

184 Tottenham Lane

London Borough of Haringey

HERITAGE, TOWNSCAPE & VISUAL IMPACT ASSESSMENT | AUGUST 2026

On behalf of YMCA London City and North



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| Executive Summary

Heritage, Townscape and Visual Impact Summary

- 1.1 Heritage, Townscape and Visual Impact Assessments were prepared by Icen 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.

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.

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.

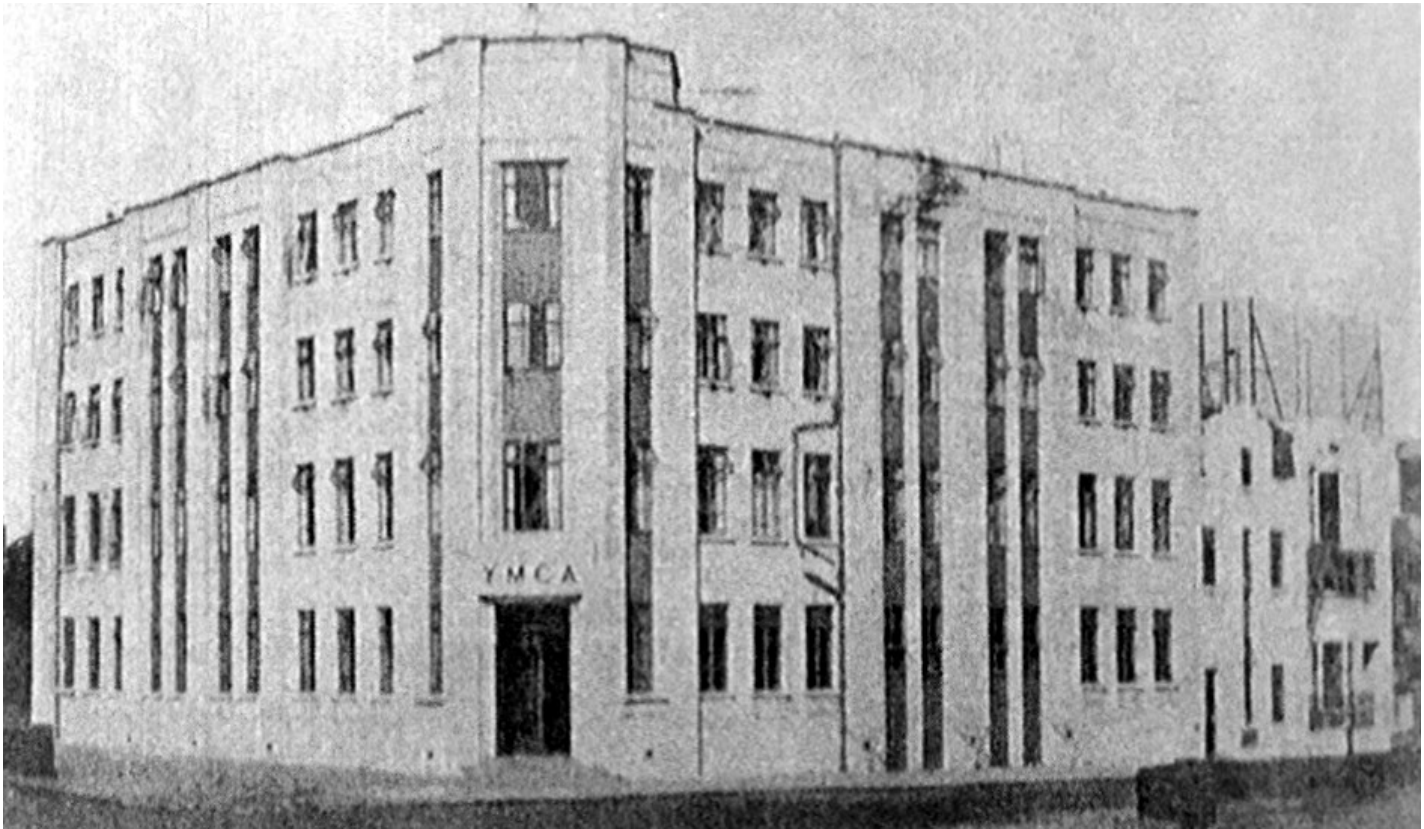
1.4 The townscape assessment considered the Site within its wider urban context, including the conservation areas, surrounding Victorian and Edwardian residential neighbourhoods, later twentieth-century residential areas, and the cluster of larger-scale civic, commercial and institutional buildings within which the Site is located.

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.
- 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.

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 without looking out of place in terms of scale, massing and architecture. 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.

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.

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



The Site 1929



The Site 2026



The Site Design Development CGI Render

Section 1

Introduction.

1 | Introduction

184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY

Overview

- 1.1 This Heritage, Townscape and Visual Impact Assessment ('HTVIA') has been prepared on behalf of YMCA London City and North ('the Applicant') to support a full planning application at ('the Site') within London Borough of Haringey. It provides an assessment of the anticipated heritage, townscape and visual impacts of the proposed development.
- 1.2 The proposed development can be summarised as follows:
- XX
- 1.3 This report will:
- Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Assess the effects to the significance and setting of identified heritage assets resulting from the proposed development;
 - Assess the effects to the townscape character of the Site and surroundings arising from the proposed development; and
 - Undertake a visual assessment of the effects of the proposed development on visual receptors (people experiencing views and visual amenity) using a selection of key representative viewpoints.
- 1.4 The methodology used in this assessment is set out in Appendix 1. In line with the GLA's Practice Note on Heritage Assessment, the methodology for heritage assessment is completely separate from the methodology for townscape and visual impact assessment, both of which are compliant with respective industry best practice guidance.
- 1.5 The baseline was prepared using ongoing desk-based research and fieldwork undertaken between April - July 2026.
- 1.6 The report is produced by Icen Projects. Specifically, it is authored by: Edward Wollaston BA (Hons) PGDip - Senior Consultant, Built Heritage & Townscape and Georgia Foy MA MAUD IHBC - Director, Built Heritage & Townscape

Understanding of the Site

- 1.7 The site was first developed as a permanent YMCA facility in 1929; however, the existing building is predominantly a product of extensive post-war alteration, extension and redevelopment, including major works undertaken following a 1975 permission for partial demolition and redevelopment.
- 1.8 In 1919, the Ferme Park Baptist Church acquired the freehold of the vacant plot at 184 Tottenham Lane and made it available to Hornsey YMCA for the erection of a temporary "Red Triangle Hut". The agreement included the provision that the land would be conveyed free of charge should a permanent building be constructed within fourteen years. Although a dismantled wartime hut was obtained and brought to the site, it was never erected, as plans progressed instead for a permanent YMCA building. Delays to design and construction meant that, following the closure of the YMCA's previous premises in 1921, the organisation was effectively without accommodation until the completion of the new building.
- 1.9 The YMCA building on Tottenham Lane, Crouch End, formally opened on 11 May 1929. Occupying a prominent corner site, the building represented a significant investment in permanent accommodation and community facilities. Early photographs show the newly completed structure set against the surrounding earlier residential terraces, illustrating the introduction of a modern institutional building into an otherwise domestic streetscape.
- 1.10 In 1935, following the death of Alfred B. Cloutman, the first President of the Hornsey and Crouch End YMCA (1929-1933), a memorial building was constructed on adjacent land on Elmfield Avenue to house a boys' club. Opened on 15 June 1935, this building survives largely intact and remains the most complete example of the site's early 'Moderne' architectural character. Although no longer operated by the YMCA, it retains a strong historical association with the development of the Tottenham Lane site. During the Second World War, the YMCA building sustained bomb damage, while neighbouring houses and the Picture Palace Cinema opposite were completely destroyed. Roseberry Terrace was demolished as a result, creating the opportunity for later expansion of the YMCA site. Although significant damage was sustained to the original 1929 structure, parts of the complex were retained and rebuilt, allowing the YMCA to continue operating from the site in the post-war period.

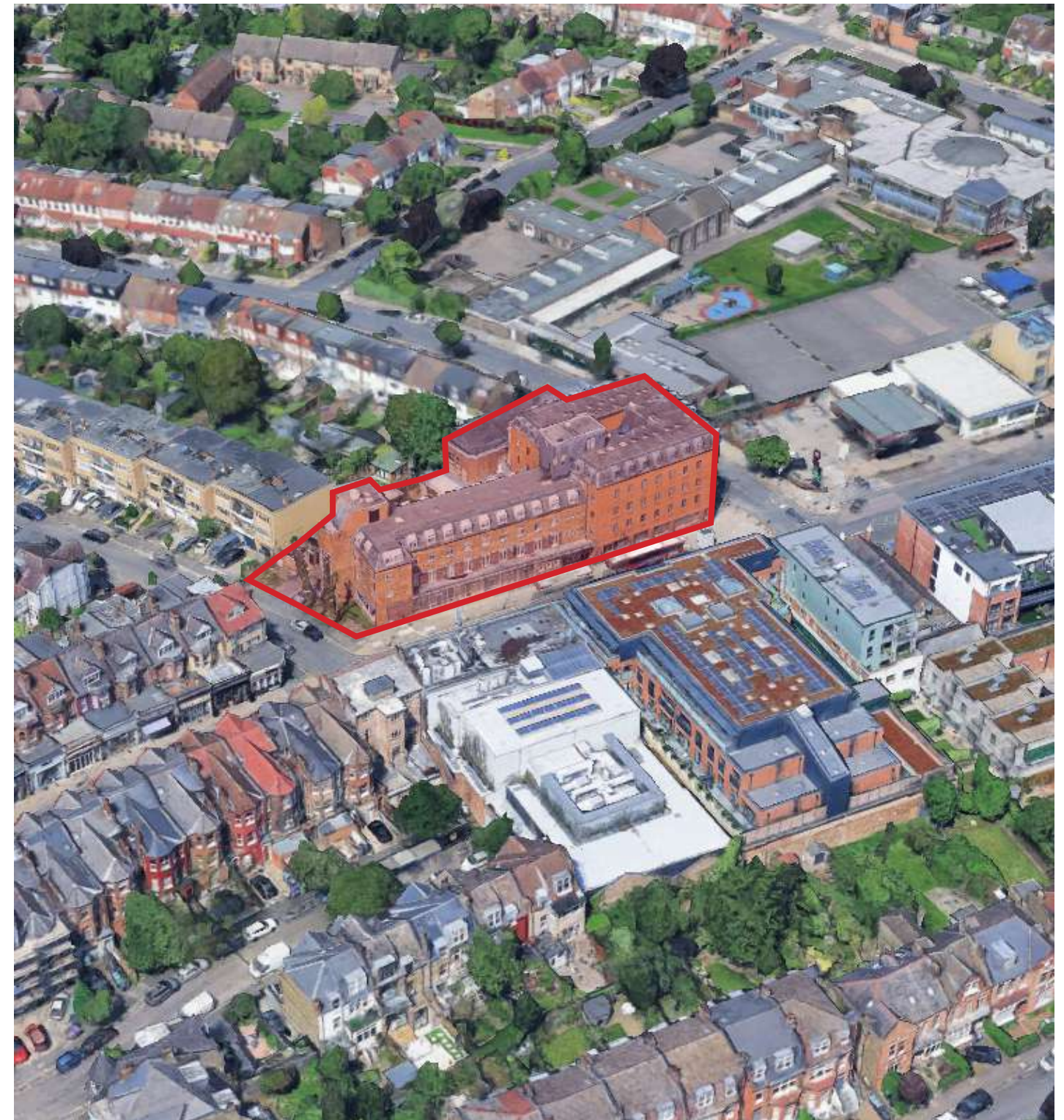


Figure 1.1 Aerial View of The Site Google Maps 2026 - The Site Marked in Red

1 | Introduction

1.11 A substantial red-brick extension was opened in 1959, providing additional hostel accommodation and a restaurant. While little now remains of the original 1929 building, the post-war development continued the established pattern of use, expanding the site's capacity to meet growing local need. Throughout the site's evolution, the provision of health and fitness facilities has remained a constant, ranging historically from gymnastic clubs to cricket nets erected on the roof, and continuing through later fitness uses. Since 1929, YMCA North London has operated continuously from the Tottenham Lane site. Today the site accommodates a wide range of services, including supported and direct-access accommodation, health and fitness facilities, children's activities, advice services and childcare. The hostel remains the largest direct-access hostel in the London Borough of Haringey, providing accommodation to more than 300 residents each year and serving some of the borough's most deprived wards.

Design Involvement & Pre-application Feedback

- 1.12 The proposed development has been subject to an iterative design process informed by ongoing engagement with the Local Planning Authority and independent design review. This has included a series of pre-application discussions with officers at the London Borough of Haringey, alongside formal review by the Haringey Quality Review Panel (QRP).
- 1.13 Through these stages, the scheme has evolved in response to officer and stakeholder feedback, resulting in a design that seeks to address key considerations relating to massing, architectural expression, townscape integration and the quality of the public realm. In particular, amendments have been made to refine the articulation of the building, strengthen the relationship with the surrounding streets, and ensure an appropriate response to the varied character of the Site's context.
- 1.14 In relation to this Heritage and Townscape and Visual Impact Assessment (HTVIA), the scope of assessment has been agreed with officers as part of the pre-application process. This has included the identification and selection of representative viewpoints, with adjustments made to the initial set of views to ensure that the assessment captures all relevant receptors and key views of the Site. Additional viewpoints have been included where necessary, and others refined, to provide a robust and proportionate basis for assessing the potential townscape and visual effects of the proposed development.



Figure 1.2 The Site from the Corner of Tottenham Lane and Elmfield Avenue - Site Visit 2026



Figure 1.3 The Site from Tottenham Lane - Site Visit 2026

Section 2

Relevant Planning Policy, Legislation & Guidance.

Legislation

- 2.1
- Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2
- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to this Site.

Local Policy and Guidance

- 2.3
- Haringey’s local Statutory Development Plan includes the following documents relevant to this report:
 - Local Plan: Strategic Policies (adopted 2013 and consolidated 2017)
 - Local Plan: Development Management DPD (2017)
 - Local Plan: Site Allocations DPD (2017)
 - London Plan (2021)
- 2.4
- The relevant policies to this report are summarised in Table 2.1 adjacent.
- 2.5
- Relevant national guidance and policy is contained within the National Planning Policy Framework, Planning Practice Guidance and National Design Guide. Planning Practice Guidance and Planning Practice Guidance.

Statutory Development Plan		
Policy Document	Relevant Policy	Summary
Haringey’s Strategic Policies (2017)	SP1: Managing Growth	This policy ensures that Haringey’s growth is focused and promoted in the most sustainable locations, and delivers opportunities and benefits for the local community. In order to maximise the supply of housing to meet and exceed it’s minimum housing requirement, the Council will promote development in specific areas.
	SP11: Design	This policy ensures that new development should ‘enhance and enrich Haringey’s built environment’, creating high quality, attractive, sustainable, safe and easy to use places. To achieve this development must be of the highest standard of design, minimise impacts on health, climate change, natural resources and biodiversity, incorporate solutions to reduce crime, promote high quality landscaping, seek high accessibility standards, and ensure buildings are designed to be flexible amd adaptable. Regarding tall buildings, these will be assess against the adopted masterplan framework for the site, assessment supporting tall buildings in a Characterisation Study, compliance with the Development Management Policies criteria for Tall and Large Buildings.
	SP12: Conservation	This policy ensures the conservation of Haringey’s heritage assets, including their significance, setting and the wider historic environment. It continues stating, ‘the historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment’.
	SP13: Open Space and Biodiversity	This policy states that ‘new development shall protect and improve Haringey’s park’s and open spaces’. Relevant to this scheme, this policy ensures that the impact of new developments in areas adjacent to open spaces are managed, and that improvements and enhancements are sought in relation to accessing existing green spaces. This policy also ensures that the historic significance of the borough’s designated historic parks and gardens are conserved.
Haringey’s Development Management Document (DPD) (2017)	DM1: Delivering High Quality Design	This policy states that new development must be of a high standard of design and contribute to the character of the local area. It must also relate positively to its locality with regard to height, form, scale, massing, urban grain, et al. Proposals should integrate landscaping and planting, responding to the topography and landscaping of the area. Proposals must have a high standard of privacy and amenity.
	DM5: Locally Significant Views and Vistas	This policy states that development proposals within viewing corridors .must demonstrate how proposals enhance the ability to recognise and appreciate the landmark being viewed, make a positive contribute to the characteristics and composition of the local view. Where locally significant views are obstructed, these should be minimised and will be assessed by the Council for their level of impact.
	DM6: Building Heights	This policy states that building heights should be appropriate, respond to local context and achieve a high standard of design. Tall buildings, above the prevailing height of an area, must be justified in urban design terms. Tall buildings will only be acceptable in areas identified as being suitable: Tall buildings in close proximity to each other should avoid a canyon effect, consider their cumulative impact, avoid coalescence, and demonstrate how they collectively contribute to the vision and objects of the area. Proposals must have an urban design analysis.

