

Ground floor rationale

At ground level, the scheme provides shared facilities for staff, residents, and the public, alongside office space fronting Tottenham Lane. These uses offer a clear view into the YMCA, creating an active frontage that enhances the vibrancy of the local High Street.

A central entrance forms the main hub, connecting all parts of the building. Residential accommodation is accessed to the rear, offices are located to the right, and shared spaces to the left.

A lightwell within the reception creates visual connections to the upper floors, while glazing to the residents' lounge provides direct views of the rear garden.

Residential communal spaces are positioned away from the High Street, with the lounge, cycle store, and laundrette all oriented towards the quieter rear gardens.

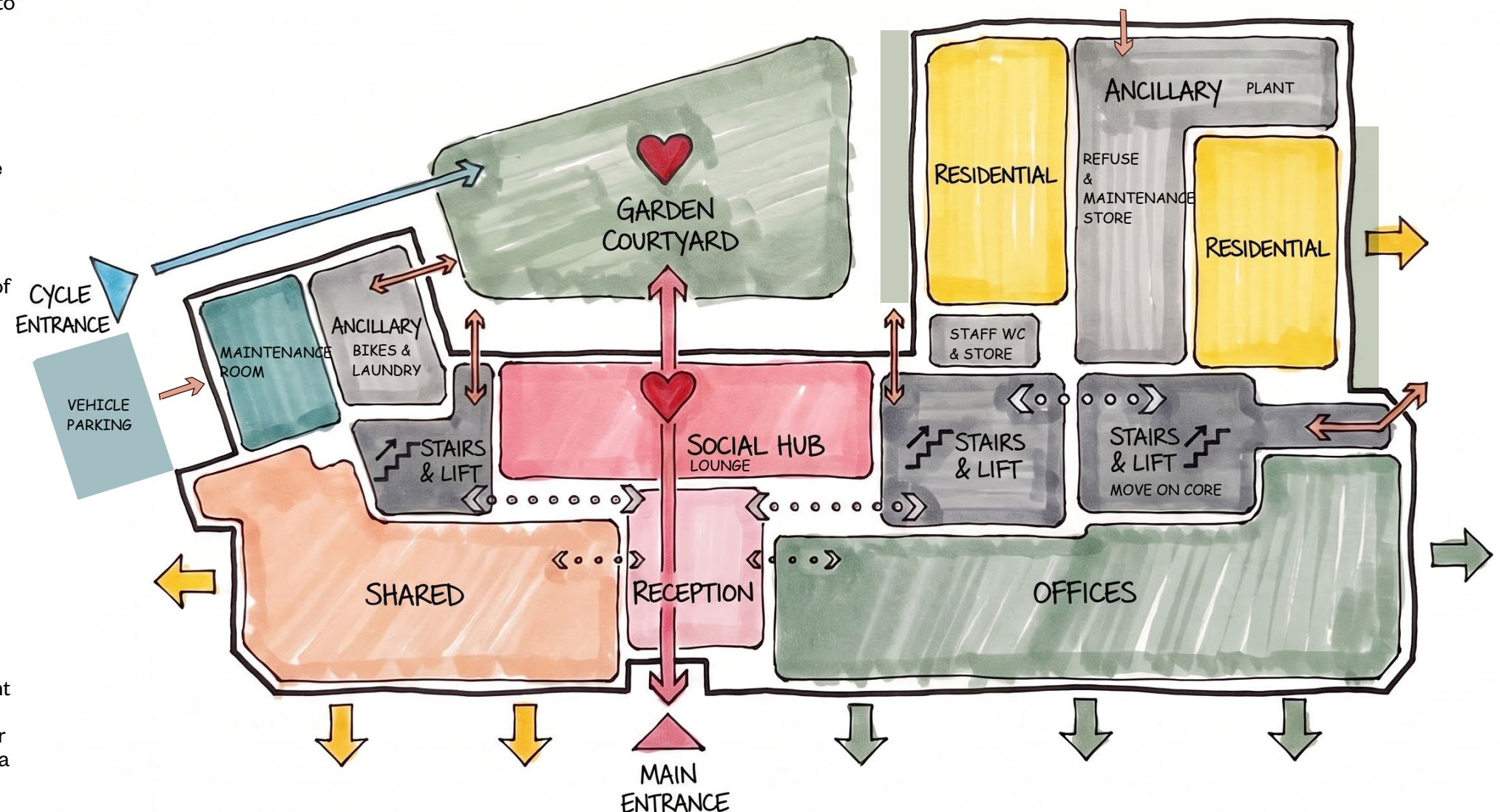
Two move on flats are located at ground floor level on Elmfield Avenue and facing the garden, to the eastern side of the development. These are set within a quieter residential street and benefit from defensible planting to the front.

