

**Statement of Community Involvement – YMCA, 184
Tottenham Lane**

30th July 2026



Contents

1. Introduction 3

2. Executive Summary..... 5

3. Engagement Team..... 7

4. Legislation and Policy Framework 8

5. Engagement.....10

6. Feedback and Analysis 18

7. Response to Key Feedback 25

8. Conclusion 27

Appendix 1 – Map of Leaflet Distribution for Public Consultation Events.....28

Appendix 2 – Exhibition Boards 29

Appendix 3 – Frequently asked questions and answers – published July 2026.....34

1. Introduction

- 1.1. The YMCA London City and North (YLCAN) (the ‘Applicant’) are submitting a planning application for the site of 184 Tottenham Lane, London N8. Full planning permission is sought for the following:

‘Demolition of the existing building and erection of a new, improved hostel facility with ancillary office, training and communal facilities within a part four to part six storey building’

Site Description and Context

- 1.2. The existing building is a hostel for young people, with ancillary functions, and a commercial gym (leased to a commercial operator by YLCAN) on Elmfield Avenue.
- 1.3. The building fronts Tottenham Lane between Rosebery Gardens and Elmfield Avenue. The eastern part is five storeys in height, whilst the western part is four storeys. Both elements have a mansard top floor.
- 1.4. The site sits in a high street context on Tottenham Lane, with residential properties to the north. Opposite the site to the east are Rokesly School and a Texaco petrol station. There are numerous high street businesses with residential properties above running along Tottenham Lane to the west, with the local commercial offering including two cinemas, local food shops, cafés, restaurants, beauty salons and professional services.
- 1.5. The site is close to multiple TfL bus routes and has a PTAL of 3.

Proposed Development

- 1.6. The proposed development comprises of 174 new ensuite bedspaces within 35 cluster flats with shared kitchens, alongside communal, staff and meeting spaces. The proposed building will be part 4, part 6 storeys tall, with a small area of roof plant space extending to a seventh storey at the corner of Elmfield Avenue and Tottenham Lane.
- 1.7. The development follows the energy hierarchy, incorporating passive design measures, energy efficient equipment and renewable energy sources.
- 1.8. The development will meet or exceed Nationally Described Space Standards and GLA housing space standards, specifically the London Plan Guidance for Purpose-Built Student Accommodation.

- 1.9. The proposal incorporates two staff car parking spaces, principally for deliveries. One of the car parking spaces is wheelchair accessible. There is also space reserved for staff parking for five bikes. For residents, there are 20 e-bike parking spaces proposed, 33 standard bike parking spaces, and 4 short term bike parking spaces.
- 1.10. Soft and hard landscaping is principally planned in the rear courtyard space, with planting also incorporated to the street frontages.

2. Executive Summary

- 2.1. This Statement of Community Involvement has been prepared by the Applicant's Project Manager, Altair and relates to the Planning Application for 184 Tottenham Lane, N8. This report provides details of the community engagement undertaken by the Applicant having regard to the Localism Act 2011, the National Planning Policy Framework and Haringey Council's Statement of Community Involvement.
- 2.2. The objectives of the engagement activities were to ensure that local residents, businesses, community representatives and elected representatives were made fully aware of the proposals and had an opportunity to participate in shaping the plans, along with providing their feedback to the Applicant. To date, public engagement has consisted of: a community engagement exercise, including letters circulated and in person exhibition events and briefings with residents and local stakeholders; dialogue with ward Councillors and the local MP; meetings with the Haringey Quality Review Panel and the Local Planning Authority (LPA). Separate consultation and engagement activities have taken place with current YMCA residents and staff.
- 2.3. The YLCAN team has undertaken two public exhibition events held in May and June 2026 to inform local residents and to seek their feedback on the forthcoming development of 184 Tottenham Lane. Over 5,000 leaflets were distributed to advertise these events, with the second event being arranged in June 2026 after local residents on Rosebery Gardens and Elmfield Avenue reported that they had not received the leaflets advertising the May exhibition event.
- 2.4. The project team also presented the details of the development proposals at Haringey Council's online Planning Forum meeting on 16th July and at a Planning Committee Briefing on 27th July. The Planning Forum was advertised by the LPA via site notices distributed locally and emails to Ward Councillors and local groups. YLCAN also promoted this event by publishing details of the event on the project website, and emailing the mailing list established from contacts shared during the public exhibition events.
- 2.5. The first public exhibition took place at Rokesly School on 14th May 2026, and the second exhibition was at the Harringay Club on 11th June.
- 2.6. The exhibition boards prepared for these events were also shared on the project website (ymcacrouchend.org), with feedback forms available online – the link to the project website was shared on the posters and leaflets distributed to advertise the public events. Combined in person and online feedback forms total

90 (42 submitted online and 48 in person) – more detail is included later in this document.

- 2.7. The project team have briefed Ward Councillors for the Crouch End and Hornsey Wards, and Catherine West MP, and have met with representatives from Rokesly School, the Crouch End Neighbourhood Forum and the Hornsey Historical Society.
- 2.8. Project information has also been shared with the high street businesses local to the site (targeting those between Elder Avenue and Ferne Park Road). And two opportunities were arranged for online project briefings for these business representatives.
- 2.9. The applicant has received letters about the proposed development from residents of Elmfield Avenue and Berkeley House.
- 2.10. Those attending the public exhibition events were generally positive about the plans to retain the core use of the YMCA building to house young people who have experienced homelessness, and welcomed the vision of a more public-facing and community-based building, particularly at the ground floor.
- 2.11. There was concern from a number of residents regarding the loss of the Crouch End Fitness Centre as this is a much loved and well used facility. Several residents raised concerns regarding the proposed increased height of the new building, and the impact this would have, as well as the potential precedent it would set for future development in the local area. Neighbouring residents on Elmfield Avenue and Rosebery Gardens, parents and carers of children at Rokesly School, as well as business owners on Tottenham Lane, all raised concerns regarding disruption and disturbance during the demolition and construction period. Neighbouring residents were also worried about potential increased noise and disturbance relating to the use of the proposed rear landscaped courtyard.
- 2.12. Commentary received during the engagement process has been considered carefully and several changes to the scheme have been made to improve the scheme in response to this feedback.

3. Engagement Team

- 3.1. This Statement of Community Involvement has been prepared by Altair on behalf of the Applicant for the planning application at 184 Tottenham Lane, N8. This report provides details of the community engagement undertaken by the Applicant having regard to the Localism Act 2011, the National Planning Policy Framework, and Haringey Council's Statement of Community Involvement. The objectives of the consultation and engagement activities were to ensure that local residents, businesses, community representatives and elected representatives were made fully aware of the proposals and had an opportunity to participate in shaping the plans for the site.
- 3.2. In addition to the Applicant's own consultation and engagement activity, the Local Planning Authority also has a number of planning engagement processes, including: Planning Forum, Planning Committee Pre-application Presentation, Cabinet Member Briefings during the pre-application stage and the formal local notification process during the statutory planning consultation stage. This document summarises the pre-application engagement as the post-application planning engagement will be led by the LPA, as part of the formal planning application process.

4. Legislation and Policy Framework

- 4.1. The Applicant believes in the importance of engaging with all local stakeholders, in line with the Localism Act 2011, the National Planning Policy Framework 2025, and Haringey Council's Statement of Community Involvement 2017.
- 4.2. The Applicant has had regard to the LBH Statement of Community Involvement in formulating the engagement methodology adopted in the preparation of this planning application. The following paragraphs outline the legislative and policy framework relating to community involvement with regards to the planning application process.