Table 2.1 Summary of Local Policy (continued below)

National Policy and Guidance

National Planning Policy Framework (NPPF, Dec 2024)

- 2.6
- The NPPF affirms, in paragraph 135, the need for new design to: function well and add to the quality of the surrounding area; establish a strong sense of place; and respond to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 2.7
- Paragraph 139 requires development that is not well designed to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.
- 2.8
- Paragraph 207 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.
- 2.9
- Paragraph 210 emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 2.10
- Paragraphs 212 - 215 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including for less than substantial harm, securing its optimum viable use (para.215). In the case of substantial harm, this must be necessary to achieve substantial public benefits, or a number of criteria set out in paragraph 214 apply.
- 2.11
- Paragraph 216 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.12
- Paragraph 219 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. Whereas paragraph 220 notes that loss of an element which makes a positive contribution to these should be assessed according to paragraphs 207 and 208, taking into account its contribution to the whole.

Statutory Development Plan		
Policy Document	Relevant Policy	Summary
Haringey's Development Management Document (DPD) (2017) (continued)	DM9: Managing the Historic Environment	This policy states that development which conserves and enhances the significance and setting of heritage assets will be supported. Where proposals affect the significance or setting of designated or non-designated heritage assets or their settings, they will assessed against the level of impact. Applications should be accompanied by statements which describe the significance of an asset, the contribution made by it's setting and justification of any impacts.
Haringey DRAFT Local Plan		Policy D9: Views Policy D10: Tall and Mid-Rise Buildings Policy HE1: Built Heritage Conservation Charter Policy HE2: Listed Buildings Policy HE3: Registered Parks and Gardens Policy HE4: Conservation Areas Policy HE5: Non-Designated Heritage Assets and Archaeology
London Plan (2021)	GG2: Making best use of land	To create successful sustainable mixed-use places that make the best use of land, including the following considerations relevant to this report: Enabling the development of brownfield land, including sites within and on the edge of town centres; Promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling; and Applying a design-led approach to determine the optimum development capacity of sites.
	D3: Optimising site capacity through a design-led approach	Policy D3 requires that ' <i>all development must make the best use of land by following a design-led approach that optimises the capacity of sites...[Meaning] ensuring that development is of the most appropriate form and land use for the site</i> '. This includes: enhancing local context by positively responding to local distinctiveness through layout, orientation, scale, appearance and shape; providing active frontages, and responding to the existing character of a place.
	HC1: Heritage conservation and growth	This policy requires boroughs to develop evidence that demonstrates a clear understanding of London's historic environment. Part C requires that proposals conserve the significance of heritage assets through sympathetic design and both avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
	D9: Tall buildings	Tall buildings should be in suitable locations, either identified in local plans, or, as recently established in the Master Brewer Case and appeal decisions such as Manor Road Ealing, in locations where a tall building would meet the criteria in terms of visual, functional and environmental impacts, as set out in Part C. This includes: making a positive contribution to the skyline, spatial hierarchy and local townscape; supporting the pedestrian scale and vitality of the street; being of exemplary architectural quality and avoiding harm to heritage assets; and demonstrating the area capacity for the quantum of development.

Table 2.1 Summary of Local Policy

Figure 2.1 Extract of Planning Policy Mapping

Planning Practice Guidance (PPG) (last updated June 2025)

- 2.13
- Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.
- 2.14
- Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic.
- 2.15
- Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 207-208) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases.
- 2.16
- The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 207 to 208 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF.

Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd ed.) (2017)

- 2.17
- Historic England have published guidance on managing changes to the setting of heritage assets. It proposed a staged approach to proportionate decision making:
- Step 1: Identify which heritage assets and their settings are affected.

•

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

•

Step 3: Assess the effects of the proposed development whether beneficial or harmful, on the significance or on the ability to appreciate it.

•

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

•

Step 5: Make and document the decision and monitor outcomes.

Tall Buildings: Historic England Advice Note 4 (2022)

- 2.18
- Historic England have published guidance on tall buildings within the historic environment. It advocates for the following principles to avoid or minimise impacts upon the significance of heritage assets:
- A plan-led approach to tall buildings to determine their location;

•

An evidence base which explores alternative options for the location and heights of tall buildings;

•

Decision making informed by understanding of place, character and historic significance;

•

Tall buildings proposals which take account of local context and historic character; and

•

Early and effective engagement at plan-making and decision-taking stages including the use of design review panels
- 2.19
- It recognises that alternative approaches may be acceptable providing that they are policy compliant.

Other Relevant Guidance

- 2.20
- The following is considered to be relevant national and local guidance and has informed this report:
- 2.21
- This report has also had reference to the following local guidance:
- Haringey’s Register of Local Listed Building of Merit (updated 2004)

•

Haringey’s Urban Character Study (2015)

•

Crouch End Conservation Area Character Appraisal (2008)

•

Greater London Authority’s Planning Practice Note: Heritage Impact Assessments and the Setting of Heritage Assets (2026)

•

Historic England’s GPA2: Managing Significance in Decision-Taking in the Historic Environment (2017).

•

Haringey DRAFT Local Plan

Haringey DRAFT Local Plan

- 2.22
- The Council is currently progressing a new Local Plan. At the time of writing, the emerging Local Plan has not been adopted and therefore carries limited weight in decision-making. Nevertheless, it has been reviewed as a material consideration. The assessment has had regard to relevant emerging themes relating to design quality, heritage conservation, townscape character and growth; however, given its current stage of preparation, this report is principally informed by the adopted Development Plan and other planning policy and guidance identified above.

Draft London Plan (2026)

- 2.23
- The emerging Draft London Plan (2026) is currently subject to consultation and therefore carries limited weight in decision-making. Nevertheless, it is indicative of the strategic direction of travel for planning policy in London and has been reviewed as a material consideration. Of particular relevance to this assessment are the Plan’s continued emphasis on optimising the use of previously developed land, delivering growth in highly accessible locations and promoting a design-led approach to determining site capacity. These objectives broadly reinforce the approach adopted by the Proposed Development, which seeks to optimise a sustainable town centre site whilst responding positively to local character, heritage and townscape considerations. The Draft London Plan also introduces a revised definition of a tall building as development exceeding 30 metres in height. The Proposed Development falls comfortably below this threshold and would instead be regarded as a mid-rise building under the emerging framework, notwithstanding its classification as a tall building under current local policy.

Section 3

Heritage Baseline.

3 Historic Development of the Site and Surroundings

Origins

- 3.1 Crouch End, together with Hornsey village, Muswell Hill and Highgate, formed part of the rural Middlesex parish of Hornsey until absorbed into the northern suburbs of London.
- 3.2 The earliest settlement within the parish is evidenced from implements of early Stone Age found in the three streams that cross northern, central, and southern Hornsey. An early Bronze Age flint dagger of c. 1900 B.C. has also been found. Although no Roman road in the parish is known but finds of coins at Highgate and Muswell Hill and a hoard at Cranley Gardens indicate settlement on the higher ground in the 3rd and 4th centuries A.D. These sites remained waste or within woodlands during the Middle Ages, which implies that there was no continuity of settlement between the Roman and early Saxon periods.
- 3.3 Until the medieval period, most of the Crouch End area was covered by the 'great forest' mentioned by the historian Tacitus. The Anglo Saxons took over the area and gave the parish of Hornsey its name and with the re-establishment of Christianity the Bishop of London became a major land owner and Lord of the Manor of Hornsey. A small settlement grew around the Church and river Moselle, whilst the wider area remained within the Bishop's lands and used as hunting grounds.
- 3.4 When clearance of the forests began, it was found that the clay soil beneath was not good for arable farming, so the principal economic activity became hay making and grazing of cattle and sheep. The population of the area remained sparse with a number of large farmsteads in the area.
- 3.5 Crouch End was so named by 1375, taking its name from a cross used to mark the boundary between two large local estates, Rowledge Farm and Topsfield, placed at the intersection of four important roads where a number of farmsteads were established.
- 3.6 By 1406 there were 63 tenants of the manor of Hornsey. Wills of the 15th and early 16th centuries show local society dominated by resident priests. By c. 1400, outsiders had begun acquiring land within the area, especially wealthy and established Londoners like the Oughams and their successors as lords of Topsfield and aldermen John of Northampton.

19th Century onwards

- 3.7 By the 19th century the village comprised several large villas and houses occupied by the families of upper-middle class Londoners seeking convenient respite from the city. In 1816 there were several big houses in Hornsey village but increasingly they came to be concentrated at Crouch End and at Muswell Hill. In the early 19th century buildings were scattered along the east side of Tottenham Lane from near the junction with Church Lane to near the modern Ferme Park Road, where they became continuous.
- 3.8 At Crouch End itself there were several new villas, among them Oakfield Villa in Crouch End Hill, a small two-storeyed house with a verandah at the rear, the larger Oakfield House in Crouch Hill, and Crouch Hall. In the angle of Crouch Hill and Crouch End Hill, there was a jumble of shops and cottages with an inn and smithy. The cottages known as nos. 1-14 Wright's Buildings had probably already been built on the east side of Crouch End Hill and a further nine, later nos. 20-28, on the west. There were houses on the west side of Crouch End Hill, including the King's Head, which abutted on Rowledge Farm, and farther north, opposite the corner of Tottenham and Middle lanes, Crouch End academy. On the corner of Middle and Tottenham lanes Topsfield Hall was erected c. 1790 and another large house in was on the corner of Park Road and Middle Lane.
- 3.9 Pringle and Greenwood's map of 1819 illustrates the spatial relationship of the separate villages.



Figure 3.1 Rocque's Map of 1761



Figure 3.2 Pringle and Greenwood Map 1819

3 | Historic Development of the Site and Surroundings

184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY

Industrialisation and Urbanisation

- 3.10 Industrialisation in London brought change to its outlying rural areas as the demand for housing quickly escalated. Being only 5 miles from London, local growth was accelerated by the arrival of the Great Northern Railway's main line north from London in 1850, initially with a link to Hornsey and a later station opening at Crouch End Hill in 1867.
- 3.11 At Crouch End, Christ Church replaced the smaller Broadway chapel in 1862. Several smaller houses, cottages and shops also populated the area, housing craftsmen, tradesmen and those appointed to look after the area's larger estates and pastures. To the southeast of The Broadway was Haringey Park, initially laid out in 1861 as a private 'gated' street.
- 3.12 The parish soon took the form of a late-Victorian suburb, with the first streets laid out in the period after the construction of Alexandra Palace in the 1860s. In Crouch End, the majority of the larger country estates had been sold by the late-1860s and built over with new streets lined with terraces and modest two-storey villas, the latter particularly popular with the middle classes. Catering to a growing market, The Broadway began to develop as a suburban shopping centre from the 1850s, and Christ Church by Arthur William Blomfield was erected at Crouch End Hill in 1861-62.
- 3.13 From 1868 the Great Eastern Railway, and from 1870 the Midland Railway, ran passenger services to Fenchurch Street station along the Tottenham and Hampstead Junction Railway. However, Crouch Hill station closed after 18 months. The station reopened in October 1870 on a line that ran from Moorgate, via Kentish Town. Although this was far from being London's most successful railway, it was useful enough to prompt suburban housebuilding along Crouch Hill and in new streets branching off it.
- 3.14 To the east, John Farrer was responsible for Cecile Park in the 1880s and 1890s. To the west and along the upper section of Crouch Hill are houses by local builder WJ Collins, influenced by the work of R Norman Shaw. No.113 Crouch Hill is especially elaborate and may have been a show house for the estate.
- 3.15 The village's most intensive period of development, however, began in the 1880s, when approximately 400 new houses were erected between 1882 and 1892. The population rocketed from 11,082 in 1861 to 72,056 by 1901. The Ordnance Survey of 1894 illustrates this expansion, which retained The Broadway as its focal point with parades of shops in place along either side. Broadway Hall along the eastern side of the street, a former chapel, was also clearly demarcated.
- 3.16 Following the demolition of Old Crouch Hall and Linslade House, more residential streets were built including Weston Park and Elder Avenue, laid out in 1889 and lined by large, semi-detached houses to the designs of architect J. Farrer. The prominent Clock Tower at the northern end of The Broadway followed soon after in 1895, depicted in a c. 1905 photograph of The Broadway, with the site of the present town hall forecourt to the right.
- 3.17 Many of Crouch End's old buildings survived the 1890s. They included Broadway Chapel until 1925 and Lake Villa, both east of Broadway, terraced shops in Crouch End Hill and Tottenham Lane, and large houses in Crouch Hill. East of Crouch Hill, Womersley and Crouch Hill houses remained in 1920, as did Oakfield House north of Haslemere Road and Oakfield Villa in Crouch End Hill. By then all the large houses in Tottenham Lane had disappeared and the fields to east and west were almost built up.



Figure 3.4 OS Map of 1913-15
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Figure 3.3 OS Map of 1913-15
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3 | Historic Development of the Site and Surroundings

Early-20th Century Development

- 3.18 Hornsey parish became the Municipal Borough of Hornsey in 1903, by which time Crouch End Broadway was firmly established as an important suburban commercial thoroughfare. Housing development continued to target middle-class families, as the local authority was keen to promote the idea of a 'healthy Hornsey' encircled by open spaces which civic leaders and campaigners had fought hard to protect.
- 3.19 By 1915 some of the smaller shops had been replaced by larger commercial premises along The Broadway and a telephone exchange had been erected to the rear of Broadway Hall, though the area to the east remained open ground.
- 3.20 By the 1920s the Municipal Council had outgrown its offices in Highgate. In 1920 and 1923 it bought up Nos. 12-24 Crouch End Broadway and land to the rear. This was a long, wedgeshaped site containing one of Hornsey's oldest timber-framed buildings – Broadway Hall – flanked by shops, hoardings and back gardens, and constrained by a telephone exchange that could not be compulsorily purchased. After fire destroyed Broadway Hall in 1923, the land was laid out as a public park.
- 3.21 In 1929 the Council suggested building new shops that could have subsidised municipal offices above, then recognised that some off-street parking was essential. The Council built a clinic on the rear part of the site in 1931-2 and in 1933 decided to hold an architectural competition for a new town hall on the Broadway site.
- 3.22 The population of Hornsey continued to grow well into the 20th Century, peaking in 1951 at 98,159,12 and in 1965 the boroughs of Hornsey, Wood Green and Tottenham were combined under the new London Borough of Haringey.
- 3.23 In 1981 the poorly served station at Crouch Hill became a stop on the newly created Gospel Oak to Barking service, now part of the London Overground network.

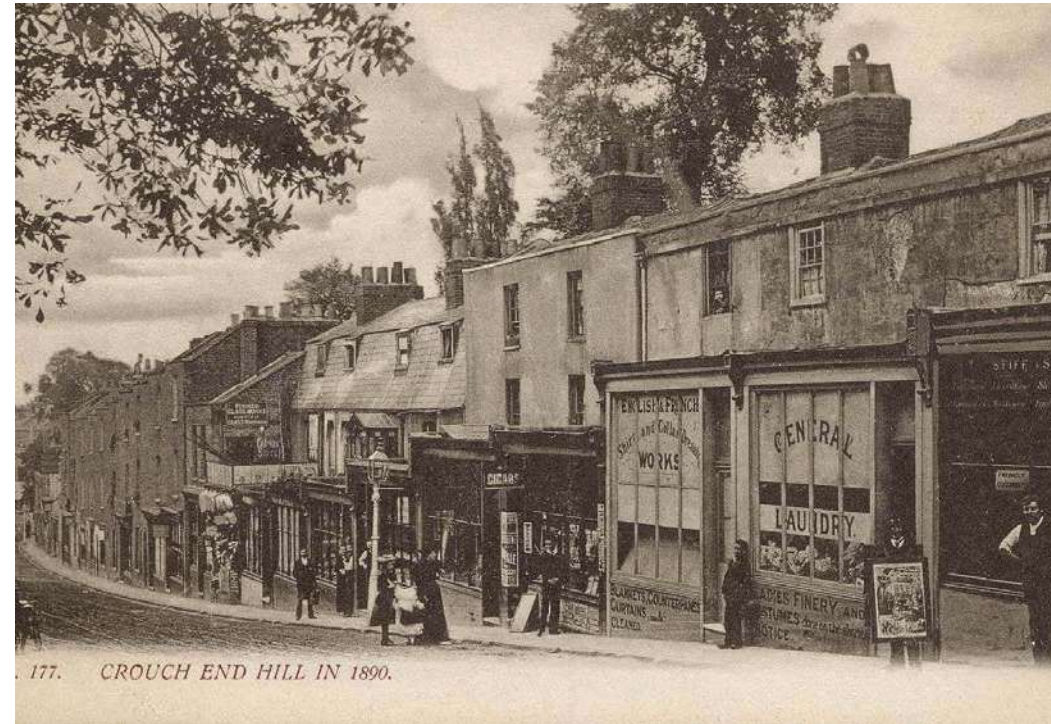


Figure 3.5 Crouch End Hill, 1890
Haringey Local Archives



Figure 3.6 Clock Tower, Topsfield Parade, 1895
Haringey Local Archives



Figure 3.8 OS Map of 1950-53
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Figure 3.7 OS Map of 1950-53
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3 | Historic Development of the Site and Surroundings

184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY

The YMCA Movement

- 3.24 YMCA London City and North is an independent charity affiliated to the worldwide YMCA movement, one of the oldest and largest youth charities in the world. The YMCA was founded in London in 1844 by Sir George Williams, a drapery worker who established a study and fellowship group in response to concerns about the welfare and moral well-being of young men drawn to the city during the Industrial Revolution.
- 3.25 The movement grew rapidly, and in 1855 the adoption of the Paris Basis established a shared mission and set of core principles that continue to guide YMCA organisations internationally. While united by these principles, each YMCA operates as an independent charity, delivering services tailored to the needs of its local community. Today, the YMCA supports more than 65 million people across 120 countries, regardless of age, religion, race, gender, sexual orientation or socio-economic background. Alongside its long-established role in providing affordable, supported accommodation for young and vulnerable people, the YMCA also plays a significant role in promoting health and wellbeing. YMCA fitness centres operate nationally as social enterprises, with all surplus reinvested into the charity's wider social and community work.

