

Appendix 1 – Plans and Images of the proposal

Proposal objectives, Design summary, and Access Strategy

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

Project Objectives



Improve supported housing

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



Protecting & Enhancing the Public Realm

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



Ground floor communal and shared spaces

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



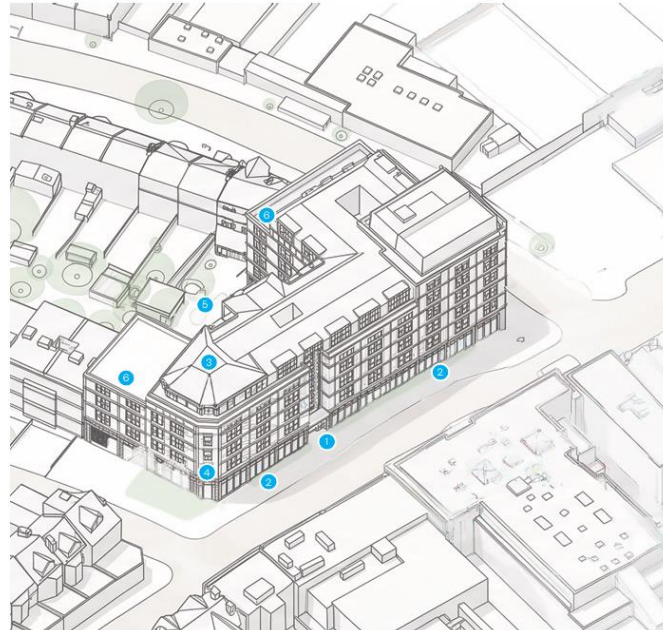
Fostering Well-being

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



High-Quality Design

The proposed development replaces outdated accommodation with a high-quality, energy-efficient building, providing a comfortable and aspirational environment for residents and staff.



