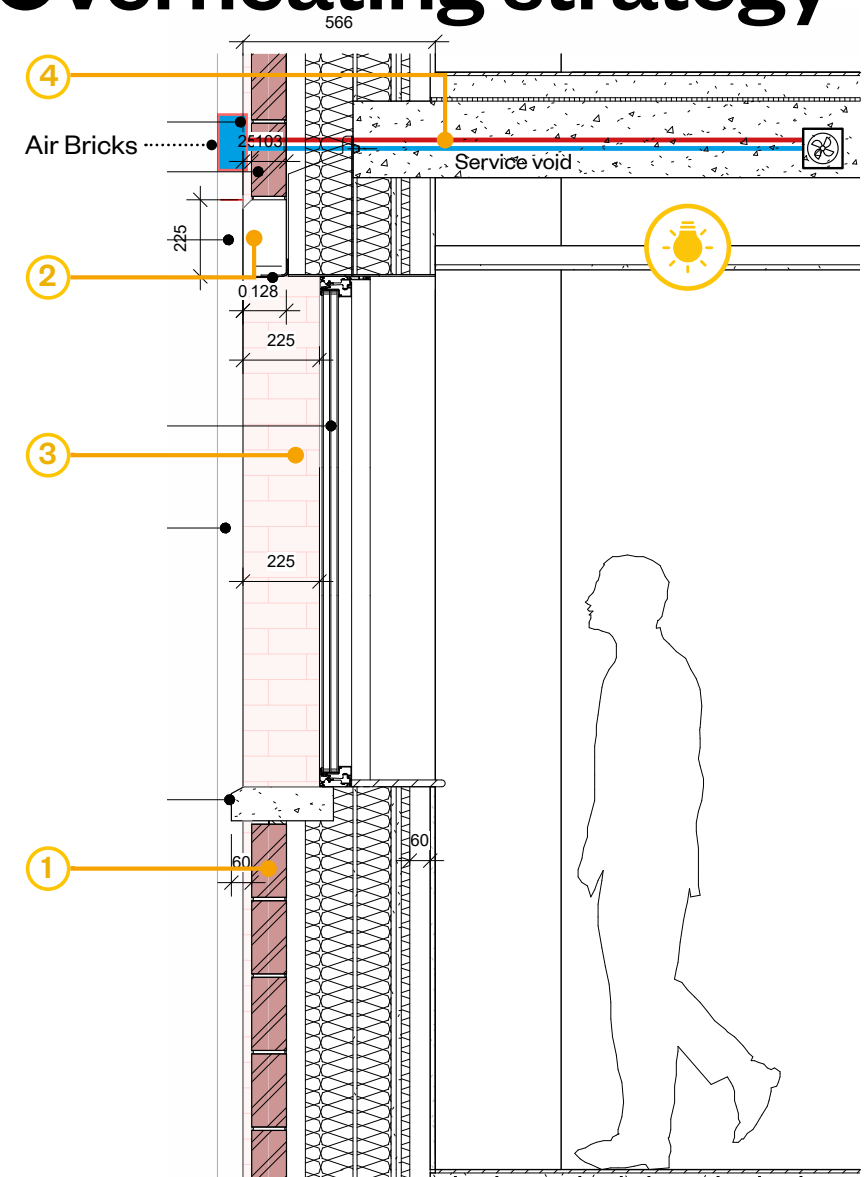
Be Green	UGF	Overall Site Wide Carbon reduction
Baseline Stage 3 Scheme (PV on all available roof space)	0.12	29%
NE green roof (no PVs on that element)	0.15	28%
NE and SW green roofs (no PVs on those elements) PV on mansard roof only	0.2	25%



Following feedback from the QRP, a solar shading analysis was conducted to determine the effectiveness of PV on the NE Facing Roof. This was found to be largely shaded for a significant amount of the year. For this reason, PV has been deemed ineffective on this roof space.