YMCA North London / Hornsey YMCA

- 3.26 YMCA North London, formerly known as Hornsey YMCA, has been serving the local community for almost 120 years. The organisation has a particularly long association with the provision of accommodation for young homeless people in North London.
- 3.27 The YMCA first established a presence in Crouch End in 1903, operating from modest premises at 128 Crouch Hill. Contemporary descriptions note a building comprising a ground-floor hall used as a reading room, offices and drawing rooms above, and a smoking room on the second floor. By 1907 the organisation had relocated to Manor House, 71 Hornsey High Street, where it remained until 1921. Following the closure of these premises, Hornsey YMCA did not maintain a permanent base in the borough for several years.



Figure 3.10 1929 YMCA Logo



Figure 3.9 Crouch Hill c. 1900 showing former YMCA



Figure 3.11 1930s image showing Tottenham Lane with YMCA

3 | Historic Development of the Site and Surroundings

The Site

- 3.28 The site was first developed as a permanent YMCA facility in 1929; however, the existing building is predominantly a product of extensive post-war alteration, extension and redevelopment, including major works undertaken following a 1975 permission for partial demolition and redevelopment.
- 3.29 In 1919, the Ferme Park Baptist Church acquired the freehold of the vacant plot at 184 Tottenham Lane and made it available to Hornsey YMCA for the erection of a temporary "Red Triangle Hut". The agreement included the provision that the land would be conveyed free of charge should a permanent building be constructed within fourteen years. Although a dismantled wartime hut was obtained and brought to the site, it was never erected, as plans progressed instead for a permanent YMCA building. Delays to design and construction meant that, following the closure of the YMCA's previous premises in 1921, the organisation was effectively without accommodation until the completion of the new building.
- 3.30 The YMCA building on Tottenham Lane, Crouch End, formally opened on 11 May 1929. Occupying a prominent corner site, the building represented a significant investment in permanent accommodation and community facilities. Early photographs show the newly completed structure set against the surrounding earlier residential terraces, illustrating the introduction of a modern institutional building into an otherwise domestic streetscape.
- 3.31 In 1935, following the death of Alfred B. Cloutman, the first President of the Hornsey and Crouch End YMCA (1929–1933), a memorial building was constructed on adjacent land on Elmfield Avenue to house a boys' club. Opened on 15 June 1935, this building survives largely intact and remains the most complete example of the site's early 'Moderne' architectural character. Although no longer operated by the YMCA, it retains a strong historical association with the development of the Tottenham Lane site.



Figure 3.13 1929 Newspaper Extract on the opening of the New YMCA

- 3.32 During the Second World War, the YMCA building sustained bomb damage, while neighbouring houses and the Picture Palace Cinema opposite were completely destroyed. Roseberry Terrace was demolished as a result, creating the opportunity for later expansion of the YMCA site. Although significant damage was sustained to the original 1929 structure, parts of the complex were retained and rebuilt, allowing the YMCA to continue operating from the site in the post-war period.



Figure 3.12 OS Map 1954

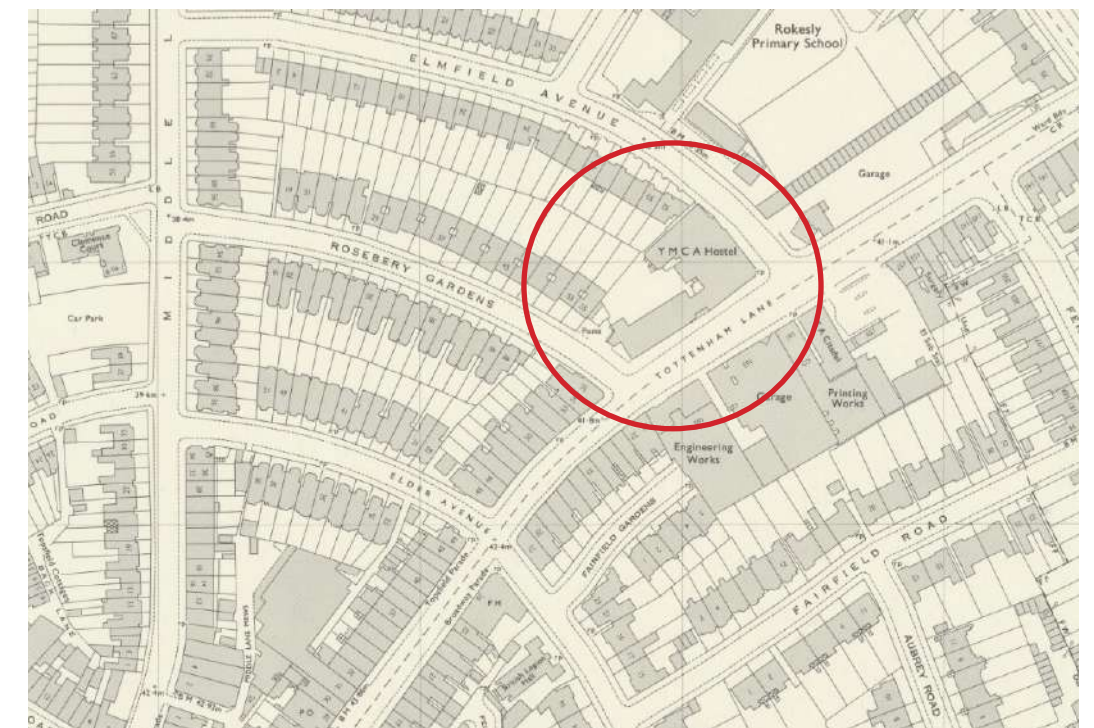


Figure 3.14 OS Map 1974

3 | Historic Development of the Site and Surroundings

3.33 A substantial red-brick extension was opened in 1959, providing additional hostel accommodation and a restaurant. While little now remains of the original 1929 building, the post-war development continued the established pattern of use, expanding the site's capacity to meet growing local need. Throughout the site's evolution, the provision of health and fitness facilities has remained a constant, ranging historically from gymnastic clubs to cricket nets erected on the roof, and continuing through later fitness uses. Since 1929, YMCA North London has operated continuously from the Tottenham Lane site. Today the site accommodates a wide range of services, including supported and direct-access accommodation, health and fitness facilities, children's activities, advice services and childcare. The hostel remains the largest direct-access hostel in the London Borough of Haringey, providing accommodation to more than 300 residents each year and serving some of the borough's most deprived wards.

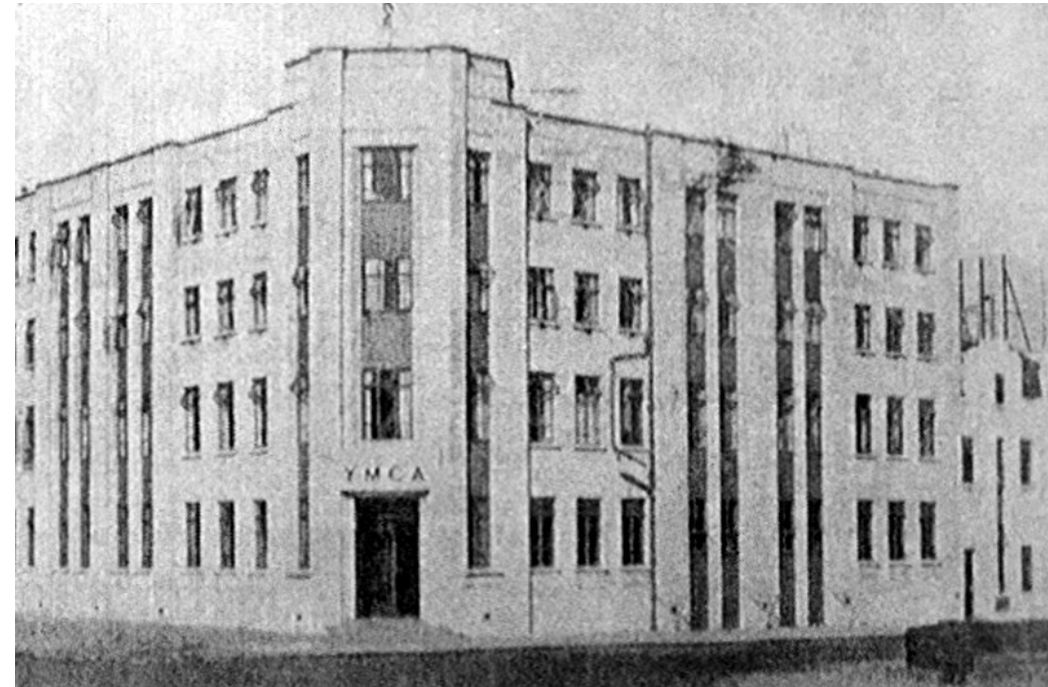


Figure 3.17 Extract from 1929 image of the YMCA

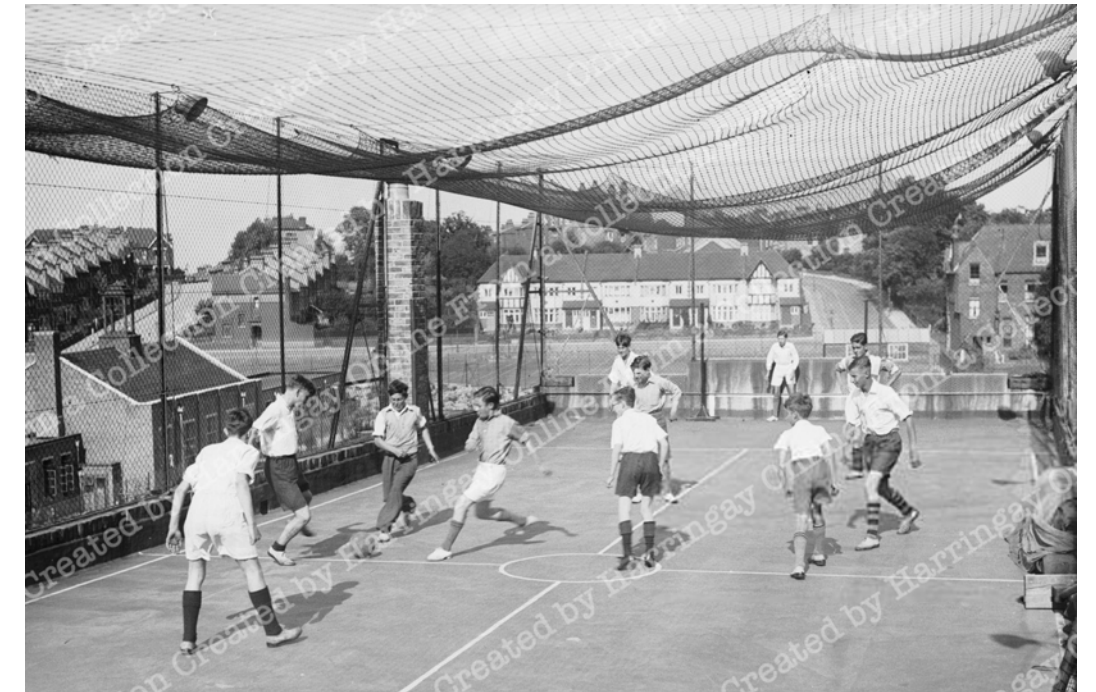


Figure 3.18 c. 1950s boys playing football on the roof of the YMCA

3.34 The earliest records on the planning portal are dated to the 1970s;

- OLD/1971/1179 - Planning permission granted for the erection of an additional third-floor level providing 20 study bedrooms, together with the provision of a new squash court at ground floor level at YMCA, 184-198 Tottenham Lane (N8). Approved with conditions; decision notice issued on 19 November 1971.
- OLD/1972/1470 - Planning permission granted for the erection of an additional third floor accommodating 21 study bedrooms, the provision of a squash court at ground floor level, first-floor changing rooms, and parking for seven cars at YMCA, 184-198 Tottenham Lane (N8). Approved with conditions; decision dated 27 June 1972.
- OLD/1975/1311 - Planning permission granted for the partial demolition of the existing building and its redevelopment to provide residential accommodation for 98 persons, together with associated toilets, lounges, administrative offices and a gymnasium at YMCA, 184-198 Tottenham Lane (N8). Approved with conditions; decision notice issued on 24 November 1975.



Figure 3.16 Tottenham Lane 1990s image of the YMCA

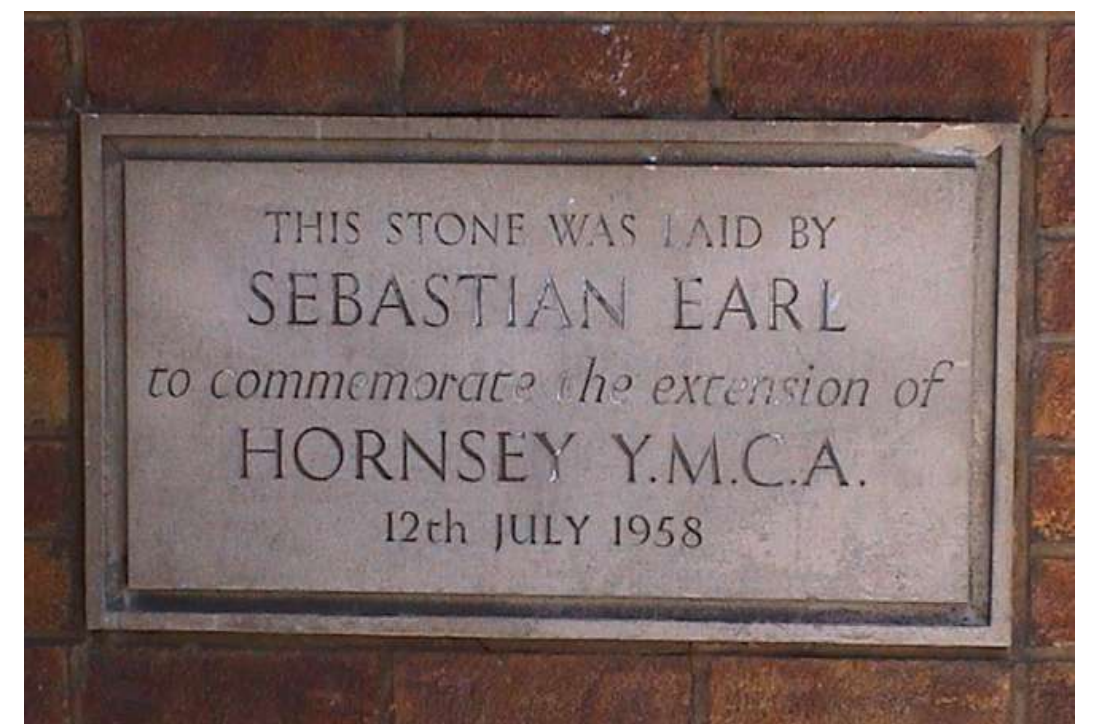


Figure 3.15 Hornsey YMCA 1958 commemoration stone

3 | Heritage Baseline

Scope of Heritage Assessment

Heritage Assets

- 3.35 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 207.
- 3.36 GIS software has been used to identify heritage assets within a 100m and 500m radius of the Site, alongside reviewing the National Heritage List for England (NHLE), Haringey's list of conservation areas, Haringey's register of local listed buildings of merit, and the Crouch End Conservation Area Character Appraisal for buildings which make a 'positive contribution'. Both designated and non-designated (NDHAs) heritage assets have been identified.
- 3.37 The heritage assets identified are shown on the adjacent map (figure 3.15) along with the Site (in red). This assessment includes heritage assets where a significant portion of their area lies within 500m of the Site and there may be impacts to their setting. The heritage assets located beyond this 500m radius have been scoped out based on the ZTV, lack of intervisibility, and lack of any setting relationship.

