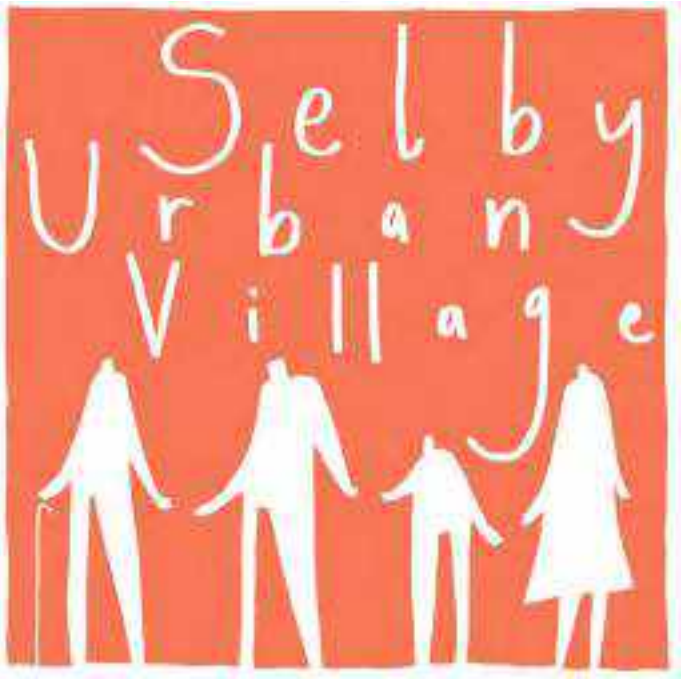



# Design & Access Statement

472-KCA-XX-XX-RP-A-0700-DAS

September 2024

**Karakusevic Carson Architects**

Adams & Sutherland - BB7 -Elliott Wood - Jennifer Ross Planning
Lewis Hubbard Engineering - Neaves Urbanism - Tim Moya Associates
Volterra - Velocity Transport - XCO2

Haringey LONDON

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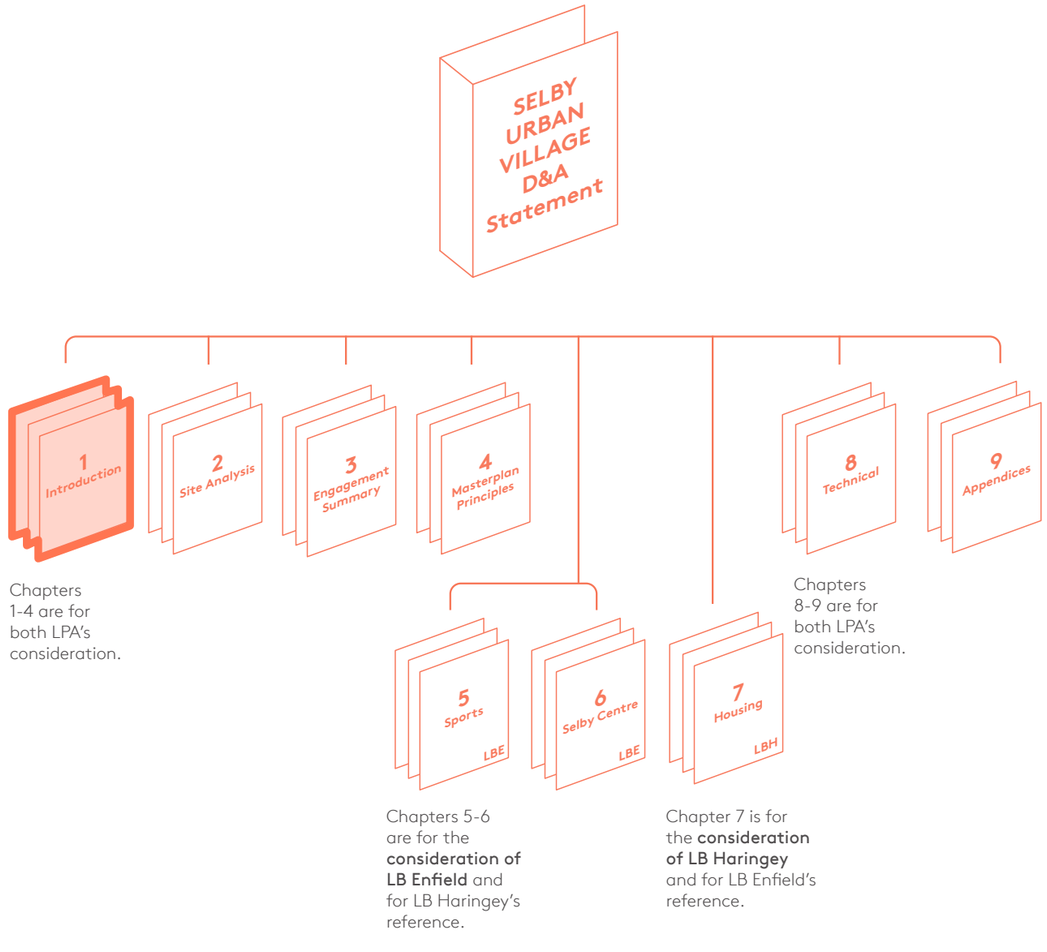
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# 1 INTRODUCTION

This chapter is for the consideration of both London Boroughs of Enfield and Haringey as the masterplan site area crosses the borough boundary.




Chapters 1-4 are for both LPA's consideration.

Chapters 8-9 are for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

# 1.1 EXECUTIVE SUMMARY

This Design and Access statement has been prepared by Karakusevic Carson Architects (KCA) on behalf of the 'Applicant,' London Borough of Haringey (LBH). Since their appointment in November 2019, KCA have worked with the client team, Haringey Council and the Selby Trust, Selby Centre licensees, stakeholders and local residents to develop proposals for the redevelopment of the site.

The project is being delivered through a partnership between Haringey Council and the Selby Trust and seeks to be an exemplar of how a local authority and the third sector can work together to deliver shared a shared vision, which is to make a greener and fairer place for all through:

**STRENGTHENING COMMUNITIES & CULTURES**
by 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.

**INSPIRING A GENERATION THROUGH SPORT**
by providing high quality, accessible and affordable sporting facilities and improved green space, we have 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.

**PROMOTING HEALTH AND WELLBEING**
by 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.

**DELIVERING HOMES FOR THE FUTURE**
by providing over 200 high-quality council homes, including family sized homes, within the new village.

### CONNECTIVITY

To support the creation of a connected and integrated community, and promote safe accessibility and connectivity to new and existing amenities.

### SPORTS

To deliver high quality accessible and affordable sports and recreational facilities on the Bull Lane playing fields that achieve a range of social, health and educational benefits.

### COMMUNITY

To re-provide the Selby Centre, which provides social, economic and community benefits and supports a sustainable and mixed-use scheme.

## OBJECTIVES

Haringey and the Selby Trust have developed seven objectives/design principles for the site that ensure the new development of services and activities will embrace the existing community aspirations. These objectives are:

### HOUSING

To deliver around 200 residential units on the site, 100% of which are council homes.

### SUSTAINABILITY

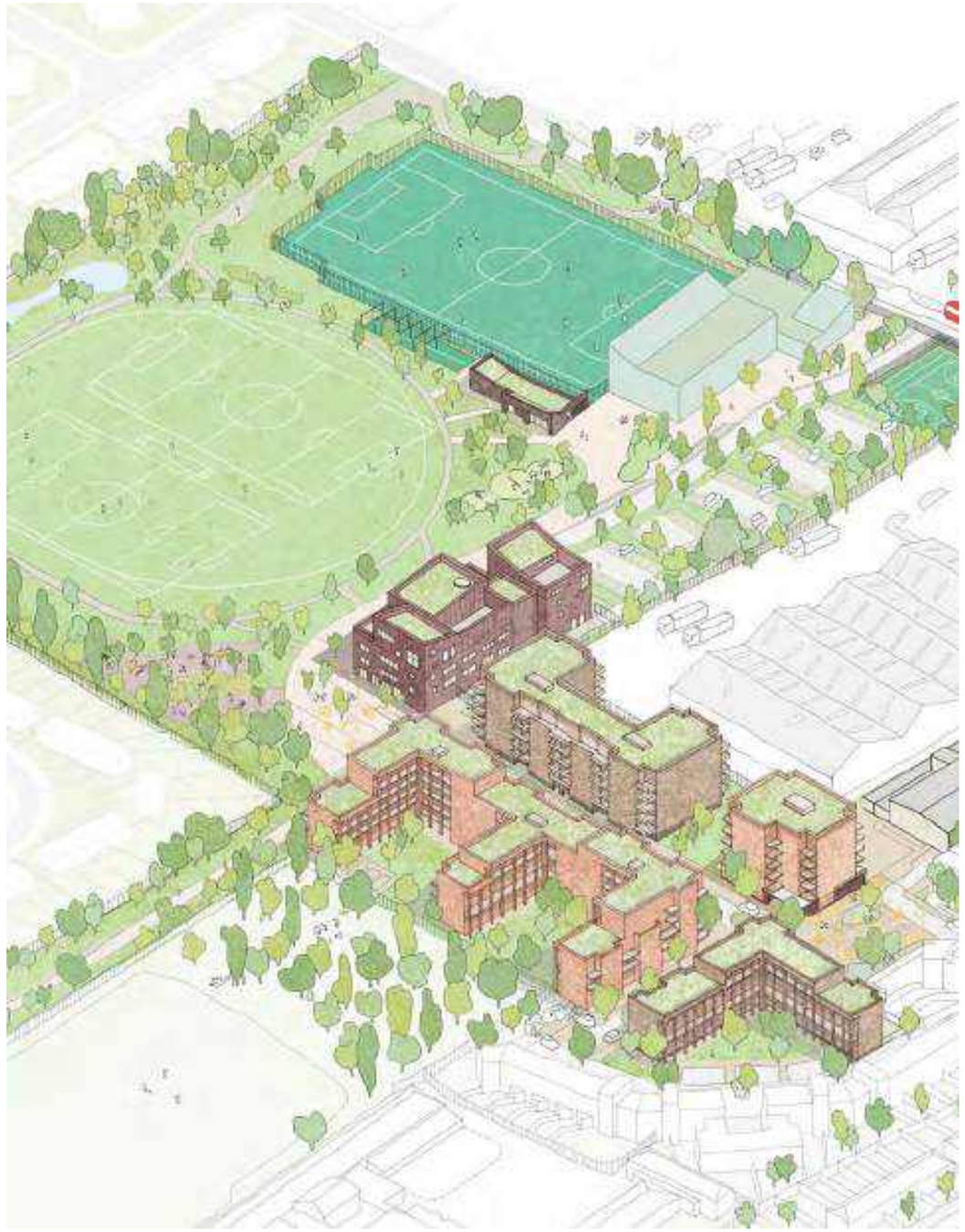
To deliver new spaces which are lean, green and clean embodying sustainable materials, reuse and recycling and principles of circular economy.

### VIABILITY

To ensure the scheme is viable whilst delivering on planning and community priorities.

### FINANCE

To deliver the objectives at no ongoing revenue cost the Council and a community centre that is affordable to run.



## PROJECT BRIEF: APPLICATION 1 LONDON BOROUGH OF HARINGEY

The new residential neighbourhood will sit on the site of the existing Selby Centre. It will deliver 202 new homes, 100% of which will be council homes for council rent. Utilising a range of typologies, the project delivers a variety of homes from apartments to maisonettes, homes are designed to be energy efficient and 95% of homes are dual aspect.

A key priority of the neighbourhood is to be connected and open. The introduction of a pedestrian-friendly two-sided street that leads to the park will increase the surrounding neighbourhoods' access to green space and local amenity in the form of the new Bull Lane park. A small commercial unit at the southern end of the street serves the wider community.

Using the shared project objectives as a base, the Selby Urban Village project delivers the following in the London Borough of Haringey.



**202 dwellings** over four buildings ranging from 4 to 6 storeys in height
**20,014 sqm residential GIA**



**91 sqm GIA** ancillary retail accommodation



**32 on-street car parking spaces** consisting of 23 blue badge (residential parking ratio 0.11), 9 Selby Centre staff spaces, 2 sports hall blue badge spaces



**382 long-stay** cycle parking spaces (19 of which are oversized)
4 Sheffield stand spaces and 2 oversized spaces for Selby Centre staff
**7 short-stay** cycle parking spaces



Associated public realm including squares, courtyards and play.



## PROJECT BRIEF: APPLICATION 2 LONDON BOROUGH OF ENFIELD

The new Selby Centre and Sports facilities will form part of the transformation of Bull Lane Playing Fields into a local hub for leisure, sports and community use.

The new park is an opportunity to create a new community asset, which both Haringey and Enfield residents will benefit from.

A key priority for the park is to balance the provision of sporting activities with wilder and biodiverse areas to ensure all types of people and interests are catered for and policy objectives addressed.

Using the shared project objectives as a base, the Selby Urban Village project delivers the following in the London Borough of Enfield.



**4074 sqm** GIA of multi-functional space for community use (Selby Centre)



**217 sqm GIA** of indoor changing rooms, club room and associated ancillary (Sports Pavilion) Application 2



**50 non-residential car parking spaces** of which 10 are blue badge and two spaces for minibuses



**30 long-stay** cycle parking spaces
**68 short-stay** cycle parking spaces



Transformation of Bull Lane Playing Fields including outdoor sports, play and biodiverse planting.



**Up to 1,500 sqm GEA** of multi-purpose indoor sports space and associated ancillary (Sports Centre) Application 3



## STRUCTURE OF THIS DOCUMENT

The Selby Urban Village development sits across two Local Planning Authorities. It includes detailed and outline applications, hence three planning applications will be submitted simultaneously.

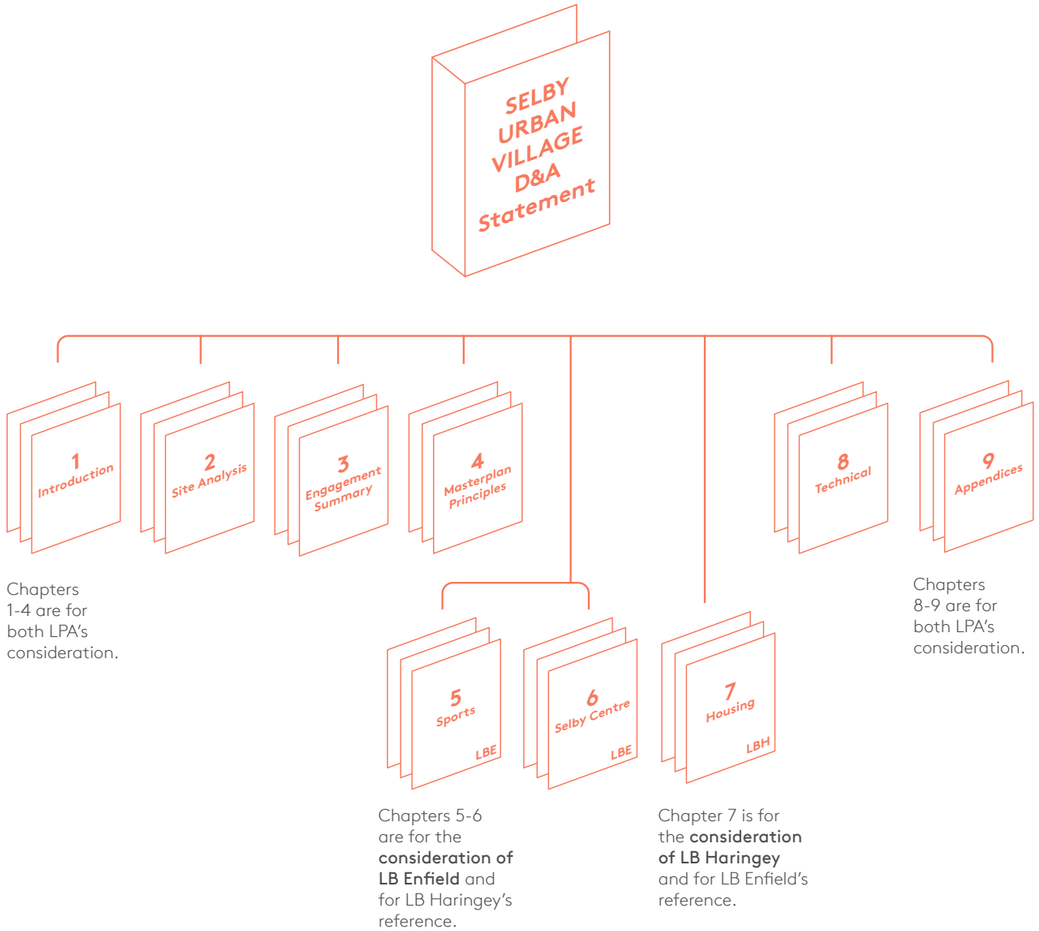
The transformed park, the new Selby Centre, and Sports Pavilion will be part of a detailed planning application to LB Enfield. An outline application for a Sports Centre will also be submitted to the LB Enfield.

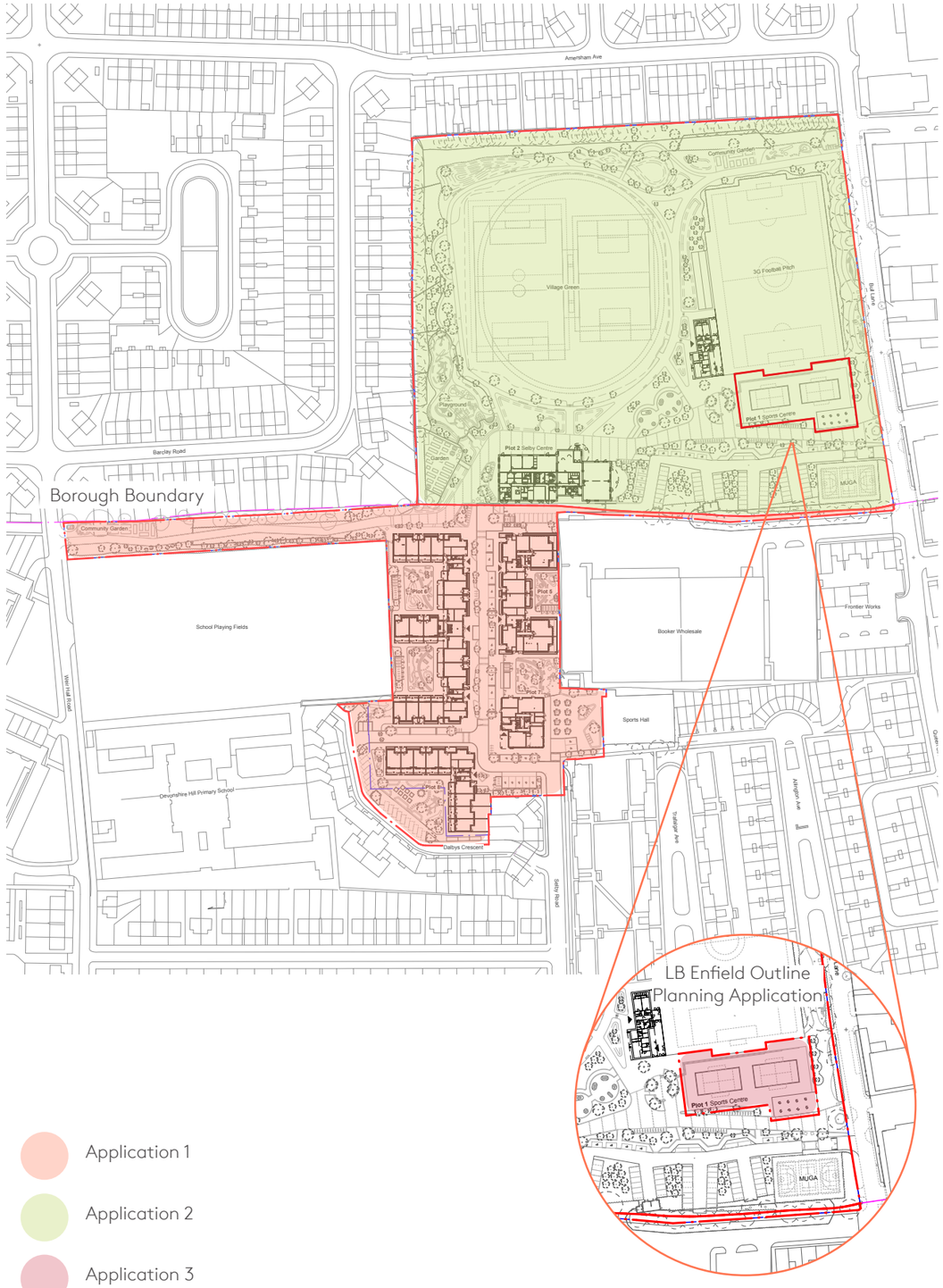
The new residential neighbourhood will be a detailed planning application submitted to the LB Haringey.

The holistic transformation of the site is key in securing the project objectives, and therefore each application must be reviewed in tandem with the neighbouring proposals. The phasing strategy is to complete the new Selby Centre prior to the demolition of the existing.

This Design and Access Statement covers the information required for all three planning applications. Therefore, some chapters will be for consideration whilst others are for information only.

The following diagram illustrates the structure of this document, each chapter and their relevance to each of the Local Planning Authorities.



# 1.2 PHASING

Phasing of the masterplan is an important factor that has influenced the proposals. The phasing strategy seeks to balance the continued operation of the Selby Centre and community uses with the requirements of funding partners and their funding milestones.

The diagrams below set out an indicative timeline for the delivery of the Selby Urban Village.

*Opposite (left to right):*
*Existing Southern Selby Buildings*
*Existing Main Selby Centre Building*
*Existing Pavilion Buildings*



00 Existing Site

The 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 phasing strategy proposes starting on Bull Lane Playing Fields with the construction of the Selby Centre and supporting infrastructure, with the aim at ensuring the new community centre is built as early as possible. Alongside the construction of the Selby Centre will be the construction of the sports pavilion and then the park.

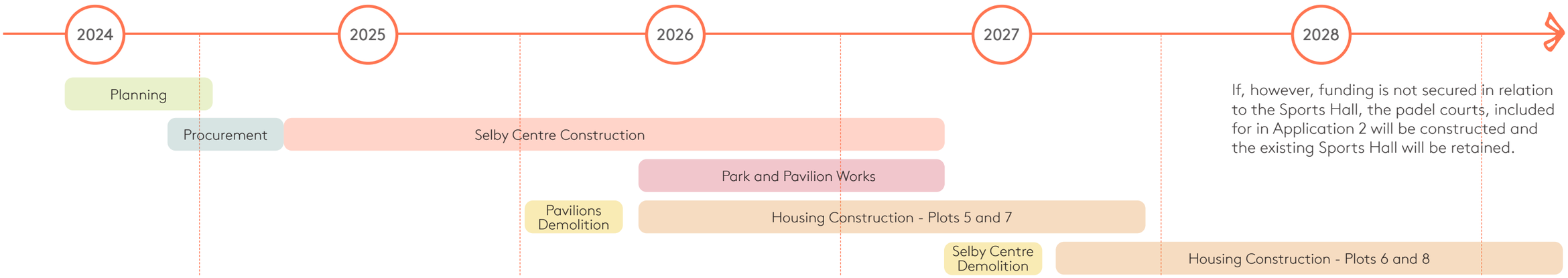


02 Residential

Construction of the residential units on the existing Selby Centre site will commence once the Selby Centre has been relocated to the new building, however, opportunities to start earlier will be explored for example on the car park.

03 Sports

Following this, if funding is secured, then the Sports Hall can be delivered in line with the outline and a subsequent reserved matters application.

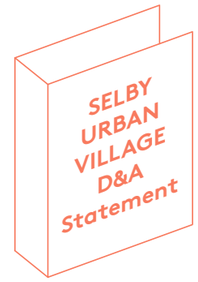


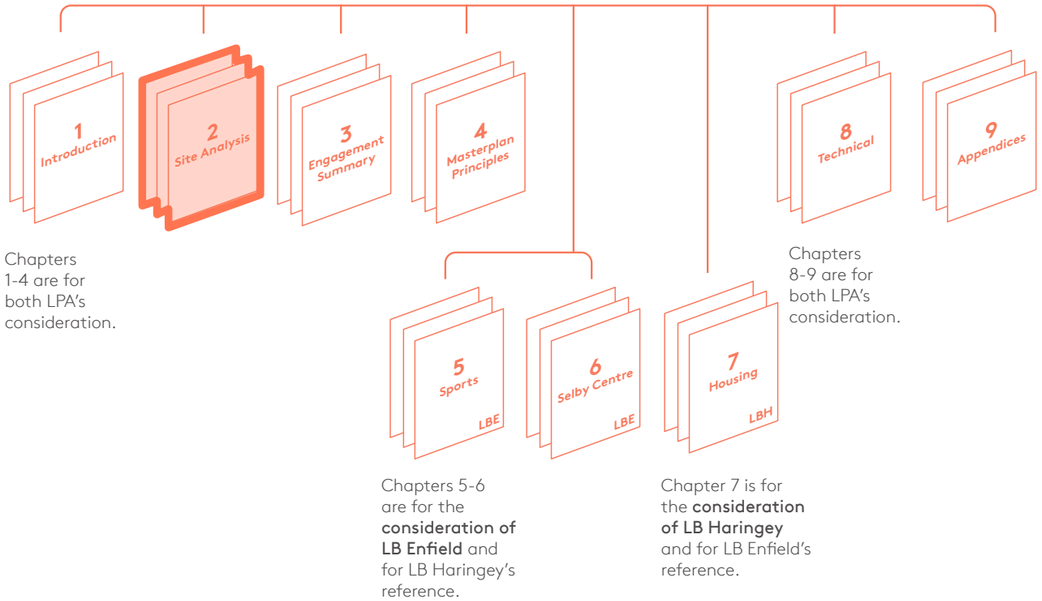

If, however, funding is not secured in relation to the Sports Hall, the padel courts, included for in Application 2 will be constructed and the existing Sports Hall will be retained.



# 2 SITE ANALYSIS

This chapter is for the consideration of both LB Enfield and LB Haringey as the overall site sits within both LPAs.




Chapters 1-4 are for both LPA's consideration.

Chapters 8-9 are for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

# 2.1 THE LOCAL POPULATION

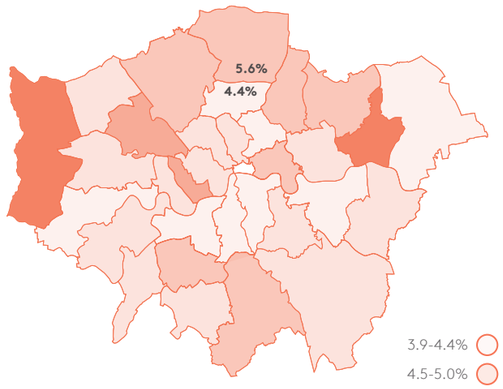
80% of people working in the Selby Centre live in Haringey or Enfield and a further 85% of licensee's clients or beneficiaries also live in these two boroughs.

Understanding the local population and the Selby Centre's unique connection to the communities it serves has informed its place within the masterplan as well as the approach to engagement. Presenting information clearly and being mindful of different cultural interpretations has been central to the consultation process, whilst understanding the Selby Centre's role within the community has shaped masterplan principles and strategic urban decisions.

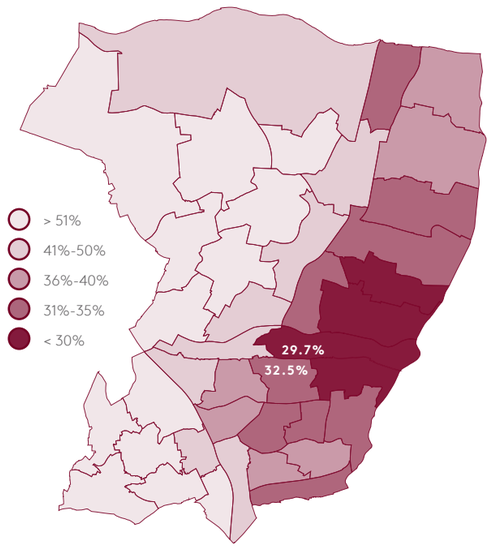
Below are some important observations taken from 2021 ONS census data when the area was in the White Hart Lane ward, in May 2022 the Haringey ward boundaries were updated and the site now sits within the Bruce Castle ward.

## UNEMPLOYMENT & DEPRIVATION

Whilst Haringey and Enfield have relatively low unemployment rates according to 2023 data in comparison to the rest of London, newer statistics paint a darker picture with LB Haringey's local economy and unemployment rate disproportionately affected by the COVID-19 pandemic.




*Unemployment rates (2023 data)*




*Percentage of households not deprived in any dimension, (2021 Census)*

At a more localised scale, the wards of White Hart Lane (Haringey) and Upper Edmonton (Enfield) are some of most deprived areas in both of boroughs. Data from 2021 shows a clear disparity between the east and west.

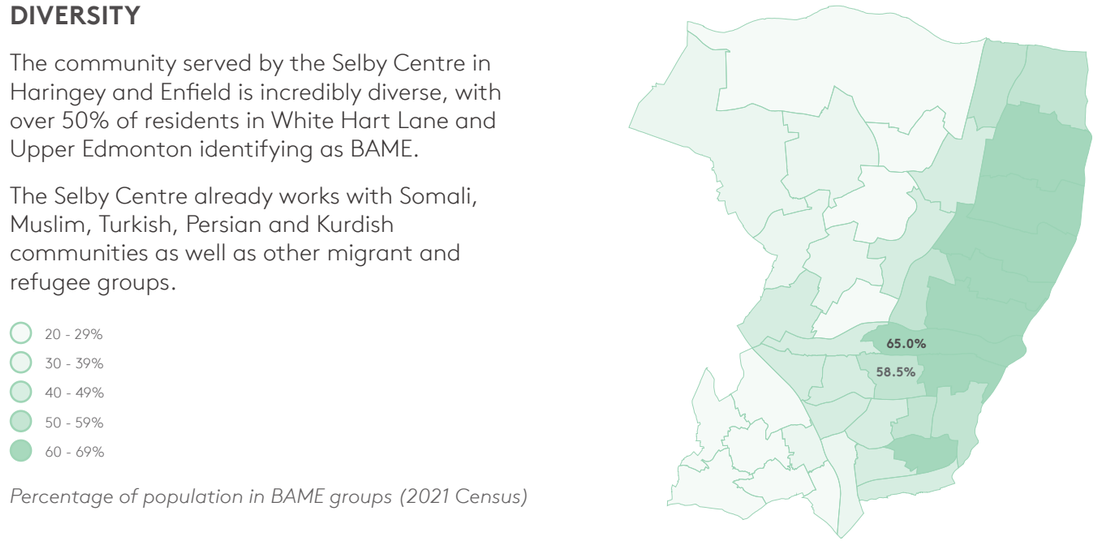
In this context, the importance of the Selby Centre is magnified with most organisations at the centre providing support, advice and training for vulnerable groups in both Haringey and Enfield.

Increasing accessibility and visibility to the support, advice and training that The Selby Centre provides for vulnerable groups is therefore a priority within proposals.

## DIVERSITY

The community served by the Selby Centre in Haringey and Enfield is incredibly diverse, with over 50% of residents in White Hart Lane and Upper Edmonton identifying as BAME.

The Selby Centre already works with Somali, Muslim, Turkish, Persian and Kurdish communities as well as other migrant and refugee groups.



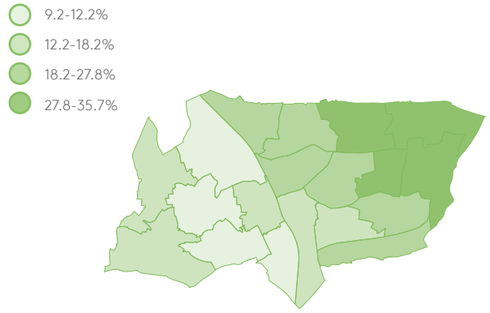

*Percentage of population in BAME groups (2021 Census)*

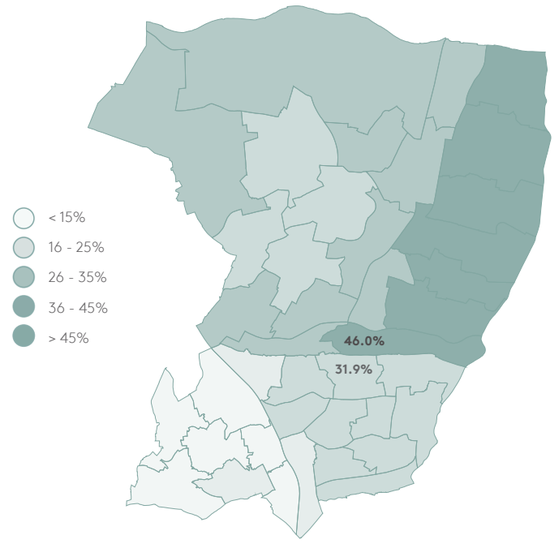
## HEALTH & EXERCISE

Health inequality and inactivity follows the same disparity between the east and west of both boroughs with childhood obesity prevalence the highest in the White Hart Lane and Upper Edmonton wards.

In Haringey specifically, White Hart Lane displays one of the highest levels of physical inactivity with 28-36% considered physically inactive.

The promotion of active and healthy lifestyles through increased participation in sports is therefore a priority for the project with Bull Lane Playing Fields having the potential to be the new heart of sports and recreational facilities for residents of both boroughs.




*Left: Physical inactivity in Haringey (2017-2018)*
*Above: Percentage of children in Year 6 classed as obese (2017-18 data)*

Given the socio-economic context of these wards in particular, affordability will be key in ensuring high levels of participation from the local community.

# 2.2 SITE HISTORY

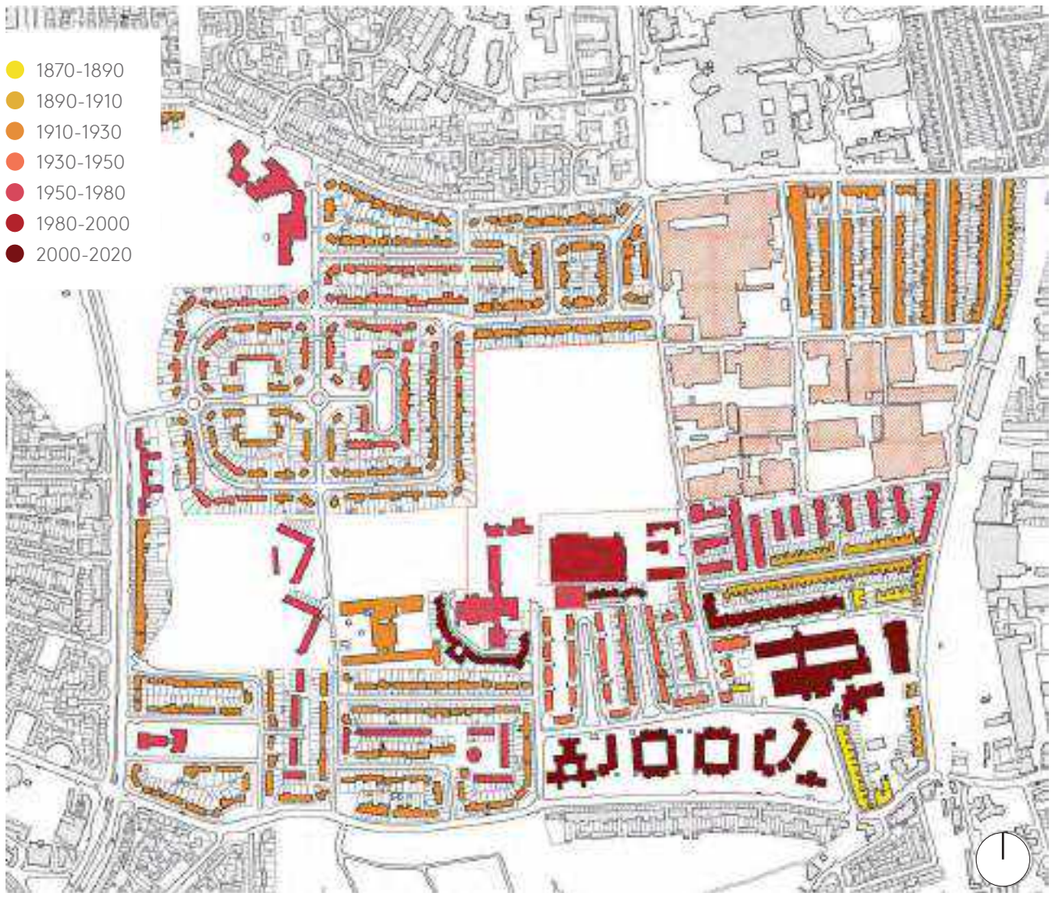
The neighbourhood around the site has developed gradually over time, resulting in a variety of homes and urban layouts. The majority are terraced homes or cottage estate typologies.

Built during the arts and crafts movement, these streets are characterised by decorative brickwork, paired entrances, broken perimeter lines and feature gables. For more detail on how the context has shaped the residential architectural approach, see Chapter 8.

Other uses around the site include newer developments built in the last 20 years and large swathes of industrial land which create a shift in scale towards the east of the site across Bull Lane.



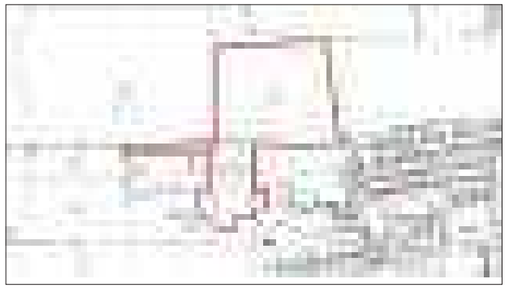
*Examples of arts and crafts detailing found in neighbouring residential streets.*




*Plan diagram highlighting construction dates of buildings around the site.*

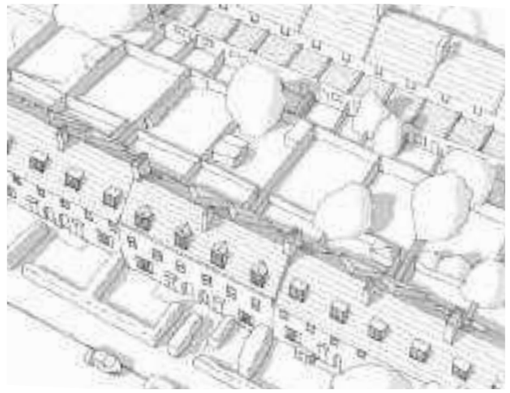


*Victorian terraced housing, White Hart Lane*



**1910**

Land around the site was predominantly used for agriculture and farming. When White Hart Lane railway station opened in 1872 the population increased with an urban sprawl of rows of terraced housing.

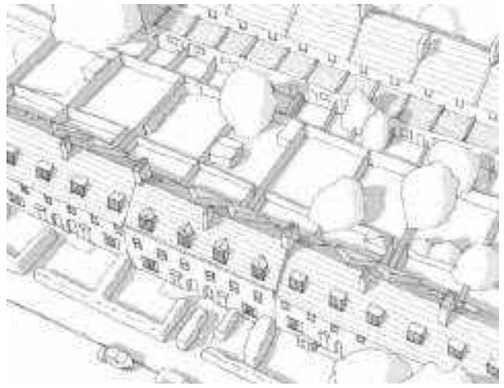


*Cottage style terraced housing, Allington Avenue*



**1930**

The south-west and north-west of the site are defined by new cottage style terraced and semi-detached houses in cul-de-sac layouts. Industrial uses are established to the east and south of the site



*Semi detached housing, Weir Hall Lane*



**1950**

Low-rise terraced and semi detached housing continues to develop in the previously agricultural fields around the site. Industrial uses still define the south and east edges of the site.

## 2.3 THE SITE TODAY

The development site is comprised of three parts:

- Bull Lane Playing Fields which is owned by LB Haringey but within the LB Enfield
- The existing Selby Centre site to the south of the playing fields which sits within the LB Haringey
- Weir Hall Walk which is a strip of land north of Devonshire Hill Primary School Fields, owned by LB Haringey and sits within LB Haringey.

Bull Lane Playing Fields is a large open space with two full size grass football pitches at the centre and wild shrubland to the edges. The playing fields are seldom used for sports as they are not maintained, uneven, have drainage problems and do not have sports markings.

The Selby Centre is an active and lively community hub housed in three buildings ranging from 2-5 storeys in height. It is a disused school and the buildings are no longer fit for purpose.

Weir Hall Walk is currently a wild and overgrown strip of land that is not publicly accessible but connects Weir Hall Road to the Selby Centre site and Bull Lane Playing Fields. During the pandemic, the Haringey Parks and Leisure Team supported a local allotment group to create a community growing area to the western end of theis area.




*Aerial site photograph with key views and buildings labelled.*



**SELBY CENTRE**

View of The Selby Centre housed in the former Tottenham County School complex.



**CAR PARK**

View of the public realm in front of the entrance to The Selby Centre, dominated by car parking.



**SPORTS HALL**

View of the Selby Centre sports hall (not included in application proposals) from the car park, with Booker Wholesale to the left.



**BULL LANE PLAYING FIELDS**

View of Bull Lane playing field towards from east to west.



**WEIR HALL WALK**

View west towards Weir Hall Road from The Selby Centre. The school playing fields are beyond the fence on the left, private back gardens are on the right behind the trees.



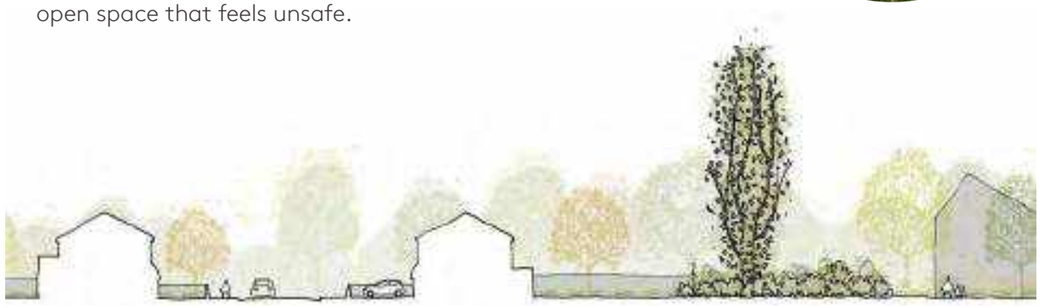
**BULL LANE**

View south along Bull Lane showing bus gate. The playing field borders the pavement to the left. The industrial buildings that border the east of the site are visible right.

## A AMERSHAM AVENUE EDGE

- Residential back gardens face onto dense vegetation that borders the playing field.
- The edge is dominated by tall chain-link fences, dense vegetation, scrub and tall Lombardy Poplars.
- There is low passive surveillance that occurs along these edges resulting in an open space that feels unsafe.






## B BULL LANE EDGE

- The pavement is narrow for pedestrians and made worse by parking on the footway.
- A row of high quality, mature maple trees creates a strong edge to the park.
- Overgrown planting, bollards and fencing is hostile and does not create an inviting entrance to the park.

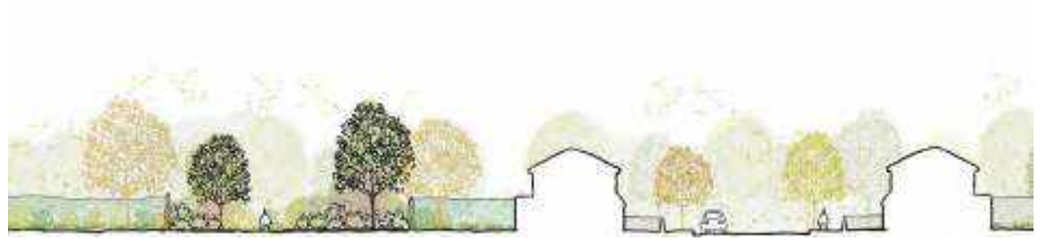





## C WEIR HALL WALK

- This space is flanked by private backgardens to the north and the school playing field to the south.
- It is characterised by wild planting and bramble.
- Overlooking and safegurading of children to the south is a primary concern for the school.

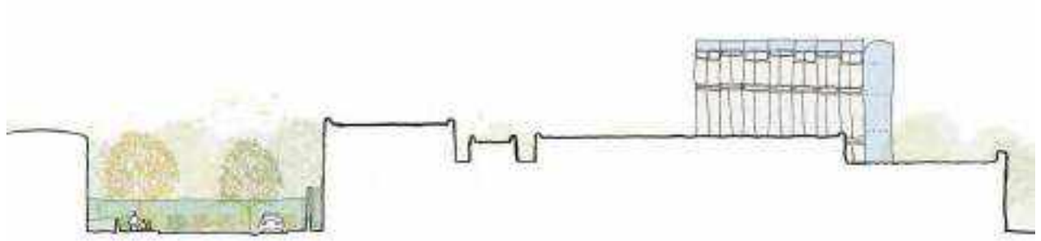




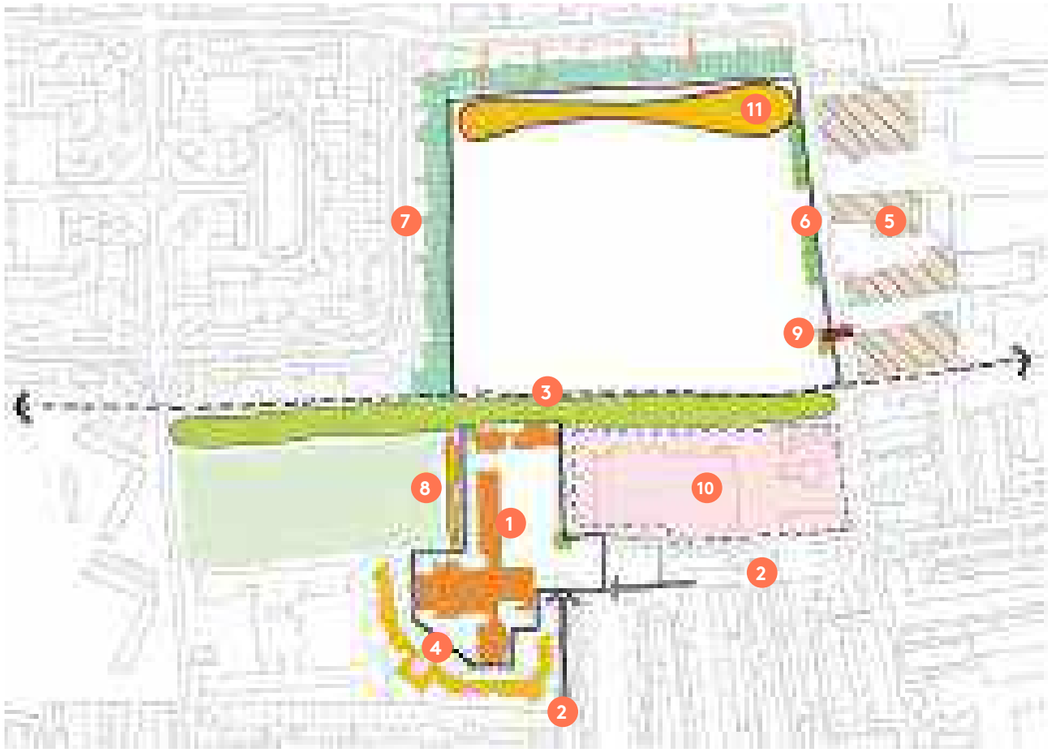

## D DALBYS CRESCENT

- Housing is overlooked by the southern-most block of the Selby Centre.
- There is on-street parking along both sides of the street as well as a ‘fan’ at the centre of the courtyard.
- There is a combination of fronts and backs along this edge with limited activity on the ground floor.



