

FINAL PUBLIC EXHIBITION SELBY URBAN VILLAGE DESIGN PROPOSALS

1



LET'S TALK ABOUT SELBY URBAN VILLAGE!

Haringey Council and the Selby Trust are working in partnership to develop our joint vision for the existing Selby Centre and Bull Lane sites. We want to create a new Selby Urban Village, made up of new homes, including council homes, new sporting facilities, a new park and a new Selby Centre, which will be at the heart of the new community.

We have been developing design proposals to deliver the Selby Urban Village for the last 20 months. During this time we have received lots of really helpful feedback from the community through all of the engagement activities we have undertaken.

This feedback has been used to shape and influence the design proposals for Selby Urban Village which we are now excited to present to the community. We thank you for all of your feedback to date and for taking the time to review proposals at this final public exhibition.

WHAT THE PROJECT AIMS TO DELIVER



NEW HOMES

Ambition to build 215 new much needed homes for Haringey and for London with a target of 50% being council homes at council rents.



SPORT AND RECREATION

To deliver high quality, accessible and affordable sports and recreational facilities on Bull Lane Playing Fields that respond to local need.



CONNECTIVITY

To create a connected and integrated community through new foot and cycle routes that increase access to local amenities, such as the sports centre, playground and green spaces.



COMMUNITY FIRST

To deliver a new and modern home for the Selby Centre and the organisations that operate from there.



SUSTAINABILITY

The project will be both environmentally and financially sustainable, to bring forward homes and a Selby Centre that are affordable to run.

WHAT HAPPENS NEXT

This is the fourth and final public exhibition of the design proposals for Selby Urban Village which will be considered by Haringey Council's Cabinet. After the Cabinet decision, a planning application for the project will be submitted in the spring.

Getting planning permission for the scheme will help secure the funding that is required to start delivering this ambitious project. You will be notified once the planning application has been submitted and at that point, there will be a 12-week consultation period during which you have the opportunity to submit further feedback.

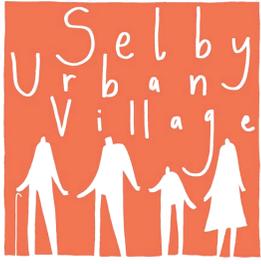
Today's Event
MAR 2022
Public Engagement #4

JULY 2022
Haringey Cabinet

AUG 2022
Planning Submission

12-week consultation period



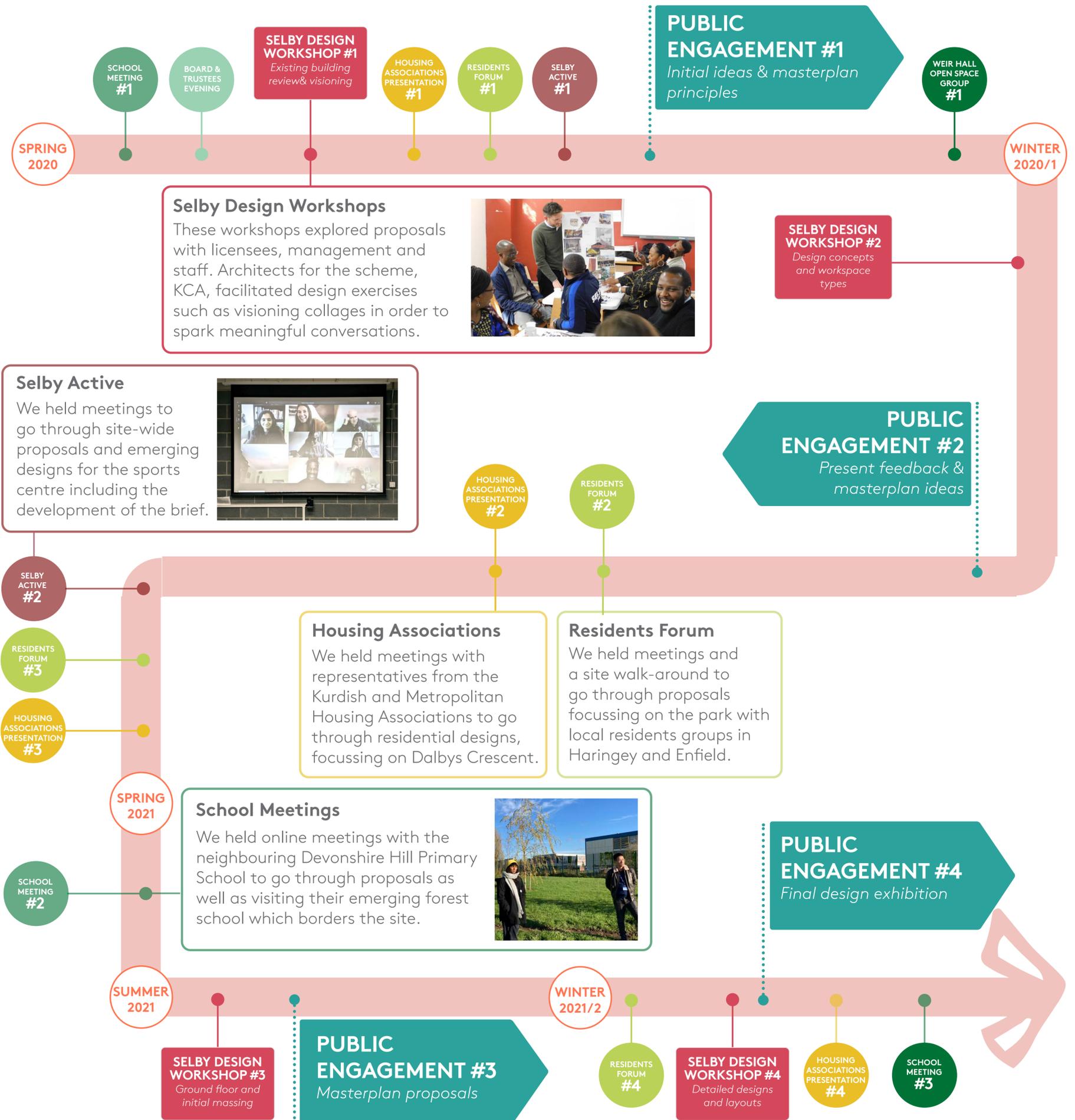


FINAL PUBLIC EXHIBITION THE JOURNEY SO FAR

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The community have always been at the heart of the design process and we have undertaken a range of engagement activities over the past 20 months, adapting engagement to respond to the COVID 19 pandemic.