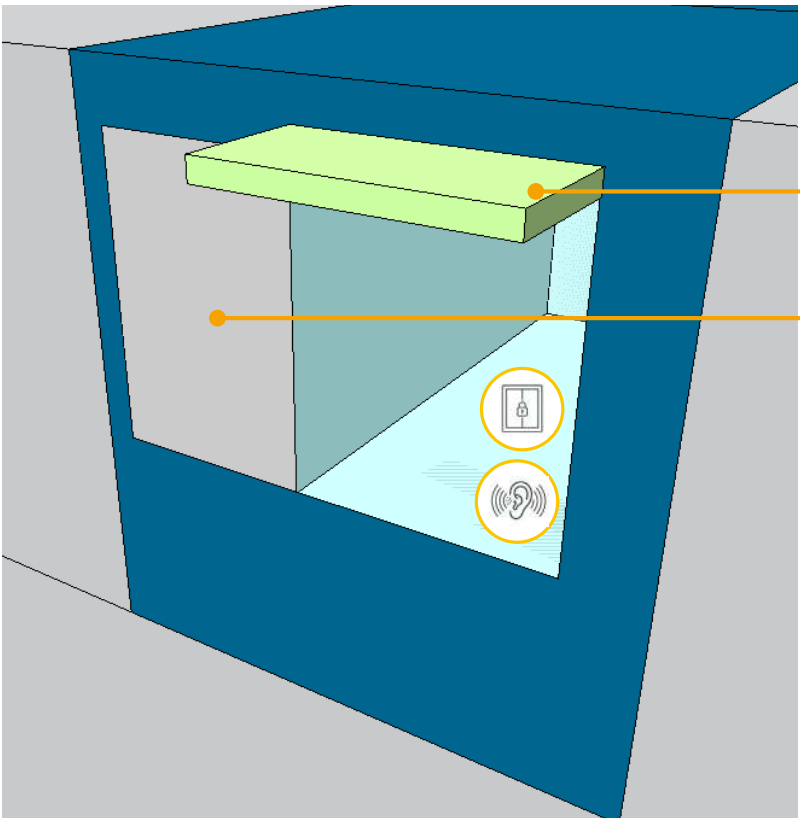
Overheating strategy



Summary of Strategy:

The design achieves compliance through detailed design coordination, and inclusion of the passive design measures shown.

- ① The design prioritizes minimizing a building's energy demand through robust specification and detailing of the building's envelope.
- ② Solar shading through deep window recess
- ③ The proposal optimises window design to avoid overheating. This includes avoiding full-height glazing, maximised openable area via side hung windows, and limiting the glazing ratio to 25% of room area. Low G values are also proposed to assist with solar control.
- ④ Ventilation is to be provided with individual mechanical ventilation with heat recovery (MVHR) for each bedroom. MVHR with summer bypass is included to provide fresh air
- ☀️ Suitable levels of pipework insulation and energy efficient light to reduce internal gains



Passive design measures assessed to address constraints:

600mm overhang above windows

Acoustic and ventilation panels: Providing 19dB of attenuation on worse case facade

This assessment identified the following design measures:

- A 600mm deep acoustic panel.
- A calculated acoustic panel area requirement of 1.8 m² to provide sufficient ventilation to meet AD O requirements while also achieving the acoustic attenuation necessary to comply with internal noise levels.

The required panel size was assessed against a range of panel configurations with the design team. However, the analysis demonstrated that the required dimensions were too large and impractical within the architectural constraints of the scheme.

Due to the size requirements of the acoustic panels, the limited impact of external overhangs on night-time temperatures, and potential daylight impacts, mechanical peak load lopping has been implemented to mitigate overheating and ensure compliance.

ACOUSTIC AND SECURITY RESTRICTIONS:



Security Restrictions:

100mm security restrictors on bedroom windows.



Acoustic Restrictions:

Noise levels above AD O guidance require restricted bedroom windows openings during night time periods to meet required internal noise levels, due to proximity to the railway and Tottenham Lane.

Energy strategy

Overheating - Summary of Strategy

The design achieves compliance through detailed design coordination, and inclusion of the passive design measures shown.

Acoustic and Security Restrictions:

The following noise and security restrictions are applicable to the scheme.

- Significant Night time noise restrictions for bedroom windows due to proximity to the railway and Tottenham Lane (11pm – 7am).
- 100mm security restrictors on bedroom windows.

The following additional measures were tested to address this:

- 600mm overhang above windows.
- Acoustic and ventilation panels.

High noise reduction targets limit the open free area (%) of acoustic panels. Achieving compliance passively using the above tested mitigation measures, requires impractically large physical panels which are not feasible within the architectural constraints.

Mechanical peak load lopping has therefore been implemented to mitigate night time overheating and guarantee compliance.

Solar Panels

The roofs provide an opportunity for on-site renewable energy generation, using solar panels to available roof areas. The extent of solar panels is illustrated in blue.

