

**Appendix 3 -
QRP 1 -
03 December 2025**

London Borough of Haringey Quality Review Panel

Report of Full Review Meeting: YMCA, Tottenham Lane

Wednesday 3 December 2025
Alexandra House, 10 Station Road, London N22 7TY

Panel

Esther Everett (chair)
Nuno Correia
Louise Goodison
Dieter Kleiner

Attendees

Phillip Elliott	London Borough of Haringey
Biplav Pageni	London Borough of Haringey
John McRory	London Borough of Haringey
Ruth Mitchell	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Saloni Parekh	London Borough of Haringey
Sabelle Adjagboni	London Borough of Haringey
Deborah Denner	Frame Projects
Wendy Charlton	Frame Projects
Bonnie Russell	Frame Projects

Apologies / report copied to

Rob Krzyszowski	London Borough of Haringey
Catherine Smyth	London Borough of Haringey

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

YMCA, 184 Tottenham Lane, Homsey, N8 8SG

2. Presenting team

John Faulkner	YMCA London City and North
Kimbo Fidelo Sito	Levitt Bernstein
Ben Monteagle	Levitt Bernstein
Tim Gaskell	CMA Planning
Sara Godinho	XC02
Caroline Toogood	Altair

3. Planning authority briefing

The YMCA hostel at 184 Tottenham Lane currently comprises a part two, four and five-storey building with lift overrun and rear service yard with vehicular access. The building spans the length of Tottenham Lane between Elmfield Avenue and Rosebery Gardens. The site is not allocated for redevelopment in the development plan.

The existing building has 155 individual bedrooms but no longer meets the operational requirements of YMCA London City and North. Constructed in the late 1920s, it has undergone various extensions and refurbishments over the decades. A large part of the floorspace behind the Elmfield Avenue frontage is taken up by the Crouch End Fitness Centre – a popular local gym which would not be included in the new scheme.

An adjacent semi-detached property is owned by the applicant and used as move-on accommodation. Rokesly Infant and Nursery School is located to the north of the site. The built form to the northwest is made up of residential properties of two to three-storeys. The site is located adjacent to, but not within, the Crouch End District Centre.

The site is on the main road, with good bus services. The closest train station is Hornsey Station which is approximately a ten-minute walk to the northeast.

Crouch End Conservation Area is located to the south and southeast but is not adjacent to the site. The application site is visible in views looking northwest along Tottenham Lane / Broadway Parade from The Queen's Pub Grade II* listed building and from Crouch End centre and its clock tower.

Tottenham Lane forms the northeast approach to the Broadway. It is a shopping street with three-storey terraces of red brick and stone elevations with repeated roof level gables that give a substantially consistent appearance along both sides.

Planning officers would welcome the panel's comments on the evolving proposals, which are at an early stage of design development.



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4. Quality Review Panel's views

Summary

The panel finds much to admire in the emerging proposals for redevelopment of the YMCA on Tottenham Lane in Crouch End. It supports the aims of the project to create additional accommodation and facilities, expanding and improving the existing provision. It offers some comments where there is scope to refine the designs, responding to the prominent high street location, and maximising quality of life for residents. As part of this process, the decision to demolish the existing building, rather than remodelling or extending it should be clarified. This will have a substantial carbon cost, and the potential to retain at least part of the existing fabric should be explored. The proposed scale and massing seems appropriate, but the panel asks for further thought about its articulation, and how the architecture responds to the characterful high street. It recommends further thought about the ground floor uses, and their relationship with the streetscape. The aim should be to create a welcoming frontage, allowing views in and out at street level, encouraging the community to cross the threshold. The YMCA has an important civic role, and this should be celebrated in its architecture. The panel recommends further work to develop the rhythm and proportion of the facades and roofscape, drawing on the flamboyant character of the high street. It does not support the use of curtain walling at ground level, which makes the masonry above seem to 'float' and is likely to create a need for obscured glazing where workbenches are shown on plan against the façade. It would encourage greater solidity in the ground floor elevations. At this early design stage there was limited information on the landscape design. The panel looks forward to commenting on this in more detail at the next review. These comments are expanded below.

Scale and massing

- The panel broadly supports the proposed scale and massing, subject to further work to develop the architecture in response to the high street.
- The increased scale of the new building will require high quality architecture to ensure it is a positive addition to the townscape. It will be essential that the planning process secures high quality materials, with appropriate detail and articulation.

Ground floor and streetscape

- The panel supports the aspiration for the YMCA to be part of the local community, with spaces open to the public.
- To achieve this, the role of the building within the streetscape needs further definition and more clarity about how it activates the public realm. The architecture should be designed to appear welcoming, allowing views in and out at street level, encouraging the community to cross the threshold.



