

Pre-application briefing to Planning Sub-Committee 27 July 2026

1. DETAILS OF THE DEVELOPMENT

Reference No: PPA/2025/0025

Ward: Hornsey (but adjacent to Crouch End)

Address: YMCA Crouch End, 184 Tottenham Lane, Hornsey, London, N8 8SG

Proposal: Replacement YMCA building providing 174 bedspaces of hostel accommodation with ancillary facilities; and landscaping & parking.

Applicant: YMCA London City and North

Agent: CMA Planning

Ownership: Private

Case Officer Contact: Philip Elliott

2. BACKGROUND

- 2.1 The proposed development is being reported to the Planning Sub-Committee to enable Members to view it ahead of the submission of a formal planning application.
- 2.2 Any comments made now are of a provisional nature only and would not prejudice the final outcome of any formally submitted planning application. The applicant is currently engaged in pre-application discussions with Haringey Officers.

3. SITE AND SURROUNDINGS

- 3.1 The site is located at the junction of Elmfield Avenue, Rosebery Gardens, and Tottenham Lane. It is located adjacent to, but not within, (to the northeast of) the Crouch End District Centre and marks the beginning of the high street when approaching from the north. It is located within Hornsey Ward but is adjacent to Crouch End Ward.
- 3.2 The site is near to local amenities and public parks notably Alexandra Palace, which is approximately 1km to the northwest of the site. The site sits on the main road and has good connections to public transport services. 36 staff currently work at the site.
- 3.3 The closest train station is Hornsey Train Station which is approximately a ten-minute walk to the northeast. Crouch Hill and Finsbury Park Stations can be

reached by bus journey from the site; in 10-15mins for Crouch Hill and 15-20 for Finsbury Park. The site has a PTAL rating of 3 considered 'moderate' access to public transport services.

Figure 1 – Site Plan identifying the site and key points of interests nearby and 5- & 10-minute walking distances

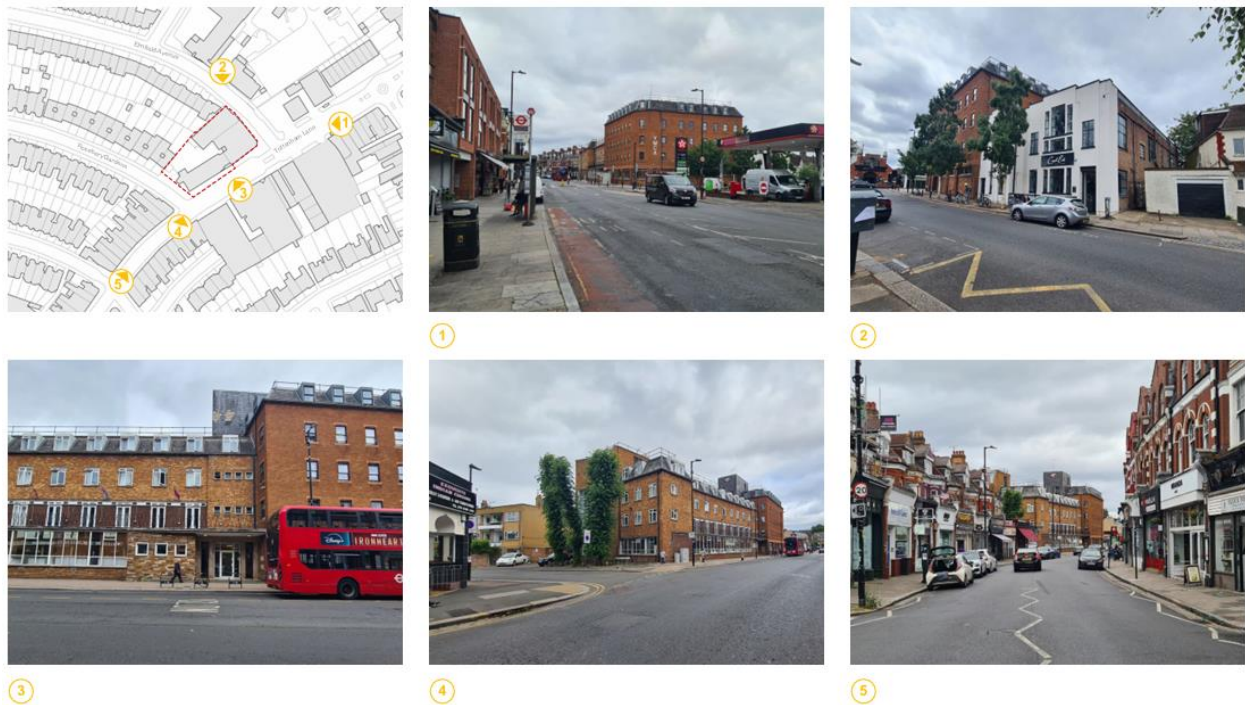


- 3.4 The existing building has 155 individual bedrooms and dates back to the late 1920s. It has undergone various extensions and refurbishments over the decades. However, it no longer meets the operational requirements of YMCA London City and North's vision for a modern fit for purpose hostel.
- 3.5 There is a service access to the rear of the site accessed directly from Rosebery Gardens. There is a double length bus stand at the site on the north side of Tottenham Lane. The site is also within the Crouch End 'A' CPZ, which operates between 10.00 and 12.00 Monday to Friday.

Building heights:

- 3.6 The corner element of the existing building is five storeys, located at the junction of Elmfield Avenue and Tottenham Lane. The Sir Brett Cloutman Wing comprises of four storeys followed by the Fitness Centre element on Elmfield Avenue which is two storeys.
- 3.7 The building has a notable lift overrun that presents as a small square 6th storey in the centre of the roofscape in views from the southwest looking towards the site.
- 3.8 The majority of the neighbouring buildings along the high street of Tottenham Lane are predominately three to four storeys in height. Elmfield Avenue and Rosebery Gardens are residential streets and comprise of two and three storey terraced housing. The nursery school opposite the YMCA building in Elmfield Avenue is single storey.

