

## Welcome

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

## Project Objectives



### Improve supported housing

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



### Protecting & Enhancing the Public Realm

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



### Ground floor communal and shared spaces

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



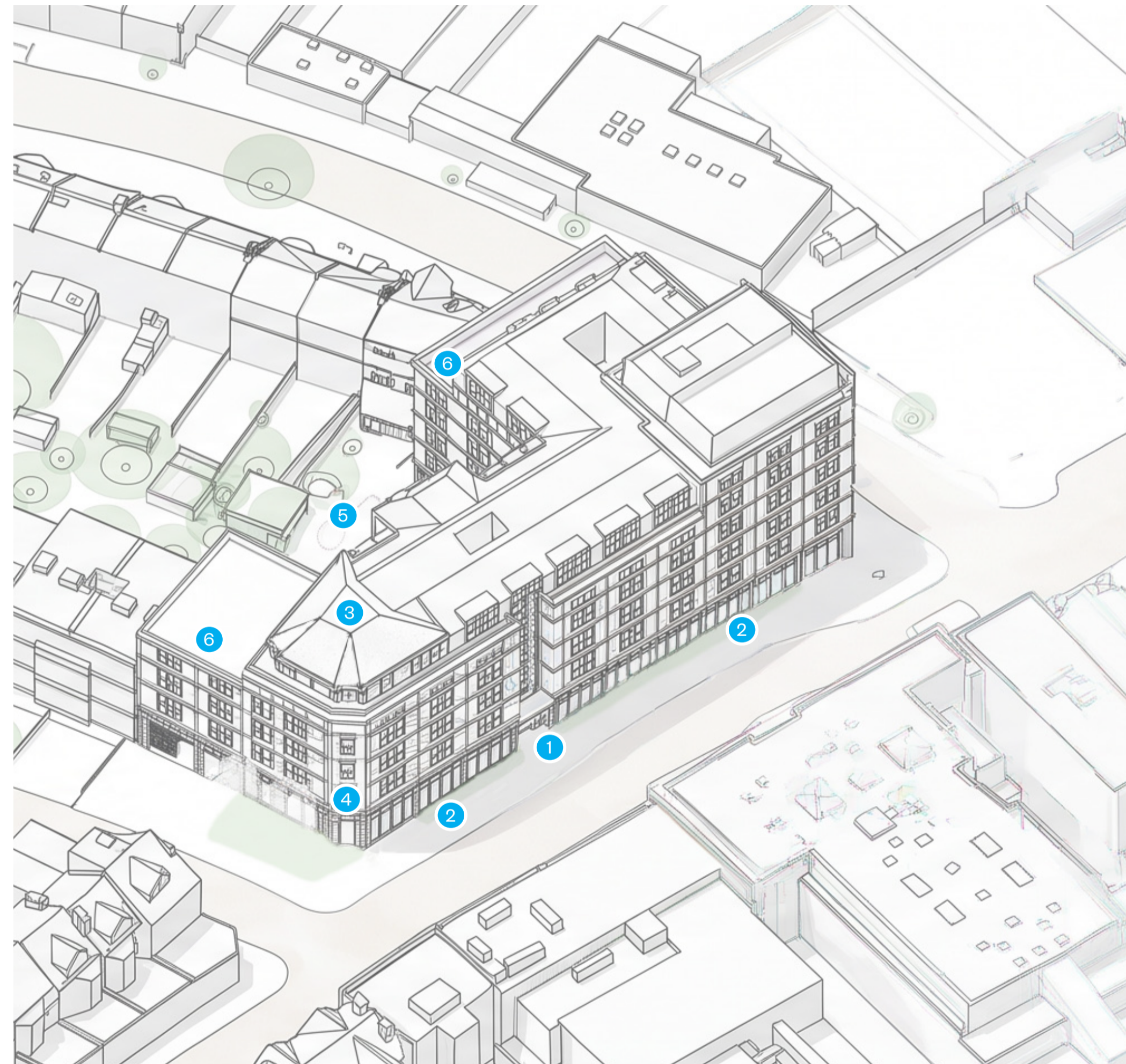
### Fostering Well-being

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



### High-Quality Design

The proposed development replaces outdated accommodation with a high-quality, energy-efficient building, providing a comfortable and aspirational environment for residents and staff.



## Design summary

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

## Access Strategy

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

## Why are the YMCA planning to redevelop this site?

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

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

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

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

## The need

The housing system in London is facing unprecedented pressure

Youth homelessness is rising sharply:

