

Subject: Formal Objection to Planning Application HGY/2026/2308 – YMCA, 184 Tottenham Lane

Dear Ms Okeiyi,

Planning Application: HGY/2026/2308

Site: YMCA, 184 Tottenham Lane, Hornsey, London N8 8SG

I am writing to formally object to the above planning application in its current form.

I live locally, I am the parent of a child at Rokesly School immediately adjacent to the YMCA site, and I am also a regular user of the Crouch End Fitness Centre currently located within the YMCA building.

I recognise the important work undertaken by the YMCA and the public benefit of providing good-quality accommodation and support for young people who have experienced homelessness. I am not opposed to investment in, or appropriate redevelopment of, the existing accommodation.

My objection concerns the scale, height, massing and intensity of this particular proposal, the permanent loss of an established local recreational facility, and the cumulative effects on neighbouring residents, Rokesly School, local streets and the surrounding community.

Having reviewed the application and followed the consultation process over recent months, I do not believe the submitted material adequately demonstrates that a redevelopment of this magnitude can be accommodated on this constrained site without unacceptable impacts.

Executive Summary / Key Grounds for Objection

I recognise the important work undertaken by YMCA and support appropriate investment in improved accommodation for young people. My objection is to the **scale and form of this particular proposal and the cumulative impacts it would create on this constrained site**.

The principal grounds of objection are:

- **Excessive scale, height and massing:** the proposed building represents a substantial increase in floorspace, height and bulk relative to the existing building and appears disproportionate to the increase in residential capacity. A less intensive scheme should be properly considered.
- **Impact on Rokesly School:** complete demolition and prolonged construction immediately beside an infant and junior school raise significant concerns regarding noise, vibration, dust, air quality, HGV movements, pedestrian safety and disruption to teaching and the school environment.
- **Uncertain and potentially prolonged construction period:** YMCA currently gives only an indicative two-to-three-year programme, expressly subject to contractor scheduling and unexpected issues. A credible programme, clear milestones,

monitoring and enforceable arrangements for delay and non-compliance should be established before demolition begins.

- **Construction logistics and highway safety:** fundamental questions remain regarding HGV routing, contractor parking, waste handling, demolition activities, pedestrian and cyclist safety and interaction with the Elmfield Avenue School Street.
- **Residential amenity and operational impacts:** the increased massing, courtyard use and intensified occupation raise concerns regarding daylight and sunlight, outlook, privacy, noise and disturbance to neighbouring homes and gardens.
- **Servicing and refuse impacts on Elmfield Avenue:** the proposed transfer of refuse and recycling collection to a sensitive residential and school frontage requires stronger justification and consideration of alternatives.
- **Existing site-management concerns:** previous concerns regarding noise, littering, congregation around the premises, anti-social behaviour and complaints handling are relevant to whether a substantially larger and more intensively occupied facility can be managed effectively. Supporting correspondence and photographic material are attached.
- **Loss of Crouch End Fitness Centre:** the proposal would permanently remove an established and well-used local recreational facility. The Council should be satisfied that the relevant national policy tests for its loss have been properly addressed.
- **Unresolved matters and apparent departures from earlier advice:** a number of important issues raised before submission, including roof plant, construction, management, servicing and neighbouring impacts, appear either unresolved or deferred to later plans and conditions.
- **Overall proportionality and planning balance:** the social benefits of improving YMCA accommodation are acknowledged, but they should be weighed against the cumulative effects of a substantially larger building, prolonged construction beside a primary school, loss of recreational provision, residential impacts, servicing changes and operational concerns.

For these reasons, I ask the Council to refuse the application in its current form or require the applicant to substantially reduce and redesign the proposal before determination. Fundamental questions about construction, management and mitigation should be resolved before permission is granted rather than deferred until after approval.

1. Excessive height, scale, massing and overall proportionality

The physical increase proposed is substantial.

The submitted material indicates an increase in Gross Internal Floor Area from approximately **4,218 sq m to 6,141 sq m**, an increase of approximately **45.5%**. A detailed resident review of the planning material also identifies a particularly significant increase in height and massing at the Elmfield Avenue/Tottenham Lane corner.

YMCA has stated that the tallest part of the proposed building would be approximately five metres higher than the highest element of the existing building, with the new building generally around one to one-and-a-half storeys above the existing building line.

The proposed development would provide accommodation for 174 young people compared with approximately 155 currently. YMCA itself describes this as accommodation for **19 additional young people**.

I appreciate that the proposal would do substantially more than simply provide 19 additional bedspaces: it would replace and materially improve the existing accommodation and provide modern ensuite facilities and new communal and support spaces. Nevertheless, there remains a striking disparity between the relatively modest increase in residential capacity and the approximately 45.5% increase in internal floorspace, together with substantially greater height and massing.

The resulting building would have a materially greater presence in relation to Elmfield Avenue, Tottenham Lane, neighbouring homes and Rokesly School. I therefore ask the Council to consider whether this quantum of development is necessary and appropriate for this particular site, and whether a materially less intensive proposal could secure substantial social benefits while reducing the resulting harm.

There is also a wider question of proportionality. The resident review of the submitted material indicates that the preferred development option appears to have been influenced, at least in part, by funding requirements. I appreciate that decisions about YMCA's charitable resources, or any public grant funding which may be involved, are not matters for the Council to determine through this planning application. However, the availability or structure of funding should not itself justify a scale of development that would otherwise be inappropriate for the site. The planning merits of the proposed height, massing and intensity should stand on their own.

Where substantial public and charitable resources are being committed, there is also a reasonable wider question as to whether comparable or greater public benefit could be achieved through a less intensive redevelopment or refurbishment of this site, potentially alongside investment in additional accommodation or services elsewhere. I raise this not as a request for the planning authority to determine where charitable or public funds should be spent, but because the financial parameters of a project should not dictate the planning capacity of a constrained site.

I am also concerned about the extent of ancillary accommodation within the proposal. The application describes ancillary office, training and communal facilities, together with communal, staff and meeting spaces. The Council should examine whether the amount and location of this non-residential accommodation are all necessary in their proposed form, particularly where they contribute to overall floorspace, height or massing. If upper-floor office, meeting or administrative accommodation could be reduced, combined, used more flexibly or located elsewhere within YMCA's estate, that should be considered before additional height and bulk are accepted as unavoidable.

The design process should begin with the capacity and constraints of this site, including its relationship with neighbouring homes and Rokesly School, rather than treating every element of the applicant's preferred accommodation schedule as fixed.

2. Impact on Rokesly School and pupils

I am particularly concerned by the immediate proximity of a development of this scale to Rokesly Infant and Junior Schools.

Complete demolition followed by a construction programme currently estimated at between two and three years could mean that pupils spend a substantial part of their primary education immediately beside a major demolition and construction site.

Potential impacts include sustained demolition and construction noise during the school day; vibration from heavy works; dust and particulates; deterioration in local air quality; HGV and construction-vehicle movements close to pupils; pedestrian and cyclist safety; interaction with the Elmfield Avenue School Street; disruption during school arrival and collection periods; contractor deliveries and waste removal; effects on playground and outdoor use; and the cumulative effect of prolonged works on teaching and the school environment.

During warmer periods there may also be tension between the need for classroom ventilation through open windows and the need at particular times to limit exposure to construction noise, dust or fumes.

The current National Planning Policy Framework is particularly relevant. Policy P3 requires the likely and cumulative effects of pollution to be considered, including the sensitivity of the surrounding population, and expressly identifies children as a group which may be particularly vulnerable. It also requires potential adverse effects from noise to be mitigated and reduced to a minimum.

This is consistent with Haringey Policy DM23, which requires air-quality assessment for major development, adequate mitigation where necessary and suitable mitigation for potentially noisy development. Haringey's supporting text also recognises schools as uses particularly sensitive to air pollution.

NPPF Policy P4 is also relevant because established community facilities and public services should be capable of continuing without unreasonable restrictions arising from new development, and proposals should integrate effectively with existing activities in their vicinity.

I therefore ask the Council to satisfy itself **before determination**, rather than relying predominantly upon management documents produced after permission has been granted, that construction, transport, air-quality, noise and vibration impacts can be acceptably controlled in the particular circumstances of a primary school immediately beside the development.

3. Construction duration, programme certainty and enforceable controls

YMCA has confirmed that the existing building would be **fully demolished**, yet has stated that it does not have a definite construction programme. It currently anticipates a period of **between two and three years from demolition commencing to construction works completing**, expressly subject to contractor scheduling and unexpected issues.

I do not consider that degree of uncertainty satisfactory for a development of this scale and in this location.

A two-to-three-year programme would already constitute a very prolonged period of disruption for neighbouring residents and Rokesly School. The qualifications attached to that estimate also leave open the possibility that the works could continue materially beyond three years, without the application identifying a meaningful upper limit.

Before demolition, ground works or other substantive construction activity begins, the applicant should be required to produce a detailed, credible and appropriately scrutinised construction programme. It should identify anticipated commencement and completion dates and the expected duration of the principal phases, including demolition, excavation and substructure, superstructure, enclosure, internal fit-out, external works and final completion. It should also identify the contingency allowed for foreseeable programme risks.

A broad estimate of two to three years, subject to unspecified contractor scheduling and unexpected events, does not enable the Council, the school or neighbouring residents properly to understand the likely duration and cumulative consequences of the works.

Duration is itself an important component of construction impact. The longer the works continue, the greater the cumulative exposure of neighbouring homes and the school to noise, vibration, dust and particulates, construction traffic, HGV movements and disruption to normal pedestrian, cycling, residential and school activity.

There should therefore also be **effective and enforceable arrangements for monitoring both compliance and material programme slippage**. I ask the Council to consider securing, through appropriate conditions and, where necessary and lawful, planning obligations, defined programme milestones, regular progress reporting, clear management responsibility and a requirement to explain and address any material departure from the programme on which the impacts were assessed.

The Construction Management and Construction Logistics arrangements should likewise be secured before substantive works commence and should remain effective throughout the construction period. They should address working hours, noise, vibration, dust and air quality, construction traffic, contractor parking, HGV routing and timing, waste handling, pedestrian and school safety, monitoring, complaints and prompt corrective action where agreed controls are breached.