Engagement activities have included meetings, workshops and public exhibitions both online and in person. Our public exhibitions were open to all and advertised to local residents across Haringey and Enfield.





FINAL PUBLIC EXHIBITION HOW WE HAVE TAKEN YOUR FEEDBACK ON BOARD

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You said...

We propose...

The following board illustrates some of the ways in which community feedback has shaped proposals for Selby Urban Village.

Please refer to Board 2 for more detail on the engagement events and workshops that have taken place so far.

Loss of open space in the park.

- The new Selby Centre is located on existing hard-standing so loss to open space is minimised.
- The park will be transformed into a wonderful space offering a variety of activities.

Concerns around over-dominance of sports such as football within the park.

- We reduced the size of the junior football pitches which created more space for biodiverse areas around the edges of the park.
- We introduced leisure paths around the perimeter of the site to encourage visitors to spend time in wilder landscapes.

Safety concerns, especially at night.

- We placed active uses such as the Sports Centre and Selby Centre in the park to maximise overlooking.
- A lighting strategy is being developed to ensure routes are safe at night.
- The proposal is being continuously reviewed with the Police's Designing Out Crime Officer.

Play for local children and spaces for community interaction needed

- We integrated new play areas into the site. This includes:
 - Two public squares at the north and south of the residential neighbourhood to welcome visitors into the area.
 - A major new adventure playground
 - Community growing areas in the park
- The ground floor of the Selby Centre will be open to the public with a cafe and co-working desks.

Massing of the residential buildings, especially the taller blocks on the park front.

- We tested different options for the size, shape and location of the new buildings with planner and stakeholders.
- The proposal is for lower buildings near existing homes and one taller residential building. Heights range from 3-9 storeys.

Walking and cycling accessibility

- We have proposed new east-west and north-south pedestrian and cycle routes connecting Bull Lane and Weir Hall Road.
- We have worked hard to ensure that neighbourhood through-traffic is limited to emergency and waste collection.

Parking and pressure on existing roads

- Parking numbers were agreed with both boroughs to ensure the provision is suitable for the building use. There will be fewer than currently in the Selby Centre carpark.
- We have worked with transport consultants to minimise vehicles in the park and the impact on surrounding traffic flows.

Concerns around the affordability of the Selby centre.

- The shared workspace model gives licensees flexibility depending on their needs.
- We have worked with our technical engineers to ensure the building is efficient and affordable to run.

Adaptability and flexibility of the Selby centre to allow for different uses

- We designed rooms and partitions that can be re-arranged for different uses.
- The community hall and welcome space can function as a single space, or separated into smaller rooms.

How Servicing, waste and deliveries to the Selby centre will impact the park.

We developed the footprint of the Selby Centre building to accommodate a service road to the south of the building. This will keep the park-front civic square free of large vehicles and vans.

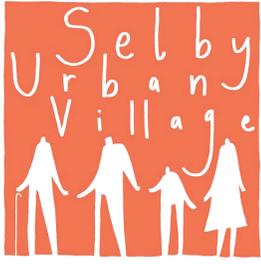
Concerns around circulation, flow and accessibility of upper floors in the centre.

- We secured advice from accessibility consultants to ensure the buildings and landscape are as accessible as possible.
- We updated the design of the centre to include an additional lift.

SPORTS AND THE PARK

RESIDENTIAL NEIGHBOURHOOD

THE SELBY CENTRE



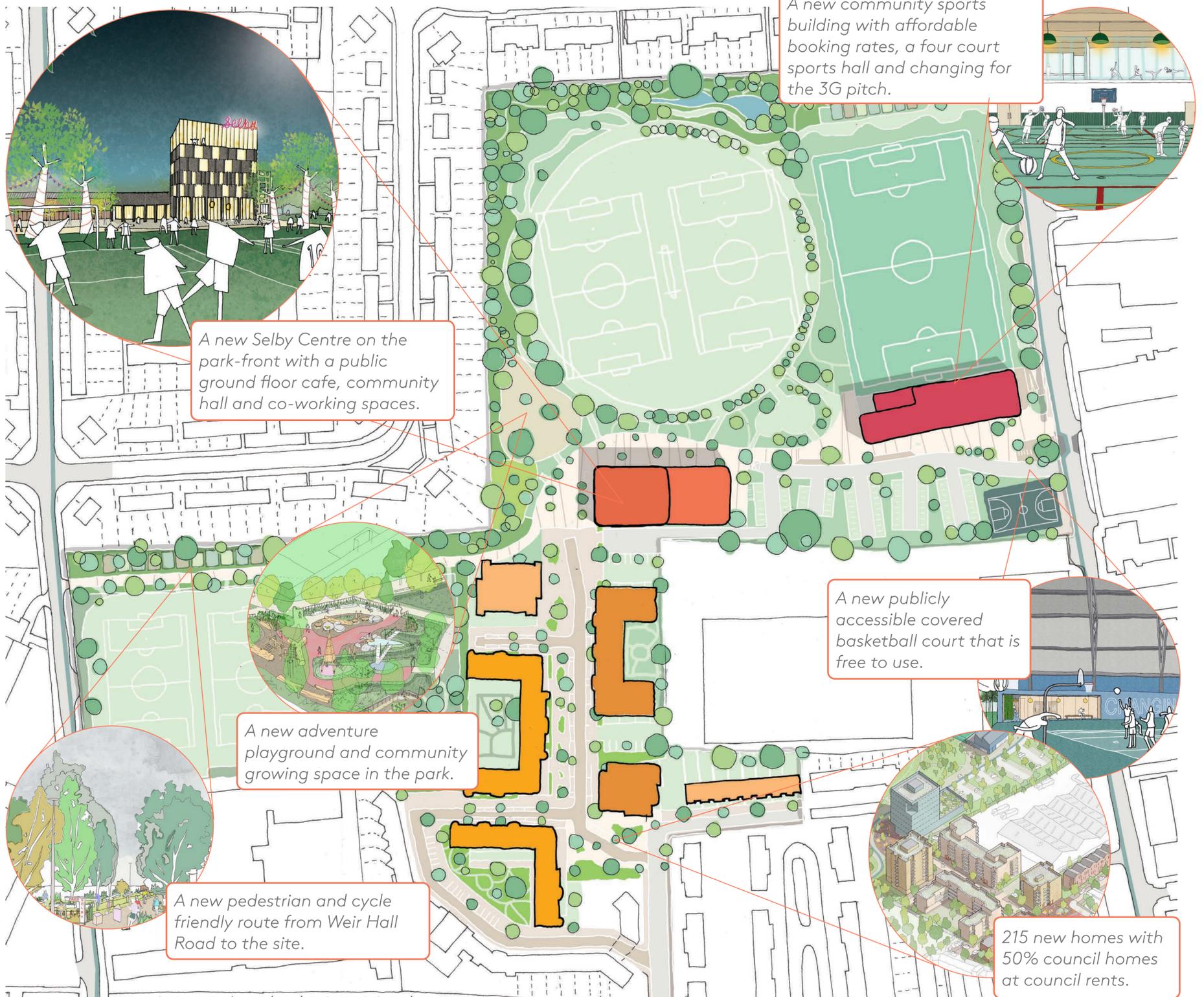
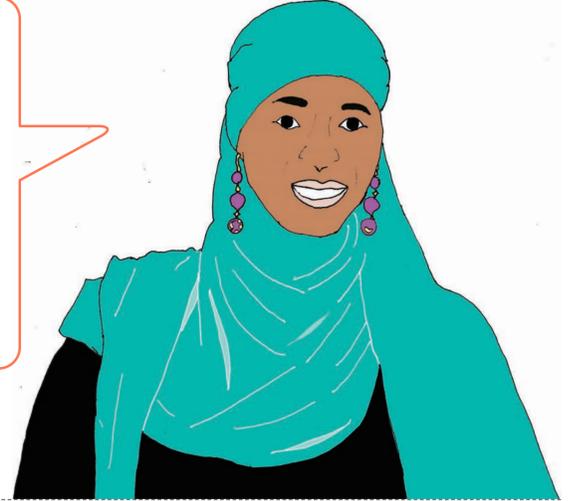
FINAL PUBLIC EXHIBITION OUR PROPOSALS FOR SELBY URBAN VILLAGE