Localism Act

- 4.3. Pre-application engagement has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. The Planning and Compulsory Purchase Act 2004 came into force in September 2004. One of the central purposes of the Act was to improve community involvement in the planning process. The accompanying guidance, and more recent publications, highlight the increasing importance of pre-application discussions in shaping development proposals and encourage applicants to undertake public engagement, particularly for large developments.
- 4.4. The Localism Act (2011) introduced 'a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals...to further strengthen the role of local communities in planning.' Ideally, to comply with this guidance, all engagement activity should be recorded, along with details of the measures taken to address feedback from consultees.

- 4.5. **National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) 2024 states that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of their areas. The NPPF Paragraph 40 adds that early engagement has 'significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved out-comes for the community.' In addition, the NPPF acknowledges that whilst applicants are not required to do so by law, they should seek to engage with the local community, and where relevant, with statutory and non-statutory consultees before

submitting their applications. This has the benefit of ensuring that decisions can be taken by the local planning authority in a timely manner. The NPPF goes on to add in Paragraph 41 that: ‘Local Planning Authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.’

- 4.6. **Haringey Council’s Statement of Community Involvement**, adopted in 2017, advises that ‘Prior to submitting an application, applicants are strongly encouraged to discuss their proposal with likely affected parties, such as neighbours. For complex proposals, pre-application advice should be sought from the Council to ensure any subsequent application addresses the key considerations’.

5. Engagement

- 5.1. YLCAN is committed to delivering a programme of meaningful engagement, providing opportunities for as many people as possible to help influence the emerging proposals. Our long history as a landlord and community resource in Crouch End and Hornsey, and our commitment to the future of the YMCA in Crouch End, means we appreciate that it is crucial that our new building sets itself firmly and successfully within the local community context, continuing the legacy already established by our housing and support services on this site.
- 5.2. This section sets out how the engagement strategy was established and implemented from the outset of the project in 2025 up to the submission of the application. The primary objective of the engagement programme has been to engage with a range of local stakeholders to gather feedback to inform the design evolution and proposals. This is best achieved through a programme of genuine and inclusive community engagement. Throughout the engagement programme we have informed key stakeholders and members of the community with regards to the rationale for the emerging proposals. This has demonstrated that the proposals are supported by relevant planning policy and the aspirations for increasing the delivery of affordable housing for young people. We have provided the opportunity for political and community representatives, local residents and businesses to input into and feedback on the emerging plans, in accordance with local and national planning policy and guidance.

5.3. Engagement with YLCAN staff

Senior members of the YLCAN staff team were engaged at commencement of the project, with a series of sessions to develop the core vision and brief for the Tottenham Lane project, picking up core lessons from their previous development at Land Aid House that has now been operational for 5 years.

- [illegible]

- ## 5.6. Engagement with YMCA residents

Young people have been engaged throughout the development of the proposals for 184 Tottenham Lane and their feedback has influenced the designs as they progressed stage by stage. A co-design workshop and informal drop-in session for YMCA Crouch End residents took place on 14th January 2026. Approximately 30 residents attended each session. Residents placed colour-coded stickers on pin-up boards to indicate their views and preferences on the displayed information and options, and also shared their opinions during individual conversations with the design team. Notes were taken during these discussions to record their feedback in more detail. Residents were very engaged throughout.

actively taking part in discussions and offering many different ideas and suggestions for improvements and new facilities.



5.7. Feedback from the young people attending the workshop sessions has directly influenced the proposals. For example, the following requests from residents have been incorporated into the proposals:

- more small meeting rooms and ‘pods’ for quiet study and 1:1 sessions with support/key workers
- increased number of toilet facilities easily accessible from ground floor communal spaces and meeting rooms
- indoor games space with a pool/table football table, tv projector/gaming space
- spaces that can be used to meet with outside visitors and families

- install a projector, recording equipment, storage and drainage into larger meeting rooms to allow them to be used for art workshops, film screenings, music recording
- a basketball hoop and gym equipment, with appropriate ground surfacing in the garden area
- a bicycle wash down and repair area
- sheltered seating areas in the garden
- opportunities for food growing

5.8. Pre-application engagement with the Local Planning Authority (LPA)

The Applicant has been in dialogue with the LPA via its formal Pre-application Advice Service. Several pre-application meetings and follow-up discussions were held with planning officers about the emerging proposals to cover all the relevant design and planning issues, as the proposals have evolved.

5.9. The project team met on site with Haringey's Chief Planner and the Cabinet Member for Housing and Planning on 4th September 2025.

5.10. Haringey's Planning team have also attended the two Quality Review Panel meetings convened for the YMCA project.

5.11. Haringey Quality Review Panel

The Quality Review Panel (QRP) provides impartial and objective advice from a diverse range of experienced practitioners to assist the LPA in negotiating design improvements where appropriate and, in addition, to support decision-making by the Planning Committee, to secure the highest possible quality of development.

5.12. Members of the QRP visited the buildings at 184 Tottenham Lane on 3rd December 2025, and met to review the design proposals later that day. The updated designs were then considered by the QRP on 3rd June 2026. Feedback from the QRP has been incorporated in the design process and prompted changes to the designs submitted for planning approval.

5.13. Local Councillors and MP

Prior to undertaking wider community engagement, the Applicant met with local Ward Members (of both Crouch End and Hornsey wards) to introduce the project. Following changes to local Ward Councillors in May 2026, the Applicant arranged a briefing for new Ward Members ahead of the first public exhibition detailing the redevelopment proposals.

5.14. Ward members were also invited by the LPA team to attend the Council's Planning Forum and Pre-Application Planning Committee Briefing in July 2026.

5.15. The YLCAN team have met with Catherine West MP to introduce the project and brief her on the proposed redevelopment.

5.16. Engagement with relevant Council Officers

Separate to the formal pre-application process followed with the Local Planning Authority, the YLCAN project team have sought support and advice to inform the development proposals for 184 Tottenham Lane from Haringey Council's Housing, Children's Services and Adults' Services teams. The YLCAN team met with senior officers from the Council's commissioning team for housing-related support in June 2025, to discuss the early stage options review for the site, and ensure they had early input into the project brief. Officers visited the Tottenham Lane site in September 2025, and subsequently visited YLCAN's Islington headquarters at LandAid House in December 2025, to see how that new building operates and what services are in place there to support young residents.

5.17. Briefings with Crouch End Neighbourhood Forum and Hornsey Historical Society

Online briefings have taken place with representatives of the Crouch End Neighbourhood Forum and the Hornsey Historical Society. The project team presented initial project information to the CENF on 3rd February 2026, and then followed up with more a more detailed design briefing on 28th April 2026.

5.18. Following a recommendation from Local Planning Officers, we reached out to the Hornsey Historical Society and arranged an online briefing for 22nd May 2026. They were interested in recording historical narrative and local stories from the YMCA in advance of any redevelopment, and we have since made contact with officers in the YLCAN team who will follow up on this with the Society.

5.19. Briefing with Rokesly School

The YLCAN team met with the Rokesly School senior leadership team on 18th December 2025. Their main concerns were about disruption (noise, dust, traffic) during the demolition and build period, and ensuring safety for pupils. Also we discussed the design approach which introduces the 'move on' flats to the flank of the building, which reflects the intention to have residents who have successfully engaged in moving to more independent living, closest to the school. We deliberately arranged for the first public exhibition event at Rokesly

School, to ensure school parents, carers and staff had the opportunity to view the proposals for the YMCA site.

5.20. **Making contact with local businesses**

Direct emails and letters were sent to the high street businesses local to the site (between Elder Avenue and Ferne Park Road) on 18th June 2026, providing information about the proposals and linking to the project website. YLCAN arranged two online briefing sessions specifically for local businesses on 30th June, one at 10 am and one at 6 pm, intended to offer a suitable time that would be workable for local businesses outside of their core operational hours. No local business representatives chose to attend.