There should be a clearly identified point of responsibility and an escalation procedure so that repeated problems lead to effective action rather than relying on neighbours or the school repeatedly reporting the same issues.

If the programme materially overruns, I ask the Council to require the applicant to review and, where necessary, strengthen mitigation and monitoring for the extended period. The Council should also consider whether proportionate developer-funded monitoring or other mitigation can lawfully be secured through an appropriate planning obligation.

I recognise that the planning system may not provide a straightforward contractual-style penalty or a general entitlement to compensation simply because a project is delayed. Nevertheless, I ask the Council and applicant to consider whether any lawful community mitigation or hardship arrangement could be established for exceptional and demonstrable additional impacts caused by substantial delay.

The central point is that **the risk and consequences of programme uncertainty should not simply be transferred from the applicant to neighbouring residents and the school.** Before irreversible demolition begins, there should be a credible programme, clear accountability, effective monitoring and enforceable measures capable of responding to both non-compliance and substantial delay.

4. Construction logistics and highway safety

The site is constrained and is surrounded by residential streets, a primary school, a School Street, a bus route and heavily used pedestrian and cycling routes.

The submitted material and the detailed resident review raise questions concerning HGV routing and holding arrangements, vehicles entering and leaving the site, contractor parking, pedestrian safety, demolition-waste storage and handling, and whether sufficient space is available within the site to accommodate the proposed construction activities safely.

The resident review also identifies an apparent inconsistency between the construction traffic diagram and the written description of HGV routing, together with references to concrete and brick being cut or crushed and recycled on site. The Council should establish whether any such activities have been fully incorporated into the submitted noise and air-quality assessments.

Current NPPF Policy TR6 is particularly relevant. It requires refusal where development would have an unacceptable impact on highway safety or a severe adverse impact on the transport network, taking mitigation into account, and expressly states that this applies during the construction phase as well as following completion.

Given the School Street and the movement of primary-school pupils immediately alongside the site, I ask the Council to resolve these fundamental construction-safety issues before determination rather than relying upon a contractor to develop the essential arrangements afterwards.

5. Refuse, servicing and Elmfield Avenue

I also object to the proposed transfer of refuse and recycling collection to Elmfield Avenue.

YMCA has confirmed that refuse and recycling collections are proposed to take place via Elmfield Avenue, while the majority of daily servicing and operational vehicular access would remain on Rosebery Gardens.

Elmfield Avenue already accommodates Rokesly School, School Street restrictions, buses, pedestrians, cyclists, residents and residential parking.

The applicant proposes collections outside School Street closure periods and core commuter times. That may reduce some conflicts, but it does not answer the underlying question of why an additional regular servicing function should be introduced onto this particularly sensitive school and residential frontage.

I ask the Council to examine whether the existing servicing arrangements, or another alternative that does not introduce refuse collection onto Elmfield Avenue, could reasonably be retained.

6. Daylight, sunlight, privacy and residential amenity

The additional height and massing materially alter the relationship between the YMCA site and surrounding homes.

Relevant impacts include daylight and sunlight, outlook, visual dominance, overlooking, privacy, neighbouring gardens and the cumulative effect of a substantially larger building on residential amenity.

Haringey Policy DM1 requires development to secure an appropriate standard of sunlight, daylight, privacy and amenity for neighbouring occupiers. The detailed resident review raises concerns arising from the submitted daylight, sunlight and overshadowing material and questions whether the consequences of the additional massing have been adequately resolved.

The question should not simply be whether individual technical results can each be rationalised in isolation. The Council should consider whether the overall amount and form of development are appropriate for this site, and whether reducing the height or massing could materially lessen adverse effects.

7. Courtyard noise and intensified outdoor use

Residents have previously raised concerns about noise from the existing site, particularly outdoor activity affecting neighbouring homes and gardens.

The proposal provides a larger and more deliberately usable landscaped courtyard and expanded communal provision.

The detailed review of the submitted material identifies uncertainty regarding intended courtyard hours and notes that the submitted acoustic assumptions appear to be based upon a defined maximum number of users.

Before determination, the Council should establish clearly the proposed operating hours, maximum occupancy, permitted activities, arrangements for events or amplified music, supervision, acoustic assumptions and the arrangements for monitoring and enforcement.

If limits on courtyard use are relied upon to make the development acceptable, those limits should be clear, measurable and capable of being enforced.

8. Existing site management, complaints and supporting evidence

Concerns relating to management of the existing site have been raised repeatedly by neighbouring residents and users of the premises, including reports concerning noise, littering, people congregating around the premises, anti-social behaviour and suspected drug-related activity.

I want to make clear that I am **not** suggesting that every incident occurring in the surrounding area is attributable to YMCA residents, nor is my objection directed towards the young people supported by YMCA.

However, existing management experience is relevant when considering the proposed intensification of the site and the robustness of future operational arrangements.

YMCA's own responses acknowledge concerns raised by neighbours concerning noise, litter, anti-social behaviour, loitering and activity outside normal hours. YMCA states that it has increased patrols, made physical changes intended to discourage gathering, improved access controls and introduced reporting arrangements.

I also attach my own email to YMCA dated **9 July 2026** concerning anti-social behaviour and/or site-management issues. That email received no response. I consider this relevant because it demonstrates that, in my own experience, a concern raised directly with YMCA was not acknowledged or answered. This contributes to my concern about whether complaints and escalation procedures for a larger and more intensively occupied building will work effectively in practice.

I further attach three photographs supplied to me by fellow users of the Crouch End Fitness Centre. I did not take the photographs myself, faces and identifying details have been obscured, and I make no allegation about the identity, intentions or personal circumstances of anyone shown.

The first photograph, dated **29 September 2026**, shows an individual whom I understand to be associated with the YMCA standing on a wall across the road from the YMCA premises and looking over the boundary into Rokesly School grounds. I make no allegation as to the individual's intentions and have obscured identifying details. I include the photograph because it records an incident observed in the immediate vicinity of the school and is relevant to my wider concerns regarding management, supervision and the close relationship between the YMCA use and an immediately adjacent primary school. In the context of a proposal for a larger and more intensively occupied facility, I believe the Council should be satisfied that appropriate and effective management arrangements will be in place to address behaviour around the site and its immediate surroundings, particularly where the school is concerned.

The second photograph, dated **30 September 2026**, shows individuals congregating or remaining around the premises and is included in the context of previously reported concerns regarding management of external areas.

The third photograph, also dated **30 September 2026**, appears to show an individual sleeping outdoors in or immediately around the premises. It is included sensitively and without identifying the person; its relevance is to management of the building and its immediate surroundings rather than to that individual's personal circumstances.

These materials should not be interpreted as allegations against particular individuals. My concern is with the management of entrances and external areas, responsiveness to complaints, and whether a larger and more intensively occupied facility can be managed effectively if similar issues arise.

Any operational management plan relied upon to make the development acceptable should therefore include clear arrangements for supervision of entrances and external areas, security, courtyard use, noise, complaints, defined response and escalation arrangements, incident recording, and liaison with neighbours and Rokesly School.

The applicant should demonstrate before determination how those arrangements will operate in practice rather than leaving the question of effective management entirely until after occupation.

9. Loss of Crouch End Fitness Centre

I am also personally affected by the proposed permanent loss of Crouch End Fitness Centre, which I use regularly.

This is not simply an abstract commercial-interest issue. It is an established recreational facility used by members of the local community. YMCA's Statement of Community Involvement itself records concern about the loss of what it describes as a much-loved and well-used facility.

YMCA has also confirmed that reprovision of the fitness centre was originally included within its brief, but that it could not be fitted alongside the proposed accommodation and support facilities without increasing the height and density of the development beyond what YMCA regarded as acceptable. YMCA instead refers to other fitness facilities in the area and the possibility that some future classes could take place in proposed community space.

That explanation raises a specific issue under current NPPF Policy HC7, which states that development should not result in the loss of existing sports and recreational buildings and land unless one of the stated tests is satisfied, including that the facility has been shown to be surplus to requirements, that equivalent or better provision is made in a comparably or better accessible location, that qualifying public-service infrastructure includes appropriate replacement provision, or that alternative recreational provision clearly outweighs the loss.

I therefore ask the officer's report expressly to consider Policy HC7 and identify the evidence relied upon in assessing the permanent loss of the fitness centre, including whether it has been demonstrated to be surplus to local requirements and whether any equivalent or better replacement provision is actually secured rather than relying simply on unrelated existing gyms elsewhere.

This is also relevant to NPPF Policy S4, which expressly identifies substantial adverse effects arising from the application of HC7 as one of the circumstances relevant to the planning balance within settlements.

10. Apparent departures from pre-application advice

The detailed resident review identifies a number of apparent departures or unresolved matters arising from Haringey's pre-application advice PRE/2025/0199, including roof plant, courtyard amenity, management and impacts on neighbouring residents.

In particular, the resident review notes that the pre-application advice indicated that roof plant should not project above the six-storey level, whereas the submitted scheme includes roof-level plant above the principal accommodation.

I appreciate that pre-application advice is not determinative and that a proposal may legitimately evolve.

However, where the Council previously identified a particular design or planning concern and the submitted application adopts a different approach, I ask that the officer report clearly explains whether there has been a departure, what has changed, and why the submitted solution is considered acceptable if that is the Council's conclusion.

11. Residents raised these matters before submission

I attach the **Berkeley House residents' letter dated 10 June 2026**, the **Elmfield Avenue residents' letter dated 11 June 2026**, and the **further Elmfield Avenue residents' letter dated 16 July 2026**.

These are relevant because they demonstrate that many of the substantive matters set out above were raised with YMCA well before determination of this application.

The 16 July Elmfield Avenue letter is particularly relevant because it followed residents' review of YMCA's FAQ response and identified matters which residents considered remained unanswered, inadequately answered or deferred. These included justification for height and scale, refurbishment alternatives, daylight and sunlight, privacy, school impacts, servicing and traffic, outdoor-space noise, construction, management and anti-social behaviour, operational arrangements, and whether the overall scale and disruption were proportionate to the increase in residential capacity.