Figure 2 – Images of the external elevations of the current building from views around the building



Existing building limitations:

- 3.9 The applicant advises that the existing building exhibits several limitations:
- Undersized bedrooms, which compromise comfort and privacy
 - Shared toilet and shower facilities, which fall short of current expectations for dignity and personal space. Shared bathrooms compromise residents' sense of privacy and safety
 - Limited accessibility, with inadequate provision for disabled users
 - Lack of self-contained kitchens, which restricts opportunities for residents to develop independent living skills

- Lack of suitable staff welfare / admin / break-out and meeting space
- Poor acoustic and thermal performance of the building fabric, impacting comfort and energy efficiency
- Obsolete building services, many of which require significant upgrades to meet current regulations and expectations.

Figure 3 – Images of the current building, including internal



Bus stand and portaloos with some garbage dumped on bus stand



Cramped and narrow communal / social space which doubles up as space used by the canteen



Disorganised plant and service items located on the external courtyard with bicycle parking



Bus stand being within close proximity to main entrance



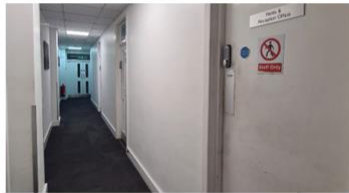
Shared office space with small break-out desk for meeting as well as lunch / social space



External courtyard / Service yard



Small and narrow ground floor reception and waiting lobby



Dark and narrow corridors



Visible damp and water ingress in basement plant / boiler room. Areas of concrete were spalled and some visible steel members with surface rusting.



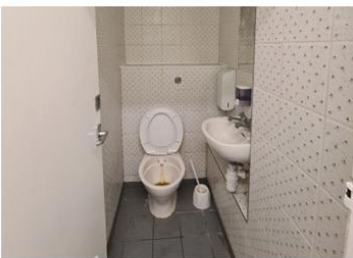
Shared WC's / bathrooms with only curtain rails providing privacy screening to shower cubicles



Typical bedroom with small sink and built in wardrobe



Narrow corridors to bedrooms and some rooms directly accessed from core lobby which could potentially pose fire and safety risk hazard



Typical shared WC



Windows to first floor bedspaces along Tottenham Lane. Windows are placed on restrictors and kept locked for safeguarding purposes



Windows to resident bedspaces with poor access to natural light and outdoor visual aspect



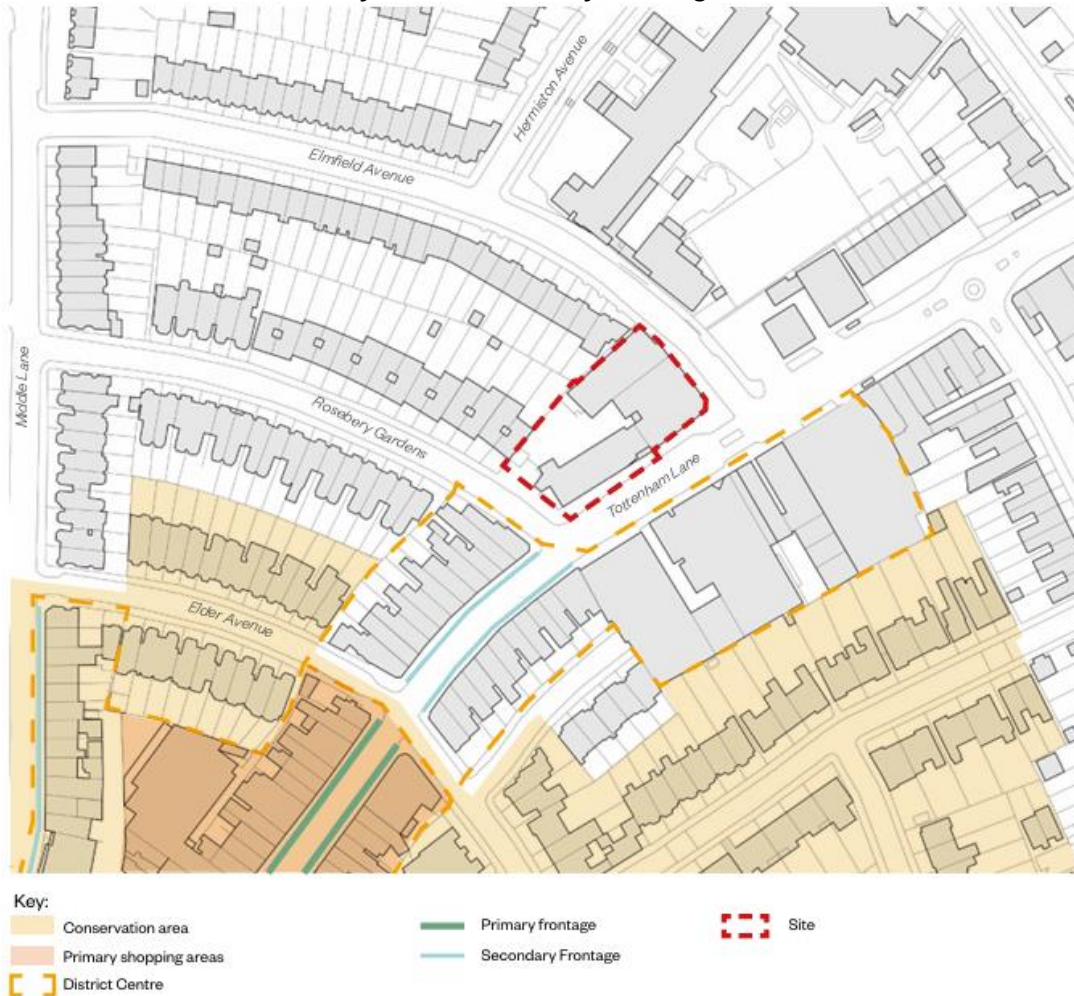
Damp and mould present above some windows at upper levels. Some partition walls and finishes are in poor condition with visible holes