5.21. **Public Exhibitions**

The YLCAN team held two public exhibition events in May and June 2026 to inform local residents and to seek their feedback on the forthcoming development of 184 Tottenham Lane. YLCAN commissioned a private distribution company to delivery over 5,000 leaflets to local addresses to advertise these events, with the second event being arranged in June 2026 after local residents on Rosebery Gardens and Elmfield Avenue reported that they had not received the leaflets advertising the May exhibition event. The map of addresses for the leaflet drop advertising these events is at Appendix 1. Ahead of the second public event in June, the YLCAN team hand delivered invitation letters to local addresses on Rosebery Gardens, Tottenham Lane and Elmfield Avenue, to ensure these households definitely received notice of the exhibition and were notified of the information published online.

5.22. The Crouch End Neighbourhood Forum shared details of the events to their mailing list, and the YLCAN team posted information to numerous local facebook groups and Instagram accounts. Posters advertising the events were put up in the windows or notice boards at the following locations on Tottenham Lane:

- Asda Express/Texaco Petrol station
- E A Food and Wine
- Harvest International
- Crouch End Hostel
- Art House
- Crouch End Picture House
- Black Lion Express
- Haringay Club
- YMCA Crouch End

5.23. The first exhibition took place at Rokesly School (opposite the site) on 14th May 2026 from 3.30-8 pm, and the second exhibition was at the Harringay Club (10 minutes' walk away) on 11th June from 4.30-6.30pm. Refreshments were provided, with activities prepared for children so that parents and carers could review the exhibition boards with fewer interruptions.

5.24. The exhibition boards shared at both events are at Appendix 2.



5.25. The project design team were present at both exhibitions, to talk through the proposals and respond to any concerns. Attendees were invited to provide written feedback, and share their email addresses if they wished to be kept informed about the project. YMCA staff and residents also attended the public exhibition events.

5.26. The feedback form was designed to give the team an understanding of any concerns regarding the proposals and overall levels of support for the project. The feedback forms sought respondents' views on the proposals and included an 'open answer' section to ensure that local people would not feel restricted by the questionnaire and could voice their opinions fully.

5.27. Project website and online feedback

YLCAN have established a dedicated project website, launched ahead of the public engagement events (ymcacrouchend.org). The website was advertised on the leaflets and posters distributed ahead of the public exhibition events, and shared with local businesses.

5.28. The same exhibition boards and feedback form used at the public events was linked to from the website, so those who were unable to attend the exhibitions could still review the proposals and send their feedback.

5.29. LB Haringey Planning Forum

The LPA arranged a public ‘Planning Forum’ meeting held online on 16th July 2026. Posters to advertise this were distributed locally, and the YMCA team shared the details with a new mailing list established from the email addresses shared by respondents and published details of the event on the project website.

5.30. The Planning Forum was attended by 10 local residents, and 8 Haringey Councillors.

5.31. The project team provided a briefing of the overall development proposals, and detailed some of the changes made in response to feedback during the recent period of consultation.

5.32. LB Haringey Pre-Application Briefing for Planning Committee

The LPA asked the applicant to present at a pre-application briefing for Planning Committee on 27th July 2026. This was held at George Meehan House, and the briefing (including questions from Committee members) was filmed and will be made available on the Council’s website.

6. Feedback and Analysis

6.1. Feedback from pre-application engagement with the Local Planning Authority

6.2. The pre-application meetings with Local Planning Officers have been generally very positive, with consistent support for the scheme, and encouragement to improve elements of the proposals as the designs have evolved, in line with feedback from Haringey's Quality Review Panel. More detail on the LPA's feedback and changes made in response are detailed in the Planning Statement and Design and Access Statement that form part of this planning application. In particular, following constructive feedback from the Local Planning Authority, the team have:

- reviewed the height and treatment of the corners of the building;
- emphasised and opened up the main entrance area,
- extended the planting around the existing street trees on Rosebery Gardens
- amended the roofline and treatment of dormer windows and changed the approach to fenestration and openings at ground level, and
- added and amended details of brickwork, roofing and façade treatments

6.3. The LPA have been very supportive of continuing the YMCA's operations on the Tottenham Lane site, and increasing the density of accommodation and introducing improved communal and staff facilities, all in line with planning policy.

6.4. Feedback from the Haringey Quality Review Panel

The Haringey Quality Review Panel welcomes the proposal for affordable housing for young people, alongside staff and community spaces. The summary from the last QRP report states:

- 6.5. *'The Quality Review Panel strongly supports the project's aspirations and welcomes the progress made since the previous review. The case for demolition rather than remodelling is now clearly set out and is broadly endorsed by the panel. The proposed scale and massing are considered appropriate.'*
- 6.6. *The panel recommends introducing greater articulation and hierarchy across the elevations, through the use of setbacks, colour variation and different window treatments. Particular attention should be given to the Tottenham Lane and Rosebery Gardens corner, which terminates the vista along Tottenham Lane.*

Expressing this corner with greater confidence would strengthen the building's overall presence.

6.7. *The main entrance should convey a stronger civic character. The layout could be made more generous, with the double-height space expressed externally to create a more legible, welcoming and identifiable point of arrival. The replacement of curtain walling with glazed brick at the ground floor is supported. However, a broader colour palette and more varied treatments would help distinguish between spaces and communicate the building's different uses'*

6.8. There is further detail of QRP feedback and changes made to respond to this, in the Design and Access Statement forming part of this planning application.

6.9. Themes from public exhibition events and feedback forms

Generally, the feedback from both the public exhibition events and via the submitted feedback forms indicates strong support for the YMCA's work in Crouch End, and the organisation's standing in the local community.

Respondents were understanding of the need for improved accommodation for young people, and appreciated the issues with the existing facilities.

6.10. As noted above, there was consistent feedback regarding a lack of awareness of the first public consultation event, local residents not receiving the direct leaflets (15 responses noted this) and a desire for further public events to understand more about the project (6 respondents mentioned this on their feedback forms).

6.11. From the comments on the 90 feedback forms, the other most consistent concerns raised were about:

- Noise (30 comments), specifically disturbance and pollution during the demolition and construction period (24 comments) and
- Noise and disturbance from the proposed outside space (24 comments)
- The building's height and scale, and the impact on neighbouring homes (39 comments)
- Increased vehicular traffic on Elmfield Avenue, principally from refuse and recycling collections, and the impact on local bus routes (14 comments)
- Loss of the existing gym facility (11 comments)
- Anti-social behaviour and safety (16 comments)

6.12. 47 respondents indicated positive sentiment and support for the YMCA's objectives and principles. For example, comments included:

- *“The intention to bring the YMCA building up to expected living standards for the young residents is laudable..”*
- *“I fully support the new development of the YMCA. We have lived in Crouch End for over 30 years and the YMCA has only been a great asset. Crouch End needs the YMCA as much as the YMCA need Crouch End. I hope you get planning permission.”*
- *“I would like to express my support for the proposed redevelopment. As a small business owner on the same street, I believe this investment will be a positive addition to the area and provide valuable support for young people.”*
- *“Impressive blend of utilitarian facilities and an affectionate homage to the soul and spirit of Crouch End.”*

6.13. The most consistent concerns raised in terms of the building scale was that respondents felt that the proposed building was too tall compared to surrounding area, would have an overbearing visual impact, would result in loss of light to neighbouring homes and would set a local precedent for future developments in terms of height and scale. Comments included:

“The height of the building is unacceptable, as it creates an imposition of a single building on the wider environment (instead of blending harmoniously). It creates a unwanted precedent for other buildings, and the outlook on children in a school.”

