Selby Urban Village

DM Forum September 2024

Karakusevic Carson Architects
Adams & Sutherland - Tibbalds Planning - Velocity Transport - XCO2 - Elliott Wood -
Neaves Urbanicm - Lewis Hubbard Engineering - BB7

INTRODUCTION

Publically funded, community led project with community and sports facilities, improved park and over 200 council homes for rent.

WHAT WILL THE PROJECT DELIVER?

A holistic transformation of the site into a new urban village for Tottenham and Edmonton



STRENGTHEN COMMUNITIES AND CULTURES

Investing in a new Selby Trust community building at the heart of the new village, which will support and empower our diverse communities, provide space for culture to be celebrated and provide and foster opportunities, enterprise and innovation.



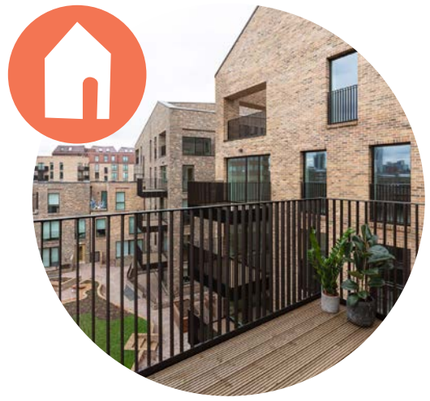
INSPIRE A GENERATION THROUGH SPORT

Providing high quality, accessible and affordable sporting facilities and improved green space gives us an opportunity to inspire a generation of young people, especially girls, into active lifestyles and tackle key issues in the area such as childhood inactivity and obesity.



PROMOTE HEALTH AND WELLBEING

Connecting communities through new foot and cycle routes that increase access to local facilities, such as the sports centre, playground and green spaces and promoting sustainability.



DELIVER HOMES FOR THE FUTURE

Creating over 200 high-quality council homes, including family sized homes, within the new village. Our aim is to achieve the very best in design standards and energy efficiency.

ENGAGEMENT

Ensuring feedback from a wide range of stakeholders are used to shape and inform proposals.

COMMUNITY ENGAGEMENT

Engaging with a wide range of key stakeholders to inform the design process

- The Project has been developed through engagement with communities across Enfield and Haringey.
- 2500 homes close to site across both boroughs have been invited to the 5 public engagement events
- Workshops have been held with Weir Hall Action Group, React (Community Association for the area) and Enfield sport to develop the proposals on Bull Lane Playing Fields





Public Engagement #1
Initial Ideas and Masterplan



Public Engagement #2
Feedback & Masterplan Ideas



Public Engagement #3
Masterplan Proposals



Public Engagement #4
Final Design Exhibition



Final Public Engagement #5
(13th & 15th June)

Karakusevic Carson Architects Appointed

Project pause between May 2022 - September 2023

2020 — 2021 — 2022 — May 2023 — Sep 2023 — 2024



DESIGN WORKSHOP #1
Existing building review & visioning



DESIGN WORKSHOP #2
Design concepts and workspace types



DESIGN WORKSHOP #3
Ground floor and initial massing



DESIGN WORKSHOP #4
Ground floor uses and connections to the park



DESIGN WORKSHOP #5
Detailed designs and layouts

Selby Trust and Haringey Council successfully secure £20 million Levelling Up Funding

- Selby Board & Trustees
- Devonshire Primary School Meeting
- Selby Centre Licensees and building management staff
- Housing Associations (Dalby's Crescent)
- Residents Forum
- National and Local level Sports Advisory Groups
- Weir Hall Open Space Group etc.

THE MASTERPLAN

Focussing on movement through the site, hierarchy of routes and public/private thresholds.

MASTERPLAN PROPOSALS

Selby Centre at the heart of the new neighbourhood, provides spaces for the current uses and is flexible to adapt to future needs.



New all weather and improved grass pitches for multiple sports.

Generous entrance from North East to new Bull Lane park.

A changing pavilion serves the 3G pitch, outdoor cricket, football pitches, and includes space for parks team. This will be managed by the council.

A new community indoor sports building reprovides the existing Selby sports hall.

Biodiverse edges with retained mature trees.

New east-west cycle and walking route

MUGA at the entrance from Bull Lane are floodlit to maximise use and animate street.



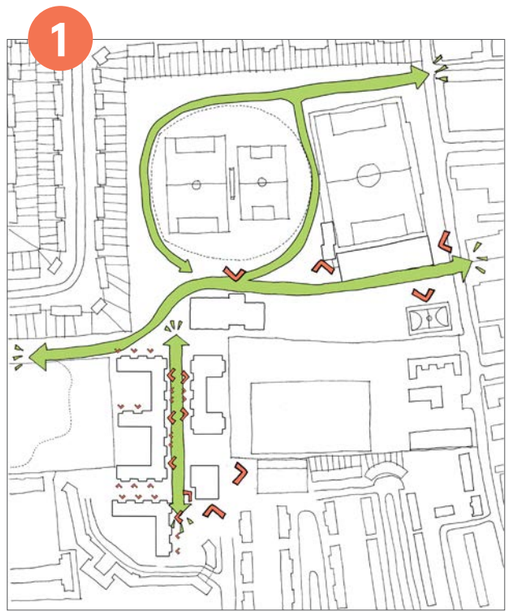
Selby Centre relocated in Bull Lane onto area of existing hardstanding

202 new homes all at council rents. Maximum building heights six storeys.