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

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

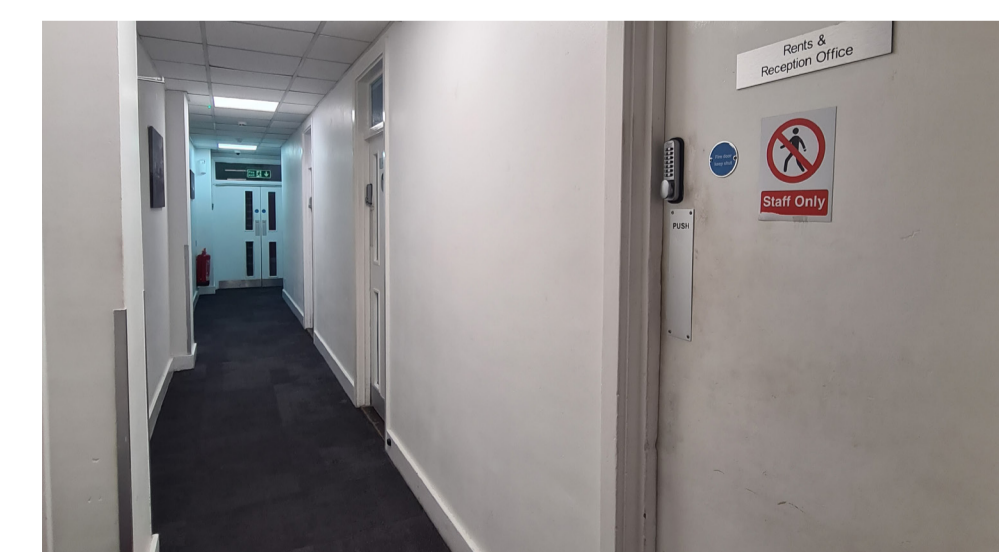
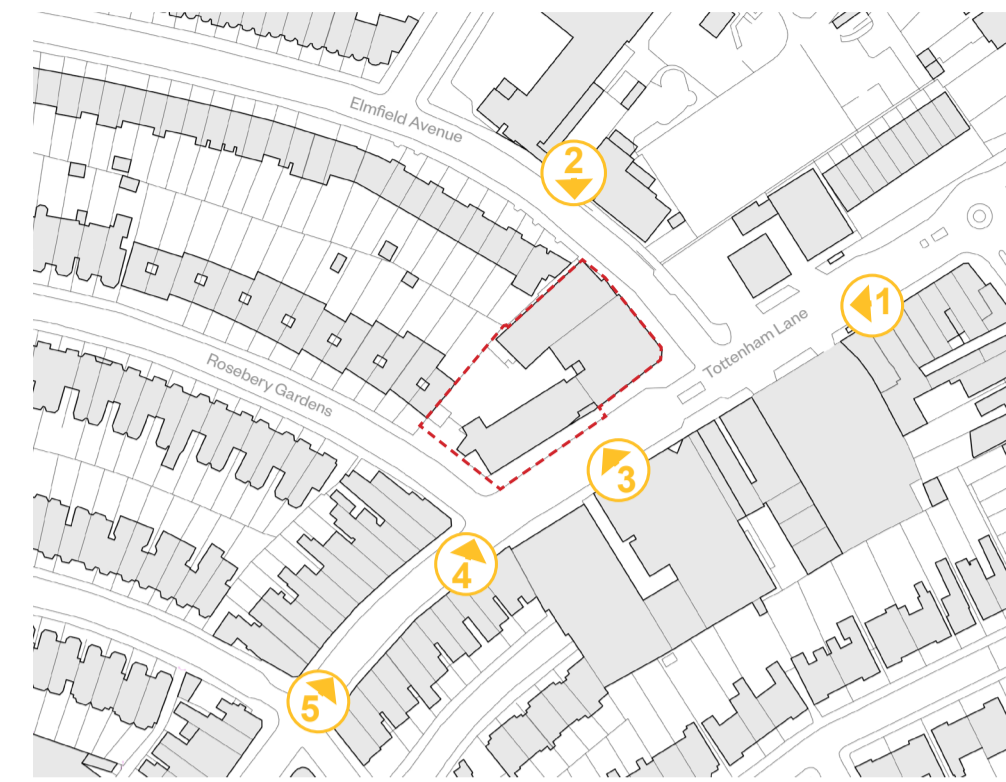
### A building that no longer serves its purpose

Our Crouch End accommodation, originally constructed in 1929 with extensions in 1959 and 1981, relies on shared toilets, communal showers, and large institutional spaces. Residents identify the lack of privacy and autonomy as the least desirable and most harmful aspect of the current environment.