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Following three rounds of public engagement and engagement with a range of stakeholders, we are excited to present our final designs for the new Selby Urban Village.

The development will deliver 215 new homes, a new Selby Centre and improved sports facilities including a sports hall and outdoor sport pitches. The proposals will also provide new play areas, pedestrian and cycle paths, community growing spaces and improve the ecological value of the site through planting to increase biodiversity.

Through the new development, my commute to work from my house to North Middlesex Hospital is much more pleasant. I can walk along the Weir Hall Walk which is well-lit and safe and sometimes after a stressful day at work I take a little stroll through the park too!



A new community sports building with affordable booking rates, a four court sports hall and changing for the 3G pitch.

A new Selby Centre on the park-front with a public ground floor cafe, community hall and co-working spaces.

A new adventure playground and community growing space in the park.

A new pedestrian and cycle friendly route from Weir Hall Road to the site.

A new publicly accessible covered basketball court that is free to use.

215 new homes with 50% council homes at council rents.

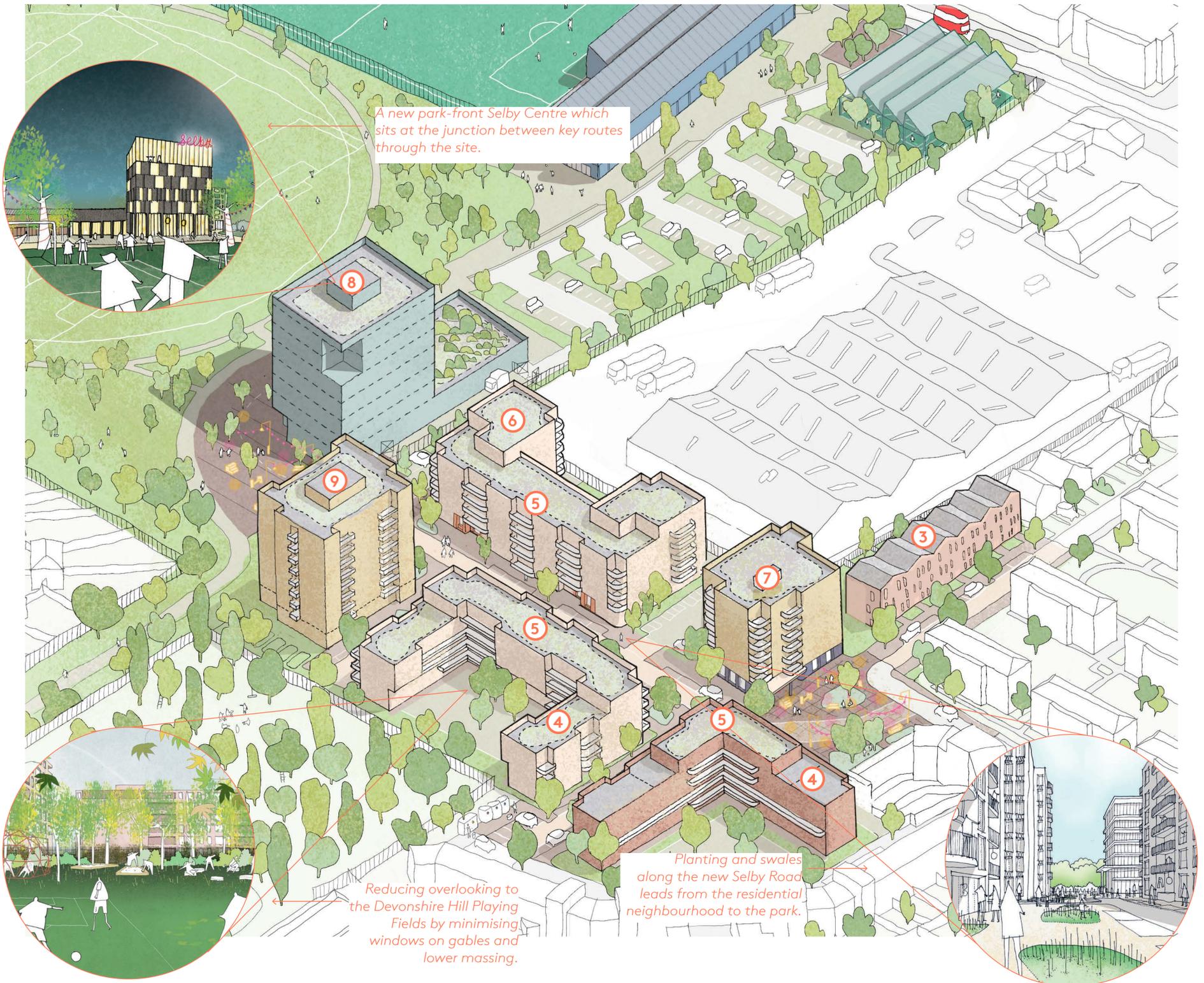


FINAL PUBLIC EXHIBITION KNITTING INTO THE SURROUNDING STREETS

5

In response to community comments, the team have been working hard to ensure that building heights and the design of the blocks are sympathetic and work well within the existing neighbourhood.

In the masterplan presented last time, there were three taller buildings on the park. Since then, we have reduced this to two key buildings, one of which is the Selby Centre that is strategically placed at the center of the masterplan to ensure easy orientation around the site.



Sketch through the site that shows how massing steps down towards the existing homes at the edges of the site.



FINAL PUBLIC EXHIBITION AN ACTIVE AND LIVELY RESIDENTIAL NEIGHBOURHOOD