MASTERPLAN PRINCIPLES

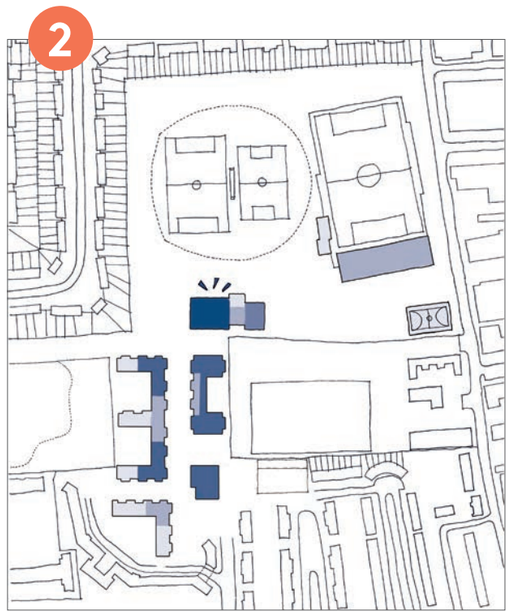
New connections to the rejuvenated park, welcoming spaces, celebrating Selby, providing new homes



CLEAR AND DIRECT PEDESTRIAN AND CYCLE ROUTES THROUGH THE SITE

Currently, the site is impermeable with no clear routes through the Selby Centre site to the park.

Through development, direct pedestrian and cycle routes will be established, reinforcing north south connections from Haringey to Enfield and east-west from Weir Hall to Bull Lane. Routes will be predominantly car-free (apart from the extended Selby Road) with a focus on pedestrian and cycle priority.



SELBY AT THE HEART

At the intersection of these new north-south and east-west routes is the Selby Centre which occupies a prominent position at the heart of the development.

The massing of the site responds sensitively to the context, gradually lowering to the south and west to minimise impact on the neighbouring school playing fields.

The playful roofline of the Selby Centre distinguishes it from the surrounding housing buildings.



NEW FACILITIES TO ACTIVATE THE PARK

Currently, buildings fronting onto Bull Lane Playing Fields turn their back to the green space resulting in a poorly overlooked space that feels unsafe.

In proposals, community buildings and sports facilities are placed along the southern edge of the park along the key east-west route to ensure the park is active and well-surveilled. The layout protects the privacy of existing residential gardens, minimising nuisance from noise and light.



BALANCING PARK USES

Currently the Bull Lane park is under utilised with only infrequent sports bookings.

The proposals seek to strike a balance between the use of this valuable open space for sports, as a park whilst retaining existing biodiversity where ever possible.

BULL LANE PLAYING FIELDS

Accommodating sports in a sustainable, playable landscapes for all



01 Mature trees retained and existing habitats strengthened

02 Integrated SuDS system with permanent pond to north

03 Community growing spaces

04 New playground

05 Outdoor gym

06 Cricket nets

07 Either new 4-court sports hall or two padel courts

08 MUGA

09 Outdoor football and cricket pitches

10 3G pitch for multi-sports

11 Changing pavilion with club room

SELBY CENTRE

An open and inviting community asset right at the heart of the new urban village.

VIEW FROM BULL LANE THE SELBY CENTRE

The new Selby Centre faces Bull Lane and terminates the extension of Selby Road



EXISTING SELBY CENTRE: 374 Desk Spaces

PROPOSED SELBY CENTRE: 419 Desk Spaces



EASTERN BULL LANE APPROACH TO THE SELBY CENTRE

Main entrance faces Bull Lane and the park inviting and welcoming on both fronts



Generous pedestrian priority route leads from Bull Lane to the Selby Centre and beyond.

Large entrance lobby extends to signal the front door and to address the park.

Generous openings to double height community hall and play centre animate the eastern elevation.



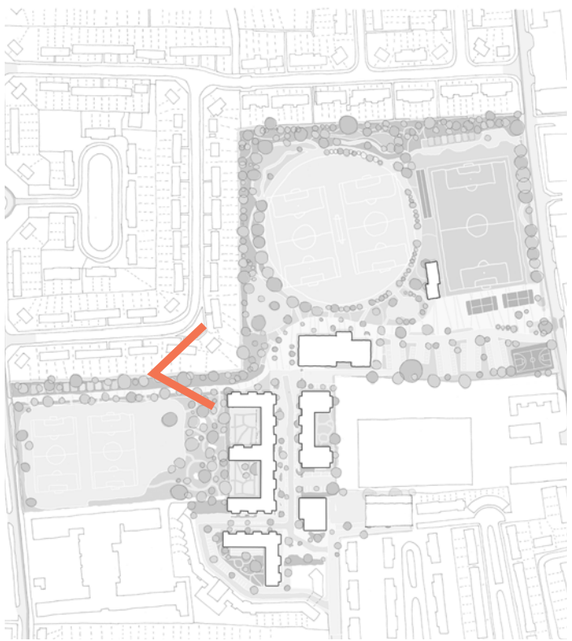
WESTERN APPROACH TO THE SELBY CENTRE

A beacon that sits at the junction of key routes and acts as a way-finding marker

Weir Hall Walk enhances the existing mature trees and planting to create a new landscaped route into the site.

Route curves around the The Selby Centre, leading into Bull Lane.

Housing steps down in response to the school playing fields and scale of housing on Barclay Road.