Design summary

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



Access Strategy

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

Views of the proposal



Design principles

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

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



Local design precedents



Precedent: Allison Brooks, Exeter College



Tiled roofs in nearby context



Aerial view of Tottenham Lane, Elder Avenue junction



Lead roofing



26 Broadway Parade



Image of Tottenham Lane high street



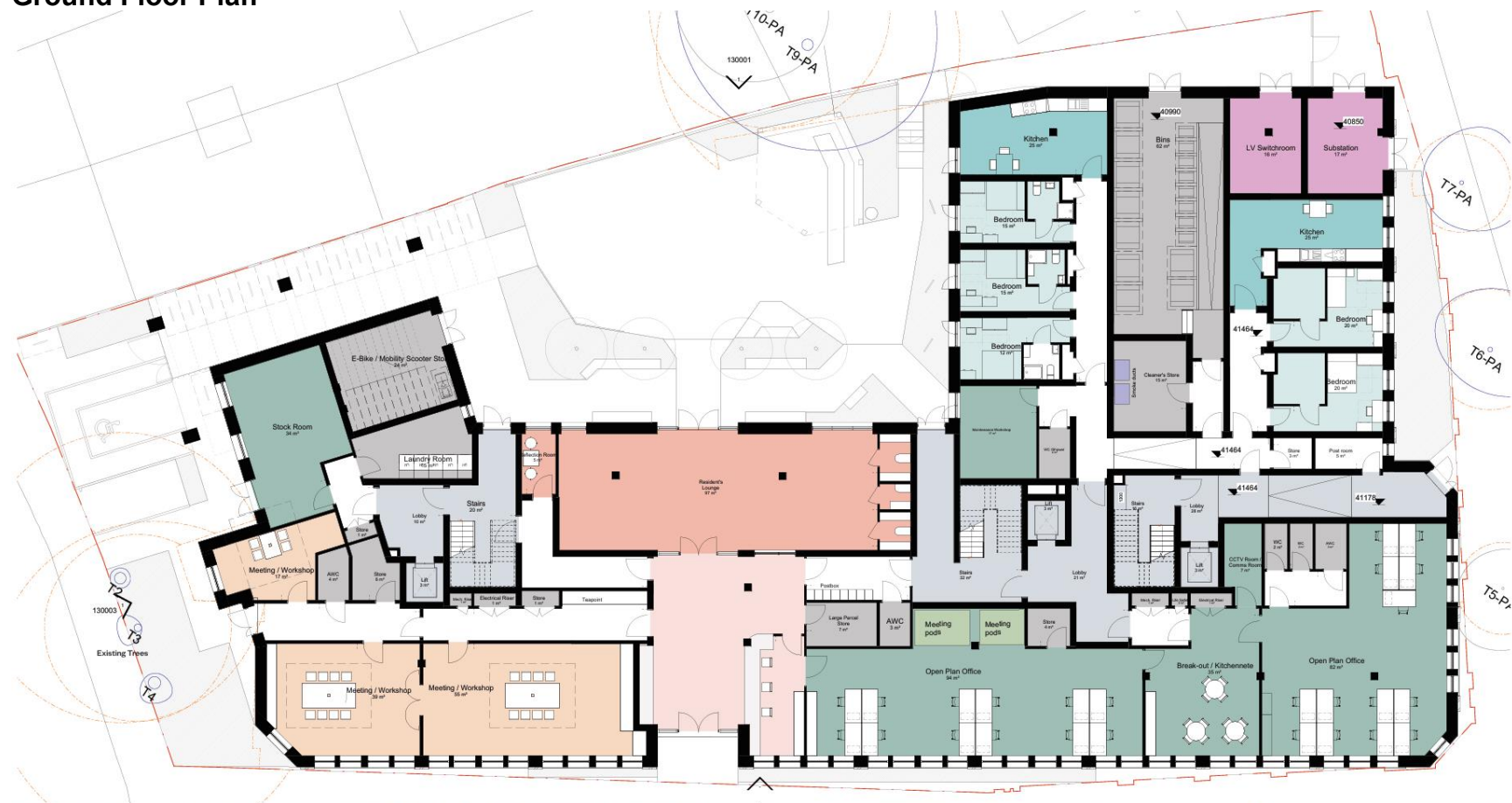
Articulated corners

High Street architecture

1. Raised ground-floor shopfront forming a strong horizontal band
2. Masonry window cill detailing
3. Vertical rhythm defined by brick piers
4. Paired window openings
5. Expressive roofline
6. Articulated corner treatment