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In the residential neighbourhood we are looking to create two civic squares on the north and south of the central route to address comments around the lack of public space and play.

The two squares will be connected by a cycle and pedestrian-priority street with lots of front doors, entrances to communal lobbies, trees, planting and play on the way features to ensure it is well-used, safe and pulls the character of the park into the residential neighbourhood.

The southern public square will also include a corner shop on the ground floor of one of the residential buildings.

The new development is great for the residents of neighbouring streets as we have a more direct routes to the park. It also feels safer as there are windows overlooking the street and many more people out and about!



White Hart Lane Planting
- MUF Architecture/ Art

A main street with natural play features,
planting and trees - Karakusevic Carson
Architects, Kings Crescent Estate.

Regular front doors to the street
- Karakusevic Carson Architects,
Coville Phase 2





FINAL PUBLIC EXHIBITION HIGH QUALITY COUNCIL HOMES FOR LOCAL PEOPLE

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The proposal will deliver 215 homes with a target to deliver 50% council homes at council rents. There will be a mix of housing types ranging from terraced houses, ground floor maisonettes and apartments that share communal landscaped courtyards.

28%, around 60, will be family homes which means they have three or more bedrooms.

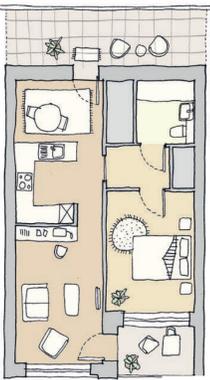
All homes meet or exceed nationally described space standards and come with private external amenity space.

We are so happy to be in our new home. The large windows get lots of light throughout the day and my kitchen window overlooks the new courtyard. That means the kids can play and I can make sure they are safe. Not to mention the beautiful park up the road and the convenient shop!



DELIVERING A RANGE OF HOMES

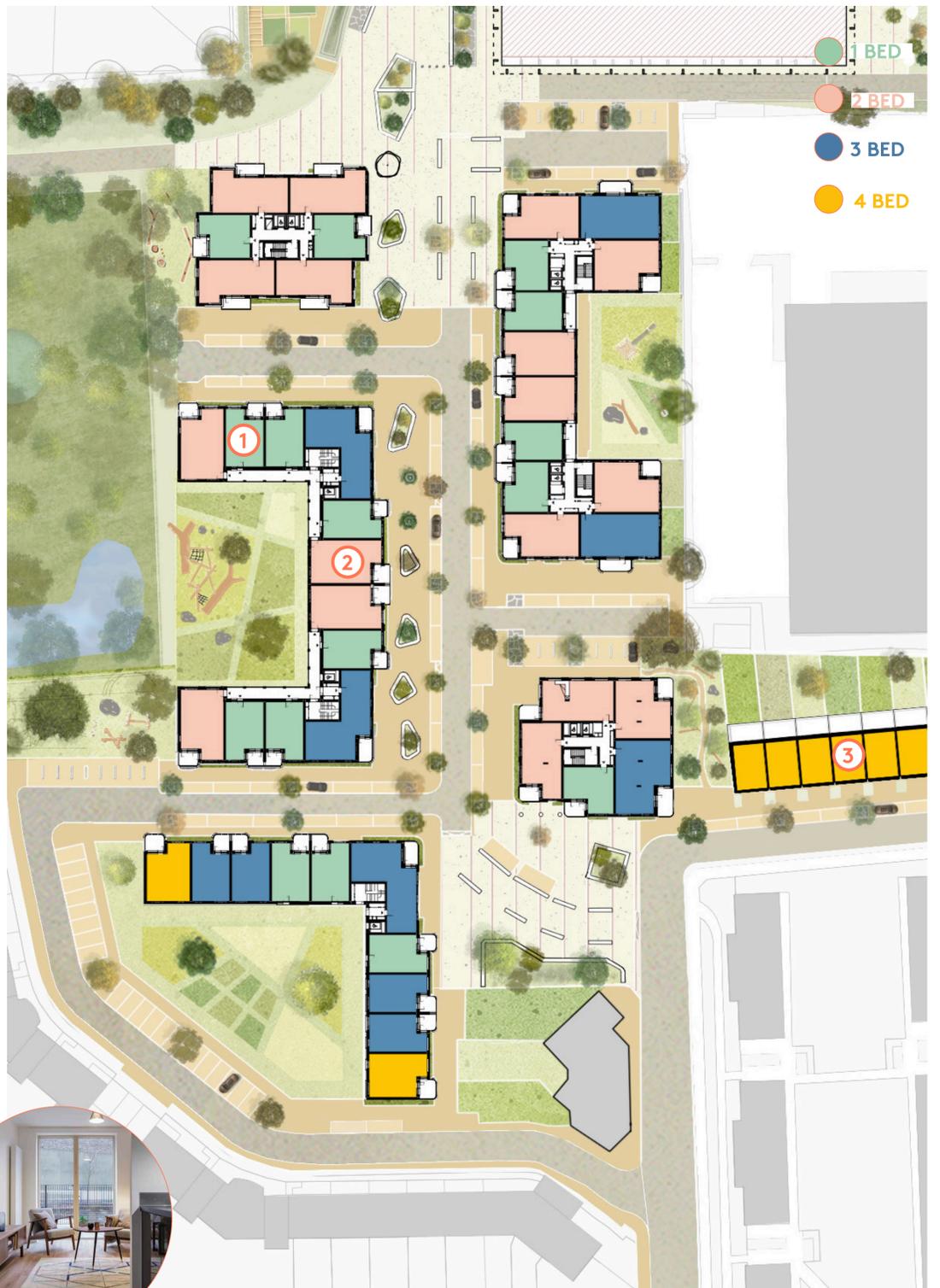
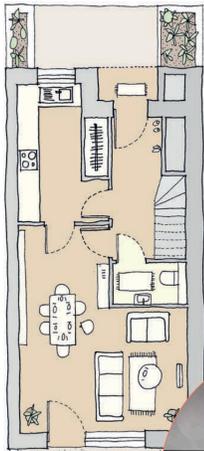
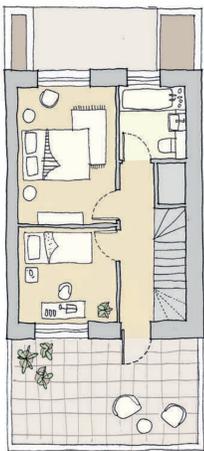
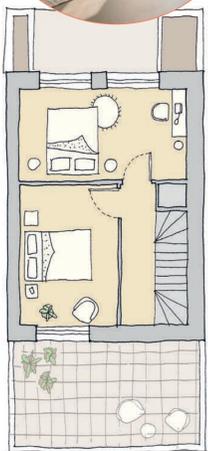
1 Typical dual aspect one bedroom apartment accessed through a gallery with views over the street and communal courtyard.