Biodiversity

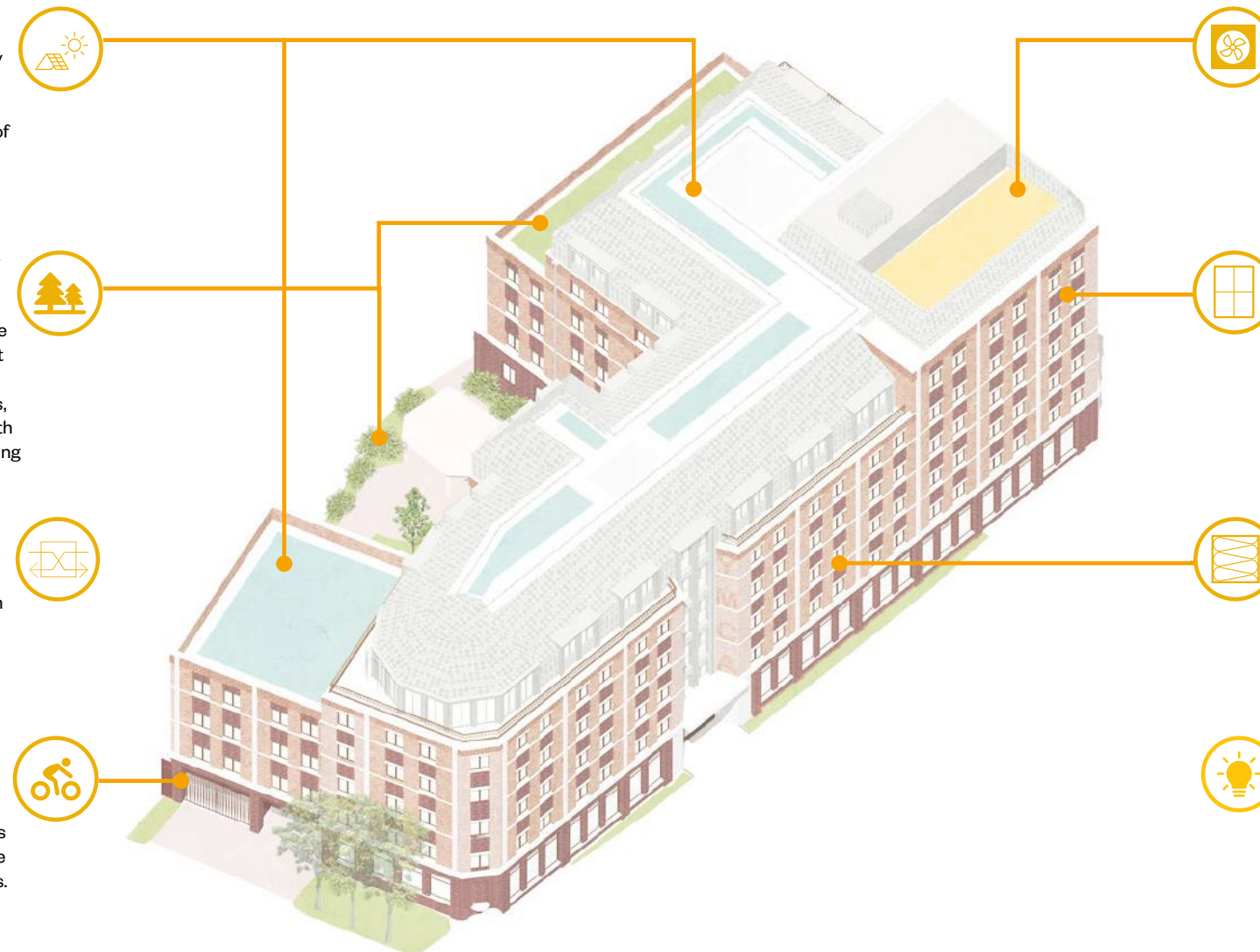
A new rear courtyard transforms the existing car park into a landscaped garden, combining hard and soft planting to enhance biodiversity and support resident wellbeing. Additional planting is introduced around the site edges, alongside a green roof at the north eastern corner, further contributing to biodiversity gains.

MVHR Units

Ventilation is to be provided with individual mechanical ventilation with heat recovery (MVHR) for each bedroom. MVHR with summer bypass is included to provide fresh air

Bike and E-bike store

A new secure store for both bikes and e-bikes helps promote active travel for both staff and residents.



Air Source Heat Pumps

ASHPs are a low carbon and efficient alternative to gas boilers. A centralised energy strategy with heat pumps also allows for future connection to future District Heat Networks.

Window design

The proposal optimises window design to avoid overheating. This includes avoiding full-height glazing, open able for purge ventilation, and limiting the glazing ratio to 25% of room area. Low G values are also proposed to assist with solar control.

Fabric First Approach

The design prioritizes minimizing a building's energy demand through robust specification and detailing of the building's envelope.

Energy saving lighting

LED lighting not only saves energy and reduces electricity bills, it also reduces overheating internally. Suitable levels of pipework insulation is also proposed.

Axonometric Sustainability Diagram



levittbernstein.co.uk

London
Thane Studios
2-4 Thane Villas
London N7 7PA
+44 (0)20 7275 7676

Manchester
Eastgate
2 Castle Street
Manchester M3 4LZ
+44 (0)161 669 8740