### Operational pressure

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

## Existing Building and site images



Bus stand and TFL drivers' wc

Cramped and narrow communal social space

Disorganised plant and service items located on the external

Stepped entrance

Outdated office space

External courtyard dominated by vehicles

Small and narrow ground floor reception and waiting lobby

Dark and narrow corridors

Outdated services

# 184 Tottenham Lane - Proposed new building, indicative views

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



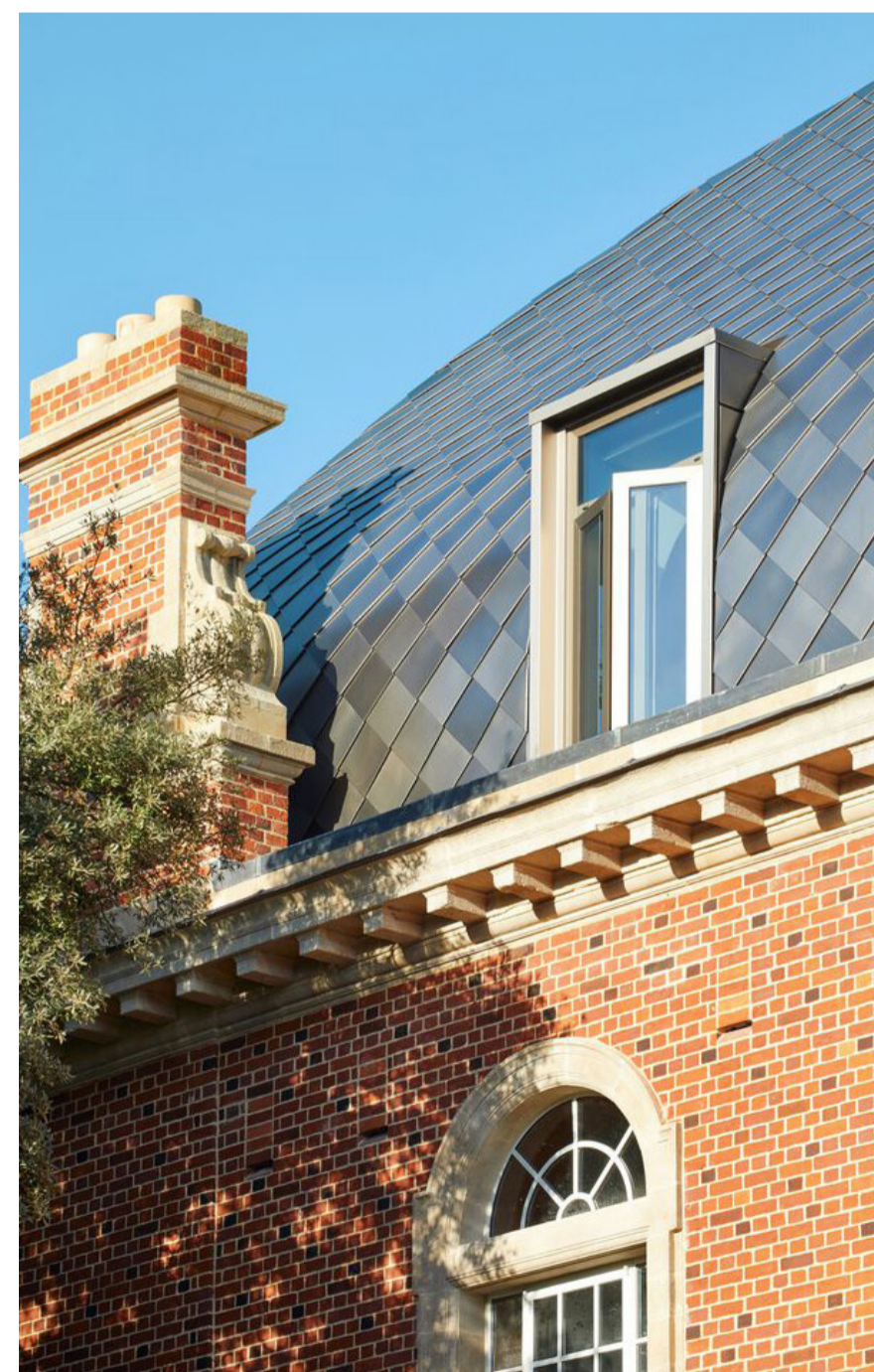
## Design principles

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



Lead roofing



Aerial view of Tottenham Lane, Elder Avenue junction



26 Broadway Parade



Image of Tottenham Lane high street



- 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



Articulated corners



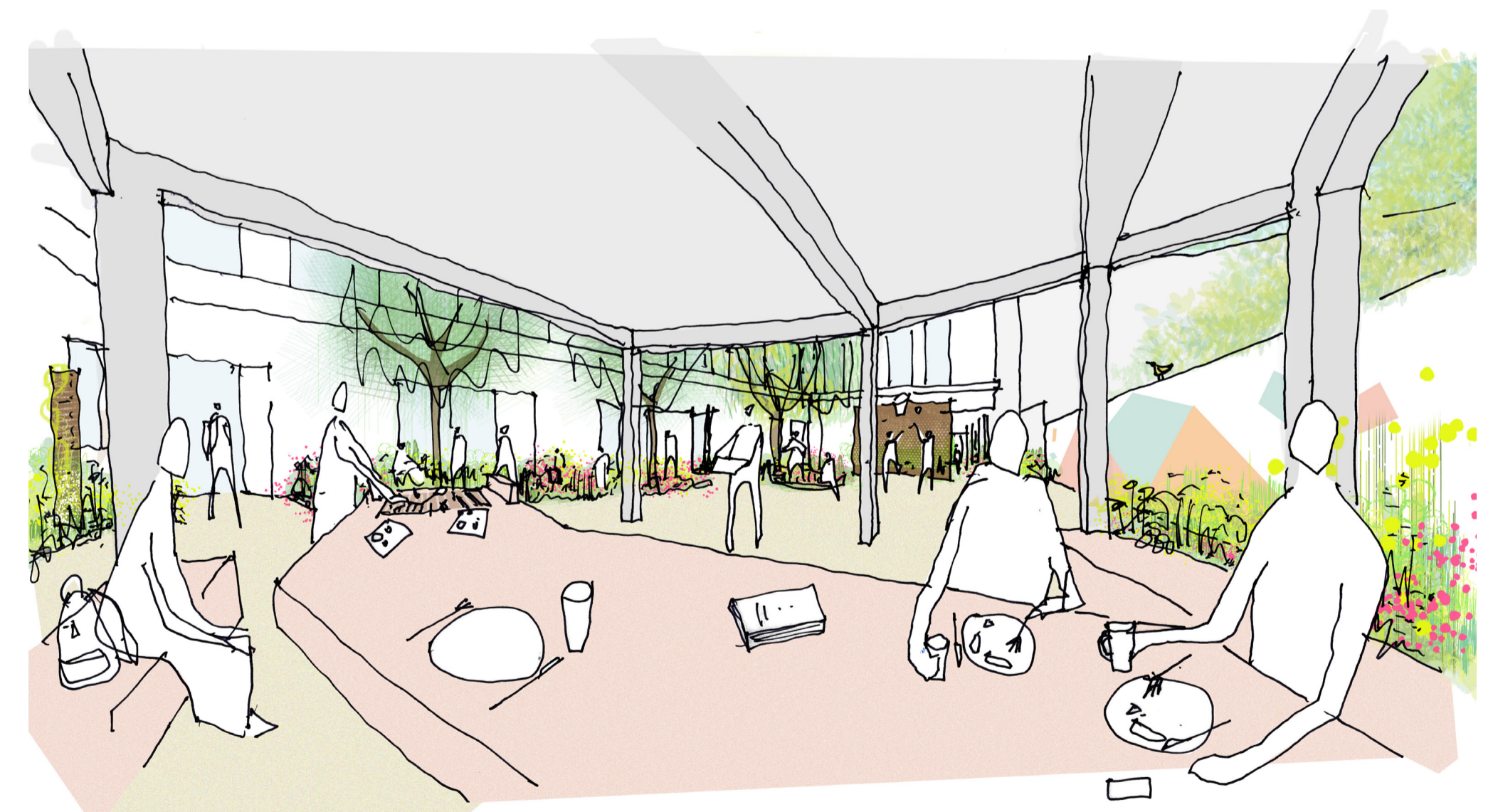
The double-height entrance lobby creates a central destination linking residents' communal areas, staff spaces and shared facilities, while establishing a strong visual connection through the lounge to the rear garden.