Along Elmfield Avenue, a dedicated entrance serves both the cluster of move on accommodation on this side of the building and the nearby staff accommodation.

Vehicle parking is provided by two spaces on Rosebery Gardens, positioned adjacent to the maintenance store to allow a direct connection for deliveries and servicing. The maintenance area also provides passive surveillance over the cycle gate on Rosebery Gardens.

Secure side gates on Rosebery Gardens provide residents with cycle access and also serve as fire escape routes.

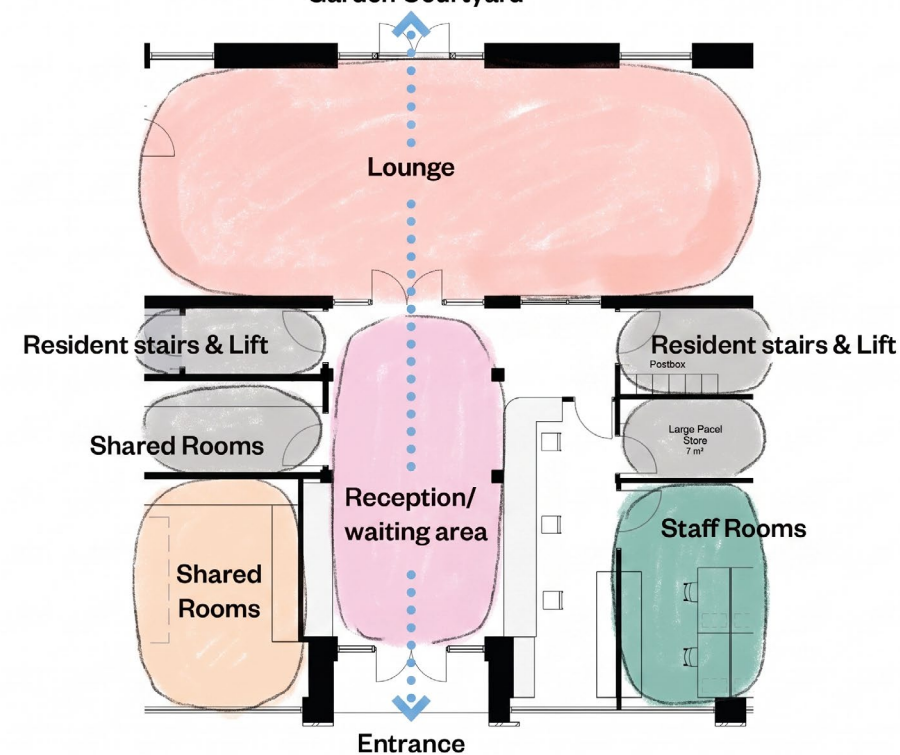
The Elmfield Avenue gate is not intended for regular resident use. Instead, it provides access to ancillary areas including refuse and plant, as well as rear garden access for the upper floor residents of 52 Elmfield Avenue, and also functions as a fire escape route.



The entrance



Garden Courtyard



The entrance sequences has also been developed to create a relationship between the internal and external areas of the building and to improve user experience.