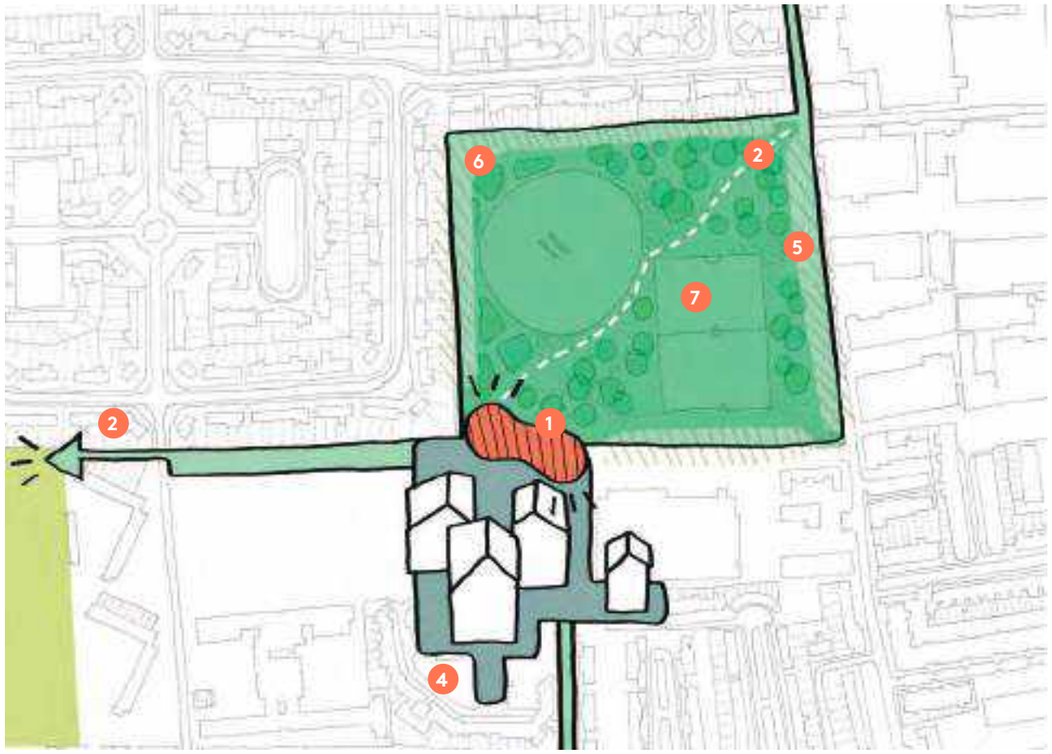


## CONSTRAINTS




1. **The Selby Centre:** The current building takes up a large portion of the developable area of the site and is not fit for purpose.
2. **No Through Route:** Selby Road and Allington Avenue are the only access routes into the site. There is no public access to Bull Lane.
3. **Bunds and Level Change:** There is a steep level change across the site following the line of the borough boundary.
4. **Dalbys Crescent:** The existing residential building creates a difficult front and back boundary to the site forming a cul-de-sac dominated by car parking.
5. **Industrial Uses:** Medium to heavy industry in neighbouring context needs to be considered from air quality and noise perspective.
6. **Mature Trees:** Existing mature trees line the edge of Bull Lane. Root protection zones must be considered along with improving their setting.
7. **Back Gardens:** Private amenity backs onto the playing fields on the north and western edge. Maintaining privacy, noise levels and overshadowing will need to be considered.
8. **School:** Devonshire Primary School have been developing a forest school on the eastern edge of their playing field. Overlooking and maintaining the 'wild quality' of this space is a priority for this key stakeholder.
9. **Bus Gate:** Located on Bull Lane restricts access into the site from the north.
10. **Booker Wholesale Site:** The site is the subject of a new planning applications HGY/2024/1203 for the reprovision of industrial/warehousing on the site with 24 hour use
11. **Drainage:** The existing playing fields have issues with drainage due to the slope of the site down towards the north-eastern corner. As such the playing fields are used infrequently for sports.

## OPPORTUNITIES




1. **The Selby Centre:** Opportunity to build a new building, optimise site in terms of consolidation and diversity of land uses, creating a centre that is more accommodates current uses but it more affordable to run and offers a more collaborative working environment.
2. **Permeability:** Opportunity to improve connectivity, and connection with the surroundings, increase the permeability through new pedestrian and cycle priority routes that encourage active travel and use of the park.
3. **Accessibility:** Opportunity to improve access and use of the site through landscaping works.
4. **Dalbys Crescent:** Opportunity to integrate the site into the context and improve existing boundary treatments through more sensitive massing and shared amenity. Rationalise existing parking and provide improved public realm.
5. **Bull Lane:** Opportunity to improve the pedestrian experience on this road by enhancing the setting of existing mature trees and introducing key entrances into the playing fields.
6. **Improved Edges:** Opportunity to improve the setting private residential back gardens to the north and west of the playing fields through enhancement of wild landscaped edge.
7. **Playing Fields:** Opportunity to make Bull Lane a destination by transforming it into a hub for sports, leisure and recreation - increasing footfall, safety and community ownership.
8. **Drainage and Flood Risk:** Opportunity to improve drainage and flood risk across the site through sustainable urban draining systems.
9. **Climate Resilience and Biodiversity:** Opportunity to improve the climate resilience of the site, planting new trees, retaining existing trees and areas of biodiversity wherever possible.

# 2.4 THE SELBY CENTRE

The Selby Centre is a large community hub situated on the northern edge of LB Haringey. It is a focal point for the surrounding community, currently housing more than 100 enterprises and open 18 hours a day, 7 days a week. Its facilities are home to a diverse range of community and third sector organisations, faith groups, sports clubs and SMEs.

## COMMUNITY-LED FROM INCEPTION

In the 1980s, a group of local activists lobbied Bernie Grant, then leader of Haringey Council, to give the community space to organise and build action networks within the area. This came as Tottenham High School had vacated its 1.56-hectare site after merging with another local school. The Selby Centre found its home within the former secondary school shortly after in 1992.

Since then the Selby Trust has set out to provide affordable community spaces, ones which could be shared and operated by the community for the community.

## SUSTAINABILITY

Given the lack of serious investment in the facilities since the original conversion of the school into the current community centre in the 1980s, maintenance issues persist.

As a result, a sizeable proportion of the Selby's budget and staffing is geared towards the constant maintenance and repair of the facilities. In addition to this, the existing building fabric and its services are understood to contribute significantly to the centre's running costs as well as its associated carbon footprint.

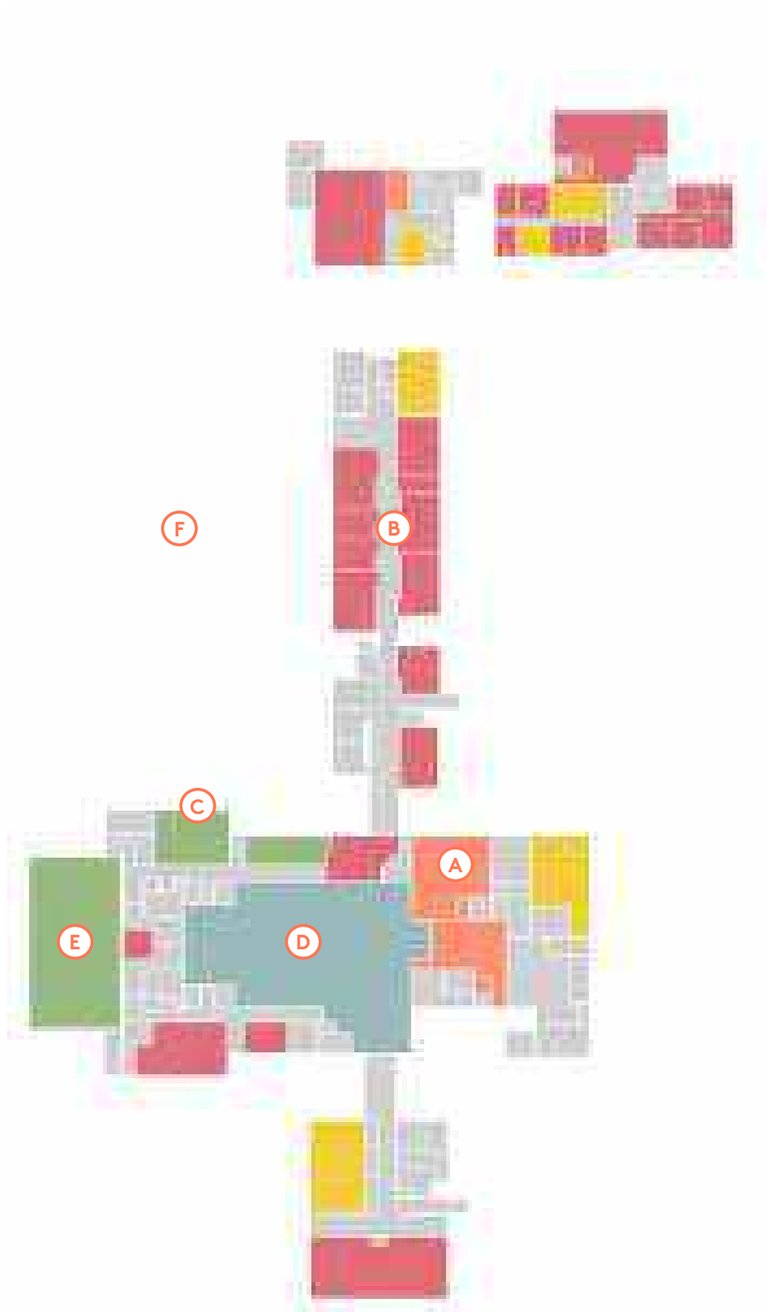


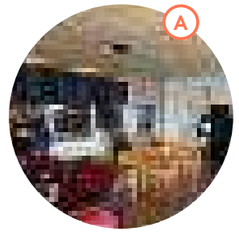


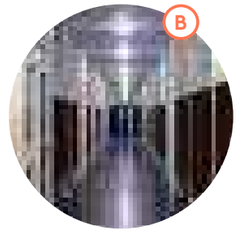





*Opposite: Historic image of Tottenham County High School constructed in 1963.*
*Volunteers adapting the disused school building into the Selby Centre.*
*Historic image of classroom being used as office space with donated furniture.*
*Historic image of Selby Centre exterior.*



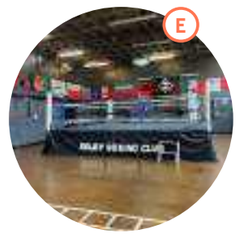












## INTERNAL LAYOUT

As the building was designed as a school, there are a number of architectural and layout issues that have led to a less than efficient use of space. These were discussed as the first meeting with Selby Centre licensees and users and can be summarised as follows:

- Classrooms are rented to individual licensees meaning they cannot be used by others out of hours (evenings or weekends for example).
- Inflexible layouts mean retrofitted offices often don't have natural light or ventilation.
- Classrooms are arranged along long corridors that are unsociable and confusing to navigate.
- There are too many entrances which make safeguarding and security difficult.
- The main entrance and reception is hidden away and difficult to find.
- The community hall is very large and cannot be subdivided making it difficult and expensive to use for events that are smaller than 400 people.
- There is a lack of shared facilities which offers little opportunity for interaction between different organisations.

In response to these issues highlighted at the stakeholder engagement event, much of the work in developing the brief has focused on optimisation of the spaces and moving towards a shared facility approach. This would mean that programmes can be overlapped to ensure spaces are used throughout the day, evening and weekends. This will result not only in a more collaborative environment, but also minimise capital and running costs.











*Opposite: Circulation spaces are often long corridors with little opportunity to interact.*
*Main entrance and reception is tucked away and not visible from the street.*
*The co-working space which is one of the few shared facilities.*
*Retrofitted boxing club office with no natural light.*





## 2.5 THE SPORTS HALL

The Selby Trust also manage the Sports Hall which sits on Allington Avenue. The hall was built later than the school and was one of the lowest scoring sports halls within Haringey due to the low standards of the indoor facilities and lower levels of community access.

In Summer 2020 however, Sport England funded the upgrade of the Sports Centre's ancillary facilities, completely refurbishing the changing rooms, toilets, lockers and showers.

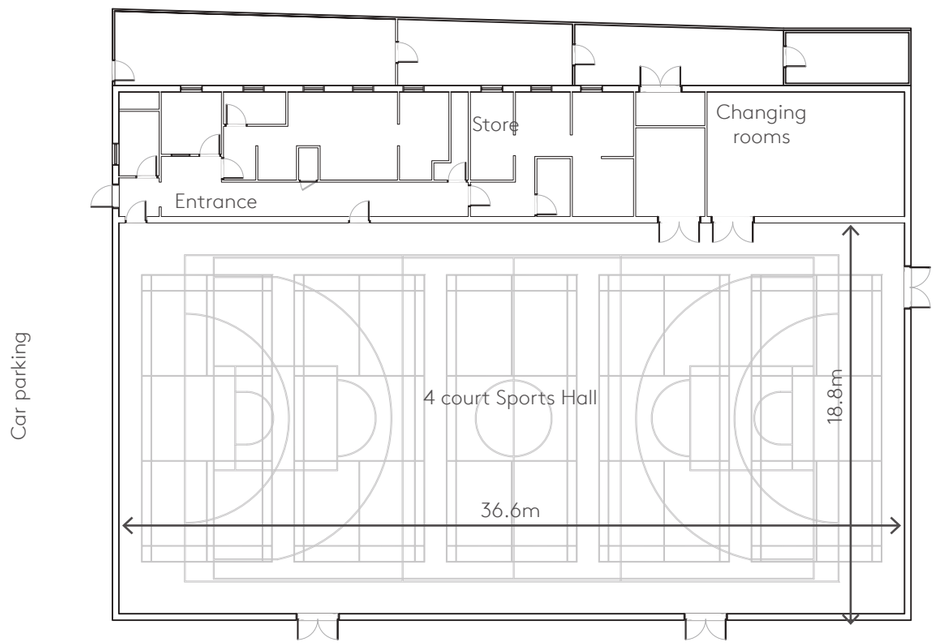
The current hall is marked out as a five court sports hall but the dimensions are not Sport England compliant. The hall dimensions are more in line with a 4 court Sport England compliant hall.

The London Borough of Haringey only has 2.75 badminton courts per 10,000 population which is lower than both the national average (4.3) and the London average (3). As such, retaining or reproviding the Sports Hall is an important aspect of proposals as there is a clear lack in the borough.





*Top: Interior view of the current Sports Hall.*
*Bottom: Exterior view of the current Sports Hall.*




*Ground Floor Plan of the existing Selby Sports Hall*

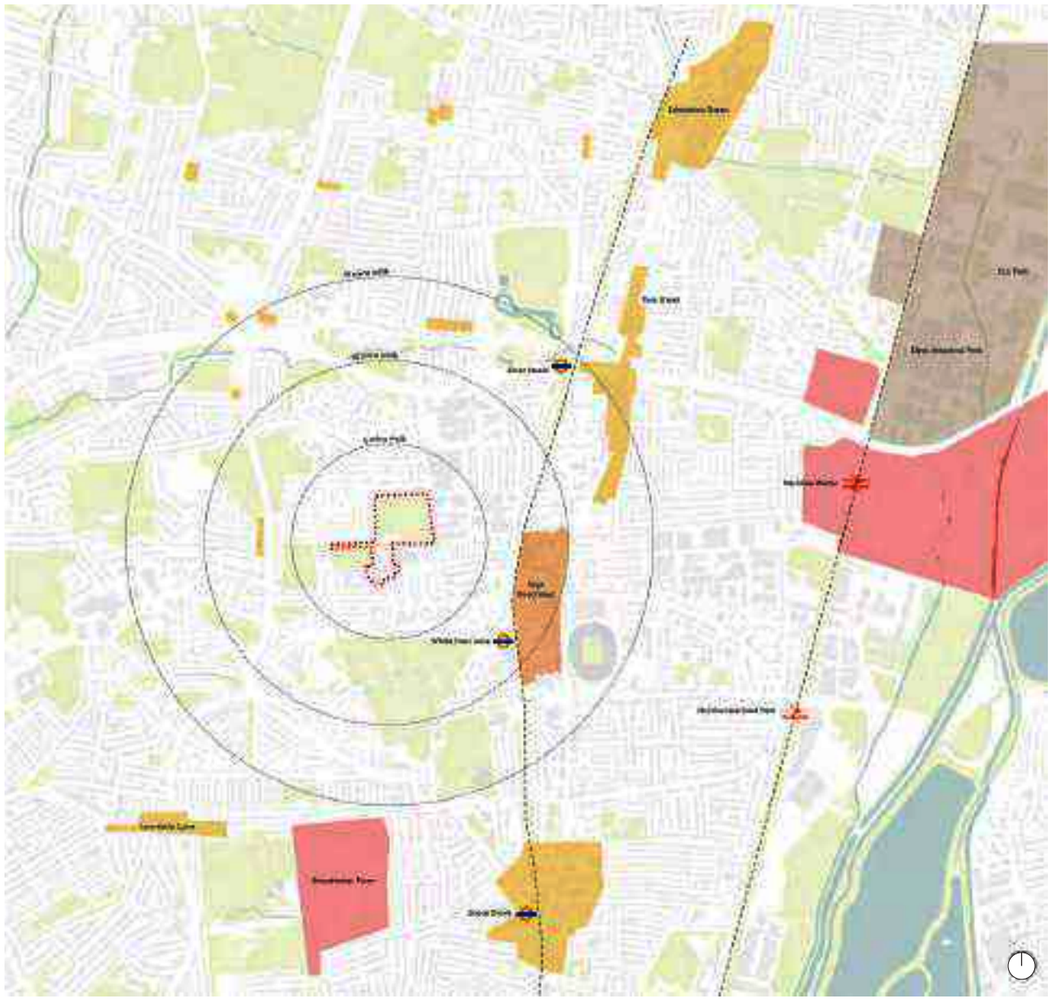
## 2.6 THE EMERGING REGENERATION CONTEXT

The London Boroughs of Haringey and Enfield are both experiencing significant changes and investment with multiple sites ear marked for growth and redevelopment.

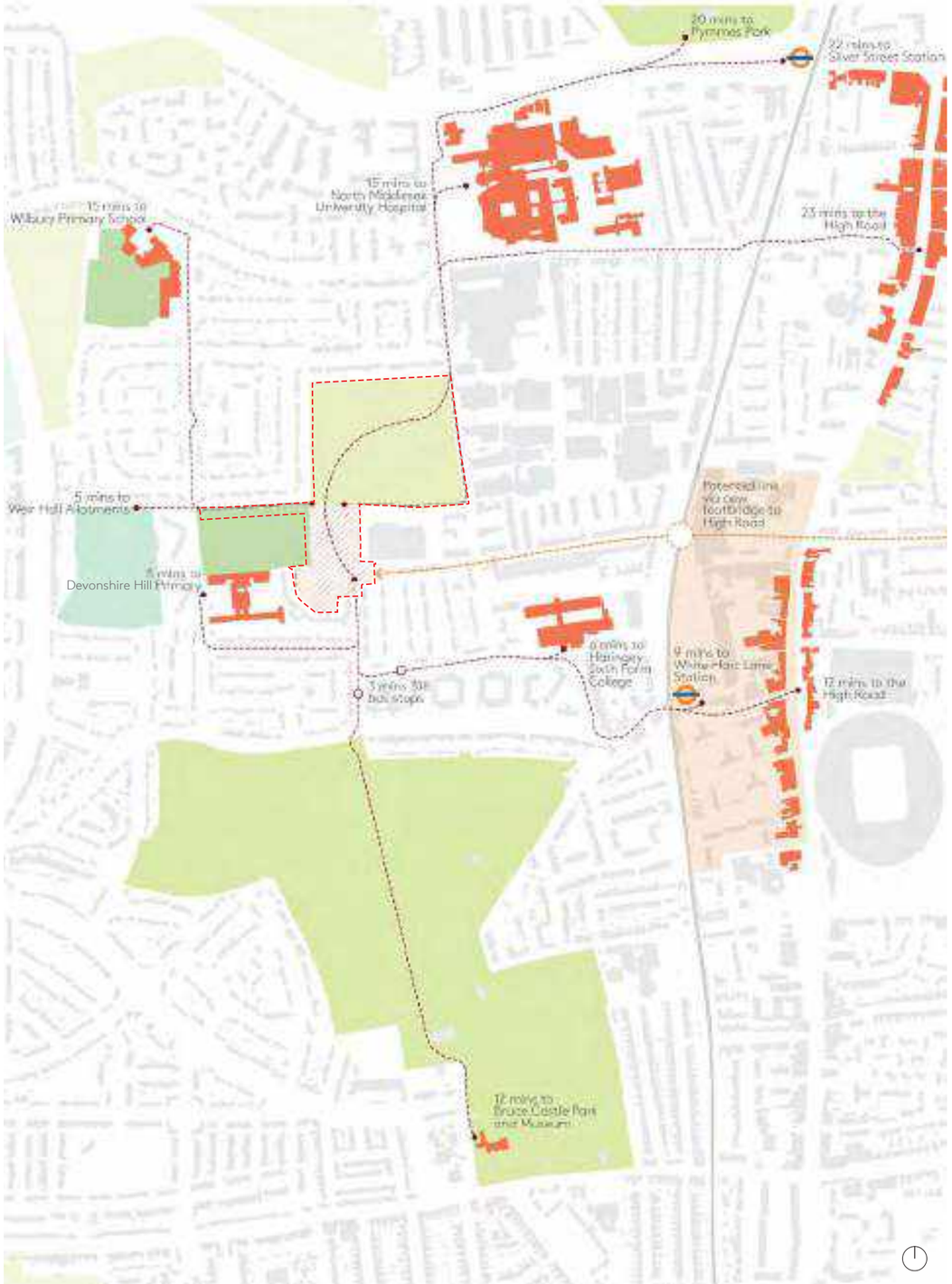
The Selby Urban Village sits in close proximity to a number of these sites, in particular the High Road West project to the east. Only a 10 minute walk, the 2,900 new homes, public spaces and workspace will have a significant impact on the surrounding area.

Proposals integrate into surrounding redevelopment plans by co-ordinating key routes through the site to ensure a cohesive approach. In particular, the location of the footbridge over the railway at High Road West will be a key pedestrian and cycle link from Selby Urban Village to the High Road.

- Local Centres
- Identified areas with potential for development
- Areas of Growth
- Strategic Industrial Locations
- Selby Urban Village



## 2.7 THE LOCAL NEIGHBOURHOOD



## 2.8 PUBLIC TRANSPORT & ACCESSIBILITY

TfL's information indicates a PTAL of 2. However, the site lies within a PTAL boundary of between 1b and 3. A review of the current public transport services was undertaken, where the PTAL rating is currently a 3 in the location of the proposed housing, and to the east of the proposed LBE development.

For local connections, the High Road is well served by bus links to Stamford Hill, King's Cross, London Bridge and Manor House to the south and Edmonton, Waltham Cross and Ponders End to the north. Buses provide east west connectivity; the 444 to Turnpike Lane and Chingford, the W3 from Northumberland Park to Alexandra Palace. The 318 runs along Bull Lane and offers connections to Bruce Castle Park, the Lea Valley and Seven Sisters.




*Map illustrating PTAL levels in and around the site. Access to public transport increases closer to White Hart Lane Station.*




## 2.9 VEHICULAR MOVEMENT

Velocity Transport planning have worked closely with the Haringey and Enfield planning during through pre-apps to establish the transport strategy for the masterplan.

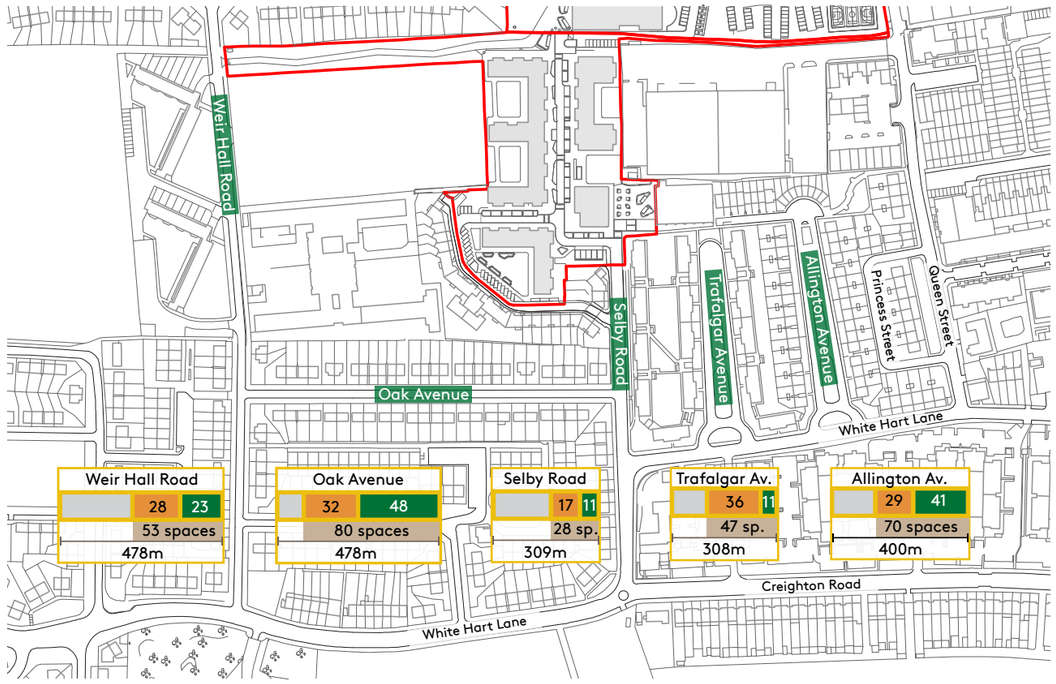
For Application 1, all M4(3) homes have access to an on street parking space close to their home. Aside from this the proposal is for a car free residential development. Parking surveys of surrounding streets indicate that there is sufficient capacity to accommodate significant additional parking in the local area. The diagram below indicates the number of available spaces within 200m of the proposed new homes, based on the worst case scenario that the surveys identified.

Close coordination with Dalby's Crescent residents and the housing association MTVH has been undertaken to realign the existing parking to enable the incorporation of a pocket park for existing and new residents to share, this has not resulted in any change in parking numbers for existing residents. The new east-west street is for pedestrians and cyclists but not a through road, access to Dalby's Crescent for refuse and fire tenders remains unchanged.

Two disabled parking spaces are included for the existing Sports Centre at the end of Selby Road.

Nine parking spaces are included in Haringey for the Selby Centre, these are staff parking spaces located in the service yard and will be managed by the Selby trust.

50 parking spaces and 10 wheelchair spaces are accommodated within the Bull Lane, the rationale for the Selby Centre and sports parking is set out in the Velocity Transport Planning reports.




*Car Parking Capacity in Surrounding Residential Streets*

## 2.10 CYCLE ROUTES AND LINKS

To the east of the site sits the Sustrans National Cycle Route that runs north along the Lea Valley Regional Park and south to Limehouse (45 min cycle from Chalk Bridge - at the borough boundary).

As the site sits on the boundary between LB Haringey and Enfield, it is at the confluence of two cycle networks. Therefore, the development plays a crucial role in connecting these networks.

The east-west connections along the south of Bull Lane will link into Enfield's proposed cycle route north and Haringey's cycle route south via Lordship Recreation Ground and beyond to Wood Green.

The extension of Selby Road to meet this cycle route will again link Enfield's proposed cycle routes with Haringey's.

A bus gate was recently introduced on Bull Lane which restricts vehicular movement but not cycle connections. The proposed entrance to the site and new east-west connection is located to the south of the Bus Gate.

- National Cycle Network Lea Valley Route
- TfL Cycle Super Highway 1
- Haringey Cycle Network
- Haringey 'Recommended Routes'
- Enfield Cycle Routes
- Enfield Proposed Cycle Routes
- Potential Cycle Link through Selby site
- Wider Potential Cycle Links



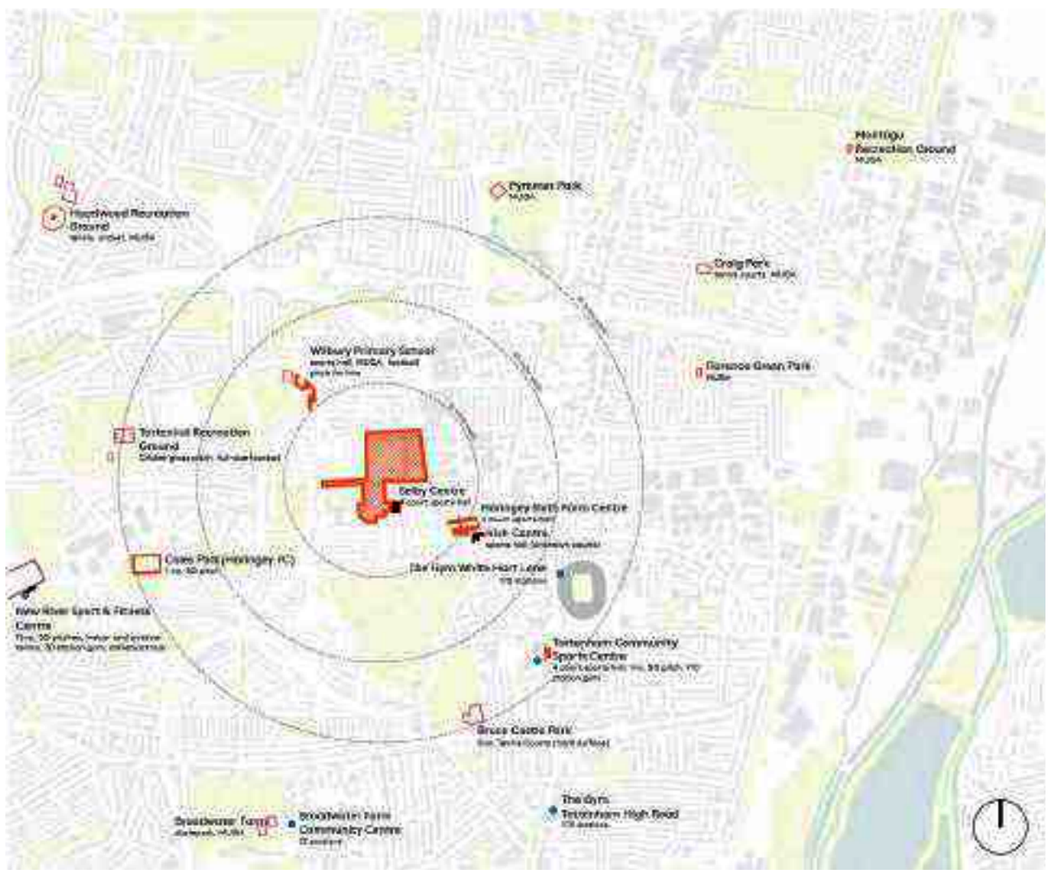
## 2.11 SPORTS PROVISION

There are a large number of outdoor sports facilities in close proximity to the site, most of which offer a MUGA and tennis courts. However, access to such facilities is limited as they are run by sports clubs, schools or community associations. The closest multi-sports facility that is accessed through a pay and play set up is the New River Sports and Fitness facility which is a 20 minute walk from the site.

Therefore, the Selby Centre and Bull Lane site offers the important opportunity to provide publicly accessible facilities in this area where access is limited. Key strategic documents provided by Haringey and Enfield Councils, have been reviewed to inform the strategy, due to the fact that the Bull Lane site is owned by Haringey but located in Enfield and that any development will impact on the strategic needs of both authorities. These strategies underpin the project, which has been developed to contribute towards the delivery of the objectives and outcomes contained in these strategies.

Analysis concludes that there is significant unmet demand for 3G pitches in Haringey and in Enfield there is an under provision of both secure community use ancillary facilities and floodlit artificial turf pitches.

- *White Hart Lane Stadium (private)*
- *Gyms*
- *Pay & Play Sports Facilities*
- *Public Sports Facilities*
- *Sports Clubs & Community Associations Facilities*



## 2.12 LOCAL OPEN SPACE

The Selby Urban Village project offers an opportunity to transform Bull Lane Playing Fields into a more actively used open space providing a wider variety of facilities for residents of both Haringey and Enfield.

At the National Policy Planning Framework level there is a presumption against building on open space and sports and recreational land unless:

- An assessment has been undertaken which clearly shows the open space, building or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

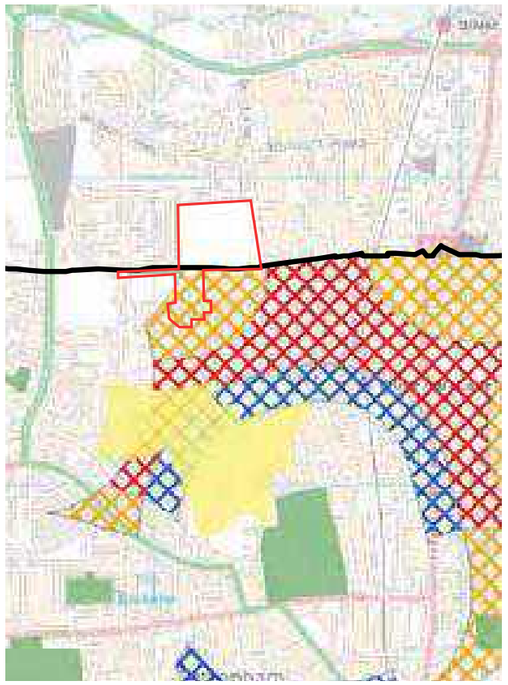
Policy DM71 from the Enfield Core Policy elaborates on Core Policy 34 and deals with the protection and enhancement of open space and in the context of this statement requires:

Development involving the loss of.... open space will be resisted unless:

(a) Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or

(b) It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

*Essential structures and facilities that would support the enjoyment of, and maintain the openness of the open space will be acceptable provided that the size, siting, location, design and materials would be sympathetic and proportionate to the operational requirements of the open space that it supports.*



*Areas of the borough which are deficient in access to small local public open space are defined as those which are more than 280m away from any form of public open spaces at the small local level of the hierarchy (generally <2ha in size), these are illustrated in blue hatching on the map. Areas of the borough which are deficient in access to local public open space are defined as those which are more than 400m away from any form of public open spaces at the local level of the hierarchy (generally >2ha in size), these are shown in orange hatching on the map. Those areas which are deficient at both of these levels are shown in red hatching on the map.*

*Areas deficient in access to public open space*

- *Small local level only*
- *Local level only*
- *Local & small local levels*
- *Churchyard / cemetery*
- *Public open space*

*Extract from Haringey Council Open Space Needs Assessment 2022 p107*



## 2.13 BULL LANE PLAYING FIELDS



Bull Lane Playing Fields is identified as Local Open Space in LB Enfield's Proposals Map.

The site comprises some 4.72 hectares of land designated as open space. Of this, 3.62 hectares comprises poor quality grass, 0.85 hectares informal overgrown scrub and approximately 0.20 hectares of hard standing area that was previously occupied by tennis and netball courts.

Formal sport use is infrequent and irregular. The table below, provided by the London Borough of Haringey Active Communities team, sets out the number of bookings for the football pitches on the site since 2020.

| Year | Total number of bookings | Total duration of bookings |
|---|---|---|
| 2020 | 7 | 17hrs |
| 2021 | 5 | 12.5hrs |
| 2022 | 3 | 7.5hrs |
| 2023 | 3 | 7hrs |




A Shrub and undergrowth area of ecological value but unusable for sport.

B Football Pitches which are seldom used as surface uneven and markings are not visible.

C Area of hardstanding which is unusable for sports.

The historic uses of cricket, netball and tennis were removed over 15 years ago and the site is seldom used for football - evident in the uneven and unmaintained grass as well as booking information.

The contribution the space therefore makes to the current sport and recreational needs of the local community is seen as negligible and hence compared with its historic use there has already been a substantial loss in terms of the quality of space.

*Opposite: Historic image of Bull Lane Playing Fields from 1946 showing three pavilions along the southern edge of the park.*



# 2.14 ECOLOGY AND BIODIVERSITY

## PRELIMINARY ECOLOGICAL SURVEY

In August 2022, an ecological survey was carried out on site to determine the ecological value and site green cover as proposals will need to demonstrate an increase in Urban Greening Factor to satisfy London Plan requirements.

The table opposite sets out the initial findings and quantum for each habitat area:

| *Broad Habitat* | *Area (ha)* | *%* |
|---|---|---|
| *Urban* | *1.277* | *17* |
| *Grassland* | *3.841* | *50* |
| *Heathland & Shrub* | *0.843* | *11* |
| *Sparsley Vegetated Land* | *1.633* | *22* |
| *Total* | *7.594* | |

The proposed development site is considered to have broadly moderate ecological value due to the presence of notable areas of habitat such as trees, and scrub. However, the value of the site is decreased by its isolated urban nature.

Key findings and recommendations from the report include:

- The site is mainly comprised of amenity grassland (50% of land area) which are of poor ecological value.
- 22% is sparsely vegetated, with ruderal/ephemeral or all forbs, this is predominately located at the centre of the site, this has been retained and enhanced where possible.
- 17% of the site is characterised as urban, with poor biodiversity
- 11% of the site (0.843 hectares) is bramble or mix scrub predominately around the edges of the site and along Weir Hall link, this has been retained and enhanced where possible.
- The trees currently present on site are assets to be retained and their siting enhanced where possible. Trees should be retained or replaced within the development site wherever possible. Tree protection areas and methods should have been advised by a suitably qualified arboricultural consultant. *See AIA report*
- Mature trees along Bull Lane are of high ecological value and should be retained with their setting enhanced.
- To ascertain whether the buildings or trees identified are used by roosting bats, a survey was commissioned, no bats were located. *See XXX survey*
- New planting should prioritise native species to support local invertebrate and bird species.
- Late flowering native species should be considered to provide an extended feeding season for invertebrates.
- Virginia creeper, buddleia and other invasive species identified on site are unlikely to cause problems in their current location within the site, but their spread should be avoided.

Habitat types located within the Weir Hall Road Community Open Space Proposed Local SINC have been classed as 'Formally identified in local strategy' within the metrics.












*Top to Bottom:*

*Mature Lombardy Poplars that border the north and west edges of the site within Woodland Plantation and Dense Continuous Scrub.*

*Sparsely Vegetated Land on the south-western corner of the park.*

*Selby Centre Global Garden with some tall forbs.*

*Modified Grassland in the centre of the park which makes up the majority of land cover on the site.*

## BAT SURVEY

Following the preliminary ecological survey that identified potential locations for bat roosting in the existing buildings, in August and September 2024 bat surveys were undertaken.

Two surveys assessed the presence or likely absence of roosting bats within buildings on site, identify key commuting and foraging routes for bats across the site. The report gives an indication of the population size of each species present and provides recommendations for further mitigation where assessed as necessary and suggests potential enhancements.

The survey results were as follows:

- Three species of bat were recorded: common pipistrelle, soprano pipistrelle and noctule bat.
- A relatively low amount of foraging was recorded and observed during both survey visits – mostly to the north and northeast of the site
- A single common pipistrelle was observed emerging from the northeast corner of B1 during survey one only (see below).

Following two dusk emergence surveys, the target buildings at the Selby Centre are considered as support a day roost for common pipistrelles.

A European Protected Species Mitigation Licensing will be required from natural England. A mitigation strategy has been recommended to avoid impacts to bats and their roosts.





*Examples of potential bat roosting sites*

## BAT MITIGATION MEASURES

- Cautious methodology and timings
- Lighting
- Retention and enhancement of habitats
- Additional roost provision

At least three bat box will be included to the rear/southern elevation of the new Selby Centre building above 4m. This is seen as an appropriate location given that bats were identified as navigating here, it is close to hedges and tree lines; artificial light sources will be limited, the site is sheltered from prevailing winds and exposed to the sun for part of the day.




*Positions of cameras and surveyors*




*Routes of bat movements recorded*

## 2.15 LAND USE

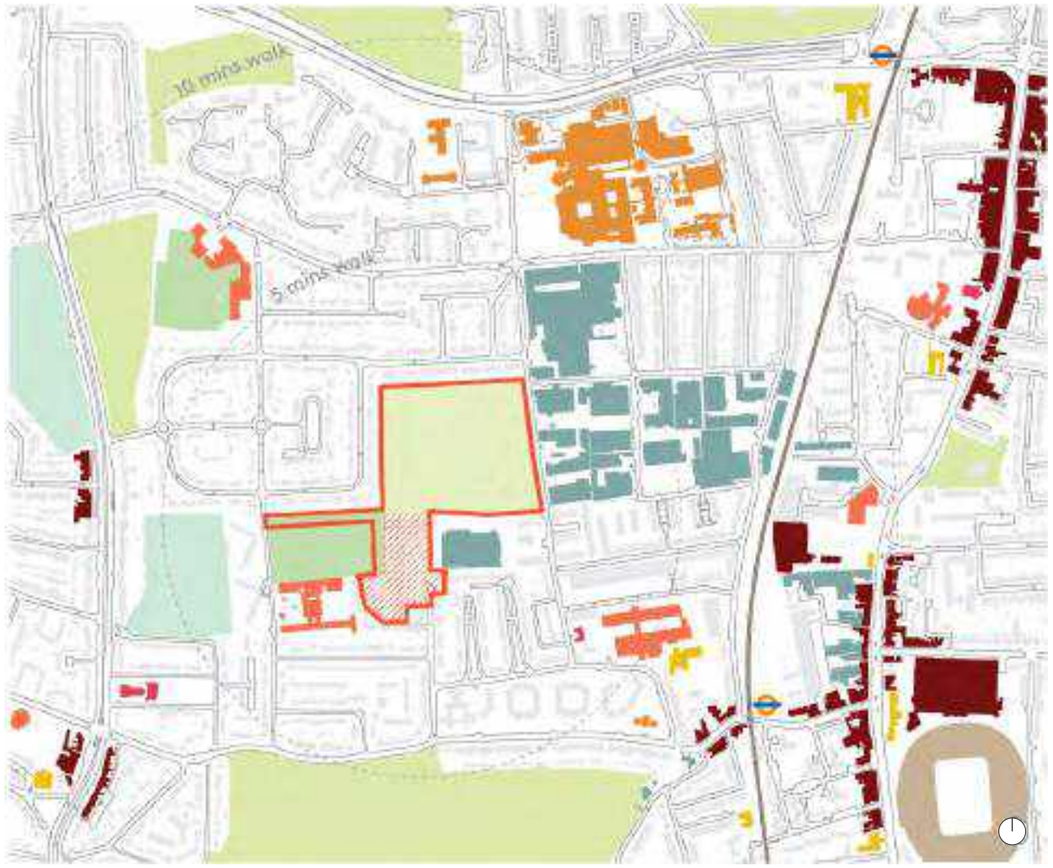
The new Selby Urban Village will benefit both from it's close proximity to White Hart Lane overground station and Tottenham High Road. A 10-minute walk, the High Road offers a multitude of shops, cafés, restaurants and bars.

However, the site sits behind this main thoroughfare offering users and residents peace and quiet away from the main activities.

The site is close to a number of green spaces including allotments to the north and west and Tottenham Cemetery to the south. The area is described as having a 'good network of local parks' in the ALGG Lea Valley and Finchley Road action plan.

The land to the south and east of the site is defined as industrial land that could be intensified in the future to provide additional housing. Proposals have been future-proofed to enable development and landowners consulted with throughout the process. The site is now the subject of a new planning applications HGY/2024/1203, the proposals are for warehousing and 24 hour use.

- High Road shops
- Places of worship
- Education
- Healthcare facilities
- Community facilities
- Recreation grounds and parks
- School fields
- Allotments
- Industrial uses
- Sports Facilities




## 2.16 GREEN LINKS AND ROUTES



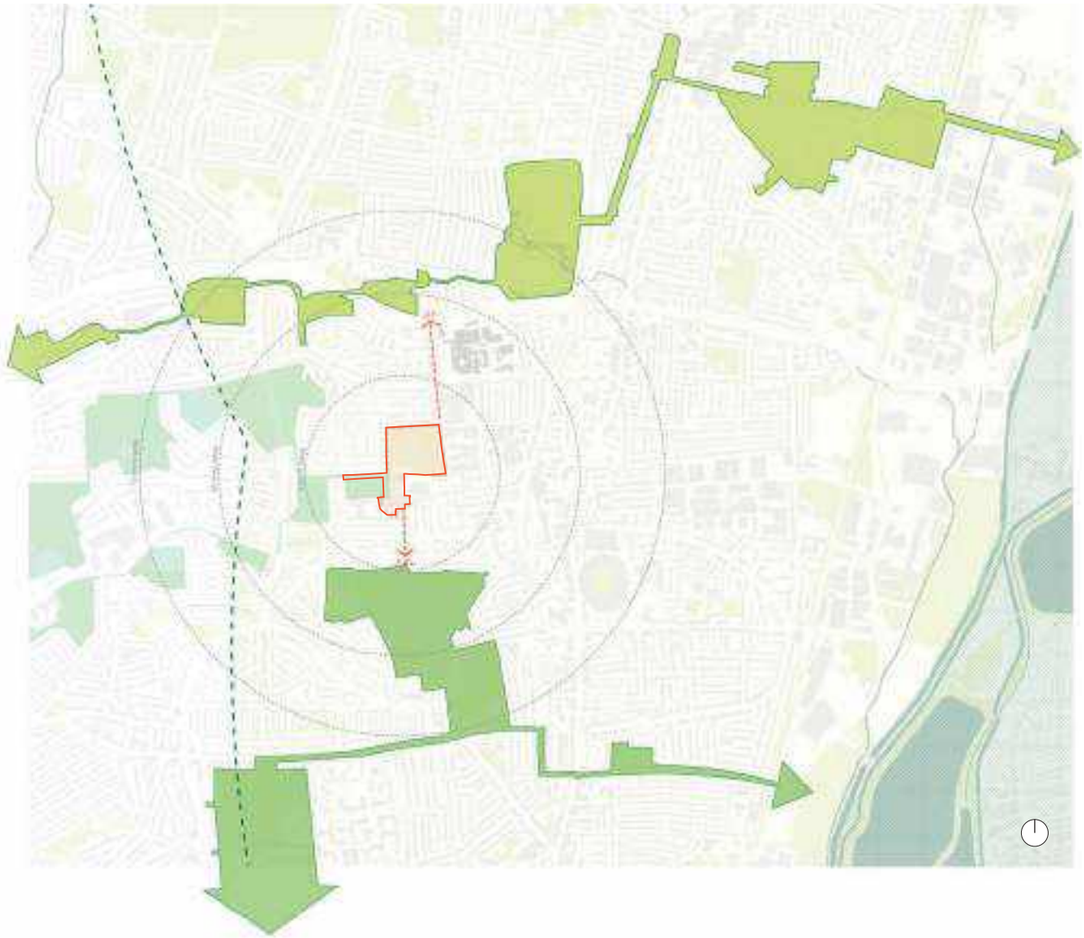
The wider green network around Selby Urban Village is defined by two key east west links that connect the city to the Lea Valley Regional Park.