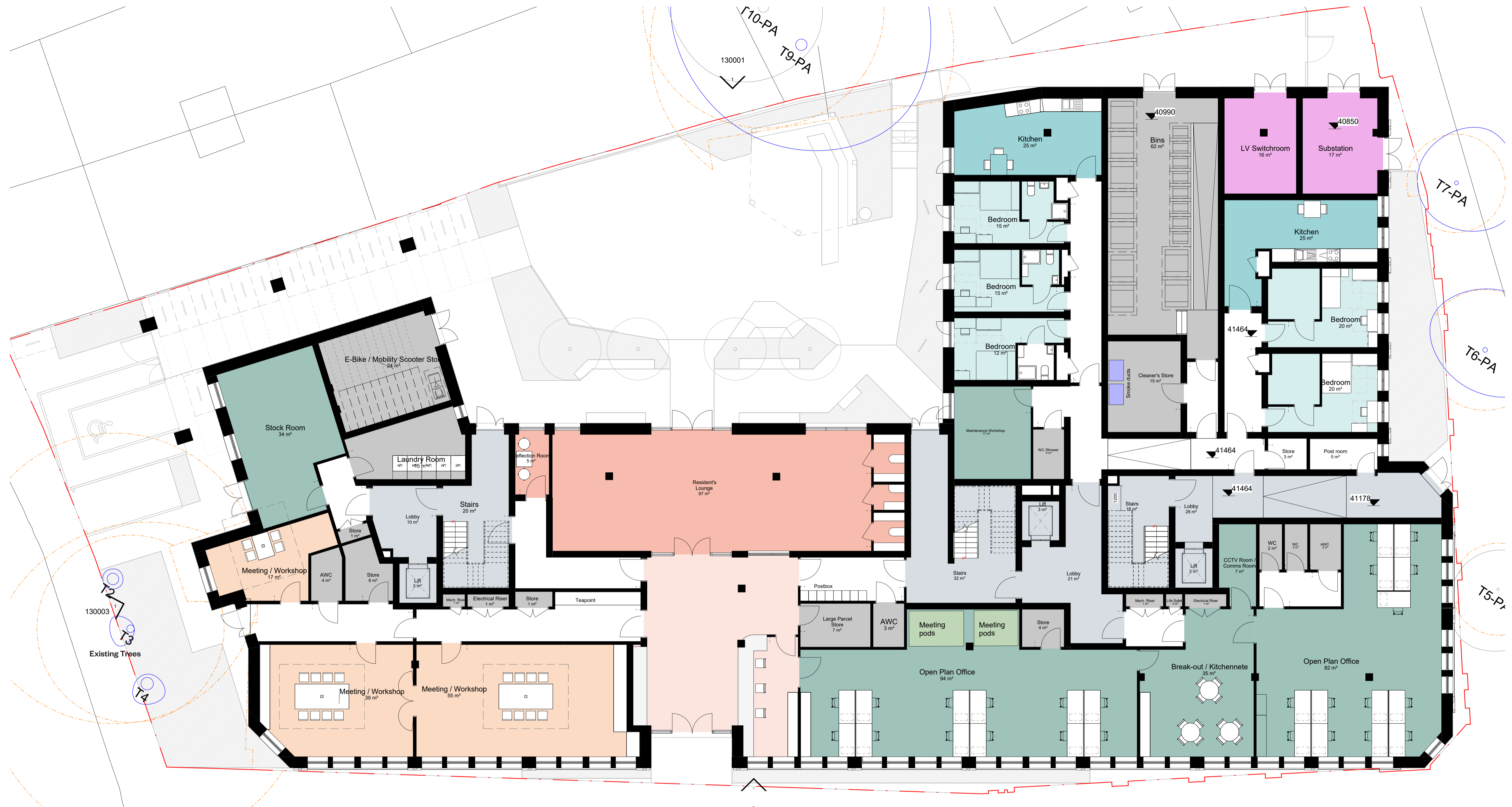
Layered planting and seating draw people into the space