Double-Height Entrance & Reception

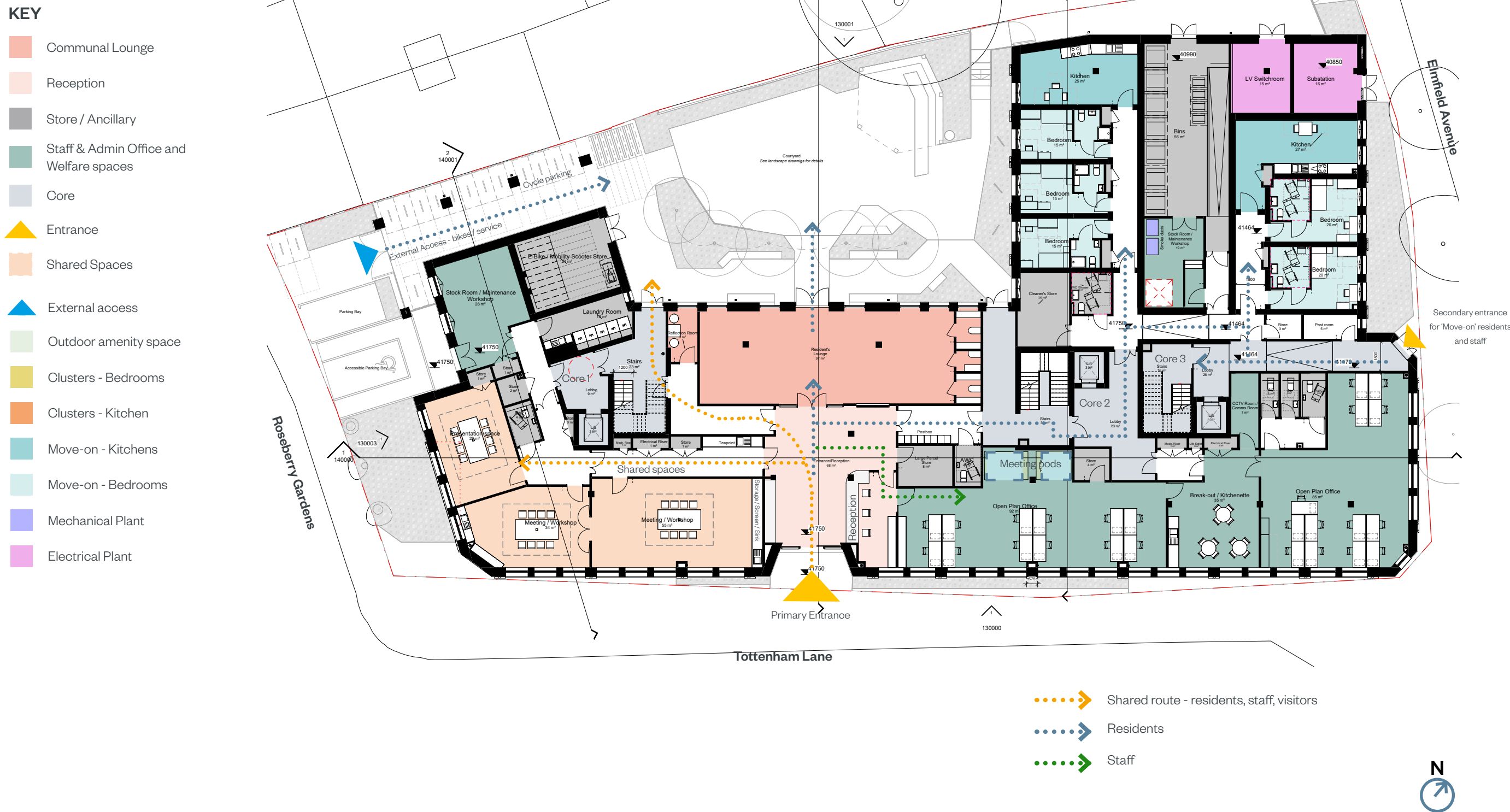
The double-height entrance lobby creates a central destination linking residents' communal areas, staff spaces and shared facilities, while establishing a strong visual connection through the lounge to the rear garden.

Sight lines & Passive Surveillance

Improved visibility from the reception increases passive surveillance, allowing staff to monitor movement into and out of the building more effectively. This supports both safety and operational efficiency. Centrally Located Entrance

Positioning the entrance more centrally improves the building's symmetry, strengthens its street-facing identity, and establishes a more direct connection with the landscaped area at the rear.

Ground floor plan



Upper floor rationale

The upper floors form the primary use of the building, providing a new residential typology and arrangement.

Additional cores, each comprising staircases with enhanced fire separation and safety measures, are supported by three fire evacuation lifts, one within each core, significantly improving overall fire safety within the building.