Conservation Areas

- Crouch End Conservation Area
- Hillfield Conservation Area

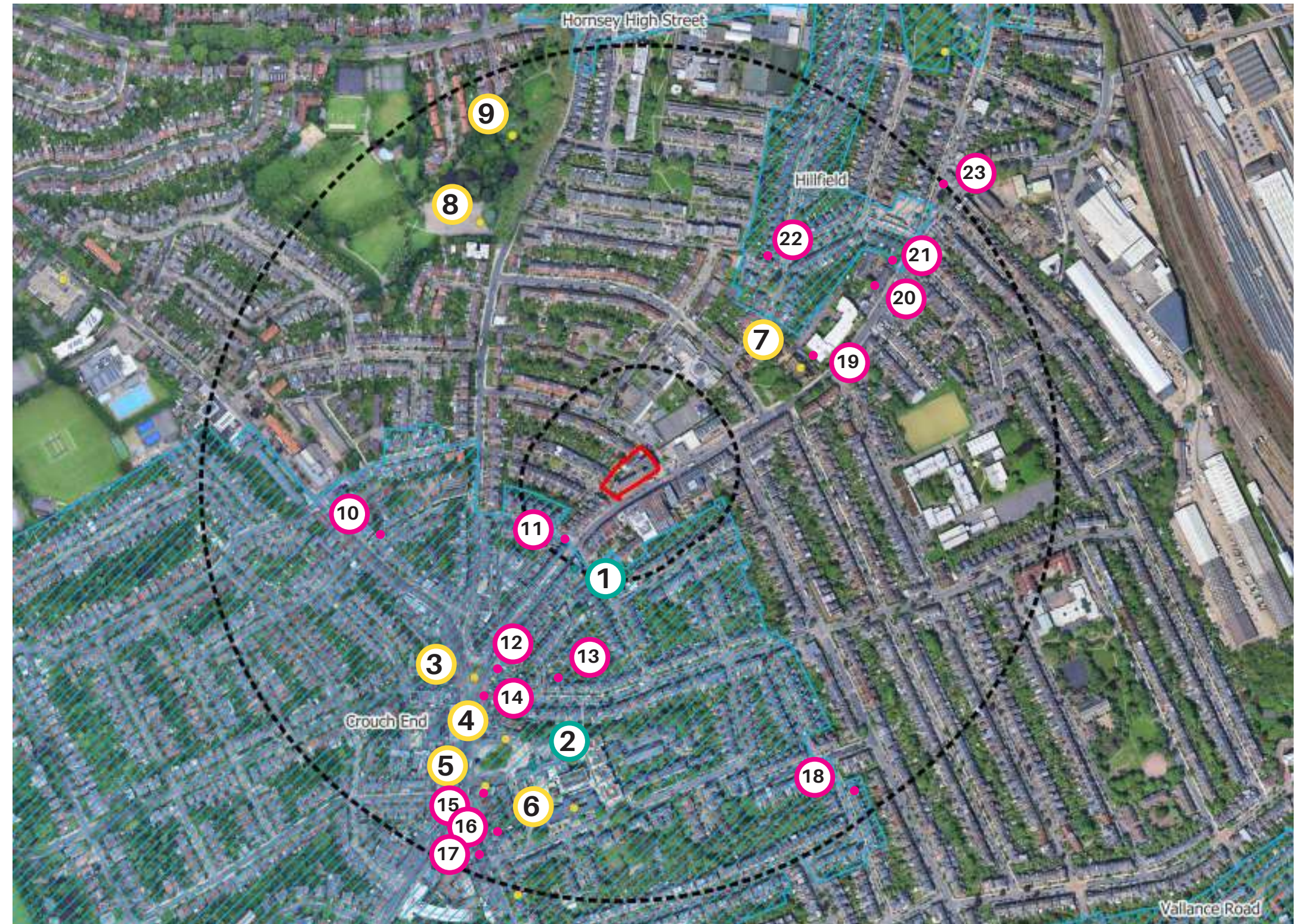


Figure 3.19 Heritage Assets within 500m of the Site (shown in red)

Listed Buildings

- (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)
- (4) Electricity Board Office And Showroom (Grade II, List UID: 1358881)
- (5) Broadway House (Grade II, List UID: 1263663)
- (6) Hornsey Library (Grade II, List UID: 1246935)
- (7) Church Of Holy Innocents (Grade II, List UID: 1189392)
- (8) Metcalf Memorial Drinking Fountain In Priory Park (Grade II, List UID: 1359589)
- (9) Fountain In Centre Of Priory Park (Grade II, List UID: 1189228)
- (18) 2-8 (even) Gladwell Road, N8 Group of mid 19th century detached house (LBHLL Urban Character Study Area 2, Asset 8)
- (19) Tottenham Lane, N8 Old school house on corner of Rokesly Avenue (LBHLL Urban Character Study Area 6, Asset 20)
- (20) 128 Tottenham Lane, N8 The Hope and Anchor Public House (LBHLL Urban Character Study Area 6, Asset 25)
- (21) 98 Tottenham Lane Hornsey Police Station (LBHLL Urban Character Study Area 6, Asset 18)
- (22) 122 Hillfield Avenue, N8 Kitchener House (LBHLL Urban Character Study Area 6, Asset 11)
- (23) 86-92 (even) Tottenham Lane, N8 (corner of church lane) Prominent corner building with shop (LBHLL Urban Character Study Area 6, Asset 21)

Non-Designated Heritage Assets

- (10) 1-6 (consecutive) Back Lane, Crouch End, N8 Topsfield Cottages (LBH Urban Character Study Area 2, Asset 1)
- (11) 46 and 46A Topsfield parade, Crouch end Very well-preserved Edwardian shop front (LBHLL Urban Character Study Area 2, Asset 13)
- (12) 48 The Broadway Crouch End Corner building with stone dressings (LBHLL CA2 Asset 10)
- (13) 14 and 16 Weston Park, Crouch End, N8 Corner buildings with turret (LBHLL Urban Character Study Area 2, Asset 14)
- (14) 48 The Broadway Crouch End Corner building with stone dressings (LBHLL Urban Character Study Area 2, Asset 10)
- (15) 6 The Broadway, Crouch End, N8 Early shop building (LBHLL Urban Character Study Area 2, Asset 12)
- (16) Adjacent to 132 Crouch Hill, Crouch End, N8 (LBHLL Urban Character Study Area 2, Asset 6)
- (17) 45 Crouch Hill, Crouch End, N8 (LBHLL Urban Character Study Area 2, Asset 7)

Heritage Assessment Scope

- 3.38 In order to ensure a proportionate and focused assessment, the identified heritage assets have been scoped and grouped by designation and spatial relationship, with primary consideration given to the Crouch End Conservation Area and Hillfield Conservation Area, which form the principal heritage contexts within which the Site is experienced. The listed buildings within the study area are similarly considered in terms of their contribution to the character and significance of these wider designations, rather than as isolated assets, reflecting their functional and visual relationship with the surrounding townscape. The Non-Designated Heritage Assets (NDHAs), which predominantly comprise locally identified elements of the urban fabric, are also assessed within this framework, acknowledging their role in reinforcing the character and architectural coherence of the conservation areas. This approach follows that established for the extant permission and enables a coherent and proportionate assessment of effects on heritage significance, focusing on how the Proposed Development interacts with the key heritage groupings and their settings.
- 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)

Group 1: Priory Park Designated Heritage Assets

- (8) Metcalf Memorial Drinking Fountain In Priory Park (Grade II, List UID: 1359589)
- (9) Fountain In Centre Of Priory Park (Grade II, List UID: 1189228)

3 | Heritage Baseline

Assessment of Significance

Crouch End Conservation Area

- 3.39 The historic significance of the Crouch End Conservation Area is derived from its clearly legible and layered pattern of development, which illustrates the area's evolution from a medieval crossroads, through phases of 18th-century villa development, to rapid suburban expansion following the arrival of the railway in the mid-19th century. The historic street layout, particularly the convergence of routes at the Broadway, Crouch End Hill, Crouch Hill, Tottenham Lane and Middle Lane, remains a defining feature and continues to underpin the spatial structure and character of the area.
- 3.40 The most intensive phase of development occurred between the 1880s and the First World War, resulting in a cohesive and high-quality townscape of Victorian and Edwardian buildings. This includes shopping parades, civic buildings, places of worship and extensive residential terraces, which together reflect the social and economic confidence of Crouch End as a prosperous suburban centre during this period.
- 3.41 Architectural significance is expressed through the consistency of scale, high quality materials and detailing across large parts of the conservation area, particularly within the residential streets and historic commercial core. The predominance of late 19th- and early 20th-century villas and commercial buildings typically constructed in brick with decorative detailing which creates a strong sense of visual cohesion and contributes to a harmonious and recognisable townscape character. Notwithstanding the strong historic character of the conservation area, a number of later twentieth-century interventions contribute to its present-day townscape. Notable examples include the former Hornsey Town Hall, a Grade II listed civic building of modernist design. These structures introduce a degree of variation in scale, form and materiality within the otherwise predominantly Victorian and Edwardian fabric. While some of these buildings are recognised as positive or notable additions to the townscape, collectively they demonstrate that the area has experienced periods of architectural change and adaptation over time.

- 3.42 The conservation area contains a high concentration of designated and non-designated heritage assets, including statutory and locally listed buildings, as well as numerous buildings identified as making a positive contribution to its character and appearance. Prominent landmarks such as the former Hornsey Town Hall, the Clock Tower, Christ Church and the historic shopping parades along the Broadway and Tottenham Lane serve as key visual and civic focal points, reinforcing the area's communal identity and legibility.
- 3.43 Topography plays a significant role in shaping the character and experience of the conservation area. The town centre is located within a valley, framed by higher ground at Crouch Hill, Shepherd's Hill, Highgate and Muswell Hill. This landform contributes to a sense of enclosure and distinction from central London, giving Crouch End a village-like quality despite its metropolitan setting.
- 3.44 Key views both within and beyond the conservation area form an important component of its significance. These include views towards Alexandra Palace, views of the Clock Tower and the former Hornsey Town Hall tower, and longer-distance views towards the City of London. The conservation area also falls within the London Panorama Viewing Corridor, highlighting the importance of managing building heights and massing to protect both strategic and local views. The area continues to function as a vibrant local centre, characterised by a diverse mix of independent shops, cafés, cultural venues and community facilities. The active use of the Broadway and surrounding streets contributes significantly to its lively character and reinforces its long-standing role as a social and commercial hub for both residents and visitors.



Figure 3.20 Hornsey Townhall Site Visit 2026



Figure 3.21 Hornsey Townhall Aerial View 2026

3 | Heritage Baseline

- 3.45 The presence of civic buildings, public spaces and established residential neighbourhoods underpins the area's strong communal value and its importance to local identity and collective memory.
- 3.46 The setting of the conservation area contributes to its significance by enabling appreciation of its historic development, distinctive topography and townscape structure. The conservation area is experienced not only through its individual buildings and streets, but also through its relationship with surrounding residential neighbourhoods and larger civic, institutional and commercial buildings along key routes. Within this context, the YMCA site occupies a prominent position on Tottenham Lane and forms part of the conservation area's wider setting. Whilst the existing building does not contribute to the architectural qualities that principally define the conservation area's significance, its established scale, institutional function and long-standing presence mean it acts as a transitional townscape element between the historic core and surrounding areas of later development. Its contribution to setting therefore derives primarily from this contextual role within the evolving townscape of Crouch End rather than from any architectural or heritage value of the existing building itself.
- 3.47 The significance of the Crouch End Conservation Area lies principally in the architectural quality of its historic buildings and the coherent relationship between historic street patterns, built form, landmarks, topography, views and active town centre uses. The contribution made by setting varies across the conservation area, reflecting its continued evolution and the presence of later twentieth- and twenty-first-century development. Consequently, its significance is derived not from the preservation of a static townscape, but from the continued legibility of the characteristics that define its historic character and appearance.



Figure 3.22 Open space at Hornsey Townhall 2026 - Site Visit 2026



Figure 3.23 Electricity Board Office And Showroom from the Broadway also showing Dunns Bakery - Site Visit 2026



Figure 3.24 Tottenham Lane looking towards Crouch End - Site Visit 2026



Figure 3.25 Crouch Hill - Site Visit 2026

3 | Heritage Baseline

Hillside Conservation Area

- 3.48 The historic significance of the Hillfield Conservation Area lies in its planned, late-19th-century suburban development, reflecting the expansion of Hornsey following the arrival of the railway and the release of former glebe land for housing. Unlike more piecemeal suburban growth elsewhere in the borough, Hillfield was developed in a single, concentrated phase, resulting in a legible and unified estate that clearly expresses its period of origin.
- 3.49 The involvement of the local architect and surveyor John Farrer, responsible for the design of the majority of properties in Hillfield Avenue and several in Harold Road, further enhances the area's historic interest. His work contributes to the consistent architectural language and detailing that underpins the conservation area's significance. Architectural significance is derived from the high quality and consistency of late Victorian and Edwardian domestic architecture, predominantly expressed through two- and three-storey red brick terraces with slate or clay tiled roofs, articulated roofscapes, and richly detailed elevations. Characteristic features include decorative gables and dormers, pargetted plasterwork, terracotta ridge tiles and finials, timber sash windows with varied glazing patterns, and ornate entrance porches.
- 3.50 While individual buildings vary in scale and detail, they are unified by shared materials, proportions and detailing, creating a cohesive architectural composition. The limited degree of later infill and the relative absence of large-scale redevelopment mean that the original architectural intent of the estate remains clearly legible. The conservation area's significance is strongly expressed through its coherent townscape and spatial structure. Hillfield Avenue forms a gently curving, rising spine, with Harold Road intersecting at the highest point, creating a varied yet harmonious streetscape. The curvature of Hillfield Avenue moderates the gradient and produces a sequence of evolving views, enhancing the picturesque quality of the street and reinforcing the prominence of buildings at key points along its length.
- 3.51 The consistent building line, regular plot widths, small front gardens and low brick boundary walls collectively define the relationship between buildings and the public realm, contributing to the area's strong sense of enclosure and suburban formality. The

estate occupies elevated ground rising from Hornsey High Street towards Tottenham Lane, creating views along Hillfield Avenue and towards nearby landmarks, including the former Parish Church of St Mary and the Church of the Holy Innocents, which reinforce its relationship with the surrounding historic townscape.

- 3.52 The setting of the conservation area contributes to its significance by enabling appreciation of its planned form, elevated topography and cohesive townscape character. Views into, out of and across the conservation area allow its consistent architecture, roofscape and ordered street pattern to be understood within the wider urban context. The conservation area is experienced in contrast to neighbouring areas of differing character, including larger-scale institutional, commercial and post-war development. In this regard, the YMCA site forms part of its wider setting. Whilst the existing YMCA building does not contribute to the architectural qualities that principally define the conservation area's significance, its established scale, institutional function and long-standing presence mean it forms part of the contemporary townscape context in which the conservation area is experienced. Its contribution to setting is therefore primarily contextual rather than heritage-related.

- 3.53 Beyond the buildings themselves, the conservation area's significance is enhanced by the survival of historic streetscape features, including granite kerbs and setts, cast-iron street furniture, mature street trees and planted front gardens, which reinforce the carefully composed character of the estate.
- 3.54 The significance of the Hillside Conservation Area lies in the collective value of its buildings and the planned layout, architectural coherence, historic integrity and townscape quality of the area. It represents one of the most complete and well-preserved examples of late Victorian and Edwardian suburban development in the borough. Its significance is further reinforced by the contribution of its setting, particularly the ability to appreciate its elevated position, coherent roofscape, planned urban form and relationship with the surrounding townscape, notwithstanding the presence of later development beyond its boundaries.