Site constraints:

3.10 Other relevant designations and site constraints:

- Critical Drainage Area (CDA)
- Just outside Crouch End Conservation Area to south/southwest/southeast but not adjacent
- Application site visible in views looking northwest along Tottenham Lane/Broadway Parade from The Queens Pub Grade II* listed building (26, Tottenham Lane N8)
- Near to other heritage assets, such as: Grade II listed Church of Holy Innocents; the locally listed 136 Tottenham Lane; and the Hillfield Conservation Area located to the northeast
- Street trees and trees to rear gardens
- Just outside of Crouch End District Centre, Primary and Secondary frontage, and Primary shopping area

Figure 4 – Image showing the Conservation Area limits, Primary shopping area, Crouch End District Centre, and Primary and Secondary frontage



4. PROPOSED DEVELOPMENT

- 4.1 The applicant seeks to demolish the existing YMCA building and replace it with a new and modern, fit for purpose, YMCA building of 3 to 7 storeys with 174 bedspaces of hostel accommodation, and landscaping & parking.
- 4.2 The new building would not retain the Gym/Fitness Centre but would have all the facilities of a modern YMCA with a secure main entrance, office space, meeting rooms, a residents' lounge and courtyard all on one slab level on the ground floor. The applicant has investigated retrofitting the existing building but deemed it to be insufficient to meet the core objectives for the project.
- 4.3 The applicant has identified the following issues with retrofitting the existing building:
- It fails to deliver the required capacity of approximately 180–200 bedspaces. Reprovision of the existing 155 bedspaces within the current building footprint is also not feasible
 - The main constraint is the increased spatial demand associated with: en-suite bathrooms, kitchen facilities, modern building services. These requirements cannot be effectively accommodated within the limitations of the existing structure.
 - Does not optimise site capacity
 - The floor levels are inconsistent across the various buildings, which creates accessibility and connectivity issues. Additionally, the ground floor has several level changes that require adaptation
 - The existing building structure and the floor-to-soffit height can hinder service distribution across the site
 - The deep plan and building configuration of the Fitness Centre do not allow for flexible use of accommodation or bedspaces, particularly on the upper floors
 - Some bedspaces to the north have poor access to daylight and outdoor views due to the bulk and massing of the Fitness Centre.
- 4.4 The replacement building would be a similar shape to the existing building with frontages on Elmfield Avenue, Tottenham Lane, and Rosebery Gardens that wraparound a courtyard to the rear of the building that abuts the rear gardens to properties on Elmfield Avenue and Rosebery Gardens.
- 4.5 Similar to the existing building on the site the replacement building would be of different heights with the heights increasing towards the Tottenham Lane and Elmfield Avenue corner. The building would be 4 storeys on Rosebery Gardens stepping up to 5 storeys at the Tottenham Lane corner with a 6-storey mansard roof element running along Tottenham Lane.

- 4.6 The building would be part 3, part 4 storeys on Elmfield Avenue stepping up to 6 storeys and then 7 on the corner with Tottenham Lane. The uppermost 7th storey would be a roof form housing electrical and mechanical plant. The building would also have a basement in the centre of the site.
- 4.7 The main entrance would be on Tottenham Lane near to the centre of the Tottenham Lane elevation but closer to Rosebery Gardens. There would be a secondary entrance on Elmfield Avenue for 'Move-on' residents and staff.
- 4.8 The accommodation in the building would comprise of 4 to 6-bed clusters and 2 to 3-bed 'Move-on' flats. There would be 37 clusters and move-on flats which would include sixteen 6-bed, nine 5-bed, and two 4-bed clusters; and five 3-bed and five 2-bed move-on flats. 14% of the 174 bedspaces would be 'Move-on' accommodation with 10% of the bedspaces being wheelchair accessible.
- 4.9 The proposal would include new landscaping to the rear courtyard, and to the three frontages. This would include urban greening and biodiversity measures. Two car parking spaces would be included off Rosebery Gardens for a maintenance, contractor or facilities management vehicle and one blue badge space. Cycle parking would be along the northwest boundary near to Rosebery Gardens along with an internal store.
- 4.10 The building would include a staff meeting room on the fifth floor and level access across the building. Plans and images of the proposal can be found in Appendix 1.

5. PLANNING HISTORY

- 5.1 There is no recent relevant planning history of note relating to the site. The original building, formerly known as Hornsey YMCA, was first constructed in 1903 and an Art Deco building was later constructed in 1929.

Figure 5 – Image showing the YMCA building as originally built in 1929



- 5.2 During World War II, the art deco corner building (Hostel Wing) suffered bomb damage. Only the art-deco annex located on Elmfield Avenue to the north was retained. This currently houses the Crouch End Fitness Centre. Subsequently, the hostel wing was rebuilt in 1958-1959, along with the construction of a new wing along Tottenham Lane (the Sir Brett Cloutman Wing).

Figure 6 – *Image showing the Sir Brett Cloutman Wing 1958*



- 5.3 The building features a brick-clad building and is comprised of additional hostel rooms. A mansard rooftop extension to both the Sir Brett Cloutmann and Hostel wing was constructed in the 1980's. The Hostel Wing was also re-clad in brickwork during this period.