“increased floor to floor heights and a new roof plant room result in a greatly increased massing at the corner of Elmfield Avenue and Tottenham Lane. The proposed massing would dominate the street and will be visually detrimental to this area of Crouch End. It will also provide a precedent for when the opposite petrol station is developed resulting in an inappropriate canyon approach to Elmfield Avenue. Currently, we enjoy a residential street with an attractive low-level school, and we wish to maintain this townscape character”

“We live on the top floor of the building directly opposite the YMCA site. Our one concern is the height of the proposed new building. If additional floors are added, it would significantly or entirely block our views — something that would have a real impact on our quality of life and our property.”

“the proposed plan is way too big for the area, & completely out of keeping with its surroundings”

- 6.14. Concerns raised by respondents regarding the improved outdoor areas included the potential for late-night disturbance, amplified sound travelling into nearby gardens and general risk of antisocial behaviour in these spaces. Comments included:
- *“Having even 20 young people outside, playing music late into the night will mean that residents sleep is once again disrupted , and the noise will be very intrusive.”*
 - *“Concerned that the outdoor space will increase noise nuisance unless robustly monitored.”*
 - *“The noise for neighbours would be completely unbearable.”*
 - *“I am exceptionally concerned about the increased noise with extra residents as well as a larger outdoor space.”*
- 6.15. Respondents suggested:
- Restricting hours of use of the outdoor space
 - Introduction of additional soundproofing measures
 - Redesign of the outdoor activity space, in particular of performance space and sports equipment
- 6.16. Respondents expressed significant concern about long-term disruption during demolition and rebuild. Key issues raised were:
- Noise and dust
 - Impact on neighbouring residents who work from home
 - Traffic from construction vehicles
 - Health concerns (e.g. impacts on those suffering from asthma, additional pollution near school)
- 6.17. Comments included:
- *“the thought of 3–4 years of demolition & rebuilding in an area where so many people work from home is frankly a nightmare. It would make more sense to start from scratch somewhere else — build a new building away from such a close knit neighbourhood area, but still near transport links etc.”*
 - *“We work from home the majority of the time and being right next door to the YMCA fear that this could mean years of disturbance.”*

- *“it is not clear how the potential impact during any construction phase, including construction vehicle movements, dust, noise and disruption on nearby residential streets will be managed or how local residents’ concerns will be properly addressed as the proposal progresses”*
- *“My concerns are with the community around the site who are going to have to endure several years of disruption related to the demolition of the current building and construction of the new YMCA”*

6.18. Frequent concerns were raised about the logistics of servicing and managing the new building, particularly in terms of refuse and recycling collections, deliveries and parking. Some respondents suggested that refuse and recycling collections should remain on Rosebery Gardens as for the existing building. Comments included:

- *“Concerned that rubbish collection moving to Elmfield Avenue opposite a school, with a bus route & school street will cause pollution for school when traffic backs up.”*
- *“I think it is totally unacceptable to have the rubbish from the building collected from the Elmfield Avenue side of the building. The waste trucks will have to be stationary at the top of the road for some time while the rubbish bins are cleared. This will hold up the buses and cause chaos on what is already a very busy road.”*
- *“How will waste management be done, I understand proposed access will come from Elmfield Avenue. The timings when this will be done is crucial as it is a school street with many children walking around. Why can’t it stay on Rosebury Gardens end? One of the main issues was the rubbish trucks competing for space with the w3 bus route, this is now greatly under control thanks to it being a school street, we would not want to go back to how it was, hence my concern.”*

6.19. Respondents highlighted concerns about:

- Loitering outside the building, suspected drug use, and intimidation
- Impact on children (especially those attending Rokesly School)
- Increased population density and the perceived likely negative local impact

6.20. Comments included:

- *“This will increase loitering, drinking and drug taking.”*

- *“At the moment we have to put up on the daily basis with littering, drugs use outside the building and loitering. Primary school children witnessed this on a daily basis which is horrendous.”*
- *“I live on Hermiston Avenue - concerned currently about the lingering/loitering around the exit on Elmfield Avenue. The plans look like there will be 2 exits now onto Elmfield - concerned this will increase loitering, drinking, smoking and drug taking.”*

6.21. Letters from local residents

Two letters were received from groups of local residents, from Elmfield Avenue (dated 11th June 2026, from 32 households) and separately from Berkeley House which is located opposite the site on Tottenham Lane (dated 10th June 2026, from 19 households).

6.22. The letter from Berkeley House residents reflected much of the feedback themes from the public events and feedback forms. The Berkeley House residents noted that they did *‘not believe that sufficient information, evidence or assessment has yet been made available to justify a redevelopment of this magnitude within an established residential area’*. The letter highlighted residents’ particular concerns as:

- *‘Loss of privacy and increased overlooking;*
- *Increased noise and disturbance;*
- *More intensive use of external areas;*
- *Increased footfall and activity levels;*
- *Servicing, deliveries and waste management impacts;*
- *Additional traffic and parking pressures;*
- *Impacts on local streets and pedestrian safety; and*
- *The cumulative effect of increased occupancy and operational activity’*

6.23. The letter from Elmfield Avenue residents focused particularly on their concern that there should be a full and adequate consultation process, after Elmfield Avenue households did not receive the initial leaflets advertising the May public consultation event. Their feedback on the proposals again reflects the overall themes detailed above. The letter’s executive summary states that:

- 6.24. *‘The proposal risks unacceptable impacts on neighbouring homes, including loss of privacy, increased noise, intensified outdoor activity, servicing impacts, traffic pressures and prolonged construction disruption’*
- 6.25. A further letter was sent by the Elmfield Avenue residents on 16th July 2026, following publication of YLCAN’s responses to ‘frequently asked questions’. The YLCAN team have prepared a comprehensive response to the original Elmfield Avenue group’s June correspondence, responding to the 58 questions asked in this original letter.
- 6.26. Planning Forum and Pre-Application Briefing**
- 6.27. The questions and feedback from the Applicant’s briefings at both Haringey’s Planning Forum and the Planning Committee Pre-Application Briefing were insightful and helpful in guiding some more detailed final considerations prior to concluding the proposals for this planning application.
- 6.28. For example, residents and Councillors at Planning Forum on 16th July queried whether it would be possible to provide new street trees in front of the proposed building along Tottenham Lane. The YLCAN project team will explore this with LB Haringey (given this pavement area is adopted public highway and outside the Applicant’s ownership and control). This area does contain a number of utility services (including telecoms, electric and drainage) which may complicate provision of trees in this location, but we are committed to reviewing the opportunity for new tree planting as we believe it would both benefit the local street scape and provide valuable shading for the new building.
- 6.29. Amongst other questions, Councillors at the pre-application Committee briefing on 27th July asked for further information regarding the potential re-use and recycling of materials in the new building – this is further detailed in the Site Waste Management Plan forming part of this application, and has been considered carefully in a pre-demolition audit for the site prepared by the BRE.