YMCA subsequently provided further responses, and I acknowledge that some matters were clarified. However, several important matters were still intended to be dealt with through later construction or management documentation.

I appreciate that shortcomings in an applicant's pre-application consultation are not, by themselves, necessarily grounds for refusal. My concern is the **substance** of the planning matters raised before submission and whether they have now been satisfactorily resolved.

Current NPPF Policy DM1 states that major development should be informed by early engagement with neighbours and the local community to identify and seek to resolve key planning matters before submission, and that the planning statement should explain the outcome of that engagement and the extent to which the proposal changed in response.

I therefore ask that the attached residents' correspondence is placed on the application file and that the substantive planning matters it raises are expressly considered in the officer's assessment.

12. Planning balance and cumulative effects

I recognise that the proposed development would deliver genuine social benefits.

It would replace and improve existing YMCA accommodation, provide modern ensuite facilities and support spaces, and provide accommodation for 19 additional young people. I do not ask the Council to disregard those benefits.

However, the planning decision concerns the merits of **this particular development, at this particular scale, on this particular site**, rather than the general desirability of YMCA's charitable objectives.

Planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise, and the current NPPF is a material consideration.

NPPF Policy S4 provides that development within settlements should be approved unless its benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies.

The relevant adverse effects here include the substantial increase in floorspace, height and massing; residential-amenity effects; the permanent loss of the existing fitness centre; a demolition and construction programme currently estimated at two to three years and potentially longer; effects on an immediately adjacent primary school; noise, vibration, dust and air-quality effects; HGV movements and highway-safety issues; changes to refuse collection and servicing; courtyard and operational noise; and site-management issues relevant to the proposed intensification.

Those matters should be assessed cumulatively rather than each being considered in isolation.

Again, I recognise that the proposal does substantially more than provide 19 additional places. That makes it particularly important to examine whether the full scale, height and massing of the submitted scheme are necessary to secure the identified social benefits, or whether a less intensive proposal could deliver substantial improvements with materially reduced impacts.

If the Council ultimately concludes that the benefits justify the adverse effects, I ask that the officer report identifies clearly the evidence and policy basis for that conclusion rather than treating the general social value of YMCA's work as sufficient justification in itself.

13. Fundamental matters should not simply be deferred

Finally, I am concerned by the extent to which significant matters appear capable of being deferred to later Construction Management Plans, noise and dust plans, operational management plans or planning conditions.

There is an important distinction between details of implementation which can appropriately be settled following permission and matters which are fundamental to deciding whether development of this scale is acceptable in principle on this particular site.

In my view, sufficient certainty is required before determination in relation to the construction programme and duration, HGV movements beside the school, demolition methodology, any on-site crushing or processing of materials, dust and air quality, vibration, construction noise, servicing arrangements, and the nature and management of courtyard use.

Current NPPF Policy DM6 requires planning conditions to be necessary, relevant, sufficiently precise to be capable of compliance and enforcement, and reasonable. Conditions should therefore not be used as a substitute for establishing before determination that an acceptable solution to a fundamental impact actually exists.

I ask the Council to resolve the material uncertainties necessary to assess acceptability before determining the application rather than approving the principle and scale of the proposal and leaving the most difficult questions until later.

Conclusion

For the reasons above, I respectfully ask the Council to refuse planning application HGY/2026/2308 in its current form, or require the applicant to substantially reduce and redesign the proposal before it is determined.

I believe substantial improvement of the YMCA accommodation could be pursued through a more proportionate scheme which delivers meaningful social benefits while reducing height and massing, better protecting neighbouring homes and Rokesly School, properly addressing the permanent loss of the existing fitness centre, avoiding additional servicing impacts on Elmfield Avenue, and materially reducing construction and operational effects.

If the Council is nevertheless minded to grant permission, I ask that the officer's report expressly addresses Haringey Policies DM1 and DM23; NPPF Policies DM1, DM6, S4, TR6, HC7, P3 and P4; the apparent departures from the Council's pre-application advice; the loss of the fitness centre; the particular sensitivity of Rokesly School; construction duration and highway safety; and the basis on which any matters deferred to subsequent plans or conditions are considered capable of satisfactory resolution.

Please also place the attached supporting correspondence and evidence on the application file and take the material planning matters raised within it into account before the application is determined.

Please treat this email as my formal objection to planning application HGY/2026/2308.

Attachments

Appendix A – Berkeley House residents' letter, 10 June 2026

Appendix B – Elmfield Avenue residents' letter, 11 June 2026

Appendix C – Elmfield Avenue residents' further letter, 16 July 2026

Appendix D – Email to YMCA dated 9 July 2026 concerning anti-social behaviour/site management – no response received

Appendix E1 – Photograph supplied by fellow gym user: individual associated with YMCA standing on wall and looking into Rokesly School grounds, 29 September 2026

Appendix E2 – Photograph supplied by fellow gym user: congregation around premises, 30 September 2026

Appendix E3 – Photograph supplied by fellow gym user: apparent sleeping outdoors, 30 September 2026

For Appendices E1–E3: **Photographs supplied to me by another gym user and not taken by the author of this representation. Faces and identifying details have been obscured.**

Yours sincerely,

Fernando Martins

■ Elmfield Avenue, N8 8QG

Appendix A – Berkeley House residents' letter, 10 June 2026

10 June 2026

To: YMCA Management / Consultation Team

Subject: Berkeley House Residents' Objection to the Current YMCA Redevelopment Proposal

Residents of Berkeley House – Objection to the Current YMCA Redevelopment Proposal

We are residents of Berkeley House, located directly opposite the YMCA site, and wish to formally record our concerns regarding the redevelopment proposal currently being promoted by the YMCA.

We recognise the important role that the YMCA plays within the community and do not object to appropriate maintenance, repair or refurbishment of the existing facility. However, we have serious concerns that the proposal currently being discussed goes far beyond refurbishment and would have significant impacts on neighbouring residents and the wider local area.

Our principal concerns are set out below.

1. The proposal appears to be a major redevelopment rather than a refurbishment

Based on the information presented to date, the proposal appears to involve a substantial redevelopment of the site, including increased height, additional massing and a more intensive pattern of use.

Residents are concerned that the scale of change being contemplated would fundamentally alter the relationship between the YMCA and neighbouring residential properties. A larger

and more intensively occupied building would inevitably generate greater levels of activity, movement, servicing and operational impact than the existing facility.

While the YMCA has referred to refurbishment and improvement works, many residents do not consider that the information provided so far supports the characterisation of the scheme as a modest refurbishment. Instead, it appears to represent a significant expansion of the site and its activities.

2. The consultation process has been inadequate

Residents are concerned that consultation to date has not been sufficiently transparent, comprehensive or inclusive.

Many people living closest to the site became aware of the proposals only through informal channels rather than through direct engagement. In addition, residents who have previously submitted comments and concerns report receiving little or no meaningful response.

For a proposal of this scale, residents would reasonably expect:

- clear and consistent information;
- a structured presentation of the proposals;
- access to supporting evidence and assessments;
- meaningful opportunities to ask questions;
- written responses to concerns raised; and
- a clear explanation of how community feedback will influence the scheme.

At present, many residents do not feel confident that these standards have been met.

3. The proposal risks unacceptable impacts on neighbouring homes and residential amenity

As residents living directly opposite the site, we are concerned about the effect that a larger and more intensively used development could have on everyday living conditions.

Particular concerns include:

- 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.

These impacts would be experienced on a daily basis by residents whose homes face the development and should therefore be carefully assessed before any proposal progresses.

Residents are also concerned that current operational issues raised by local people, including noise, littering, anti-social behaviour and site management concerns, have not been fully addressed. This naturally raises questions about how a significantly larger and busier facility would be managed in the future.

4. Insufficient evidence has been provided to justify a redevelopment of this scale

Residents do 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.

Before any proposal progresses further, residents would expect to see clear information regarding:

- building height, scale and massing;
- proposed occupancy levels and site use;
- privacy and overlooking impacts;
- daylight and sunlight impacts;
- noise and environmental effects;
- servicing, deliveries and waste arrangements;
- traffic and transport impacts;
- construction logistics and disruption; and
- management arrangements for the completed development.

Without this information, it is difficult for residents to properly understand the full implications of the proposal or assess whether it is appropriate for its surroundings.

5. Requested way forward

Residents of Berkeley House respectfully request that the YMCA:

- pause the current proposal;
- substantially reduce the scale of the redevelopment;
- prioritise refurbishment over major expansion wherever possible;
- provide fuller information and supporting evidence;
- engage openly with affected residents and stakeholders; and
- undertake a more transparent and meaningful consultation process before progressing further.

We would also welcome a properly structured meeting involving local residents, community stakeholders and the YMCA project team so that proposals can be explained in full, questions can be answered openly and concerns can be properly recorded and addressed.

Conclusion

The concerns raised by Berkeley House residents are not objections to the YMCA's presence within the community or to sensible improvements to its facilities. Rather, they relate to the apparent scale of the proposed redevelopment, the adequacy of the consultation process and the potential impact on neighbouring homes and the wider residential environment.

For the reasons outlined above, we do not believe the current proposal has been sufficiently justified and we ask that it be reconsidered, reduced in scale and subject to a more transparent and meaningful engagement process before any further progression.

Residents of Berkeley House

Names of residents supporting this letter:

House N.	Resident(s)
[REDACTED]	[REDACTED]

Appendix B – Elmfield Avenue residents' letter, 11 June 2026

11 June 2026

To: YMCA Management / Consultation Team

Hand delivered at: YMCA consultation meeting held at The Harringay Club, 50 Tottenham Lane, on 11 June 2026 at 4:30 - 6:30 pm.

Subject: Residents of Elmfield Avenue – Formal Objection to the Scale of the Proposed YMCA Redevelopment and Concerns About Consultation

Dear YMCA Management / Consultation Team,

We write on behalf of residents of Elmfield Avenue who are directly affected by the current YMCA site and the proposed redevelopment.