To the north of the site, the Pymmes Brook link follows the tributary from the Lea Valley to Monken Hadley Common via Tottenham Park Cemetery and Pymmes Park adjacent to Silver Street. To the south of the site, the strategic green link starts at Tottenham Marshes and runs west connecting Tottenham Cemetery, Bruce Castle Park, Lordship Recreation Ground and then south to Finsbury Park.

There is an opportunity to create a north south link that runs between these two strategic connections via the site.

To the west, a series of school playing fields, allotments, sporting facilities and recreation grounds culminate at Bull Lane Playing Fields. This offers the opportunity to strengthen this east west route as a strategic leisure and sporting corridor. The site also sits within the Epping Forest Special Area of Conservation Zone of Influence.

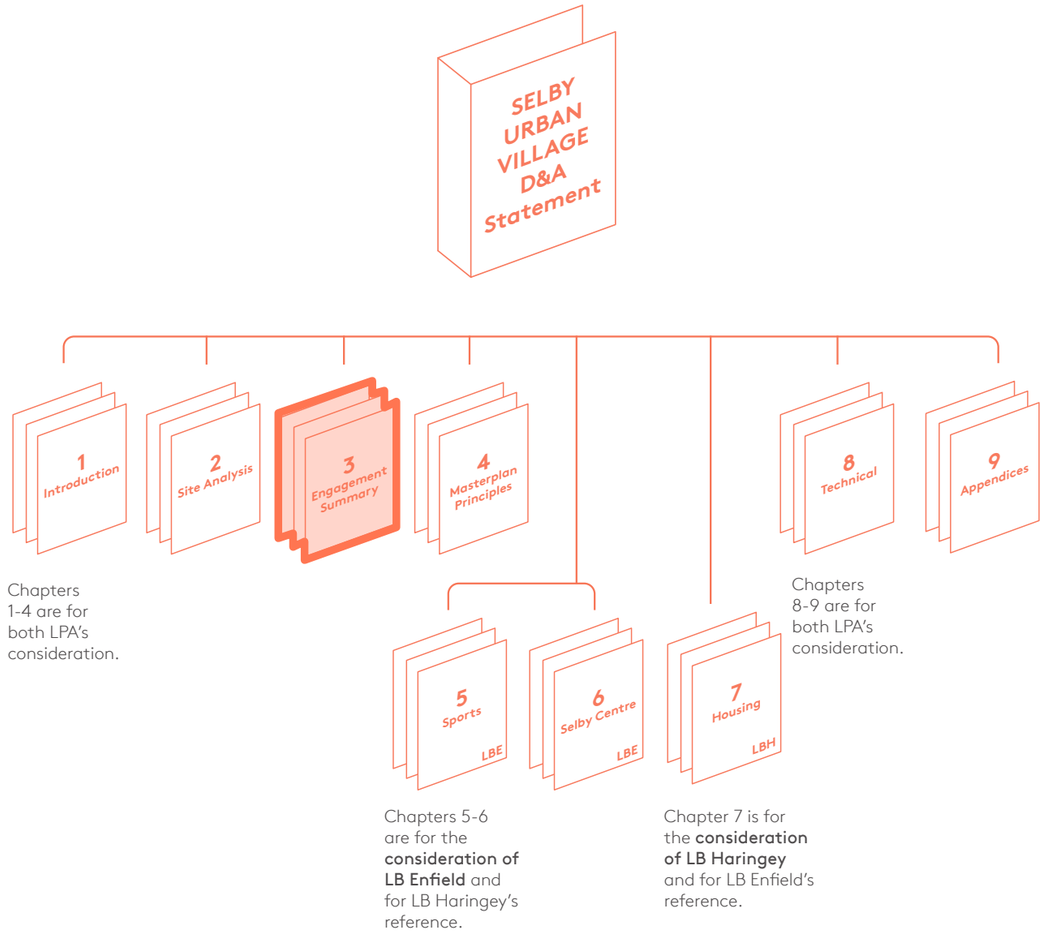
- Epping Forest SAC 3 - 6.2km Zone of Influence
- Pymmes Brook Link
- Finsbury Park Link
- Potential Recreational Link through the Selby
- The Lea Valley





# 3 ENGAGEMENT SUMMARY

This chapter is for the consideration of both LB Enfield and LB Haringey as community engagement and statutory consultation was undertaken for the site as a whole.




Chapters 1-4 are for both LPA's consideration.

Chapters 8-9 are for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

# 3.1 COMMUNITY INVOLVEMENT

In March 2019, the Selby Trust and Haringey Council signed a Memorandum of Understanding which set out the joint aspirations for the Selby Urban Village, emphasising the importance of community involvement. Following their appointment in December 2019, KCA structured the project's engagement strategy on these joint aspirations. The Strategy was then revised to respond to the covid-19 pandemic which hit in March 2020, the key impact of which was that it limited face to face engagement with stakeholders for much of the programme.

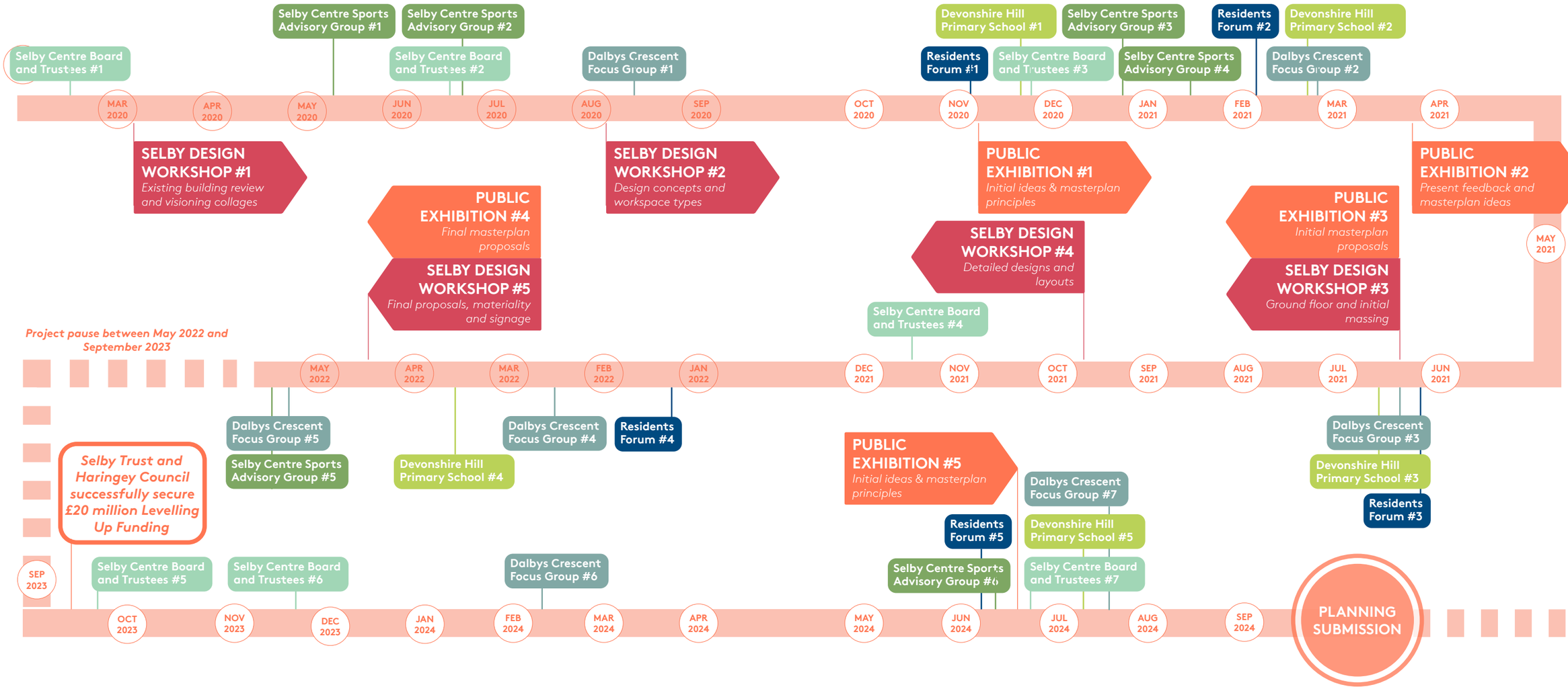
The engagement strategy was amended to minimise the impact of the pandemic through creative engagement techniques such as online webinars, films and postal packs to local residents.

The team were also able to hold a series of Covid-secure indoor and outdoor events in the sports hall and Selby Global Garden. Outreach techniques varied from event to event depending on government guidance, time of year and number of expected attendees.

The engagement strategy was again reviewed in September 2023 to ensure it remained deliverable under evolving economic conditions and still aligned with Haringey's project objectives.

## OUTREACH TECHNIQUES

- In-person events
- Phone consultations
- Online films
- Online drop-in events
- Mail-out questionnaire and info booklet
- Online surveys



The engagement focussed on key areas of the proposals;

- The overall masterplan which covered siting of buildings, massing, transport and access.
- New homes and the Green Spine
- The Selby Centre which covered detailed proposals for the building
- Sports which covered the brief, location and layout of facilities
- The Park which covered landscape proposals for Bull Lane Playing Fields.

Public engagement events were opportunities to present proposals as a whole, and consult on key decisions for the masterplan such as the location of the Selby Centre.

Workshops with focus groups with key Selby, Sport, and Neighbourhood Stakeholders then took place alongside public events and covered more detailed aspects of designs. These Key Stakeholders included the Selby Licensees, Weir Hall Action Group, REACT, Enfield Sports, Dalby's Crescent Residents, Sports Advisory Group and Devonshire Primary School.

*1: Public Consultation #3 in the Selby Global Garden*
*2: Attendees at the Selby Design Workshop #2*
*3: Excerpt of presentation material from the final public exhibition*
*4: Going through Selby Centre proposals at Public Consultation #3*
*5: Talking around the model at public Consultation #4*
*Below: Characters developed to situate proposals within the community context.*

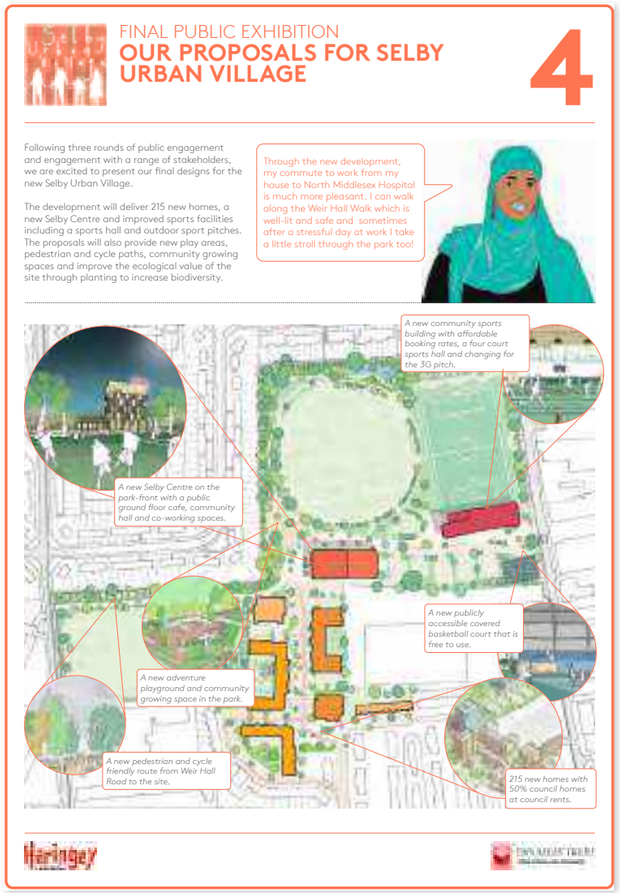
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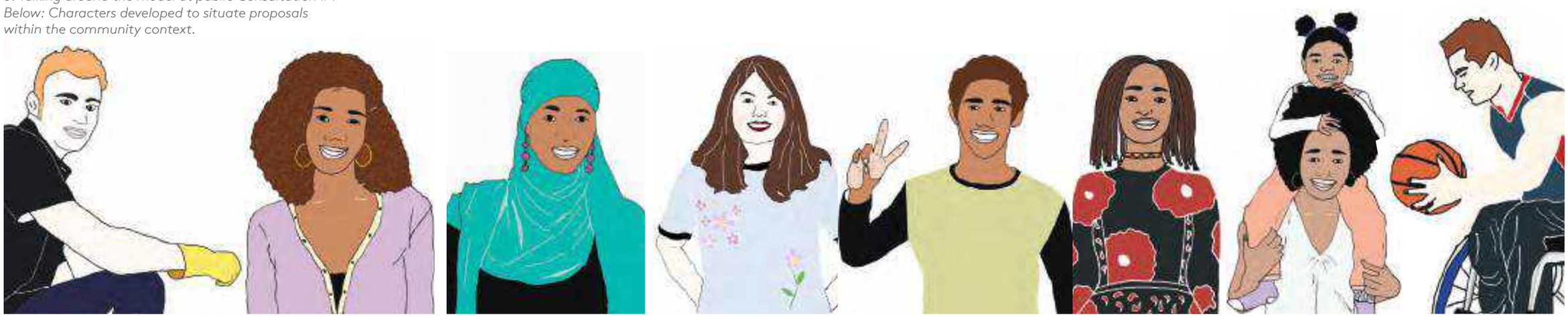



4:



5:





## 3.2 STATUTORY CONSULTATION

The team have consulted widely with statutory stakeholders over the course of the project and presented proposals to both Enfield and Haringey planning officers in a number of joint and single pre-application meetings. There have also been three Quality Review Panels with representatives from both boroughs facilitated by Frame.

Additional statutory stakeholders consulted with include Sport England, the Greater London Authority and Designing Out Crime Officers. Statutory Utilities consulted included Thames Water, UKPN, Power On, and Energetik

*QRP#2: '**The panel supports the main strategic decisions** that have been taken in the masterplan, including the siting of the Selby Centre and sports building.'*

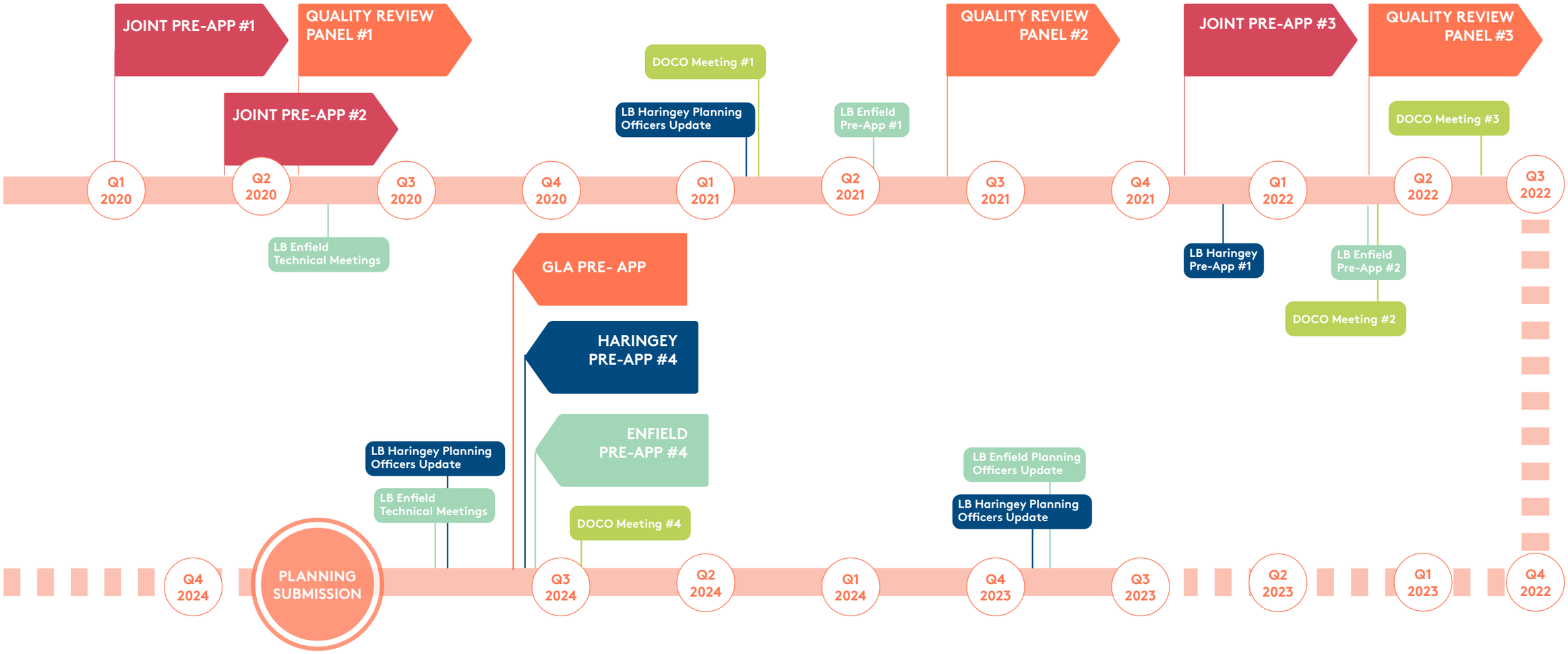
*QRP#2: 'The panel understands that sport is the focus for Bull Lane Playing Fields. However, it would encourage some further flexibility to achieve a **better balance between active sport and informal recreation**.'*

*QRP#3: '**The relationship between the Selby Centre and the adjacent parkland could be improved** with a more direct connection between building and green space.'*

*QRP#3: '**The mansion blocks are well composed with a welcomed architectural richness.'***

*DOCO#2: '**The general security arrangement of the Selby Centre is working well** with access control to all floors and a ground floor reception to assist.'*

*DOCO#2: '**The MUGA should be future-proofed** allowing for a fobbed booking system to be implemented. This would include ducting so that gates could be electronically controlled if needed.'*



## 3.3 PRE APPLICATION MEETINGS FEEDBACK

The team have attended six  Pre-App meetings; three joint between Haringey and Enfield, and one each with Enfield, Haringey and one with the GLA.

Feedback gathered throughout is summarised below.

### #1

### LONDON BOROUGH OF HARINGEY

4 Meetings
Location/Format: In person / online

Topics Covered: Masterplan, massing, amenity, sports provision, Selby centre building, transport, sustainability

**Feedback:**

- Building heights for both housing and Selby building will need to asses their visual and functional impact,and will need to be sensitive to surroundings.
- Boundary treatments and routes through, particularly in relation to neighbouring school, need to be carefully considered to enable sympathetic and effective transition from surroundings to site.
- Lighting in landscape proposals are paramount in ensuring the well considered play, sport and climate resilient features are effective in practice
- Urban greening strategies, sustainability measures, and emphasis on ecology are welcomed
- Ensure all housing complies with latest sustainability, overheating and fire safety recommendations and regulations

### #2

### LONDON BOROUGH OF ENFIELD

4 Meetings
Location/Format: In person / online

Topics Covered: urban design, masterplan, transport, playing fields, sustainability, The Selby Centre building

**Feedback:**

- Incorporate way finding to Selby Centre from Bull Lane, for vehicular access and as a part of the servicing strategy.
- Edge conditions, including fencing, massing and thresholds, requires higher level of delineation and detail.
- Care needs to be taken for sports not to over-dominate open space, with SUDs, growing spaces, cycle parking and routes, tree integration, and integrated play requiring a high level of consideration and detail.
- BREEAM, Zero carbon approaches, and full life cycle deconstruction strategies should all be considered for Selby Building.
- Clarity of programmes and uses within the Selby building, visual references, and the presence of the building as a landmark in the landscape to be carefully considered.
- Spill out strategies to be considered for Selby building to activate the park
- Civic character of the Selby Centre is crucial, especially with the reduction in overall height.
- Ensure that the planning application incorporates sufficient detail so that quality can be secured.

### #3

### DESIGN REVIEW PANEL

3 Meetings
Location/Format: In person / online

Topics Covered: Masterplan and Phasing, Public Realm and uses, The Selby Building, Transport, Sustainability

**Feedback:**

- Testing of residential portion of master plan required to provide the most appropriate massing.
- Consideration of Bull lane edge and maintaining a welcoming and attractive approach to the playing fields.
- Balance of active sports and Passive recreation throughout master plan to be carefully considered.
- Enhance legibility of public realm, ground floor condition, and street activation. Further clarity required on the character and hierarchy of resultant spaces.
- Housing blocks are well considered, however language and legibility of Selby centre, in particular its entrance and variation of use,  to be further considered.
- Relationship with existing Dalby's Crescent amenity spaces need further refinement.

### #4

### GLA

1 Meeting
Date: July 2024
Location/Format: Online

Topics Covered: Open space, social infrastructure, sports facilities, housing, urban design, transport

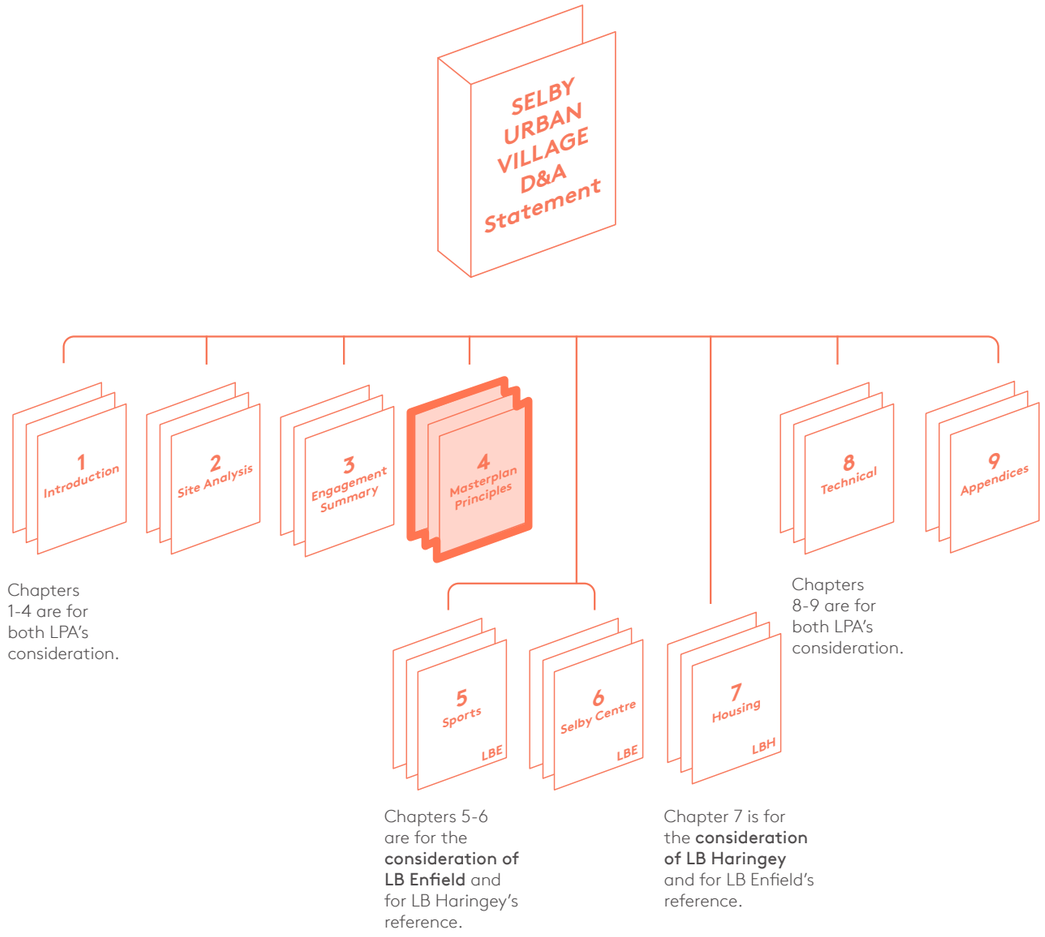
**Feedback:**

- The inadequate state of the existing Selby Centre and poor quality of spaces must be clearly set out in the planning application and circular economy statement.
- Set out the range of uses in the proposed building, to provide justification for reduction in floor space.
- Homes should all have access to private and communal amenity space, and should all clearly meet housing standards
- High quality play space in homes and appropriate sizing and distribution of wheelchair homes to be provided
- Selby Centre building should clearly celebrate its many uses
- At least one left per core in every building should be suitable or fire evacuation
- Car club spaces should be provided to support low-car nature of the proposal
- Communal heating network recommended, PV and heat pumps should be maximised and future energy flexibility should be considered
- Urban Greening factor, SUDs strategies, biodiversity metrics and reference to Air Nullity Neutral Statements should all be considered



# 4 MASTERPLAN PRINCIPLES

This chapter is for the consideration of both LB Enfield and LB Haringey as the masterplan principles for the scheme apply to the site as a whole.



# 4.1 OVERVIEW

The key urban place-making principle is a traditional street-based approach combined with a series of activated public spaces that pull the character of the park into the residential neighbourhood.

The Selby Urban Village Project has been designed comprehensively and is underpinned by a holistic masterplanning framework that establishes the key planning and design principles for the development in terms of site layout and the siting of individual buildings, their heights and massing;  the proposed access arrangements; the landscape proposals, including the layout of the park and the disposition of the proposed outdoor sport and play facilities, tree planting, hard and soft landscape proposals, SUDS and drainage, ecology and biodiversity and movement into and through the site.

## PHASING

Phasing of the masterplan is an important factor that has influenced the proposals. Continuous operation of the Selby Centre throughout construction was identified early on as a key briefing point. The phasing strategy for the preferred masterplan proposes delivering the soft landscaping of the park up-front to respond to comments from Resident's Groups as well as to kick-start the place-making process. The new Selby Centre building and Sports pavilion are then delivered to free up the Selby site for residential development. In the next phase, existing buildings are demolished enabling the remaining housing to be delivered on site. Following this, if funding is secured, then the Sports Hall can be delivered in line with the outline and a subsequent reserved matters applications. If the Sports Hall is not delivered then two padel courts will be delivered.



*00: The Existing Site*



*01: Sports and Park*



*02: Demolition and Residential*




*03: Final Developed Neighbourhood including Sports Hall (Application 3)*

# 4.2 OPTIONS APPRAISAL

During RIBA Stage 02, a masterplan options appraisal was carried out in order to identify the preferred masterplan option to take forward.

As part of this process, the design team developed 5 masterplan options each with a different urban place-making approach and Selby Centre location. A scoring matrix was then agreed between the design team, the council and Selby Trust, based around the seven shared project objectives.

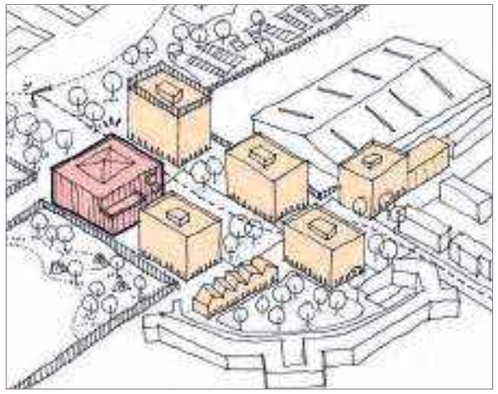
The team then went through a process of agreeing each of the sub-categories and their subsequent weighting before carrying out the marking independently. Option 04 and Option 05 scored the highest in all three sets of marking.

This process was used to develop the preferred masterplan option which takes the most successful elements of each option and combines them to form a hybrid with the Selby Centre on the park-front.

## 1. A SERIES OF SQUARES LEADING TO THE PARK

*An interconnected series of landscaped squares gradually lead to the park, negotiating the threshold between urban and open space.*

*Key takeaway: Urban squares or plazas are a positive place-making strategy for the site.*

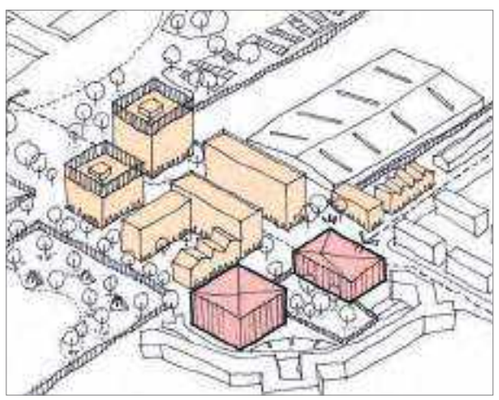




## 2. A RESIDENTIAL FRONT TO THE PARK

*The Selby Centre is situated between existing and new neighbourhoods and the urban form gradually 'loosens' towards the park.*

*Key takeaways: Looser urban grain towards the park and a U-shaped block to the school minimising overlooking.*





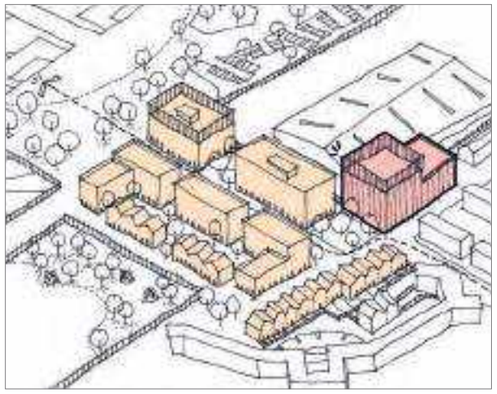




## 3. A RICH MIX OF TYPOLOGIES

*A new civic square sits at the top of Selby Road marking the entrance to the site and leading visitors to the park.*

*Key takeaways: An active square on the southern entrance to the site and low massing towards the school playing fields.*





## 4. URBAN VILLAS IN A PARK LANDSCAPE

*The Selby Centre is spread over the ground floor of the neighbourhood through urban villas in a forest landscape. Housing above sits amongst the tree canopies.*

*Key takeaways: Pulling the character of the park into the site.*

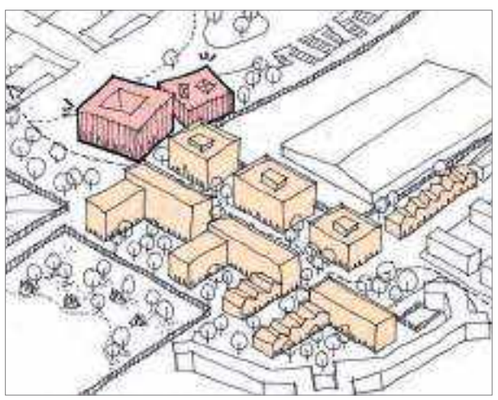




## 5. A LANDSCAPED BOULEVARD LEADING TO THE PARK

*A landscaped boulevard frames a view of the Selby Centre entrance with the park beyond.*

*Key takeaways: Selby Centre in the park and an open square at the southern entrance to the site.*





## 4.3 KEY PRINCIPLES

The masterplan options appraisal was used by the design team to develop the preferred masterplan principles. This adopted a traditional street approach with buildings both sides, combined with generous public realm to create a strong connection between Selby Road, Bull Lane park and the Selby Centre.

The following principles aim to capture the key design priorities for the site. They set out the criteria against which designs have been assessed and have developed with the benefit of regular stakeholder feedback.




### CLEAR AND DIRECT PEDESTRIAN AND CYCLE ROUTES THROUGH THE SITE

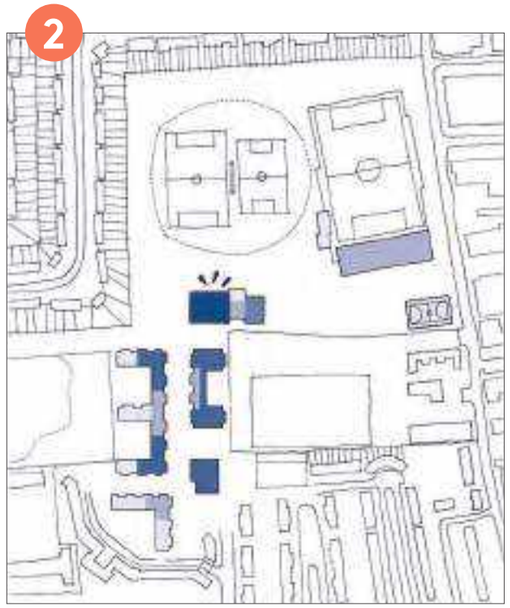
Currently, the site is impermeable with no clear routes through the Selby Centre site and park.

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. Routes  are activated by carefully placed entrances to public buildings and residential blocks.

Clear fronts and backs are reinforced through regular front doors to ground floor homes and entrances to communal lobbies.

Entrances to non-residential uses flank the key east-west route through site to encourage footfall.



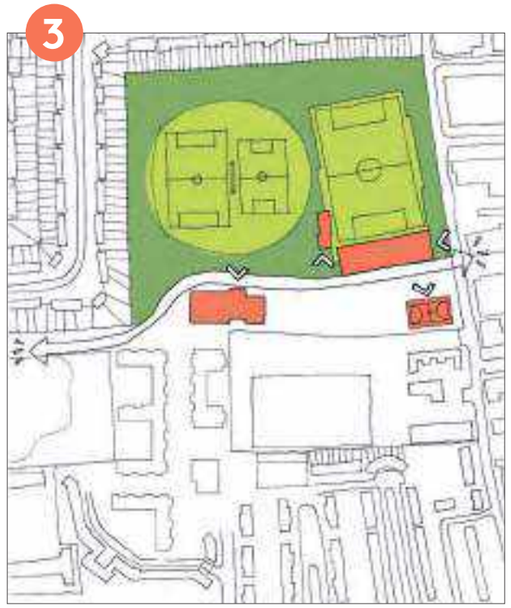

### SELBY AT THE HEART

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 lowers to the south and west to tie in sensitively with the surrounding context and minimise impact on the neighbouring school playing fields.

The playful roofline of the Selby Centre distinguishes it from the surrounding housing buildings and marks its public function.

At the ground floor of the southern building is a small commercial unit, envisaged as a corner shop, it is included to animate Selby Road, to compliment the existing sports hall and in response to feedback received during engagement events.




### 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.

The playing field lacks facilities such as changing rooms to support more intensive use.

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 has been developed to protect the privacy of existing residential back gardens, minimising nuisance from noise and light from the 3G pitch.




### BALANCING PARK USES

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

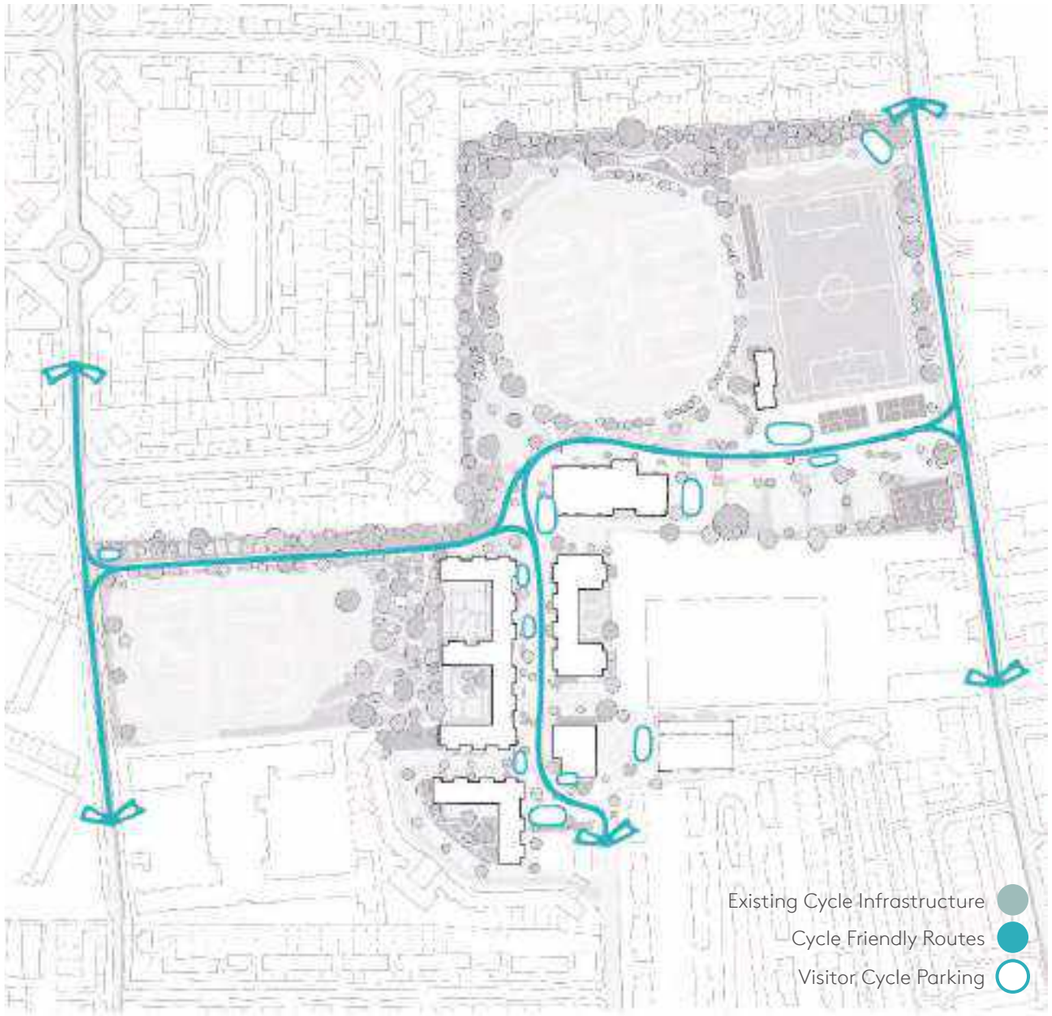
Given limited maintenance biodiverse habitats have become established around the edges of the site underneath the mature tress.

Feedback from residents and stakeholders supported the diversification of Bull Lane uses to encourage more active lifestyles and maximise the benefits of this valuable green asset in the neighbourhood.

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.

This landscape led approach seeks to extend the park towards the neighbouring housing areas.

# 4.4 MOVEMENT AND ACCESS




## CYCLING

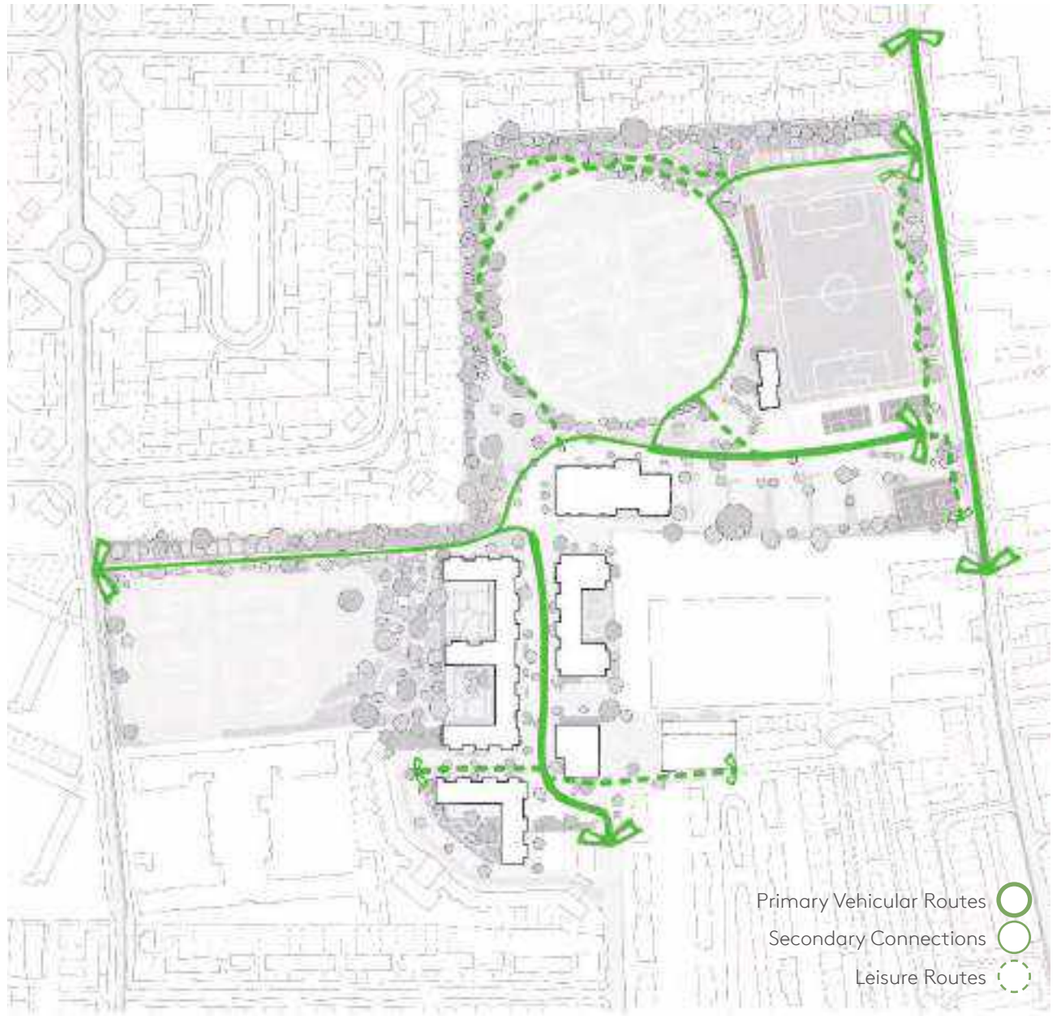
East-west route connecting Weir Hall Road and Bull Lane is shared surface between pedestrian and cycle-use only.

Selby Road is a pedestrian and cycle-priority road with traffic calming measures.

Visitor cycle parking spaces are spread across the site and located around key entrances to buildings.

Secure bike parking spaces are located in secure bike stores in each of the residential buildings and the Selby Centre. The table below illustrates the number of cycle parking spaces provided throughout the scheme.

| | Long Stay | Visitor | Oversized |
|---|---|---|---|
| LB Haringey | 382 | 7 | 19 |
| LB Enfield | 30 | 68 | 0 |




## WALKING

All  routes will prioritise safe pavements, a hierarchy of pedestrian routes are established through the site to increase the permeability and sense of safety in the neighbourhood.

North-south routes connect Haringey's residential neighbourhoods with the park and beyond to North Middlesex Hospital.

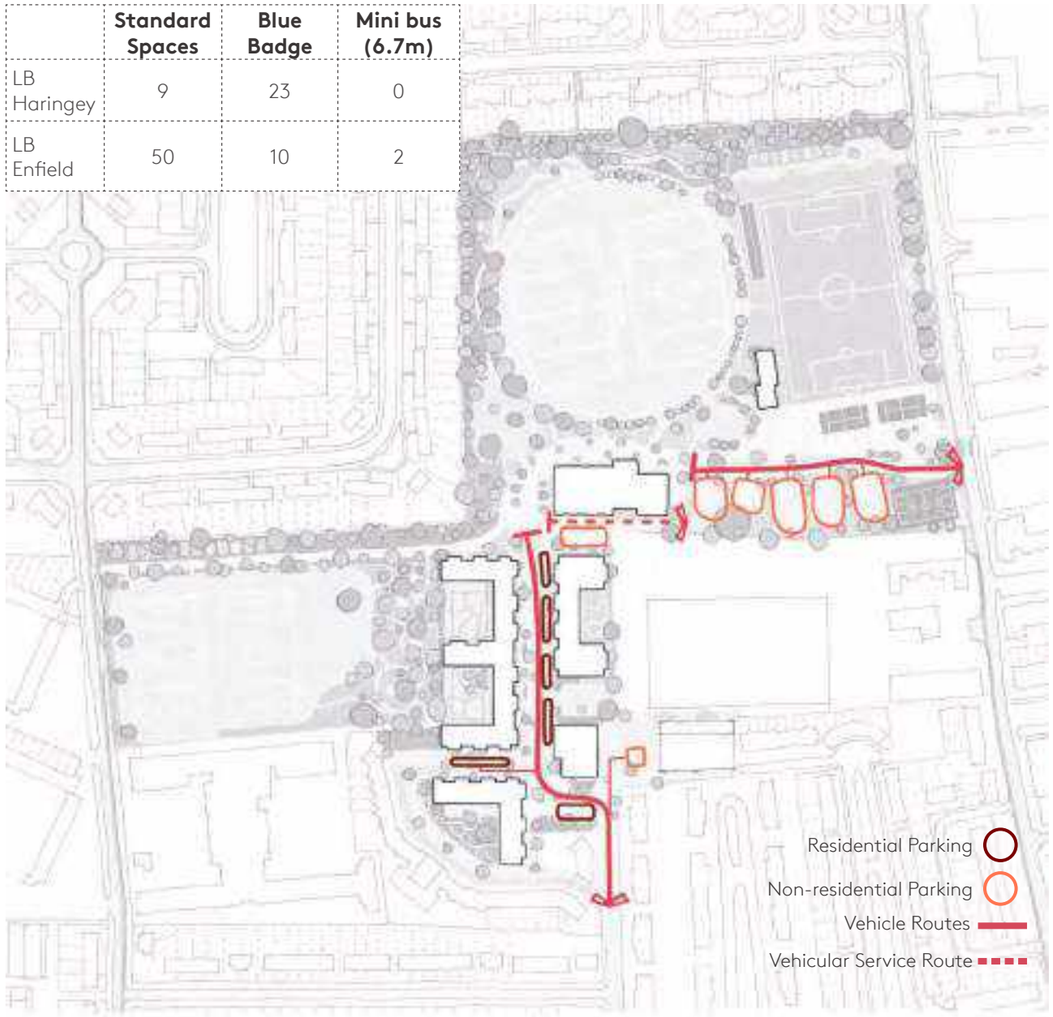
The east-west routes connects Weir Hall Road to Bull Lane and Queen Street, reproviding a valuable local connection, this is shared with bicycles.