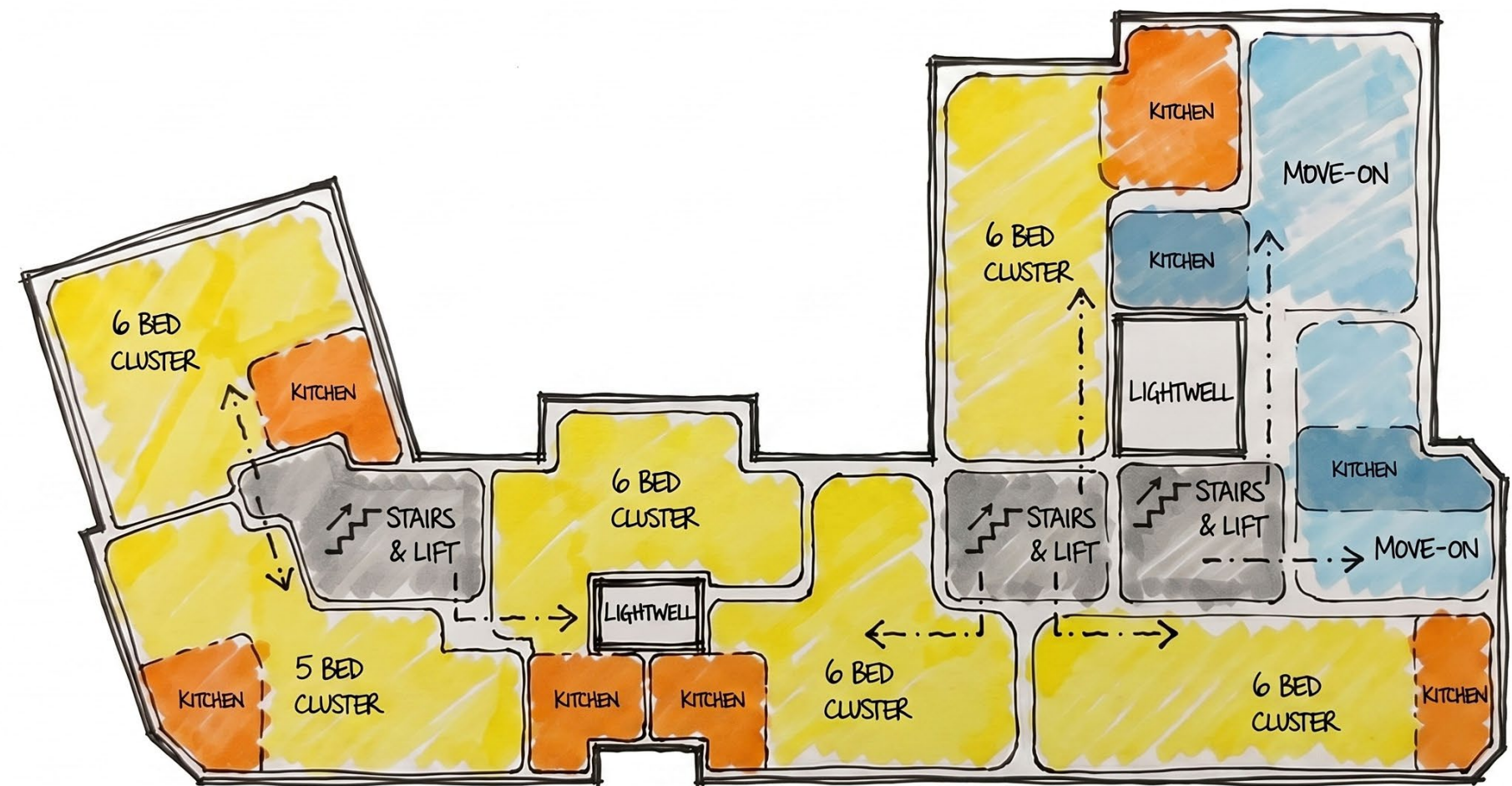
Each core is designed with multiple exit points, with access controlled via key card, providing a secure front door to each apartment. This arrangement ensures that only residents of a specific apartment can access it.