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



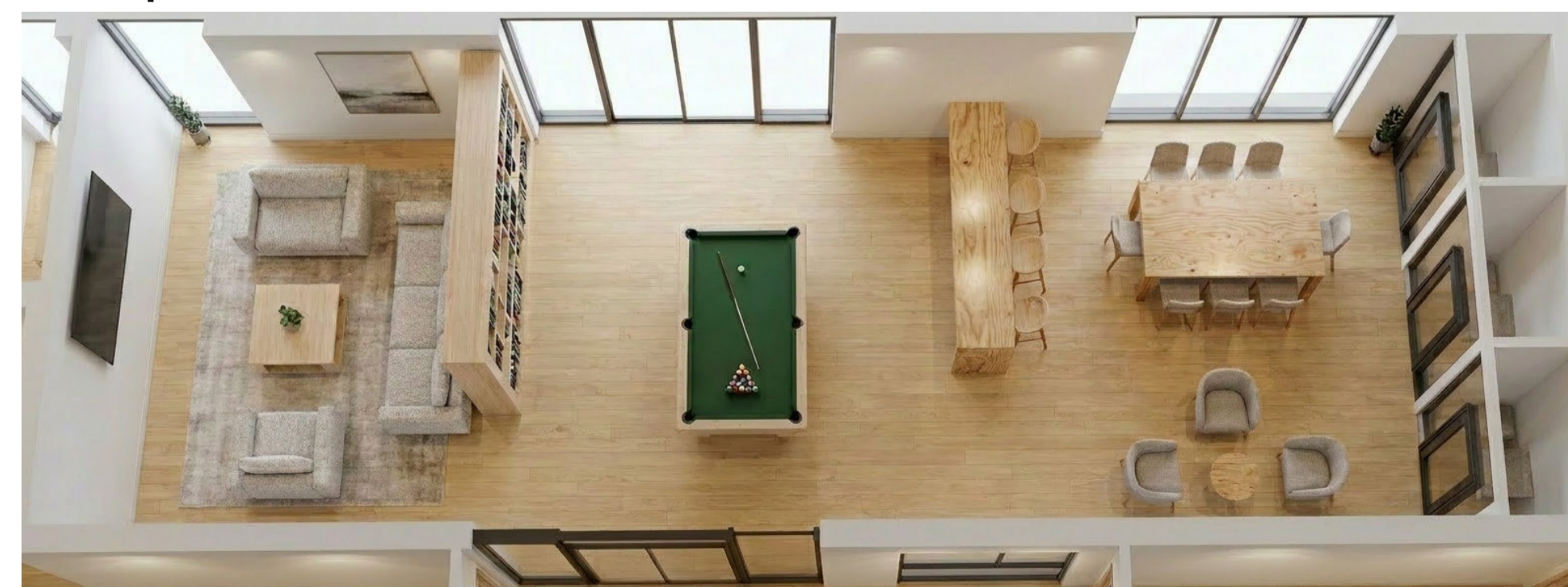
The garden table and pergola create a covered, all-weather space for YMCA residents.