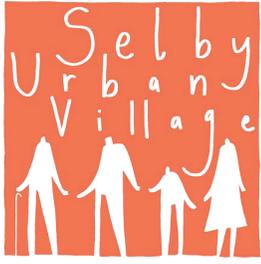
2 Typical corner dual aspect two bedroom unit with a central balcony and plenty of storage.



3 Family terraced home over three floors with a private back garden and front door to the street.



Typical floor plan of the residential neighbourhood.



FINAL PUBLIC EXHIBITION THE SELBY CENTRE AT THE HEART OF THE SCHEME

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The Selby Centre sits at the heart of key routes through the site and has been designed to be welcoming, lively and inviting to everyone in the community - a key priority for the building's licensees, users, staff and management.

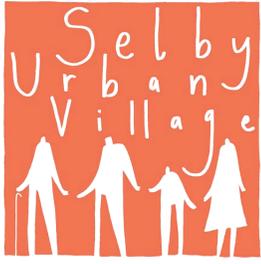
The building will be the tallest in the development and visible from all entrances, acting as a marker at the centre of the urban village. In addition, windows and terraces will be animated by the activities taking place inside making the building a lively community hub that celebrates the work happening within. Below is an indicative view of the approach from Weir Hall Road.

My child is a student at Devonshire Primary next door. Once I have dropped my eldest off, I can come to the Selby Centre to get job and skills advice whilst my youngest plays in the soft play. There really is something for everyone!



← The main entrance faces the park and will invite people into the ground floor which will have a community cafe and co-working spaces.





FINAL PUBLIC EXHIBITION A PUBLIC GROUND FLOOR ON THE PARK FRONT

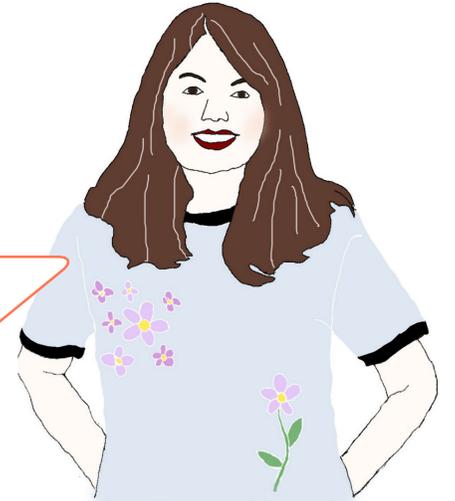
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The design for the Selby Centre has been developed through focussed workshops with licensees, staff, management and users.

The design team have worked hard to ensure the new designs are fully accessible and meet the aspirations of the charities and other organisations working here. The designs are flexible enough to adapt to changing needs in the future.