Within each apartment, short internal corridors lead to bedrooms, which are accessed via card readers, while the shared kitchen and dining spaces are open and not intended to be locked.

Interconnecting corridor doors are normally secured but will automatically release in the event of a fire, allowing multiple escape routes and enhancing overall building safety.

Apartments are typically arranged as cluster flats accommodating around six residents sharing a kitchen. The move on accommodation is designed for smaller groups of two to three residents sharing a kitchen. These move on units are located along Elmfield Avenue, adjacent to 52 Elmfield Avenue, grouping this typology together.

Lightwells and windows at the ends of corridors introduce natural light into circulation spaces, while most kitchens are positioned on corners to provide dual aspect outlooks to these key communal areas.



Housing typology

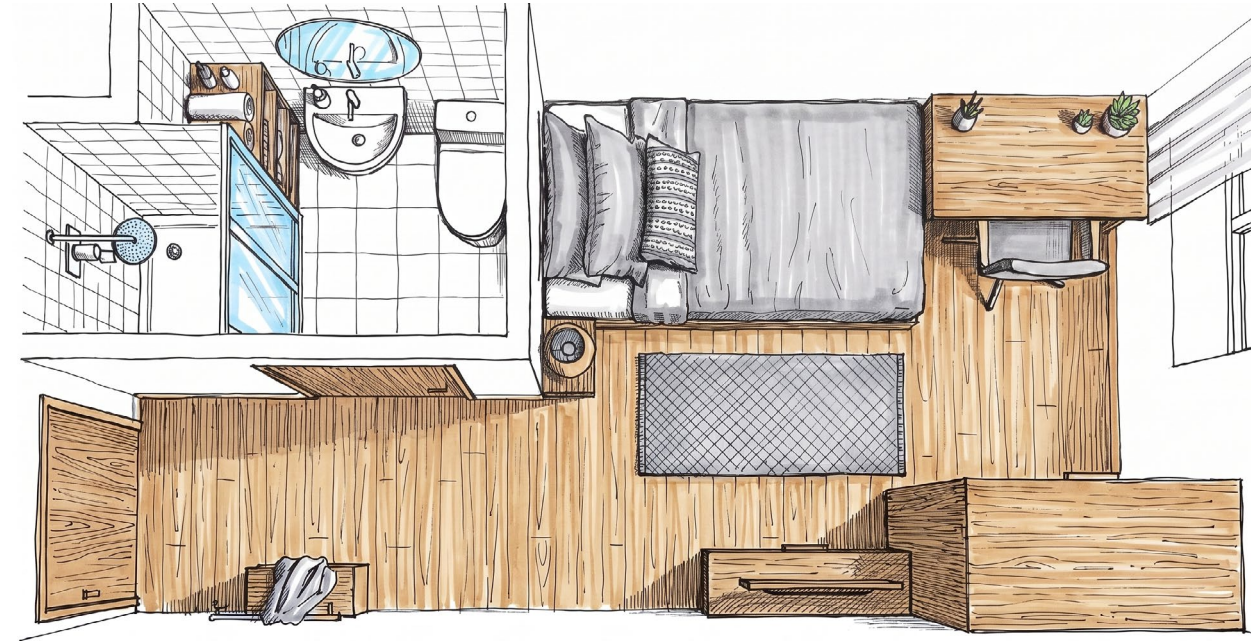
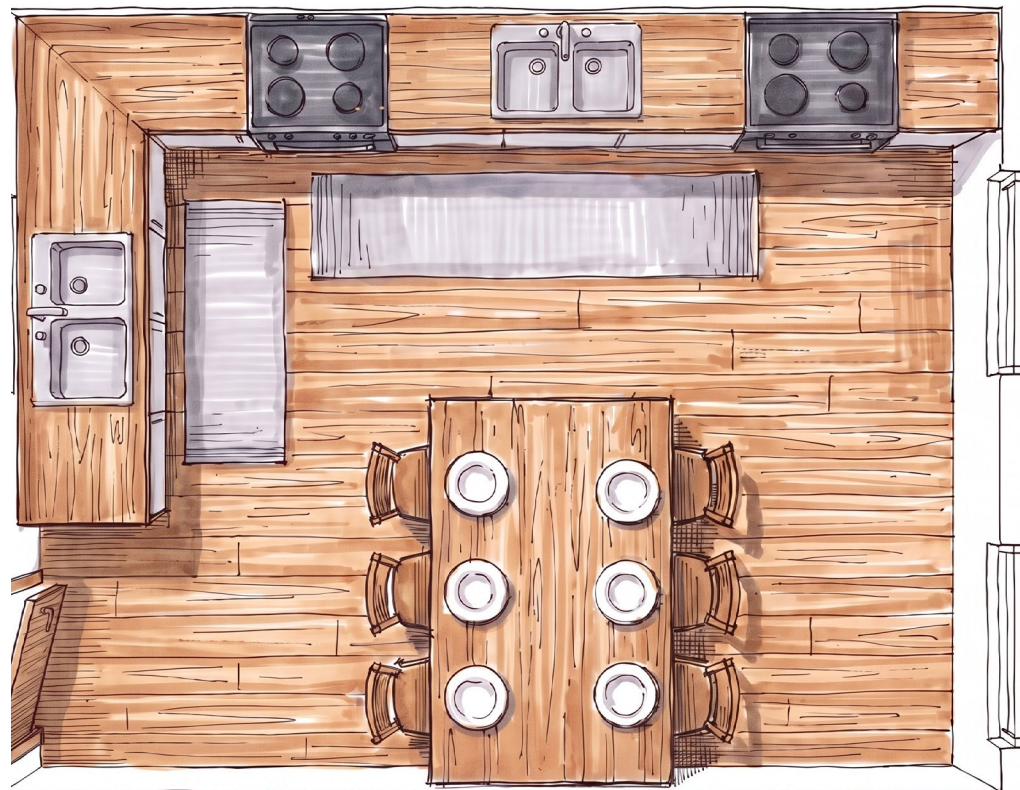
The new housing provision has been informed by Haringey HMO standards and GLA capital funding requirements.