6. CONSULTATION

Public Consultation

- 6.1 The applicant has carried out their own public consultation exhibition events for residents. One at Rokesly School on 14th May 2026 from 3.30-8 pm, and the second at the Harringay Club (10 minutes' walk away) on 11th June from 4.30-6.30pm.
- 6.2 The YMCA team commissioned an external distribution company to leaflet over 5,000 local addresses to advertise these events. The second event was arranged in June 2026 after residents on Rosebery Gardens and Elmfield Avenue reported that they had not received the leaflets advertising the May exhibition event.
- 6.3 Ahead of the second public event in June, the applicant team hand delivered invitation letters to local addresses on Rosebery Gardens, Tottenham Lane and

Elmfield Avenue, to ensure these households received notice of the exhibition and were notified of the information published online.

- 6.4 The applicant team estimate that around 60-70 people attended overall – and they had 51 feedback forms filled in at the events, they also had a further 33 feedback forms submitted online.
- 6.5 The team also emailed and dropped letters at all the local high street businesses between Elder Avenue and Ferne Park Road, and invited them to two online briefing sessions on 30th June (one morning, one evening), to offer alternatives that would work around their opening hours but they say they did not receive a response.
- 6.6 The applicant team have collated the feedback from the written forms filled in at these two events, and also those submitted online via the project website (ymcacrouchend.org). The applicant collated Frequently Asked Questions Response document is attached at Appendix 2.
- 6.7 A number of pre-application discussions have also taken place with Planning Officers. The applicant team have also met with Officers from the Housing team at the Council as well as Ward Members.

Planning Forum (PF)

- 6.8 The Council has established a Planning Forum to facilitate the discussion of large-scale or contentious planning proposals. The forum does not reach a decision about a proposal. Its purpose is to allow participants to raise issues of concern and obtain answers to questions about the particular application.
- 6.9 The aim is to allow early discussion by Members and members of the public on planning issues related to these planning proposals and to explore the scope for agreement between all parties in a positive and constructive way prior to the later decision being made at the Planning Sub-Committee.
- 6.10 Forum meetings will usually take place prior to the submission of an application but can take place at an early stage of the formal process before the Planning Sub-Committee meeting. They do not remove the opportunity for objectors, supporters and applicants to address the Planning Sub-Committee when an application is to be determined or the holding of exhibitions and or public meetings where these are considered appropriate.
- 6.11 Meetings are open to all Members, local businesses and residents. Normally one application or proposal will be considered at each forum to allow for effective discussion. To assist the running of the meeting an agenda is prepared and a short briefing note on the proposal is available.
- 6.12 The format of the meeting is as follows:

- A senior planning officer chairs the forum. They ensure that all planning issues arising from the proposal are raised. Planning officers provide information on the progress of the proposal.
- The applicant is invited to make a presentation of the proposal for a maximum of 15 minutes.
- Local residents and organisations have an opportunity to present their views either for or against the proposal.
- The applicant responds to questions from Members of the Planning Sub-Committee, ward councillors and local business and residents.

6.13 A PF is scheduled to take place on 16 July 2026. The Planning Forum has been advertised by way of 6 site notices placed around and near the site, with Cllrs and local interest groups informed of the meeting by email. Officers will update Members on this at the Planning Sub Committee briefing.

Quality Review Panel (QRP)

6.14 The proposal was reviewed by the QRP on 3 December 2025 with a further review carried out on 3 June 2026. The full reports can be found at Appendices 3 and 4 respectively). The QRP's summary comments for the last review were as follows:

"The Quality Review Panel strongly supports the project's aspirations and welcomes the progress made since the previous review. The case for demolition rather than remodelling is now clearly set out and is broadly endorsed by the panel. The proposed scale and massing are considered appropriate. However, the panel feels the design requires further refinement to better reflect the building's important civic role and prominent high street location.

The building does not respond convincingly enough to its setting, and further work is needed to develop the high street typology. The panel recommends introducing greater articulation and hierarchy across the elevations, through the use of setbacks, colour variation and different window treatments.

Particular attention should be given to the Tottenham Lane and Rosebery Gardens corner, which terminates the vista along Tottenham Lane. Expressing this corner with greater confidence would strengthen the building's overall presence.

The main entrance should convey a stronger civic character. The layout could be made more generous, with the double-height space expressed externally to create a more legible, welcoming and identifiable point of arrival. The replacement of curtain walling with glazed brick at the ground floor is supported.

However, a broader colour palette and more varied treatments would help distinguish between spaces and communicate the building's different uses. Further consideration should be given to uses that support residents while also

encouraging integration with the local community. For example, a community café could provide opportunities for training, employment pathways and social interaction.

The panel supports the holistic sustainability approach but would welcome more detail on how systems will be managed and communicated to residents. The evolving landscape strategy is also welcomed, though it would benefit from further development to embed inclusive design principles.”

- 6.15 The applicant team have subsequently developed the design of the proposals with the main changes being:
- Further refinement of the design to make the building respond more convincingly to its setting, with greater articulation and hierarchy introduced through the use of setbacks, colour variation and different window treatments which bring out more of the high street typology;
 - The Tottenham Lane and Rosebery Gardens corner and in particular the roof form has been refined to improve its appearance in views from Crouch End.
 - The entrance has been made more generous to improve its visibility and sense of arrival
 - Because of operational and safeguarding requirements, the applicant advises that they cannot include a community café. However, there is the potential to operate some fitness classes/uses from the planned community spaces for the public within the new ground floor. This is yet to be confirmed by the applicant but will need to be confirmed under a formal application.
- 6.16 The applicant team have sought to address the concerns raised by the panel in the current design.