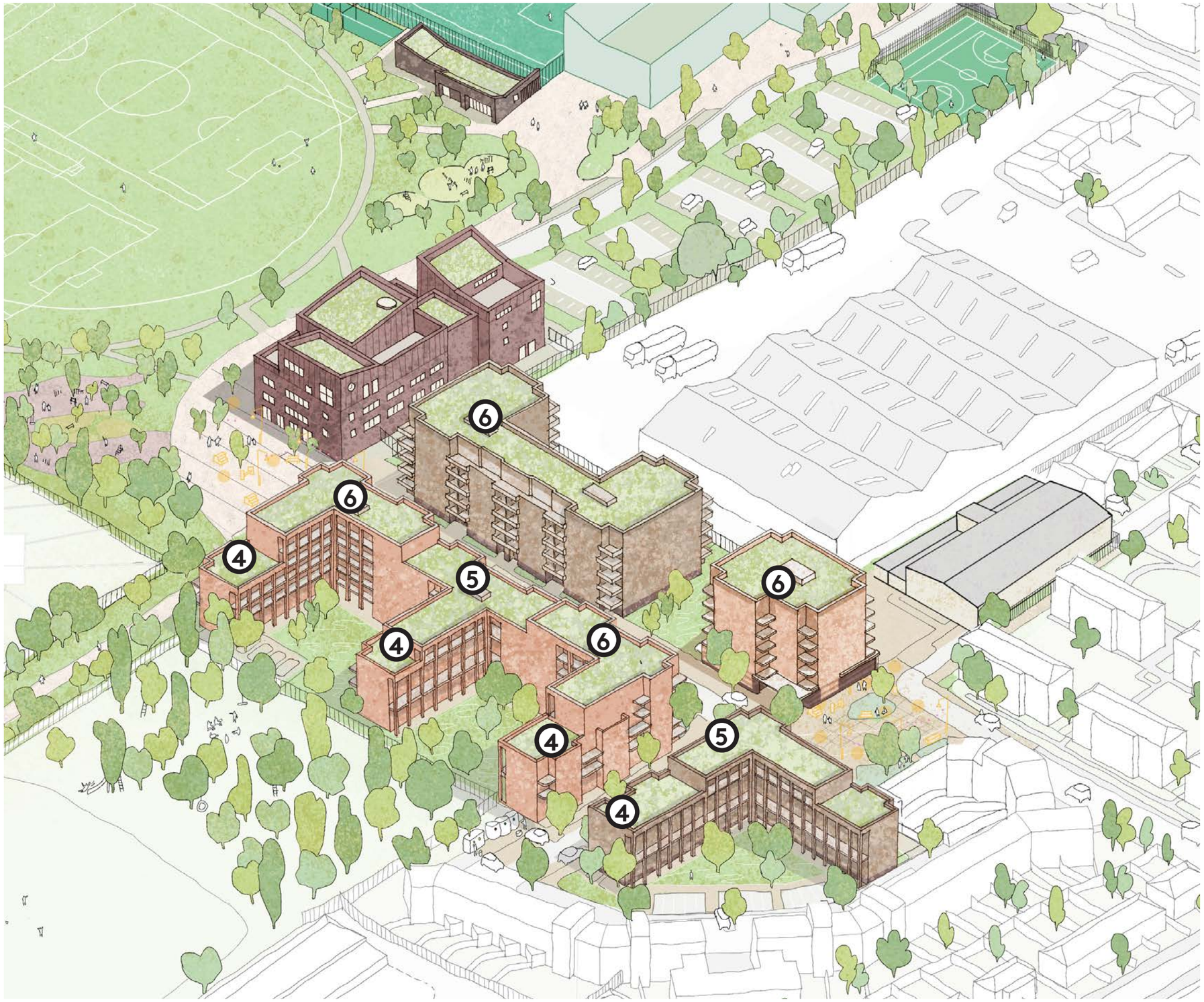


RESIDENTIAL

A variety of typologies and policy compliant mix with a high percentage of family homes.

MASSING OVERVIEW

Massing that defines the street, aids with wayfinding and place-making



202 dwellings 4 to 6 storeys in height
20,014 sqm GIA

91 sqm GIA ancillary retail accommodation

32 car parking spaces
21 housing blue badge, 9 Selby Centre, 2 sports hall

382 long-stay
7 short-stay cycle parking spaces

Associated public realm including tree-lined street courtyards and play.

VIEW FROM BULL LANE

View of new housing along the extended Selby Road



The extension to Selby Road is tree lined, bringing the quality of the park into the new housing neighbourhood

The Selby Centre and new homes overlook the park, making it feel safe.



GROUND FLOORS WITH ACTIVITY

Creating safe overlooked, clear fronts and backs and simple way-finding



Regular private front doors and generous communal entrances along the length of the new street.

A small commercial unit has been included at the southern corner in response to residents' identifying the need for a local shop.

- 1 Bed
- 2 Bed
- 3 Bed Flat
- 3 Bed Maisonette
- 4 Bed Maisonette
- Bike Store
- Residential Lobby
- Retail Unit

VIEW FROM SPORTS HALL

View of commercial unit at the end of Selby Road



A small commercial unit has been included at the southern corner in response to residents' identifying the need for a local shop.