Secondary routes are shared with bicycles and link into existing streets such as Dalby's Crescent and Allington Avenue.

Bull Lane is also improved through the introduction of a linear park.

A series of tertiary, pedestrian only leisure routes within the park are introduced as trails through areas of wild planting. This is to encourage activity and footfall around the edges of the park.

| | Standard Spaces | Blue Badge | Mini bus (6.7m) |
|---|---|---|---|
| LB Haringey | 9 | 23 | 0 |
| LB Enfield | 50 | 10 | 2 |



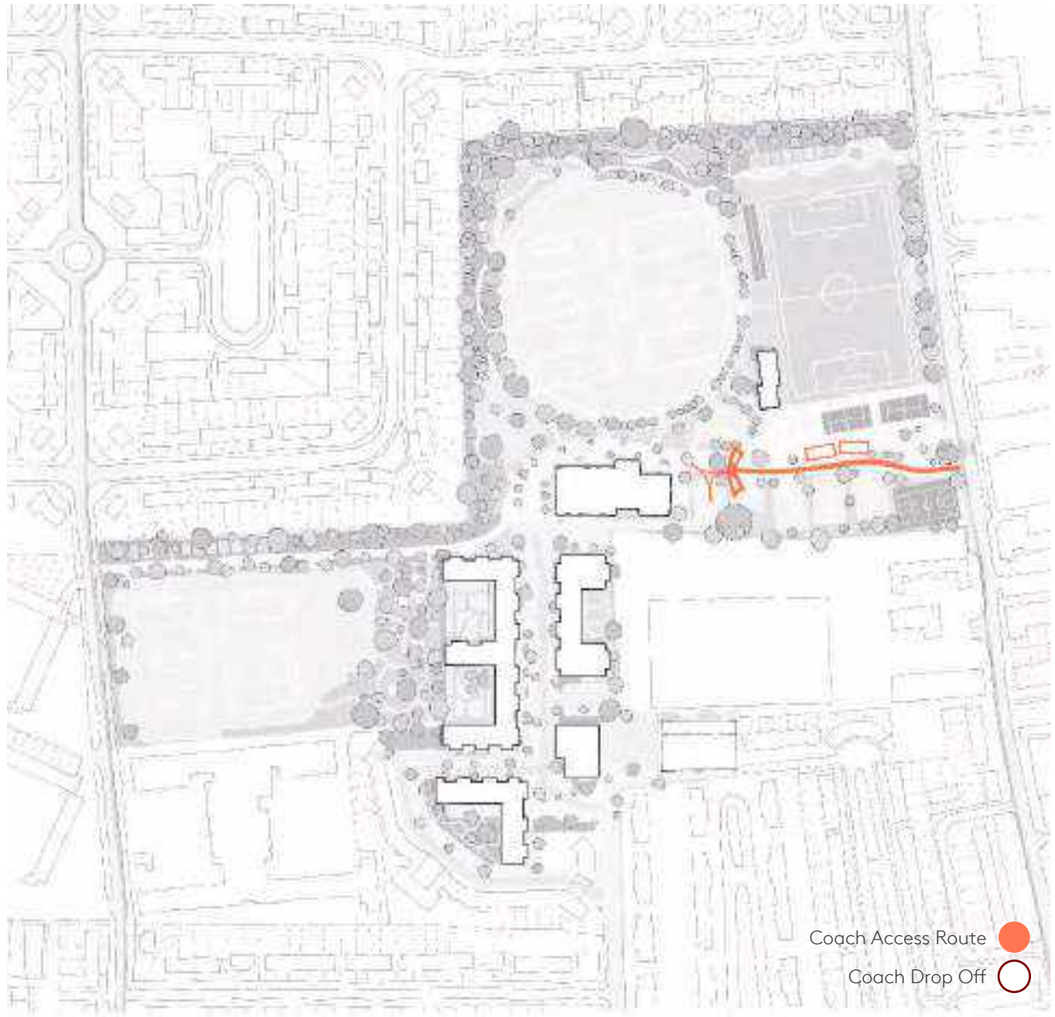

## VEHICULAR ACCESS AND PARKING

Residential parking is all accommodated on-street with a parking ratio 0.11, with 21 blue badge spaces and 1 car club space. Residential vehicular access is restricted to Selby Road and does not cross over into Bull Lane, instead vehicles turn and exit to the south.

Non-residential parking serving the Selby Centre and sports uses in the park are accommodated on the southern boundary of the park and accessed from Bull Lane/Queen Street. The access point is to the south of the recently introduced bus gate.

Nine parking spaces for the Selby Centre staff are accommodated in the service yard behind the Selby Centre, these are immediately south of the Haringey borough boundary..

Temporary non-residential spaces are for coach drop-offs.



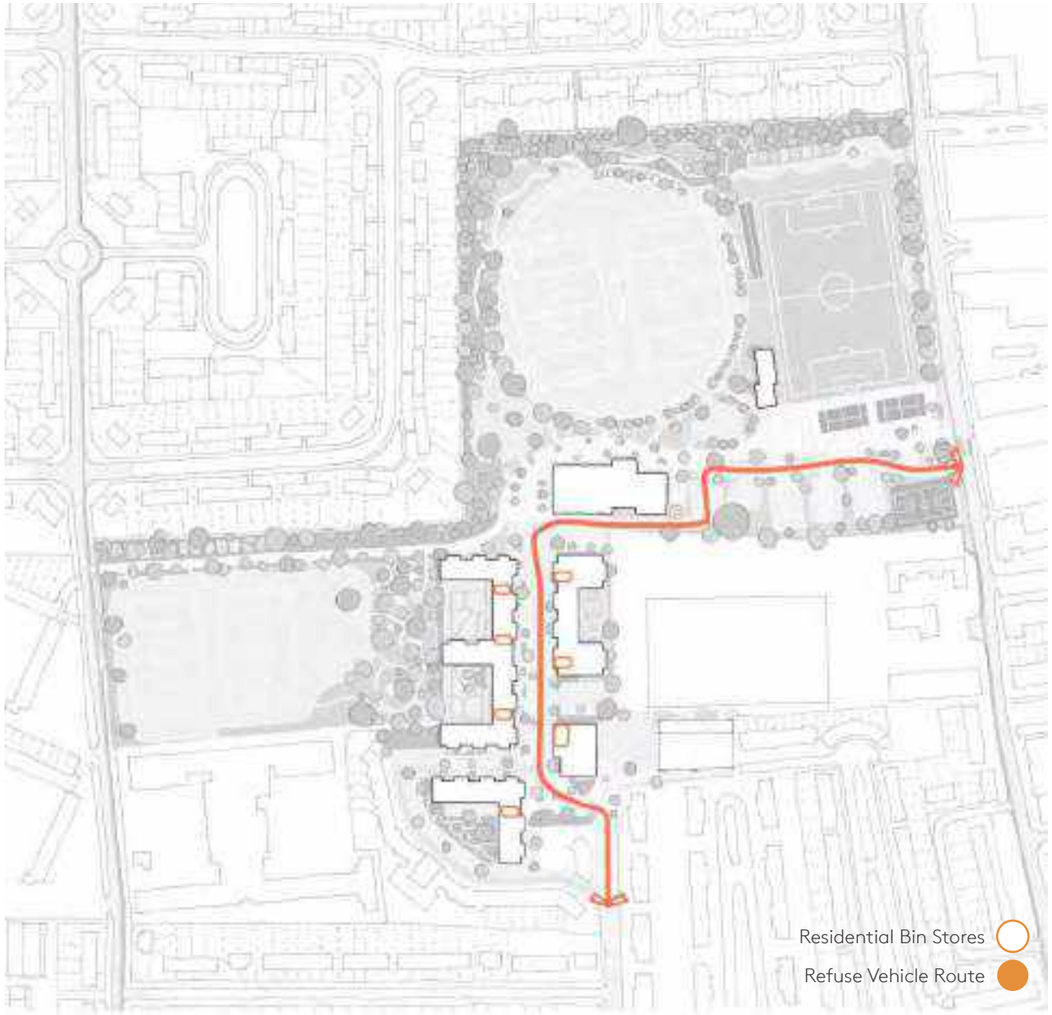

## MINI-BUS ACCESS

Mini-buses visiting the Sports Centre will enter site from Bull Lane / Queen Street approaching from the south.

To exit the site, mini buses will be granted access to the Selby Centre - access is controlled gate and exit via Selby Road or turn in the parking area and exit via Bull Lane / Queen Street.

Turning circles and tracking analysis has been carried out on mini buses of 6.7m, 17 person, as set out in the Sport England guidance requirements.

Two mini-bus coach parking bays are located opposite the main parking area, close to the 3G pitch, for temporary drop-off and short-stay parking. These spaces could also accommodate four standard car bays.



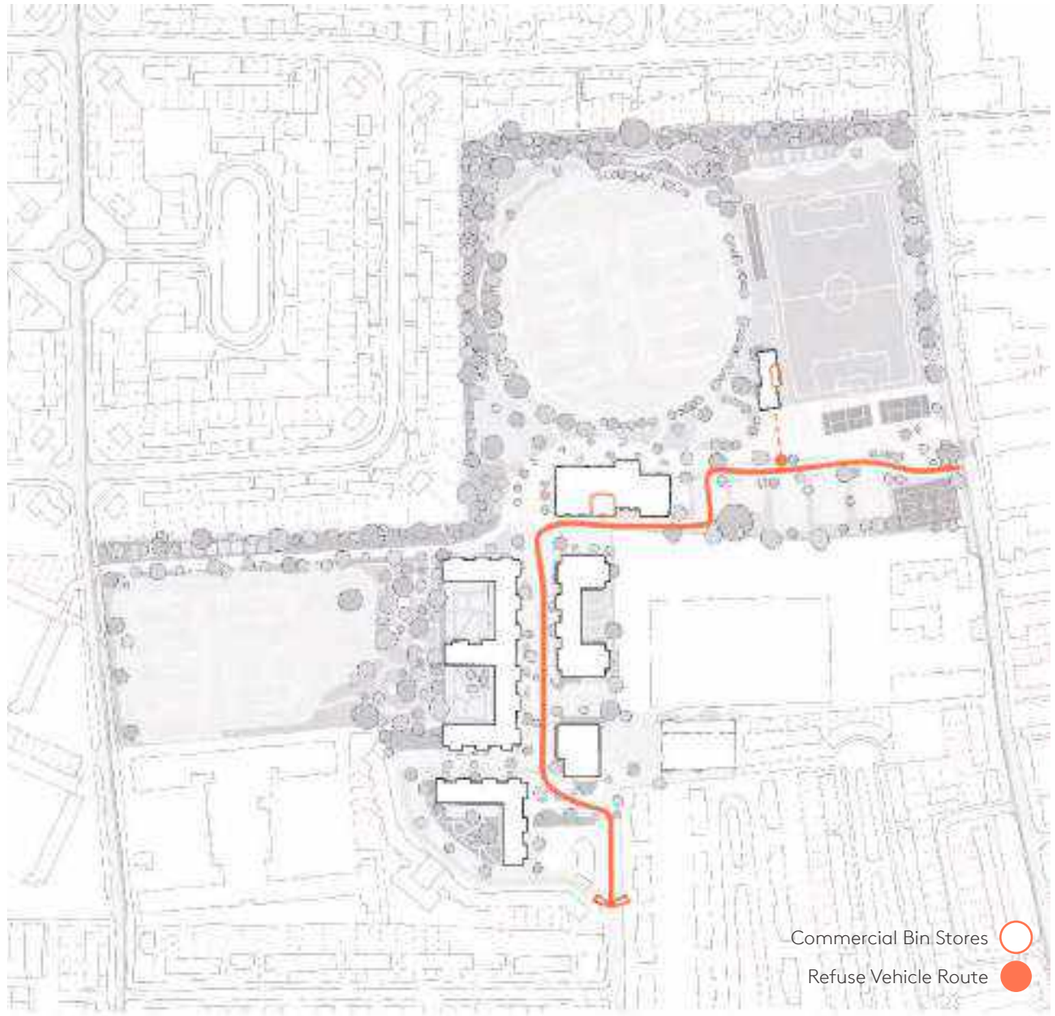

## RESIDENTIAL WASTE COLLECTION

Residential waste collection will be carried out by LB Haringey.

The refuse vehicle has an unobstructed route between Queen Street to the east and Selby Road to the south (via dropped bollards at the Selby Centre service yard).

Bin stores are located securely within residential buildings and are all within the 10m stipulated drag distance.

For more information on residential refuse collection, please refer to Velocity Transport's Operational Waste Management Strategy.




## COMMERCIAL WASTE COLLECTION

Waste collection for non-residential uses such as the Selby Centre and Sports Centre will be done through a commercial contract.

Refuse vehicles will enter the site via Queen Street and exit south along Selby Road via the Selby Centre service yard.

Access to the Selby Centre service yard is gated and will need to be organised directly with management on collection days.

Bin stores are securely located within the Selby Centre.

For more information on non-residential refuse collection, please refer to Velocity Transport's Operational Waste Management Strategy.

## 4.5 LANDSCAPE DESIGN PRINCIPLES

A new Bull Lane Park extends into a green residential street providing a parkland setting and green amenity for both the proposed new housing and Selby Centre. A balance is achieved between competing uses in the park with sport, leisure and ecology considered together to create a multifunctional landscape. A more formal and 'constructed' landscape of sports uses contrast with the wilder and naturalistic edges of the park.

Within the park, extensive new tree planting and creation of biodiverse habitats sit alongside sports facilities and community gardens. There is an emphasis on natural play for all ages across the park. New pedestrian and cycle routes significantly improve local connectivity and permeability, ensuring that the new facilities are easily accessed.

The design and organisational challenge of the project is to reconcile a complex series of, sometimes conflicting, activities within a limited space, whilst ensuring no one use dominates. Placing the 3G pitch parallel to Bull Lane maximises remaining green space creating a large enough field for sports, as well as a generous active perimeter. The impact of the 3G pitch is lessened by a set back from Bull Lane, which also separates and protects existing trees from the new pitch.

A distinctive hard landscape, with inset rain gardens and characterful trees, provides a setting for the Selby Centre whilst also defining an important east/west route and a clear interface with the new housing. Public realm around the housing is an extension of the adjacent parkland character.




1. 3G Pitch
2. MUGA Court
3. Outdoor Gym
4. Sports Field
5. Play
6. Community Growing
7. Wildlife Area
8. Pond
9. Cricket Nets
10. Mound
11. Weir Hall Way
12. Bull Lane Walk
13. Car Park
14. Community Global Garden
15. SuDS Spine
16. Padel Courts

**Diversifying Habitat and Encouraging Wildlife**

The site is part of an important chain of green spaces on the west side of the Lea Valley running parallel to the River Lea and including Pymmes Park directly to the north and Tottenham Cemetery directly to the south. The boundaries of the site, with mature trees and understorey, are the most ecologically valuable habitats and wherever possible these have been retained and enhanced.

The project presents an opportunity to diversify habitats. A pond and fringe wetland introduce a valuable new habitat. A significant increase in future tree cover and the wide extent of SuDS network will diversify habitats and strengthen green routes through the site. New tree planting and soft landscape planting is also diverse and intended to encourage biodiversity. Away from the sports field amenity grass, wherever possible grasses will be species rich meadows. Biodiverse green roofs will provide a potential mosaic of habitat undisturbed by everyday use. New boundary planting, and to fencing including the 3G pitch, will include native hedgerows and climbers. Residential courtyards will also include native hedges and rain gardens. Bats have been identified on the site. New planting such as hedgerows and trees will create additional bat foraging habitat enhancing potential bat commuting and complementing bat roost creation.



# 4.6 ECOLOGY + UGF + BNG

## PRELIMINARY ECOLOGICAL ASSESSMENT

The site is dominated by buildings and hardstanding, grassland, scrub, and trees.

The site contains potentially suitable habitat for the following protected species:

Roosting, foraging and commuting bats, nesting birds, hedgehogs, common invertebrates, and stag beetles.

Lee Valley SPA and Ramsar, and Epping Forest SAC and SSSI are located 2.2 km south-east, and 5.9 km east of the proposed development site respectively.

The PEA has informed the design strategies for the project, identifying areas of scrub, grassland, ruderal vegetation, tall forbs and trees that are high value and should be retained where possible. This is reflected in the following:

- Retention of bramble scrub around the edges of the Bull Lane site
- Retention of trees around the edges of the Bull Lane site
- Minimal intervention in the Weir Hall link
- Retention of key trees in Haringey
- Planting species specified for ecological value and native status
- Coordinated landscape, ecology and SuDS designs



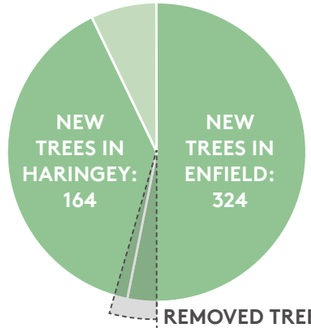

## GAIN / LOSS OF TREES

The tree survey has recorded trees and vegetation in and adjacent to the Site that could be impacted by the Proposed Development, and includes 47 trees, 7 tree groups, and 2 shrub groups. The trees and vegetation are primarily located in Enfield within Bull Lane Park, with only 16 trees and 2 shrub groups located in Haringey within the general area of The Selby Centre.

The proposed development requires the removal of nineteen trees, one tree group, one part removal of a tree group, and two shrub groups.

**TOTAL TREES: 488**

**RETAINED TREES: 26**
Retained tree groups: 6




**REMOVED TREES: 19**
Removed tree groups: 1
Partially removed tree group: 1

There are a total of 488 new trees proposed. All new trees are planted in soft ground and with underground guying.

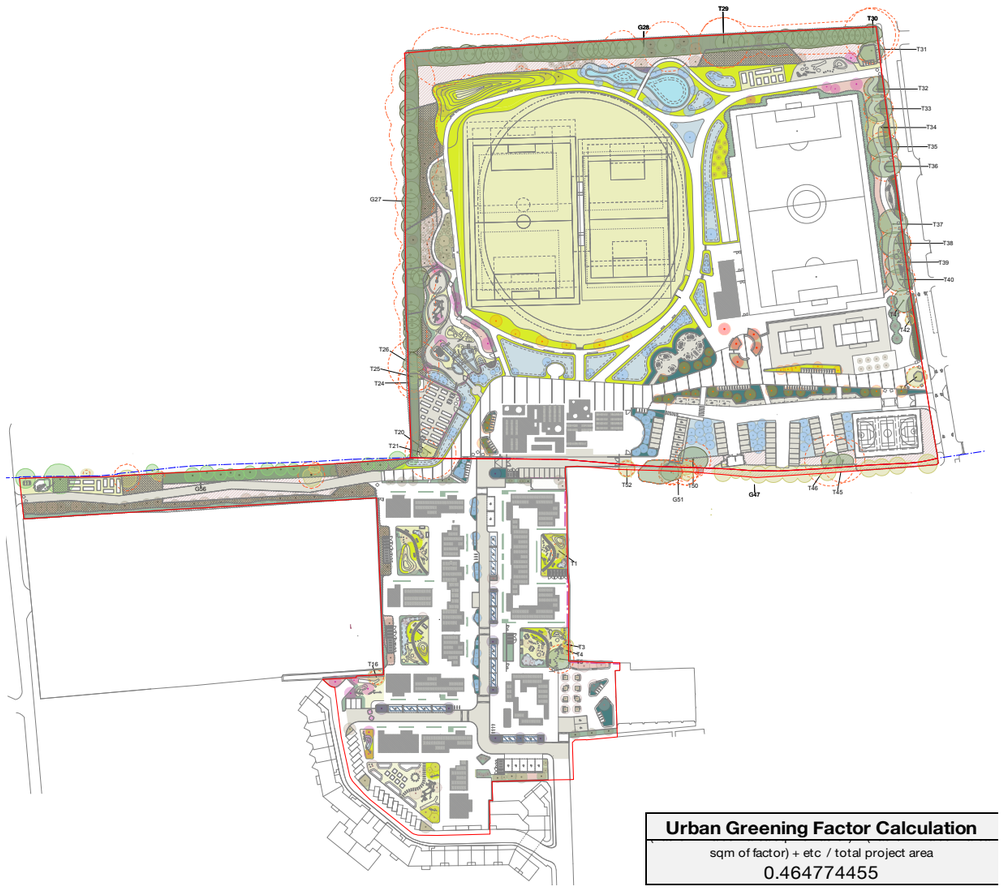
The proposed new trees are located across the site singly, in screens or clumps to spatially define new outdoor places and activities, to reinforce the route network and to add variety, character and habitat.

## BIODIVERSITY NET GAIN

The Biodiversity Metric calculator concludes that the development is due to result in a 5.07% increase in biodiversity units compared with the existing site prior to development activities This is largely due to the increase in coverage of grassland, trees, and the retention of scrub and tall forbs.

## URBAN GREENING FACTOR

The London Plan 2021 states that major development proposals should contribute to the greening of London by including urban greening from the outset of the development design process. A score 0.465 has been calculated for the overall masterplan landscape, which exceeds the 0.4 recommended by the GLA for predominantly residential projects.




**Urban Greening Factor Calculation**

sqm of factor) + etc / total project area

0.464774455



# 4.7 PLAYSPACE



## PLAYSPACE

Play is embedded across the site with 'play on the way' opportunities complementing dedicated play areas. Natural play is prioritised. Two smaller play areas are close to the Weir Hall Road and Northeast entrances to Bull Lane Park. A large playground for all ages is set in the centre of the park next to the Selby Centre.

This playground takes its character from a shaped landscape with play equipment built into mounding and banks. The Bull Lane Walk is characterised by a play route with play opportunities parallel to the path. Within the residential street, rain gardens are animated by stepping stones and boulders. Residential courtyards offer secure doorstep play while a new public open space by Dalby's Crescent contains play equipment for all.

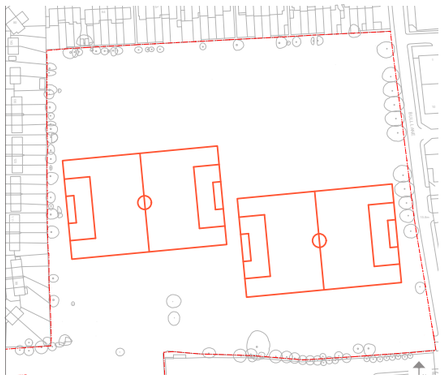
The MUGA and the wider park, including the hill, provide less formal play opportunities especially for older children.

Engagement was undertaken to establish how the park could be designed to be an inclusive space. Best practice approaches to creating spaces to encourage girls and young women to use the park have been adopted, in particular providing adaptable spaces that are not dominated by sports uses. The resulting key spaces include the copse, located in the centre of the park, is seen as a focus and meeting space providing suitable space for girls in the park.



## 4.8 SPORTS PITCHES

Bull Lane was most recently used for playing football and two full size 11 v 11 pitches are currently laid out. However the playing surface is in poor condition and the pitches are not regularly booked out, partly due to the lack of changing or wc facilities on site. Haringey's records show that it was booked out six times in 2020, five times in 2021, three times in 2022 and 2023.



Proposed sports provision is shown below:

**Football**

11v11: 3G Pitch full size
9v9 pitch: 51 x 79m inc. run off
7v7 pitch: 42 x 60m inc. run off
Five-a-side football pitches: 36.5 x 27.4m

**Cricket**

Artificial wicket, 2.74 x 30m

9-pitch Field: 115.84 x 111.56m

Two cricket nets

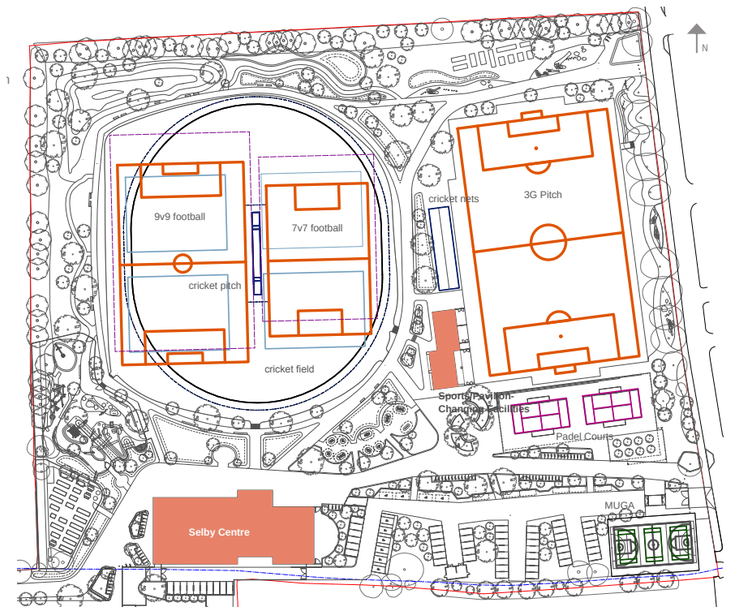
**MUGA**

21 x 32m including run off

(largest court, basketball: 15m x 28m) Mini tennis courts

**Tennis**

2 padel courts






## 4.9 SUDS STRATEGY



The proposal provides an opportunity for an ambitious integrated sustainable drainage strategy.

The proposed SuDS network will bring biodiversity, play opportunities and add a layer of distinctive landscape character.

A north/south SuDS spine follows the central spine through the site.

As the borough boundary splits the SuDS strategy will drain from Haringey into Enfield.

Various typologies of SuDS planting will be incorporated across the site ranging from naturalistic wet grassland and wooded swales to smaller street rain-gardens. All planting within the SuDS features will use species that cope well with seasonal fluctuations in moisture levels, both drought and inundation.

Swales and rain-gardens within the public realm and courtyards will utilise textural and naturalistic planting to form a characterful setting, utilising robust planting palettes.
A new naturalistic swale feature within the extended SINC area will create an ecotone condition to the existing woodland edge.

Street trees will feature bioretention tree pits planted with robust tree species, such as Alnus incana.

- *Connecting Pipework*
- *Permeable Paving*
- *Rain Gardens*
- *Swales*
- *Bioswales*
- *Attenuation Basin*
- *Attenuation Pond*
- *Attenuation Tank*
- *Large French Drain*



# 4.10 QUANTUM

## SPORTS

The indoor and outdoor sports brief has been developed alongside community stakeholders, planning officers and statutory stakeholders such as the Football Foundation and Sport England.

More information on the sports proposals can be found in Chapter 5. This chapter is divided into two sections 5a and 5b, the first section is included in Application 2 and the section is included in Application 3 which is an outline application with illustrative scheme.

As a summary, the project will deliver:




## OPEN SPACE

The proposals will lead to a quantitative loss in the amount of land that is designated as local open space. The designated land is, however, currently unserviceable for its use as a playing field and the edges of the site have become overgrown, hence the net loss must be considered in the context of the substantive gains that will be delivered by the proposals and the biodiversity that requires protecting.

The proposals comprise a range of new indoor and outdoor facilities that will enable the Bull Lane Playing Fields site to re-establish itself as a significant new sporting destination.

There is a symbiotic relationship between the proposed indoor and outdoor facilities and the design and siting of the buildings seek to maintain the character and openness of the playing field site. They also deliver other ecological and landscape enhancements.

The footprint of the building has been optimised and the within the multi-use model the functions have been stacked to optimise efficiency in terms of programme, cost and environmental performance.

The provision of the new sports facilities optimise the potential of the Park, whilst striking an appropriate balance between the desire to provide opportunities for informal recreation and the ability of the scheme to deliver other policy imperatives in relation to drainage and SUDS, ecology and biodiversity, community growing and children's playspace.

Striking the appropriate balance between sport and informal activities formed a key discussion point through the pre planning process and the conclusion of these discussion both officers and the QRP confirmed that they felt that the proposals had struck the right balance.

## THE SELBY CENTRE

The Selby Centre is an existing community facility that will be reprovided as part of the development. The brief has been developed alongside centre licensees and management, in tandem with the development of their business plan.

More information on the Selby Centre proposals, which are part of Application 2, can be found in Chapter 6. As a summary, the new building will deliver:

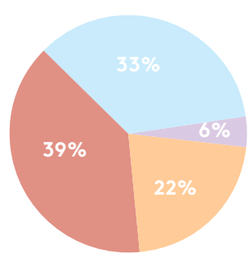



## HOUSING

The housing brief was provided by the client the London Borough of Haringey. Proposals will deliver 202 new homes, 100% will be at council rents.

Housing will be delivered through a variety of typologies ranging from 4-6 storey buildings.

More information on housing proposals can be found in Chapter 7. As a summary, the project will deliver:




*Proposed Mix*

| PLOT | 1 BEDS | 2 BEDS | 3 BEDS | 4 BEDS | TOTAL |
|---|---|---|---|---|---|
| 5 | 18 | 23 | 21 | 2 | 64 |
| 6 | 20 | 38 | 22 | 7 | 87 |
| 7 | 5 | 15 | 5 | 0 | 25 |
| 8 | 1 | 3 | 19 | 3 | 26 |
| | | | | | |
| TOTAL | 44 | 79 | 67 | 12 | 202 |
| *Mix* | 22% | 39% | 33% | 6% | 100% |








## 4.11 MASSING AND TYPOLOGY

Massing on the site has been designed to minimise impact on neighbouring properties whilst optimising the site for housing delivery.

Massing is lower to the south towards Dalby's Crescent and to the west along the school playground boundary. This responds sensitively to the context whilst also ensuring that public spaces are sunny and new homes not overshadowed.

202 new homes are delivered across four new buildings, ranging in height from 4 to 6 storeys. Buildings step up at the corners and there are a variety of heights along the new street provides animation and articulated balconies define individual homes.

Massing is also used as a way-finding tool with taller buildings around key public spaces such as the northern and southern squares.




*Diagram illustrating plot numbers*




*Axonometric view of the proposal illustrating storey heights and stepped massing across the site*

# 4.12 TOWNSCAPE VIEWS

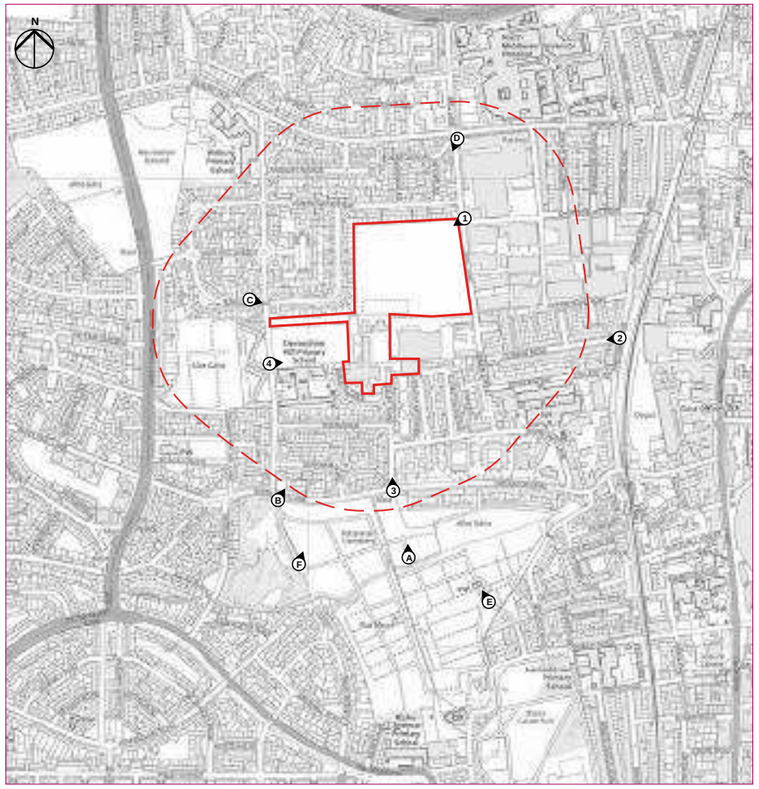
The study area for the appraisal of the townscape character, considers listed buildings and locally listed buildings includes a 250 metres radius from the Site, as illustrated in Figure 1, with further long distant raised views being considered where relevant. The Site does not lie within a conservation area, nor does it include any heritage assets. There is only one heritage assets that falls within the study area, the northern edge of the Tottenham Cemetery Conservation Area, as shown below, the main body of which lies to the south.

There are some listed buildings outside the study area towards the centre of the cemetery and within the wider area of inter-war housing. These are all listed grade II:

- The Chapels in Tottenham Cemetery
- The War memorial in Tottenham Cemetery
- The Tunnel connecting the east and west portions of Tottenham Cemetery
- The Church of St John the Baptist

Further away to the east, beyond the large railway viaduct and its power gantries, lie the North Tottenham Conservation Area and various listed buildings. The views included in the study were agreed with the Haringey planning officers during the pre-app process.

Refer to the appendices in this document for the accompanying Townscape Analysis report prepared by Neaves Urbanism.







## A - TOTTENHAM CEMETERY

Situated within the north-eastern area of Tottenham Cemetery Conservation Area, providing long-range view from the south




## B - WHITE HART LANE

Positioned on the southern pavement of White Hart Lane, looking north-east, providing mid-range view from the south-west




## C - BARCLAY ROAD

Taken from the northern pavement of Barclay Road, near Weir Hall Road, providing mid-range view from the north-west




**D - BULL LANE**

Located on the eastern pavement of Bull Lane, providing mid-range view from the north-west




**E - TOTTENHAM CEMETERY**

The impact in northward views of the listed chapel across the cemetery/CA. It is a well screened location thanks to mature trees, but still, impact needs to be assessed.




**F - TOTTENHAM CEMETERY**

The impact of the new development in views across and out of the cemetery towards the development site, from the northern section of the cemetery from the main path leading to the landscaped garden




**1. BULL LANE PARK ENTRANCE**




**2. DURBAN ROAD (HRW LINK)**




Existing Condition

Proposed Condition

**3. SELBY ROAD**

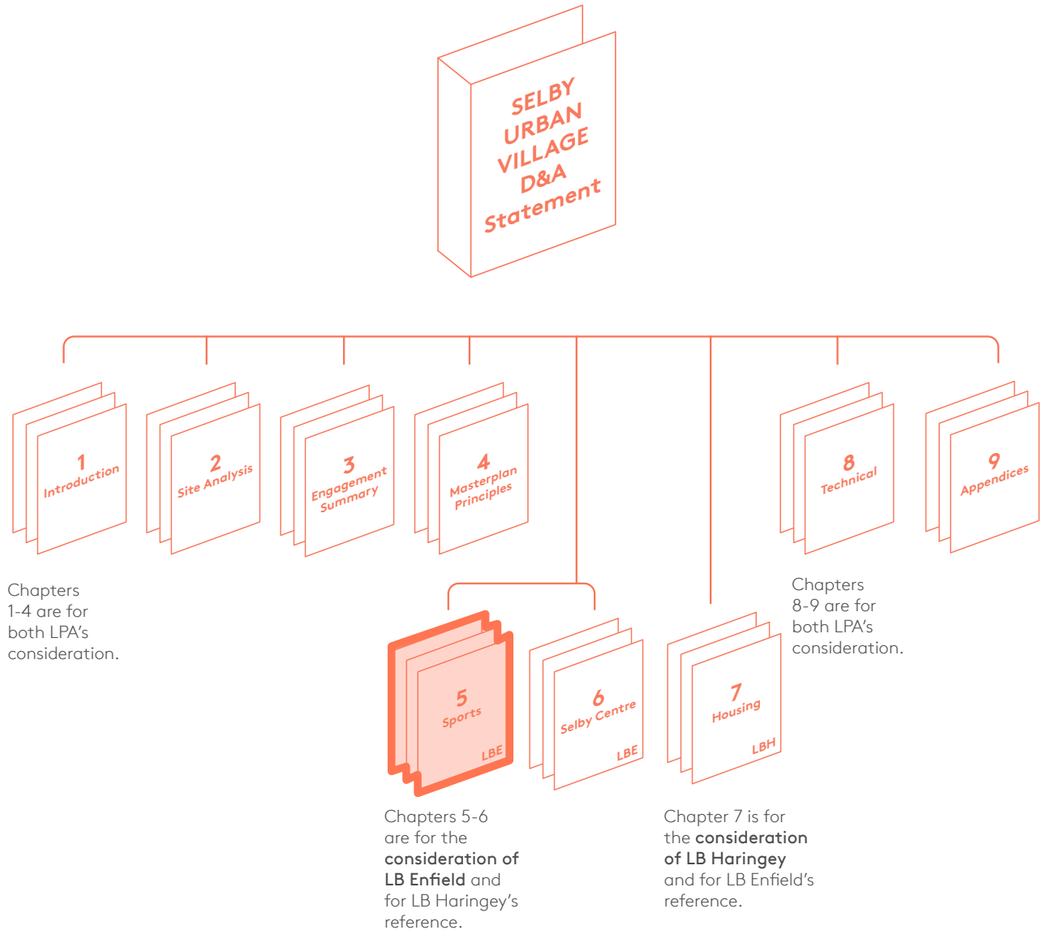



**4. DEVONSHIRE PRIMARY SCHOOL**



# 5A SPORTS (APPLICATION 2)

Sports facilities are located within LB Enfield. As such, this chapter is for the consideration of LB Enfield, and for LB Haringey's reference. It is divided in two sections, 5a for Application 2 and 5b for Application 3.




Chapters 1-4 are for both LPA's consideration.

Chapters 8-9 are for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

# 5.1 INTRODUCTION

## DESIGN PROCESS OVERVIEW

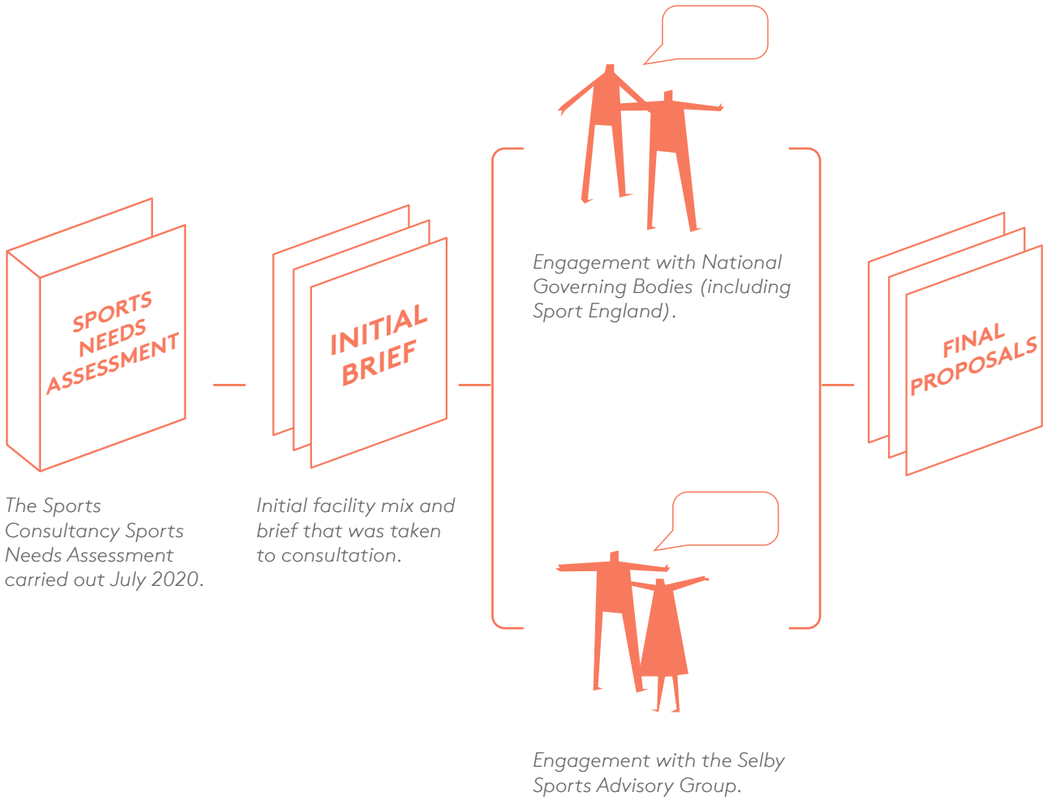
In July 2020, the Sports Consultancy were appointed to carry out a Sports Needs Assessment to begin to define the indoor and outdoor sports brief to be delivered as part of Bull Lane Playing Fields' transformation.

The report resulted in a brief that made recommendations around the sports facility mix in response to initial consultation with Sporting NGBs.

In February 2021, the Sports Consultancy also carried out work around the sports business plan, looking at various scenarios for operation and management.

The initial facility mix was then taken out to consultation involving local sports and community groups. These sessions covered the brief as well as the layout of facilities on the site.

Design proposals were also reviewed by Sport England, the England and Wales Cricket Board and the Football Foundation to ensure compliance with design guidance. In July 2024 the Sports Consultancy carried out a consultation with the sports national governing bodies and Sport England. The findings are summarised in their report submitted as part of this application.




*The Sports Consultancy Sports Needs Assessment carried out July 2020.*

*Initial facility mix and brief that was taken to consultation.*

## SPORTS NEEDS ASSESSMENT

The following strategic stakeholders were consulted with as part of the Sports Needs Assessment to comment on the facility mix:

- London Borough of Haringey
- Active Enfield
- London Sport
- Sport England
- The Football Association
- The Football Foundation
- London Football Association
- Middlesex Football Association
- Amateur Football Alliance
- Tottenham Hotspur Football Club
- The Lawn Tennis Association
- The English Cricketing Board
- Middlesex County Cricket Club
- London Skolars Rugby League Club
- The Rugby Football Union
- British Gymnastics
- England Netball
- Basketball England

In summary, the assessment concluded the following:

- There is a need for additional natural turf pitches in the borough capable of hosting football, cricket and rugby league/union. A focus should be put on ensuring there are sufficient youth football pitches to satisfy demand.
- There is a need for up to 2 full sized (floodlit) 3G pitches at the Bull Lane site.
- Adequate changing facilities will also be required to serve the outdoor playing facilities.
- It is important that the current 4 court sports hall is replaced to meet Sport England's current standards.
- The existing boxing facilities are an important part of the offer at the site and should be re-provided.
- Due to nearby competition, the evidence suggests that a 30-station gym could provided in the Selby Centre.
- It is recommended that a tarmacadam MUGA is included for the development of outdoor sports.

## STAKEHOLDER ENGAGEMENT

From March 2020 to July 2024, the design team facilitated consultations with a number of key stakeholders and sporting bodies to review designs. The discussions and outcomes of these meetings have been summarised here.

#1

### FOOTBALL FOUNDATION

Date: September 2021
Location/Format: Online meeting
Attendees: Football Foundation Technical Project Manager, LBH Active Communities and the Design Team.

Topics Covered: Design of the 3G pitch, associated outdoor changing facilities in the Sports Centre.

Layout and maintenance of natural turf pitches.

**Feedback:**

- The site is identified as a strategic investment opportunity in the Local Football Facility Plan.
- Support for flexible studio space in the Sports Centre.
- Support for a full-size 3G football pitch (floodlit).
- Support for grass junior football pitches.
- Football Foundation would like to be involved from the outset, from feasibility to the detailed design of the 3G pitch.
- Players and spectators should enter the 3G pitch via the spectators area.
- Privacy lobbies in changing rooms should be provided for safeguarding.
- Outdoor change in the Sports Centre needs to conform to latest Football Foundation design guidance.

#2

### SPORT ENGLAND

Date: May 2022, June 2022
Location/Format: Online meeting followed up by comments sought from individual NGBs
Attendees: Sports England Planning Manager, LBH Active Communities and the Design Team.

Topics Covered: Sports facility mix, Sports Centre design and layout, maintenance, access and pricing.

**Feedback:**

- Artificial grass pitch should also be used to accommodate rugby.
- Two cricket practice nets are desirable and should be included within the park proposals.
- Removing the path around the cricket pitch would improve flexibility for sports.
- The large loss of playing field to non-sporting uses is not SE policy compliant - argument for quality uplift must be made.
- The MUGA requires lighting to maximise usage.
- LTA requests MUGA to have multi-sport markings, including tennis.
- LTA requests accommodation of additional padel court.
- Toilets must be included in areas outside of changing rooms.
- Accessibility must be addressed through application of Active Design Principles.
- Supporting facilities - water fountains, wi-fi, lockers, seating, lighting, shelters to be included in the Sports Centre proposals.

#3

### SELBY SPORTS ADVISORY GROUP

The Selby Trust established an advisory group to lead local community consultation on the sports provision and facilities to be delivered by the Selby Urban Village project.

The group is made up of representatives from VolleyFirst, London Volleyball Association, Black Arrows Badminton, Laureus Sport for Good, Ducketts Common Basketball, Selby Boxing Club, Middlesex County Crickets Club, Tottenham Hotspur Foundation and HR Sports Academy.

Date: May 2020, June 2020, December 2020, January 2021, June 2022, June 2024
Location/Format: Online meetings

Topics Covered: Sports facility mix, Sports Centre design and layout, management and layout of the park.

**Feedback:**

- Community access and affordability is the most important issue.
- 19m length is required for volleyball training - this should be accommodated in the sports hall.
- Cricket provision on site supported
- Management scenarios which put affordability at risk would not be supported by the community. Support for management strategy providing jobs for local people
- Hall and associated spaces will have wide open views in and out and overlooking, however option to close off sections for private sessions necessary. Floor markings, will accommodate basketball, badminton, netball, football and volleyball, and potentially also tennis, all to a reasonably high quality (preferably national or competition level standards). Spectator space also preferred. Sports Consultancy have undertaken a needs assessment to support prioritisation.
- Current sports hall has 10 basketball training hoops - consider re-using this in the new building, alongside practice hoops for basketball, for younger ages.
- Dog littering is a potential issue in the park - signage, education and activity will be important in curbing bad behaviour.
- Would be great to have a running track in the park.





# 5.2 SPORTS FACILITY MIX

## EXISTING CONDITION

The diagram on the right illustrates the existing condition on Bull Lane Playing Fields.

Whilst there are two 11v11 junior football pitches, they are used an average of five times a year according to council booking systems. Pitch markings are drawn out once a booking is made and goal posts are not well maintained.

There is an area of hard standing to the southern edge of the Bull Lane playing fields. Historically, this area was used as netball and tennis courts but is now overgrown.