Shared spaces



Double height reception

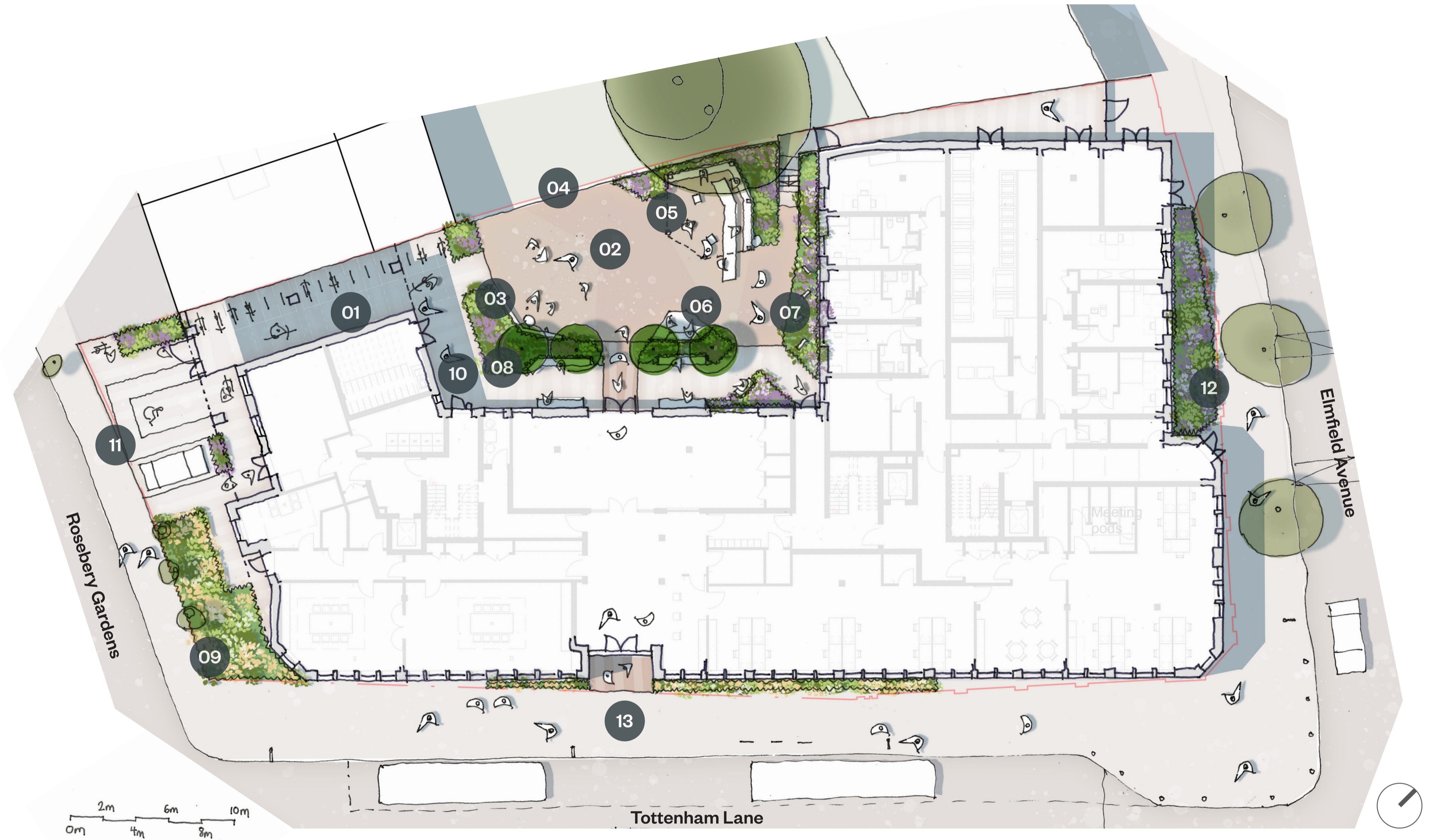


Residents lounge



YMCA office

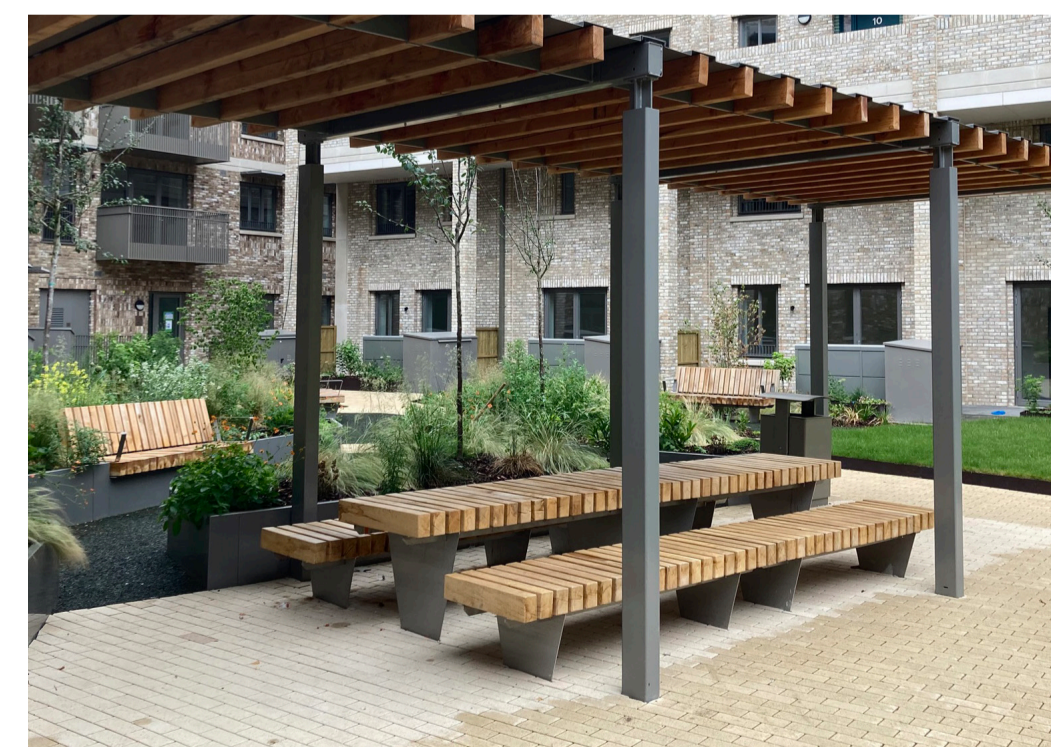
- 01 Bike stands in passageway
- 02 Flexible space for activity and socialising with clear oversight and management by YMCA staff.
- 03 Perforated metal screen to which different fixtures for activities can be fixed- including basketball hoop, workout apparatus.
- 04 Boundary wall incorporating murals / 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