7. MATERIAL PLANNING CONSIDERATIONS

Principle of development

- 7.1 The proposal is to redevelop the site for the same use (a hostel that provides accommodation for young people that are experiencing homelessness), which should be supported, particularly given that the same use has operated from the site for over a hundred years. The applicant would be required to justify the decision to redevelop as opposed to retrofitting the existing building.
- 7.2 Policy H1 of the London Plan 2021 sets a 10-year target (2019/20-2028/29) for the provision of 522,870 new homes across London as a whole and 15,920 for Haringey. Local Plan Policy SP2 states that the Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement.
- 7.3 Policy H1 of the London Plan 2021 ‘Increasing housing supply’ states that boroughs should optimise the potential for housing delivery on all suitable and

available brownfield sites, including through the redevelopment of surplus public sector sites.

- 7.4 Policy SP2 of the Council's Local Plan 2017 states that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target including securing the provision of affordable housing. Policy DM10 of the Councils Development Management Development Plan Document (DM DPD)2107 seeks to increase housing supply and seeks to optimise housing capacity on individual sites.
- 7.5 Although modest, the proposal would increase the number of bedspaces in the building. The modest increase in 19 rooms would count towards meeting housing targets on the basis of a 1.8:1 ratio, with one 1.8 bedrooms/units being counted as a single home (i.e. 10.55 homes). This ratio is set out in the London Plan 2021 and is for all non-self-contained communal accommodation that is not accommodation for students or non-self-contained accommodation for older people.
- 7.6 Policy H12 of the London Plan 2021 'Supported and specialised accommodation' supports specialised housing developments which meet an identified need. It is acknowledged that there is a clear need for the type of services the YMCA provide – not only housing for young people experiencing homelessness but also training and support services.
- 7.7 The Residential Hostels and Secured Accommodation section of the Development Management DPD (DMDPD) Policy DM15: Specialist Housing supports new hostels and secured accommodation where:
 - a. They do not involve the loss of permanent housing or existing satisfactory shared accommodation;
 - b. They will not result in an overconcentration of provision in an area;
 - c. They are located close to public transport, shops and services;
 - d. The scale and intensity of hostel use or secured accommodation is appropriate to the size of the building;
 - e. There would be no adverse impact on the amenity of neighbouring properties or the character of the area; and
 - f. The accommodation and facilities, including provision for safety and security, is suitable for the intended occupiers.
- 7.8 The proposal would need to satisfy the above criteria, further information will be required to clarify the full impact of the proposal on the amenity of neighbouring properties and the character of the area; and on the provision for safety and security.
- 7.9 On safety and security, the redevelopment could allow the opportunity for this aspect to be improved through better boundary control, including the

incorporation of a dedicated controlled main entrance that would benefit from improved visibility and passive surveillance.

- 7.10 This would help with safeguarding and preventing unauthorised access. Other aspects around anti-social behaviour would be managed by the on-site team and the procedures for managing issues would be detailed in a management plan that would be submitted with a formal planning application.
- 7.11 The Designing out Crime Officer from the Metropolitan Police would be consulted on a formal planning application and conditions would be attached to any planning permission given requiring the applicant to demonstrate that the development would achieve 'Secured by Design' accreditation.

Suitability of accommodation and facilities

- 7.12 The existing building has single bedrooms but the house next door (52 Elmfield Avenue also owned and run by the applicant) hosts 'Move on' accommodation.
- 7.13 The new building would provide 4 to 6-bed clusters across 86% of the building and then 14% move on accommodation in the form of 2 and 3-bed shared move on flats. Length of tenure would be variable – and specific to the needs of the individual, and this would not change.
- 7.14 The proposed layout of the pre-application scheme has been informed by a similar redevelopment project called LandAid House (City YMCA, 8 Errol Street, Islington, EC1Y 8SE) that was granted planning permission in 2014 and opened in May 2021. The layout better supports residents by providing accommodation and facilities that enable independence and meet modern standards.
- 7.15 The current building and its services are deteriorating with the building having poor energy efficiency and long dark & tight corridors with multiple stair cores and only one lift. The applicant states that it does not function well from a management perspective and creates challenges relating to safety and security.
- 7.16 The current building also lacks a suitable staff office and admin space or shared areas suitable for meetings and break-out spaces. The applicant is currently advising that the new building and its facilities are not likely to result in an increase in staffing. The exact staffing number would need to be provided in a formal submission so that the impacts of any changes can be assessed.

Crouch End Fitness Centre

- 7.17 A significant portion of the ground floor of the existing building is occupied by the Crouch End Fitness Centre, which has its main entrance on Elmfield Avenue. The proposal would not retain this facility.
- 7.18 The fitness hall is approximately one metre lower than the rest of the ground floor, and several ramps and level changes throughout the building present

accessibility challenges. Noise from the Fitness Centre also often travels through to the bedrooms above.

- 7.19 Policy DM49 of the DM DPD 2017 'Managing the Provision and Quality of Community Infrastructure', seeks to protect existing social and community facilities unless a replacement facility is provided. The DM DPD lists recreation and sports facilities as 'social infrastructure'.
- 7.20 The Fitness Centre has been leased by the YMCA to an independent provider on a rolling short-term arrangement since late 2023. Whilst it may offer different services at different prices, there are similar alternative facilities nearby on Tottenham Lane such as the Pure Gym opposite and Virgin Active closer to Crouch End Centre. The level of provision located nearby is noted.

Temporary accommodation for current residents during construction

- 7.21 The YMCA are experienced in rehousing residents, and they would need to do so here in the event that to planning permission were granted. The YMCA state that they would be committed to implementing a Rehousing Strategy.
- 7.22 The YMCA has confirmed throughout the pre-application discussions that they would continue to create 'Move on' opportunities for residents through their existing housing pathways within their own housing portfolio or their extensive housing partner network.