## FACILITY MIX

The following table summarises the existing and proposed facility mix.

| Facility Type | Existing | Proposed (Application 2) |
|---|---|---|
| Padel | None | 2no. Courts |
| Natural Turf Pitches | 2no. Junior football pitches | 2no. Junior football pitches. Artificial cricket wicket and outfield |
| 3G Pitch | None | Full size 3G pitch suitable for football and rugby |
| Multi-Use Games Area (MUGA) | None | Floodlit outdoor MUGA for basketball and tennis |
| Boxing Gym | In the Selby Centre | Re-provided in the new Selby Centre. |
| Studios | None | Flexible hire rooms provided in the Selby Centre |
| Club Room | None | Provided in Sports Pavilion |
| Cricket Nets | None | 2no. provided in the park |
| Outdoor Sports Changing Facilities | None | Football, Cricket and Rugby compliant changing facilities in Sports Pavilion for 3G and natural turf pitches. |

## PROPOSED

The below image is illustrative of how the sports facility mix has been laid out on the Bull Lane Playing Field site.

For more information on the rationale around the placement of facilities, please refer to Adams and Sutherland's Landscape Report.

1. Football pitches
   - 11v11: 3G Pitch full size
   - 9v9: 51m x 79m incl. run off
   - 7v7: 42m x 60m incl. run off
   - Five-a-side football pitches: 36.5m x 27.4m
2. Artificial cricket wicket and outfield
   - Pitch (artificial): 2.74m x 30m
   - 9-pitch Field: 115.84m x 111.56m ('1 pitch' cricket provided)
   - Cricket Nets
3. Full size 3G pitch (Floodlit)
4. Floodlit outdoor MUGA
   - 21m x 32m incl. run off
   - Largest court, basketball: 15m x 28m
   - Mini tennis courts
5. Changing Pavilion
6. Padel Courts
7. Sports Centre (outline application)



# 5.3 SPORTS PAVILION - APPLICATION 2

The sports pavilion location results from the following key considerations including sports governing bodies' guidance:

- Cricket preferred location at corner of pitch;
- Football preferred location along long edge of 3G pitch;
- Good visibility from Bull Lane;
- Adjacency to Selby Centre.

Based on the above criteria and as shown in the diagram opposite the preferred location is the south western corner of the 3G pitch.

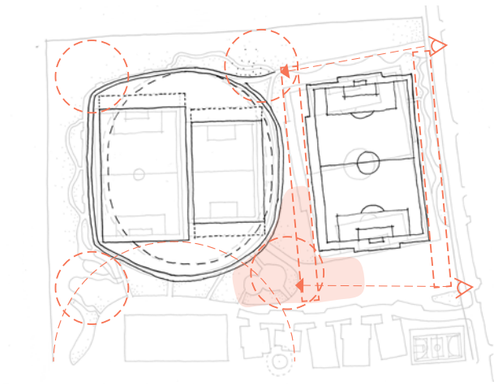


Diagram of preferred location for the pavilion

The spatial brief for the sports pavilion reflects Sports England clubhouse design guidance, and consultation with LBH Active Communities, Football Foundation, English Cricket Board consultation and MEP requirements. The key space requirements include:

- Two changing rooms for up to 20 users, with four shower cubicles and a WC;
- Separate changing room for two officials with shower and WC;
- Shared accessible WC and shower;
- Club Room, kitchen, reception and storage;
- Parks team office with space for two staff with dedicated shower and WC;
- Ancillary spaces, electrical, heating and water plant rooms and bin store;

In conversation with stakeholders the following adjacencies and access requirements were identified:

- Segregated routes between, players / officials and spectators;
- Controlled access to changing facilities;
- Separate access to club room to avoid 'muddy boots' through social spaces;
- Direct route from changing facilities to the 3G pitch and grass pitches;
- Parks facilities independent from sports;
- Kitchen to serve the club room and park through a hatch;
- Plant rooms require vehicular access;

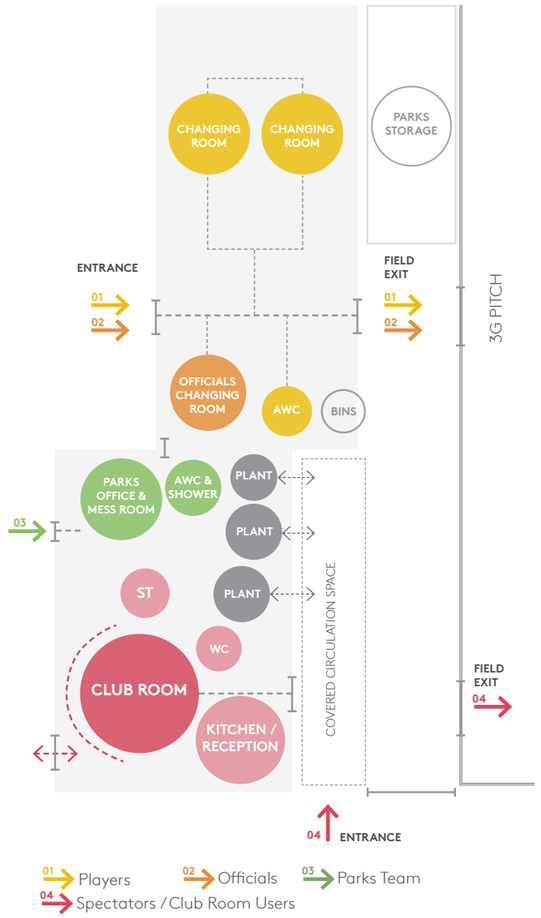



Diagram of adjacencies for the pavilion



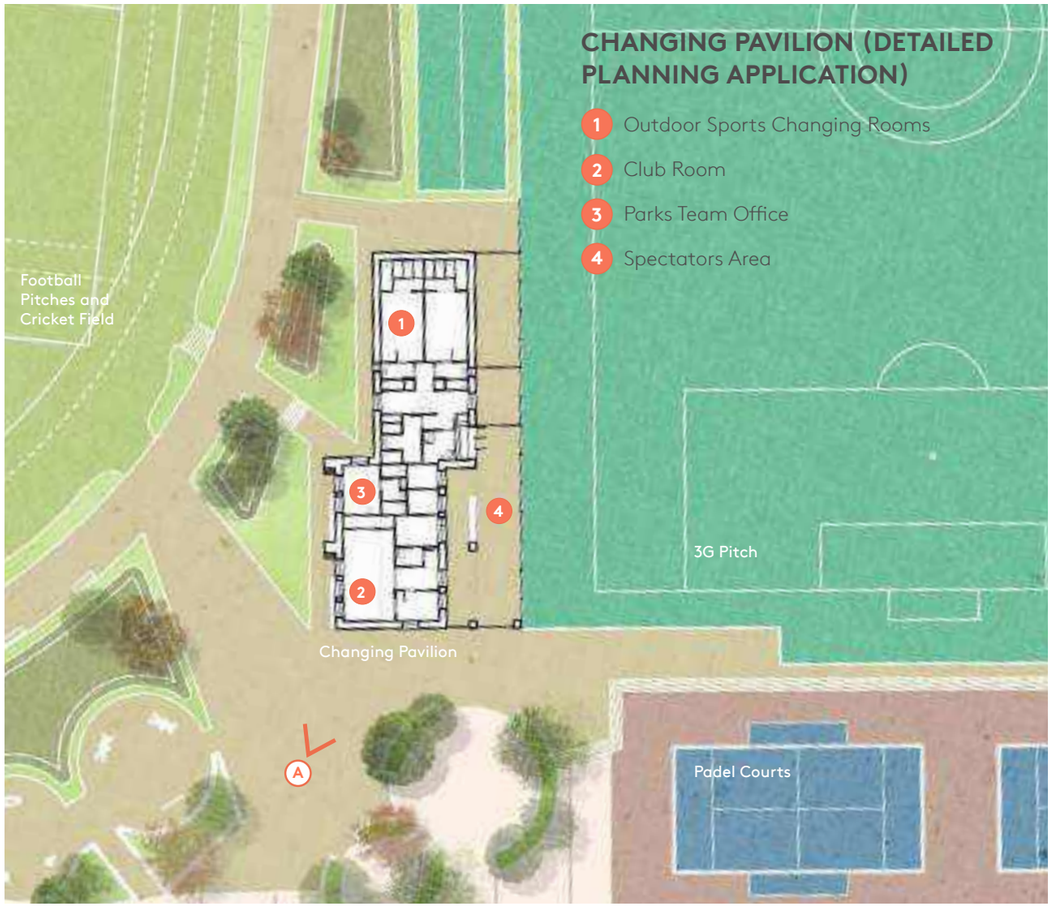

01 Two changing rooms for 3G and grass pitches

02 Parks team office

03 Secure entrance to 3G pitch

04 Openings to south and west, with reception hatch and seating outside club room

## 5.4 MATERIALITY







1. Facing Engineering Brickwork

2. Triple glazed Ideal Combi Futura+i window and doors metal in 'Saffron Yellow'

3. Grit-blasted Concrete Base

4. Intensive Green Roof




The Sports Pavilion material palette is simple and robust as is fitting for its park setting, using a durable engineering brickwork as the predominant material in the façades.

Yellow metal windows, doors and precast concrete elements, highlight key openings.

A large illuminated, metal sign is located on the south facade and above the entrance portico addressing the main approach from Bull Lane and the Selby Centre. Perforated, folding metal screens on the western elevation of the club room protect the windows from vandalism when the building is not in use.

The interior palette prioritises natural and robust materials, with clay blockwork walls, timber ceiling and engineering brickwork flooring to match the façades. The club room has a softer palette of timber and acoustic panels.




1. Clay blockwork, fair faced internally

2. Timber partitions

3. Mosa Core Collection Terra Range non-slip floor tiles

4. Ketley Brick Paver, Staffordshire blue

5. Forbo Linoleum Marmoleum Piano Flooring in 'Slate grey' to storage spaces and kitchen.

6. Timber Roof Structures.

7. Mosa Global Collection 100mmx300mm vertically stacked wall tiling

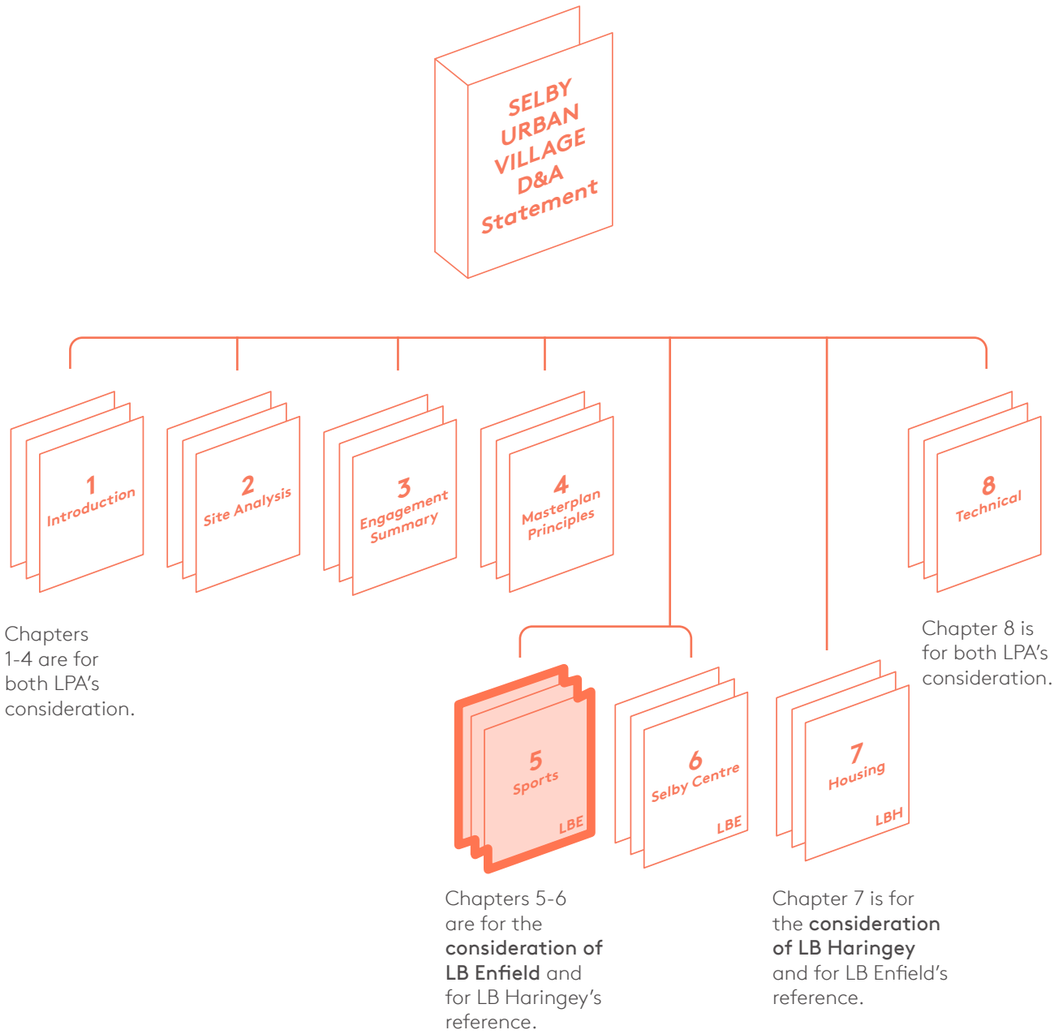
8. Acoustic Slatted Timber Wall Cladding

9. Extra fine wood-wool acoustic panels by Troldtek




# 5B SPORTS (APPLICATION 3)

Sports facilities are located within LB Enfield. As such, this chapter is for the consideration of LB Enfield, and for LB Haringey's reference. It is divided in two sections, 5a for Application 2 and 5b for Application 3.




Chapters 1-4 are for both LPA's consideration.

Chapter 8 is for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

## 5.5 INTRODUCTION

The outline application seeks approval for layout parameters which describe the approximate siting of, maximum extent of and deviation of the building development zone within which a new sports building can be erected on Bull Lane.

Application 2 includes the red line area and includes two padel courts in the area of the Application 3 red line boundary. If funding is secured for a sports building (Application 3) then this will be delivered in place of the two padel courts.



Detail of Application 2 indicating padel courts



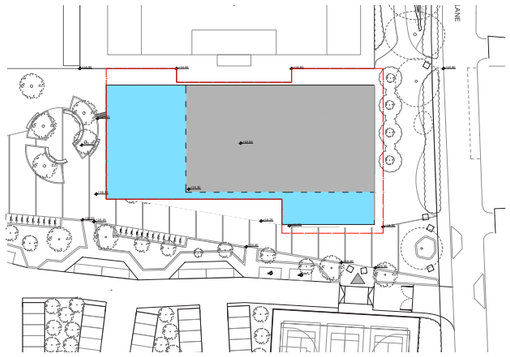
Plan of Application 3 indicating sports hall

## 5.6 PARAMETER PLANS

The parameter plans for the new building define the relationship with Bull Lane park designs, the main vehicular entrance and the adjacent 3G pitch (described in more detail in Application 2).

| Space | Max Area (sqm) |
|---|---|
| Indoor Sports / Recreation (Use Class E(d)) | 1920 (GEA) |
| | 1560 (GEA) footprint |

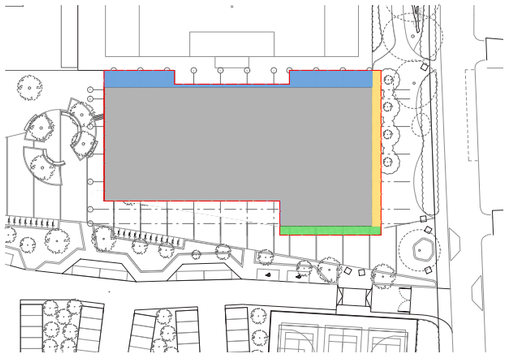
### 1: Development Zone & Building Dimensions



The Sports Centre sits within the Bull Lane park and therefore minimising the building footprint and loss of open space is a priority.

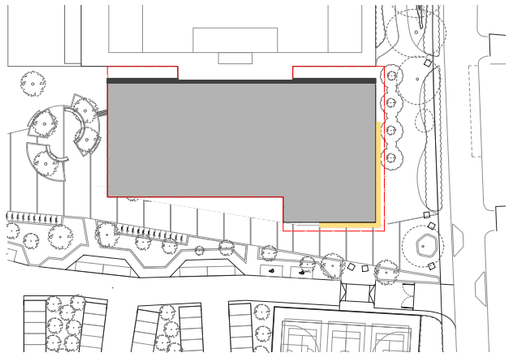
The parameter plans set out the location of the north eastern corner of a future building. Locating the building's eastern facade on Bull Lane, aligned with the eastern edge of the 3G pitch, reinforces the landscape design and routes set out in Application 2.

### 2: Public realm



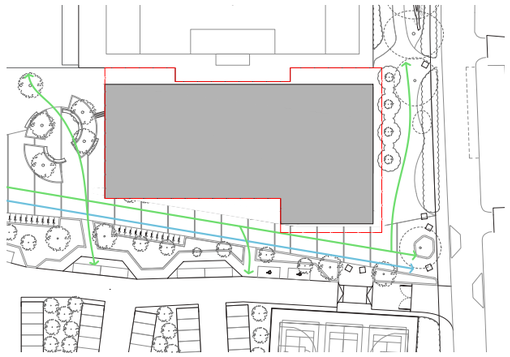
The main facade of the building should align with the 3G pitch and address Bull Lane. The area to the east of the building should be fully publicly accessible. To the north a service zone between the building and the 3G pitch should be maintained. The key public pedestrian and cycle route into the park, should be protected to the south of the building.

### 3: Protected Frontage



Limitations to glazing into the sports hall, changing rooms, etc. mean that more open spaces in the building such as the entrance and circulation areas should be designed to maximise active frontages. Large glazed openings should be encouraged on the Eastern and Southern façades to activate main pedestrian routes through the site. The entrance to the future building should be located on Bull Lane or the key east-west route through the site connecting Weir Hall to Bull Lane.

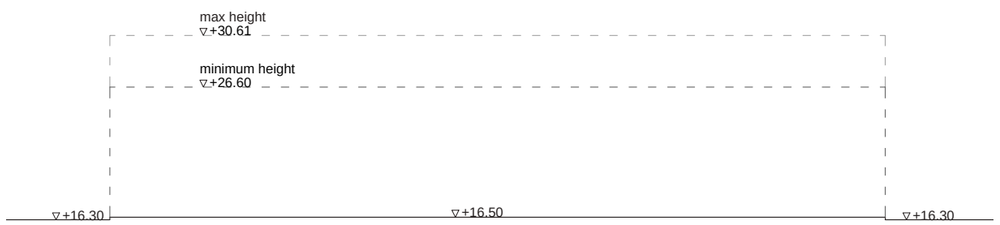
### 4: Access



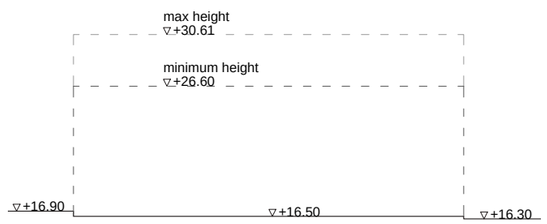
Application 2 includes the access to the sports building. There are several pedestrian and cycle routes included in the park designs. Vehicular access is via the main entrance to Bull Lane.

Access to plant and servicing of the building will be via the areas of hard standing around the perimeter of the parameter, these are included in Application 2.

### 5:Maximum heights




The maximum height of the parameter plans has been established to accommodate the requirements for the heights required for indoor sports including badminton and volley ball.








## 5.7 KEY DESIGN PRINCIPLES

The key design principles capture the design priorities for the new Sports Centre. They set out the criteria against which future reserved matter applications should be reviewed and have been developed in response to planning officer, stakeholder and NGB feedback.

The brief for the illustrative scheme has been developed with extensive engagement with local sports groups and national sports governing bodies as well as Sport England. The illustrative new Sports Centre accommodates a four court sports hall and indoor changing facilities in accordance with Sport England's guidance.

The main facade of the building addresses Bull Lane, and has windows that activate the key east-west link through the site leading towards the Selby Centre.

The Sports Centre adjoins the new 3G pitch with a service zone between the two enable access for construction and maintenance.

### 1: A Visible and Inviting Entrance

The entrance to the future building should be located on Bull Lane or the key east-west route through the site connecting Weir Hall to Bull Lane.

### 2: Activating the Public Realm

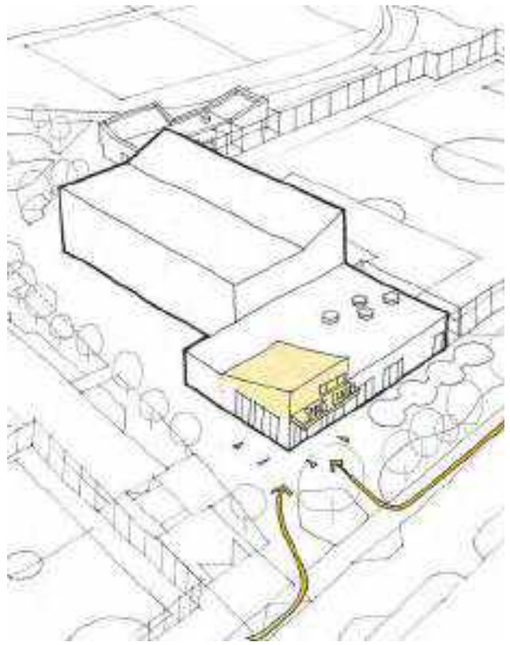
Large glazed openings should be encouraged on the East and South façades to activate main pedestrian routes through the site.

### 3: Optimising Building Footprint

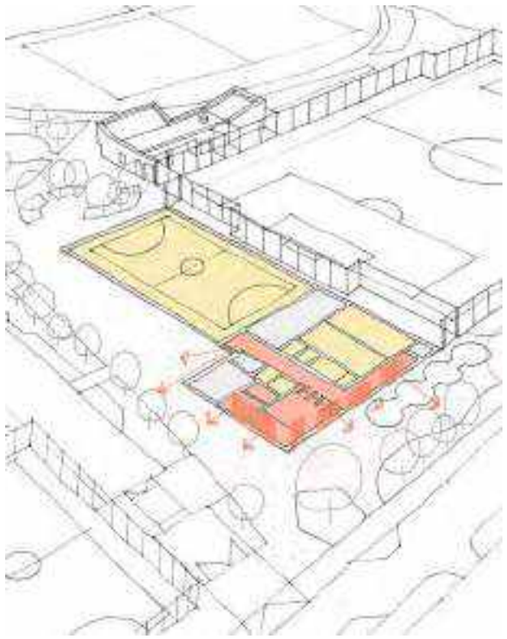
The Sports Centre sits within the Bull Lane park and therefore minimising the building footprint and loss of open space is a priority.

### 4: Encouraging Participation in Sport

Haringey has above average levels of childhood obesity, encouraging active lifestyles is important. Uses should be arranged to activate the public realm with lively spaces placed on key frontages.



*A Visible and Inviting Entrance*



*Activating the Public Realm & Encouraging Participation in Sport*

## SPORTS HALL ILLUSTRATIVE DESIGN




# 5.8 ILLUSTRATIVE PROGRAMME AND LAYOUT

The Sports Centre illustrative design has been prepared as an illustrative proposal to accompany the outline planning application, it demonstrates how a building can be located and designed to support a variety of sports activities promoting inclusivity, health and well-being.

The illustrative building design is a single floor facility with a compact and efficient footprint, making it affordable to manage and simple to navigate. A 4-court sports hall with associated indoor changing rooms are provided. These indoor facilities have all been designed in compliance with Sport England Design Guidance.

The main entrance is via a double height lobby that provides views out onto Bull Lane and the new entrance to the park.

Circulation through the building has been carefully designed to provide animation to Bull Lane and to reduce the area of blank facade often found on sports buildings. Generous windows run along the corridor facing Bull Lane, space for seating in incorporated for people waiting.

A generous entrance area ensures security lines between visitors and players are defined for ease of management and safeguarding.

| Space | Area (sqm) |
|---|---|
| Reception & Staff Room | 28 |
| Lockers | 10 |
| 4 Court Sports Hall | 693 |
| Sports Hall Store | 90 |
| Indoor Changing Facilities | 148 |
| Plant and ancillary | 261 |
| Total Area NIA | 1230 |
| **Total Area GIA** | **1270** |

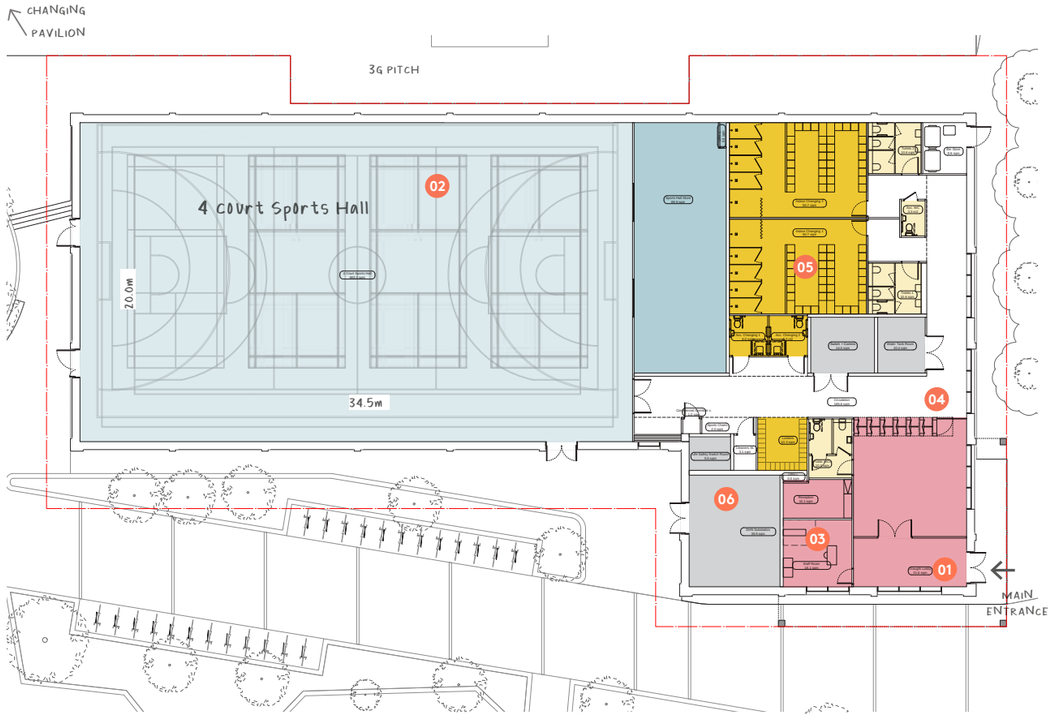
## ACCESSIBILITY

One of the key improvements any new facilities should provide, in addition to Sport England and Football Foundation compliance, is increased accessibility to facilities.

Key aspects that have been incorporated into the illustrative proposals include:

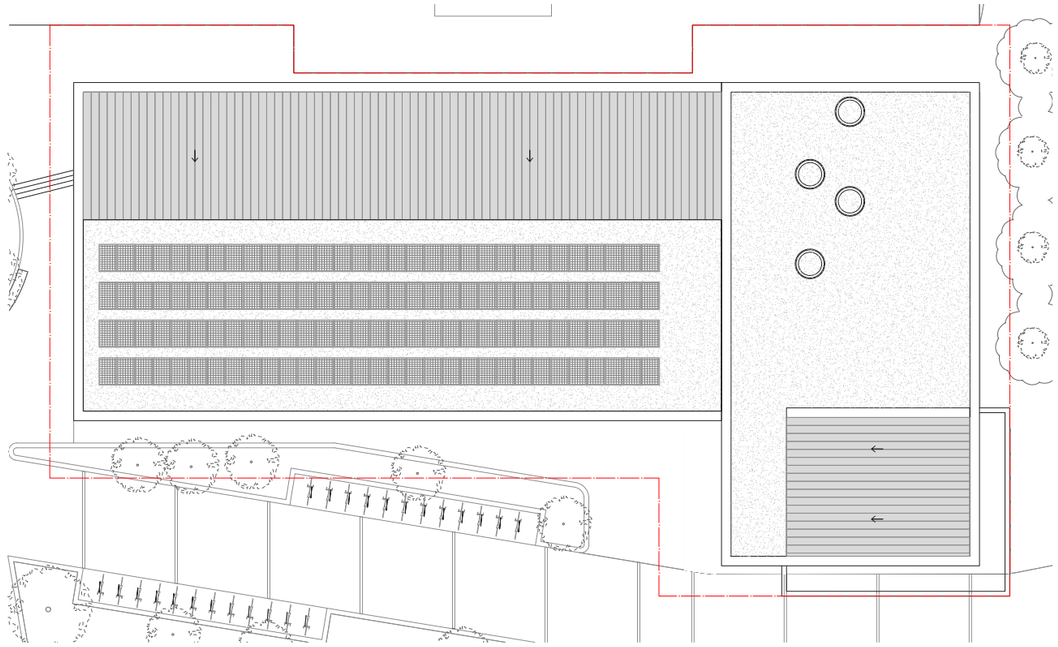
- Visitor accessible WCs for spectators
- Accessible changing, WC and shower provision in changing rooms
- Generous circulation spaces (minimum 1200mm) to allow for wheelchair use
- A 'sports chair circulation zone' in line with SE Accessible Sports Facilities guidance which provides a 2.5m clear route to the sports hall
- A secure sports chair storage zone adjacent to the sports hall

## ILLUSTRATIVE GROUND FLOOR PLAN




Sports Centre Floor Plan

## ILLUSTRATIVE ROOF PLAN



Sports Centre Roof Plan

- 4 Court Sports Hall
- Sports Hall Store
- Changing Facilities
- WCs
- Reception & Staff Room
- Plant
- Refuse Store

1. Main entrance addresses Bull Lane and activates the key east/west route through the site.
2. Sport England compliant 4 court sports hall with associated storage area.
3. Staff office activates southern facade at entrance to park
4. Corridor to changing rooms with large areas of glazing provide animation to Bull Lane.
5. Sport England compliant indoor sports changing rooms
6. Plant space orientated to minimise impact on key facade whilst maintaining vehicular access for servicing.

### ROOF

The roof has been designed to be a bio-solar roof, with flat areas accommodating green roofs and solar panels.

## ILLUSTRATIVE SOUTH ELEVATION



## ILLUSTRATIVE MATERIAL PALETTE




EXTERNAL MATERIALS PALETTE

1. VMZinc Standing Seam Roof in 'QUARTZ-ZINC'.
2. Acid Etched Portland Cement Concrete Façade Elements.
3. PPC Aluminium Channel Glass Frames in Telegrey 4 (RAL 7047).
4. Pilkington Profilit Channel Glass Façade in Cast Wired Low Iron Sandblast Finish.
5. PREFA Vertical Serrated Profile Wall Cladding
6. Schuco Aluminium Curtain Walling System, Spiral Staircase and Balustrades
7. Metalworks in 'Saffron Yellow' (RAL1017).
8. Grit-blasted Concrete Base.





## ILLUSTRATIVE WEST ELEVATION



## ILLUSTRATIVE EAST ELEVATION



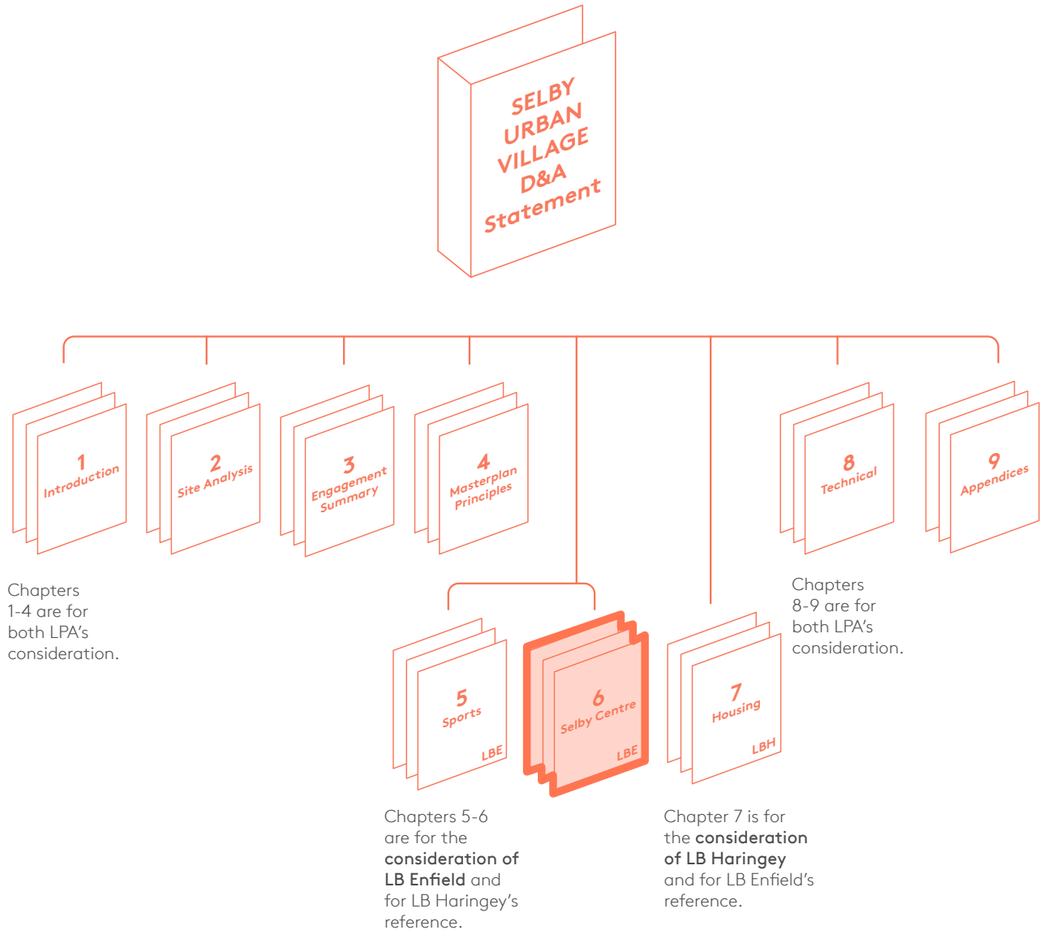

## ILLUSTRATIVE NORTH ELEVATION






# 6 SELBY CENTRE

The Selby Centre is located within LB Enfield. As such, this chapter is for the consideration of LB Enfield, and for LB Haringey's reference.




Chapters 1-4 are for both LPA's consideration.

Chapters 8-9 are for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

# 6.1 INTRODUCTION

## DESIGN PROCESS OVERVIEW

In November 2019 We Made That and Counterculture were commissioned by the Selby Trust to undertake a review of the licensees at the centre. The scope of the study included a 'snapshot in time' analysis of the organisations on site and the development of a business plan for the future of the Selby Trust.

KCA, appointed in November 2019 by LBH, worked with We Made That and Counterculture in RIBA Stage 00 and 01 to develop a spatial brief that worked with the recommendations of the study and emerging business plan. This brief uses this report as the basis for determining capacity of work and training space provided, albeit in a shared facility approach.

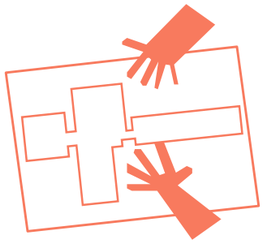
The community was then presented with three design concepts that all explored a different type of communal space at the heart of the building. The preferred option along with the spatial brief then formed the basis of designs developed in RIBA Stage 02 and 03.




*WMT Audit carried out between November 2020 and June 2021.*



*KCA Handover Engagement Event in March 2020 with stakeholders.*



*KCA analysis of the existing building and licensees.*




*Key principles and initial spatial brief:*
*1: Group licensees so they can share facilities and optimise use of space.*
*2: Make space per employee fairer across the whole building.*
*3: Ensure communal space is central to building design.*



*Design Concept 1: Selby Centre with a secure external courtyard.*



*Design Concept 2: Selby Centre with a central atrium (preferred).*

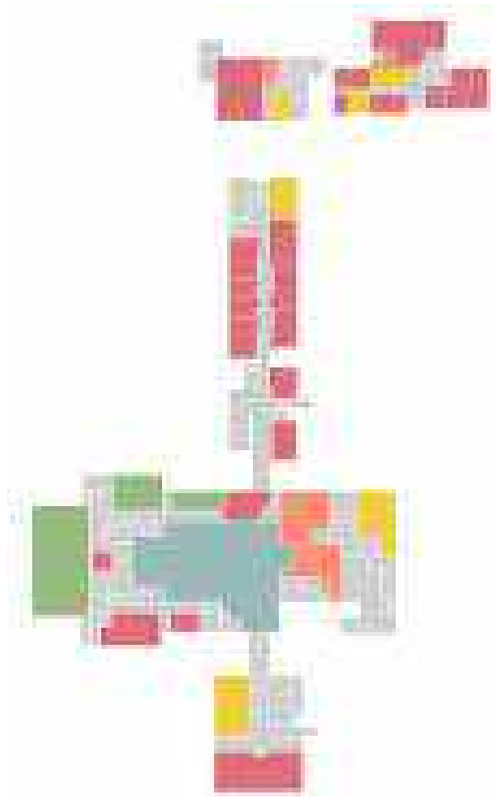


*Design Concept 3: Selby Centre with a shared mixed-use courtyard.*





# 6.2 EXISTING SELBY CENTRE



*Existing Ground Floor Plan*



*Existing First Floor Plan*

- Use Class E(b) Food and Drink
- Use Class E(d) Indoor Sports & Recreation
- Use Class E(g) Offices
- Use Class F1(a) Education
- Use Class F2(b) Halls & Meeting Places
- Circulation, Storage & Ancillary



*The rehearsal room on the first floor is a rentable space managed by the Selby Trust.*



*Staircases in the northern block are inhabited within private organisations such as 5E. Informal growing spaces on landings make the spaces feel more occupied.*



*An example of the circulation spaces found in the central block flanked by former classrooms. Corridors are not occupied or inhabited and make up 1/7th of the total GIA of the Selby Centre at present.*



*Existing Second Floor Plan*



*Existing Third Floor Plan*

- Use Class E(b) Food and Drink
- Use Class E(d) Indoor Sports & Recreation
- Use Class E(g) Offices
- Use Class F1(a) Education
- Use Class F2(b) Halls & Meeting Places
- Circulation, Storage & Ancillary

## EXISTING AREAS

| Area Use Class | GIA ($m^2$) |
|---|---|
| E(b) Food & Drink | 331 |
| E(d) Indoor Sports & Recreation | 821.3 |
| E(g) Office | 3362 |
| F1(a) Education | 1793 |
| F2(b) Halls & Meeting Places | 661 |
| **Total Area** | **6969.9** |

*The circulation, storage, plant rooms, maintenance rooms and WC areas have been proportionally split between each Use Class.*





## STAKEHOLDER ENGAGEMENT

Users, licensees, staff and management in the Selby Centre have been central to the development of the design proposals. From March 2020 to July 2024, the design team have facilitated 6 Selby Design Workshops which brought together key stakeholders in the centre to review designs. The discussions and outcomes of these meetings have been summarised on the next pages.

### #1

Date: March 2020
Location/Format: In-person workshop at the Selby Centre (handover from We Made That to KCA)
Attendees: 26 licensees, staff and management

Topics Covered: Discussion around physical model of the existing building covering likes, dislikes and ideas for the new centre.

Visioning workshop working in groups to create collages that explore the future aspirations for the new centre.

**Feedback:**

- Generous and sociable circulation spaces to encourage interaction
- Important to have a cafe with views of the park
- A communal space at the heart of the building a priority.



### #2

Date: September 2020
Location/Format: Covid-secure in-person presentation at the Selby Centre
Attendees: 17 licensees, staff and management

Topics Covered: Three design concepts with different types of communal space (private courtyard, shared courtyard and atrium).

Workspace types (open, semi-private and private).

**Feedback:**

- Building with an atrium at the heart is the preferred option for all-year use.
- Noise between different uses needs to be carefully considered.
- Affordability of rentable spaces is the most important factor for current licensees.





## #3

Date: June 2021
Location/Format: Drop-in session in the Selby Global Garden.
Attendees: 50 attendees including licensees and members of the public

Topics Covered: Overall building massing and ground floor plan.

**Feedback:**

- Accessibility - particularly around number of lifts and wait times given taller office block layout.
- Positive response to the openness of ground floor and flexibility of the community halls.
- Need to consider servicing - how different spaces such as the community hall and foodbank will receive deliveries, etc.





## #4

Date: September 2021
Location/Format: Covid-secure in-person presentation at the Selby Centre
Attendees: 17 licensees, staff and management

Topics Covered: Three design concepts with different types of communal space (private courtyard, shared courtyard and atrium).

Workspace types (open, semi-private and private).

**Feedback:**

- Building with an atrium at the heart is the preferred option for all-year use.
- Noise between different uses needs to be carefully considered.
- Affordability of rentable spaces is the most important factor for current licensees.





## 1:1

Date: October 2021
Location/Format: In-person/online meetings with licensee groups
Attendees: 9 attendees over 5 meetings
Topics Covered: Specific spatial requirements per group

**Feedback:**

- Management of equipment-heavy spaces (computer rooms) needs more clarity in terms of maintenance.
- 1:1 consultation rooms in further care to fit 3 people or 2 with a pram.
- There needs to be a subtle/private route to the further care floor for those who do not want to come in through the public stair.
- Hire rooms needs to be able to fit 100 people for faith services.
- Need space for faith group ministers to hold 1:1 meetings with youth groups.
- Storage spaces for all groups is really important for shared model success,

## #5

Date: March 2022
Location/Format: In-person event at the Selby Centre
Attendees: 6 licensees, staff, management
Topics Covered: Final design proposals.

Visioning exercise for large-scale external building signage (as part of graphic design commission).

**Feedback:**

- Larger opening between the hire rooms to facilitate combined use.
- Extra storage for hire rooms for faith groups' musical instruments.
- Additional toilets for the boxing club.

## #6

Date: July 2024
Location/Format: Invite-only, drop in style meeting
Attendees: 5 licensees, staff and management
Topics Covered: Updated final design proposals

**Feedback:**

- Single move phasing /moving strategy to limit disruption well received.
- The provision of more good quality and affordable shops was raised.
- Boxing Club staff queried ventilation management, a fob-system for access and emphasis on the need for sufficient storage, space for warm-up exercises and to hang punching bags. Agreed that the connection between training space and the boxing area could be improved.
- Aspiration to set up a community pantry and digital hub.
- Future engagement with licensees will be more focused specifications and management.
- All in agreement that the oral history of the Selby Centre and its former function as a school will be valuable to celebrate.



# 6.4 DESIGN PRINCIPLES

## SHARED FACILITY APPROACH

Housed in a disused school, the current Selby Centre is not purpose-built resulting in an inefficient use of space. Characterised by long corridors and a series of cellular private classrooms, there is little space for interaction or overlapping use. The new spatial brief challenges this way of working in favour of a more collaborative centre and a more optimised use of space.

Home to over 30 licensees, the shared facility approach looks at how similar organisations can be grouped according to their spatial needs.

For each group*, a series of private and shared spaces are developed with licensees to ensure each organisation can continue their work in the new centre. The shared bookable spaces ensure use throughout the day, night, weekdays and weekends - an important part of revenue generation in the business plan.



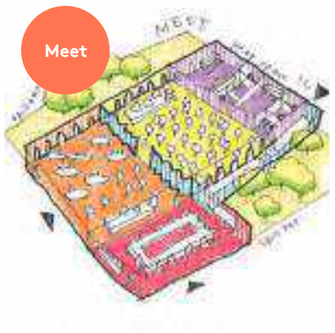

*Shared by licensees who deal with children. Spaces include access to secure play, bookable shared classrooms and an area for administrators. Proximity to the soft play is also important.*




*Shared by licensees who provide education or training services. Spaces include workspace desks, classrooms, computer labs, meeting rooms and access to a large seminar room.*




*Shared by licensees who require more traditional workspace. Spaces include workspace desks, private offices and meeting rooms.*




*Shared by licensees who hold large gatherings such as faith groups. Spaces include access to two hire rooms with adjoining ablution facilities.*




*Shared by licensees who deal with vulnerable clients. Spaces include workspace desks, 1:1 consultation rooms, a private waiting room, medium and large group therapy rooms.*

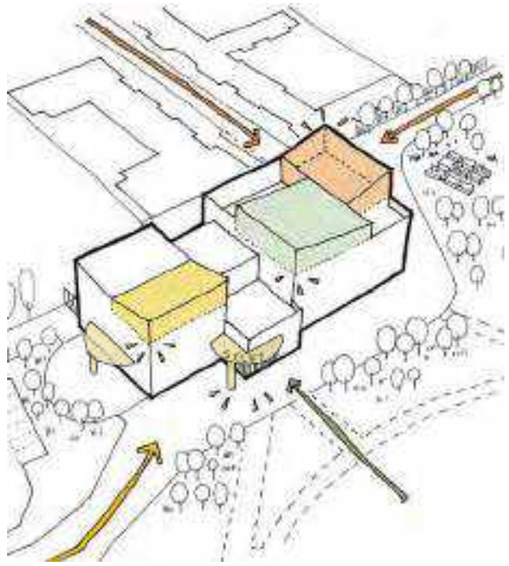
**Some licensees have bespoke spatial needs and are unable to share facilities with others. These include: Selby Boxing Club, Soft Play, Haringey Foodbank, Levis Recording Studio and the Community Hall.*





## KEY DESIGN PRINCIPLES

In addition to the shared facility approach, the following principles aim to capture the key design priorities for the new building. They set out the criteria against which designs have been assessed and have been developed in response to stakeholder feedback.



### 1: A Landmark on the Park

The building should be a way-finding landmark within the development, visible from the key approaches to the site.

The taller massing relates in scale to the new residential neighbourhood whilst marking the entrance to the park.

The boxing club on the top floor (which is open late at night) serves as a beacon, reinforcing the Selby Centre's presence in the park.

### 2: A Clear and Visible Main Entrance

The building should have a visible entrance that is easy to find for visitors.

A large entrance lobby in the centre of the plan extends to signal the front door, activate the key east-west route from Weir Hall Road to Bull Lane and address the park.