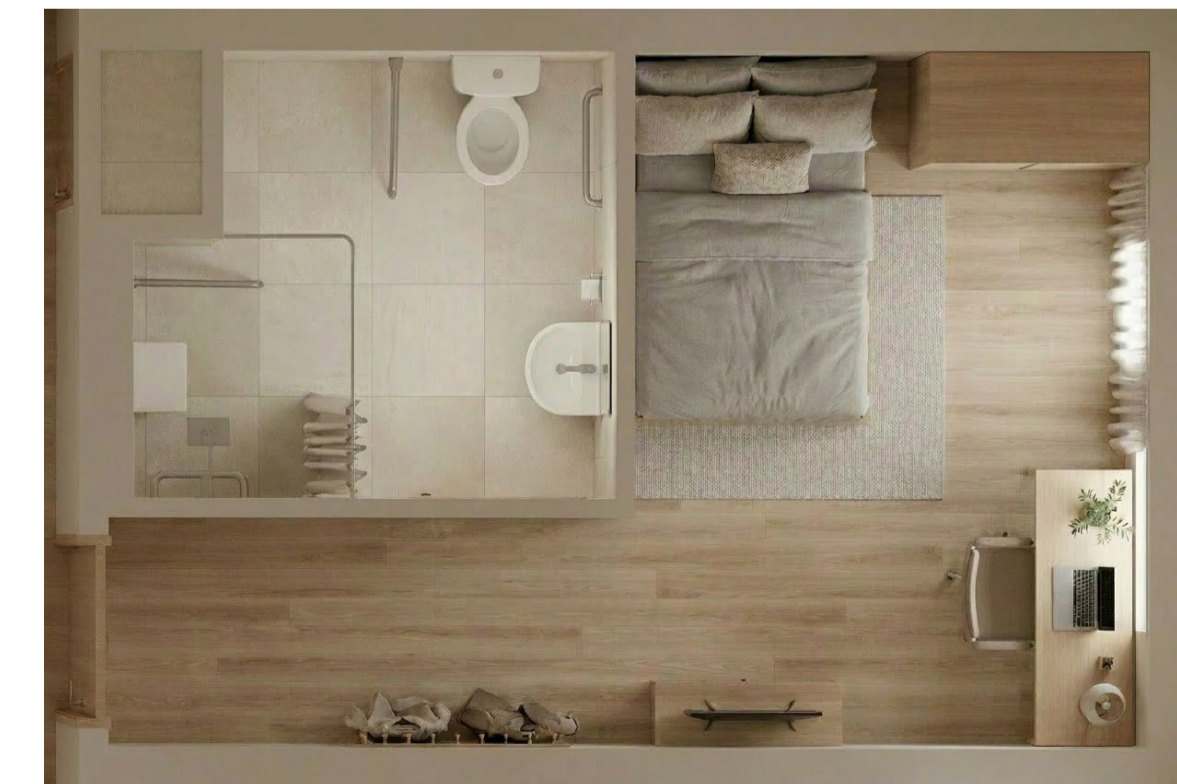
'Garden Table' brings together multiple communal uses in a sculptural feature, e.g. cooking, growing, eating



Bedrooms with ensuite bathrooms



Shared kitchens



10% Accessible accommodation

## Accommodation schedule

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

### KEY

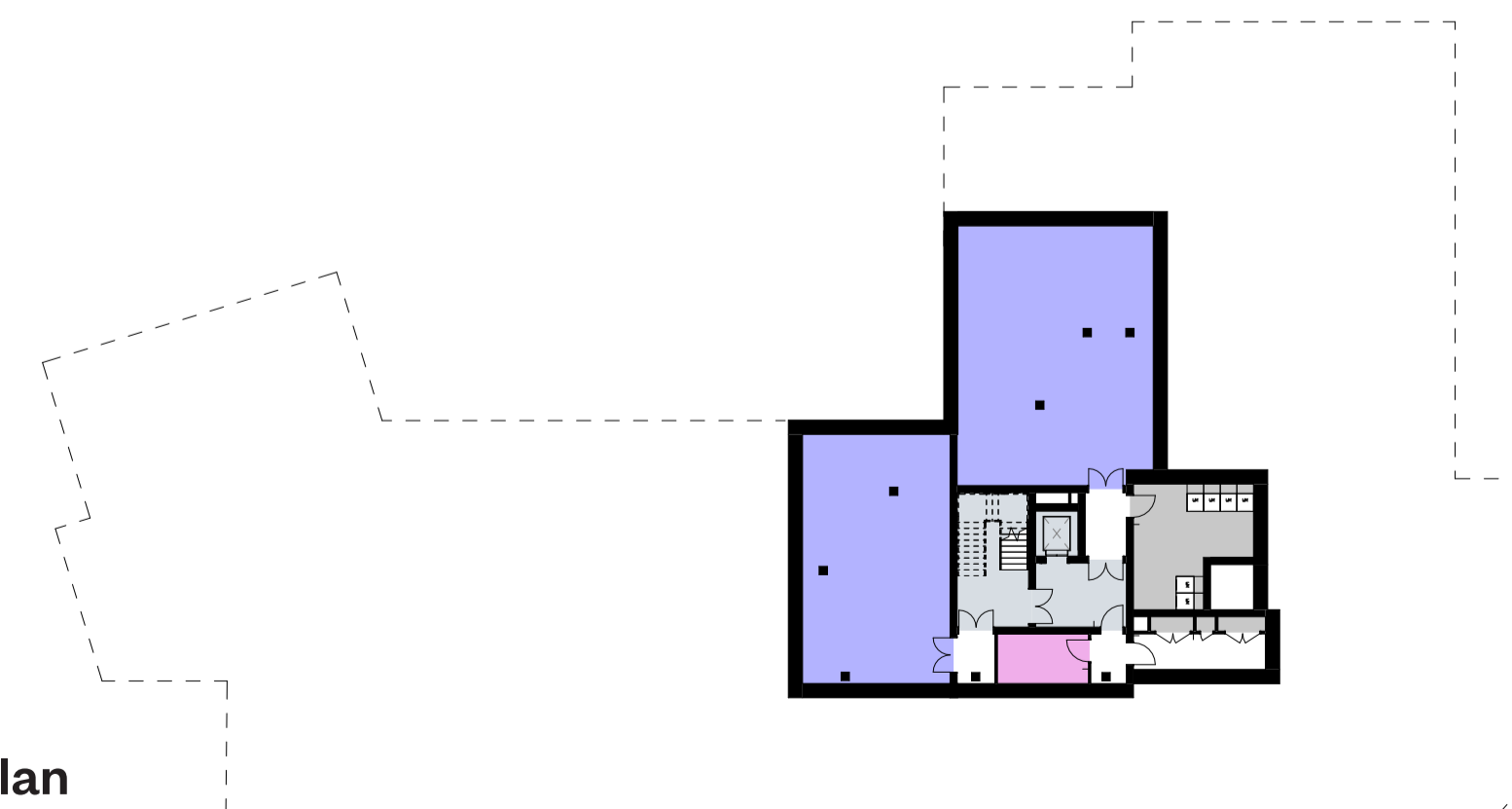
- Communal Lounge
- Reception
- Shared Spaces
- Store / Ancillary
- Staff & Admin Office and Welfare spaces
- Core
- Outdoor Amenity Space
  