7. Response to Key Feedback

- 7.1. Following the last public engagement event in June 2026, YLCAN collated all the feedback from forms submitted online and at the events, plus the two initial letters from local residents, and prepared a summary ‘frequently asked questions’ document, which answers the main themes of queries and concerns regarding the proposals. This was shared with a new mailing list established from the email addresses shared by respondents; emailed to local Ward Members and Catherine West MP, and published on the project website. A copy of this list of key questions and the applicant’s responses is at Appendix 3.
- 7.2. The following actions have been taken and/or changes made to respond to feedback received from the public during the engagement period:
- Review of the rear landscape design, and inclusion of additional buffer planting to the rear garden, to further mitigate noise transfer
 - Additional acoustic survey to assess the likely noise transfer/impact from the proposed building to nearby residential receptors
 - Moved rear entrance gate location closer to the street between the proposed building and 52 Elmfield Avenue, to minimise the open inset area between the two buildings
 - Reviewed the location of the refuse store and access/servicing arrangements – concluded that the original location remains the most appropriate.
 - Brought the lower façade forward on Rosebery Gardens, removing the previous undercroft area
- 7.3. The Applicant has considered all advice and views received during the pre-application process to shape the proposals and ensure the submission has taken account of all relevant material planning matters. Additional changes to the proposals have been made in response to feedback from the Local Planning team and Haringey’s Quality Review Panel. These are further detailed in the Design and Access Statement.
- 7.4. The submitted scheme has been prepared having careful regard to the nature, constraints and opportunities presented by the site and more specifically the existing character and appearance of the surrounding area and the quality of the homes to be delivered. The development has been carefully sited and designed to appropriately fit into a challenging context and to safeguard neighbouring residential amenity. In particular, the scale and form of the proposed buildings

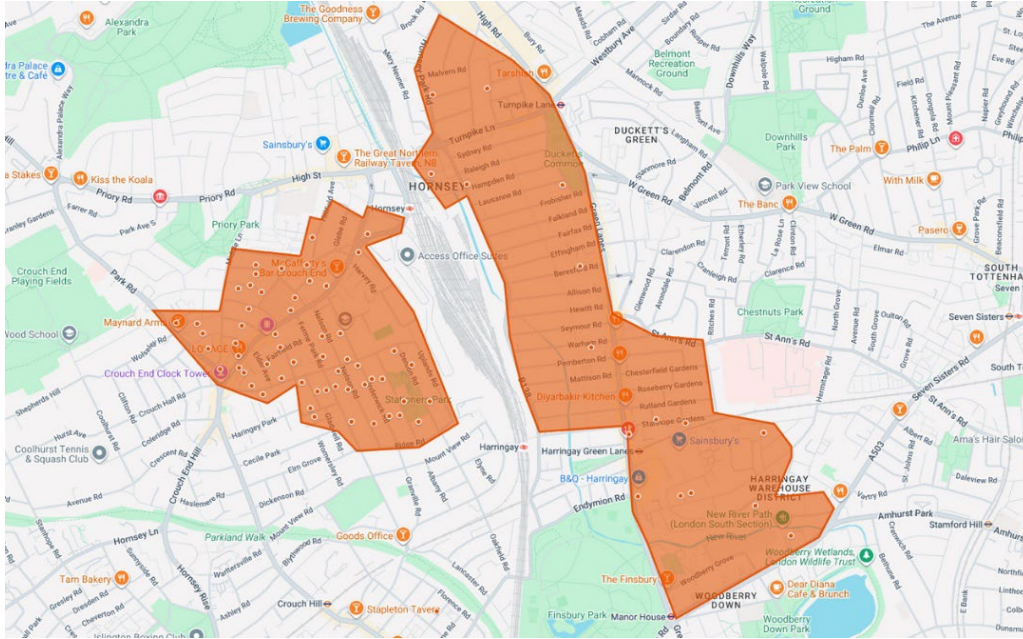
reflect the shape of the site, its boundary conditions and the nature of the local built environment.

- 7.5. Full details of the evolution of the design of the proposed development and how it has sought to address the issues raised during the pre-application engagement process can be found in the submitted Design and Access Statement. The application is also supported by a series of more technical documents including a Sunlight/Daylight Assessment, a Sustainability Statement, Ecology Reports, and Transport Statement. The reports set out in detail the respective anticipated impacts of the proposed development and demonstrate how these have been addressed and mitigated in accordance with planning policy and guidance and other material considerations including community and stakeholder representations.

8. Conclusion

- 8.1. Community and stakeholder engagement has been a critical part of the development of proposals for 184 Tottenham Lane. The Applicant has undertaken extensive pre-application discussion and engagement process with a wide variety of stakeholders during the development of the scheme. This process of prior engagement, alongside the extensive pre-application discussions with planning officers and Haringey's QRP has constructively informed the nature and design of the proposed development.
- 8.2. The consultation process has been proportionate to the scale of the development proposed undertaken in accordance with advice set out in national and local planning guidance. The requirements of the NPPF and Haringey Council's Statement of Community Involvement have been met. Feedback received during the engagement process, from early in the scheme's inception through to the detailed design, has been taken on board and a number of changes to the scheme have been made to reflect feedback received. The Applicant recognises the value of effective consultation prior to submission and engagement with local residents, businesses, local interest groups and other interested parties will continue in the post-submission phase as the project progresses through the planning process and through to construction.

Appendix 1 – Map of Leaflet Distribution for Public Consultation Events



Appendix 2 – Exhibition Boards

184 Tottenham Lane - Introduction

Public Exhibition May 2026

Welcome

YMCA London City and North is proposing to redevelop their existing site at 184 Tottenham Lane, enhancing and expanding the accommodation, creating shared spaces for residents, staff, and the wider community.

Project Objectives



Improve supported housing

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



Protecting & Enhancing the Public Realm

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



Ground floor communal and shared spaces

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



Fostering Well-being

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



High-Quality Design

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



Design summary

- 1 Visible and welcoming high street entrance
- 2 Ground floor active uses on to the high street
- 3 Architecture inspired by the surrounding context.
- 4 Resident kitchens at corners
- 5 Communal garden accessible to all residents, with increased planting, shelter and calm spaces
- 6 Stepped down building heights on Rosebery Gardens and Elmfield Avenue



Access Strategy

- 1 High street entrance
- 2 Central route linking to residents lounge and garden
- 3 Bicycle entrance
- 4 Vehicle parking, including accessible
- 5 Bin store
- 6 Servicing access - gated

YMCA LONDON CITY AND NORTH

Levitt Bernstein **People.Design**

184 Tottenham Lane - Introduction

Public Exhibition May 2026

Why are the YMCA planning to redevelop this site?

YMCA London City and North are planning a bold transformation of our ageing site on **Tottenham Lane**. We are planning a new building which will provide a modern, welcoming and aspirational living environment for young people who have experienced homelessness.

Whilst our service is excellent, our aging building no longer meets the needs of its residents. Shared old bathrooms, an institutional layout, no facilities for young people to cook for themselves and a lack of socialisation space fail to reflect the autonomy young people deserve.

The proposed building will provide new shared flats with kitchens and ensuite bedrooms. Residents will benefit from shared living and outdoor spaces, as well as space for learning, training and support helping young people build skills and independence. We are also planning ground floor spaces that could be booked by the community.

This is a once-in-a-generation opportunity that will shape the lives of 13,000 homeless experienced young people over the next 60 years.

The need

The housing system in London is facing unprecedented pressure

Youth homelessness is rising sharply:

- 101,000+ young people (aged 16–24) presented to local authorities as homeless or at-risk last year.
- London saw 15,000 young people present as homeless, a 10% increase year-on-year.

The main causes include family breakdown, domestic abuse and the loss of insecure tenancies—situations requiring not just shelter but stability, trauma informed support and a route into independence.

A building that no longer serves its purpose

Our Crouch End accommodation, originally constructed in 1929 with extensions in 1969 and 1981, relies on shared toilets, communal showers, and large institutional spaces. Residents identify the lack of privacy and autonomy as the least desirable and most harmful aspect of the current environment.

Operational pressure

In recent years, local authority services have not been able to place some young homeless people into the current Tottenham Lane accommodation, as it cannot meet their needs, so we have been left with empty rooms despite the huge local housing need. Improvements in staffing and referrals have helped, but the building itself remains the fundamental barrier to our mission of helping young people from an experience of homelessness to independence.