Figure 3.26 Tottenham Lane looking west



Figure 3.27 Tottenham Lane Aerial view showing church of Holy Innocents - Site Visit 2026

3 | Heritage Baseline

(1) The Queen's Public House (Grade II*, List UID: 1079170)

- 3.55 The Queen's Public House is a Grade II listed building of exceptional architectural and historic interest. Designed by John Cathles Hill and constructed between c.1899 and 1901, it is recognised as one of the finest surviving late Victorian public houses in suburban London. Its Grade II designation reflects both its architectural quality and the exceptional survival of its interior and exterior fabric.
- 3.56 Architecturally, the building is distinguished by its prominent corner siting, dramatic massing and richly detailed composition of red brick, limestone dressings, black granite and an expressive roofscape centred on a corner turret. Art Nouveau detailing, high-quality stone carving, stained glass and metalwork demonstrate a level of craftsmanship that elevates the building beyond the functional requirements of a public house.
- 3.57 The interior survives to an exceptional degree, retaining its historic plan form, decorative joinery, stained and etched glass, cast-iron columns and elaborate decorative finishes. These features provide a rare and highly legible example of late Victorian pub design and are integral to the building's significance.
- 3.58 The Queen's also has historic significance through its association with the late Victorian growth of Crouch End and the development activities of John Cathles Hill. Conceived as a focal building at the northern end of Broadway Parade, it contributes strongly to the historic commercial character of the area and retains functional continuity through its continued use as a public house.
- 3.59 The building occupies a highly prominent position at the junction of Tottenham Lane and Elder Avenue, where it forms a landmark within both the Crouch End Conservation Area and the wider townscape. Its setting contributes to its significance by enabling appreciation of its architectural quality, landmark role and relationship with the historic commercial core of Crouch End. The YMCA site forms part of this wider setting; however, its contribution is principally contextual, reflecting its established presence within the townscape rather than any direct architectural or historic relationship with The Queen's.
- 3.60 The setting contributes to significance by enabling appreciation of its landmark status, architectural quality and prominent position within the historic commercial core of Crouch End. The building is experienced as part of a wider townscape of historic commercial frontages, civic buildings and local landmarks centred on Tottenham Lane and The Broadway. The YMCA site forms part of this wider setting, occupying a prominent position along Tottenham Lane and contributing to the urban structure and sequence of views through this part of the town centre. Whilst the existing YMCA building does not contribute to the architectural or historic significance of The Queen's, its established scale, institutional use and long-standing presence form part of the contemporary townscape context in which the asset is experienced. Its contribution to setting is therefore primarily contextual and townscape-based rather than heritage-related.
- 3.61 The significance of The Queen's Public House derives from its outstanding architectural quality, exceptional interior survival, historic associations and landmark townscape presence. It represents a rare and highly complete expression of late Victorian pub design and is one of the most significant heritage assets within Crouch End.



Figure 3.28 The Queens Public House - Site Visit 2026



Figure 3.30 The Queens Public House - Site Visit 2026



Figure 3.29 The Queens Public House, entrance portal - Site Visit 2026

3 | Heritage Baseline

184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY

(3) Clock Tower (Grade II, List UID: 1358845)

- 3.62 The clock tower was erected in 1895 in appreciation and recognition of the public services of Henry Reader Williams (1822–1897), Chairman of the local authority of Hornsey between 1880 and 1894. Williams played a pivotal role in shaping late-Victorian Hornsey and Crouch End, notably through his campaigns to preserve Highgate Wood and Queen's Wood and his advocacy for the eventual public acquisition of Alexandra Palace and Park. His ambition to establish Hornsey as a model suburb underpins the tower's historic importance. The tower is therefore a clear expression of late-Victorian civic pride and philanthropy, commissioned through rapid and enthusiastic public subscription and unveiled following a major civic ceremony attended by local dignitaries and residents. Its commemorative purpose remains fundamental to its significance.
- 3.63 Architecturally, the clock tower is a competent and characterful example of late-Victorian civic ornament, designed by Frederick Knight and built by J. W. Dixon. While not architecturally distinguished in academic terms, it possesses what has been described as a "jolly" and "friendly" character, contributing to its popularity and recognisability.
- 3.64 The square tower adopts an eclectic Italian Renaissance-influenced composition, typical of its period, and is notable for its varied use of materials and decorative detailing. These include:
- a rusticated base of Kentish ragstone;
 - banded terracotta in buff and red tones;
 - red brick upper stages with blind arcading, corbels and clock faces in carved brick surrounds; and
 - an octagonal terracotta cupola with corner turrets, surmounted by an iron weathervane.
- 3.65 The tower's sculptural quality is enhanced by the bronze portrait medallion of Henry Reader Williams by Sir Alfred Gilbert, a sculptor of national importance. This artistic association significantly elevates the tower's cultural and artistic interest.
- 3.66 The clock tower possesses exceptional townscape and landmark value. It is sited at the historic heart of Crouch End, where the Broadway divides into

Tottenham Lane and Park Road, a location that may echo an earlier medieval crossroads and cross, potentially reflected in the origin of the area's name. Its height, massing and central position establish it as the principal visual marker and orientating feature of Crouch End. From its construction, it functioned as the northern landmark of the developing shopping centre and remains the most recognisable symbol of the area. Its contribution to the character and legibility of the Crouch End Conservation Area is therefore substantial.

- 3.67 The clock tower has strong communal and social significance, having functioned historically as a gathering point and practical civic facility. It formerly marked the terminus of horse-drawn omnibus routes, incorporated a public drinking fountain used by both people and horses, and later accommodated public conveniences.
- 3.68 Its role as a focal point for communal life is well documented, including its use as a gathering place to mark the Armistice in November 1918 and its continued function as a meeting place, performance space and site of seasonal celebration. Regular events, centenary celebrations and the tradition of Christmas illumination underline its continuing relevance and affection within the local community.
- 3.69 Although now largely ornamental, the tower retains evidential value through surviving historic fabric, inscriptions and its dated clock frame. Its original functional elements – including the clock mechanism and drinking fountain – illustrate the integration of civic utility within commemorative architecture at the end of the 19th century.
- 3.70 Significance of the Crouch End Clock Tower lies predominantly in its powerful associative, communal and townscape value. It is an enduring symbol of Crouch End's late-Victorian transformation, civic ambition and local identity. As an iconic and much-loved landmark, it makes a defining contribution to the character and appearance of the conservation area, and its heritage value resides in its continued visibility, recognisability and social meaning as much as in its physical fabric.



Figure 3.31 The Broadway looking north towards the Clocktower - Site Visit 2026



Figure 3.32 The Broadway looking south towards the Clocktower - Site Visit 2026

3 | Heritage Baseline

(7) Church Of Holy Innocents (Grade II, List UID: 1189392)

- 3.71 The church was constructed in 1875–1877 to the designs of Arthur William Blomfield, one of the most prolific and influential ecclesiastical architects of the Victorian period. It was built to serve a newly developing residential district between St Mary’s Church, Hornsey, and Christ Church, Crouch End, reflecting the rapid suburban expansion of the area in the later 19th century.
- 3.72 The creation of a new parochial district in 1877, carved out of St Mary’s parish, underscores the church’s importance in the social and ecclesiastical organisation of the growing community. The church was notable from the outset for being entirely free-seated, reflecting contemporary concerns with accessibility and social inclusion in Anglican church design.
- 3.73 Architecturally, the Church of the Holy Innocents is a strong and disciplined example of early Gothic Revival church architecture, characteristic of Blomfield’s earlier and more austere phase. It demonstrates a confident adaptation of early 13th-century French and Italian Gothic motifs, reinterpreted through Victorian materials and construction techniques. The exterior is predominantly executed in London stock brick, with red brick used for polychromatic detailing and stone reserved for window mullions, tracery and selected architectural features. This restrained palette produces a muscular and austere architectural character, emphasising mass, proportion and articulation over elaborate ornament.
- 3.74 Key architectural features include the nave with north and south aisles, plate-tracery windows, stepped lancets to clerestory and west windows, and a well-resolved chancel with chapel and vestries. The composition is unified by consistent brick detailing and the clear expression of structure and liturgical hierarchy.
- 3.75 The south-east tower, prominently positioned on Tottenham Lane, is of particular significance and gives the church strong landmark value within the surrounding townscape. Its height, massing and robust Gothic detailing, including the polygonal stair turret, diaper brickwork and pyramidal cap,

make an important contribution to the character and legibility of the area. The church’s prominent siting and orientation reinforce its role as a key visual and community landmark within this part of Crouch End.

- 3.76 The interior survives as a spacious and architecturally coherent expression of Blomfield’s design, characterised by exposed brick arcades, cylindrical piers and brick arches. Significant features include the chancel arch, timber roof with trefoil-shaped trusses, stone font, marble reredos, encaustic tiled flooring, Arts and Crafts screen and a collection of late nineteenth- and early twentieth-century stained glass. Together, these elements contribute to the church’s architectural, artistic and evidential value.
- 3.77 The church also retains its historic brick boundary wall along Tottenham Lane, which forms an important element of its setting and contributes positively to its presence within the streetscape. The setting of the church enables appreciation of its landmark tower, architectural form and relationship with the surrounding Victorian townscape. The YMCA site forms part of this wider setting. Whilst the existing YMCA building does not contribute to the church’s architectural or historic significance, its established scale, institutional function and long-standing presence form part of the contemporary townscape context in which the asset is experienced. Its contribution to setting is therefore primarily contextual.



Figure 3.34 Tottenham Lane, Church of Holy Innocents looking east - Site Visit 2026



Figure 3.33 Church of Holy Innocents - Site Visit 2026



Figure 3.35 Church of Holy Innocents - Site Visit 2026

3 | Heritage Baseline

(8) Metcalf Memorial Drinking Fountain In Priory Park (Grade II, List UID: 1359589) & (9) Fountain In Centre Of Priory Park (Grade II, List UID: 1189228)

- 3.78 These two Grade II listed structures form a coherent group of late-19th-century civic park features within Priory Park. Individually, they are of special architectural and historic interest as well-crafted stone fountains reflecting Victorian ideals of public amenity, benefaction and urban improvement. Collectively, they have strong group value, sharing comparable dates, materials, formal qualities and a common landscaped setting. Together they reinforce the historic layout, character and legibility of Priory Park as a designed public open space and make a positive contribution to its significance as a historic parkland environment.
- 3.79 The Fountain in the Centre of Priory Park dates from the late 19th century. It comprises an octagonal polished limestone basin with projecting semi-circular subsidiary basins and a central stem supporting two circular bowls, enriched by heraldic coats of arms.
- 3.80 The Metcalf Memorial Drinking Fountain dates to c. 1879. Constructed in grey granite, it has an octagonal base, moulded pedestal, trefoil-decorated middle section and pyramidal cap, and is inscribed as the gift of C. T. P. Metcalf. The fountain is significant as a memorial and functional public amenity, illustrating Victorian philanthropy, public health provision and the enhancement of public parks.

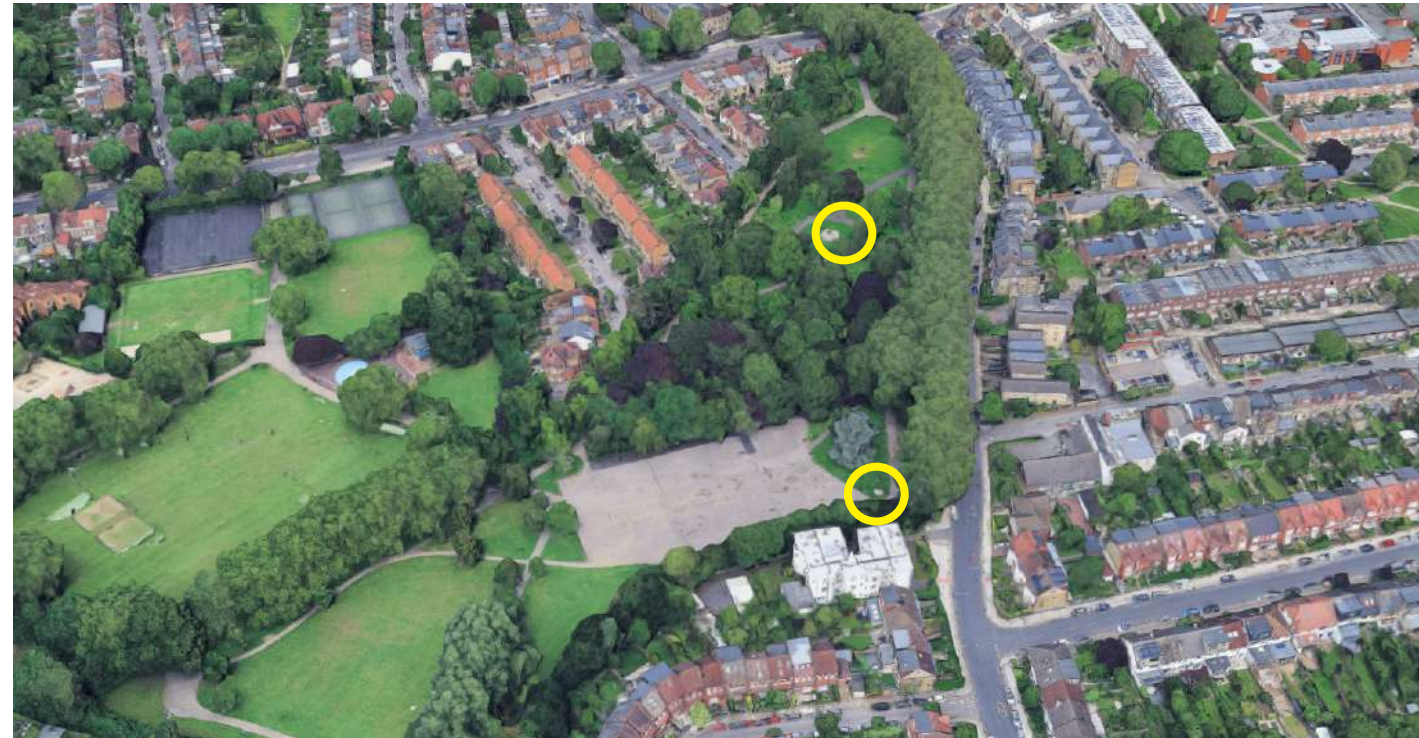


Figure 3.36 Priory Park Aerial View



Figure 3.37 Metcalf Memorial Drinking Fountain In Priory Park



Figure 3.38 Fountain In Centre Of Priory Park

Section 4

Townscape and Visual Baseline.

4 | Townscape Baseline

Townscape

3.81 The consideration of the townscape character of the Site and surroundings has been heavily informed by London Plan (2021), the Haringey Local Plan (2017), as well as the National Design Guide (2021), National Model Design Code (2021) and Landscape Institute Guidance on Townscape Character: TIN 05/17

Building Footprints

3.82 The building footprint diagram, reproduced above in figure 4.1, indicates the building footprints of the area. The site is marked on this diagram with a blue circle.

3.83 The areas of medium footprint and large footprint are predominantly located in the area of the Site and its surroundings. This reflects the use of this area as more modern.

Existing Building Heights

3.84 The existing building heights diagram, reproduced above in figure 4.4, indicates the existing building heights of the area. The site is marked on this diagram with a blue circle.

3.85 Generally in the area, the built form is comprised of a low rise buildings (shown in yellow) which reflects the large quantity of terraced housing and the fine urban grain of the area, larger buildings are located along key aerial routes such as Tottenham Lane.

3.86 The diagram demonstrates that the buildings on the Site are of mid rise buildings seen immediately nearby of the Site.



Figure 4.1 Building Footprint. Reproduced from 2015 Urban Character Study. Location of site indicated with blue circle,

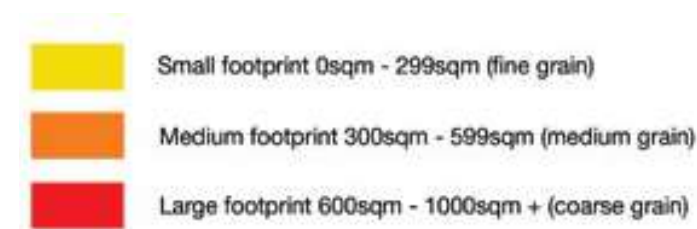


Figure 4.2 Building Heights. Reproduced from 2015 Urban Character Study. Location of site indicated with blue circle,



4 | Townscape Baseline

Use and Function

- 3.87 The use and function diagram, reproduced above in figure 4.3, indicates the uses and footprints of the building in the area. The site is marked on this diagram with a blue circle.
- 3.88 Generally in the area, the use and function is residential (shown in the green) which reflects the large quantity of terraced housing.
- 3.89 The area of the High Street is seen in red, depicting the retail (footfall dependant uses) seen along the High Street. Areas of retail (footfall dependant) are seen scattered elsewhere reflecting the local centres.
- 3.90 The diagram demonstrates that the buildings on the Site are in a high retail focused area and this is the use and function of the area immediately surrounding the Site as well.

Building Period

- 3.91 The existing building period diagram, reproduced above in figure 4.4, indicates the general building periods of each part of the area. The site is marked on this diagram with a blue circle.
- 3.92 Generally in the area, the built form is comprised of Victorian/ Edwardian buildings, dating from 1840 - 1910 (shown in purple) which reflects the large quantity of terraced housing and the fine urban grain
- 3.93 There immediate local area is more mixed with interwar and later building which define a smaller townscape pocket of different character which is more modern.