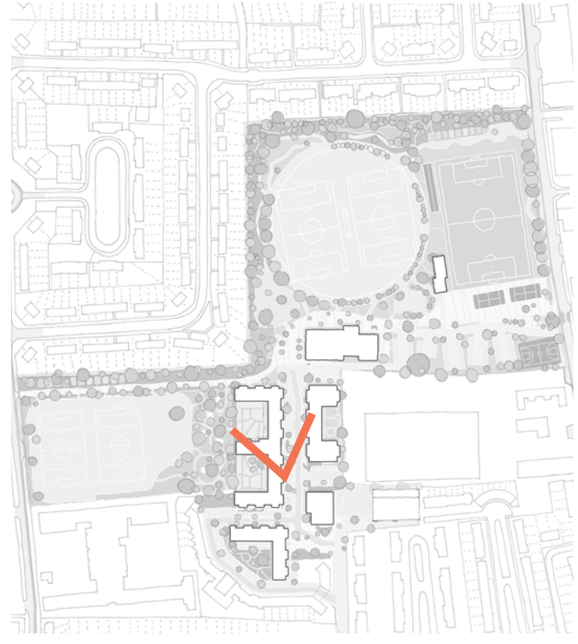
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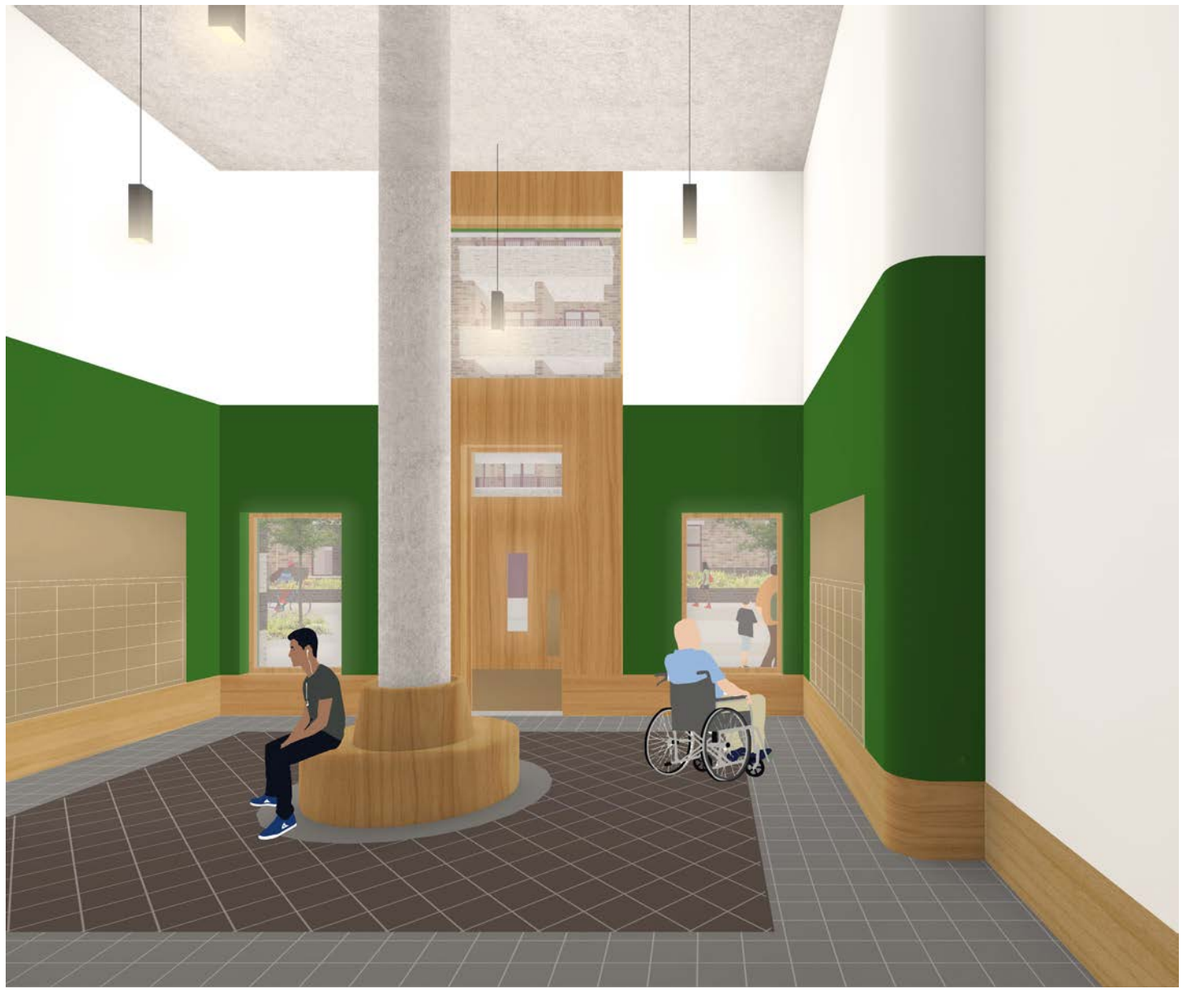
A small commercial unit at the southern corner in response to residents' identifying the need for a local shop.



GROUND FLOORS WITH ACTIVITY

Creating safe overlooked, clear fronts and backs and simple way-finding

Illustrative view of Plot 6's central lobby with seating and postboxes adding character to the space.