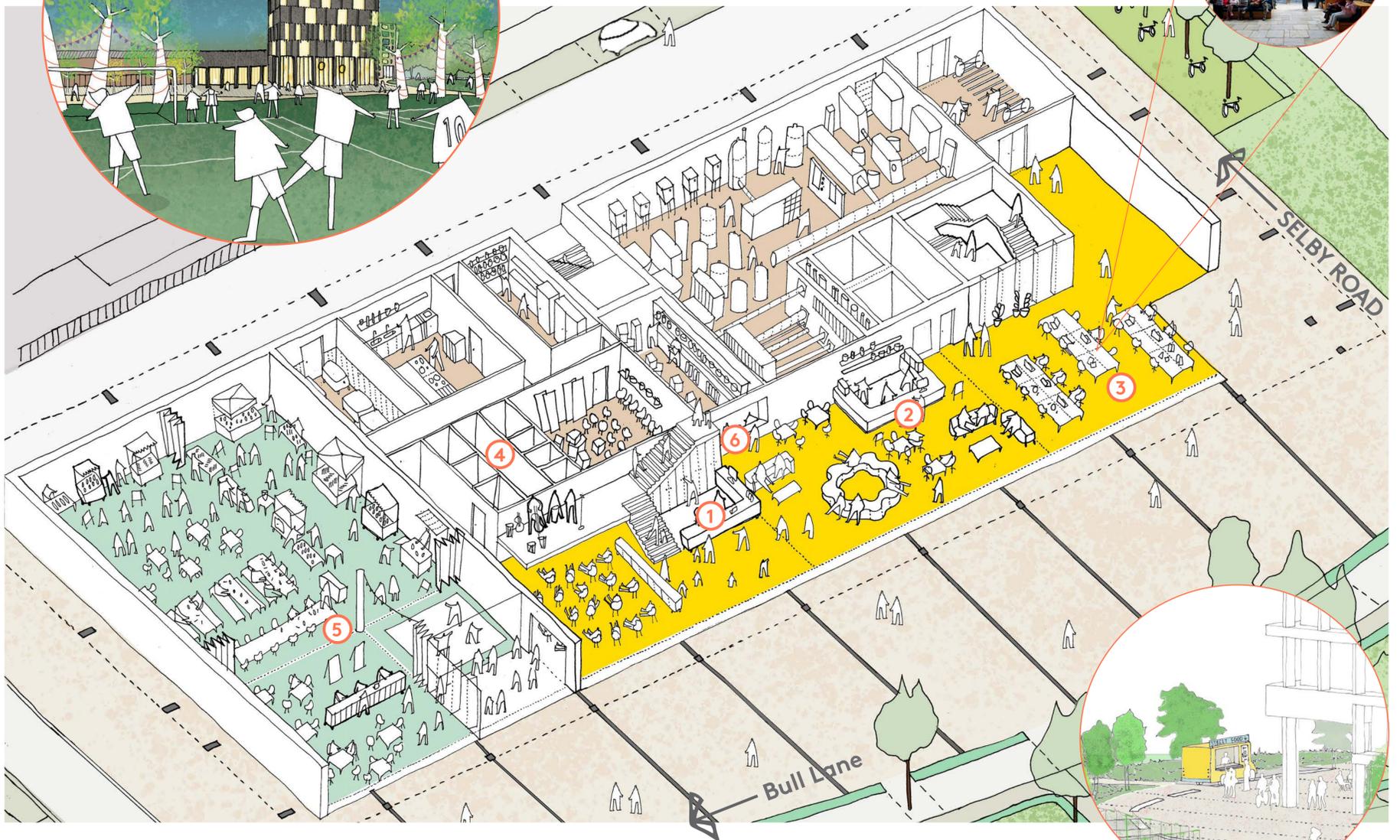
The ground floor welcome space is inviting and open to the public, acting as a shop window to all the opportunities, training and social activities the Selby Trust offers local people.

The new building is so much more comfortable and flexible to work in. It is filled with available meeting and training rooms that my charity can book when we need. This means we are able to expand and contract our business quickly when funding opportunities come on stream!



The park-front location of the Selby Centre means this part of the site will feel safer as activities and people will be using the space throughout the day and evening.

A generous welcome space with sociable seating, tables and private booths.



THE GROUND FLOOR WILL PROVIDE:

- 1**
MAIN RECEPTION
WITH STAFF TO DIRECT VISITORS
- 2**
COMMUNITY CAFE
WITH VIEWS OVER THE PARK
- 3**
CO-WORK DESKS
AVAILABLE TO RENT FOR LOCALS
- 4**
PUBLIC TOILETS
WITH CHANGING PLACES FACILITY
- 5**
COMMUNITY HALLS
WITH 300 PERSON TOTAL CAPACITY
- 6**
FOODBANK
TO SERVE THE LOCAL COMMUNITY

The space in front of the Selby Centre will be transformed into a new public square that can accommodate market stalls, events and cafe seating.



FINAL PUBLIC EXHIBITION AN ADAPTABLE AND FLEXIBLE NEW CENTRE

10

The upper floors of the Selby Centre will house classrooms, training rooms, computer labs, workspace, meeting rooms and a range of other spaces to ensure the Trust and its organisations can continue to do the great work already happening.

The new building uses efficient building technologies making it much easier to manage than the old building. There are also many more spaces to socialise and meet colleagues, including the park which is a great spot for lunch in the summer!



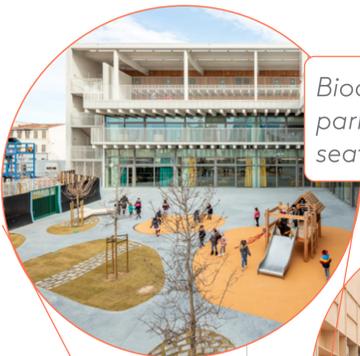
A flexible double height welcome space greets visitors.



East facing external terraces on every level for building users to enjoy.