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- The entrance could have greater presence and generosity. The panel suggests considering whether this could be on the corner, as is characteristic of historic buildings in the area.
- The challenge of the TfL WC on the pavement near the corner of the site is understood, but this may be of a temporary nature, in relation to the lifespan of the YMCA and therefore the entrance sequence should not be dictated by it.
- The panel would support continuing discussions with TfL about the feasibility of bus drivers using WC facilities in the building, so that the external WC can be removed.
- Understanding the needs of different users is essential to ensure ground floor spaces respond adequately. Codesign with the client, users, and community, would be valuable at an early stage to inform emerging designs.
- The potential to retain a canteen or café at ground floor, which could be open to the public as well as residents should also be considered.
- Whilst the value of providing kitchens where residents can cook for themselves is recognised, the option of eating communally would also be beneficial.
- A café or canteen could also provide jobs and skills training for residents.
- If consultation shows a demand for sports activities as part of the shared facilities, this may require double height space, so would need to be included from an early design stage.

Architecture

- The YMCA has an important civic role, and this should be celebrated in its architecture. The panel welcomes the opportunity to comment on this at an early stage of its evolution.
- Identifying precedents that show the architectural ambition that the scheme aspires to would be helpful. For example, the Sterling Prize winning Appleby Blue has comparable uses.
- Further work is needed to develop the Tottenham Lane elevation to give it civic quality. More consideration should be given to rhythm and proportion, and alternatives to the use of curtain walling at ground floor level.
- The extent of glazing at ground floor level gives the appearance of the masonry above 'floating' above street level. The panel thinks it would be better to bring more solid elements to ground level.
- Avoiding floor to ceiling glazing at street level could also remove the need to obscure glazing where workbenches are shown on the plans next to windows.



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- One possible approach would be to give more solidity to the ends of the block, with a set-back central section with greater transparency expressing the flexible-use space in the middle of the plan.
- The engraved stone plaques next to the current entrance should be salvaged and re-used to tell the story of the building's history.
- The panel asks for further thought about the building's roofline. The set back mansard is likely to be more conspicuous in reality than in the drawings. This may detract from the concept of a taller element on Elmfield Avenue.
- The high street has a picturesque roofline, with flamboyant gables marking each shop unit. Whilst the YMCA is a larger singular use, exploring ways to create a more joyful roofline would be encouraged.
- Clarity is needed about requirements for roof top plant, photovoltaic panels, and how these are screened from views at street level. This may make the building appear slightly taller, which would be acceptable if carefully designed.
- The panel does not think the Rosebery Gardens end of the block needs to be expressed as a taller element.
- Overall, to justify demolition and increased scale, the new proposals should be of better quality than the existing building, and provide a significant enhancement to the street.

Sustainability

- Further work is needed to explore retention of the existing building, with the aim of minimising the carbon cost of comprehensive redevelopment.
- Options analysis leading to the decision to demolish rather than remodelling or extending the building was not presented at the review. This information, including whole life carbon assessment, is essential to determine whether demolition is justified.
- As a minimum, a pre-demolition audit should identify materials that can be reclaimed for re-use in the new building, or on other projects.
- The panel would also like to see more information on the approach to sustainable urban drainage, ecology, daylight and sunlight and noise. These factors will contribute to quality of life for residents, as well as environmental sustainability.
- The proportions of residential windows appear appropriate to optimise daylight and avoid overheating. The use of external shading is also positive, and should be integrated into the façade designs.



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- An iterative design process will be needed to minimise the amount of cooling required. Integration of cooling coils on the mechanical heat recovery ventilation should be considered as an alternative to fan coil units.
- Ground floor bedrooms will present a particular challenge in terms of ventilation and potential overheating, as open windows may cause security concerns.
- The panel thinks non-residential uses should occupy the ground floor and bedrooms moved upstairs for privacy and quality of accommodation for occupants.
- The panel recommends that sills should be introduced where full height glazing is currently shown in office spaces. Glazing close to floor level has little benefit in terms of daylight and views, whilst increasing heat loss and solar gain.
- As the roofscape of the scheme evolves, every opportunity should be taken to maximise solar panels.

Landscape

- At this early design stage there was limited information on the landscape design, and it currently appears generic. The panel looks forward to commenting on this in more detail at the next review.
- In particular, the panel would like to see how the external spaces work alongside the internal ones and the courtyard functions as part of the ground floor provision.

Next steps

The panel would welcome an opportunity to comment on the scheme again, at the next stage of its design development.



Appendix: Haringey Development Management DPD

Policy DM1: Delivering high quality design

Haringey Development Charter

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