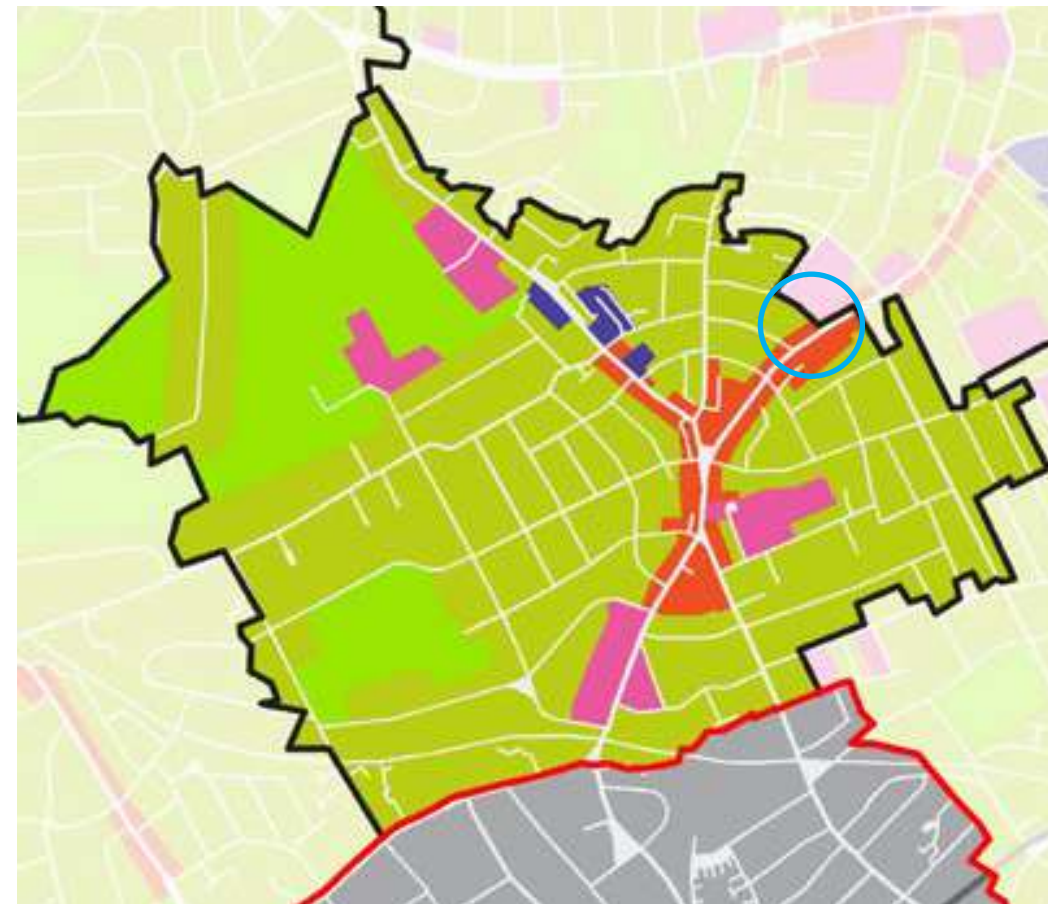


Figure 4.3 Use and Function Reproduced from 2015 Urban Character Study. Location of site indicated with blue circle,

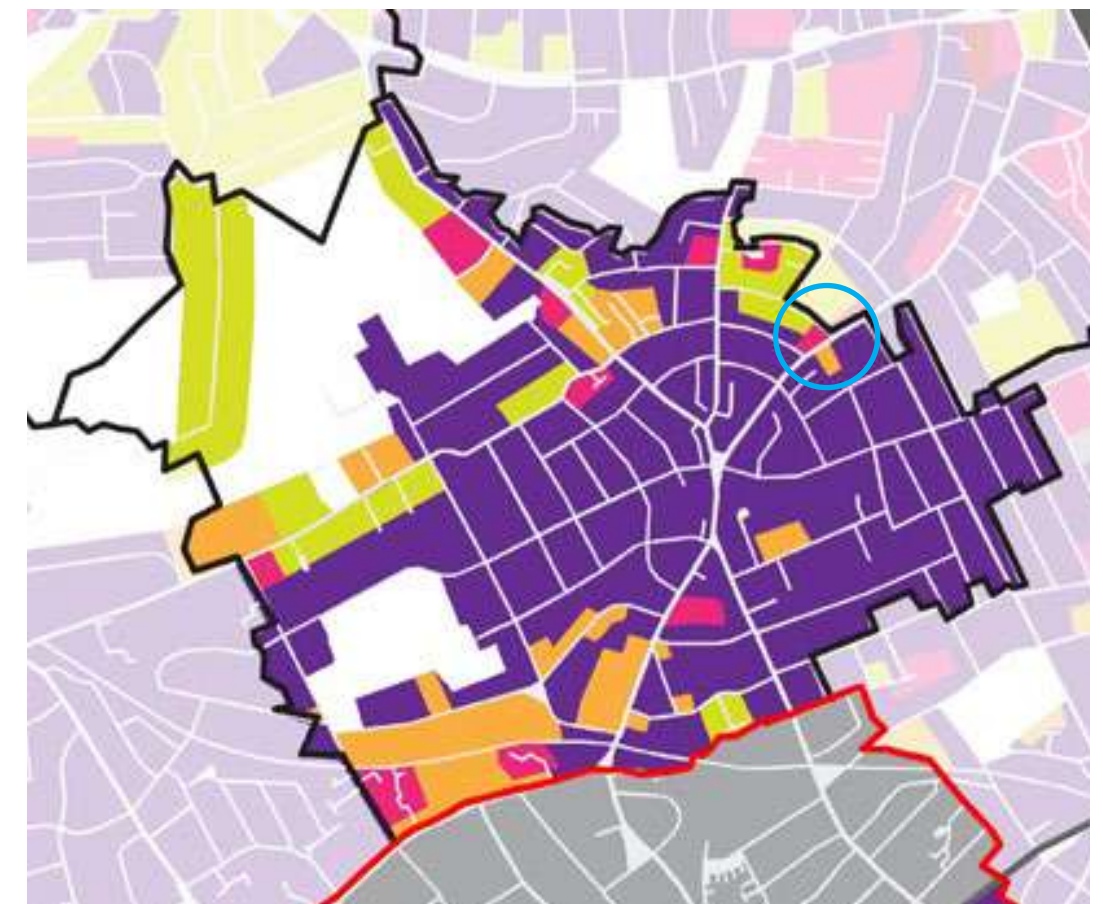
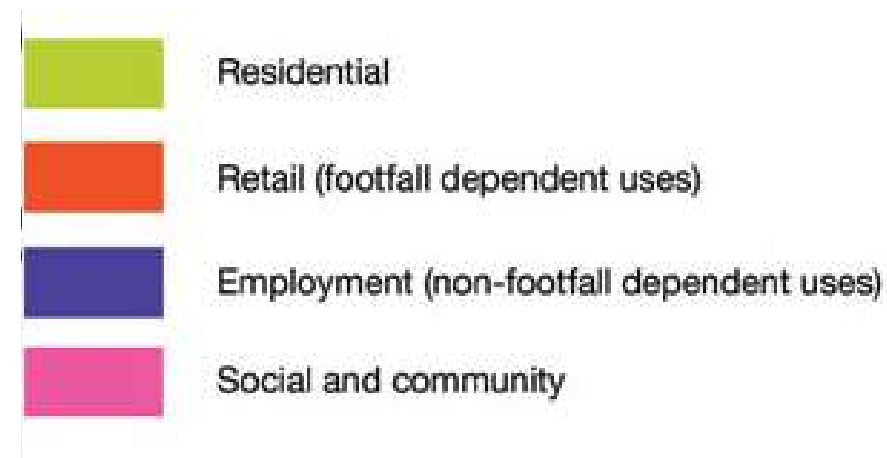


Figure 4.4 Building Period. Reproduced from 2015 Urban Character Study. Location of site indicated with blue circle,



4 | Townscape Baseline

The Site

- 3.94 The Site occupies a prominent corner plot at the junction of Tottenham Lane, Elmfield Avenue and Rosebery Gardens, within a varied and transitional urban context. The immediate townscape is characterised by a mix of building ages, scales and typologies, resulting in a heterogeneous urban grain that differs from the more consistent historic fabric found elsewhere in Crouch End.
- 3.95 Within this context, the existing YMCA building forms the principal built element on the Site and is one of the more visually prominent structures in the immediate locality due to its scale, footprint and corner position. It sits within a cluster of more modern and larger-scale buildings, including nearby commercial uses such as the petrol filling station, which occupies a lower-lying position within a localised topographic dip.
- 3.96 The surrounding townscape is influenced by subtle but perceptible changes in topography. There is a gentle rise to the south along Tottenham Lane towards the Crouch End Clock Tower, reinforcing the visual prominence of the town centre core. To the north, Tottenham Lane rises more steadily, creating a sequence of views in which the Site is experienced intermittently as part of the wider streetscape.
- 3.97 Views of the Site along Tottenham Lane are typically dynamic and sequential, often partially filtered or framed by intervening built form, street trees and the curvature of the street. As a result, the building is rarely perceived in isolation, but rather as part of a layered townscape composition comprising a mixture of historic terraces, mid-20th century development, and more recent interventions.
- 3.98 At a more local level, the surrounding residential streets are defined by a tighter urban grain and a more consistent domestic scale, particularly where late Victorian and Edwardian terraces predominate. However, the presence of the YMCA complex and other larger-scale elements introduces variation within this context, reinforcing the transitional character of the Site's immediate surroundings.

- 3.99 The Site is situated within a mixed and evolving townscape that reflects both historic and more recent phases of development. Its position at the intersection of differing character areas, commercial, residential and institutional, results in a townscape that is not uniform, but instead defined by variation in scale, form and visual enclosure.
- 3.100 Whilst the building's scale and established presence mean that it forms a recognised component of the local townscape, its architectural treatment is utilitarian and reflects the cumulative effects of post-war alteration, extension and redevelopment. The building lacks the architectural quality, detailing and coherence that characterise many of the surrounding historic buildings and makes a relatively limited positive contribution to local townscape character beyond its role in defining the corner site and maintaining activity within the area. As such, the Site presents an opportunity for redevelopment to deliver a building of greater architectural quality that responds more positively to its prominent position, whilst continuing the long-established YMCA use and reinforcing the townscape function currently performed by the existing building.



Figure 3.39 The Site View from Elmfield Avenue of the main elevation - Site Visit 2026

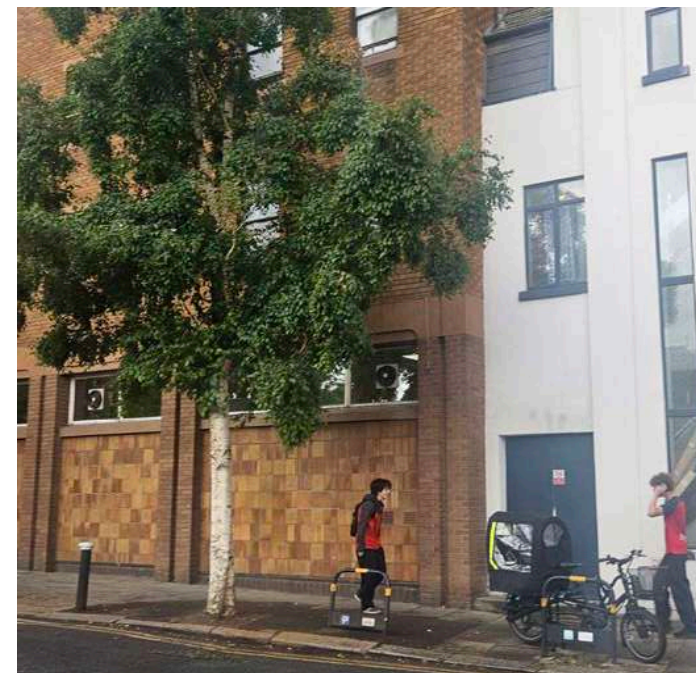


Figure 4.5 View from Elmfield Avenue of the north elevation facing onto Elmfield Avenue - Site Visit 2026



Figure 4.6 View from Elmfield Avenue of the north elevation facing onto Elmfield Avenue - Site Visit 2026



Figure 4.7 View from Tottenham Lane - Site Visit 2026

4 | Townscape and Visual Baseline

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Scope of Townscape Assessment

4.1 The townscape assessment considers the changes to the character and qualities that define the townscape. Scoping an assessment of townscape character can be based on dividing an area into character areas or by analysing visibility. Regardless of method, the emphasis in GLVIA3 and TIN 05/17 is ensuring a full understanding of the many factors influencing the character of an urban context that may be significantly affected by the proposed development.

4.2 As such, in this assessment the townscape character within a 1km radius of the Site is considered, in order to capture more distant views towards it identified by the ZTV. For the townscape assessment this area has been sub-divided into 5 character areas:

- Crouch End Conservation Area
- Hill Field Conservation Area
- Late 19th - Early 20th Residential Character
- Mid - Late 20th Century Residential Character
- Larger Scale and Footprint Civic and Commercial Buildings

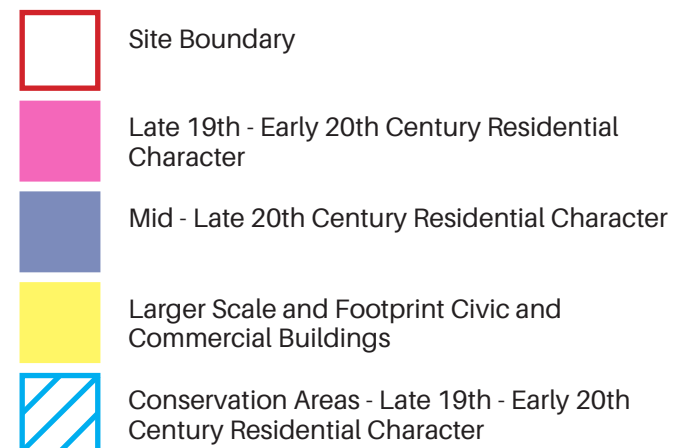


Figure 4.9 Character Area Mapping

4 | Townscape and Visual Baseline

Townscape Character Areas

4.3 Areas 1 and 2 are considered in detail within the Heritage Assessment section of this report, which provides a comprehensive evaluation of their character, significance and contribution to the setting of the Site. The findings of that assessment have been used to inform the townscape and visual appraisal set out within this chapter.

3. Late 19th – Early 20th Century Residential Character

4.4 Surrounding much of the site, this character area includes extensive terraces of late Victorian and Edwardian housing forming the dominant urban fabric beyond the high street.

- Gently varied topography with long, linear streets. Wider Context / Urban Hierarchy
- Primarily residential hinterland supporting the town centre.
- There is a fine urban grain, consistent plot widths and continuous terraces.
- Two- to three-storey terraced housing Occasional corner buildings and small local parades
- Strong rhythm of façades, bay windows, and brickwork articulation. Streets are generally enclosed and human-scaled.

4.5 The character area is considered to be of Low-Medium townscape value, reflecting its positive contribution to local character and sense of place, albeit without the particular distinction or rarity associated with higher-value townscapes. Its susceptibility to change is assessed as Medium-High, owing to the importance of established townscape patterns, building form and spatial relationships in defining local character. Taking these factors together, the overall townscape sensitivity of the character area is considered to be Medium.

4.6 The Site sits at the interface with this character area along Elmfield Avenue and Rosebery Gardens, where it currently appears out of scale and form relative to surrounding terraces. Overall the character area forms a broadly cohesive residential townscape where consistent scale and rhythm define character, sensitive to large-scale interventions.

4. Mid-Late 20th Century Residential Character

4.7 This character area is primarily defined by mid- to late-twentieth-century residential development, including estate housing, infill schemes and more modern terraces interspersed with residential blocks. The townscape is generally level and characterised by larger plot configurations, wider spacing between buildings and a more open urban structure than that found within the surrounding Victorian and Edwardian neighbourhoods. As a result, the urban grain is comparatively coarse, with development arranged in a more regular and spatially ordered pattern. Built form typically comprises low- to mid-rise apartment buildings and planned residential estates, creating a consistent street character. Whilst architectural quality varies across the area, the coherence of scale, layout and building spacing contributes to a legible and recognisable townscape character.

- Generally level with larger plot configurations and more open layouts.
- Secondary residential areas, often more spatially ordered than earlier development.
- Urban Grain is coarser and due to regular plot sizes
- Typologies include Low- to mid-rise apartment blocks Estate housing layouts
- Built form and street character is more consistent due to the estate nature of the townscape and increased spacing between structures.

4.8 The character area is considered to be of Low townscape value, reflecting its limited architectural distinction and localised variation in building quality. Susceptibility to change is assessed as Medium, as despite the modest townscape value, the area exhibits a consistent urban form and established pattern of development that contribute to its character and limit its capacity to accommodate poorly integrated change. Taking these factors together, the overall sensitivity of the character area is considered to be Medium.