Existing Building and site images



YMCA LONDON CITY AND NORTH

Levitt Bernstein **People.Design**

184 Tottenham Lane - Proposed new building, indicative views

To facilitate the proposed accommodation changes, the building heights are increased from 4-5 storeys to 4-6 storeys. The dashed line illustrates the size of the existing building in comparison to the proposed development.



YMCA LONDON
CITY AND NORTH

Levitt Bernstein **People.Design**

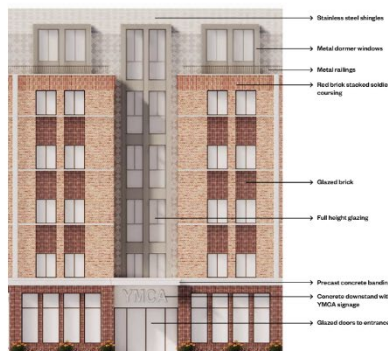
184 Tottenham Lane - Building design

Public Exhibition May 2026

Design principles

The proposal incorporates several design features to ensure the development responds positively to its context:

- Vertical window proportions with stacked soldier course detailing to emphasise verticality
- Brick vertical piers reflecting the established rhythm of the neighbouring high street
- Horizontal banding using precast concrete cills to introduce contrast to the facade
- Low-level planting along the building frontage to soften the street edge
- A stainless steel shingle roof, creating an ornate profile inspired by neighbouring slate and lead roofs
- Articulated corner elements
- Grouping of windows into pairs
- Expressive roof line



Local design precedents



- High Street architecture
1. Flared ground-floor shopfront forming a strong horizontal band
 2. Masonry window sill detailing
 3. Vertical rhythms defined by brick piers
 4. Painted window openings
 5. Expressive roofline
 6. Articulated corner treatment

YMCA LONDON
CITY AND NORTH

Levitt Bernstein **People.Design**

184 Tottenham Lane - Indicative ground floor views

Public Exhibition May 2026



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



Layered planting and seating draw people into the space



A range of spaces supporting exercise, socialising, growing, and relaxation



The garden table and pergola create a covered, all-weather space for YMCA residents.

YMCA LONDON CITY AND NORTH

Levitt Bernstein **People.Design**

184 Tottenham Lane - Ground floor accommodation

Public Exhibition May 2026



Shared spaces



Double height reception



Residents lounge



YMCA office

YMCA LONDON CITY AND NORTH

Levitt Bernstein **People.Design**

184 Tottenham Lane - Landscape

Public Exhibition May 2026

- 01 Bike stands in passageway
- 02 Flexible space for activity and socialising with clear oversight and management by YMCA staff.
- 03 Perforated metal screen to which different fixtures for activities can be fixed - including basketball hoop, workout apparatus.
- 04 Boundary wall incorporating murals / artwork
- 05 Covered seating area. A sculptural 'Garden Table' hosts various activities/ functions e.g. communal eating, cooking, growing, games
- 06 Raised platform for seating/ performance
- 07 Defensible planting containing screens, obscuring the views into ground floor bedrooms creates a privacy buffer
- 08 Rain garden planting with trees - a sustainable drainage and habitat feature creating a buffer between the flexible active space and outdoor seating
- 09 Retained existing trees and extended planting.
- 10 Flexible space in shaded, lower-quality section of courtyard supports utilitarian functions e.g. bike repair / washdown
- 11 2 no. parking bays: 1 no. accessible, 1 no. standard
- 12 On-street defensive planting: creates a buffer to the ground floor rooms and enhances the streetscape
- 13 High-quality paving and street greening announce the main building entrance



Flexible platform seating provides room for gathering and performance



Basketball hoop - social activity central to YMCA's heritage and mission
Mural wall enlivens the space



Covered communal seating, providing an outdoor space usable in all weathers



Secluded seating enclosed within planting, creating a calmer & quieter space



'Garden Table' brings together multiple communal uses in a sculptural feature, e.g. cooking, growing, eating

YMCA LONDON
CITY AND NORTH

Levitt Bernstein **People.Design**

184 Tottenham Lane - Typical upper floor plan

Public Exhibition May 2026



Bedrooms with ensuite bathrooms



Shared kitchens



10% Accessible accommodation

YMCA LONDON
CITY AND NORTH

Levitt Bernstein **People.Design**

184 Tottenham Lane - accommodation schedule

Public Exhibition May 2026

Accommodation schedule

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

KEY

- Communal Lounge
- Reception
- Shared Spaces
- Store / Ancillary
- Staff & Admin Office and Welfare spaces
- Core
- Outdoor Amenity Space

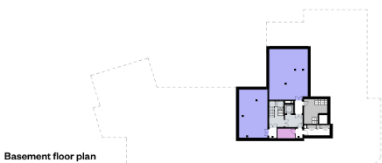
- Clusters - Bedrooms
- Clusters - Shared Living
- 2/3 Bed Move-on - Shared living
- 2/3 Bed Move-on - Bedrooms
- Mechanical Plant



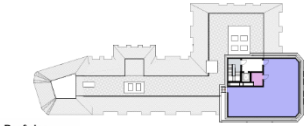
First Floor - Second floor plan



Ground floor plan



Basement floor plan



Roof plan



Fifth floor plan



Fourth floor plan



Third floor plan

Appendix 3 – Frequently asked questions and answers – published July 2026

YMCA Crouch End - 184 Tottenham Lane

Community Consultation

Frequently Asked Questions

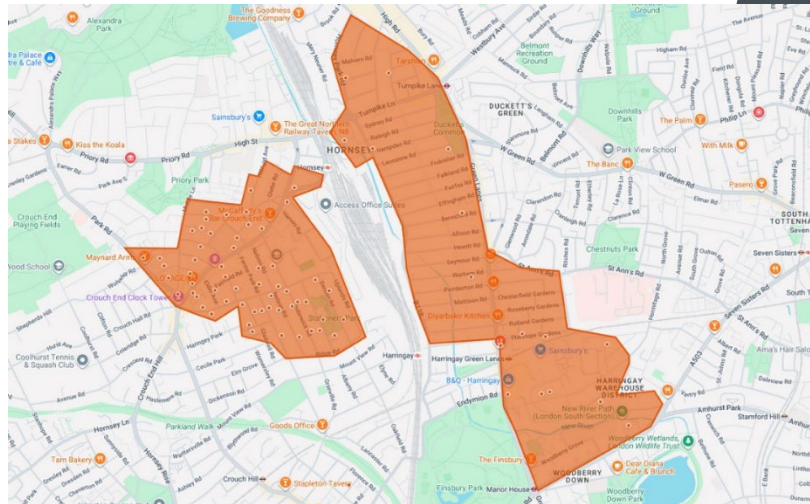
July 2026

The YMCA project team have collated the feedback from the 84 forms submitted so far at the two public exhibition events and via the project website and two letters on behalf of two groups of local residents, during May and June 2026. We have set out the key themes of feedback under the numbered headlines below, with key questions responded to underneath.

Theme 1: Consultation and Communication Issues

- Q. Why didn't all local residents receive leaflets advertising the first public event at Rokesly School on 14th May?*
- A. YMCA commissioned a private distribution company to deliver leaflets advertising the consultation event at Rokesly School. We targeted a wide geographic area around the Tottenham Lane site, (see map below) delivering to around 5,400 individual residential addresses. Rokesly School emailed all of the school's parents and carers with news of the event and posters were placed outside of our premises at 184 Tottenham Lane and in local shops. In addition, these notices were shared with key local community groups and via community group Facebook pages so they could promote the events to local people who may not have seen the printed leaflets or posters.