We recognise and value the important work carried out by the YMCA. Residents are not opposed to appropriate repair, maintenance or sensible refurbishment of the existing building. However, we have serious concerns about the scale, height, intensity and likely impacts of the proposal as currently presented.

For the avoidance of doubt, residents object to the proposal at its current scale.

A. EXECUTIVE SUMMARY

Residents' main concerns are:

- The proposal appears to go significantly beyond refurbishment and amounts to a **major redevelopment** involving increased height, massing and intensity of use.
- The **consultation process to date has been inadequate**, with many directly affected residents not properly notified and previous submissions receiving no meaningful response.
- 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.
- Residents **do not consider that sufficient information, evidence or justification has been provided** to support a redevelopment of this scale in a settled residential area.

- Residents ask YMCA **to pause the current proposal, substantially reduce its scale and undertake a more transparent and meaningful consultation** process before progressing further.

This letter is being handed to YMCA at the consultation meeting on 11 June 2026 and circulated to the recipients listed above. It is intended to place residents' concerns formally on record. We ask that YMCA treats it as a collective written submission and provides a full written response.

We further ask YMCA not to progress the current proposal to planning, funding approval, procurement or any other formal stage unless and until the scheme has been substantially reconsidered and residents have been properly consulted.

B. RESIDENTS' CONCERNS

1. Summary of Residents' Position

Residents' position is straightforward:

- We do not object to necessary repair, maintenance or modest refurbishment of the YMCA site.
- We do object to a major redevelopment, substantial rebuild, additional height or significant expansion of the site.
- We do object to any intensification of outdoor use adjacent to residential homes and gardens.
- We do object to moving or increasing servicing, bins, deliveries or operational traffic onto Elmfield Avenue.
- We do object to any proposal that would create unacceptable impacts on light, privacy, noise, traffic, school safety, neighbouring amenity or local character.
- We do not consider that YMCA has yet provided sufficient information or evidence to justify a proposal of this scale.
- We ask YMCA to substantially reduce the proposal and return with a more modest refurbishment-led scheme.

2. Inadequate Consultation Process and Lack of Response

Residents are concerned about the way consultation has been conducted to date.

We understand that earlier consultation activity took place, but many Elmfield Avenue residents were not properly notified. Residents were informed that flyers had been distributed locally, yet a number of households on Elmfield Avenue received no notification and became aware of the proposals only through informal channels or after consultation events had already occurred.

Although YMCA has since distributed additional material advertising the consultation meeting on 11 June 2026, this does not address the shortcomings of the earlier process. Given their

proximity to the site, Elmfield Avenue residents should have been among the first groups consulted.

Residents are also concerned that previous consultation events did not include a structured presentation of the proposals. We understand that information was provided largely through informal conversations rather than a clear explanation of the scheme, its rationale and its likely impacts. That approach is not adequate for a proposal of this significance.

In addition, residents have submitted detailed comments through the YMCA consultation website but have received little or no acknowledgement or response. This raises concerns about whether submissions are being properly reviewed, recorded and considered.

Meaningful consultation requires more than informal discussions and website comment boxes. Residents need:

- a clear presentation of the proposals;
- access to supporting information and assessments;
- an opportunity to ask questions publicly;
- a record of concerns raised;
- an explanation of how feedback will influence the scheme.

3. Objection to the Scale of the Proposed Redevelopment

Residents are concerned that the proposal represents a major redevelopment rather than a modest refurbishment.

The scale of the proposed changes is itself a significant issue. A larger, taller and more intensively used site would inevitably have greater impacts on neighbouring homes, local streets and community facilities. It would also result in a longer and more disruptive construction programme.

Particular concerns include:

- additional height;
- increased massing;
- a more dominant building presence;
- loss of light and sunlight;
- overlooking and loss of privacy;
- increased noise and disturbance;
- greater pressure on Elmfield Avenue;
- intensified outdoor activity;
- increased servicing and waste activity;
- traffic and highway safety impacts;
- prolonged construction disruption;

- management and operational impacts associated with a larger site.

Residents do not believe that sufficient justification has been provided for a redevelopment of this scale in a settled residential location.

We ask YMCA to explain why a more modest refurbishment within the existing building envelope has not been prioritised.

4. Height, Massing, Overlooking and Impact on Neighbouring Homes

Residents are concerned about any increase in the height, scale or massing of the building.

An additional floor, or any substantial increase in height, would represent a significant change in the relationship between the YMCA and neighbouring homes. It could affect daylight, sunlight, outlook, privacy and the enjoyment of gardens and outdoor spaces.

Specific concerns include:

- loss of sunlight to nearby homes and gardens;
- increased overlooking into homes and private outdoor areas;
- loss of privacy;
- a more overbearing building form;
- increased visual dominance when viewed from Elmfield Avenue;
- harm to the character of the surrounding residential area.

Residents ask YMCA to provide full plans, elevations, sections, daylight and sunlight assessments, and privacy assessments before any further progression of the scheme.

5. Overlooking of the Nearby Primary School

Residents are concerned that any increase in building height could create more direct views into the nearby primary school and its outdoor areas.

This should be treated as a serious privacy, safeguarding and design issue. The concern is not directed at any individual resident, staff member or user of the YMCA. Rather, it is a question of whether elevated accommodation overlooking school grounds has been properly assessed and whether avoidable overlooking has been minimised through design.

We ask YMCA to confirm:

- what assessment has been undertaken of sightlines into the school;
- whether the school has been consulted;
- whether the governing body and safeguarding lead have been consulted;
- what mitigation measures are proposed.

No proposal involving increased height should proceed without a clear assessment of these issues.

6. Current Site Management Concerns

Residents have raised concerns regarding the current management of the site, including reports of:

- noise and disturbance, including at night;
- noise from outdoor areas affecting neighbouring homes and gardens;
- littering;
- loitering;
- anti-social behaviour;
- drug-related concerns reported by residents;
- waste and bin management issues;
- servicing and delivery impacts;
- the absence of a clear and transparent complaints process.

Residents acknowledge that YMCA staff have responded constructively to some individual concerns in the past. However, concerns continue to be raised and many residents remain unclear about how issues are recorded, monitored and resolved.

This is directly relevant to the redevelopment proposal. If existing operational impacts remain a concern, residents need confidence that any larger or more intensively used facility can be effectively managed before expansion is contemplated.

7. Outdoor Space, Noise and Intensified Use

Residents are particularly concerned about the proposed reorganisation and increased use of outdoor space.

Noise from existing outdoor areas already carries into neighbouring homes and gardens. Residents are concerned that the proposals appear to encourage greater outdoor activity, potentially including larger gatherings, sport, cooking, performances and social events.

Residents object to any design that would intensify outdoor activity close to the Elmfield Avenue boundary.

Outdoor areas adjacent to residential properties should remain quiet, supervised spaces. Activities likely to generate significant noise should be located indoors or away from neighbouring gardens.

Residents also request that any landscaping, acoustic screening or buffering measures are designed primarily to protect neighbouring residential amenity.

8. Servicing, Bins, Deliveries and Elmfield Avenue Traffic

Residents are concerned about any proposal to move or increase servicing, bins, deliveries or operational access onto Elmfield Avenue.

Elmfield Avenue already experiences:

- school-related traffic;
- bus movements;
- pedestrian activity;
- parking pressures;
- local through traffic.

Residents do not accept that additional servicing activity should be transferred onto the street.

If servicing and waste arrangements are currently accommodated elsewhere, residents ask why those arrangements cannot be retained. Operational convenience should not come at the expense of neighbouring residents.

Residents therefore object to any proposal that would increase servicing, waste, delivery or operational traffic on Elmfield Avenue.

9. Construction Impact, Duration and Deliverability

Residents are extremely concerned about the likely construction impacts.

The proposal appears to involve substantial works rather than a straightforward refurbishment. As a result, residents anticipate a lengthy construction programme with significant disruption.

Potential impacts include:

- construction traffic;
- large vehicles using residential streets;
- prolonged noise;
- dust and fumes;
- vibration;
- contractor parking;
- deliveries and waste removal;
- disruption to access;
- impacts on school users, pedestrians and residents;
- loss of quiet enjoyment of homes.

Residents do not believe sufficient information has been provided regarding construction duration, logistics, vehicle routes, working hours or mitigation measures.

The likely scale of disruption is itself a strong argument for pursuing a more modest refurbishment option.

10. Impact on Elmfield Avenue and the Wider Community

Residents are concerned that the proposal appears to have been developed primarily around the YMCA's aspirations for the site without sufficient regard to the surrounding residential community.

Elmfield Avenue residents have lived alongside the YMCA for many years and recognise its role within the area. However, any redevelopment must also take account of the cumulative impact on the surrounding neighbourhood.

Crouch End is valued for its strong sense of community, long-term residency patterns, active local participation and established neighbourhood networks. Many residents have chosen to live in the area specifically because of these characteristics and have invested heavily in local schools, businesses, community organisations and civic life.

Residents recognise that YMCA accommodation serves an important purpose and that many residents stay only temporarily before moving on. The concern is not with the individuals who use the YMCA, but with the physical and operational consequences of substantially increasing occupancy on the site.

A significant increase in resident numbers would inevitably increase turnover, activity levels and demand on shared local infrastructure. Residents are concerned that these cumulative effects could weaken the settled residential character that many local people value and contribute to maintaining.

The surrounding community should not be expected to absorb:

- a larger building;
- more intensive use;
- significantly increased occupancy levels;
- greater pressure on local infrastructure and public spaces;
- more noise;
- more outdoor activity;
- more servicing and waste activity;
- more traffic;
- a prolonged construction period;
- increased privacy and safeguarding concerns;
- a development that has not yet been justified by robust evidence and assessment.

Any proposal must work for the surrounding community as well as for the YMCA.

11. Residents' Position and Requested Outcome

For the reasons set out above, residents do not consider that the current proposal should proceed in its present form.

Residents ask YMCA to pause, reconsider and substantially reduce the scale of the proposal.