Design, Appearance & Impact on Heritage

- 7.23 Footprint – The proposed building would have a similar footprint to the existing building, which would maximise floorspace whilst providing an area of open amenity space for residents. The proposed footprint responds to the built form to the north.
- 7.24 Ground floor layout – The proposed building would incorporate a reception and communal spaces for residents as well as accommodation, cores and plant/back of house spaces across the ground floor.
- 7.25 The layout has been designed to provide as much activation at street level as possible, particularly along Tottenham Lane and Elmfield Avenue. All frontages would be activated wherever possible and plant, ancillary spaces and storage is proposed to be consolidated towards the rear and corners to minimise the impact on frontages.
- 7.26 Design Approach – The applicant has submitted information identifying how they considered both refurbishment and new build options before finalising the scheme proposals.

- 7.27 A deep retrofit could offer significant benefits in terms of resource efficiency, carbon savings, and alignment with Policy SI2 of the London Plan 2021. However, the applicant has identified that the building has such significant failings that a retrofit would not meet the operator requirements or be cost effective.
- 7.28 Scale, height and massing – The area is sensitive to height, and the building is clearly visible into and out of Crouch End Conservation Area and from the Grade II* listed The Queen's Public House (No. 26 Tottenham Lane). The site sits in the centre of the view out of the Conservation Area from Crouch End and from The Queens Pub due to the curvature of Tottenham Lane moving northeast, therefore it is prominent from an important view.
- 7.29 The design team for the pre-application scheme has been cognisant of the need for the scheme to be sensitive to nearby heritage assets. Whilst not within the Conservation Area, the design team are aware of the prominence of the site and the impact both the current building and a new larger building would have on nearby heritage assets.
- 7.30 Given how uninspiring the elevations and roof form of the current building are, Officers consider that the increased scale and massing could be justified, provided the replacement design is of high quality and its impact on important views are minimised.
- 7.31 The applicant would be required to produce a Heritage, Townscape and Visual Impact Assessment (HTVIA) for a formal application which would assess the significance of the heritage assets and the impact of the proposed building on them whilst also considering townscape and visual impacts.
- 7.32 The heritage methodology would draw on relevant policy, legislation and Historic England guidance, and the TVIA methodology would draw on the Guidelines for Landscape and Visual Impact Assessment (GLVIA) and associated technical notes by the Landscape Institute.

Tall buildings

- 7.33 Policy DM6 of the DM DPD 2017 'Building Heights' states that the Council expects building heights to be of an appropriate scale which respond positively to the site's surroundings, the local context, and the need to achieve a high standard of design in accordance with Policy DM1 of the DM DPD 2017. Building heights are generally 3 to 4 storeys along Tottenham Lane with gables and decorative roof forms on the more historic buildings.
- 7.34 Part B of Policy DM6 of the DM DPD 2017 requires proposals for taller buildings (those that are two to three storeys higher than the prevailing surrounding building heights) must be justified in urban design terms and should conform to the following general design requirements:

- a. Be of a high standard of architectural quality and design, including a high-quality urban realm;
 - b. Protect and preserve existing locally important and London wide strategic views in accordance with Policy DM5; and
 - c. Conserve and enhance the significance of heritage assets, their setting, and the wider historic environment that would be sensitive to taller buildings (see Policy DM9).
- 7.35 Where they are well designed, of high architectural quality and located in the right places, taller buildings can enhance and contribute to the attractiveness of an area. Taller buildings are significantly important to the delivery of the Borough's spatial strategy, but these buildings generally come forward in specific growth areas where growth and development needs are focussed.
- 7.36 It is acknowledged that the existing building is taller than surrounding buildings and the proposed height increases are modest in the context of the existing building - being 1 to 2 storeys taller. However, as the area is generally of a lower height, any height increase has the potential to have an undue impact if the design does not satisfy criteria a to c.
- 7.37 The site does not fall within existing locally important and London wide strategic views and therefore the proposals would be in accordance with Policy DM5 of the DM DPD 2017.
- 7.38 Additional storeys are proposed around the building, with the Tottenham Lane elevation raised from 4 to 5 storeys as existing to 5 and 6 storeys as proposed, with a 7th storey on the Tottenham Lane/Elmfield Avenue corner. A 4-storey infill would be introduced into the gap on Rosebery Gardens, and the 2-storey fitness centre building would be replaced with a building to a height of 3/4 stepping up to 6 storeys.
- 7.39 To Rosebery Gardens the building would be 4 storeys. Whilst the building line would be brought closer to the northwest boundary the building would be 4 storeys at this point which would be a modest storey taller than the adjacent building, albeit it would have the appearance of 1 and a half storeys due the height of the ground floor of the proposal.
- 7.40 The tallest part of the building which would be of 7 storeys and located at the corner of Tottenham Lane and Elmfield Avenue would be used for plant equipment.
- 7.41 A proportional assessment against Policy D9 of the London Plan 2021 'Tall buildings' would need to be carried out and submitted in support of a formal application and would include sunlight / daylight testing; sun on ground analysis, wind; and townscape testing. This information would need to confirm the impacts are acceptable.

- 7.42 Architectural approach – The design and materials proposed for the building are key to any additional height and massing being acceptable.
- 7.43 The visual bulk of the additional height and massing proposed has been broken up through a design that includes chamfers and which reflects the rhythm and proportion of vertical bays in the nearby shopping parades. The mansard style roof form would also be set-back with dormer windows and constructed in a high-quality steel shingle.
- 7.44 The main double height entrance would be in a central location on the Tottenham Lane frontage - with clear sightlines and connection to all key spaces.
- 7.45 The window arrangement reflects the character of the high street as well as it can given the internal demands from the use. Dormers would break up the roofline, reduce the perceived mass, and add architectural interest at upper levels.