This includes the provision of single bedrooms with ensuite bathrooms, with a combined minimum area of 12.5 square metres. All bedrooms are provided with ensuite facilities, and all habitable rooms, including bedrooms and kitchens, achieve a minimum internal clear height of 2.5 metres.

The accommodation has also been shaped by the YMCA's operational experience, ensuring that bedrooms include generous storage as well as a dedicated area for home working, allowing the spaces to support study, work, and relaxation. Ten percent of bedrooms are designed as accessible units, with increased floor areas and layouts that allow residents with additional needs to move in directly.

Kitchens are designed to be shared by two to six residents. To ensure adequate provision, there is one sink and one cooker for every three residents. As a result, kitchens serving five or six residents include two sinks and two cookers, with sufficient workspace to allow multiple people to cook comfortably.

Each resident is provided with a lockable cupboard and dedicated fridge space, enabling independent use of the shared kitchen facilities.



First floor plan

KEY

- Clusters - Bedrooms
- Clusters - Kitchens
- 2/3 Bed Move-on - Kitchens
- 2/3 Bed Move on- Bedrooms

Total No. of bedspaces	38
6 bed clusters	(3) 18 bedspaces
5 bed clusters	(3) 15 bedspaces
3 bed move on	(1) 3 bedspaces
2 bed move on	(1) 2 bedspaces

No. of WC accessible / adaptable bedspaces	5
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Fifth floor plan

KEY

- Clusters - Bedrooms
- Clusters - Kitchens
- 2/3 Bed Move-on - Kitchens
- 2/3 Bed Move on- Bedrooms
- Staff meeting room