The preferred way forward would be:

- withdrawal or substantial reduction of the current proposal;
- a revised scheme focused on refurbishment rather than major redevelopment;
- no additional height unless clearly justified and supported by evidence;
- no intensification of outdoor use adjacent to residential properties;
- no transfer of servicing, bins or delivery impacts onto Elmfield Avenue;
- a transparent and meaningful consultation process;
- a full presentation of the proposals to residents and stakeholders;
- publication of supporting assessments and technical information;
- a named YMCA contact for residents;
- written responses to residents' concerns;
- no progression to planning, funding approval, procurement or other formal stages until consultation concerns have been addressed.

Residents reserve the right to submit formal objections to any future planning application based on the current scale and approach.

C. QUESTIONS AND ACTIONS REQUESTED

We ask YMCA to provide written responses to the following questions.

1. Consultation

- 1.1 How were Elmfield Avenue residents notified of earlier consultation activity?
- 1.2 On what dates were flyers or pamphlets delivered, to which streets, and by whom?
- 1.3 Why did many Elmfield Avenue residents not receive notification of earlier consultation activity?
- 1.4 What is the purpose and format of the consultation meeting on 11 June 2026?
- 1.5 Will there be a formal presentation of the proposals?
- 1.6 Will residents be able to ask questions collectively?
- 1.7 Will YMCA keep minutes or a written record of questions and responses?
- 1.8 Why have website submissions not received acknowledgements or responses?
- 1.9 Who is reviewing consultation submissions and how are they recorded?
- 1.10 Will YMCA provide written responses to comments submitted through the website?
- 1.11 Will YMCA provide a dedicated email address for written submissions?
- 1.12 Who is the named YMCA contact for Elmfield Avenue residents?

- 1.13 Will YMCA provide a summary of consultation responses received to date?
- 1.14 Will all submissions form part of the formal consultation record?
- 1.15 Will YMCA pause progression of the proposal until consultation concerns have been addressed?

2. Scale and Design

- 2.1 Will YMCA withdraw or substantially reduce the current proposal?
- 2.2 Will YMCA consider refurbishment within the existing building envelope?
- 2.3 What refurbishment options have been assessed, why were they considered not viable, and will the YMCA provide the assessment relied upon?
- 2.4 What is the proposed height of the building compared with the existing building?
- 2.5 Is an additional floor proposed?
- 2.6 What is the justification for increasing height, scale or massing?
- 2.7 Will YMCA provide full plans, elevations and contextual drawings?
- 2.8 What daylight and sunlight assessments have been undertaken?
- 2.9 What assessment has been made of overlooking and privacy impacts?
- 2.10 What assessment has been made of impacts on local character and appearance?
- 2.11 What assessment has been made of overlooking into the nearby primary school?
- 2.12 Has the school been consulted regarding privacy, safeguarding, traffic and construction impacts?

3. Use and Management

- 3.1 How many people would live at, work at or use the site under the proposed scheme?
- 3.2 Would occupancy increase?
- 3.3 What would the hours of operation be?
- 3.4 What outdoor activities are proposed?
- 3.5 What restrictions would apply to outdoor use?
- 3.6 Would YMCA agree that outdoor areas adjacent to homes should remain quiet spaces?
- 3.7 What staff supervision would be provided?
- 3.8 How would YMCA manage noise, litter, anti-social behaviour, loitering, drug-related concerns and security?
- 3.9 How are complaints currently recorded and addressed?
- 3.10 What steps are being taken to address existing management concerns?
- 3.11 Why should residents have confidence that a larger site can be effectively managed?

4. Servicing, Waste and Traffic

- 4.1 What arrangements are proposed for bins, waste, servicing and deliveries?
- 4.2 Is any servicing activity proposed to move onto Elmfield Avenue?
- 4.3 If so, why?
- 4.4 What assessment has been made of traffic, parking, school movement and bus route impacts?
- 4.5 Why can existing servicing arrangements not be retained?
- 4.6 Will YMCA commit that servicing and operational traffic will not be transferred onto Elmfield Avenue?

5. Construction

- 5.1 What is the anticipated construction duration?
- 5.2 What level of demolition or rebuilding is proposed?
- 5.3 What construction vehicle routes are proposed?
- 5.4 How will Elmfield Avenue be protected from construction traffic?
- 5.5 What working hours are proposed?
- 5.6 What controls will apply to noise, dust, fumes, vibration and contractor parking?
- 5.7 Will YMCA provide a construction logistics plan before any planning application is submitted?
- 5.8 Has a lower-impact refurbishment option been assessed?

6. Funding, Governance and Next Steps

- 6.1 Is funding or board approval being sought for the current proposal?
- 6.2 Will funders, trustees, architects and consultants be informed that residents object to the proposal at its current scale?
- 6.3 Will residents' objections be reported to the YMCA board and project team?
- 6.4 Will this letter form part of the formal consultation record?
- 6.5 Will YMCA pause progression of the proposal until residents have been properly consulted?
- 6.6 Will YMCA provide a written response to this letter?

We ask YMCA to provide a written response and to arrange a properly structured residents' meeting before the proposal progresses further.

The residents on whose behalf this letter is submitted are listed on the following page.

Yours faithfully,

Residents of Elmfield Avenue

Names of residents supporting this letter:

House n.	Resident(s)
1	[REDACTED]
2	[REDACTED]
3	[REDACTED]
4	[REDACTED]
5	[REDACTED]
6	[REDACTED]
7	[REDACTED]
8	[REDACTED]
9	[REDACTED]
10	[REDACTED]
11	[REDACTED]
12	[REDACTED]
13	[REDACTED]
14	[REDACTED]
15	[REDACTED]
16	[REDACTED]
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32	[REDACTED]
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35	[REDACTED]
36	[REDACTED]
37	[REDACTED]
38	[REDACTED]
39	[REDACTED]
40	[REDACTED]
41	[REDACTED]
42	[REDACTED]
43	[REDACTED]
44	[REDACTED]
45	[REDACTED]
46	[REDACTED]
47	[REDACTED]
48	[REDACTED]
49	[REDACTED]
50	[REDACTED]

Appendix C – Elmfield Avenue residents' further letter, 16 July 2026

16 July 2026

Subject: Response to YMCA FAQ and Request for Proper Consultation Before Planning Submission

Dear YMCA Project Team / YMCA Management,

We write further to the YMCA Crouch End Community Consultation FAQ document dated July 2026, and to the correspondence regarding the forthcoming Development Management Forum.

Thank you for collating some of the issues raised by residents. However, having reviewed the FAQ carefully, we remain concerned that it does not adequately address the substance of the concerns raised by Elmfield Avenue, Berkeley House and other directly affected residents.

In several respects, the FAQ appears to acknowledge that concerns have been raised without providing clear, detailed or binding answers. Many of the responses are general in nature, defer key issues to future planning documents, or refer to matters still under review. This makes it difficult for residents to understand what is actually being proposed, what has changed as a result of consultation, and what commitments YMCA is prepared to make before the scheme progresses.

Our concerns are not objections to the YMCA's work or to appropriate repair, maintenance or sensible refurbishment of the existing building. They relate to the scale, impact, management and consultation process for the current redevelopment proposal.

Executive Summary

Residents remain concerned that the YMCA FAQ does not adequately answer the detailed issues raised by Elmfield Avenue, Berkeley House and other directly affected residents. Many responses are general, non-binding, or defer important matters to future planning documents.

The key outstanding concerns are:

- the FAQ is not a full point-by-point response to residents' letters;
- the consultation timetable has been rushed and unfair to residents;
- the leaflet distribution appears poorly targeted and omitted closer streets to the west and south-west of the site;
- informal one-to-one discussions and a Council forum are not a substitute for a properly structured YMCA residents' meeting;
- the scale, height, massing and increased intensity of the proposal remain insufficiently justified;
- YMCA has not provided adequate evidence on refurbishment options, alternative sites, funding assumptions or why this exact site requires a development of this scale;
- daylight, sunlight, privacy, school impact, servicing, waste, traffic, outdoor space, noise and construction impacts remain unresolved;
- current site management concerns, including noise, loitering, suspected drug use, anti-social behaviour and complaints handling, have not been properly addressed;
- residents still need clarity on resident numbers, community space use, length of stay, staffing, support, management and move-on arrangements;
- residents need to understand whether the scale, cost, disruption and long-term impact of the proposal are proportionate to the stated increase in bed numbers, particularly given that the Crouch End site is already described publicly as the largest of its kind in north London;
- the planning, funding and governance process remains unclear.

Residents therefore ask YMCA not to submit a planning application until it has provided full written answers, published the relevant assessments, explained the funding and decision-making process, corrected the consultation shortcomings, and held a properly structured residents' and stakeholders' meeting.

1. The FAQ is not a full response to residents' letters

Elmfield Avenue residents submitted a detailed letter on 11 June 2026. Berkeley House residents also submitted a detailed written objection. Those letters raised specific questions about consultation, scale, refurbishment options, height,

daylight and sunlight, overlooking, school impacts, site management, outdoor use, servicing, waste, traffic, construction, funding, governance and next steps.

The FAQ does not provide a full written response to those questions. Many points remain unanswered or are answered only in broad terms. We are concerned that the FAQ may be treated as evidence that residents' questions have been addressed, when in reality many key issues remain unresolved.

Please confirm that YMCA will provide a point-by-point written response to the Elmfield Avenue and Berkeley House letters, including the questions set out in those letters, rather than treating the FAQ as a substitute for a full response.

2. Unreasonable timetable and inadequate notice before the Development Management Forum

We are also concerned about the timetable now being imposed on residents.

Elmfield Avenue residents submitted their detailed letter on 11 June 2026. YMCA then took approximately four weeks to review the issues raised and produce the FAQ response. Residents are now being left with only around one week to read YMCA's response, identify what has and has not been answered, consult among ourselves, coordinate with neighbouring residents, and prepare for the Development Management Forum.

That is not a reasonable or balanced process. YMCA and its professional team have had significantly longer to consider residents' concerns than residents have now been given to consider YMCA's response. This is particularly problematic because residents are volunteers, households and local stakeholders, not a funded project team with professional consultants.