Heritage

- 7.46 The application site is prominently located on Tottenham Lane, near to several heritage assets, the nearest being the Grade II listed Church of Holy Innocents and the locally listed 136 Tottenham Lane located to the northeast, and the Grade II* listed The Queens Public House and the Crouch End Conservation Area to the southwest.
- 7.47 The site closes out the view out of the Couch End Conservation Area, framed by the impressive Topsfield Parade and Broadway Parade and development here is sensitive as it would have an important impact on the setting of the Conservation Area. The impact of the building on these views and heritage assets has been considered throughout the design of the proposals.
- 7.48 The scale of the development has been carefully negotiated and whilst it would be larger than the existing building, particularly increasing its height along the Tottenham Lane frontage, it is considered that the impact of this increased scale and massing might be justified, provided the replacement design is of high quality.
- 7.49 The applicant has continued to develop the design quality of the scheme and has resolved most of the concerns raised at QRP, such as the main entrance sequence and ground floor plinth design. Negotiations are ongoing over some of the finer detailed design points.
- 7.50 The materiality of the development and the co-ordination of the different materials will be an important factor in the design quality of the scheme, and this would need to be secured through the next stages of the scheme through to development.

- 7.51 Impacts on the heritage assets would be further interrogated when the HTVIA is undertaken which would help assess mid-range views on the heritage assets which are likely to be less sensitive to change from this development, such as Hillfield Conservation Area.

Layout and standard of accommodation

- 7.52 Space standards – As the proposed use is not conventional housing and falls under the sui generis Use Class there are no described Planning space standards for this type of temporary accommodation.
- 7.53 Policy H12 of the London Plan 2021 states that supported and specialised accommodation should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London's population, including disabled Londoners.
- 7.54 Policy DM15 of the DM DPD 2017: Specialist Housing -supports new hostels where the accommodation and facilities are suitable for the intended occupiers.
- 7.55 It is acknowledged that there is an existing use with small room sizes of around 10sqm. The proposed room sizes are expected to be around 12-13sqm for the cluster flats with en-suite facilities. Typical 'move-on' bedspaces would be larger and the majority would be wheelchair accessible/adaptable.
- 7.56 The proposal could therefore deliver a significant improvement to the residential accommodation by increasing the size and quality of the individual bedrooms provided but most importantly improving their quality by incorporating ensuite bathrooms.
- 7.57 This room sizing is similar to room sizes for purpose-built student accommodation (PBSA) in London. The applicant consider that the proposed room sizing would support residents to live self-sufficiently.
- 7.58 The applicant states that the room sizing would also allow more units to be provided, which means more homes can be provided, reducing homelessness and enabling more people to access the services the YMCA provide.
- 7.59 Amenities – The key reasons for redevelopment are to improve the accommodation and facilities for residents and staff. The proposals include self-contained kitchens, providing opportunities for residents to develop independent living skills and provide an improved communal lounge and outdoor amenity space.
- 7.60 The existing cooking arrangements lack self-contained kitchens, which restricts opportunities for residents to develop independent living skills. The proposal would provide dedicated kitchen facilities in each cluster/flat.

- 7.61 Wheelchair accessibility – At least 10% of the accommodation would meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’. Which would be required by Policies H12 and D7 Accessible Housing of the London Plan.
- 7.62 Daylight, Outlook & aspect – Most of the rooms of accommodation would be single aspect which is common with accommodation of this size and type. Because of the orientation of the building there would be several northwest facing units. However, the shared kitchens are proposed to be located where they have south facing windows or dual aspect wherever possible.
- 7.63 A daylight/sunlight assessment that meets current BRE guidelines would need to be submitted in support of a formal application and should show that the development would have sufficient light.
- 7.64 Outdoor amenity space – The proposed external amenity space would improve on the existing situation which includes a small area of lawn and a shelter. The current proposed planting and landscaping scheme indicates that the proposed space would be functional and would meet the needs of residents with some planting and spaces to sit and socialise.
- 7.65 Inclusive Design - The proposal would provide fully accessible kitchens, wheelchair accessible lifts and level access to parts of the development. There would be a level ground floor threshold provided in order to provide a high quality and inclusive environment for future residents. This would be a significant enhancement on the existing situation in this regard.

Impact on amenity

- 7.66 Privacy & overlooking – Whilst there would be an increase in scale and massing there should not be a material increase in overlooking and loss of privacy given the existing situation and the level of mutual overlooking that currently exists.
- 7.67 Whilst there are massing changes, the number of north facing windows have been minimised, with the building form enabling windows to face west and northeast instead.
- 7.68 Impact on outlook – Given the existing situation and siting of the building the proposal is unlikely to present as an overbearing structure from the perspective of neighbouring properties and gardens. The proposal would need to be supported by studies and information that identify that the impact of the development on outlook would be acceptable.
- 7.69 Other impacts – Contextual drawings would need to be submitted with a formal planning application to present the scheme in relation to the broader environment

outside this site, with daylight / sunlight / overshadowing analysis also carried out to show there would be no adverse impact on neighbouring amenity.

- 7.70 Any formal application would also need to be supported by a management plan that identifies how the applicant would manage any potential issues to give neighbouring residents comfort that the proposal would minimise and mitigate any issues that may affect them.
- 7.71 There are three high pollarded lime trees located on the street in front of the southwest elevation of the site on Rosebery Gardens near the junction with Tottenham Lane. The proposals seek to retain these trees.
- 7.72 An Arboricultural Report would need to be submitted with a formal application which should outline how the proposed works and that the new built form would avoid damage to the trees and/or not put pressure towards their loss as a result of the development.
- 7.73 There is also a tree to the rear of 52 Elmfield Avenue that would need to be included in the assessment. The scheme would be expected to achieve an Urban Greening Factor of 0.4.

