

By Planning Portal

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10th August 2026

Dear Mr Elliot,

Application Submission – YMCA, 184 Tottenham Lane, Crouch End, N8 8SG
Planning Portal Reference: PP-15118452

On behalf of the applicant, YMCA London City and North, we enclose an application for full planning permission for the redevelopment of the above site. 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 the vision of 'every bed counts', the aim is to create housing that works better for residents, staff and the wider community.

YMCA is one of the UK's best-known youth charities, with origins in London dating back to 1844. Today, YMCA works across North and Central London, supporting 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 building has been an established part of the Crouch End community landscape for the last 100 years, provided accommodation 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 need for temporary housing for young people in London is acute and increasing. Across the UK, more than 100,000 young people aged 16–24 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.

The current YMCA building 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 is to create a society where young people can thrive. The YMCA 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 and equality legislation. The new building will also create a sustainable led designed building, suitable for the current environment.

The application seeks full planning permission for:

“Demolition of the existing building and erection of a new, improved temporary accommodation facility with ancillary office, training and communal facilities within a part four to part six storey building.”

The following documents are submitted in support of this application:

- Planning application forms, certificates and CIL form
- Application drawings including plans showing the site outlined in red and area schedule - Levitt Bernstein Architects
- Air Quality Assessment – GEM
- Arboricultural Survey – PJC

- Basement Impact Assessment – Ground and Water
- Biodiversity Net Gain Report– PJC
- Circular Economy Statement – PRL
- Daylight, Sunlight & Overshadowing Assessment - XCO2
- Design and Access Statement (with Landscape / UGF details) – LBA
- Energy Statement (with Overheating Assessment) – XCO2
- Equalities Impact Assessment – Greenage
- Fire Statement – TOGA
- Flood Risk Assessment – Pell Frischmann
- Health Impact Assessment – Greenage
- Heritage and Townscape Visual Impact Assessment – Icen
- Housing Management Plan – YMCA London City and North
- Noise Impact Assessment – KP Acoustic
- Operational Waste Management Strategy – Velocity
- Outline Construction Logistics Plan – Velocity
- Outline Site Waste Management Plan – Velocity
- Phase 1 Desk Study – Ground and Water
- Phase 2 Survey – Ground and Water
- Planning Statement (with s106 Heads of Terms) – CMA
- Preliminary Ecological Appraisal – PJC
- Social Impact Plan – YMCA London City and North
- Statement of Community Involvement – Altair
- Sustainability Statement -PRL
- Sustainable Drainage Report – Pell Frischman
- Transport Statement – Velocity
- Travel Plan – Velocity
- Wastewater Utilities Assessment – Tetra Tech
- Whole Life Carbon Assessment – PRL
- Wind and Microclimate Analysis Report – XCO2

We confirm that the requisite application fee of £38,941 (which includes the £91 service fee) will be paid directly by the applicant via the Planning Portal.

We understand the application would be subject to a Section 106 Obligation. We can also confirm that the appicate is willing to meet the LBH's reasonable costs in drafting the s106 agreement.

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered. In the meantime, should you have any queries, please do not hesitate to contact Tim Gaskell or Antonina Wu at this office.

Yours sincerely

Tim Gaskell

Tim Gaskell
CMA Planning

enc as above