The position is made worse by the short notice and accessibility issues around the forum. The proposed forum is online, requires residents to email separately in order to obtain a Teams link, and is taking place at 7.30 pm with no alternative daytime or in-person option. While an evening meeting may suit some working residents, it will not suit everyone. Earlier YMCA correspondence referred to a Planning Forum on 15 July, while later correspondence referred to 16 July, adding confusion about the correct date and arrangements. Residents should not have to navigate unclear dates, short notice, separate registration steps and an online-only format simply to attend what is described as a public forum.

A genuinely accessible consultation process should make attendance straightforward, clearly publicised, and available to the affected community. Requiring residents to discover the meeting, email for a link, wait for access

details, and attend online only is not an adequate substitute for a properly arranged residents' meeting.

We also note that earlier communications referred to the Planning Forum taking place on 15 July, while later correspondence and the FAQ referred to 16 July. This inconsistent information has added to residents' confusion and reinforces our concern that the process has not been as clear or accessible as it should have been. Please confirm whether the Forum will be recorded, whether written questions can still be submitted, whether all questions and answers will be documented, and whether residents who cannot attend will be able to view the meeting afterwards.

In any event, a Council Development Management Forum is not a substitute for YMCA's own pre-application consultation. It is not sufficient for YMCA to publish a general FAQ after taking around a month to consider residents' concerns and then expect residents to respond meaningfully within approximately one week before a Council-hosted online forum.

We therefore ask YMCA to postpone any planning submission and arrange a proper residents' and stakeholders' meeting, with reasonable notice, before the proposal progresses further.

3. Leaflet distribution and consultation area

The FAQ states that approximately 5,400 residential addresses were leafleted and includes a map of the distribution area. However, the map itself raises serious concerns.

On the face of the map, the distribution area does not appear to have been drawn primarily around those most directly affected by the proposed redevelopment. It appears to extend a considerable distance eastwards, including areas around Turnpike Lane, approximately 1.5 km from the site; Manor House, approximately 2.12 km from the site; and Eade Road, approximately 2.8 km from the site and on the other side of the railway line.

By contrast, a number of much closer streets to the west and south-west of the site appear not to have been leafleted, despite being more directly connected to Crouch End and more likely to experience the visual, traffic, construction, servicing, amenity and community impacts of the proposal. These include, for example, Topfield Road, approximately 290 metres from the site; Bryanstone Road, approximately 390 metres from the site; Crouch Hall Road, approximately 350 metres from the site; and Coleridge Road, approximately 470 metres from the site.

It is difficult to reconcile this distribution pattern with a consultation exercise intended to reach those most directly affected by the Tottenham Lane redevelopment. For example, Eade Road appears to have been included despite being approximately 2.8 km from the site, while Topfield Road, approximately 290 metres from the site, appears to have been omitted. On that basis, some areas included in the distribution were almost ten times further away than nearby streets to the west and south-west that were not included.

Those closer streets are far more likely to experience the direct visual, traffic, construction, servicing, amenity and community impacts of the proposal, and are also more closely connected to Crouch End and the immediate neighbourhood around the YMCA site. It is not clear how more distant areas could reasonably be considered more directly affected than streets much closer to the site.

We are not suggesting improper intent. However, the effect of the distribution appears uneven and insufficiently focused on the residents, businesses and streets most likely to be affected. Directly affected areas within and around Crouch End should not have been omitted while more distant areas were included.

The FAQ states that the distribution area included streets around the YMCA buildings and “the Harringay Club catchment area for families using our facilities.” It is unclear what evidence or criteria YMCA relied on to define that catchment area, how YMCA determined which households or streets use which facilities, or why that should determine consultation for the proposed redevelopment of the Tottenham Lane site.

This consultation should be focused primarily on the YMCA building at 184 Tottenham Lane and the residents, businesses, streets, schools and community facilities likely to be affected by changes to that site. The Harringay Club catchment is not, without further explanation, a satisfactory basis for omitting closer and more directly affected streets to the west and south-west of the Tottenham Lane site.

Please provide:

- the objective criteria used to decide the leaflet distribution area;
- the evidence, data or criteria used to define the Harringay Club catchment area;
- an explanation of why the Harringay Club catchment area was treated as relevant to consultation on the Tottenham Lane redevelopment;

- a full list of streets and/or postcode sectors leafleted for each consultation event;
- the dates of distribution and the contractor instructions;
- any delivery confirmation, audit report or GPS tracking from the distribution company;
- an explanation of why substantial areas closer to the site, including streets to the west and south-west, appear to have been omitted;
- confirmation that a corrected leaflet distribution will take place before any planning application is submitted.

4. A Council forum is not a substitute for proper YMCA consultation

The FAQ suggests that YMCA does not intend to hold a structured public Q&A meeting because one-to-one discussions around display boards were considered preferable. We disagree.

A proposal of this scale requires more than informal individual conversations. Residents need to hear the same information at the same time, ask questions collectively, understand the answers given to others, and have those questions and answers properly recorded.

This is not a theoretical concern. At the June consultation event, at least one resident recalls being told informally by a member of the YMCA/project team that residents should not be overly concerned because construction would not start for years, or words to that effect. The FAQ now states that, at the earliest, work could start in around a year, with demolition and construction expected to last between two and three years. Whether this was a misunderstanding or a change in position, it illustrates why informal, unrecorded conversations around display boards are not an adequate consultation process for a proposal of this scale. Residents need a structured forum, shared information, written answers and a proper record of what is said.

A Council Development Management Forum, particularly shortly before submission of a planning application, is not a substitute for proper pre-application consultation by YMCA.

We again ask YMCA to arrange a properly structured residents' and stakeholders' meeting before any planning application is submitted. This should include:

- a clear presentation of the current scheme;
- explanation of changes since the first exhibition;

- full opportunity for residents, businesses and school stakeholders to ask questions;
- minutes or a written record of questions and answers;
- a written record of any material statements made by the YMCA/project team at previous consultation events, including statements about likely construction timing and next steps;
- publication of supporting documents in advance;
- written confirmation of how feedback will influence the proposal.

5. Scale, height, funding model, relocation and refurbishment options remain unresolved

The FAQ confirms that the proposed building would be 24 metres at its highest point and that the tallest section would be 5 metres higher than the existing building. This reinforces residents' concern that the proposal is not a modest refurbishment but a substantial redevelopment.

The FAQ gives general information about housing need, but it does not explain why this specific increase in height, massing and site intensity is appropriate for this particular location. Nor does it provide the options appraisal, structural evidence, cost comparison, carbon assessment or design justification needed to show why refurbishment within the existing envelope has been rejected.

This concern is reinforced by comments made at the June consultation event. At least one resident recalls being told by a member of the project team that YMCA's brief was to increase the number of beds, and that retaining the same number of beds while pursuing a more modest refurbishment was not the brief. If that recollection is correct, it suggests that the scale of the proposal is not simply the unavoidable result of building condition or refurbishment constraints, but is also being driven by a prior decision to increase capacity. That makes it even more important for YMCA to publish the options appraisal and explain whether a same-capacity or lower-impact refurbishment-led option was properly assessed.

Residents are also concerned that the scale of the development may be driven by YMCA's preferred funding and delivery model, including the desire to increase bed numbers, rather than by what is appropriate for the site and surrounding area. At the June consultation event, at least one resident understood from discussion with YMCA that public funding had already been applied for, that approval had not yet been confirmed, and that increased bed numbers may be relevant to the funding position. Please confirm whether that understanding is correct.

The current proposal appears to include high-quality external finishes, extensive internal communal and meeting spaces, and a rooftop meeting room. These may be desirable features, but they also appear to contribute to the overall cost, required resident numbers, building content and massing.

The FAQ also states that YMCA cannot relocate because of its history in Crouch End, links with local services, transport access, staffing arrangements and the absence of an alternative site that meets its requirements. Residents do not consider this to be a sufficient or evidenced assessment of alternatives. YMCA's operational preference to remain on this exact site must be balanced against the substantial impacts that a larger redevelopment would impose on neighbouring residents, businesses, school users and local streets. It is not enough to say that relocation would be difficult or inconvenient for YMCA if the alternative is a major redevelopment that would materially affect the surrounding community for years.

This is particularly important because the FAQ states that residents will be rehoused before demolition, and that demolition and construction could last between two and three years. If YMCA is able to rehouse residents and adapt its service arrangements for that period, YMCA should explain why longer-term relocation, partial relocation, alternative sites, or a reduced refurbishment-led scheme have not been properly pursued. Residents are not saying that YMCA should leave Crouch End without careful consideration; rather, YMCA should provide the evidence showing why this site, at this scale, is necessary and proportionate.

YMCA also appears to rely on the benefits of being located within a strong and active community. Residents recognise that access to a supportive community can be valuable. However, where the accommodation is described as temporary or transitional, YMCA should explain how that claimed community benefit operates in practice, what local ties residents are expected to form during their stay, and why that benefit requires a significantly larger building on this constrained site rather than a smaller scheme or alternative location.

Before progressing further, YMCA should explain whether a more modest scheme has been properly tested. In particular, residents ask whether rationalising finishes, reducing non-essential communal or lettable spaces, and reconsidering the overall building content could reduce the required number of residents, reduce the massing, and lessen the impact on neighbouring homes and streets.

Please provide:

- the refurbishment options appraisal relied upon in deciding to pursue demolition and rebuild;
- any structural survey or report relied upon;
- any cost/viability comparison between refurbishment, partial redevelopment and full redevelopment;
- any whole-life carbon assessment;
- any assessment of same-capacity, lower-impact or reduced-scale alternatives;
- the alternative site assessment relied upon by YMCA;
- the criteria used to decide that no alternative site was suitable;
- whether partial relocation, split-site provision or a smaller scheme has been assessed;
- why temporary rehousing during construction is considered possible, but longer-term relocation or alternative provision is not;
- evidence explaining why the claimed community benefits require this scale of development on this exact site.

6. Daylight, sunlight, privacy and school impacts cannot be deferred

The FAQ acknowledges that there will be some daylight impact and says a full daylight and sunlight assessment will form part of the planning submission. That is not adequate for meaningful consultation. Residents should not have to wait until after the planning application is submitted to understand the impact on their homes and gardens.