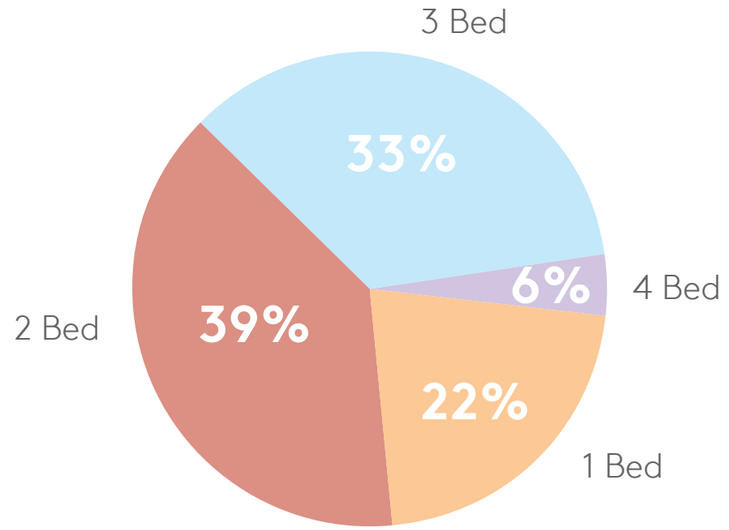
Illustrative view of Plot 7's entrance at the end of Selby Road, with views to the park to the north.



HOUSING MIX

100% Council Rent, 95% dual aspect homes, 39% family homes





PLOT	1 BEDS	2 BEDS	3 BEDS	4 BEDS	TOTAL
5	18	22	22	2	64
6	20	38	22	7	87
7	5	15	5	0	25
8	1	3	19	3	26
	44	**79**	**67**	**12**	**202**
Mix	*22%*	*39%*	*33%*	*6%*	*100%*

21no. wheelchair adapted homes
9 on ground floor
17no. 2 bed and 4no. 3 bed
Distributed around cores with two lifts
A parking space included for each adapted home

HOUSING COURTYARDS

Generous courtyards with planting, play space, seating and stores for large bikes



Retaining mature trees and planting 164 Trees:
36 Large tree
110 Medium tree
72 Small tree

Street includes regular trees, sustainable urban drainage and play spaces

Courtyards include seating, play equipment, raised planters for herbs and natural play elements including boulders and logs furnish this new landscape.

MATERIALITY

Referencing the architectural heritage of the local area

Communal entrances have glazed doors, bike stores have generous windows

Decorative brickwork add interest to street frontages



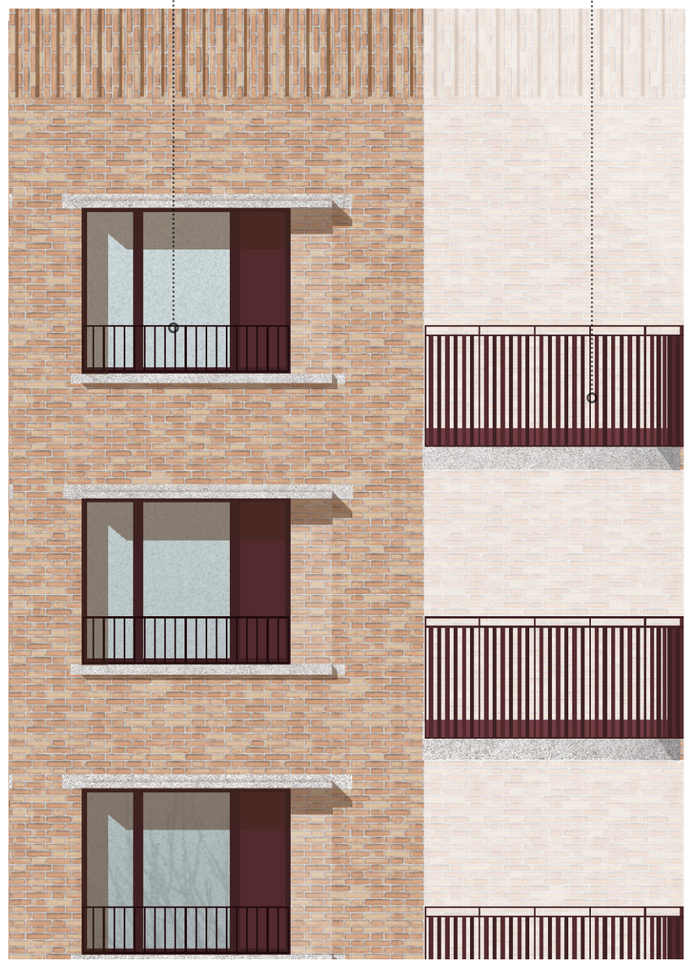
Bases of block 6 defined with contrasting brick colour and pattern

Integrated signage mark communal entrances to buildings



Deeply recessed windows and extended lintels to mitigate against overheating.

Angled metalwork to balustrades ensures privacy for residents whilst animating the facade