Ground Floor Plan



Shared spaces



Double height reception



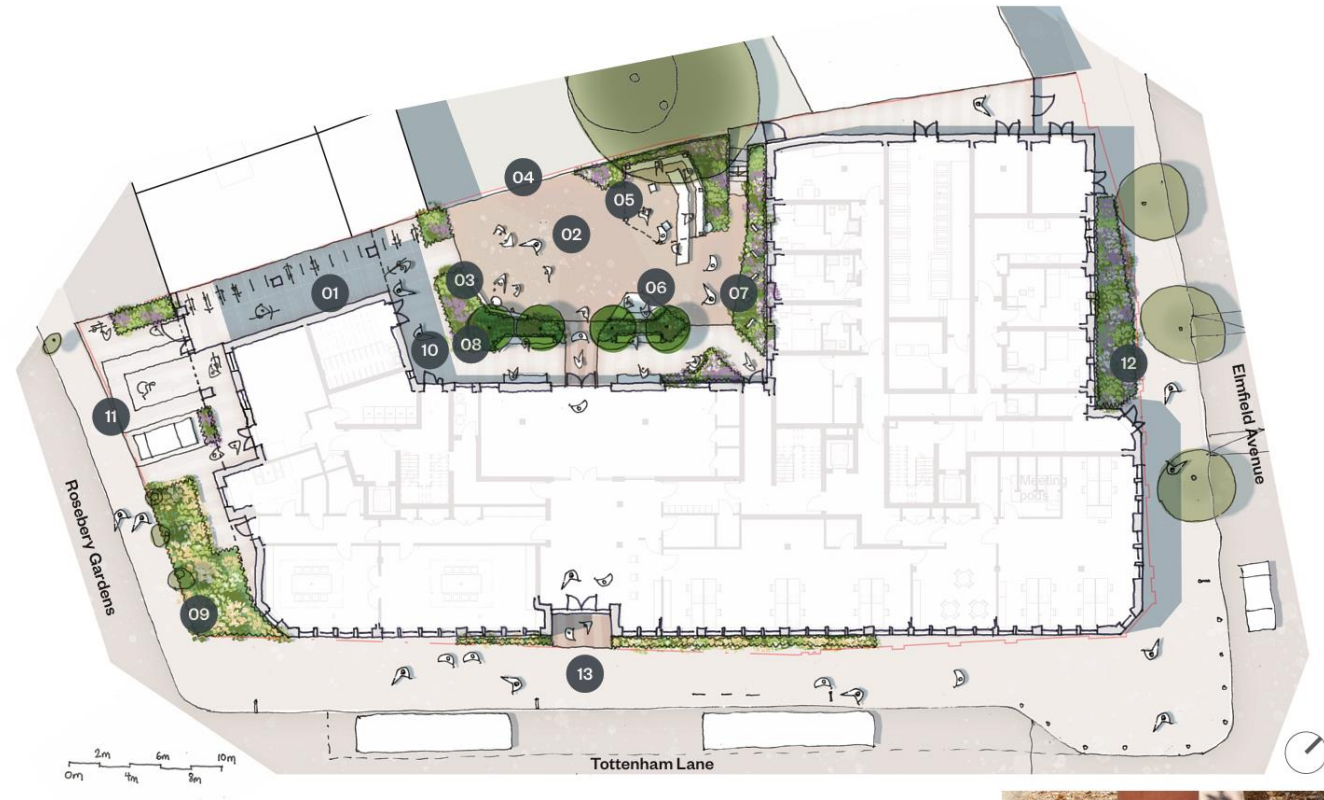
Residents lounge



YMCA office

Landscape

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



Flexible platform seating provides room for gathering and performance



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



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



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



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

Typical Upper Floor Plan



Bedrooms with ensuite bathrooms



Shared kitchens



10% Accessible accommodation

Accommodation schedule

Accommodation schedule

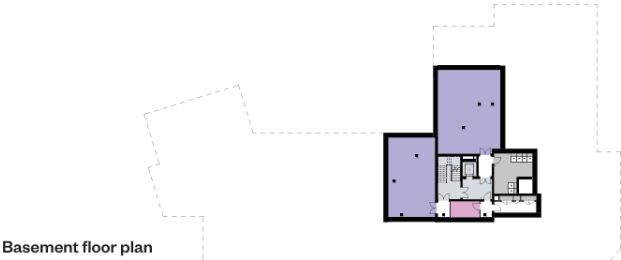
No. of bedspaces	174 bedspaces
6 bed clusters	(14 Flats) 96 beds
5 bed clusters	(9 Flats) 45 beds
4 bed cluster	(2 Flats) 8 beds
3 bed move on	(5 Flats) 15 beds
2 bed move on	(5 Flats) 10 beds
Proportion of move on bedrooms	14%
Wheelchair accessible / adaptable	10%



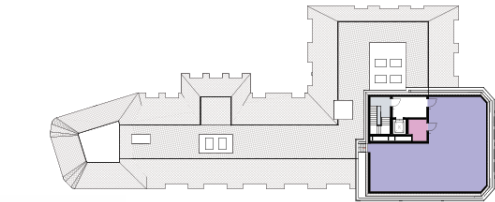
First Floor - Second floor plan



Ground floor plan



Basement floor plan



Roof plan



Fifth floor plan



Fourth floor plan



Third floor plan

KEY

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

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