Similarly, the FAQ states that YMCA does not anticipate noticeable privacy or overlooking impacts, but this is not supported by published sightline drawings, window-by-window analysis, sections, verified views or privacy assessment.

The response on Rokesly School is also insufficient. A general statement about separation distance does not answer the specific questions raised about sightlines, safeguarding, playground privacy, construction impact, traffic and whether the governing body and safeguarding lead have been consulted.

Please publish the daylight/sunlight assessment, privacy assessment, verified views, sections, sightline analysis and school impact assessment before any planning application is submitted.

7. Outdoor space, courtyard noise and management concerns remain

We note that YMCA is reconsidering the proposed “performance space” and refers to possible buffer planting, acoustic assessments and volume management alarms. However, these are not yet firm commitments and do not resolve residents’ concerns.

A raised seating area could still generate noise and gathering activity. References to occasional award ceremonies or residents’ events confirm that outdoor events remain under consideration. The FAQ does not provide enforceable limits on hours of use, numbers of people, types of activity, supervision, smoking, music, sport, cooking, events or sanctions for breaches.

Residents are also concerned that a noise meter or alarm system does not, by itself, resolve the issue. Residents would have no control over what YMCA considers an acceptable noise threshold, how quickly staff would respond, what action would be taken, or how repeated disturbances would be prevented.

Please confirm:

- whether the acoustic assessment will be shared with residents before submission;
- what noise limits are proposed and who will set them;
- how noise will be monitored and enforced;
- proposed hours of use for all outdoor spaces;
- whether amplified music, events, sport, cooking or organised gatherings will be prohibited or restricted;
- maximum numbers permitted in outdoor areas;
- staffing and patrol arrangements;
- how complaints will be logged, investigated and responded to;
- whether residents will be consulted on the draft management plan before submission.

The proposed management plan should not simply be submitted with the planning application. A draft should be shared with residents before submission so that residents can comment on whether it is realistic, enforceable and sufficient.

8. Current site management and anti-social behaviour have not been properly addressed

The FAQ states that YMCA has not had recent recorded complaints about loitering and related issues. Residents remain concerned that this may reflect the lack of a clear, trusted and transparent complaints process rather than the absence of problems.

Residents have raised concerns about noise, littering, loitering, anti-social behaviour, suspected drug use and drug-related activity, waste, servicing and lack of clarity about how complaints are recorded and resolved. These issues are directly relevant to whether a larger and more intensively used site can be effectively managed.

This is a central concern for residents. If YMCA is already struggling to prevent or manage noise, littering, loitering, suspected drug use, anti-social behaviour and other operational impacts at the current site, residents find it difficult to understand how those issues will be better controlled in a larger, more intensively used building with more residents, more communal space and more usable outdoor areas. The concern is not with YMCA residents as individuals. It is that a larger and busier facility will inevitably create more opportunities for disturbance and safeguarding concerns unless there is clear evidence that existing issues are being effectively managed now.

The FAQ does not provide sufficient reassurance on how anti-social behaviour, suspected drug use, noise, loitering and other management concerns will be prevented, monitored, recorded or addressed in practice. Residents are not asking YMCA to assume that every issue in the area is caused by YMCA residents, but they do expect YMCA to explain how concerns are investigated where behaviour occurs immediately around the site and where residents reasonably perceive a possible connection.

General assurances about future management are not enough where residents' experience of the current, smaller site already gives cause for concern.

Please provide anonymised data on complaints received over the last three years, the categories of complaints, response times, outcomes, and the process residents should follow in future. Please also explain how existing management issues are being addressed now, before any expansion of the site is considered.

9. Refuse servicing, waste and Elmfield Avenue impacts

The FAQ confirms that rubbish collection is proposed to move to the Elmfield Avenue side because that is considered “most workable” for YMCA. That does not answer residents’ concern. Operational convenience for the applicant should not be prioritised over the amenity, safety and traffic impacts on Elmfield Avenue, particularly given the school, bus movements, pedestrian activity and existing pressure on the street.

The FAQ states that collections would take place outside School Street closure times and core commuter hours. However, this is not sufficient. It does not clarify the actual proposed servicing hours and could, in practice, allow vehicle access early in the morning, late in the evening or at night. That would raise further concerns about noise, disturbance, reversing vehicles, lighting, safety and impact on residents.

The FAQ also does not explain why existing arrangements cannot be retained, how frequent collections would be, what size vehicles would attend, where vehicles would wait, what time windows would apply, how noise would be controlled, or how conflicts with school activity, buses and residents’ access would be avoided.

Please provide the proposed servicing and waste strategy before submission, including:

- collection frequency;
- vehicle size;
- proposed servicing hours;
- stopping and waiting arrangements;
- swept paths;
- noise mitigation;
- impact on buses, pedestrians and school users;
- explanation of why existing arrangements cannot be retained;
- confirmation that refuse servicing will not take place at night or during unsocial hours.

10. Resident numbers, community spaces and total site intensity

The FAQ states that there would be 19 additional young people living at the site. That figure does not address the full increase in site intensity, nor does it explain

whether the scale, cost and disruption of the project are proportionate to the additional accommodation being created.

Residents are concerned that the implications for the surrounding community appear highly disproportionate when weighed against the stated increase in bed numbers. The proposal would involve demolition, a two-to-three-year construction period, increased height and massing, expanded communal areas, more outdoor space, new lettable/community spaces, changed servicing arrangements, and long-term operational impacts on neighbouring homes, streets, businesses and the nearby school. YMCA should explain clearly why those impacts are justified by the proposed increase in accommodation, and whether the same or similar benefit could be achieved through a smaller or less disruptive scheme.

Residents also need to understand total daily use, including residents, staff, visitors, contractors, community space users, events, deliveries, servicing, outdoor space use and any evening or weekend activity. The lettable community spaces are described positively but there is no clear information about who may use them, opening hours, booking arrangements, noise controls, capacity or supervision.

YMCA's own public information states that the Crouch End hostel already houses 155 young people aged 16 to 35 and is the largest of its kind in north London. This makes the proposed increase in capacity, and the operational consequences of further enlarging the site, particularly important to understand.

Please provide a full schedule of proposed uses, maximum occupancy, hours of operation, staffing levels, visitor numbers, community space capacity and management arrangements. Please also confirm the exact proposed increase in bed numbers, and explain why the scale of development is proportionate to that increase.

11. Resident profile, age range, length of stay and move-on arrangements

Residents also need clearer information about the intended accommodation model for the proposed enlarged YMCA site.

At previous consultation events, residents asked questions about who the accommodation is intended for, how residents are referred, how long residents typically stay, what support is provided, and what move-on arrangements exist. These questions have not been answered clearly in the FAQ.

This is not a request for personal information about individual residents, nor is it a concern directed at any particular group of people. It is a legitimate question about

the proposed use of the building, the level of support required, the likely turnover of residents, and whether the accommodation is genuinely temporary/transitional supported accommodation or, in practice, closer to longer-term accommodation.

Residents are also keen to understand the proposed age range of residents under the enlarged scheme. Publicly available information indicates that the current Crouch End YMCA accommodates people aged 16 to 35. That is a broad age range, and the management, safeguarding, staffing and community impact considerations may differ depending on the age profile, support needs and length of stay of residents. YMCA should explain whether the same age range would apply to the enlarged site, whether any change is proposed, and how the support and management model reflects that age range.

This matters because the operational impact of the site depends not only on the number of bedrooms, but also on the age profile, support needs of residents, average length of stay, visitor arrangements, staff ratios, supervision, move-on pathways and the way the building is managed day to day.

At the June consultation event, at least one resident understood from discussion with YMCA that the accommodation is intended to be temporary supported accommodation, with residents expected to move on after a period of time. Please confirm the current average length of stay, the expected average length of stay under the proposed scheme, and how YMCA will ensure that the enlarged site operates as genuinely transitional supported accommodation rather than becoming longer-term accommodation by default.

Please provide, in anonymised and general terms:

- the intended resident eligibility criteria;
- the proposed age range of residents;
- whether the current 16 to 35 age range would continue to apply;
- the referral routes into the accommodation;
- the expected average and maximum length of stay;
- current average length of stay at the Tottenham Lane site;
- the proposed support model;
- staff numbers and staff presence during daytime, evening and overnight periods;
- move-on arrangements and partnerships;

- how YMCA will prevent the accommodation becoming long-term by default because suitable move-on options are unavailable;
- how the proposed increase in resident numbers affects staffing, supervision, management and community impact.

12. Construction and demolition access must not be left until later

The FAQ states that demolition and construction could take between two and three years. That is a very substantial period of disruption for neighbouring residents, businesses, school users and pedestrians.

Residents also need clarity because different impressions appear to have been given at different stages. Informal comments suggesting that construction may be years away sit uneasily with the FAQ statement that work could start in around a year. This uncertainty reinforces the need for YMCA to provide a clear timetable, not general reassurance.

Residents are concerned that construction logistics, vehicle access, demolition methodology and traffic impacts may be left to the appointed contractor or dealt with only by condition after planning permission has been granted. That would not be acceptable for a constrained site surrounded by homes, a school, buses and narrow residential streets.

This concern is heightened by the constraints of the site. Residents have already raised obvious practical issues about access from Tottenham Lane, the sensitivity of Elmfield Avenue because of the school, and the unsuitability of smaller residential streets around Rosebery Gardens for heavy construction traffic. At the June consultation event, residents also understood the response to be that proper construction management would be in YMCA's interests, including because YMCA owns a neighbouring property. That does not answer the concern of neighbouring owner-occupiers, tenants, families, school users and businesses who have no control over the project and would have to live with the disruption every day.

Construction access and demolition impacts are central to whether the proposal is acceptable at its current scale. They should be set out clearly as part of the planning submission and available for residents to review before any decision is made.

Please provide, before any planning application is submitted:

- draft construction logistics plan;
- proposed vehicle routes;

- working hours;
- demolition methodology;
- likely vehicle numbers and vehicle sizes;
- contractor parking arrangements;
- noise, dust, vibration and fumes mitigation;
- school safety arrangements;
- proposed monitoring and enforcement;
- named neighbour liaison route.