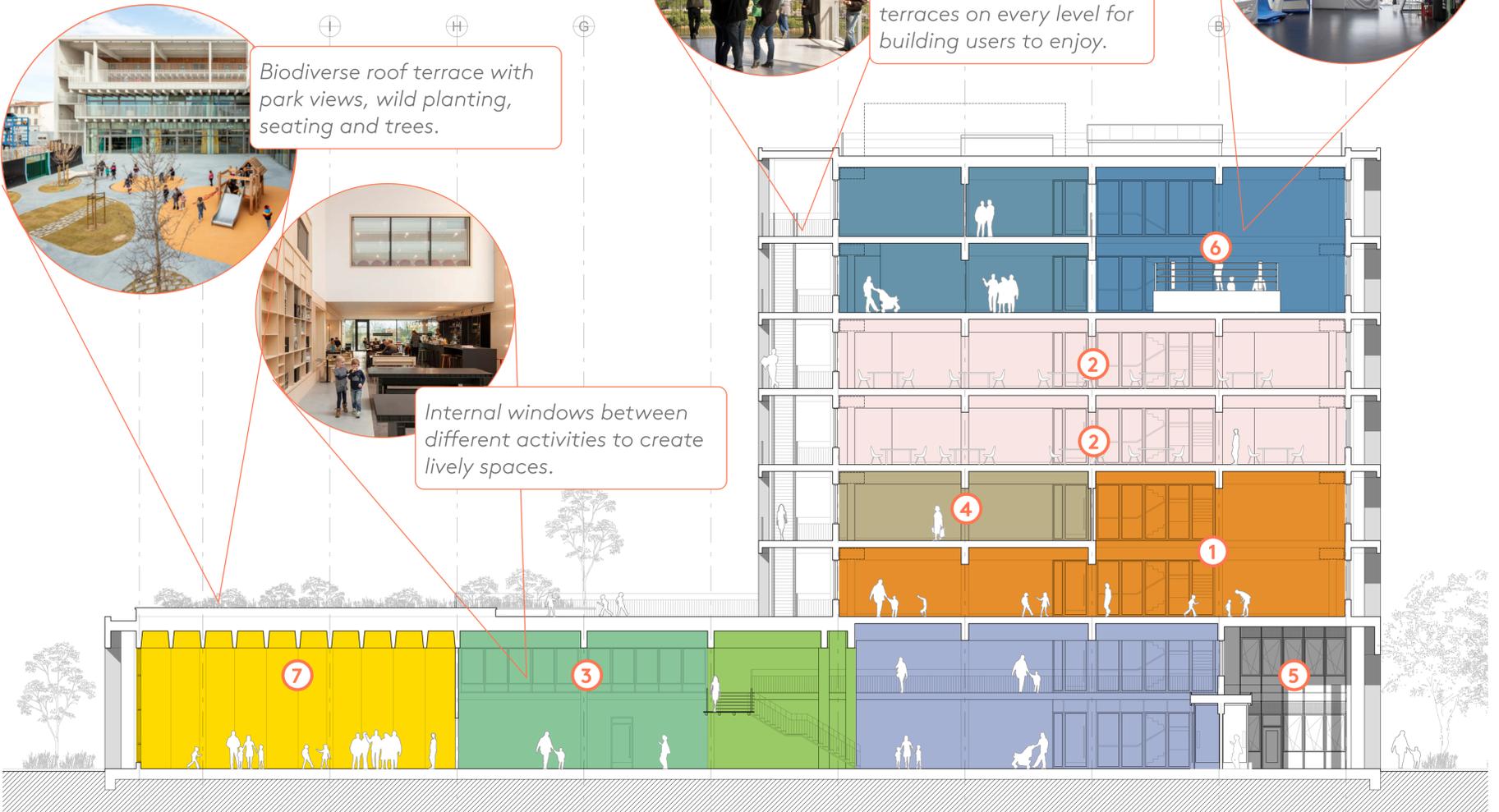
Top floor boxing gym with high ceilings, a viewing platform and training spaces.



Biodiverse roof terrace with park views, wild planting, seating and trees.



Internal windows between different activities to create lively spaces.



THE UPPER FLOORS WILL PROVIDE:

- 1

SOFT PLAY CENTRE
WITH PARK VIEWS AND ROOF TERRACE
- 2

WORK-SPACE
AT AFFORDABLE PRICES FOR LOCAL CHARITIES
- 3

CLASS-ROOMS
FOR ADULTS AND CHILDREN
- MEETING ROOMS**
IN VARYING SIZES FOR RENT
- COMPUTER LABS**
TO DELIVER IT TRAINING
- 4

CARE
BESPOKE SPACES FOR CHARITIES TARGETTING THE VULNERABLE
- 5

HIRE ROOMS
THAT CAN BE BOOKED FOR COMMUNITY EVENTS
- 6

BOXING CLUB
FOR TRAINING AND EVENTS



FINAL PUBLIC EXHIBITION A PARK FOR ALL

11

We want to ensure that the park provides a range of activities for the community to ensure there is something for everyone.

We have responded to feedback regarding the amount of sport in the park by ensuring it has a range of spaces and habitats for visitors and local wildlife. This includes a new adventure playground, quiet areas with planting and water features such as reed beds.

We used to drive to Bull Lane but with the new cycle routes we feel safe to use our bikes. The kids love it as they can play in the playground whilst me and my partner get a hot drink at the Selby Cafe and wander round the nature trails. It's a real community asset!



A new entrance to the park from Bull Lane with community growing, planting and clear signage.



Enhancing the existing landscape around the edge of the park to create wild areas in nature.



A new linear park along Bull Lane that enhances the setting of the existing mature trees.

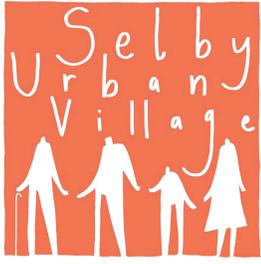


Parking for the Selby and Sports sits along the southern boundary of the park in a copse of mature trees.



A destination adventure playground for children of all ages within nature and ecology.





FINAL PUBLIC EXHIBITION AN AFFORDABLE SPORTS HUB FOR BULL LANE

12

Proposals for the new sports centre have been developed with the council and local groups such as Selby Active who represent a wide range of sporting interests within the community, such as boxing, basketball and volleyball.

The driving idea behind the building is to be an affordable community-led space and encourage visitors to try different sports.

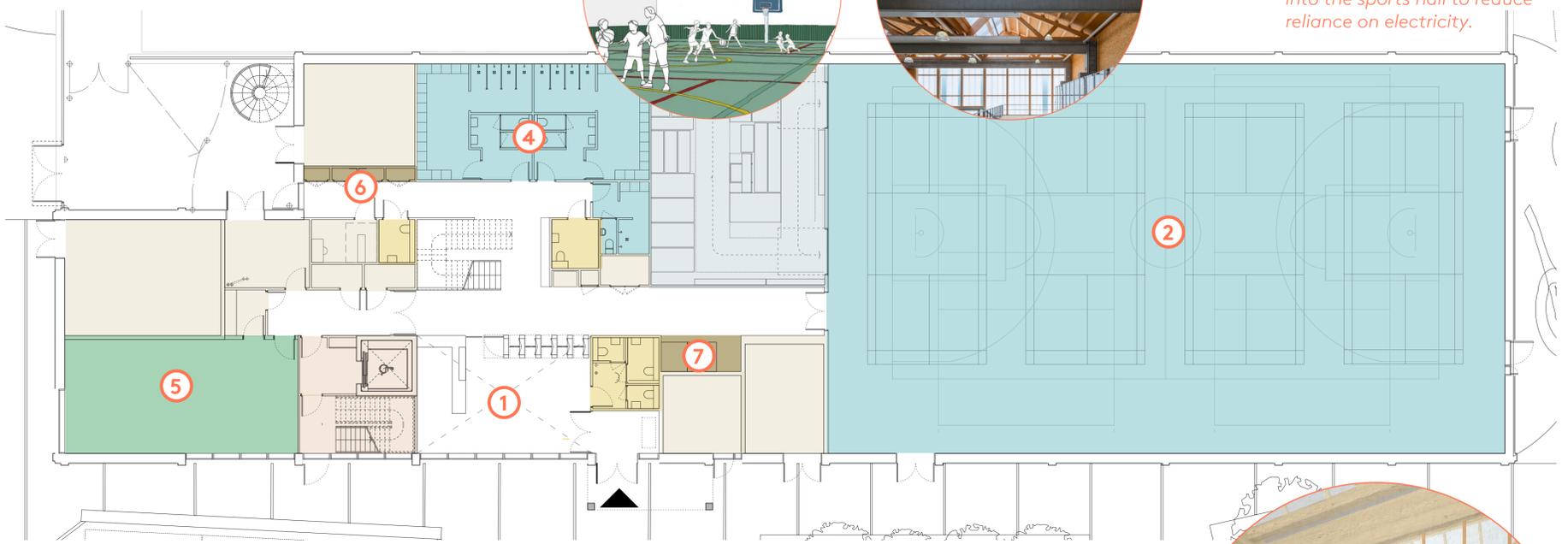
In addition to the sports hall which meets Sport England requirements, the centre will also have outdoor changing for 3G pitches, two studios for community use and changing facilities for indoor and outdoor sports.