At the



consultation event, some residents in Rosebery Gardens and Elmfield Avenue (roads immediately adjacent to the site) indicated that they had not received flyers, for which we can only apologise.

We therefore arranged a second, repeated exhibition event in June, and distributed further leaflets to local homes and posted posters in local shops for this event. Our staff then hand-delivered letters to properties on Rosebery Gardens and Elmfield Avenue to ensure that local residents were aware of the opportunity.

The exhibition boards used for the two public events have been shared on the project website since 14th May, and the website address was included on all the publicity, so that local people who could not attend in person were able to view the proposals.

YMCA extended the consultation timeframe from 2 weeks to 5 weeks to better accommodate feedback.

The leaflet distribution area included streets around our buildings in Crouch End and the Haringey Club catchment area for families using our facilities.

Q. Have Rokesly School been consulted about your proposals?

- A. Yes, we met with the Rokesly School leadership team last year, and we are keeping them up to date with our plans.

We opened the first public event at the school with a carers and parents only session to ensure that they had the opportunity to look at our plans and provide feedback.

Q. Have local businesses been made aware of the plans?

- A. We have contacted all the high street businesses immediately adjacent to the site and have arranged separate online briefings with them.

Q. Will there be a more formal public briefing or meeting about the project?

- A. The project team undertook a 'community engagement' approach so that the public could look 'personally and closely' at the design and ask questions of concept with the design team. It was felt that a Q&A styled presentation would limit individuals' capacity for a more personal discussion tailored to their interests.

The use of informative display boards, with the expertise of our design team on hand, meant that we could ensure 1-on-1 conversations, allowing residents to review plans at their own pace and ask nuanced questions. We asked everyone who attended to provide written feedback either via printed forms or online, to capture the full range of views on our proposals.

We will be presenting the updated project proposals at the Haringey Council Planning Forum on 16th July, before we submit the planning application later this summer. This is a public meeting organised by the Council, held online, including a scheme presentation, where you can find out more about the project and share your views on the proposals. The Planning Forum will start at 7.30 pm - you can register to attend by emailing planningforum@haringey.gov.uk.

Once our planning application is submitted, you will also be able to register support or objections via the formal consultation process, which will be coordinated by the Council.

Q. How do we get in touch with the YMCA team about the project, or to register any separate concerns or issues with the management of the current YMCA accommodation?

A. For the Crouch End Regeneration Project

You can use our online form at www.ymcacrouchend.org or email the YMCA project team inbox: comments@ymcalcan.org

We will continue to review all communications received during the planning process and then into the development period, providing periodic updates through our [project website](#).

For concerns over day-to-day housing management or YMCA operations

For any complaints (or compliments) about the existing 184 Tottenham Lane accommodation, you can report these in person to the reception team, or fill in the online form [here](#).

Theme 2: Concerns About Building Height and Scale

Q. How much taller is the proposed building?

- A. The tallest section of the current design proposals are 5 metres higher than highest element of the existing building. The new building will be 24 metres tall at the highest point (the lift over-run). The changes in height and mass vary across the new building compared to the existing, but generally it is around 1 to 1.5 storeys above the existing building line. The white dotted lines on the building designs shown on the 3rd exhibition board ([here](#)) show the line of the current building vs the proposed.

Q. What impact this will have on light, views, overlooking and privacy for neighbouring homes?

- A. Local authorities assess 'daylight and sunlight' as a general amenity, often using Building Research Establishment (BRE) Guidelines, to evaluate how a project impacts a neighbourhood. There will be some impact in terms of daylight for surrounding buildings, and a full daylight and sunlight assessment will form part of the planning submission pack.

'Rights of light' is a matter that is separate to the daylight and sunlight guidelines covered by planning policy, and is specifically not a planning consideration. These are governed by civil law and protect a specific property's legal right to illumination. Rights of light are typically acquired through 20 years of uninterrupted enjoyment through a specific window.

The proposed development will change the view for some surrounding properties, as the height and shape of the building is different. We do not anticipate any noticeable impact on the privacy or overlooking of neighbouring properties, compared to the condition created by the existing building – for example windows proposed on the flank wall closest to Rosebery Gardens are only to communal corridors, not private residential spaces, and the windows on the flank wall on Elmfield Avenue don't directly face towards rear gardens. The proposed windows along the rear wall facing the landscaped courtyard are well set back and well within the recommended guideline distances for adjacent rooms and spaces.

The proposed development has to be deemed acceptable in planning terms, meeting various legislative and policy requirements, in order for Planning Officers to recommend approval of the application.

Q. Would the new building set a precedent for even higher future development locally?

- A. Every development has to comply with the requirements of local planning policy, which includes guidance on height. Every development is also assessed on its own merits. If our planning application is approved, any neighbouring

development proposals would have to take account of our plans, but it does not set a precedent as such in terms of scale or height, each new development has to be appropriate for the local context and be guided by local policy.

Q. Why do the YMCA need to build more than the existing number of homes?

- A. Unfortunately, the UK continues to experience a severe housing crisis, driven by rising prices and a fundamental lack of housing supply. Research identified a need for 145,000 new affordable homes each year in England till 2031. In 2023/24, just 63,000 were delivered. The shortage in England has contributed to a significant rise in homelessness. As of December 2024, around 354,000 individuals were recorded as homeless. The challenge is particularly acute in London, where the number of homeless individuals rose by 12% in a year, around 187,000 people.

Youth homelessness remains a growing concern. Between April 2023 and March 2024, more than 107,000 young people aged 16-24 approached their local authorities as homeless or at risk. We currently house 396 young people every night across 7 sites in London, but at any one time we are unable to help around 60 other young people. We want to expand our services to support more young people, and to do that we need more accommodation. We also know that the sort of high-quality communal facilities and training and support services we want to offer work well at the scale we're proposing for Crouch End.

Q. Why can't the YMCA re-locate elsewhere, rather than redeveloping on this site?

- A. The YMCA has a long history in Crouch End (over 100 years), and we already operate successful services from this site. The high street location and proximity to public transport and local services works really well for our residents. The YMCA is a valued local resource and we're proud of the work we do here. Moving to a new location would disrupt our existing support networks and connections in terms of training, education and employment opportunities for residents, and require us to change staffing arrangements. There is no available site for us to move to that meets the YMCA's requirements as well as the existing location, and we're committed to a future in Crouch End. Young people deserve the right to live in a strong community like this, and it will help strengthen their future and the opportunities available to them.

Q. What about your approach to sustainability, on-site energy generation and trees?

- A. We are working towards challenging targets set by local and Mayoral planning policy, which includes consideration of sustainability both in terms of urban greening, biodiversity, energy generation and carbon reduction.

Our project team initially reviewed opportunities to refurbish or extend the existing building, to minimise the carbon impact whilst meeting the core YMCA brief. However, the structural constraints of the existing building meant that this wasn't possible without significant selective demolition and extremely intrusive and expensive reinforcement works, which really meant that demolition and re-build became the route forward, particularly as we will be creating a highly efficient low carbon building.

Our proposals include solar panels to generate electricity, and communal air source heat pumps for heating and hot water. Current assessments indicate a significant uplift in urban greening and biodiversity on the site if our proposals go ahead. In our plans the existing trees on Rosebery Gardens will be retained, and we would plant additional trees within the garden, resulting in a net increase in tree numbers across the development.

Theme 3: Noise, Anti-Social Behaviour, and Outdoor Space

Q. Will the improvements to landscaping, outside seating and shared equipment mean there is more noise from residents using the rear courtyard space? How can this be managed/mitigated?