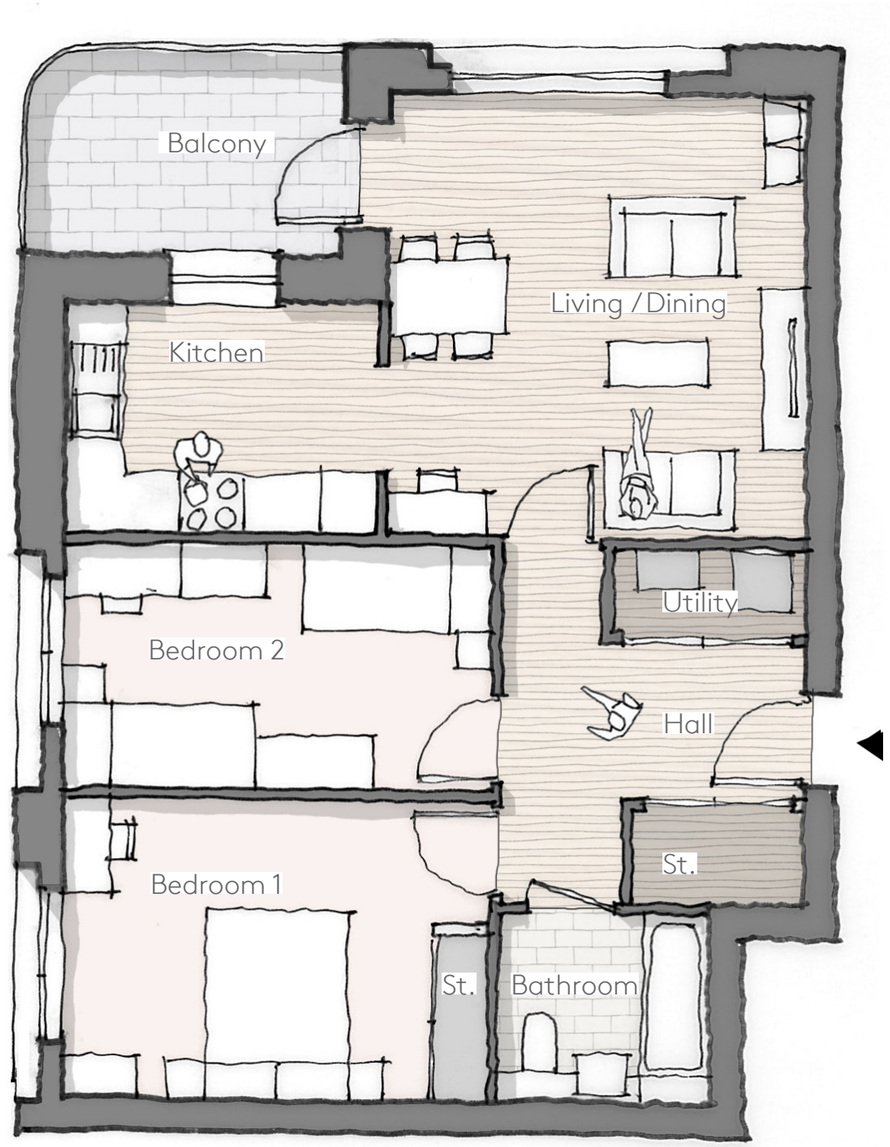
RESIDENTIAL QUALITY

Compliance reviews

2B4P flat - Plot 7	
Unit count	5
NIA	72.2m²
Private amenity	7.3m²
Storage	2.6m²

Responding to resident feedback and post-occupancy analysis of other projects. Two bedroom corner flat with separate kitchen, private balcony and plenty of built in storage.

- Dual aspect
- Corner balcony with sense of privacy
- Separate kitchen
- Generous entrance storage



DESIGNING OUT CRIME

Improving security in the neighbourhood through design

472_Selby Urban Village

Minutes

02/02/2022

472-KCA-XX-XX-MI-A-0621-GEN

Secured by Design Meeting

Present:

Lee Warwick (LW)	Metropolitan Police
Leslie Gipps (LG)	Metropolitan Police
David Theakston (DT)	LBH (Parks)
Lewis Taylor (LT)	LBH (Parks)
Andrea Keeble (AK)	LBH
Jack Skinner (JS)	Selby Trust
Graeme Sutherland (GS)	Adams & Sutherland
Kate Urwin (KU)	Adams & Sutherland
Karl Eriksson (KE)	KCA
Sohanna Srinivasan (SS)	KCA

Item	Note	Action
1.0	**Overview**	
1.1	This is the 2nd Secure by Design Meeting, the first one was held in March 2021.	
1.2	KE gave an overview of the scheme splitting it up in to 4 parts: Sports Centre, Selby Centre, Park & Housing.	
1.3	The site straddles the boundary between Haringey and Enfield and creates new connections to the park (and the Selby Centre) from South to North and East to West. There will be 2 separate planning applications.	
2.0	**Sports Centre**	
2.1	KE presented the Sport Centre. The Sport Centre is linked with the 3G pitch (surrounded by a 4.5m fence) and provides changing for indoor and outdoor activities. The main access to the sport Centre is from Bull Lane along the western edge. This is imagined as a well-lit, active space showcasing day and evening uses happening in the Selby Centre, Sports Centre, MUGA and the park beyond.	
2.2	The Sports Centre's main entrance has a double height atrium and reception. Turnstiles control access to the changing rooms and the courts. The outdoor change is on the lower floor and indoor change on the upper floor. There is a studio on each floor.	
2.3	LG noted that CCTV would be required around the entrance and public areas (including lift) of the Sport Centre. LW noted that sports storage needs to be secure and follow Sport England guidance.	Noted
2.4	KCA will issue detailed drawings of the Sport Centre for LW & LG to comment on.	KCA
2.5	Opposite the Sports Centre off Bull Lane there is a publicly accessible MUGA. The MUGA will be fenced but the plan is that it wouldn't need to be booked encouraging use and activity. The MUGA will also be flood lit to enable evening use.	
2.6	AK explained that the MUGA is open to everyone but if reality shows that some restrictions would be need that could be implemented in the future. The reception at the sports centre would manage the MUGA if required, JS added that the Selby Centre is open until 22.30 at night and could assist with managing the MUGA if required.	