The new sports hall is much more accessible and I love coming every week for basketball with my friends. The Selby is also close by so we sometimes get lunch together after the game.

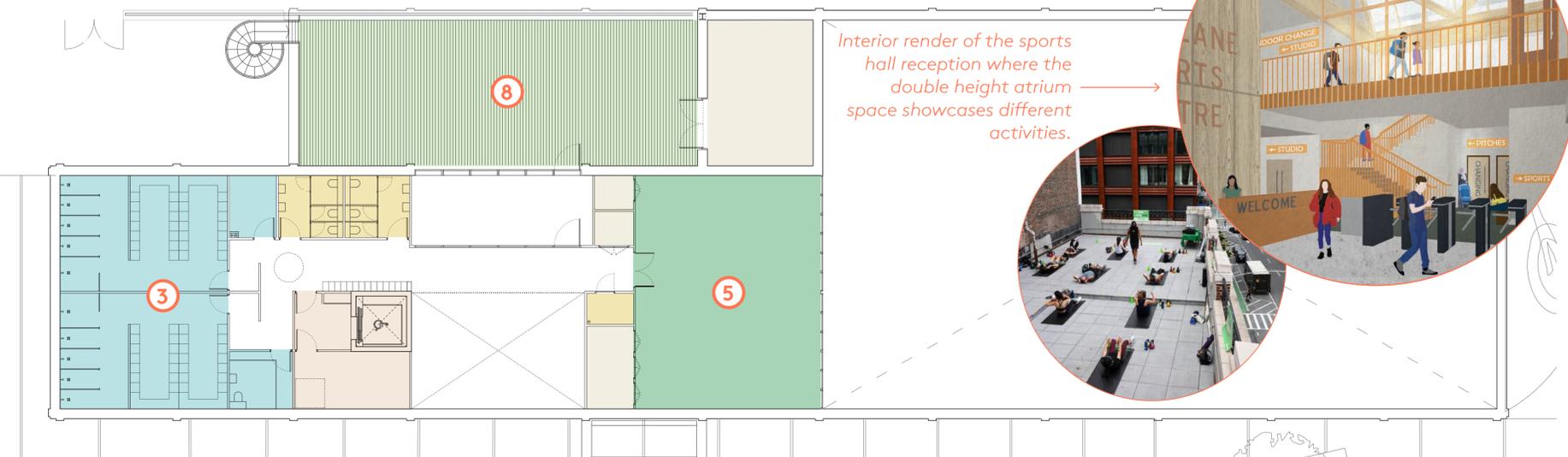


← The timber roof structure allows diffused north lighting into the sports hall to reduce reliance on electricity.

GROUND FLOOR



FIRST FLOOR



THE SPORTS HALL WILL PROVIDE

- 1
RECEPTION
A GENEROUS WELCOMING SPACE
- 2
4 Court Sports Hall
DESIGNED TO SPORTS ENGLAND GUIDANCE
- 3
INDOOR CHANGING
FOR THE SPORTS HALL
- 4
OUTDOOR CHANGING
FOR THE 3G AND CRICKET PITCH
- 5
STUDIO SPACES
TO FACILITATE A VARIETY OF EVENTS
- 6
BAG STORAGE
FOR INDOOR AND OUTDOOR ACTIVITIES
- 7
SPORTS CHAIR STORE
TO ENABLE ACCESSIBLE SPORTS
- 8
ROOF TERRACE
WITH VIEWS OF 3G PITCH



FINAL PUBLIC EXHIBITION A TRIO OF COMMUNITY BUILDINGS

13

The entrance to the park from Bull Lane will be transformed into a hub for sports, activity and leisure with the new Sports Centre and the covered basketball court on either side of the main entrance.

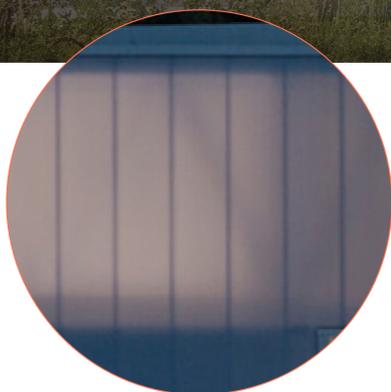
Locating these buildings here will encourage activity at this key entrance to the site, responding to concerns around safety and security.

The Selby Centre sits in the distance and marks the new civic square and links to the new and existing residential neighbourhoods.

Finally something for people our age! Me and my friends love hanging out at the basketball courts as they are free and covered, meaning we can play even if it's raining. Some of my group also go to the boxing club and I'm keen to try as it's just next door!



RESPONDING THE SURROUNDING INDUSTRIAL ARCHITECTURE



The architectural approach and building materials of the sports hall and basketball court roof are inspired by the industrial buildings of Bull Lane, tying the development into the local context.