Figure 4.10 Aerial view Google Maps 2026 - Late 19th - Early 20th Century Residential Character



Figure 4.11 Aerial view Google Maps 2026 - Mid - Late 20th Century Residential Character

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5. Larger Scale Civic and Commercial Buildings

4.9 This character area is defined by a concentration of larger-footprint buildings and uses, including retail premises, commercial uses and the YMCA site itself. Typically occupying larger and generally level plots, these buildings perform important functional roles within the urban structure and often act as visual anchors along key routes. The townscape is characterised by a comparatively coarse urban grain, with expansive building footprints, varied setbacks and less consistent frontage conditions than are found within adjoining residential areas. Building heights and massing frequently exceed those of the surrounding housing, contributing to a more varied and utilitarian character.

4.10 Given the prevalence of larger-scale buildings and varied built form, the character area has a relatively greater capacity to accommodate change than the adjoining residential townscapes. It therefore provides an important contextual baseline against which the effects of increased height, massing and redevelopment proposals can be assessed.

- Generally level plots with larger site coverage.
- Functionally important elements within the urban structure, often acting as landmarks or anchors, including the present YMCA Building (The Site).
- Coarser urban grain with larger plots and more expansive footprints.
- Larger commercial premises including cinema, gyms and retail units, Petrol Station, Institutional use, (present YMCA) smaller commercial uses.
- Buildings often exceed surrounding residential scale, with varied setbacks and less consistent frontage conditions.

4.11 The YMCA site shares many of the defining characteristics of this townscape type, particularly in terms of its scale, footprint and institutional function, although the architectural expression of the existing building is comparatively undistinguished. Overall, the character area is considered to be of Low townscape value, reflecting the limited degree of architectural cohesion and the predominance of functional rather than aesthetic qualities. Susceptibility to change is assessed as Low-Medium, as the larger plots, varied building forms and established presence of substantial structures provide a degree of flexibility for redevelopment and intensification. Consequently, the overall sensitivity of the character area is considered to be Low-Medium.



Figure 4.13 Aerial view Google Maps 2026 - 5. Larger Scale Civic and Commercial Buildings Character Area

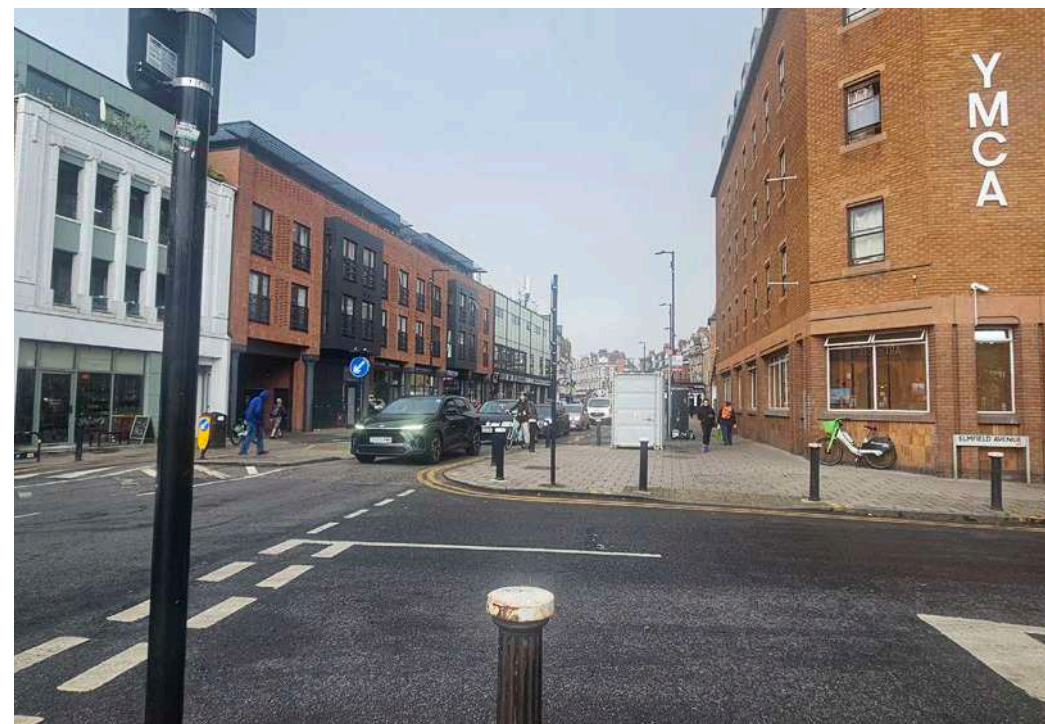


Figure 4.12 5. Tottenham Lane - Larger Scale Civic and Commercial Buildings



Figure 4.14 5. Tottenham Lane - Larger Scale Civic and Commercial Buildings

4 | Townscape and Visual Baseline

Emerging Townscape

- 4.12 The Site is located within an established urban area of Crouch End that is not formally designated as a strategic growth area; however, it is situated within a townscape that demonstrates clear evidence of incremental change and evolution. The immediate context is characterised by a mix of historic and more modern development, reflecting successive phases of redevelopment and adaptation.
- 4.13 The emerging character of the area is defined not by comprehensive regeneration, but by a pattern of gradual intensification and diversification in building form, use and architectural expression. This is particularly evident along Tottenham Lane and within the wider commercial centre, where new development and the refurbishment of existing buildings are contributing to a more varied and layered townscape.
- 4.14 It is anticipated that the following key characteristics of the townscape will continue to evolve:
- Increased variation in building form and scale: While the wider conservation area is predominantly characterised by Victorian and Edwardian terraces of consistent scale, the immediate context of the Site includes a number of larger footprint and more modern buildings. There is an emerging trend towards greater variation in building heights and articulation, particularly at key nodes and corner sites. Notable examples such as the redevelopment of Hornsey Town Hall demonstrate that contemporary architectural responses can be successfully integrated within the historic townscape where they are of high design quality.
 - Incremental intensification of development: The surrounding area is experiencing a gradual shift towards higher density forms of development, particularly in locations with strong accessibility and proximity to the town centre. This is reflected in the presence of, mixed-use developments and modern residential accommodation, which contrast with the finer grain of the surrounding residential streets.
 - Evolution of building typologies: The townscape is increasingly characterised by a wider range of building types, including purpose-built residential accommodation, community uses and mixed-use

developments. While historic commercial and residential typologies remain prevalent, newer forms of development are contributing to a more diverse built environment.

- Changes to architectural character and materials; The introduction of contemporary materials and design approaches is contributing to a gradual diversification of the architectural character. This is evident in mid- and late-20th century interventions and more recent development, which introduce alternative forms, detailing and material palettes alongside the prevailing brick-built historic fabric.
- Continued role of mixed-use activity; The area will continue to function as a vibrant local centre, with active ground floor uses and a mix of residential, commercial and community functions. This reinforces the dynamic and evolving nature of the townscape, particularly along Tottenham Lane and within the wider commercial core.
- Persistence of strong townscape structure and topography; Despite these changes, the underlying structure of the townscape which is defined by historic street patterns, landmarks and topography will remain a key feature of the area. The Conservation Area designation, the gentle rise along Tottenham Lane and the focal role of the Clock Tower will continue to influence how development is perceived within the wider urban landscape, the emerging townscape can be understood as one of managed change, where the historic fabric remains dominant but is complemented by carefully integrated modern development. The presence of recent and mid-20th century buildings, alongside ongoing incremental redevelopment, indicates that the area has capacity to accommodate further change, particularly where proposals respond sensitively to established scale, townscape hierarchy and key views.



Figure 4.15 Hornsey Town Hall - Crouch End Character Area



Figure 4.16 Tottenham Lane Site Visit 2026

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Visual Assessment

ZTV

- 4.15 A Zone of Theoretical Visibility ('ZTV') was prepared to 1.5km radius using GIS/Vu.City 3D modelling software to understand the potential visibility of the proposed development. This considers the maximum possible visibility, taking into account buildings, but excluding trees and small structures (i.e. fences, walls, sheds).'
- 4.16 The ZTV and supporting three-dimensional modelling have informed the selection of representative viewpoints, ensuring that the visual assessment captures a robust and proportionate range of views from key receptors. The analysis reflects the Site's location within a varied urban context, where visibility is often filtered by intervening buildings, street trees and changes in topography.
- 4.17 Following pre-application discussions with officers at the London Borough of Haringey, a series of representative views has been agreed for inclusion within this HTVIA. The final selection reflects both local and more distant vantage points, incorporating key approaches, residential streets and areas of open space from which the Site may be experienced.

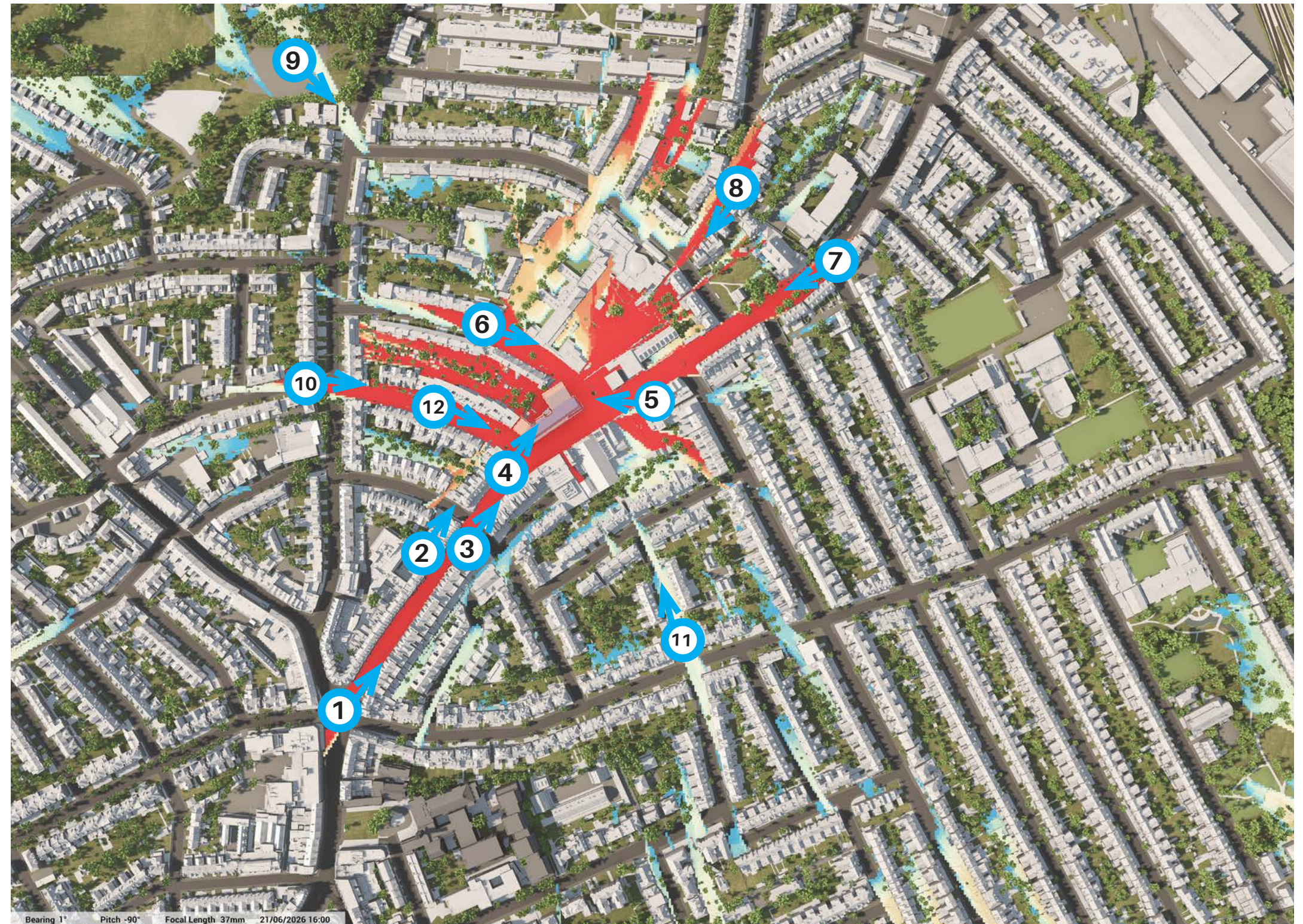


Figure 4.17 ZTV Mapping Vu.City

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Representative Viewpoints

- 4.18 In line with GLVIA, a selection of representative views have been identified from publicly accessible places which are considered to proportionately illustrate the likely effects of the Proposed Development.
- 4.19 11 representative viewpoints have been identified within the identified Study Area, drawing from ZTV data and a site visit to the area.
- 4.20 The visual assessment considers the potential changes to visual amenity of people experiencing views (often referred to as visual receptors). These have been informed following a Site visit by Icen Projects.
- 4.21 The following selection of viewpoint locations have been selected for agreement with Haringey:
- 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)
- 4.22 These viewpoint locations been shared with the LPA in a follow up email to the pre-application meeting.

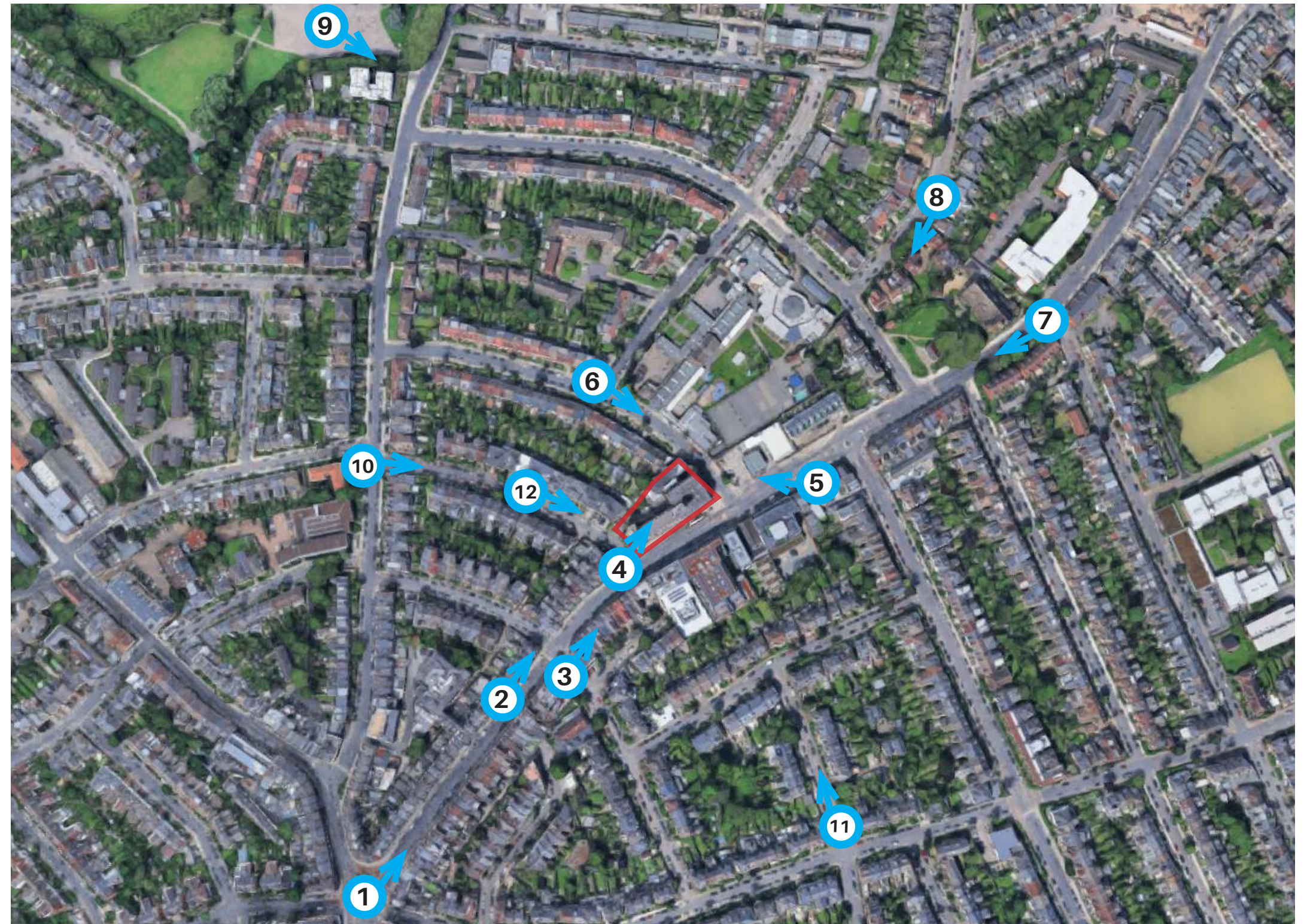


Figure 4.18 Scope of Visual Assessment - View Locations

Scope of Visual Assessment

- 4.23 The visual assessment considers the potential changes to visual amenity of people experiencing views (often referred to as visual receptors).
- 4.24 Views are identified within a c.1km radius of the Site.
- 4.25 The visual receptors and their sensitivity which may be affected are identified in Table 4.2