	MUGA should be future proofed allowing for a fobbed similar) to be implemented. This would include ducting be electronically controlled if needed.	Noted
	sure that the space is not dominated by a user group for others. AK	
	lby Centre that has an open double height ground floor g a reception, workspace and a café. At the rear of the south)staff uses and plant rooms are located and to the nity hall for hiring.	
	all based on the same grid but with flexible layouts. All ess controlled.	
	user groups with varying degree of access: mbers 3. Public. to understand what parts are accessible to which user will work in an everyday situation (booking system,	Selby
	arrangement is working well with access control to all floor reception to assist. The details of the access to be looked at a later stage. (LW) (LG)	
	a main stair for all users, members staff and public. LW	
	uld be security present. If not, the building could be n office (linked to the reception) on the ground floor.	
	l (public areas) and around entrances.	
	ntre to learn how it is operated today. Even if the e not fit-for-purpose meeting the people working there is firmed that can be arranged.	DOCO
	w the guidance in the SBD Commercial 2015 guidance.	KCA
	the boxing club would host events. SS confirmed that oxing Club do classes and training and hold events a r.	
	irk. The park is open (not fenced) and has a cricket rts, community growing, adventure playground, new oor gym and lit routes.	
	ajor paths and routes including the loop around the s. There are two loops, a larger one around the aller loop around the cricket pitch. Both are tree lined.	
	d that lighting columns along routes should be fitted kets to allow for future CCTV installation if required. It is e possible crimes / ASB might happen and future llows for flexibility.	Noted
	there is a balance to be struck between surveillance / lighting on one hand and wildlife qualities and the public not 'feeling watched' on the other hand.	
4.5	LG mentioned postcode gang boundaries – DOCO officers to research and come back with information if relevant.	DOCO

	s housing development sited in Haringey, south of the d the Selby Centre. A new south-north spine connects Selby using with Selby Centre and the Park.
	ling typologies with point blocks and gallery access blocks. d floor flats and maisonettes with front doors, a commercial and residential lobbies activating the street and providing nce. 3 have shared communal courtyards to the rear. w of terrace along Selby Rd with traditional front and back
	open with the possibility of access controlling the stairs nit access to the floors. Visitor access to be considered if e access controlled. Most cores have less than 25 dwellings ing 4) which is the typical limit for compartmentalisation.
	n open courtyard that is shared with existing residents of . Courtyard is imagined having community growing, play ng as well as being well-lit and overlooked by new and es. rns about the open nature of the courtyard and suggested included to allow for gates to be installed if needed. KCA — KCA ary condition of open courtyard.
	en next to building 7&9 should also be considered to have a ith gate to future proof against miss use. — KCA
	and columns to be considered allowing for commando to future proof. — Noted
	at the team consult with LB Enfield & Haringey Community ST) before the application. Andrea Clemons, Darren Woods Benmore (Haringey) would be good to talk with. CST with funding for lighting and CCTV in the public realm. — Noted
	he remit of White Hart Lane SNT with er@met.police.uk
	luded that scheme is looking really good and moving in the
	ail layouts of Sports Centre, Selby Centre and typical floors — KCA
	te: *Drawings issued together with these minutes.*

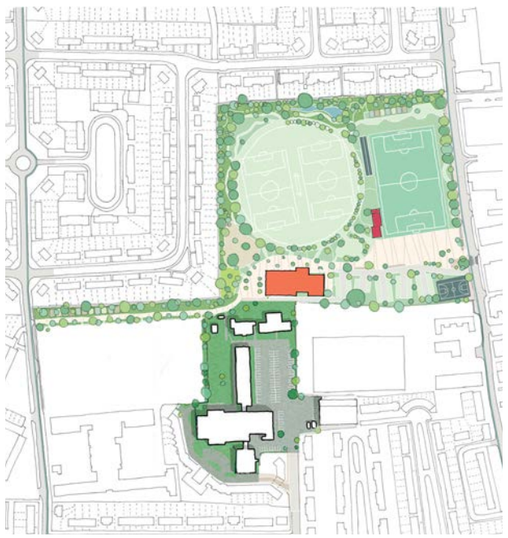
We have met with Metropolitan Police Designing Out Crime Officers three times, in March 2021, February 2022 and May 2023.

The new homes are designed to ensure good overlooking of public and communal space and create a welcoming safe area for play and social activities for residents. Boundaries between public, communal and private spaces have been carefully considered. DOCO officer to review lighting strategy, cctv and offer advice on specifications of gates, windows, doors and locks.

MASTERPLAN PHASING



00 Existing Site
Selby Centre is made up of six blocks including two northern pavilions buildings on the park front and the sports hall on Allington Avenue.



01 Selby Centre
The Selby Centre, park, sports and Pavilion are first built in the northern half of the scheme. Access through Bull Lane allows the Centre to continue to function with minimal disruption.



02 Residential
The existing Selby Centre is demolished once the new Selby Centre is completed. The residential neighbourhood is then delivered with access from Selby Road.