### 3: Sociable Circulation Spaces

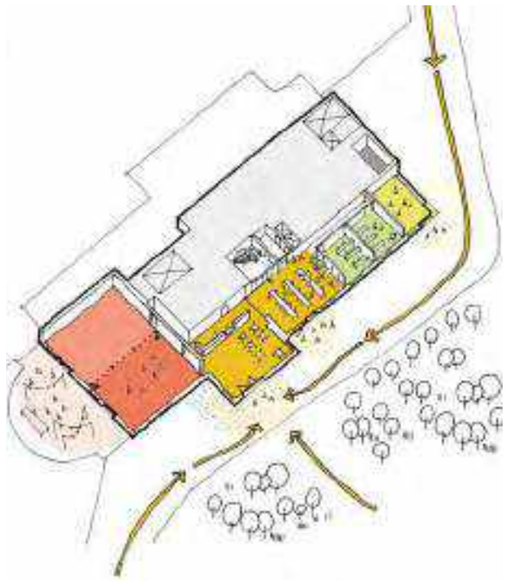
A key priority for the building users, spaces within the centre should be generous with circulation spaces able to encourage interaction between the licensees.

The central stair with glazing into every floor becomes the heart of the building where users will be able to engage with each other and the different activities on every floor.

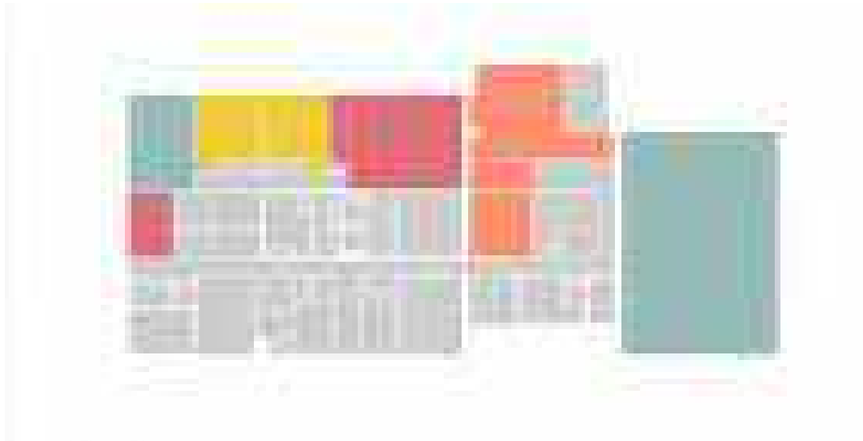
### 4: Flexible and Adaptable Spaces

The community halls, hire rooms and the welcome space are designed with adaptability in mind and facilitate a range of activities through folding partitions and provision of storage.

On upper floors, partitions are independent of the structure (set out to a regular 6x6m grid) and can therefore be changed in the medium to long term to respond to demand.



## 6.5 PROGRAMME AND LAYOUT



*Proposed Ground Floor Plan*



*Proposed First Floor Plan*

- Use Class E(b) Food and Drink
- Use Class E(d) Indoor Sports & Recreation
- Use Class E(g) Offices
- Use Class F1(a) Education
- Use Class F2(b) Halls & Meeting Places
- Circulation, Storage & Ancillary

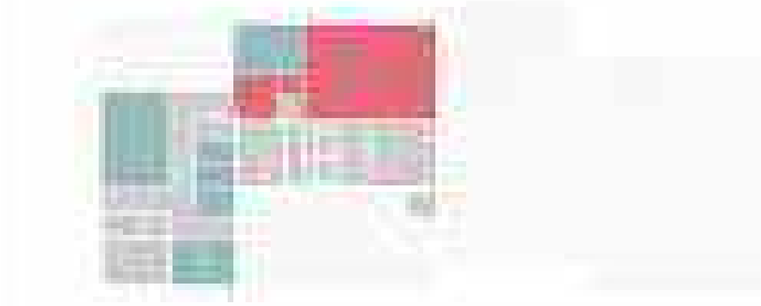
The following table sets out the key spaces within the new Selby Centre by typology.

| Area Use Class | GIA ($m^2$) |
|---|---|
| E(b) Food & Drink | 261 |
| E(d) Indoor Sports & Recreation | 799 |
| E(g) Office | 1475 |
| F1(a) Education | 751 |
| F2(b) Halls & Meeting Places | 789 |
| **Total Area** | **4073.7** |

*The circulation, storage, plant rooms, maintenance rooms and WC areas have been proportionally split between each Use Class.*



*Proposed Second Floor Plan*



*Proposed Third Floor Plan*

### EXISTING VS. PROPOSED

In the existing building there is capacity for 285 people using desks and 89 people using classrooms or education spaces. In comparison to this, the new proposal will create space for 210 people using desks and 184 people using classrooms.

HSE guidance requires a minimum floor area of 3.7$m^2$ per person in a typical working office environment. In the existing Selby Centre, each licensee using a desk space is using a footprint of 7.2$m^2$ which will decrease to 4.2$m^2$ in the new building by creating a more efficient building footprint.

**EXISTING:** 374 Desk Spaces

**PROPOSED:** 419 Desk Spaces

Building Bulletin 103- Area guidelines for mainstream schools requires 2$m^2$ per person in a general classroom. Each person in a classroom in the existing Selby Centre building uses a footprint of approximately 13.8$m^2$, which will be reduced to 2.6$m^2$ per person in the new building.

# 6.6 KEY SPACES

## AN OPEN AND INVITING GROUND FLOOR

One of the key priorities that emerged from the stakeholder engagement was the importance of a welcoming entrance. Placed along the park-front and double-height, the northern half of the ground floor footprint is designed as an extension of the park.

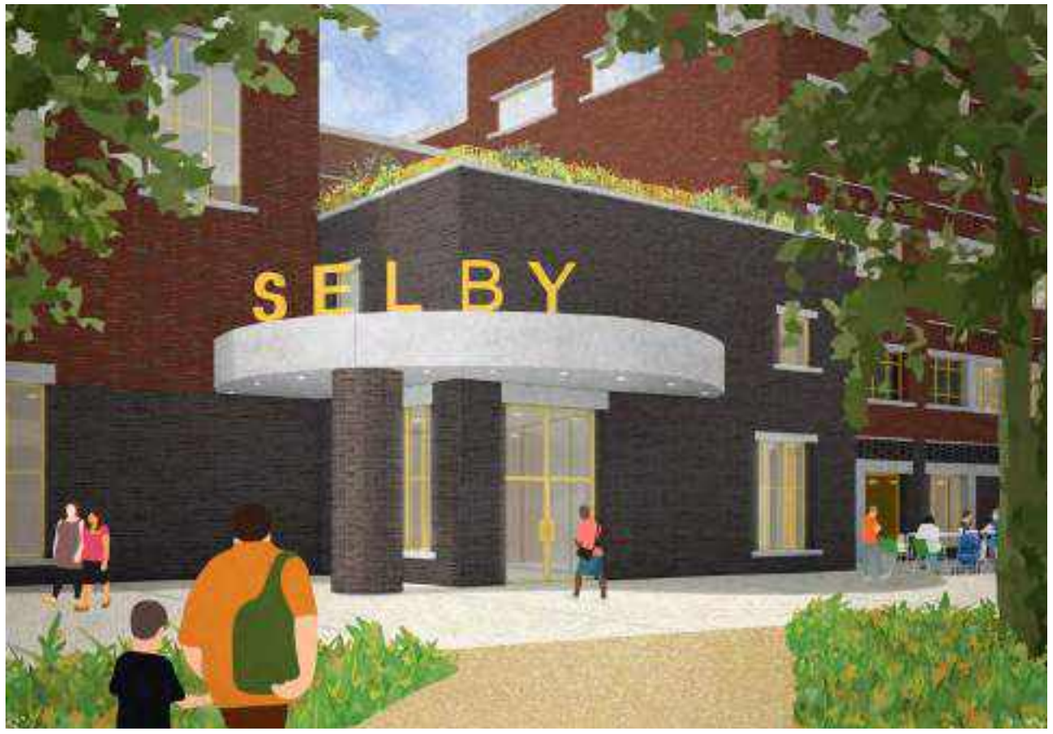
The long 'welcome space' which connects the main entrance in the centre of the plan to the community halls to the east is designed as a flexible space that in the day functions as a reception, community cafe and co-work space. In the evenings and weekends, it can be used for various events, concerts and gatherings.

The mezzanine space provides access to the Selby Staff and Management Offices whose users have views into this key space and activate the walkway which can double up as a viewing platform. Large double doors open this space up to the park - a key feature especially in summer.










*Illustrative view of the main Selby Centre entrance that picks up on key north-south and east-west routes through the site.*




*Illustrative view of the main Selby Centre welcome space during the day where circulation features are highlighted with yellow metalwork.*



1



3



5



2





4

1. Ketley Staffordshire Blue tiles and bricks to create feature 'mat' and reception/cafe counter.

2. Cross laminated timber floor slabs (exposed soffits).

3. Birch plywood internal timber partitions.

4. PPC metalwork in dark grey and yellow.

5. Stainless steel metalwork for stairs.

## FLEXIBLE COMMUNITY HALLS THAT FEEL PART OF THE PARK

The community halls are an important part of the Trust's links with the local community. During engagement, attendees expressed that they enjoyed the community hall being part of the building: 'It's fun to see the bride walking into their wedding when you are finished with work.' However, it is clear that it's placement within the current centre is problematic in terms of disruption to the nearby workspaces, acoustics and parking.

In the new centre, the community halls are placed on the eastern side of the ground floor, in close proximity to the parking and far from the quiet spaces.

Flexibility is also a key priority for users. The new hall can be subdivided into two key equal spaces through the use of an acoustic folding wall partition.

When separated, both halls have access from the commercial kitchen, natural daylight and views over the public realm.

Kids at the event are also free to make use of the outside space and run around in the park - a key point highlighted during feedback sessions.










*Illustrative view of the Selby Centre from Bull Lane main entrance*



*Illustrative view of the community halls including a central folding partition to maximise flexibility of uses*




1. Privacy dim-out wave curtain in terracotta fabric.

2. Folding partition in HPL Laminate Wine Red finish.

3. Natural wood wool acoustic panels on soffit.

4. Juncker Oak Flooring in 'mat' inset from polished concrete.

5. Birch plywood internal partitions.

6. PPC metalwork in dark grey.

7. Cross laminated timber floor slabs (exposed soffits).

## ADAPTABLE AND VARIED WORKSPACE PROVISION

The current centre provides a singular type of workspace in the form of private classrooms rented by licensees. Space per person is varied and ranges from 5-23sqm per person resulting in an inefficient use of space due to no overlapping of use.

In the new centre, in response to stakeholder feedback, space per person is made more equitable with enough flexibility to deliver a range of workspace types.

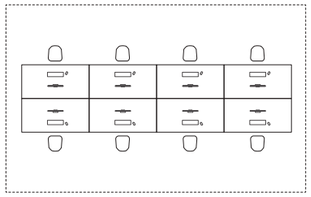
By allowing for 5sqm per person, the arrangement of desks can be adapted to create varying levels of privacy some open plan to completely private.

The below diagrams illustrate how a 40sqm space can be laid out in each of the three workspace types.

### Open Plan Office Layout

Fixed desk spaces in an open setting for easy collaboration with colleagues and neighbouring organisations

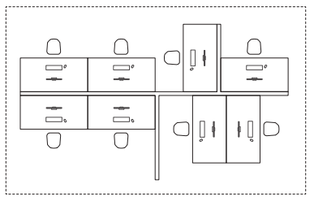




### Semi-Private Office Layout

Fixed desks in semi-private clusters of varying sizes for each organisation with lightweight partitions that can be adapted in the medium term.

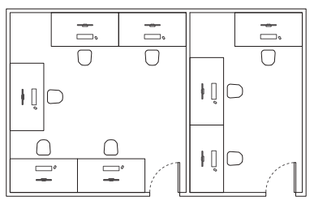


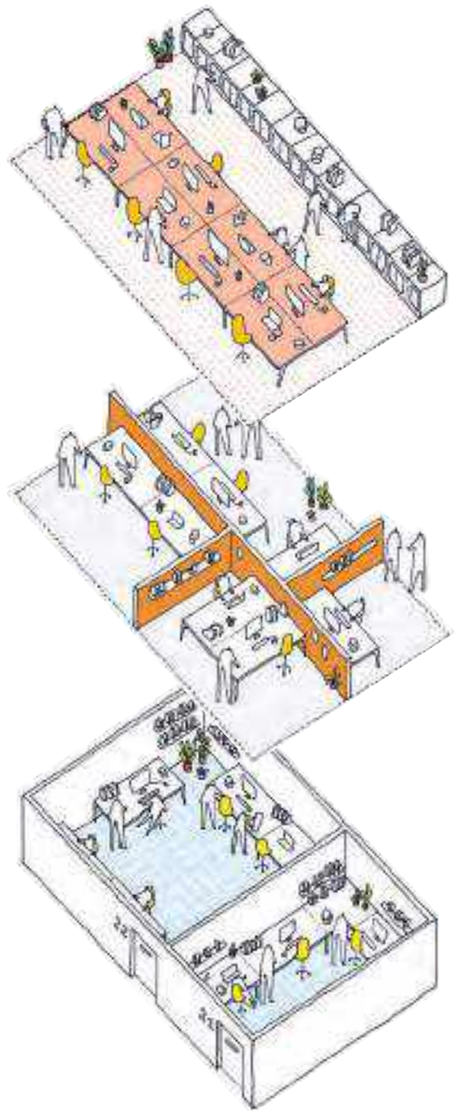


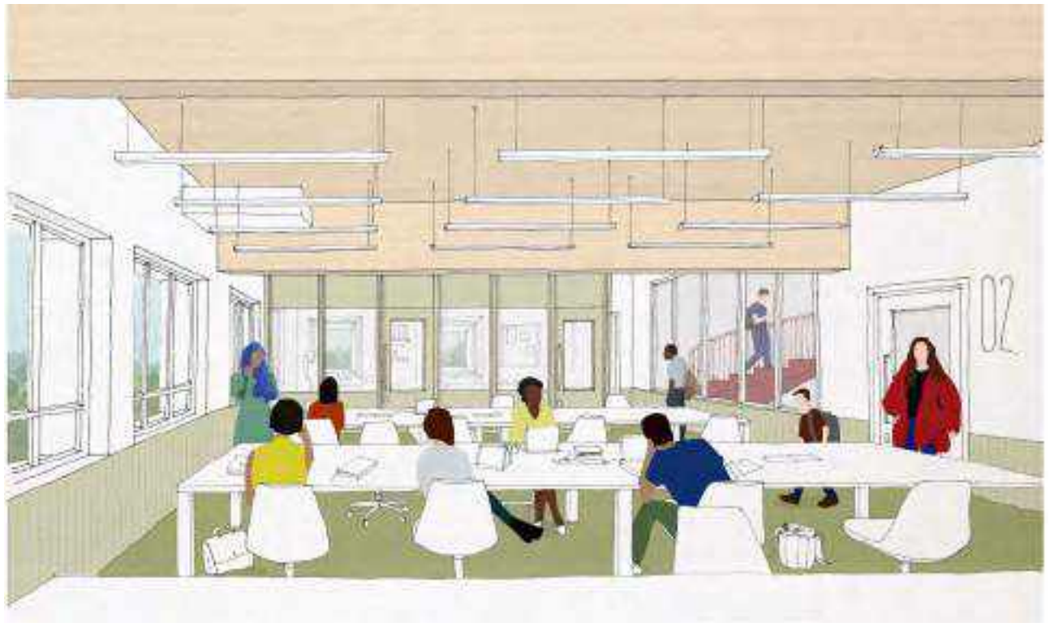
### Private Office Layout

Private offices for organisations that require a lockable premises. Non-structural timber partitions that can be adapted in the long term.









*Illustrative view of a typical open plan workspace with views of the park.*




1. Kitchenettes in Sandstone finish.

2. Kitchen countertops in Smile Plastics Kaleido recycled bottle top sheets.

3. Cross laminated timber floor slabs (exposed soffits).

4. Natural linoleum flooring in 'Meteorite.'

5. PPC metalwork in dark grey.

6. Birch plywood internal partitions.

7. Privacy dim-out wave curtain in terracotta fabric.

## SELBY BOXING CLUB

The current boxing club is located on the ground floor of the existing building in what used to be the school gym.

In the new centre, the main boxing hall takes place on the south eastern corner of the Selby Centre. As the club is open late into the night, it's placement on this key elevation is seen to be a beacon that will light up the park in the evenings.

The club is made up of a combination of double and single height spaces that have been closely developed with the boxing club manager and coaches.

The main boxing hall is double height and it is provided with high level glazing to avoid glare for boxers. A club office, treatment room, changing facilities and storage are also on this level for ease of access.

On the upper level, a mezzanine doubles up as a training space and viewing platform to facilitate audiences for boxing events.





*Example of simple internal finishes and natural light, Community Centre Paris, Bruther architects*



*Illustrative view of Selby Boxing Club with the main double height hall and mezzanine viewing platform.*





# 6.7 SUSTAINABILITY

Sustainability is a key priority for the Selby Trust to minimise the environmental impact of the construction and use of the building and ensure that building running costs are kept to a minimum - an important factor for licensee affordability.

In terms of planning policy, the Selby Centre is targeting BREEAM Excellent with an aspiration to achieve Outstanding. As such, the design team have employed a number of strategies:

- Natural ventilation across the whole building (with the exception of the commercial kitchen, plant rooms, recording studios and high occupancy spaces such as the community hall, soft play and boxing hall)
- Proposing NVHR as the main ventilation strategy to provide habitable spaces with a constant supply of fresh, filtered air and healthy internal environments whilst recovering heat from exhaust air;
- Passive solar shading through deep window reveals, pre-cast concrete piers increasing shading on western facade and projecting pre-cast concrete lintels on southern façades;
- Upstands to windows to reduce overheating and maximise flexibility with furniture layouts;
- A fabric-first approach with a high fabric and glazing specification to minimise heat loss;



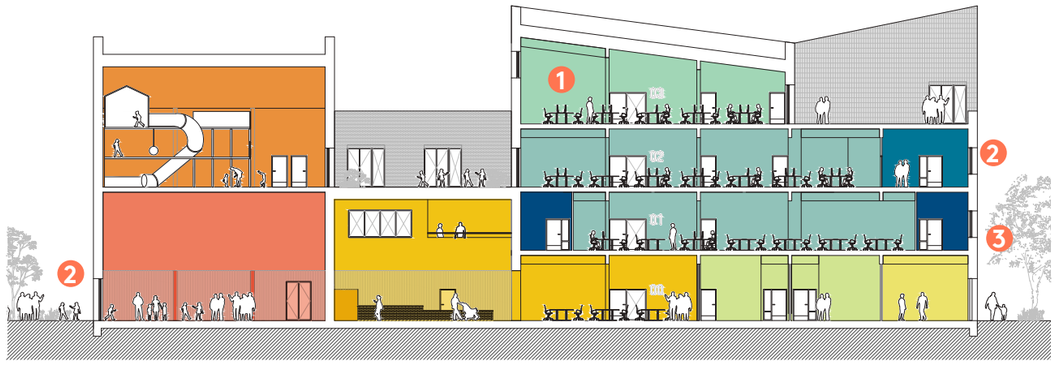
*Diagrammatic model demonstrates simplicity of structural solution and potential for future adaptation*

- Designing for disassembly principles employed through the regular structural grid and pre-fabricated structural elements;
- The inclusion of low carbon and renewable technologies through the connection to the Meridian Waste Heat Network and photovoltaics;
- Efficient design of the proposed massing, openings and internal layouts so that spaces benefit from abundant daylight and sunlight levels;
- Insulated pipework and efficient lighting will minimise heat generated internally;
- Effective pollution management and control; the development is not expected to have any significant adverse effects to air, noise, land or watercourses;
- Integration of roof terraces with planters and green roofs (combined with pvs) to maximise opportunities for greening and biodiversity;
- Simple structural grid, minimising internal structural partitions, to enable adaptation to alternative layouts or different uses at a future date;

1 *Flexible structural grid maintains potential to adapt the internal layouts to respond to changing user needs*

2 *Deep window reveals, pre-cast concrete piers and extended pre-cast concrete lintels on south and west façades provide solar shading to interior spaces.*

3 *Upstand to windows reduces overheating and maximised flexibility with furniture layouts.*




- Welcome Space/Cafe/Co-working
- Community Hall
- Hire Rooms
- Licensee Desks
- Meeting Rooms
- Private Offices
- Adults and Kids Classrooms
- ICT Labs
- Boxing Club
- Soft Play
- Care Desks
- Group Therapy Room
- Consultation Rooms
- Staff Room





# 6.8 MATERIALITY

## ARCHITECTURAL APPROACH

Conceived as a 'factory for community activity', the building façades express the internal heights and structural grid variation reflecting the different uses and how the building is organised internally.

Being at the heart of the neighbourhood and park, the building massing and roof line is designed to reinforce the civic presence of this key community asset.

The roof profiles highlighted by deep pre-cast concrete copings and corner panels signpost the building and address different approaches from Bull Lane, from the Park and from Selby Road and Weir Hall Walk.

Generous circular concrete porticoes highlight and provide welcoming outside spaces at the main entrance in the centre of the plan and the dedicated external space serving the community hall to the east.

The window openings reflect the different uses and types of spaces. Regular windows serve desk workspaces, classrooms and offices responding to the cellular character of these spaces whilst referring to the architectural language of the light industrial buildings in the neighbourhood. Taller windows and doors placed in key locations reflect the scale and importance of the main entrance, community hall, soft play and boxing hall.

*Precedents for civic brick buildings:*
*1. Saynatsalo Town Hall*
*2. Greenwich Town Hall*
*3. Hornsey Town Hall*






*Bay study of park-front elevation.*



*Illustrative view of the western approach to the site with the Selby Boxing Club terrace on the top floor.*

## MATERIAL PALETTE

Deep load-bearing masonry facade. A combination of purply-red extruded clay brick, have the depth and warmth but also a reflective sheen that lightens the building in the shifting daylight.

Robust engineering brick forms a robust base and pre-cast concrete is used to emphasise window and door openings, canopies and key roof corners.

Regular horizontal bands of windows recall the industrial workspaces on Bull Lane.

Hit and miss brickwork above windows accommodates natural ventilation.

Along with the articulated roof-line, pre-cast concrete copings and corner panels, pre-cast concrete canopies, yellow metal work, and facade clock are used to mark special entrances, public terraces and key approaches.

The yellow PPC metalwork on balustrades and railings add colour to the facade and this motif is continued inside the building to animate circulation spaces.

Refer to 472-KCA-2X-XX-SP-A-0101-OTL for the full external Selby Centre specification.

*ILLUSTRATED ELEVATIONS LEGEND*
*1 MASONRY*
*1.1. Facing Extruded Brickwork*
*Desta, Vesta*
*1.2. Facing Engineering Brickwork*
*Ketley, Staffordshire Blue*
*1.4. Hit and Miss Brickwork*
*1.5. Decorative Recessed Brickwork*

*2 FAÇADE ELEMENTS*
*2.1. Pre-cast Concrete Lintels*
*2.2. Pre-cast Concrete Copings*
*2.3. Pre-cast Concrete Sills/String courses*
*2.4. Pre-cast Concrete Piers in-between Windows*
*2.5. Pre-cast Concrete Wall Panels*
*2.6. Pre-cast Concrete Cornice*
*2.7. Curtain Walling*

*3 WINDOWS & DOORS*
*3.1. Composite Aluminium and Timber Windows & Doors*
*3.2. Bespoke Steel Pivot Doors*

*4 METALWORK*
*4.4. Facade Clock*
*4.5. Internal Security Shutters- Roller Grilles*



*1.*



*3.*



*2.*



*4. 5.*

## EXTERNAL MATERIALS PALETTE

1. Double-leaf Loadbearing Masonry Facing Extruded Brickwork Desta, Vesta

2. Double-leaf Loadbearing Masonry Facing Engineering Brickwork Ketley, Staffordshire Blue

3. Pre-cast Concrete Lintels, Sills and Copings, wet cast acid etched Portland cement

4. Composite Aluminium and Timber Windows and doors, 'Saffron Yellow'

5. Steel Balustrades, Polyester powder coated matte, 'Saffron Yellow'

Pre-cast concrete copings with deep pre-cast concrete cornicing highlight the pitched roof profiles.

Pre-cast concrete panels highlight the 3 key taller corners of façades, addressing the approach from Bull Lane, the park and Selby Road /Weir Hall.

Facade clock sits within pre-cast concrete panel - PPC Yellow metalwork.

Regular windows in desk workspace, classrooms and offices vary in size to address different building orientations. A consistent pre-cast concrete surrounding composed by lintels, piers and sills provide unity and a distinct character to the façades.

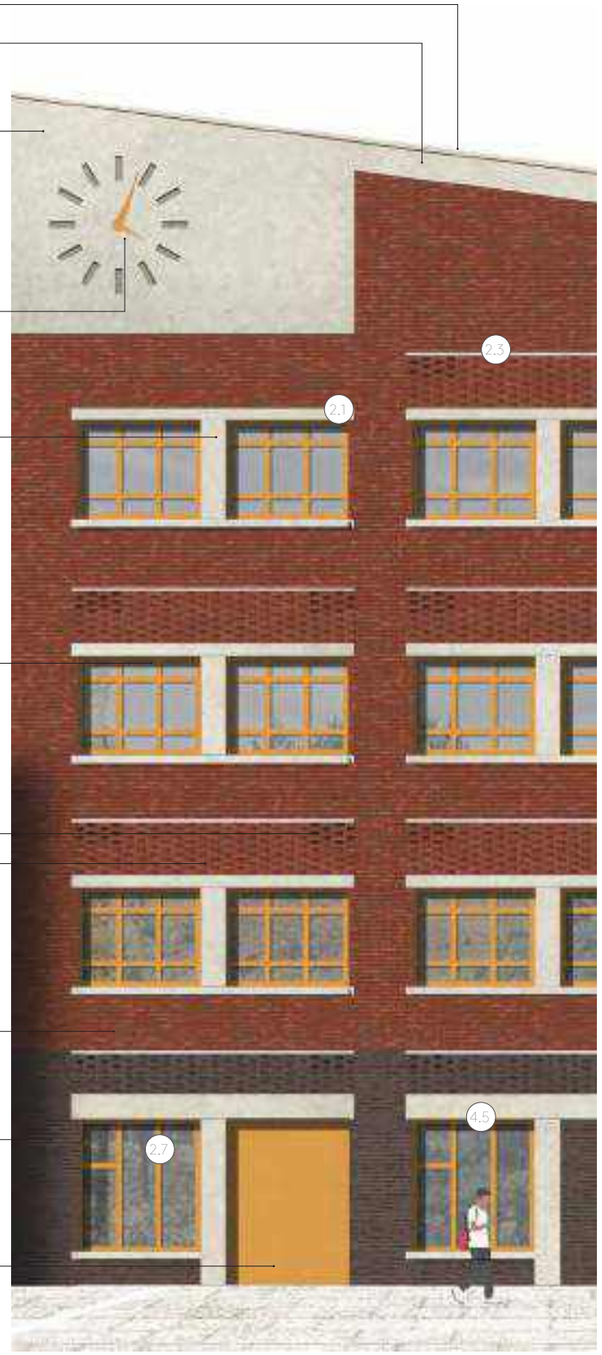
Composite windows with integrated glazing in PPC Yellow.

Hit and miss brickwork above windows conceals a natural ventilation system. This is combined with a recessed brickwork pattern that stretches across the full length of the windows lintel providing consistency throughout the elevations.

Double-leaf loadbearing masonry in red with purple tones extruded clay brick providing depth and warmth but also a reflective sheen that lightens the building in the shifting daylight.

Double-leaf load-bearing masonry in brown with blue tonal highlights, engineering brickwork to ensure robustness.

Bespoke steel pivot door in PPC Yellow colour to maximise external openings to ground floor spaces whilst ensuring durability and ease of maintenance.



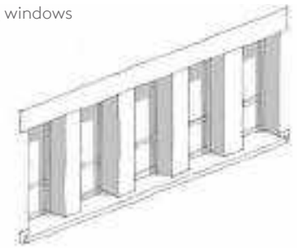

*North facing windows*



*South facing windows*



West facing windows



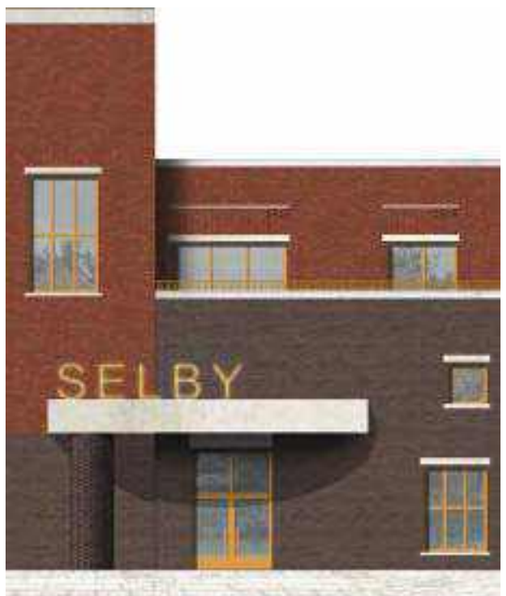
Double height windows



*Clerestorey windows*







# 6.9 PUBLIC ART



We expect there to be a planning condition that requires a detailed art strategy to be prepared, submitted and approved by the local authority post approval.

Ideas could include:

**Creative signage to mark the entrance to Selby Centre.**

Through the curation there is an opportunity to develop creative approaches to the main signage for Selby Centre that reflect its community, identity and act as a sense of arrival. Working with the comm unity through a co-design lettering workshops.

1. Commissioning a light artist to playfully illuminate the entrance at night.

2. Enabling the block letters to be created with local visual artist(s) through co-designed lettering workshops with Selby community.

3. Could the letters be filled with objects that reflect Selby's heritage and identity?

**An artwork that seeks to celebrate its community and create a sense of arrival.**

We would work alongside the Selby community to identify what they would like to see from the art mural. For the advised budget we would recommend a hand painted approach or alternatively ceramic mosaics could be populated throughout the brick work.

The artwork should create a focal point for the new Selby Centre and characterise it's community and people. The work will celebrate the diasporic heritage and many stories of the people who have been part of shaping the site.

The work should feel inclusive and seek to connect with the surrounding nature and the architecture of the building. In terms of approach we would look to develop an open call to engage local creatives in the area. We would engage locals with workshops to foster involvement throughout the process.

In order to keep to the budget, we would suggest that installation happens when the scaffolding is still on site, to avoid paying unnecessary access costs.

**A creative approach to a clock that highlights the civic presence of Selby Centre.**

To develop an artwork that makes commentary to our everyday lives. Time has been a fascination for artists globally, from the iconic surrealist Salvador Dali, Christian Marclay's video installation "The Clock' to Banksy's recent street art.

With Selby undergoing so much change this gives us an opportunity to explore ideas of transition and time. What does transformation and time mean to people?

Interventions could include a mural on the facade of the cast concrete, sculptural facade elements to mark the clock positions or a playful sun dial clock.

**Meanwhile Projects that celebrate home, belonging and identity.**

Prior to and during the construction phase this offers an opportunity to identify a number of other locations across the site for meanwhile interventions to happen. It also ensures that engagement can be delivered throughout the construction phase to prevent frustrations. Some of the content produced with communities could help to provide legacy, strengthen the artwork consultancy and create a sense of ownership and pride.

Examples of potential projects:
- Photographing key members of the community
- Creating zines through co-creation
- Artworks on billboards and hoarding to beautify the site while in construction phase
- Light interventions to improve safety at night
- Films that document people's stories and users across the site.
- Poetry and heritage walks
- Audio artworks




*Hive Curates, "Enjoy Enfield Summer", August 2020*



*Hive Curates, "Forest Road Murals", 2024*



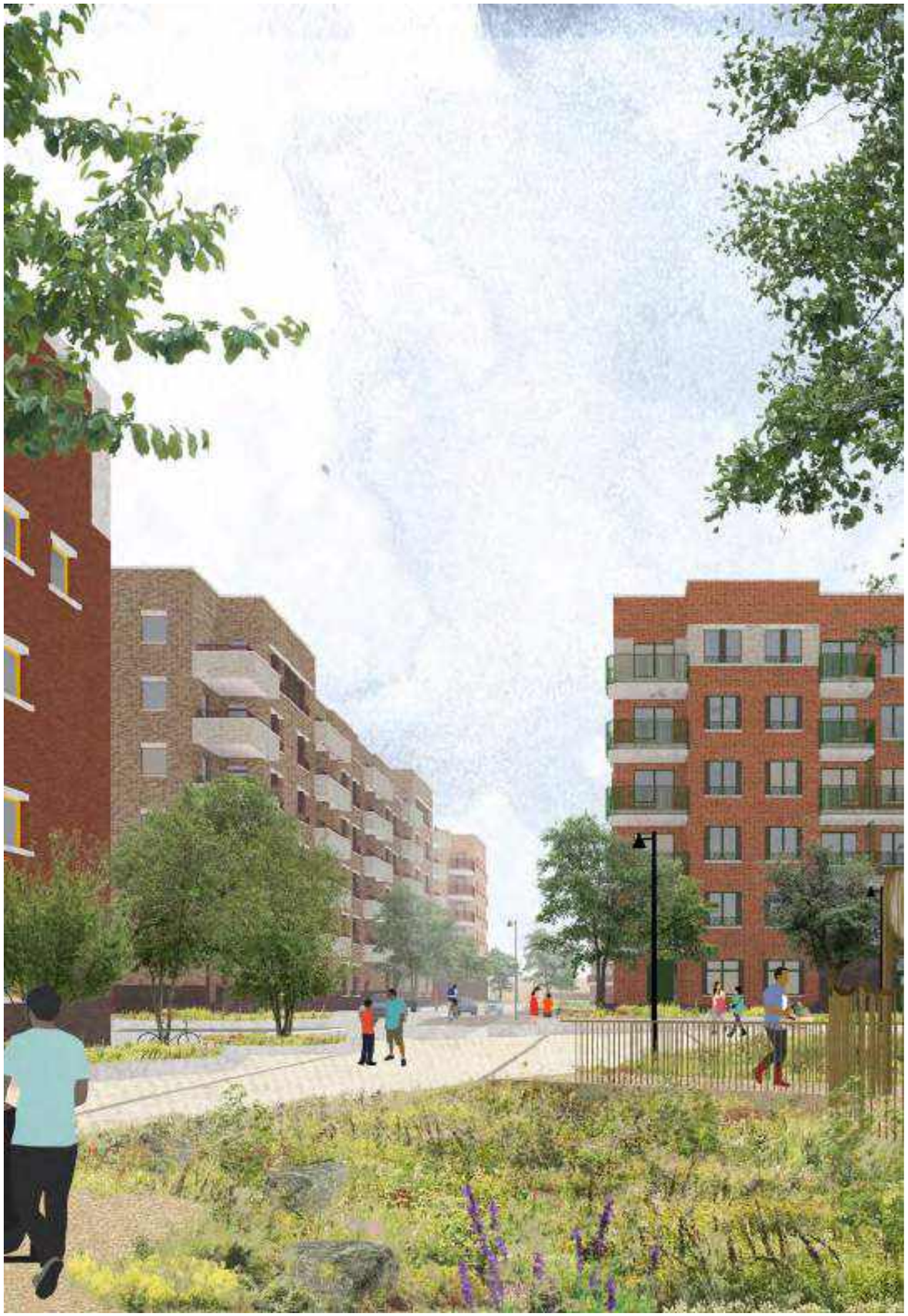
*Hive Curates, "Enfield Winter Lights" 2022*

## 6.10 VIEW FROM BULL LANE AND MAIN PARK ENTRANCE



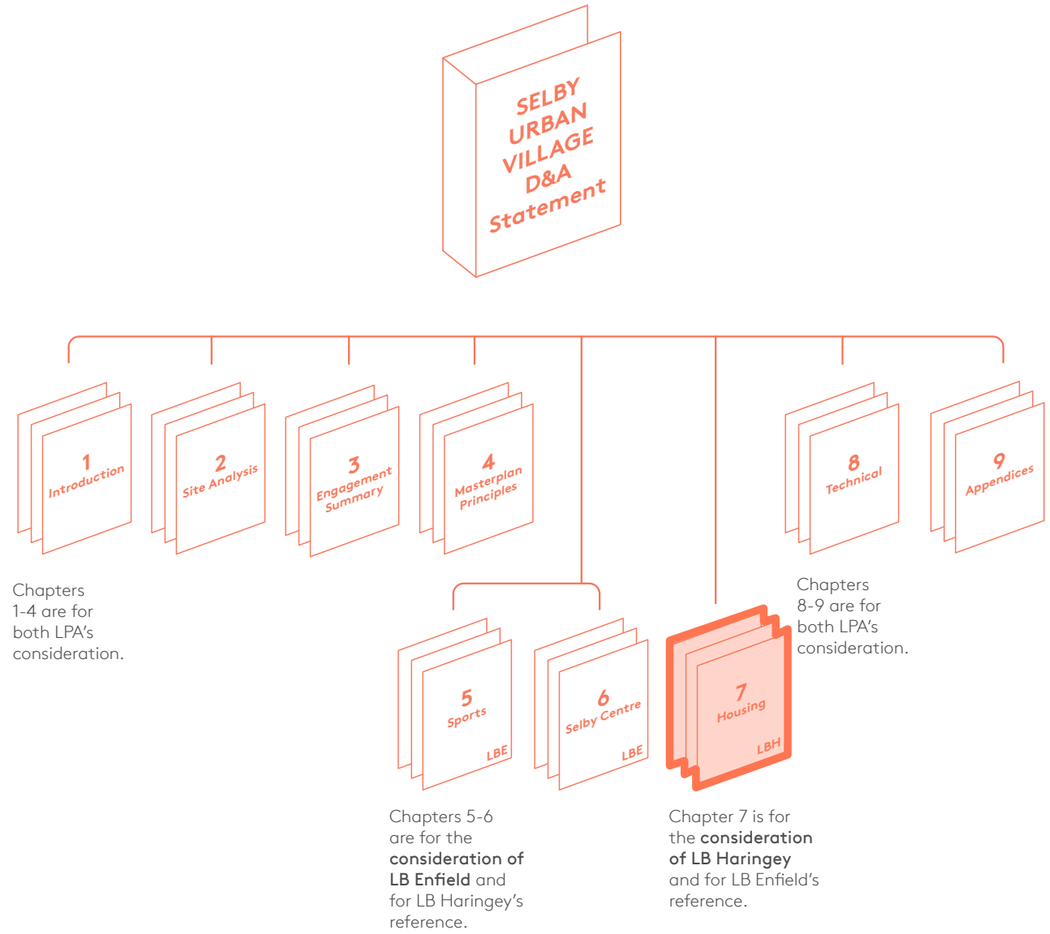
## 6.11 VIEW FROM SPORTS FIELDS





# 7 HOUSING

The residential neighbourhood is located within LB Haringey. As such, this chapter is for the consideration of LB Haringey, and for LB Enfield's reference.




Chapters 1-4 are for both LPA's consideration.

Chapters 8-9 are for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

# 7.1 INTRODUCTION

## DESIGN PROCESS OVERVIEW

At public engagement events and stakeholder meetings themes around housing were discussed. There was overriding support for new homes for council rent from those consulted.

As part of the masterplan optioneering process a variety of housing types were explored and feedback sought. The final proposal includes medium rise homes of four to five storeys, this was well received in the final public engagement event.

Consultation material highlighted the need for family homes as one of the Selby project's four cornerstones, which was welcomed.

The residential buildings share the boundary with the school playing field and existing homes, feedback was received from the school staff and residents for the need for privacy and this has been integrated into the design with no windows overlooking the school, and the building stepping down to four storeys along these boundaries.




Engagement pack covering the high level housing proposals at the 1st public consultation event



The 4th Public Engagement event, sharing detailed plans and model for housing




Gathering residents thoughts and priorities Igor new housing in the area

## KEY FEEDBACK RELATING TO HOUSING

- Driving design principles for new housing, notably: lively, functional, and beautiful shared and private amenity spaces, and pedestrian-friendly streets.
- Council homes are a priority to the group and low-rise housing that is sensitive to the local area.
- Changes in design were received well, in particular the proximity and edge condition with neighbouring Dalby's Crescent, reduced building heights, and the project delivering 100% social housing.

### Wider Public Engagement Events

#1

Dates: December 2020, March 2021, July 2021, March 2022, June 2024

Location/Format: In-person exhibitions at the Selby Centre, where possible. During the Covid-19 Pandemic, public engagement was carried out via online meetings and information packs sent out to 3000 residents

Attendees: 317 feedback forms gathered over the 5 events, and 500+ attendees.

Most of the engagement material covered the Selby centre and Bull lane playing fields. Topics Covered in relation to housing included: massing, new streetscapes and routes, tenure mix, parking and local amenities such as a shop.

*Good to see all council homes, better access, and low storey buildings with more green space*

*Happy about the balconies*

*Our local residents have raised the following issues in which we would like to bring to your attention: The need for a local grocery shop. The need for General Practice as there is already pressure on the local GP surgery*

### Dalby's Crescent Housing Associations

#2

Dates: August 2020, 26 February 2021, June 2021, 8 December 2021, February 2022, 21 May 2024, 25th July 2024

Location/Format: Online

Attendees: Kurdish Housing Association and Metropolitan Thames Valley Housing (MTVH)

**Summary of feedback:**

- Vehicle access to Dalby's Crescent, and residents' concerns about making this a through-route. MTVH to consider control measures.
- Building heights and over-looking into existing properties. New buildings on the Dalby's Crescent edge are no more than four storeys and these would be further away than existing condition.
- Agreement for the addition of new Dalby's Crescent shared courtyard with community growing and play area, that is safe, well-lit and overlooked.

### Dalby's Crescent Residents

#3

Dates: December 2021, June 2022, June 2024

Location/Format: In person meetings

Attendees: Dalby's Crescent Residents, Translators, Kurdish Housing Association and Metropolitan Thames Valley Housing (MTVH)

**Summary of feedback:**

- It was confirmed that existing parking spaces at Dalby's Crescent would be retained and reconfigured to make space for the shared courtyard.
- Residents felt strongly that they need for a supermarket as the area is lacking one.
- Reduced massing and height well received
- Residents were interested to understand how safety would be addressed.

# 7.2 RESIDENTIAL DESIGN PRINCIPLES

The new homes are arranged along a new street that connects Selby Road to Bull Lane playing fields. The southern end of this street is activated by a commercial unit in the ground floor of the new housing block and the existing sports hall. The central route is a green spine, with regular street trees and SuDS that aims to draw the character of the park into the residential neighbourhood.

Throughout the engagement process, safety and security has been a major concern for local residents. As such, the new development is an opportunity to create a new neighbourhood that addresses these concerns.

The two-sided street is central to this ambition and ensures an activated route with increased footfall, regular front doors and windows overlooking public spaces.

This is supported by a sensitive massing strategy that responds to the context, whilst responding to the site's 'tricky' edges such as the industrial land to the west, the school field to the east and Dalby's Crescent to the south.

The brief to deliver a high proportion of family homes has resulted in a varied mix of building types that accommodate the larger units typical as maisonettes.

Generous amenity spaces are incorporated in secure courtyards defined by the new buildings, incorporating play, growing spaces and places for relaxation. Significant planting aims to improve the biodiversity on the site which is currently dominated by areas of hardstanding.



## KEY DESIGN PRINCIPLES

The following principles are outcomes from the masterplan options appraisal process and identify key urban place-making moves that come together to form a cohesive yet varied neighbourhood. They have been developed with the planners and urban design officers.

### 1: Maximising Family Homes

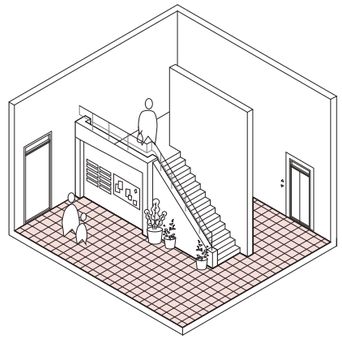
Larger homes are carefully placed across the site, typically as maisonettes accessed directly from the street or from upper level galleries in plots 6 and 8. A variety of typologies to cater to different family types and needs, dual aspect family units  on corners with generous amenity as well as maisonettes.

### 2: Welcoming and Safe Lobbies

Lobbies are located off the central green spine to activate this key route to the park.

These communal spaces are generous and designed to facilitate a sense of neighbourliness within the blocks.

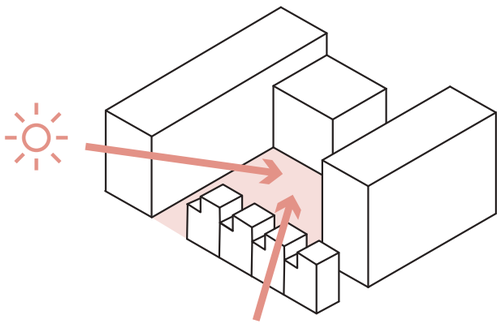
Each lobby has its own unique character whilst a robust materials palette and common architectural details tie them together.



### 3: Optimising Orientation and Daylight

The layout and massing of blocks have been designed to optimise dual aspect homes which is achieved on 95% of units. The small percentage of single aspect homes are one bedroom west-facing units.

Window positions, sizing and detailing have been developed to minimise overheating whilst ensuring sunny pleasant homes.

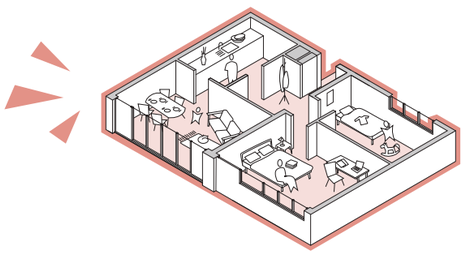


### 4: Practical and Flexible Homes

Homes are designed to be flexible to adapt to changing needs over time. Storage is placed in bedrooms and by front doors to ensure efficient use.

Kitchens in family homes are separated from living spaces whilst two bedrooms homes are designed to be flexible so can be open plan or kitchens can be separated if needed.

Windows are carefully placed so furniture layouts are not compromised.



### 5: Sunny and Comfortable Amenity Spaces

Amenity spaces are design to have a strong connected to interior spaces, the living or dining areas.

Balconies are not exposed but contained by the surrounding façades to provide a degree of privacy.

Ground floor homes have private gardens with defined boundary to adjacent communal or public areas.

## 7.3 SITE LAYOUT

The residential neighbourhood, located on the site of the existing Selby Centre, will deliver 202 homes across a range of typologies. The layout of the residential neighbourhood has been shaped by the masterplan principles covered in Chapter 4. These are:

- Clear routes through the site
- Selby at the heart
- A new front to the park
- Safe and active routes

Four new buildings are arranged along both sides of a central 'green spine' that runs extends Selby Road and leads to the park.