Visual Receptor	Value	Susceptibility to Change	Sensitivity	Representative Viewpoint
Users of Crouch End Commercial Centre	Medium The commercial centre is of Medium visual and townscape value, containing a concentration of listed and other heritage assets within a distinctive and well-established urban setting. The area also holds amenity value, with topographical variation allowing clear views northwards along key arterial routes.	Low Views are generally open and experienced within a busy and evolving urban centre. Whilst certain specific vistas are more sensitive, the wider townscape is already informed by a varied urban context. The presence of larger and more modern buildings, including the redevelopment of Hornsey Town Hall, demonstrates that contemporary development of varied character can be accommodated within the streetscape where it is well designed. The susceptibility of receptors is Low	Low-Medium	Views 1 and 2
Users of Tottenham Lane	Low Tottenham Lane is a busy urban street forming one of the principal routes through Crouch End. It comprises a varied mix of commercial, residential and institutional buildings and is experienced by pedestrians, cyclists and road users moving through the area. Whilst not a designated townscape, the street contributes to the everyday visual amenity and legibility of the local townscape.	Low As shown in Views 3, 4, 5 and 7, the Site is experienced within a varied townscape in which more modern, higher-density and institutional development already forms part of the visual baseline. The streetscape demonstrates a relatively strong capacity to accommodate the type of change proposed, particularly where it responds to the established street hierarchy and urban grain. The susceptibility of these receptors to the proposed change is low.	Low	Views 3, 4, 5, 7
Users of Surrounding Residential Streets	Medium Views from surrounding residential streets are typically experienced within a domestic townscape defined by late 19th- and early 20th-century terraced housing. These streets possess a clear and attractive local character, particularly in short-range views albeit no townscape or heritage designations and these streets are fairly typical of this widely surviving typology. However, longer views beyond the immediate urban block are generally restricted by the tight urban grain, resulting in an inward-facing townscape where wider views are incidental to movement through the area..	Low The surrounding residential streets generally have a tight urban grain which limits intervisibility with the wider area and provides some capacity to accommodate change in background views. However, susceptibility is greater in streets immediately adjoining the Site, where views are more direct and where the relationship between the proposed development and neighbouring residential context is more pronounced. In these localised views, the presence of the existing YMCA building and other modern development mean the Susceptibility to Change is Low	Low-Medium	Views, 6, 8, 10, 11, 12
Users of Open Green Space including Priory Park	Medium Open green spaces, including Priory Park, are considered to be of medium visual value, reflecting their role as recreational resources, their relative tranquillity, and their contribution to the wider green setting of the area.	Medium Receptors within open green space are generally more susceptible to changes in the surrounding skyline and urban backdrop, reflecting the nature of activities undertaken and the more open character of views experienced. However, in this instance, the Site is perceived at some distance and forms part of an established urban edge, rather than a dominant foreground element within views. As such, while some sensitivity to change is acknowledged, the overall susceptibility to change is considered to be medium.	Medium	View 9

Table 4.2: Visual Receptors

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View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12

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184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12

Section 5

Proposed Development.

5 | Proposed Development

Summary of Proposed Development

5.1 The proposed development comprises the comprehensive redevelopment of the YMCA site at 184 Tottenham Lane, replacing the existing building with a purpose-built, modern supported housing scheme that responds to identified operational, spatial and townscape sensitivities of the area. The scheme seeks to significantly improve the quality and functionality of accommodation, whilst optimising the capacity of the site to meet increasing demand for supported housing provision. The development will deliver approximately 170–200 bedspaces, all provided as en-suite rooms arranged within shared flats of between two and six residents, alongside a proportion of larger ‘move-on’ units to support independent living.

Built Form and Layout

5.2 The proposed building will occupy the established corner plot defined by Tottenham Lane, Elmfield Avenue and Rosebery Gardens, maintaining a strong street presence and reinforcing the existing urban block structure. The scheme adopts a perimeter block approach, with accommodation arranged around a central courtyard that provides amenity space and assists with daylight penetration to internal areas.

5.3 Building heights will typically range from four to six storeys, representing an increase compared to the existing structure. The massing strategy is carefully articulated to respond to surrounding context, with stepping and modulation at key interfaces, particularly along Elmfield Avenue and Rosebery Gardens, to reflect the transition from the larger-scale commercial frontage of Tottenham Lane to the finer grain residential streets.

Ground Floor and Public Realm

5.4 The ground floor has been designed to provide an active and legible interface with the public realm, with the main entrance positioned centrally on Tottenham Lane to maximise visibility and accessibility. The entrance sequence is emphasised architecturally to create a clear point of arrival and to enhance the building’s presence within the street.

5.5 Internally, the ground floor accommodates a range of shared and community-oriented spaces, including meeting rooms, flexible activity spaces and resident lounges, which are intended to support both residents and wider community use

5.6 Externally, the scheme includes high-quality public realm improvements, with enhanced paving, planting, and seating integrated into the street edge. A landscaped courtyard to the rear provides a mix of active and quiet spaces for residents, including areas for socialising, exercise and relaxation.

Use and Operation

5.7 The development will continue the long-established use of the site as supported accommodation, while modernising the provision to meet contemporary standards. The proposal responds directly to identified deficiencies within the existing building, including the lack of privacy, poor internal layouts and outdated facilities.

5.8 The scheme introduces a more independent living model, with shared flats, private bathrooms and improved communal facilities, supporting residents in transitioning towards independent living.



Figure 5.1 Proposed Development CGI from Tottenham Lane looking west



Figure 5.2 Proposed Development Elevational Drawing Rear Elevation



Figure 5.3 Proposed Development Elevational Drawing Side Elevation to Rosebery Avenue

5 | Proposed Development

Architectural Approach

- 5.9 The architectural language has been developed through a considered response to the varied character of the surrounding townscape, drawing from the established form, rhythm and architectural expression of the Tottenham Lane high street while presenting a clear and high-quality contemporary intervention.
- 5.10 A key design principle is the articulation of the façade into a series of clearly expressed vertical bays, reflecting the fine grain and repetitive rhythm characteristic of adjacent Victorian and Edwardian terraces. This approach breaks down the overall building mass into legible components, reducing perceived scale and enabling the scheme to align with the proportions and cadence of the existing commercial frontage. The ordering of openings, alignment of fenestration and use of vertical emphasis reinforce this relationship and contribute to a coherent streetscape composition.
- 5.11 At ground floor level, the building adopts a strong and legible frontage that responds to the active character of the high street. The main entrance is expressed as a clearly defined architectural feature, providing a sense of arrival and reinforcing the building’s civic presence. This approach supports wayfinding and contributes to the vitality of the street, consistent with the established pattern of active frontages along Tottenham Lane.
- 5.12 The corner at Tottenham Lane and Rosebery Gardens is treated as a key townscape moment, reflecting its prominence within the wider urban structure. The design introduces enhanced articulation and a degree of visual emphasis at this location, drawing on the tradition of well-defined corner buildings within the surrounding context. This approach helps to anchor the building within its setting and contributes positively to the legibility of the junction as an important node within the local street network.
- 5.13 The roofscape is conceived as an integral component of the overall architectural composition. A varied and articulated roof form, informed by local precedents, is employed to reflect the distinctive and often expressive rooflines found within the surrounding area. The modulation of the roof reduces the perceived scale and bulk of the upper storeys, breaking down the massing and allowing the building to sit more comfortably within the existing skyline. At

- the same time, the roofscape provides a distinctive silhouette, contributing to the visual identity of the development without appearing overly dominant.
- 5.14 Materiality further reinforces the contextual approach. While expressed in a contemporary manner, the palette draws from the robust and predominantly brick-built character of the conservation area, ensuring continuity with the surrounding townscape. Variations in tone, texture and detailing are used to emphasise the vertical bay structure, articulate key elements such as the entrance and corner, and provide visual depth to the façades.
 - 5.15 The architectural approach responds to the Site’s prominent corner location, the varied and evolving character of the surrounding townscape, and the need to integrate increased height within a sensitive context. Through careful articulation, modulation of massing and a contextually informed design language, the scheme achieves a balance between integration and distinction, contributing positively to the character and legibility of Tottenham Lane and its wider setting.



Figure 5.5 Upper Storeys of the buildings on Tottenham Lane



Figure 5.4 Proposed Development Main Elevational Drawing

Section 6

Heritage Assessment.

Heritage Assessment

- 6.1
- The proposed development will replace the existing YMCA building with a purpose-built supported housing scheme on a long-established institutional site at 184 Tottenham Lane. The assessment of heritage effects has been informed by an understanding of the significance of nearby heritage assets and the contribution made by their settings, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Historic England GPA3 guidance. The Methodology for the Heritage portion of this assessment is set out in Appendix 1.
- 6.2
- The assessment concludes that the proposal would preserve the significance of all designated heritage assets and conservation areas considered within this assessment. Whilst the development would introduce a building of slightly increased height, this change would occur within a location already occupied by a substantial institutional building and within a townscape characterised by variation in scale, form and architectural expression. The proposal would therefore be experienced as part of the continuing evolution of the area rather than as an incongruous intrusion into the historic environment and would incorporate improved articulation and stepping to better respond to the surrounding townscape character.

Crouch End Conservation Area

- 6.3
- The significance of the Crouch End Conservation Area derives principally from its historic street pattern, late Victorian and Edwardian townscape, concentration of heritage assets, distinctive topography and established role as a commercial and civic centre. The existing YMCA building already forms part of the conservation area’s wider setting but does not contribute positively to the architectural qualities that define its significance. Its contribution is primarily contextual, reflecting its long-standing institutional use and established townscape presence.
- 6.4
- The proposed development would continue the established institutional use of the site whilst delivering a building of substantially higher architectural quality. Although slightly taller than the existing building, the scheme retains the established urban role of the site as a prominent corner building and responds to the varied townscape character surrounding Tottenham Lane. The effect on this portion of the conservation area is experienced within Views 1 - 2.
- 6.5
- The Proposed Development would be visible from only a limited part of the Crouch End Conservation Area, principally along sections of Tottenham Lane where the Site already forms an established component of the streetscape. Across much of the conservation area, visibility would be restricted by the dense urban grain, intervening building frontages, changes in topography and the enclosure provided by the historic street network. As a result, the proposed building would not form a prominent or defining element in the experience of the conservation area as a whole. The conservation area would continue to be understood through its historic street pattern, architectural quality, landmark buildings, topography and town centre function, all of which would remain readily legible and appreciable following development.
- 6.6
- Overall, there would be a minor uplift in the quality of the conservation area setting but any effects would generally be very limited, given the lack of visibility and nature of existing setting. The proposal would preserve the significance of the Crouch End Conservation Area and would not materially affect the understanding and appreciation of the key elements of character and appearance.

Hillfield Conservation Area

- 6.7
- Hillfield Conservation Area derives its significance from its coherent late Victorian and Edwardian suburban character, planned layout, architectural consistency and elevated topography. The YMCA site lies outside the conservation area and forms part of its wider setting only in a limited number of views. The existing YMCA building is recognised within the baseline assessment as contributing only contextually to this setting relationship.
- 6.8
- The effect on this conservation area is experienced principally within View 8. Across the majority of the conservation area, the Proposed Development would either not be visible or would be experienced only in highly filtered and incidental views due to the dense urban grain, intervening development, mature vegetation and the inward-looking nature of the conservation area’s streetscape. Where visible, the proposal would be experienced at some distance beyond the conservation area as part of the wider urban backdrop. The development would not alter the appreciation of the conservation area’s planned layout, architectural coherence, elevated topography or historic character. Views within and through the conservation area would remain focused upon its own townscape qualities, consistent roofscape and local landmarks, from which its significance is principally derived.
- 6.9
- The Proposed Development would therefore preserve the significance of the Hillfield Conservation Area. Any change to its wider setting would be extremely limited and would not materially affect the contribution that setting makes to the asset’s significance. Consequently, the effect would be neutral, and the contribution of setting to significance would remain unchanged as a result of the proposals.

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184 TOTTENHAM LANE | LONDON BOROUGH OF HARINGEY

Listed Buildings

(1) The Queen's Public House (Grade II*)

- 6.10 The Queen's Public House derives significance from its exceptional architectural quality, landmark presence and historic association with the late Victorian expansion of Crouch End. Its significance is principally experienced through its highly prominent corner position, richly detailed architecture and relationship with the historic commercial core centred on Tottenham Lane and The Broadway.
- 6.11 The Site forms part of the wider urban context within which the building is experienced, although there is no direct architectural or historic relationship between the two sites. The existing YMCA building already occupies a substantial and visually prominent position along Tottenham Lane. The Proposed Development would continue this established condition, replacing an existing large institutional building with a contemporary building of higher architectural quality.
- 6.12 Whilst the proposed building would be visible in some views along Tottenham Lane, it would remain physically separate from The Queen's and would not affect the attributes through which its significance is principally appreciated. The Queen's would continue to be experienced as a distinctive landmark by virtue of its prominent corner location, exceptional architectural quality, richly modelled elevational treatment and its established role within the historic commercial core of Crouch End. The proposal would not diminish its contribution to local townscape legibility, its visual prominence at the junction of Tottenham Lane and Elder Avenue, or the ability to appreciate its architectural and historic significance.
- 6.13 The Proposed Development would therefore preserve the significance and setting of The Queen's Public House. No harm would arise.

(3) Clock Tower (Grade II)

- 6.14 The Clock Tower is a landmark structure situated at the historic heart of Crouch End. Its significance derives from its strong communal, historic and townscape value, functioning as a focal point and symbol of local identity. Visibility and recognisability within the townscape are important aspects of its significance.
- 6.15 The Proposed Development would be visible in some views from the wider commercial centre; however, it would not obscure or detract from the Clock Tower's role as a focal landmark. The tower would remain the principal visual marker at the convergence of key streets and would continue to be appreciated within the townscape for the qualities from which its significance is derived. The Site already contains a large institutional building and the proposal would represent an evolution of this established condition rather than a fundamental change to the manner in which the tower is experienced.
- 6.16 The Proposed Development would preserve the significance and setting of the Clock Tower. No harm would arise.

(7) Church of the Holy Innocents (Grade II)

- 6.17 The Church of the Holy Innocents derives significance from its architectural quality, historic interest and landmark role within the surrounding townscape. In particular, its tower makes a notable contribution to local views and the wider skyline.
- 6.18 The Site forms part of the wider urban setting of the church but does not contribute directly to its significance. The existing YMCA building is already experienced as part of the contemporary townscape context surrounding the asset. The Proposed Development would only minimally alter this backdrop as shown in View 7. This is due to the existing tree cover and set back of the church. The church would remain readily appreciable as a distinctive landmark and its architectural form, tower and relationship with Tottenham Lane would remain unchanged. The proposal would not interrupt important views to the church nor detract from appreciation of its historic or architectural significance.
- 6.19 The significance and setting of the Church of the Holy Innocents would be preserved. No harm would arise.



Figure 6.1 Proposed Development CGI from Rosebery Avenue

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(8) Metcalf Memorial Drinking Fountain & (9) Fountain in Priory Park (Grade II)

- 6.21 These listed structures derive significance principally from their architectural, historic and group value within the landscaped setting of Priory Park. Their significance is experienced primarily within the park itself and through their contribution to the historic layout and character of the open space.
- 6.22 View 9 of the View study confirm there would be a barely perceivable presence from a limited number of location within Priory Park and none which would impact upon the ability to appreciate the fountains.
- 6.23 The Site is located beyond Priory Park and has a limited relationship with the significance of these assets. The Proposed Development would form part of the wider urban backdrop experienced beyond the park but would not alter appreciation of the fountains, their relationship with one another, or their contribution to the historic park landscape. The proposals would therefore preserve their significance and setting.

Heritage Assessment Summary

- 6.24 The assessment demonstrates that the Proposed Development would preserve the significance and settings of all nearby listed buildings. Whilst the redevelopment would introduce a building of greater height than the existing YMCA, this would occur within an established urban context already characterised by variation in scale and larger institutional buildings. The proposal would not diminish the architectural, historic, communal or landmark qualities from which the significance of nearby listed buildings is derived. The change to the setting of a limited number of assets would be positive due to the uplift in the architectural quality of the plot. The modest uplift in scale and height would be entirely consistent with the character of the surrounding area and should be held in the context of the precedent set by the existing building. The change would not amount to any harmful effects to the setting of nearby heritage assets.
- 6.25 No harm would arise to designated heritage assets and the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are therefore satisfied.



Figure 6.2 Proposed Development



Figure 6.3 Proposed Development Illustrative Plan

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Figure 6.4 Proposed Development CGI



Figure 6.5 Proposed Development CGI