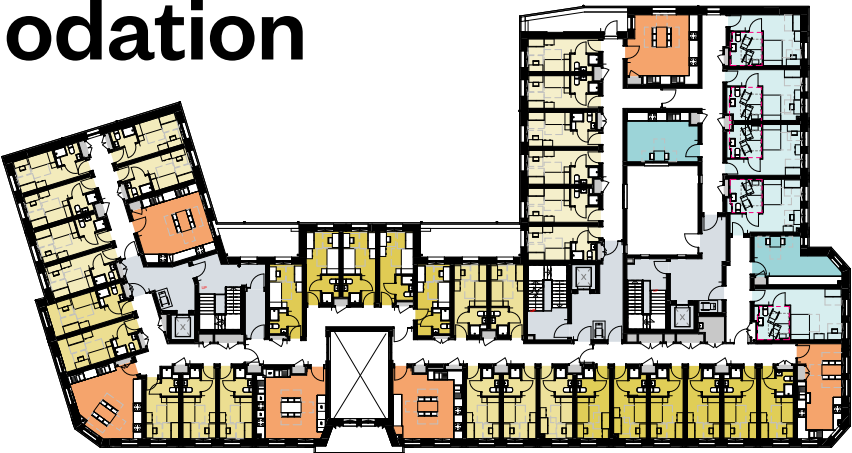
Total No. of bedspaces	22
5 bed clusters	(3) 15 bedspaces
4 bed clusters	(1) 4 bedspaces
3 bed move on	(1) 3 bedspaces
No. of WC accessible / adaptable bedspaces	1



Schedule of accommodation

No. of bedspaces	174 bedspaces
No. of clusters / move-on flats	(37)
6 bed clusters	(16) 96
5 bed clusters	(9) 45
4 bed cluster	(2) 8
3 bed move on	(5) 15
2 bed move on	(5) 10
Proportion of move on flats	14%
Wheelchair accessible / adaptable	10%

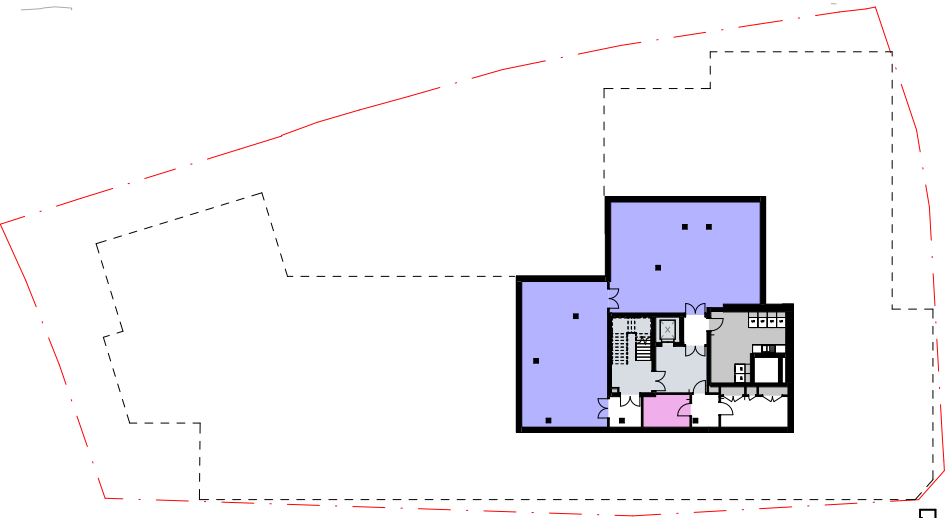
- KEY**
- Communal Lounge
 - Reception
 - Shared Spaces
 - Store / Ancillary
 - Staff & Admin Office and Welfare spaces
 - Core
 - Outdoor Amenity Space
 - Main Entrance
 - Clusters - Bedrooms
 - Clusters - Shared Living
 - 2/3 Bed Move-on - Shared living
 - 2/3 Bed Move-on - Bedrooms
 - Mechanical Plant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