13. Need for clear planning conditions and enforceable commitments

Many of the FAQ responses refer to matters being reviewed, assessed or managed in future. Residents are concerned that, unless these matters are clearly resolved and made enforceable, important issues may be left uncertain.

If YMCA proceeds to a planning application, residents will expect the Council and councillors to ensure that any permission is subject to robust and enforceable conditions covering, at minimum:

- servicing hours and vehicle movements;
- refuse collection arrangements;
- outdoor space hours and permitted activities;
- noise limits and monitoring;
- anti-social behaviour management;
- complaints process and response times;
- community space use and hours;
- construction vehicle routes;
- demolition and construction hours;
- dust, fumes, vibration and noise mitigation;
- school safety and pedestrian protection.

However, residents' strong preference remains that these issues are addressed before submission, not left to be negotiated after the principle of development has been accepted.

14. Process, funding and next steps remain unclear

Residents also require much greater clarity about where this proposal sits in the planning, funding and governance process.

The correspondence received to date suggests that YMCA intends to submit a planning application later this summer, but residents have not been given a clear timetable setting out what has already happened, what is happening now, and what happens next. It is also unclear what pre-application advice has already been provided by Haringey Council, whether any Planning Performance Agreement or timetable has been agreed, whether the proposal has been reviewed by any design or quality panel, and what further opportunities residents will have to influence the scheme before it is formally submitted.

This matters because residents are being asked to comment on a proposal without understanding the process within which their comments will be considered. A Development Management Forum may provide an opportunity to raise issues, but it is not a substitute for clear process information from YMCA and the Council.

Please confirm:

- the current status of the proposal;
- whether a formal planning application has been prepared or is substantially settled;
- the anticipated date for submission of the planning application;
- what further design changes, if any, are still possible before submission;
- what pre-application advice has been given by Haringey Council and whether it will be published;
- whether the scheme has been or will be reviewed by a design panel, quality review panel or similar body;
- whether any Planning Performance Agreement, project timetable or similar arrangement exists between YMCA and Haringey Council;
- the expected formal consultation period after submission;
- whether the application is expected to be decided by officers or by Planning Sub-Committee;
- the earliest likely date for a planning decision;
- what funding, board, trustee or partner approvals are required;

- who the intended funders or delivery partners are;
- whether YMCA has already applied for public funding for this proposal;
- which public funding programme has been applied to, including whether this is through the GLA, Mayor of London or any other public body;
- the amount of public funding sought;
- whether the funding application depends on, or is strengthened by, the proposed increase in bed numbers;
- whether the relevant funders have been informed that residents have formally objected to the proposal at its current scale;
- whether YMCA will ask funders not to determine or progress funding approval until residents' consultation concerns have been addressed;
- whether the scale of the scheme, number of rooms, communal areas or building massing is driven by funding assumptions;
- whether a smaller or refurbishment-led scheme has been tested against alternative funding options.

Residents cannot properly assess the proposal unless YMCA is transparent about the planning route, decision-making process, funding assumptions and remaining opportunities for the scheme to be changed.

15. Request to pause submission and consult properly

For the reasons above, residents do not consider that the FAQ resolves the concerns previously raised. In many areas it confirms that key information is still outstanding or will only be provided later as part of the planning application.

The current timetable gives the impression that residents are being asked to react quickly to a largely settled proposal, rather than being given a fair opportunity to understand, discuss and influence the scheme before it moves forward.

YMCA should not proceed to submission until residents have been given a clear explanation of the planning process, funding assumptions, governance approvals and remaining opportunities for the proposal to be changed.

We therefore repeat our request that YMCA should not submit a planning application until:

- residents have received a full written response to the Elmfield Avenue and Berkeley House letters;

- the consultation distribution failures have been explained and corrected;
- the Development Management Forum recording, attendance information, written questions and any written Q&A record have been made available to residents, including those unable to attend;
- residents have been given a reasonable period to consider the FAQ and coordinate a response;
- a structured residents' and stakeholders' meeting has taken place;
- supporting assessments have been published and residents have had time to review them;
- the management, servicing, waste, traffic and construction proposals have been explained in detail;
- the funding position has been explained, including whether public funding has already been applied for and whether the application depends on increased bed numbers;
- YMCA has confirmed whether funders, trustees and the project board have been informed of residents' objections before any further funding or governance decision is taken;
- YMCA has properly considered a reduced, refurbishment-led alternative;
- YMCA has explained whether rationalising the specification, communal spaces and funding model could reduce the required scale of the development.

Please also confirm that the residents' objections, this response, and the earlier letters will be shared with YMCA trustees, funders, architects, consultants and the project board before any further decision is taken.

We remain willing to engage constructively, but meaningful engagement requires complete information, a fair consultation process and a genuine opportunity for residents' concerns to influence the scheme before it progresses further.

Yours faithfully,

On behalf of supporting residents of Elmfield Avenue

Appendix D – Email to YMCA dated 9 July 2026 concerning anti-social behaviour/site management – no response received



Fernando Martins [REDACTED]

Incident Report: Open Drug Use Near YMCA Site

1 message

Fernando Martins <[REDACTED]>

Thu, Jul 9, 2026 at 9:05 PM

Dear YMCA Management,

I am writing to report a concern following an incident I observed this evening at approximately 8.30 p.m.

As I walked past the YMCA, I saw a young man sitting on the low wall of the petrol station next to the school and opposite the YMCA, openly smoking what appeared to be cannabis, based on the smell.

I cannot confirm whether he was connected with the YMCA, and I am not making an allegation against any individual. However, he appeared to be in his late 20s or early 30s, which is broadly within the age range of some YMCA residents, and he was wearing socks and slippers, which suggested that he may not have come from very far away. Given the location, I considered it appropriate to report the incident.

Open drug use was one of the issues raised by residents at the recent meeting, and this incident adds to residents' continuing concerns about drug-related activity, anti-social behaviour and current site management in the immediate area.

I would be grateful if YMCA could confirm how incidents of this kind are monitored, recorded and addressed, particularly where they occur immediately outside or opposite the YMCA site. I also note that these questions were raised explicitly in the Elmfield Avenue residents' letter, including how YMCA manages noise, litter, anti-social behaviour, loitering, drug-related concerns and security, but they do not appear to have been addressed in the latest YMCA FAQ.

Regards,

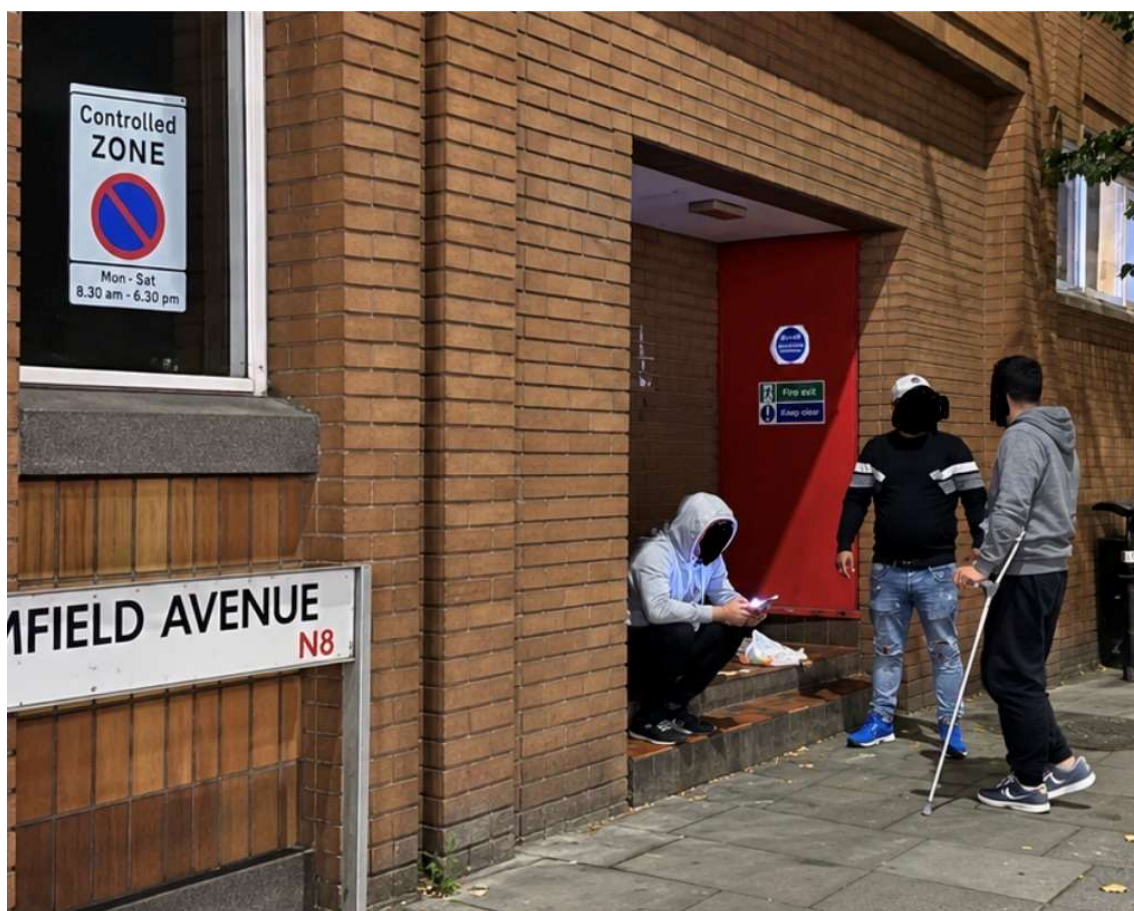
Fernando

Fernando Martins
[REDACTED]

Appendix E1 – Photograph supplied by fellow gym user: individual associated with YMCA standing on wall and looking into Rokesly School grounds, 29 September 2026



Appendix E2 – Photograph supplied by fellow gym user: congregation around premises, 30 September 2026



Appendix E3 – Photograph supplied by fellow gym user: apparent sleeping outdoors, 30 September 2026