A consistent building line defines the new street, whilst articulated bays and stepping roof-lines create interest and optimise aspect for individual dwellings whilst ensuring public and communal open spaces have good levels of daylight.

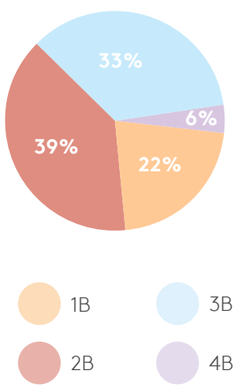



## 7.4 ACCOMMODATION AND MIX

The development proposes 202 dwellings, comprising both maisonettes and flats. The tenure is 100% homes for council rent. The unit mix addresses the London Borough of Haringey's rehousing requirements with a high proportion of family homes, with over 39% 3-bedroom and 4-bedroom homes.

The mix and distribution of the proposed homes is summarized in the table and diagrams below.

| PLOT | 1B2P | 2B3P | 2B4P | 3B4P | 3B5P | 3B6P | 4B6P | 4B7P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| 5X | 18 | 9 | 14 | 0 | 21 | 0 | 0 | 2 | 64 |
| *Mix* | *28%* | *14%* | *22%* | *0%* | *33%* | *0%* | *0%* | *3%* | |
| 6X | 20 | 17 | 21 | 0 | 0 | 22 | 0 | 7 | 87 |
| *Mix* | *23%* | *20%* | *24%* | *0%* | *0%* | *25%* | *0%* | *8%* | |
| 7X | 5 | 0 | 15 | 4 | 0 | 1 | 0 | 0 | 25 |
| *Mix* | *20%* | *0%* | *60%* | *16%* | *0%* | *4%* | *0%* | *0%* | |
| 8X | 1 | 3 | 0 | 0 | 0 | 19 | 1 | 2 | 26 |
| *Mix* | *4%* | *12%* | *0%* | *0%* | *0%* | *73%* | *4%* | *8%* | |
| TOTAL | 44 | 29 | 50 | 4 | 21 | 42 | 1 | 11 | 202 |
| *Mix* | 21.8% | 39.1% | | 33.2% | | | 5.9% | | 100.0% |






Typical Upper Floor

# 7.5 SITE SECTIONS AND ELEVATIONS

## GREEN CENTRAL SPINE - EAST ELEVATION




## GREEN CENTRAL SPINE - WEST ELEVATION



## 7.6 LANDSCAPE: STREETS

The principal north/south residential street is tree-lined and understood as both a key route into the park and as a means of extending the character of the park southwards.

The western foot-way of the street has a wider public realm, and a chain of rain gardens create the effect of a green street as well as establishing this as the primary pedestrian through route. The street is overlooked by balconies and is the primary access to the residential blocks, the courtyards and for refuse collection. Plot 5 is aligned with the Selby Centre which acts as end to the development. Broadly corresponding building heights throughout create a calm backdrop and a clear spatial entry to the park. This also further mitigates the issue of passing the service yard to then access the Selby Centre from the park.

*Courtyards*
*1. Cycle Storage*
*2. Perimeter access path*
*3. Private gardens or entrances*
*4. Knoll and trees*
*5. Swale*
*6. Play: boulders & logs*
*7. Seating by informal path*
*8. Planting beds for herbs*
*9. Play equipment*
*10. Meadow*
*11. Planted embankment*
*12. Access Gate*

*Street*
*13. Blue badge parking bay*
*14. Crossover*
*15. Short stay cycle parking*
*16. Rain Garden*
*17. Street trees set within bioswales*
*18. Zone for EV charging*
*19. Primary pedestrian route to park*
*20. Large, retained existing lime tree*
*21. Street planting*
*22. Landscaping to forecourt of Sports Hall.*
*23. Pocket Park set between Dalby's Crescent and new homes*

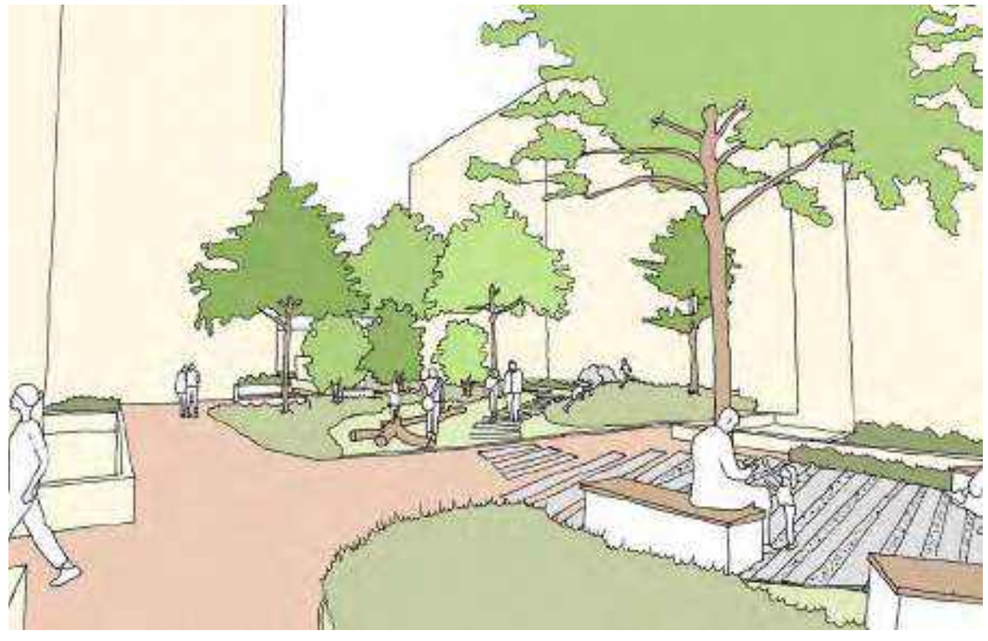



Landscape plan

## 7.7 LANDSCAPE: COURTYARDS

The four residential courtyards are gated. The landscape treatment of these courtyards consists of a series of elements adjusted to the specifics of each location. The interplay between a perimeter courtyard route and a more informal linked play route weaving around a new topography of tree clump, knoll and swale creates a clear sense of place and a framework for doorstep play, courtyard amenity, growing and a variety of planting and habitats to coexist whilst also retaining privacy. Seating, play equipment, raised planters for herbs and natural play elements including boulders and logs furnish this new landscape. Courtyards are animated by private terraces while defensible planting and perimeter paths provide both privacy and maintenance access to the blocks and access to secure green roofed cycle storage enclosures.





Illustrative view of residential courtyard

# 7.8 ARCHITECTURAL CHARACTER

The character of the residential street refers to the surrounding context, rich in arts and crafts detailing and decorative brickwork.

Plots 5, 6 and 8 are of similar typologies and share common architectural detailing such as semi-projecting rounded balconies with semi-opaque coloured balustrades, regular bays to break down the massing and recessed communal entrances with articulated striped brickwork reminiscent of mansion block typologies. Western gables to the school have brickwork patterns, abstract trees evoking the neighbouring forest school.

Plot 7, with its central core, creates vertical elevations with staggered balconies, that mark the entrance to the neighbourhood and draws people toward the park. It uses lighter brick and utilises projecting pre-cast concrete colonnades and porticoes to signal the communal entrance and the small commercial space to the SE. In addition, it has semi-projecting or projecting concrete balconies with metal balustrades.

All residential buildings are tied together with the same approach to tops and bases. Engineering brick in two tones is used for bases and defensible space for robustness, whilst tops are celebrated through delicate stacked and fluted cornices. The buildings appear as a group, having a family of related details, while also having the variety of tone, detailing and scale.

The images below are buildings from the surrounding area which have informed the architectural approach.












## KEY ARCHITECTURAL PRINCIPLES



### 2: Robust Brickwork Bases

The bases of all buildings are in engineering brick for durability and to highlight front doors and communal entrances.
On Plots 5,6 and 8 a similar toned engineering brick is used with decorative fluting on the recessed entrances to ground floor maisonettes. On the point block 7, a contrasting engineering brick is used to emphasise the commercial space.

*Opposite: Plot 7 entrance view with blue brindle engineering brick around communal entrances in stack bonded soldier course.*



### 4: Pairing of Elements

Architectural elements such as balconies, windows and front doors have been paired to reference the local arts and crafts character of surrounding residential buildings.

Pairing such elements also encourages interactions between residents and a sense of neighbourliness.

*Opposite: Plot 6 maisonette entrances onto a side street. Elements are paired, creating a sense of neighbourliness and clear entrance articulation.*

### 1: Expressive Brickwork Detailing

A variety of decorative brickwork detailing is employed across the buildings, inspired by the surrounding arts and crafts residential buildings. Stack bonds, stripes and rustication are used on façades to signify communal entrances, bases and tops, tying the new buildings together with a shared architectural language.

*Opposite: Stacked soldier course with fluting to the base of Plot 5 creates a 'heavier' bottom to the facade grounding the building.*



### 3: Broken Rooflines

Longer façades are broken down through the introduction of bays and steps to animate them with light and shadow.

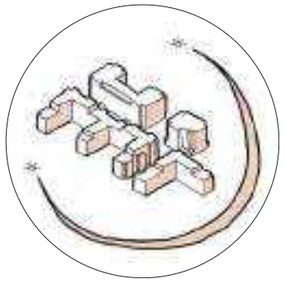
Lighter brickwork tones and alternative window patterns are employed at the top floor.

*Opposite: View of top of Plot 6 elevation which steps in and out to articulate bays in a consistent rhythm down the green spine.*



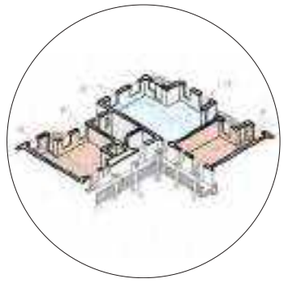
# 7.9 PASSIVE DESIGN STRATEGIES

## ENVIRONMENTAL DESIGN PRINCIPALS



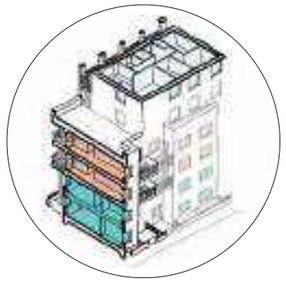
Aspect & orientation

Massing responds to urban context and to the path of sunlight



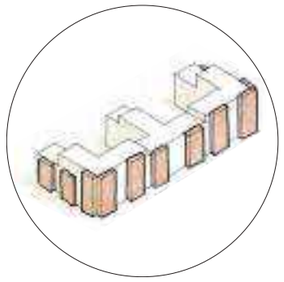
Dual aspect homes

95% of homes are dual aspect



Considered typologies

Design of homes maximises family homes, active ground floor and dual aspect homes.



Facade articulation

Projecting lintels and piers shade glazing



Glazing design

Windows vary in response to orientation, position and shading



# 7.10 MATERIALITY

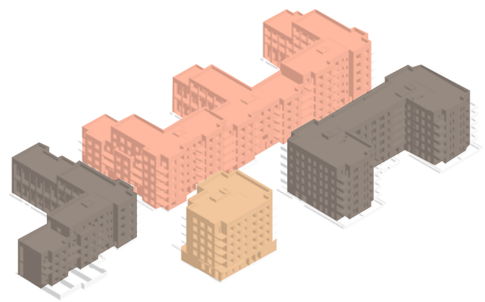


## MATERIAL PALETTES

Three material palettes have been selected across the residential neighbourhood to achieve a balance of cohesion and variation.

Three different bricks have been selected for their robustness and durability; a buff brick which is paired with green metalwork, a red brick paired with maroon metalwork and a brown brick paired with dark blue metalwork.

Two engineering brick are used at the footings and entrances of the six buildings and sandy pre-cast concrete copings are common across all buildings.





# 7.11 KEY SPACES

## SOCIABLE COMMUNAL COURTYARDS

Communal courtyards are used to stitch the neighbourhood into the existing context and provide shared amenity space for residents.

Plot 8 to the south of the residential neighbourhood addresses the existing Dalby's Crescent and 'completes' the block to form a shared residential courtyard.

The space accommodates door step play as well as community growing and is conceived as a place for new and existing residents to interact. It is activated by regular front doors to maisonettes on ground floor and is the first threshold on the way home.

Parking has also been reorganised to minimise impact on the public realm.



*Photo of the existing condition on Dalby's Crescent which is car-dominated and a hot spot for anti-social behaviour and fly-tipping.*



Illustrative view of communal courtyard formed by Plot 8 and Dalby's Crescent

## WELCOMING COMMUNAL ENTRANCES

Communal entrances to lobbies are carefully placed along the central 'green spine' to activate this key route to the park.

Entrances are expressed through special architectural detailing, are clearly visible from the street and will be signposted to ensure they feel safe and welcoming.

The Plot 7 communal entrance is paired with the front door to the shop and is signified with a pre-cast concrete canopy.

In addition, the contrasting brick tone and change in brick coursing on the ground floor draws attention to these spaces and ties them together to create a cohesive street experience.



*Communal entrances highlighted with a portico - Felix & Regula Housing, Zurich, Loeliger Strub Architects.*




Illustrative view showing Plot 7 portico entrance

## PAIRED FRONT DOORS TO THE STREET

Front doors to maisonette homes accessed from the street are paired where possible. This clearly indicates them and contributes to a feeling of neighbourliness.

Hard-wearing and simple brick details in robust engineering bricks characterise the entrances materiality. Creating durable frontages with a strong street presence.



*Communal entrances highlighted through a special architectural approach and views in - Colville Phase 2, LB Hackney, Karakusevic Carson Architects.*



Illustrative view of paired maisonette entrances (Plots 6 and 8)

## JOYFUL LOBBIES

The lobbies are designed to be safe, welcoming and well lit spaces. Materials are selected to give an individual character to each building and to be long-lasting and easy to maintain.

The lobbies are characterised by colourful tiles which draw from arts and crafts interiors.

Lifts are visible from the entrance and stair usage is encouraged by stairs landing into the lobbies (where possible).

Postboxes are provided within lobbies.



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



View looking north along central street towards the Selby Centre

## WELL-LIT AND SAFE GALLERIES

The homes in plots 6 and 8 are accessed from shared galleries that overlook the communal courtyards.

Gallery access provides opportunities for neighbourly contact and informal interaction, as well as providing passive surveillance over communal spaces.

In addition, it allows 100% of the homes in plots 6 and 8 to be dual aspect (including one beds), while facilitating a high proportion of large family homes.

The galleries are made of the same robust materials as the façades, and integrate lighting into their designs.



*Communal entrance gallery lined with windows and front doors - Matthew Lloyd Architects, The Bourne Estate, London.*



Illustrative view showing a typical gallery access (plot 8)

## AMENITY AND BALCONIES

Amenity spaces are carefully designed to allow space for residents to inhabit them.

Ground floor homes have well defined amenity spaces that face onto the shared courtyards. Upper level homes have balconies which are typically semi-projecting, which offer a good balance of privacy and feelings of openness.

The positions of balconies are carefully considered at the urban scale, minimising overlooking and maximising eyes on the street.



*Generous balcony with solid upstand - Churchill Park, Hans van der Hiejden Architects.*



Illustrative view showing a separate corner kitchen to a corner dual-aspect home (Plot 7)

# 7.12 PLOT 5

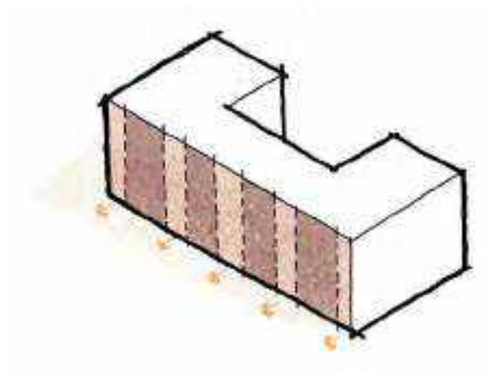
Plot 5 is a mansion block typology that forms the eastern edge of the central spine leading to the park. It is a six-storey block with top floor setbacks that articulate the central street roofline.

It is defined by a series of repeating bays that alternate windows and balconies, under which the entrances to homes and communal lobbies are located.

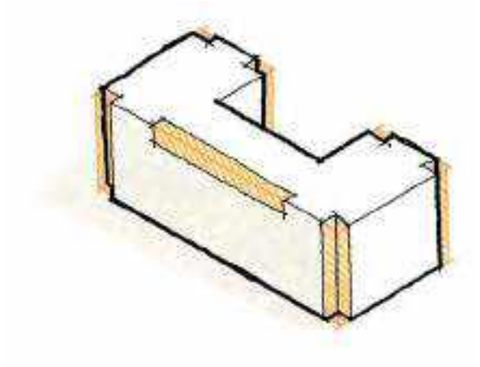
The building footprint forms a small private courtyard that is accessed via secure doors from the communal lobbies. This space contains doorstep play for young children.



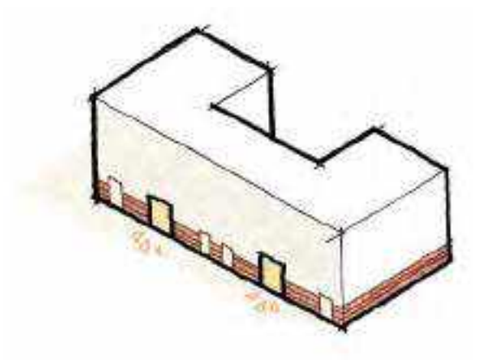
## KEY DESIGN PRINCIPLES



*Street facade animated by articulation of alternating bays of windows and balconies.*



*Perceived building mass reduced by opening corners and top floor set back.*



*Active street frontage with generous entrances, front doors, and bike stores.*



*Views from the lobbies through to courtyard amenity suitable for all ages.*

## GROUND FLOOR

Plot 5 is accessed primarily from the central street, into lobbies that offer clear through-views to the communal courtyard.

Bike stores accessed from the corners of the block maximise active frontage while planters create separation between inhabited rooms and passers by on the street. A secure garden gate allows access to the courtyard for maintenance and additional courtyard cycle parking.

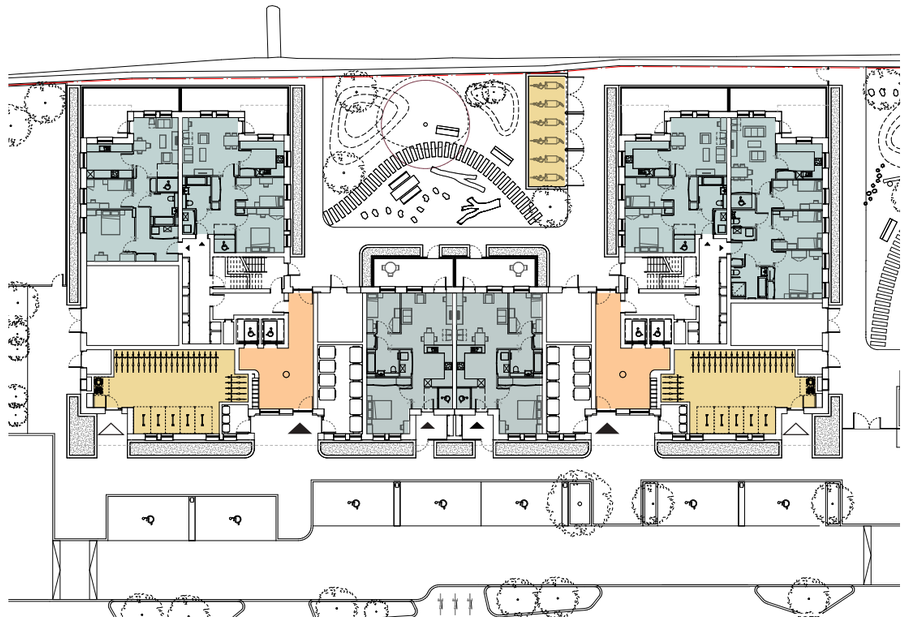
- Communal Lobbies
- Bike Stores
- Ground Floor Homes

1. Communal entrance sheltered under private balcony

2. Lobby with views through to a courtyard behind

1 

2 



## TYPICAL FLOOR

The mansion block contains a wide variety of apartment typologies. The street-facing units are dual aspect gallery homes, while the wings are more conventional corner unit types.

This minimises the number of single aspect homes and offers variety to residents.

1. Local example of a terraced street with paired entrances and alternating bays

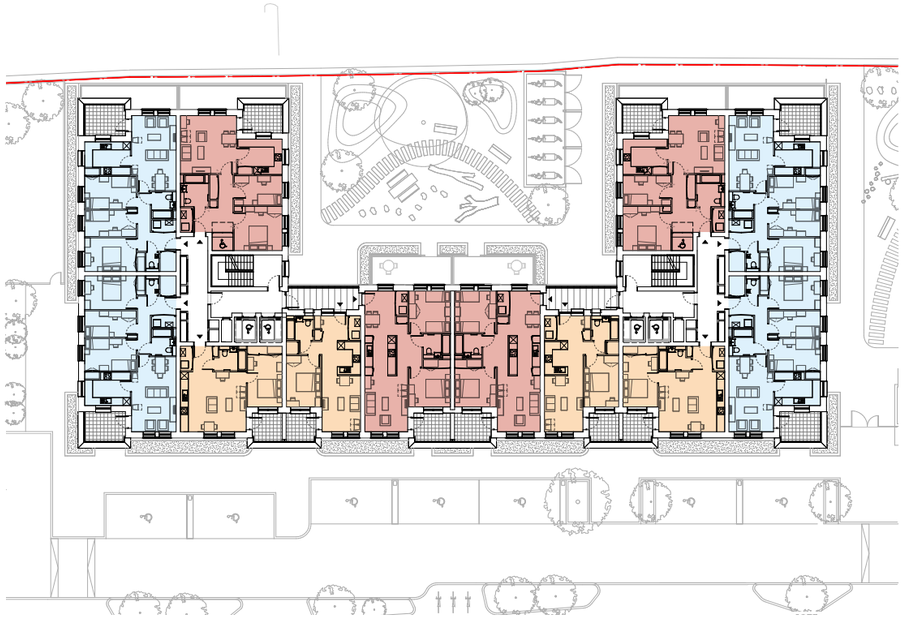
2. A street facing block with articulated bays breaking down its length

3. Open plan dual-aspect through home

1 

2 

3 



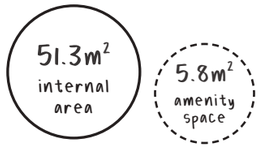

## EXAMPLE HOME

Below are two examples of the gallery-style homes which feature generous open plans and dual aspects.

Circulation space is minimised, creating generous living spaces that offer through-unit light and views while offering flexible activity zones for eating, cooking and living.

| | 1B | 2B | 3B | 4B | SUM |
|---|---|---|---|---|---|
| **Plot 5** | 18 | 23 | 21 | 2 | 64 |
| ***Mix*** | 28% | 36% | 33% | 3% | |

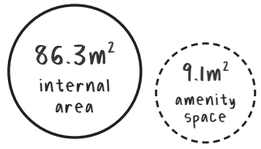
### 1 Bedroom Gallery Flat




2 person home accessed from a shared gallery with balcony amenity and open plan layout




### 3 Bedroom Corner Flat




5 person home accessed from internal hallway with balcony amenity and kitchen that can be separated from living/dining



## MATERIALITY AND CHARACTER



*1.4. Light brick detailing*



*1.3. Buff facing brick*



*2.10. Pre-cast concrete cills, lintels and copings*



*1.5. Dark engineering brick*

*ILLUSTRATED ELEVATIONS LEGEND (SELECTED)*

| | |
|---|---|
| *1* | *MASONRY* |
| *1.1* | *Buff facing brickwork 1 (Plot 7)* |
| *1.2* | *Red facing brickwork (Plot 6)* |
| *1.3* | *Buff facing brickwork 2 (Plots 5, 8)* |
| *1.4* | *Light smoked facing brickwork (Plots 5, 6, 8)* |
| *1.5* | *Dark engineering brickwork (all buildings)* |
| *2* | *FAÇADE ELEMENTS* |
| *2.1* | *Rusticated stacked soldier brickwork* |
| *2.2* | *Stacked soldier course with fluting* |
| *2.4* | *Stacked soldier course* |
| *2.7* | *In-situ concrete canopy* |
| *2.8* | *In-situ concrete balcony* |
| *2.10* | *Pre-cast concrete cills, lintels & copings* |
| *2.11* | *Brick-faced pre-cast lintel* |
| *2.13* | *Recessed brick panel* |
| *3* | *WINDOWS & DOORS* |
| *3.1* | *Aluminium windows & doors* |
| *3.2* | *Timber communal entrance screens* |
| *3.3* | *Timber private entrance doors* |
| *3.4* | *Steel ancillary doors* |
| *3.9* | *External Steel Riser Doors* |
| *3.11* | *Opening solid side panel* |
| *4* | *METALWORK* |
| *4.1* | *Steel balustrades (variety of locations)* |
| *4.4* | *Defensible space steel railings and gates* |
| *4.9* | *Steel solid balustrades with vertical ribs* |

*Refer to KCA drawings [...4001-P] for additional detail.*



*Plot 5 West Elevation*




*Plot 5 West Bay Elevation*

# 7.13 PLOT 6

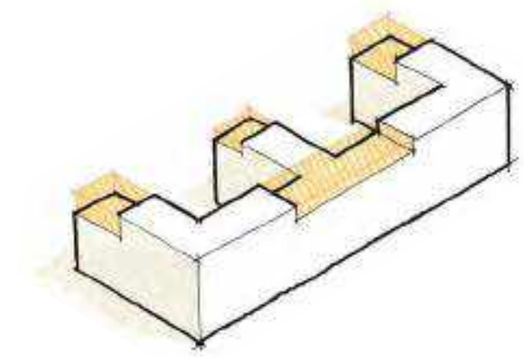
Plot 6 is one of two gallery access blocks and forms the western edge of the central spine. It has four-storey wings and a five-to-six storey street elevation.

The organisation is similar to that of plot 5, with homes along the street, clearly articulated lobbies and corner bike stores.

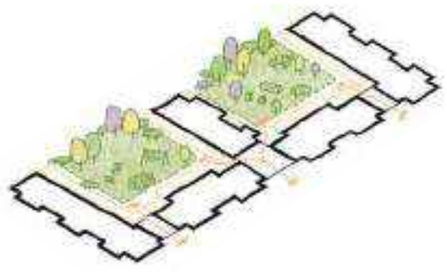
The two side streets are lined with maisonette family homes with double height paired entrances. These wings drop to 4 storeys in height - 'stepping down' to better fit in with the existing context of the school playing fields.



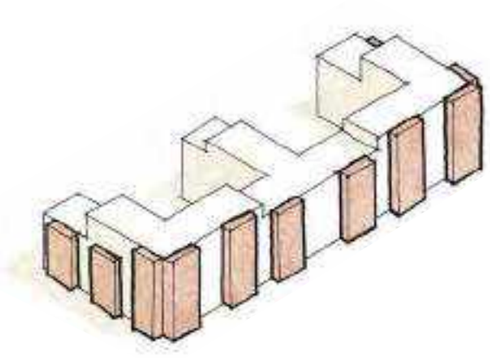
## KEY DESIGN PRINCIPLES



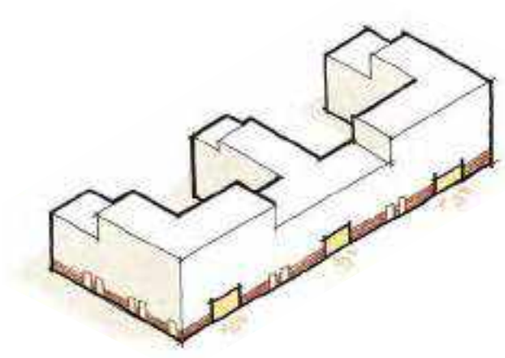
*Stepping roofline responds to long street elevation and neighbouring forest school.*



*Views from the lobbies through to courtyard amenity suitable for all ages.*



*Street facade characterised by bays with subtly varied heights and features.*



*Active street frontage with generous entrances, front doors, and bike stores.*

## GROUND FLOOR

There are three communal entrances to plot 6; smaller lobbies at the corners serve the side wings and a feature double-height central lobby serves the central core and maisonettes.

Views through the lobbies to the courtyard are clear. The stair features prominently, encouraging usage.

Active frontage including regular maisonette front doors are maximised across the block.

Communal Lobbies

Bike Stores

Ground Floor Homes

1. Recessed lobby entrance with visible staircase inside

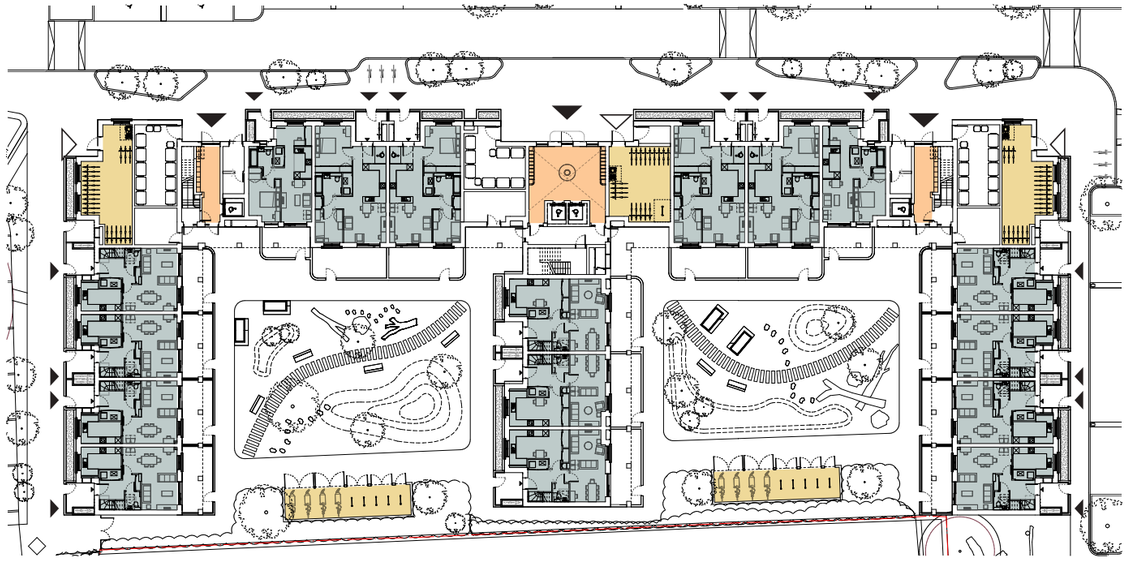
2. A communal courtyard enclosed by residential buildings.



1



2



Communal entrance

Private entrance

Bike store entrance

## TYPICAL FLOOR

Gallery access apartment building creates 100% dual aspect homes.

A variety of housing types, including family apartments, gallery flats and maisonettes stack efficiently within the building.

1. Street elevations articulated through the stepping of volumes and order

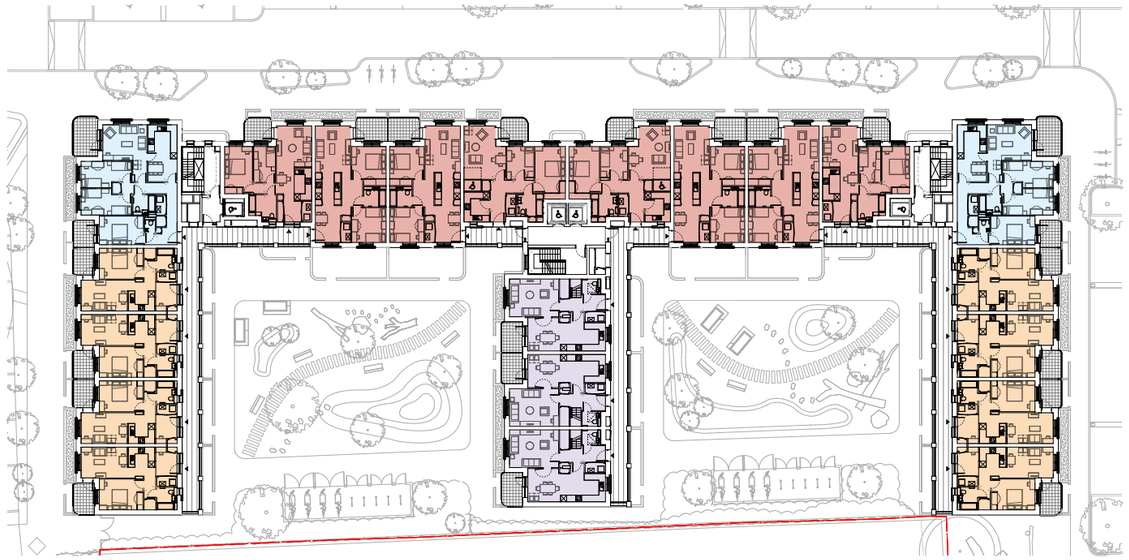
2. Contemporary example of gallery access with integrated lighting and windows onto the walkway

1



2






## EXAMPLE HOMES

Through-view gallery units make up much of plot 6.

On the street-side corners the family apartments have a separate living and kitchen / dining rooms that can be accessed from each other and the hallway. Kitchens can be separated if desired.

| | 1B | 2B | 3B | 4B | SUM |
|---|---|---|---|---|---|
| **Plot 6** | 20 | 38 | 22 | 7 | 87 |
| ***Mix*** | *23%* | *44%* | *25%* | *8%* | |

### 2 Bedroom Gallery Flat

73.0m² internal area

7.3m² Amenity Space

4 person home accessed from a shared gallery with balcony amenity and open plan layout




### 3 Bedroom Family Corner Flat

98.3m² internal area

9.3m² amenity space

6 person home accessed from a shared gallery with balcony amenity



## MATERIALITY AND CHARACTER



*1.4. Light brick detailing*



*1.2. Red facing brick*



*2.10. Pre-cast concrete cills, lintels and copings*



*1.5. Dark engineering brick*

*ILLUSTRATED ELEVATIONS LEGEND (SELECTED)*

| | |
|---|---|
| *1* | *MASONRY* |
| *1.1* | *Buff facing brickwork 1 (Plot 7)* |
| *1.2* | *Red facing brickwork (Plot 6)* |
| *1.3* | *Buff facing brickwork 2 (Plots 5, 8)* |
| *1.4* | *Light smoked facing brickwork (Plots 5, 6, 8)* |
| *1.5* | *Dark engineering brickwork (all buildings)* |
| *2* | *FAÇADE ELEMENTS* |
| *2.1* | *Rusticated stacked soldier brickwork* |
| *2.2* | *Stacked soldier course with fluting* |
| *2.4* | *Stacked soldier course* |
| *2.7* | *In-situ concrete canopy* |
| *2.8* | *In-situ concrete balcony* |
| *2.10* | *Pre-cast concrete cills, lintels & copings* |
| *2.11* | *Brick-faced pre-cast lintel* |
| *2.13* | *Recessed brick panel* |
| *3* | *WINDOWS & DOORS* |
| *3.1* | *Aluminium windows & doors* |
| *3.2* | *Timber communal entrance screens* |
| *3.3* | *Timber private entrance doors* |
| *3.4* | *Steel ancillary doors* |
| *3.9* | *External Steel Riser Doors* |
| *3.11* | *Opening solid side panel* |
| *4* | *METALWORK* |
| *4.1* | *Steel balustrades (variety of locations)* |
| *4.4* | *Defensible space steel railings and gates* |
| *4.9* | *Steel solid balustrades with vertical ribs* |

*Refer to KCA drawings [...4001-P] for additional detail.*






*Plot 6 East Elevation*

# 7.14 PLOT 7

Plot 7 is the a point block with a central core and defines the south-east portion of the residential neighbourhood.

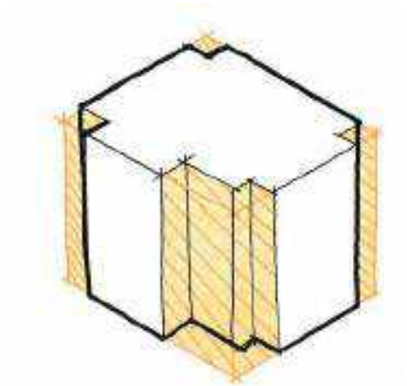
On the ground floor, a pre-cast concrete portico marks the communal entrance and the retail unit.

Active frontage is carefully arranged to address the end of Selby Road, the sports hall and central spine.

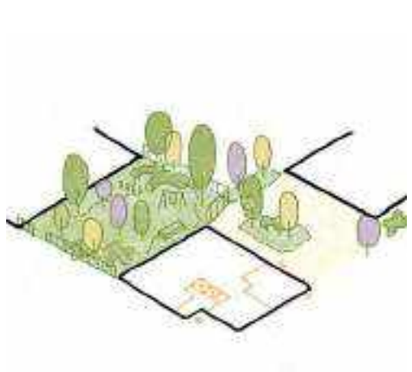
All flats are dual aspect corner homes.



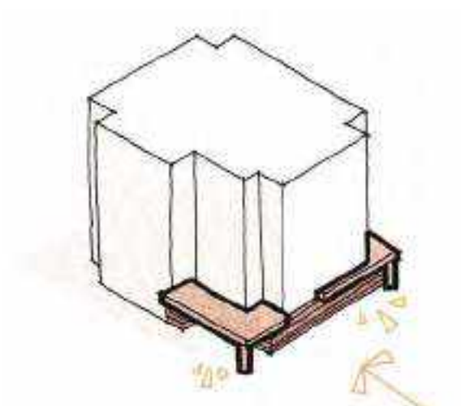
## KEY DESIGN PRINCIPLES



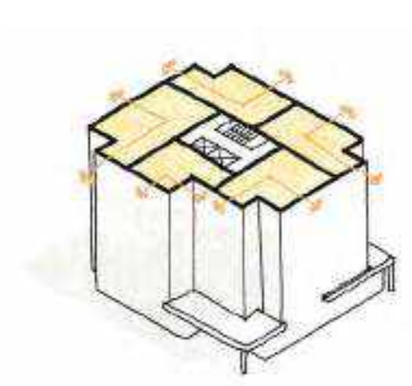
*Perceived mass reduced by cutting in corners, prominent turn onto main street cut back further.*



*Doorstep play provided in secure courtyard to rear of block. Small square by sports halls faces shop.*



*Porticoes articulate the lobby entrance and small commercial unit on the southern facade*



*The massing strategy allows all homes to be dual aspect, including one beds.*

## GROUND FLOOR

The ground floor is comprised of the portico which leads to the entrances and carefully arranged services.

Bikes are accessed via their own entrance to the central street. At the rear, a shared courtyard contains doorstep play for young children, maximising use of this space.

The ground floor also contains the Haringey Staff Office and one of the two bulky stores.

- Communal Lobbies
- Retail Unit
- Bike Stores
- Haringey Staff Office

1. Shifting elevations create articulation and direction through the site

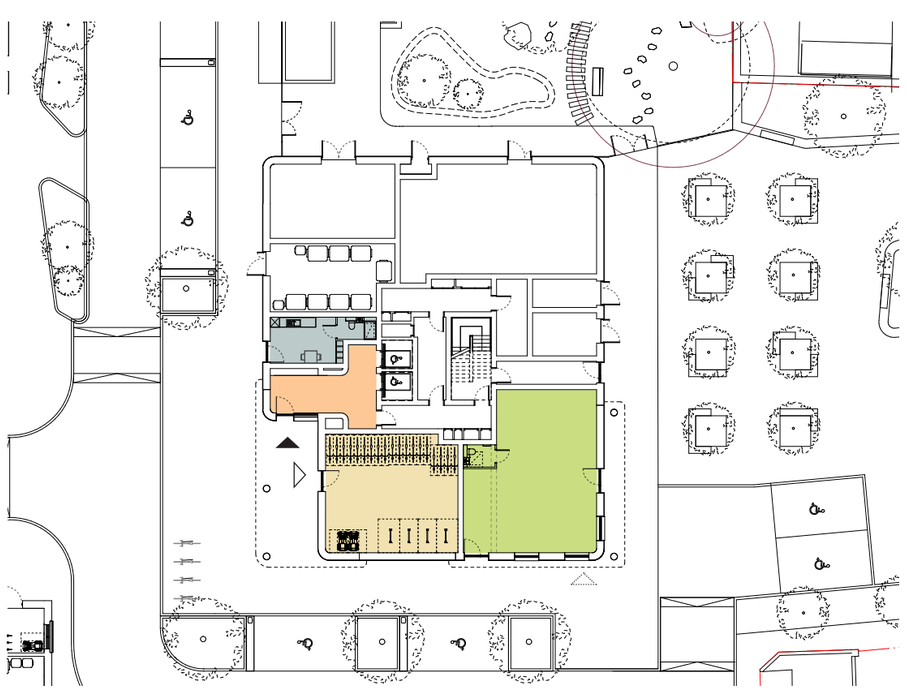
2. Portico indicating an entrance



1



2



## TYPICAL FLOOR

Plot 7 is comprised of more typical flat layouts, with bedrooms and living spaces accessed off a main corridor.

Careful consideration has been given to ensuring all living spaces have a suitable aspect and well-placed amenity. All homes have a corner dual aspect.

All homes can be arranged with separate kitchens.

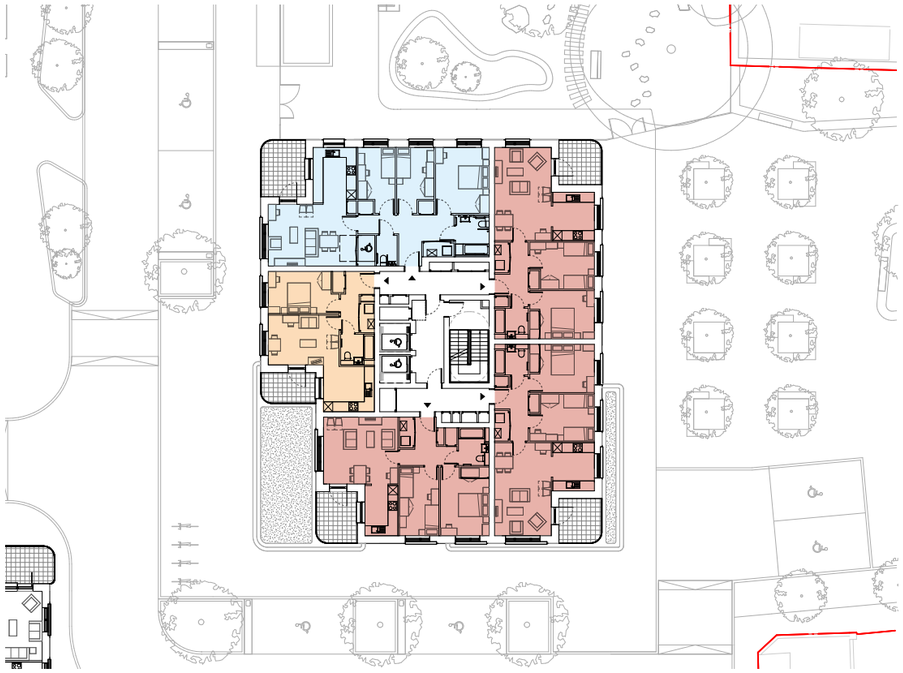
The northern three bed corner apartment can either be configured as an M4(2) 3 bed home for 6 residents or an accessible M4(3) 3 bed home for 4 residents.

1. Galley kitchen in a large family home, connecting living and dining spaces

2. A corner balcony in a home separating the living room and kitchen

1 

2 



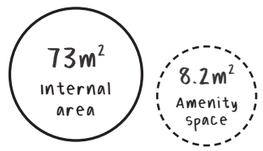

## EXAMPLE HOMES

Homes in plot 7 are typically arranged off a central corridor.