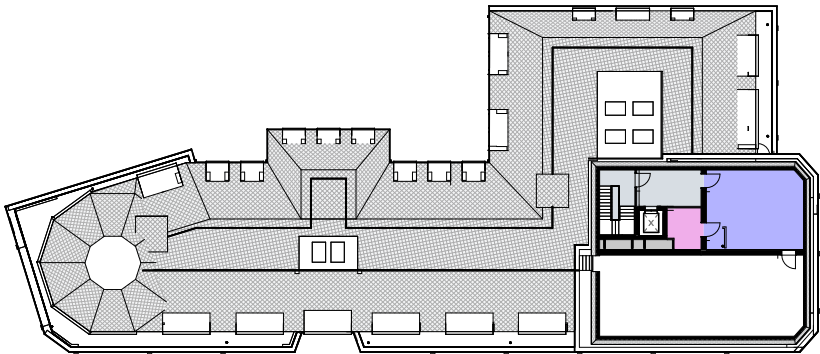
First Floor - Second floor plan



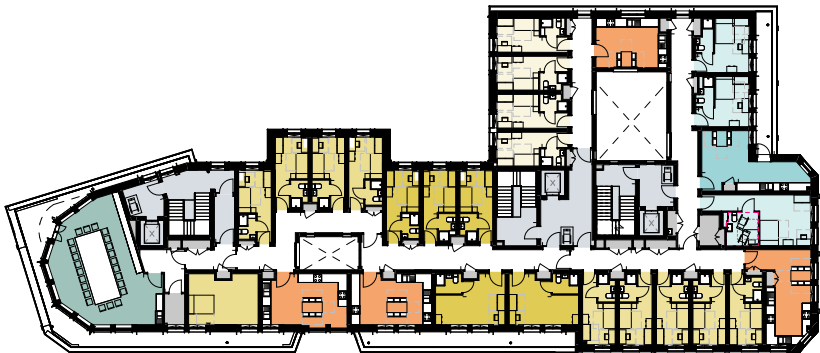
Ground floor plan



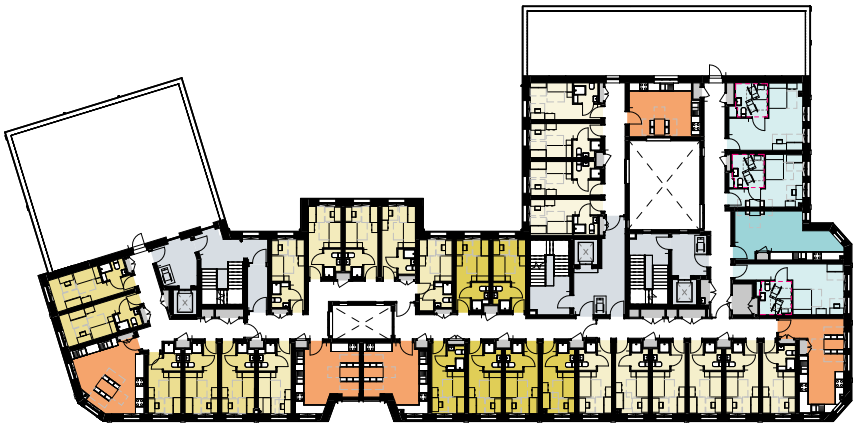
Basement floor plan



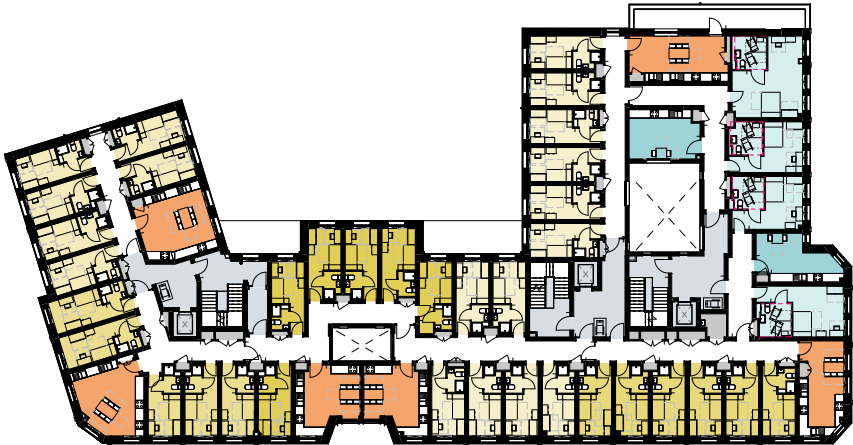
Roof plan



Fifth floor plan



Fourth floor plan



Third floor plan

Street view - when approaching from SW of Tottenham Lane



Existing street view



Proposal

Street View - Expressing the corner of Rosebery Gardens / Tottenham Lane



Existing street view



Proposal

Street view from Rosebery Gardens



Existing street view



Proposal

Street view from Elmfield Avenue



Existing street view



Proposal

Expressing the corner and creating a marker building along Tottenham Lane



Existing street view



Proposal



Cross Section through building and the courtyard