Transport & parking

- 7.74 A transport assessment/statement would be required when a full application is submitted to fully consider access and all transportation characteristics of the site. The site has a PTAL (2023) score of 3; but this location is appropriate for a 'car light' development given that the existing building functions in this way and the increase in bedspaces is proposed to be modest.

Access

- 7.75 The existing access to the site would be retained. A planning application would require detailed drawings of the proposed layout, servicing facilities, and car parking/blue badge bay. Swept path plots may be necessary depending on the eventual arrangement to confirm a safe workable access can be provided.

Trips

- 7.76 The applicant has advised that staff numbers would remain the same in the redeveloped building and so there would be no additional requirements to address any uplift. However, existing and proposed delivery and servicing trips need to be submitted alongside a formal application, so that the impacts of this can be established and appropriate mitigation secured.

Car parking and blue badge parking

- 7.77 It is expected that residential demands on parking are likely to be low. The 174 rooms proposed would constitute a small increase in room numbers/occupiers.

As such, the scheme is unlikely to require restrictions on resident car parking permits.

- 7.78 One blue badge space would be included along with another space which would be for maintenance, contractor and facilities management when required. This represents a net reduction of one space when compared with the existing arrangements.

Cycle parking

- 7.79 The applicant has based the proposed cycle parking provision on a survey of the existing use and the LandAid House scheme to understand cycle parking demand. The surveys identified an average observed demand of 0.20 cycles per room at the existing YMCA Crouch End site and 0.21 cycles per room at LandAid House with a significant quantity of this being E-Bikes.
- 7.80 The proposed total long stay cycle provision includes: 20 E-bike spaces, 33 standard cycle spaces, and 5 staff spaces equating to a total of 58 long-stay spaces. There is no standard requirement in terms of numbers and sizes of spaces that should be provided for hostel development, and Officers consider that the requirement for PBSA is the 'closest fit' and could be used as a guide, but the number/type of spaces could also reasonably be considered on the basis of residents' needs.
- 7.81 Full dimensional/layout details demonstrating compliance with the London Cycle Design Standards would be required within any planning application.

Delivery and servicing arrangements

- 7.82 The exact delivery and service trips per day including parcel deliveries needs to be established although there would be a slight uplift due to the increase in room numbers.

Refuse and recycling storage and collection arrangements

- 7.83 Details of existing and proposed arrangements, including dwell locations for collection vehicles is required, demonstrating adherence with the Borough's standards.

Construction and build out

- 7.84 Given the location of the site on Tottenham Lane, adjacent to residential streets and commercial properties as well as a school, any planning application would require a detailed draft Construction Logistics Plan.

Energy & Sustainability

- 7.85 Policy SP4 of the Local Plan 2017 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during

design, construction and occupation. This policy requires all new residential development to be zero carbon.

- 7.86 Policy DM21 of the DM DPD notes that all new development should implement sustainable design, layout and construction techniques. The energy hierarchy and cooling hierarchy should be applied to new developments.
- 7.87 Any planning application must be supported by an Energy Report to demonstrate compliance with the above policies. As the proposal is still being refined sustainability, energy, and carbon performance aspects haven't yet been assessed in full. This will be scrutinised when the public consultation has been carried out and the finalised form, design, and massing has been resolved.
- 7.88 In terms of overheating the applicant is proposing to prioritise minimising the energy demand from the building through robust specification and detailing of the facades.
- 7.89 Solar shading is expected to be achieved through deep window recesses and overheating would be avoided through window sizing whilst achieving acceptable outlook and daylight/sunlight. Overheating will be scrutinised further once a full assessment is made available.
- 7.90 The submission material identifies that wholesale redevelopment has been chosen as opposed to a deep retrofit, with sustainability identified as a key factor in this decision. The comparison between these options will need to be presented in a planning application and include both operational and embodied carbon emissions.
- 7.91 A formal Whole Life Carbon assessment in line with GLA guidance will need to be undertaken, and information on the retrofit-first approach provided.

Biodiversity Net Gain

- 7.92 All planning applications of this size are required to consider BNG requirements prior to site design. A 'biodiversity gain plan' will need to be submitted with the planning application, documenting and describing how the development will achieve a 10% BNG, informed by a biodiversity metric assessment.
- 7.93 The applicants currently hope to achieve this within the development, but if 10% BNG cannot be achieved within the red line boundary of the planning application site, offsite habitat creation would need to be relied upon and secured accordingly.

Other matters

Fire Safety

- 7.94 Policy D12 of the London Plan 2021 states that all development proposals must achieve the highest standards of fire safety. To this effect major development proposals must be supported by a fire statement in line with Policy D12 of the London Plan 2021.

Equalities, pollution, and drainage

- 7.95 More detail will be required on these aspects as the scheme is finalised to assess their compliance with the relevant development plan policies.

Planning Obligations

- 7.96 If a planning application were to be submitted and Officers were minded to recommend approval, mitigations/benefits would be secured through conditions and planning obligations. Obligations would be secured for the scheme in line with the Planning Obligations SPD 2018. This could include the following, although this list is not exhaustive, and will need to reflect scheme progression, and negotiations with the applicants, once a full application is received:

- YMCA hostel specific provisions
- Transport matters such as Travel Plans, s278 works, restricting car permits, car club, and Traffic Management Order alterations
- Employment and skills and apprenticeship support contributions
- Carbon Management and Sustainability obligations including any carbon offset payments
- Ultra-fast broadband
- Considerate contractors
- Monitoring