- A. The provision of high quality, usable outside space is a core part of the brief for this project, as we receive consistent feedback from our residents saying how important it is for their wellbeing. The landscape design team have co-designed the proposals for the rear garden space with young people currently living at our Tottenham Lane site.

The current rear courtyard has calisthenics equipment, a basketball area and a sheltered seating area, and this is relatively well used. Currently access to the existing rear courtyard is limited for YMCA residents during unsociable hours, and the YMCA staff team patrol the rear space hourly to pick up any issues - this will be replicated in the new building.

Following feedback from local residents regarding concerns around potential noise disturbance from the proposed rear garden space, we are reviewing additional measures to minimise impact on local residents, including landscape design changes. In particular, the element of the rear landscape design shown as a performance space will be amended, to act as a raised seating area – to clarify this was not intended to be a place for loud activity and regular performances, more for occasional award ceremonies or residents' events. We are also looking to introduce additional buffer planting along the rear boundary that backs on to residential gardens.

We have commissioned additional acoustic assessments of the proposed designs. The YMCA team are looking into volume management alarm systems, which we have seen at other similar accommodation sites – if installed these would alert staff if noise outside goes above a certain level.

The YMCA team will be submitting a management plan for the new building as part of our planning application.

Q. Will there be a link between the main site and 52 Elmfield Avenue rear garden space?

A. No, there is no physical link proposed between the two properties other than a gate for staff use to manage refuse collection and maintenance.

Theme 4: Safety and Community Impact

Q. Local residents have previously noticed issues with people loitering, smoking and leaving rubbish outside the existing building, particularly in the area between the current gym and 52 Elmfield Avenue – what are the YMCA doing to stop this and will this continue to be an issue in the new development?

A. Whilst we're aware there were previously problems with behaviour of some YMCA residents around this area, we have not had reports or complaints recorded recently. We are working with the local community policing team and have asked them to increase patrols in the area as our research has shown us that not all those actively congregating at the top of Elmfield Avenue are YMCA residents. The YMCA has limited control over other members of the public who choose to gather in this location.

We recognise that a group of people loitering can cause concern to the community and we are committed to educating our residents in regards to social responsibility and how their behaviours outside of the YMCA can impact the community and the reputation of their home at the YMCA

If local residents do experience any issues in this location or elsewhere related to the YMCA service, please do contact us using the details above.

Following the recent consultation events, we have reviewed the location of the proposed gate to the access way between the main site and 52 Elmfield Avenue, and brought this forward closer to the road, to remove the publicly accessible inset area between these buildings. Our proposals have been reviewed by the local Metropolitan Police Designing Out Crime Officer, and we are looking to achieve 'Secured by Design' accreditation for the new development.

Q. Will existing residents be rehoused? And if so where?

A. Yes, residents will be re-housed. No one will be left without support. Ahead of demolition, we'll implement a Rehousing Strategy to move every resident safely to other YMCA housing and vetted local accommodation partners, with individual support and clear communication well in advance. The YMCA team are experienced at rehousing residents following our previous Islington project. We will create positive move on opportunities for our residents through our existing housing pathways within our own housing portfolio or our extensive housing partner network.

Q. Why isn't the gym being re-provided in the new building, and what will happen to the Crouch End Fitness Centre?

- A. The current fitness centre is leased by the YMCA to an independent provider on a rolling short-term arrangement – the gym management entered into this arrangement with knowledge that the YMCA were considering routes for refurbishment or redevelopment which would require at least temporary closure or relocation. We have an excellent relationship with the gym ownership and management team, and we're pleased they have made a real success of the fitness centre space.

Reprovision of the fitness centre was included within the YMCA's original brief for the site, but we couldn't fit this in alongside the core accommodation and facilities required, without increasing the height and density of the development beyond acceptable levels. The YMCA have prioritised the provision of accommodation and communal/support spaces for young people.

Guidance from the Council is that there are numerous alternative fitness spaces nearby. The gym management have time to make alternative plans, and we will work with them if they choose to look for sites nearby. There is also the potential to operate some fitness classes/uses from the planned community spaces within the new ground floor at the Tottenham Lane site.

Q. What will the impact of the new building be on Rokesly School in terms of overlooking and safety?

- A. There is over 25 metres distance between the side of the proposed new building on Elmfield Avenue, and the Rokesly School playground. This external wall of the proposed building is actually further set back than the existing building, in order to give space for some buffer planting at ground level. The 25 metre separation from the playground is considered sufficient in urban design terms to prevent undue overlooking between buildings or into habitable rooms/spaces. Typical minimum distances are around 20 metres, and this proposal comfortably exceeds that standard. In addition, the entrance on Elmfield Avenue will be secure and access-controlled. It will incorporate glazing to enable passive surveillance by residents and staff, along with appropriate lighting and CCTV monitored by the YMCA on-site team.

Q. What will the impact be of the increased number of YMCA residents?

- A. The proposals will mean 19 more young people will have a place to call home (in addition to the 155 currently living there at the moment). This will cause a negligible increase in the YMCA's requirements of local services, infrastructure etc.

Q. How will the community spaces be managed/let?

- A. The lettable spaces will be a great resource, and we really want to welcome the Crouch End community into our new building. We will work with our YMCA team, residents and the community on how this will be managed as the management plan for the building is developed.

Q. Does the proposed planting around the building cause a safety risk?

- A. The planting proposed is low level, and should not present any safety concerns. As noted above, our design proposals have been reviewed by the Metropolitan Police.

Theme 5: Traffic and Waste Management

Q. The proposals include moving rubbish collection to Elmfield Avenue in place of the current collection from Rosebery Gardens - will this increase vehicle traffic near the school and impact the flow of the bus route?

- A. We have considered alternative locations on the ground floor for rubbish storage and collection, but the proposed location on the Elmfield Avenue side is the most workable, with the planned maintenance workshop located on Rosebery Gardens, where there will be frequent deliveries. The YMCA will arrange for private refuse and recycling collection, as is currently arranged for the Tottenham Lane site. Collections will be outside of School Street closure times and core commuter hours, to minimise the impact on traffic flow and the bus route. More detail will be included in the Transport Statement which will be included in the planning application.

Q. How will the proposed parking spaces be managed, will there be further on street parking required for the new building?

- A. The parking spaces shown next to the trees on the corner of Rosebery Avenue are only for use by YMCA staff and for deliveries. No further on street parking will be required for the new YMCA building.

Theme 6: Construction Impact (Disruption, Noise, Pollution)

Q. What is the timeline for construction?

- A. The YMCA do not have a definite programme as yet. We need planning permission, full funding and alternative accommodation for residents before we can start work on site. At the earliest, work could start in around a year. We anticipate the time from demolition starting to construction works completing being between 2 to 3 years, subject to contractor scheduling and any unexpected issues. We will make sure there is communication with local residents and businesses well ahead of works starting, and throughout the build.

Q. How will demolition and construction be managed and monitored to minimise the impact on local people, businesses and the school?

- A. We will minimise disruption during the demolition and construction period through Council-approved working hours, noise limits, dust suppression, secure hoarding to site boundaries and careful traffic management. Some noise and dust is unavoidable, but this will be managed and monitored on site to prevent it going above acceptable levels. We're mindful that Elmfield Avenue is a School Street. We anticipate that the Council will require us to submit noise and dust mitigation plans for approval once we are closer to starting works, to minimise the impact locally.

Our build contractors will be required to achieve Fleet Operator Recognition Scheme (FORS) accreditation and Construction Logistics and Community Safety (CLOCS) standards. We'll stay in close contact with the school to address any concerns. A Construction Management Plan will be put in place to cover deliveries and logistics, strict site safety and safeguarding, and a clear neighbour liaison route so we can respond quickly