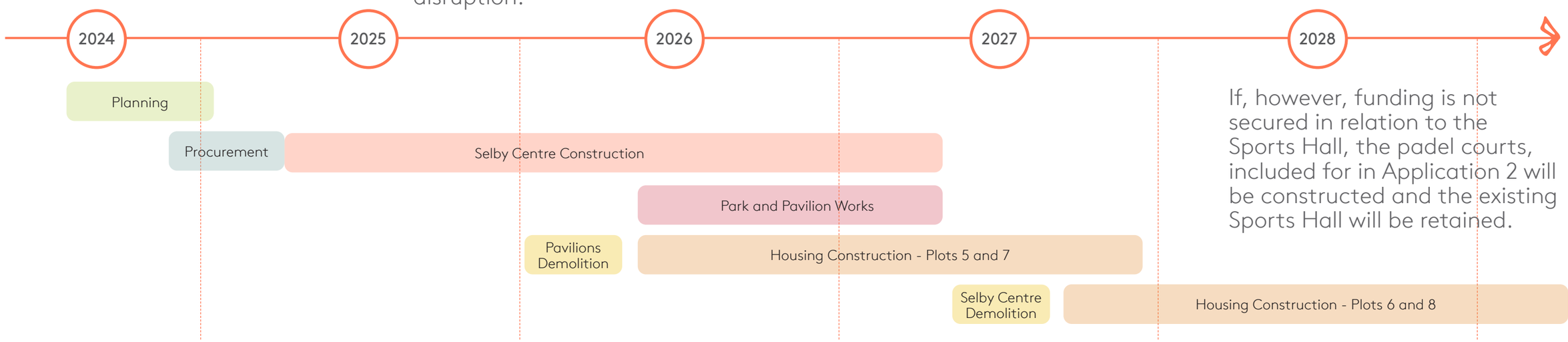


03 Sports
When funding has been secured, the indoor Sports Hall will be delivered in Bull Lane and the existing sports hall could then be demolished/ converted to an alternative use.





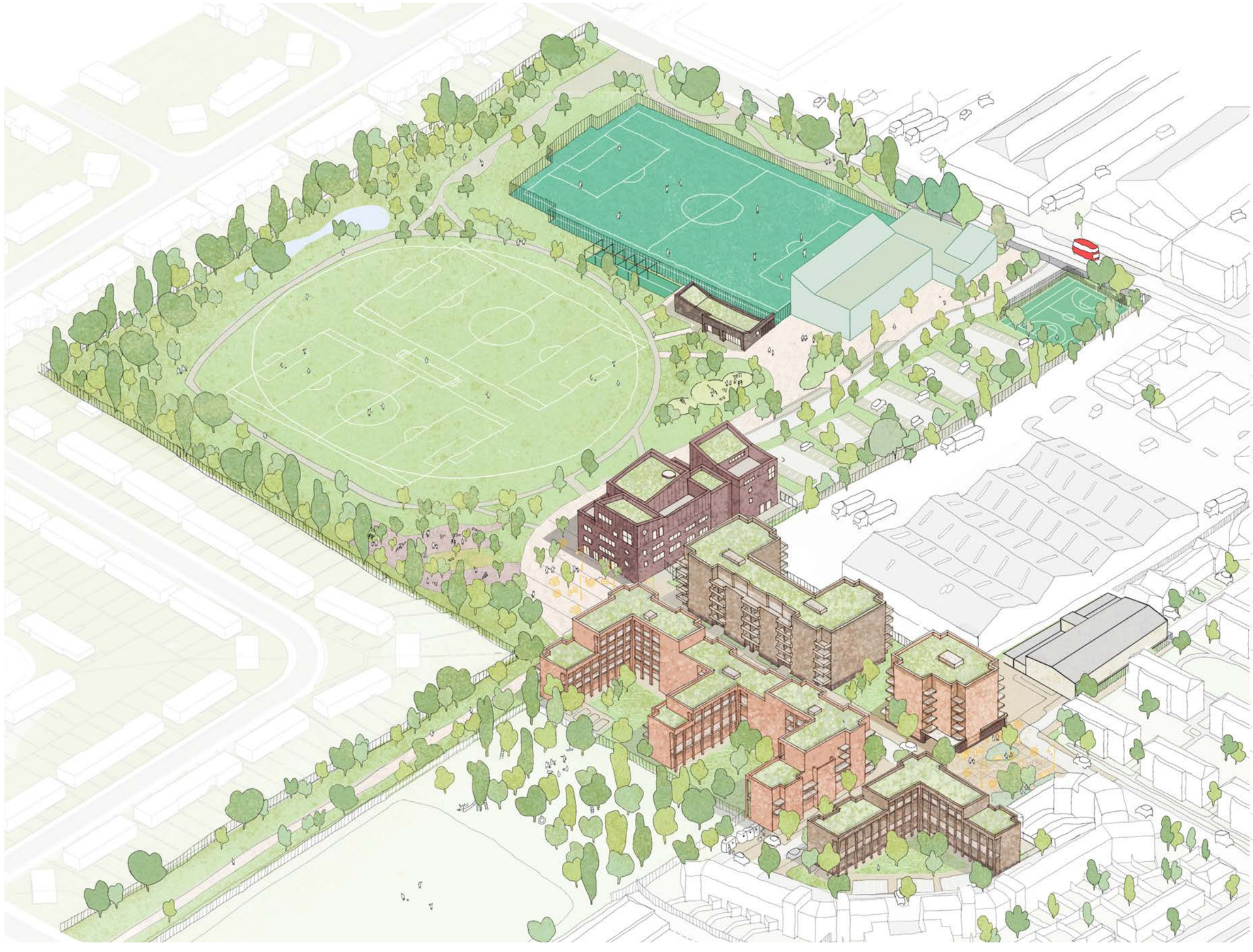




If, however, funding is not secured in relation to the Sports Hall, the padel courts, included for in Application 2 will be constructed and the existing Sports Hall will be retained.

SELBY URBAN VILLAGE

A holistic transformation of the site into a new urban village for Tottenham and Edmonton



THANK YOU