- Clusters - Bedrooms
- Clusters - Shared Living
- 2/3 Bed Move-on - Shared living
- 2/3 Bed Move-on - Bedrooms
- Mechanical Plant



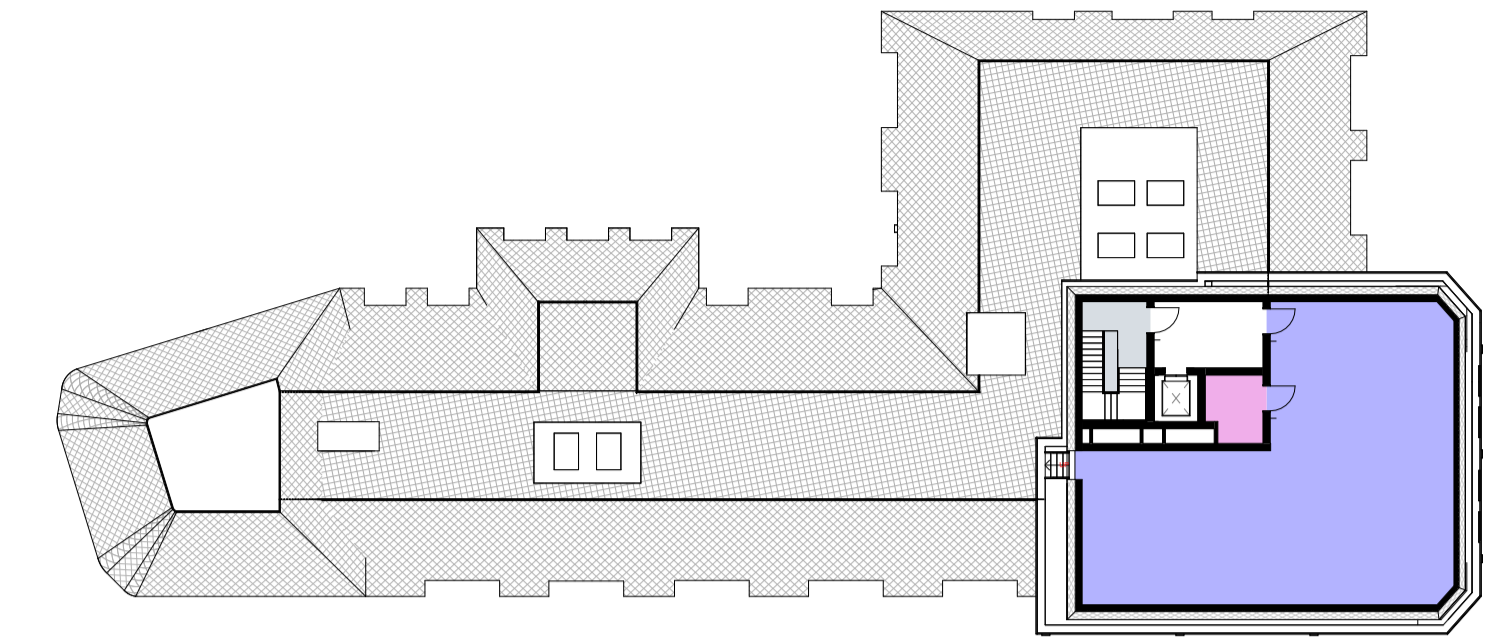
First Floor - Second floor plan



Ground floor plan



Basement floor plan



Roof plan



Fifth floor plan



Fourth floor plan



Third floor plan