The large 3B6P family unit has been designed to allow multiple groups to gather within it but operate separately, with a possible 'loop' of circulation creating two paths into the kitchen and to the WC.

| | 1B | 2B | 3B | 4B | SUM |
|---|---|---|---|---|---|
| **Plot 7** | 5 | 15 | 5 | 0 | 25 |
| ***Mix*** | *20%* | *60%* | *20%* | *0%* | |

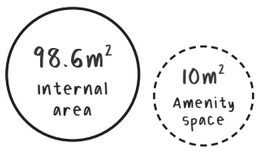
### 2 Bedroom Flat




4 person home accessed from central core with balcony amenity




### 3 Bedroom M4(3) Family Flat




4 person M4(3) home accessed from central core with balcony amenity



## MATERIALITY AND CHARACTER



*1.1. Buff facing brick*



*2.10. Pre-cast concrete cills, lintels and copings*



*1.5. Dark engineering brick*

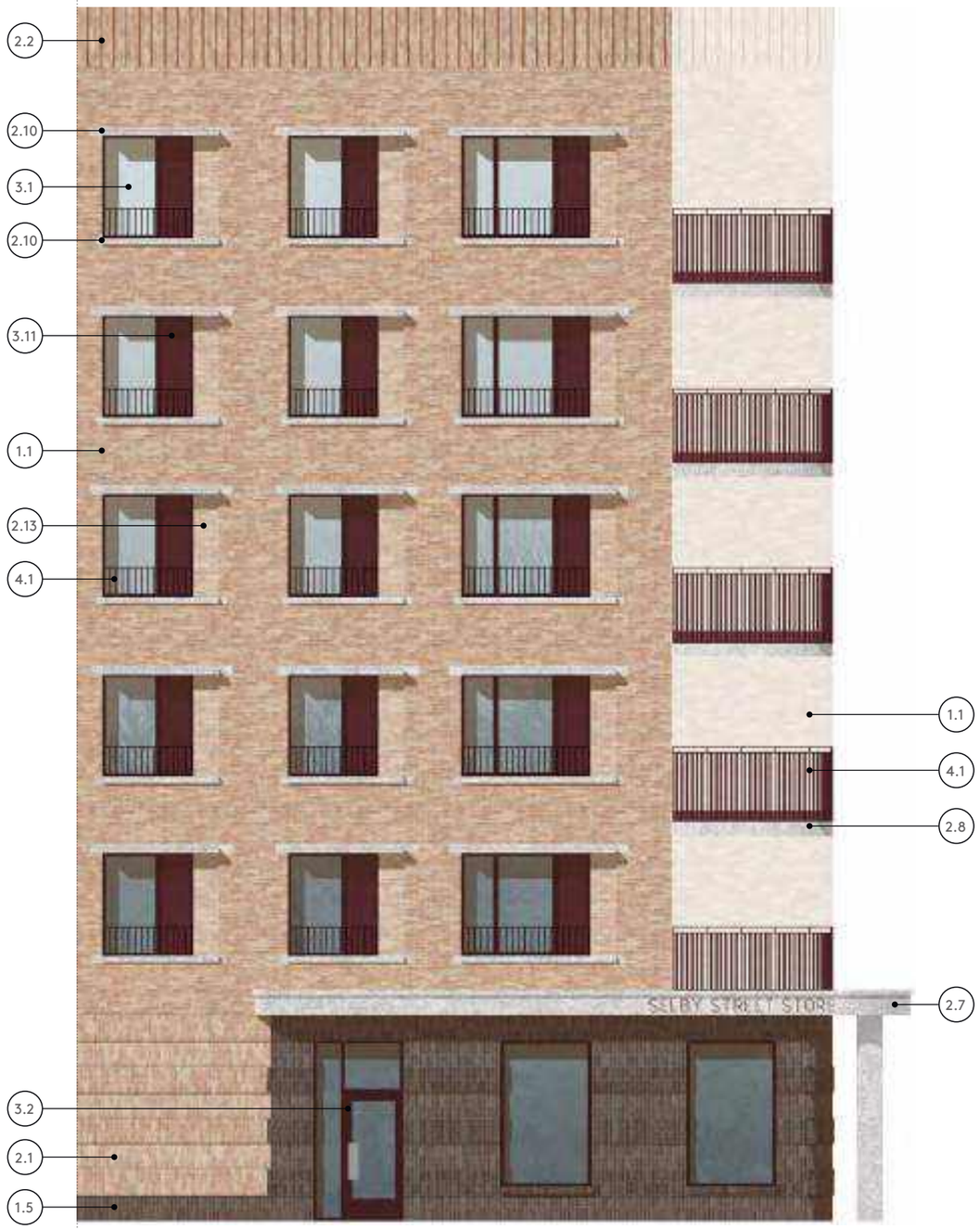
*ILLUSTRATED ELEVATIONS LEGEND (SELECTED)*

| | |
|---|---|
| *1* | *MASONRY* |
| *1.1* | *Buff facing brickwork 1 (Plot 7)* |
| *1.2* | *Red facing brickwork (Plot 6)* |
| *1.3* | *Buff facing brickwork 2 (Plots 5, 8)* |
| *1.4* | *Light smoked facing brickwork (Plots 5, 6, 8)* |
| *1.5* | *Dark engineering brickwork (all buildings)* |
| *2* | *FAÇADE ELEMENTS* |
| *2.1* | *Rusticated stacked soldier brickwork* |
| *2.2* | *Stacked soldier course with fluting* |
| *2.4* | *Stacked soldier course* |
| *2.7* | *In-situ concrete canopy* |
| *2.8* | *In-situ concrete balcony* |
| *2.10* | *Pre-cast concrete cills, lintels & copings* |
| *2.11* | *Brick-faced pre-cast lintel* |
| *2.13* | *Recessed brick panel* |
| *3* | *WINDOWS & DOORS* |
| *3.1* | *Aluminium windows & doors* |
| *3.2* | *Timber communal entrance screens* |
| *3.3* | *Timber private entrance doors* |
| *3.4* | *Steel ancillary doors* |
| *3.9* | *External Steel Riser Doors* |
| *3.11* | *Opening solid side panel* |
| *4* | *METALWORK* |
| *4.1* | *Steel balustrades (variety of locations)* |
| *4.4* | *Defensible space steel railings and gates* |
| *4.9* | *Steel solid balustrades with vertical ribs* |

*Refer to KCA drawings [...4001-P] for additional detail.*








*Plot 7 South Elevation*

# 7.15 PLOT 8

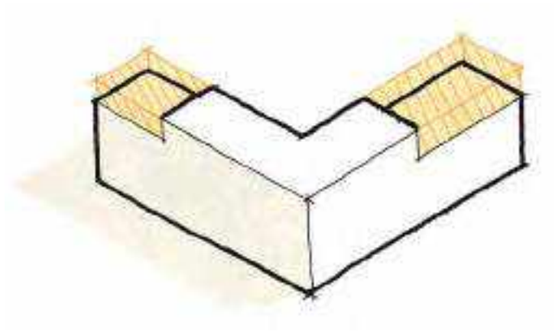
Plot 8 is one of two gallery access blocks and forms the western edge of the southern square. It has four-storey wings rising to a five-storey corner.

The block contains a large proportion of family homes, arranged across two levels of stacked maisonettes accessed from a gallery.

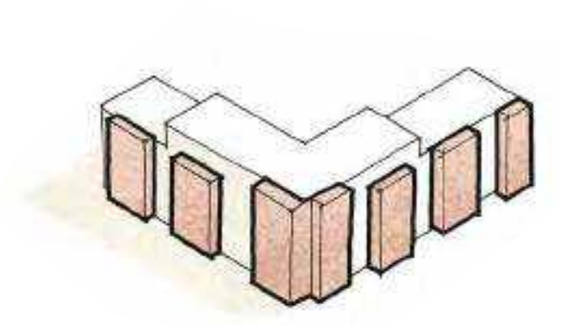
The building's north facade defines a new east-west route and the south and west encloses a new courtyard shared with the existing Dalby's crescent.



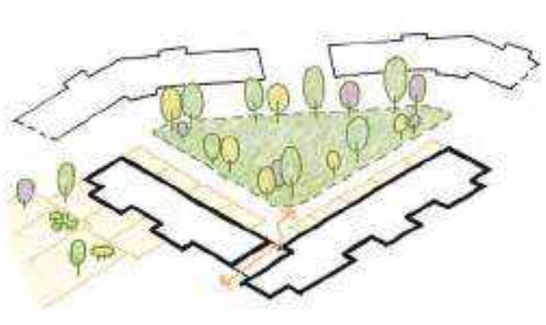
## KEY DESIGN PRINCIPLES



*Stepping roofline responds to scale of neighbouring Dalby's Crescent's.*



*Street facade characterised by bays with subtly varied heights and features.*



*A new shared courtyard integrates Dalby's into the streetscape. Gardens are carefully arranged to be back-to-back.*

## GROUND FLOOR

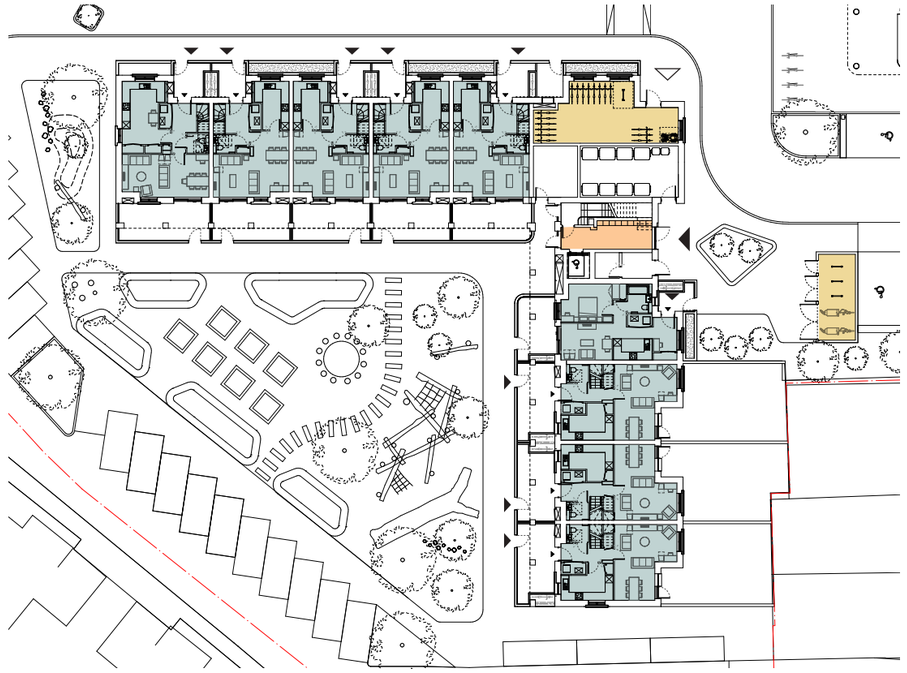
Maisonettes accessed from the street with clear private entrances from two wings.

These homes have defined amenity space onto the shared courtyard, set partially under the access gallery.

Active frontage are maximised with back-to-back services creating efficient access and homes with active frontages to the front and back of the building.

Back gardens mirror the existing condition on Selby Road, providing generous amenity and minimising impact of the new homes on neighbours.

- Communal Lobbies
- Bike Stores
- Ground Floor Homes



## UPPER FLOOR

Plot 8's upper floors provide more family homes. Accessed from a second floor gallery are additional maisonettes, comprised of 6 and 7 person homes.

At the corner of the plot are the same family apartments with corner amenity present in plot 6.

1. A large family unit with through-plan and dual aspects accessed from a shared gallery

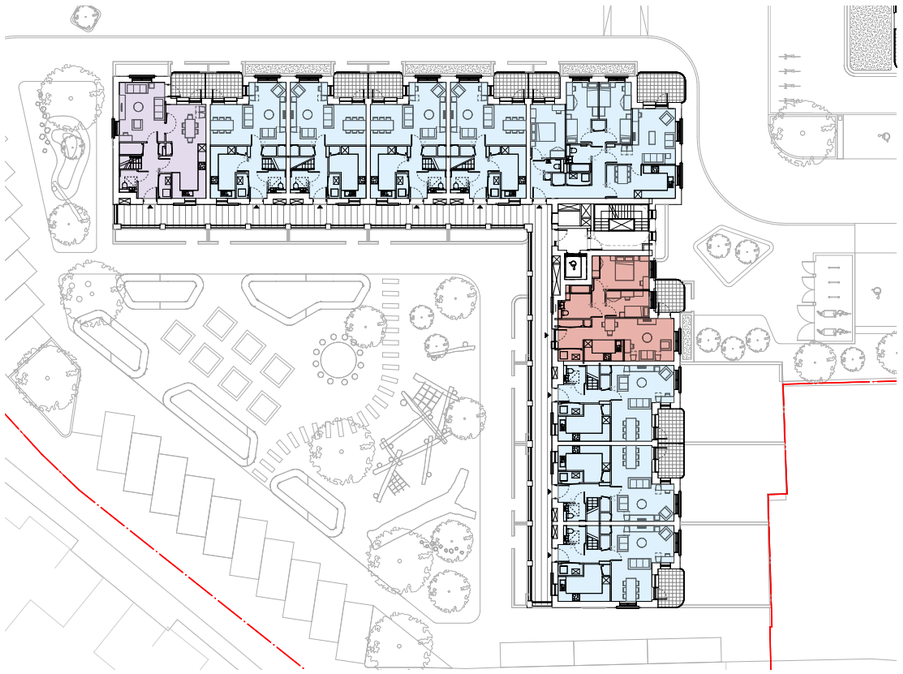
2. Articulated elevations and semi-recessed private amenity spaces

1



2





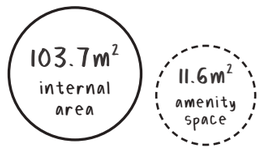

## EXAMPLE HOME

Below is an example of an upper-level maisonette. The amenity is split across two private balconies.

The home has a clear separation of public and private space, thanks to being a maisonette.

| | 1B | 2B | 3B | 4B | SUM |
|---|---|---|---|---|---|
| **Plot 8** | 1 | 3 | 19 | 3 | 26 |
| ***Mix*** | *4%* | *12%* | *73%* | *12%* | |

### 3 Bedroom Gallery Maisonette




6 person upper level maisonette accessed from a shared gallery with balcony amenity across two levels



## MATERIALITY AND CHARACTER



*Light brick*
*Detailing*



*Red facing brick*



*Pre-cast concrete sills*



*Engineering brick base*

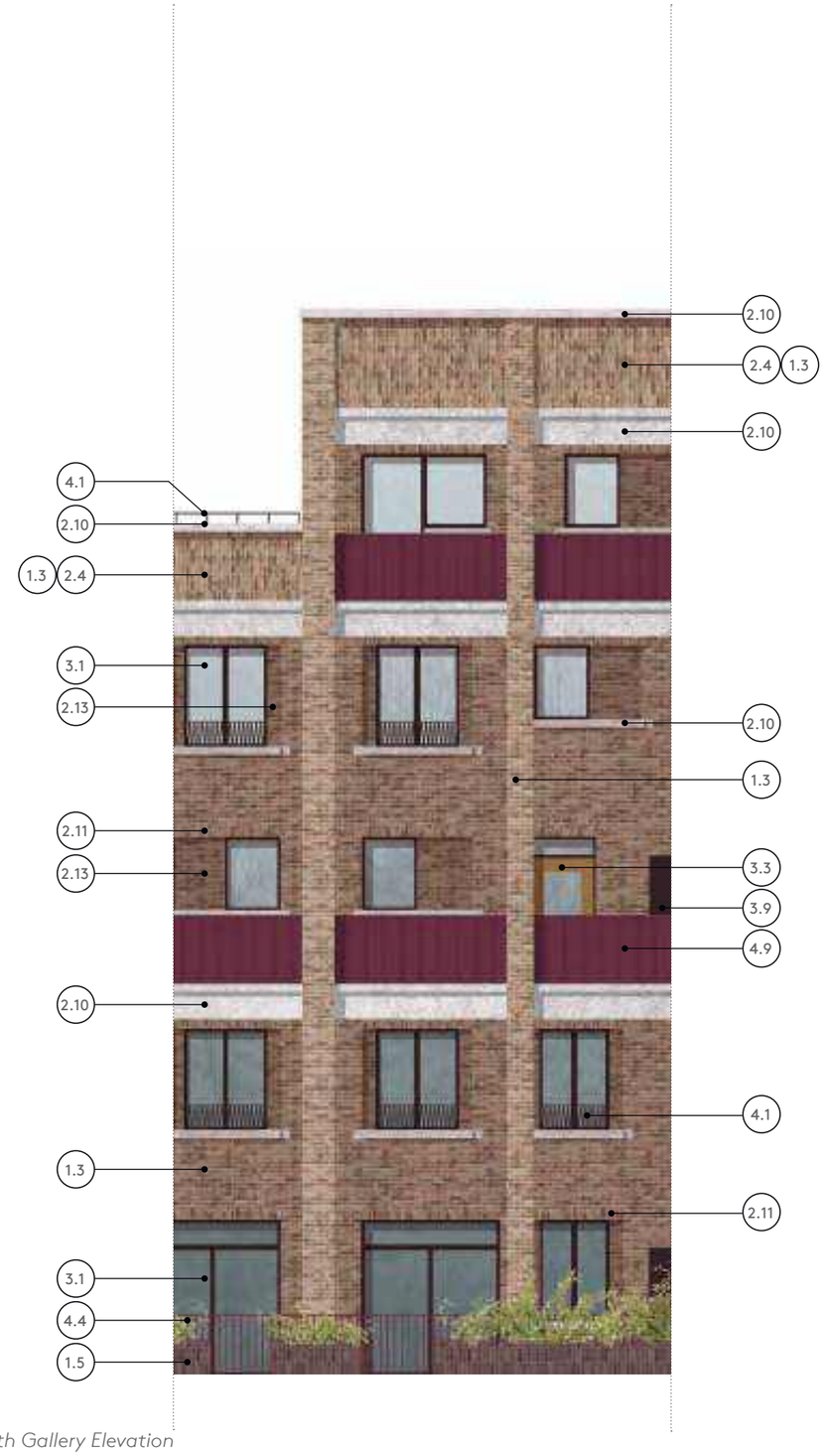
*ILLUSTRATED ELEVATIONS LEGEND (SELECTED)*

| | |
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| *1.5* | *Dark engineering brickwork (all buildings)* |
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| *4.4* | *Defensible space steel railings and gates* |
| *4.9* | *Steel solid balustrades with vertical ribs* |

*Refer to KCA drawings [...4001-P] for additional detail.*



*Plot 8 East Elevation*



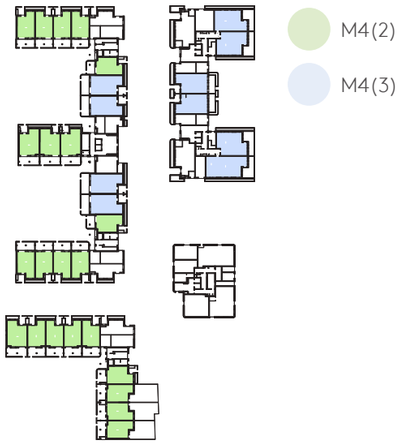

*Plot 8 South Gallery Elevation*

## 7.16 M4(3) HOMES

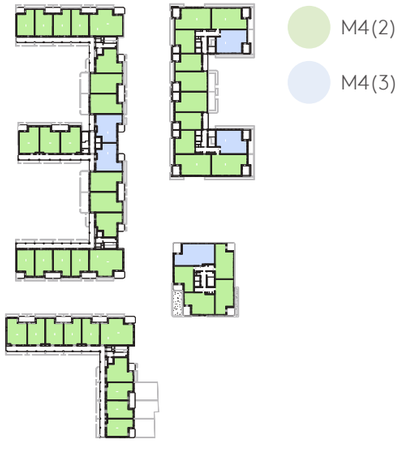
The scheme will provide 10%+ Part M4(3) dwellings in line with The London Plan and current Part M Building Regulations. This will be achieved by providing 21 Part M4(3) homes. Ground floor M4(3) homes have been maximised.

- Types: 16no. x 2 bed and 5no. x 3 bed
- Dwellings are spread out across the scheme and split proportionally per plot.
- Located in close proximity to on-street blue badge parking spaces.
- Upper floor M4(3) flats served by cores with two lifts.

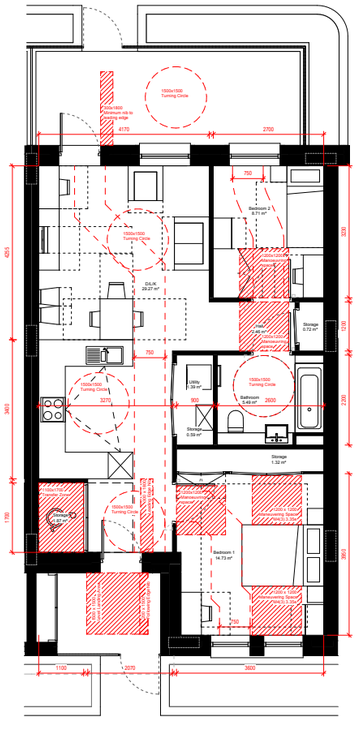
The following pages detail each Part M4(3) dwelling type. They are shown illustrated as 'fully adapted' Part M4(3) homes.



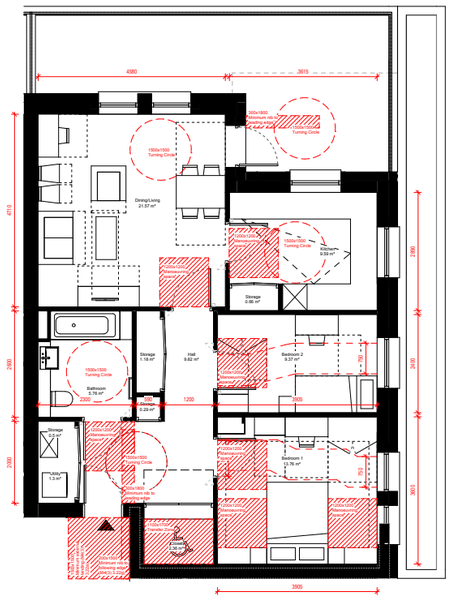

*Ground floor distribution of M4(3) homes*



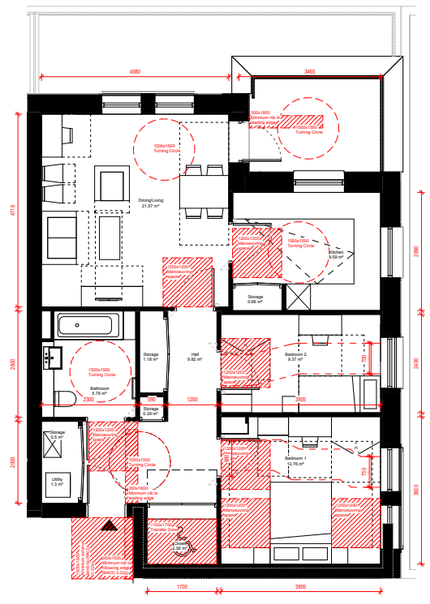

*Typical upper level distribution of M4(3) homes*



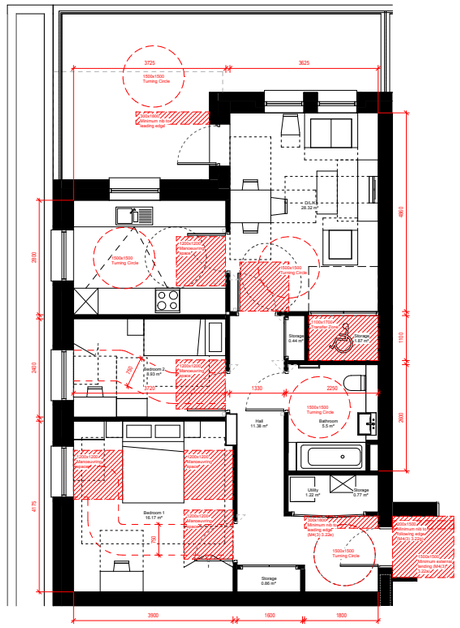
Two Bedroom Flat
Ground Floor - Plots 5 and 6



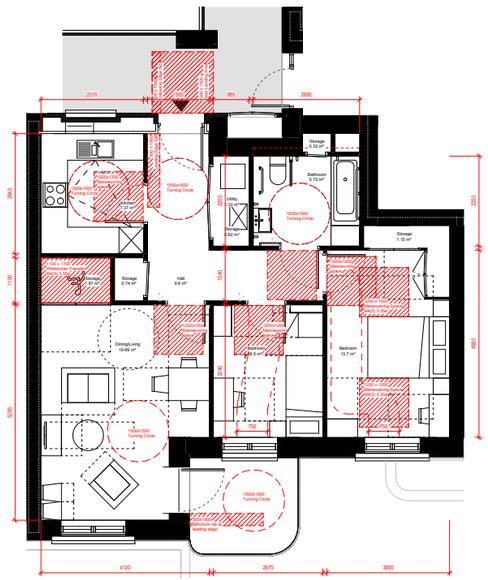
Two Bedroom Flat
Ground Floor - Plot 5



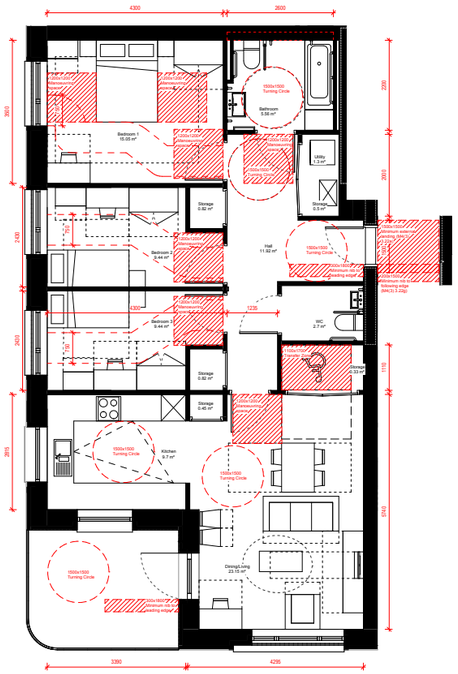
Two Bedroom Flat
Upper Floor - Plot 5



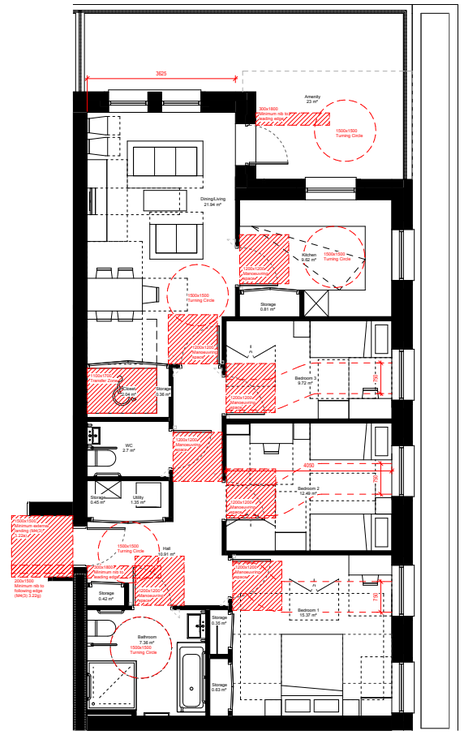

Two Bedroom Flat
Ground Floor - Plot 5




Two Bedroom Flat
Upper Floor - Plots 6

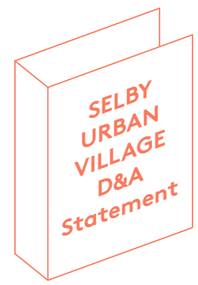


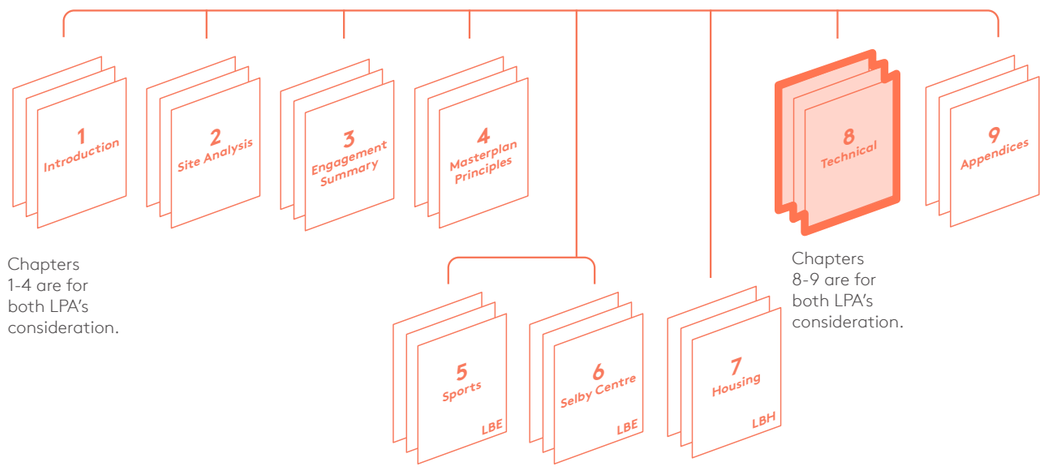

Three Bedroom Flat
Upper Floor - Plot 7




Three Bedroom Flat
Ground Floor - Plot 5

# 8 TECHNICAL




Chapters 1-4 are for both LPA's consideration.

Chapters 8-9 are for both LPA's consideration.

Chapters 5-6 are for the **consideration of LB Enfield** and for LB Haringey's reference.

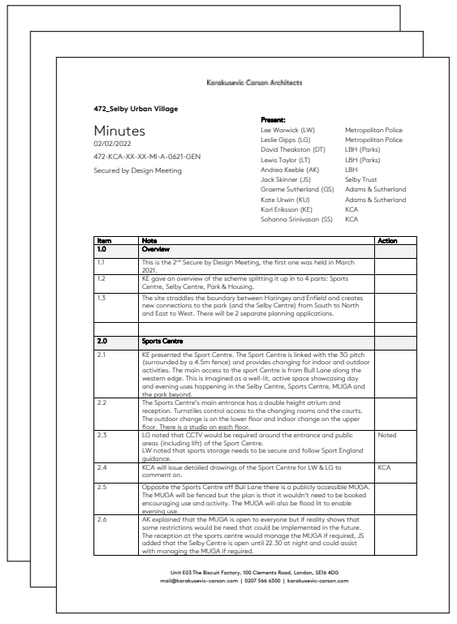
Chapter 7 is for the **consideration of LB Haringey** and for LB Enfield's reference.

# 8.1 SECURED BY DESIGN

The proposals seek to achieve a Secured by Design accreditation for the park, public realm, courtyards and buildings. The overarching strategy has been to create coherent active street frontages addressing the public realm.

A key part of our approach to security has been to meaningfully consult with the Designing Out Crime Officers (DOCO) throughout the design process so that the feedback could be incorporated into the evolving design of the buildings and public realm.

The design team met with the DOCO officers on three times including two as site walk-arounds between 2021 and 2024. At each session an overview of the scheme and any design changes were presented. Meeting minutes were recorded and distributed. In the detailed design and project delivery stages continued consultation will be required with the DOCO officer.



Karakusevic Carson Architects

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 |
| Groeme 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. | |

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## KEY FEEDBACK AND RESPONSES

## APPLICATION 1 - RESIDENTIAL AREA

1. The proposal should prioritise active frontage on the ground floor to create a feeling of safety within the public realm. The overarching strategy has been to create a coherent street through the site with active frontages addressing the public realm and green spaces. Green character of street, play on the way elements space, seating, and swales encourage active use. The building layouts do not include alleyways and back of house areas are carefully incorporated to not create long runs of blank façades. The DOCO notes that is laid out with clear lines of site.

2. The ground floor has been designed to encourage overlooking, with dwellings populating most of the ground floor with private front doors. The communal entrances to residential blocks are located along the main access road. Some private points of entry are included along the park frontage, this was seen positive by the DOCO who was happy with landscaping as a delineation between public and private spaces, to ensure that design makes clear for the police what is public / private space. Amount of over-looking also positive at the ground floor. Reveal depths at building entrances have been designed to avoid blind spots. The design team reviewed this and there are no recessed entrances.

3. A robust site wide lighting strategy has been developed with input from the DOCO on fittings and lux levels.

4. Extensive bicycle storage is required. The large areas of glazing to bike stores were discussed with the DOCO who noted that people with expensive bikes will store them in their flats and not use bike stores. It was important that bike store were well lit and felt safe, hence glazing was positive, in combination with motion sensor lighting and cctv. Number of bicycles in single store. Visibility for potential victims to identify risk Security rating of door specification. Entrance to parking and cycle stores to have a fobbed access.

5. The DOCO noted a series of recommendations to provide security for residents:

- Two points of access between outside and residential entrances to be employed to avoid tailgating.
- Residential stairs, lift lobbies and bin stores are by fob access only.
- Visitors to use video call entry system. These recommendations have been adopted by the design team.

6. Landscape and public realm designs to accommodate good practice and SBD requirements including avoiding foliage which can conceal perpetrators and utilise clear stem trees to encourage good lines of sight. A prominent feature of the landscape design is swale planting. These are shallow planted trenches that sit level with the ground. This maintains clear lines of sight across the landscape. Denser planting is limited to the edge of the car parking, where there are no paths and it is set at a distance from buildings. Refer to Landscape design by Adams and Sutherland.

7. DOCO raised concerns about the storage strategy for parcels. There is potential to include provision for parcel drop-off / pick-up at the cornershop.

## APPLICATION 2 - SELBY CENTRE, PARK AND SPORTS:

1. The CCTV strategy includes cameras around the entrance and public areas of the Selby Centre, Pavilion and Sport Centre.

2. DOCO requested fire exits to have timed alarms to prevent them from being held open.

3. The Selby Centre will have 24/7 security on site, this was welcomed by the DOCO.

4. Lighting designs for the park have considered the winter early dusk and in particular kids walking home from school. The DOCO gave detailed input to lighting design strategy including types of fittings and lux levels. Strategy for fall off of light from the lit paths should be developed to avoid dark spaces adjacent to parks. Lighting be designed to support cctv, 80 and above colour rendering required, taller columns will be required for cctv, DOCO confirmed that these can be mounted on buildings.

5. The adventure playground and community growing spaces are vulnerable to vandalism. The design strategy is to create a secure playground to dissuade ASB, including locking at night (by parks team), SuDS integrated around the edge used in coordination with a fence dissuading people without kids entering. Design development to be shared with DOCO at next stage.

6. Input was received from the DOCO about the design of all fencing to take into consideration people climbing on hinges and handles.

7. Safety concerns were discussed in relation to the introduction of vehicular access into the Bull Lane park. The DOCO raised issues in nearby street and the risk of currently open without a barrier so existing residents and the wider community will be used to this arrangement and aware of the potential hazard.

Coordination with the Metropolitan Police is ongoing. It was agreed following the last meeting that the LG concluded that there were not major concerns with the scheme but he would like to mark up a set of drawings, review lighting and cctv designs to ensure the correct specifications were used. Additional reviews between the design team and the DOCO to take place to further develop proposals. In particular specifications for doors, locks and gates, the cctv and lighting

## 8.2 PARKING AND DELIVERIES

### APPLICATION 1 - RESIDENTIAL

Parking is located in parallel bays in the main north south street, with five perpendicular bays located at the southern entrance opposite plot 7. These spaces have been set out to allow for the incorporation of regular street trees and SuDS. Parking is provided within the red line boundary at a ratio of 0.1 parking places per residential unit.

Two disabled parking bays are reprovided to serve the existing sports hall accessed from Selby Road.

The existing parking spaces along Dalby's Crescent have been reconfigured into a more efficient layout, creating space for a new communal courtyard to be shared between existing and new residents. This alteration has been consulted on with the residents of the street and the housing association.

Whilst there is no dedicated delivery bay proposed in the street, half way down, the street widens slightly to enable delivery vehicle to wait without obstructing other car movements.

- 21 Disabled parking spaces
- 9 Standard spaces in the Selby Centre service yard
- 2 Wheelchair accessible spaces relocated for existing sports hall
- Reconfiguration of existing parking spaces at Dalby's Crescent to enable new shared courtyard
- 1 car club space

Parking surveys of surrounding streets indicate that there is sufficient capacity to accommodate significant additional parking in the local area. The diagram below indicates the number of available spaces within 200m of the proposed new homes, based on the worst case scenario that the surveys identified.

### APPLICATION 2 - SELBY AND SPORTS

The parking proposed for the Selby Centre and the Bull Lane playing fields, are accommodated in the park to the south of the access route, with nine spaces located for staff in the service yard behind the building.

- 10 Disabled spaces
- 50 Standard parking spaces
- 2 mini-bus spaces
- Total 69 parking spaces

*Refer to Transport reports prepared by Velocity Transport Planning*

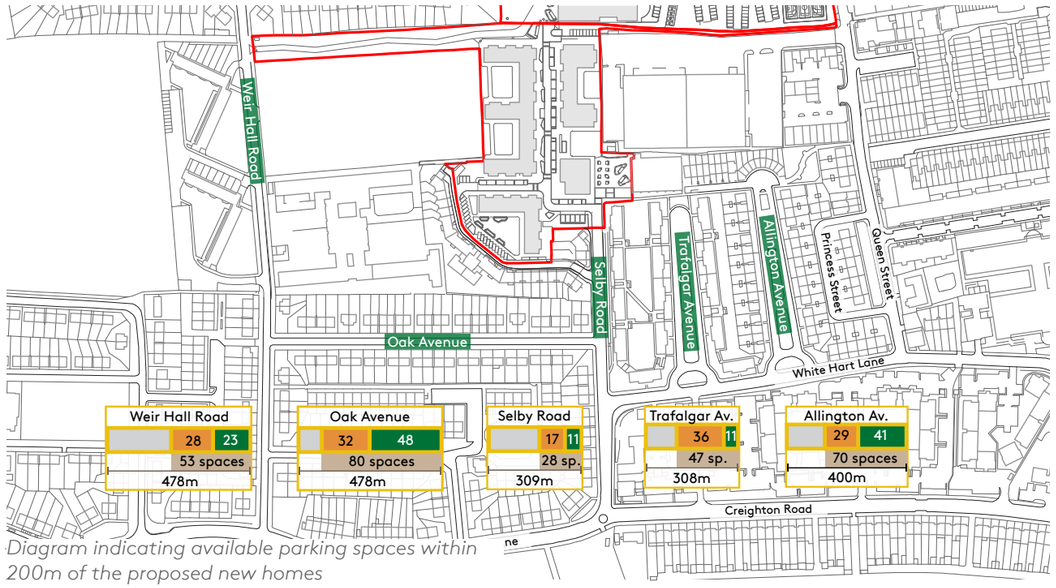



*Diagram indicating available parking spaces within 200m of the proposed new homes*



## 8.3 SITE ACCESS



### APPLICATION 1 - RESIDENTIAL

Vehicular access into the site is proposed from Selby Road. Vehicles will turn off to the left at the northern end of the existing road.

Landscape designs have be developed to ensure fire engines / vehicles can access all buildings in the event of an emergency / fire. Swept path analysis has been undertaken by transport consultant for both fire engine access and refuge vehicle access. The fire strategy has been reviewed by the design team to inform the layouts and specification of hard standing areas.

Emergency vehicles will access the site via Selby Road. A fire tender vehicle can access and exit in a forward gear via the Selby Centre service yard, whilst also meeting the necessary maximum distances of dry riser outlets in the residential blocks.

### APPLICATION 2 - SELBY CENTRE AND SPORTS PAVILION

Vehicular access into the site is proposed from Bull Lane. Vehicles will utilise the new access point arriving from the south to avoid the Bus Gate that is located immediately to the north of the site entrance.

Routes through the park have been creates for pedestrians and cyclists only.

Maintenance, service and refuse vehicles enter the site from Bull Lane, access the secure Selby Centre service yard, then exit to the south via Selby Road. Emergency vehicle access will utilise this route.

A fire tender vehicle can access, turn and egress in a forward gear, whilst also meeting the necessary maximum distances of dry riser outlets in the Selby Centre.

Delivery vehicles will also access the site via the new access road. Two loading bays have been provided to the North and South of the road.

*Refer to transport reports prepared by Velocity Transport Planning.*

# 8.4 REFUSE

## APPLICATION 1 - RESIDENTIAL

Waste collection associated with the residential dwellings will take place via the new extension to Selby Road. Servicing vehicles will access from Selby Road, and exit through the Selby Centre service yard through to Bull Lane.

All waste refuse stores are accessed off the main north south route, so there is no necessity for vehicles to reverse or turn.

Each building has a dedicated refuse and recycling store at ground floor. Drag distances to refuse vehicles are all below 10m. Step free access is provided from the street to all waste stores. Car parking and landscaping has been arranged so as not to interrupt routes for refuse.

*Refer to Waste Management Strategy prepared by Velocity Transport Planning.*

## APPLICATION 2 - SELBY AND SPORTS PAVILION

Waste collection associated with the Selby Centre will take place via the secure service yard to the rear of the building, which is gated at both ends. Servicing vehicles will access through this route and exit to the south via the extension to Selby Road, so there is no necessity for vehicles to reverse or turn.

The refuse store is accessed off the service yard. Step free access is provided from the yard to the waste store.

The sports pavilion bin store is located adjacent to the 3G pitch, the parks team who are based in this building will manage the commercial refuse collection, dragging bins to the main east-west route on days when collections have been arranged.

*Refer to Waste Management Strategy prepared by Velocity Transport Planning.*

Application 1 - Estimated weekly waste generation

| | Core | Total | Residual Waste | DMR | Food Waste |
|---|---|---|---|---|---|
| | | | 1,100 eurobin | | 140 litre wheeled bin |
| Block 5 | A | 9,707 | 6 | 3 | 3 |
| | B | 9,707 | 6 | 3 | 3 |
| Block 6 | A | 9,403 | 6 | 3 | 3 |
| | B | 7,583 | 5 | 3 | 2 |
| | C | 9,403 | 6 | 3 | 3 |
| Block 7 | A | 7,583 | 5 | 3 | 2 |
| Block 8 | A | 7,887 | 5 | 3 | 2 |
| | | | | | |
| Total | | 61,273 | 39 | 21 | 18 |

Application 2 - Estimated weekly waste generation

| | Total | Residual Waste | DMR | Food Waste |
|---|---|---|---|---|
| Selby Centre | 9,883 | 2,471 | 6,917 | 495 |
| Pavilion | 520 | 130 | 364 | 26 |
| Total | 10,403 | 2,601 | 7,281 | 521 |





# 8.5 ENERGY

The energy strategy for the Selby Centre development (Application 1) has been developed in line with the energy policies of the London Plan and of the London Borough of Haringey's Local Plan. The three-step Energy Hierarchy has been implemented and the estimated regulated CO2 savings on site are 91% for the domestic part and 55% for the non-domestic part of the development, against a Part L 2021 compliant scheme. The estimated regulated CO2 savings for the sitewide masterplan (combined Application 1 & 2) are 90%.

### Be Lean

The proposed energy efficiency measures include levels of insulation beyond Building Regulation requirements, low air permeability levels, efficient lighting as well as energy saving controls for space conditioning and lighting. By means of energy efficiency measures alone, regulated CO2 emissions are shown to reduce by:

| Regulated $CO_2$ Savings at Be Lean Stage (SAP10.2) Application 1 | | |
|---|---|---|
| | % | t/yr |
| Domestic | 31 | 62.2 |
| Non-domestic | 27 | 0.1 |
| Site-wide | 31 | 62.3 |

At the 'Be Lean' stage, the proposed development exceeds the GLA target of 10% regulated CO2 emission reductions for the residential portion of the scheme, and a 15% reduction for the non-domestic portion of the scheme.

### Be Clean – Supply Energy Efficiently

The application site is located within an area where a district heat network is currently in operation and expanding, referred to as the Energetik Meridian Heat Network.

A site-wide heat network served by a single substation is proposed for the Selby Centre development for easy connection to the district heat network.

| Regulated $CO_2$ Savings at Be Clean Stage (SAP10.2) Application 1 | | |
|---|---|---|
| | % | t/yr |
| Domestic | 63 | 126.7 |
| Non-domestic | 42 | 0.2 |
| Site-wide | 63 | 126.9 |

### Be Green – Use Renewable Energy

The feasibility study carried out for the development identified photovoltaics as a suitable technology for supplying on-site energy to the development. The incorporation of renewable technologies will results in the following CO2 emissions savings:

| Regulated $CO_2$ Savings at Be Green Stage (SAP10.2) Application 1 | | |
|---|---|---|
| | % | t/yr |
| Domestic | -4 | -7.8 |
| Non-domestic | -13 | -0.1 |
| Site-wide | -4 | -7.8 |

### Cumulative On-Site Savings

The overall regulated CO2 savings on-site against a Part L 2021 compliant scheme are therefore:

| Cumulative Regulated $CO_2$ Savings (SAP10.2) Application 1 | | |
|---|---|---|
| | % | t/yr |
| Domestic | 91 | 181.1 |
| Non-domestic | 55 | 0.2 |
| Site-wide | 91 | 181.3 |

### Be Seen

Following the implementation of the three previous stages of the hierarchy, a monitoring strategy will be put in place to ensure that the actual energy performance of the development can be monitored and reported post-occupation.

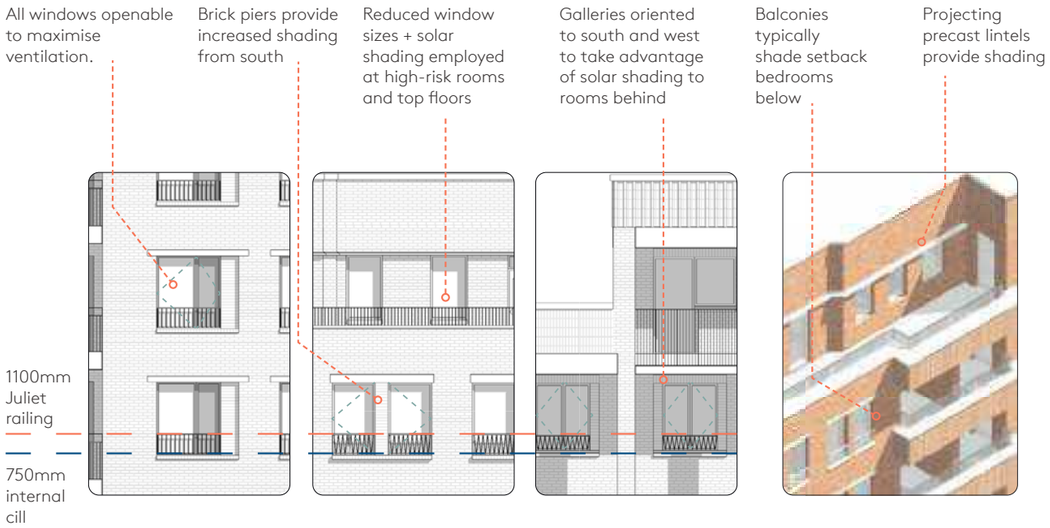
# 8.6 OVERHEATING

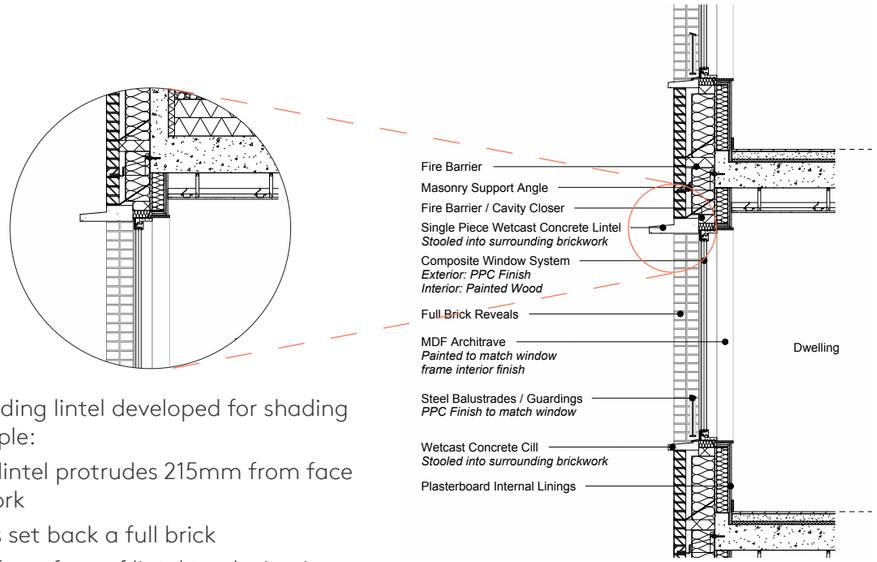
## APPLICATION 1 - RESIDENTIAL

Overheating has been considered throughout the design process, informing the orientation of blocks, the distribution of glazing and the detailing of openings. Working with XCO2 the design team have developed the facade design based on good practice and reviewed in detail through iterative testing and modelling.

Windows are deeply recessed in the solid masonry façades, sills are raised to 750mm, access galleries provide shading along with balconies brick piers and projecting lintels.

*Refer to XCO2 Part O assessment*




Typical protruding lintel developed for shading - Plot 7 example:

- Concrete lintel protrudes 215mm from face of brickwork
- Window is set back a full brick
- Distance from face of lintel to glazing is approximately 450mm





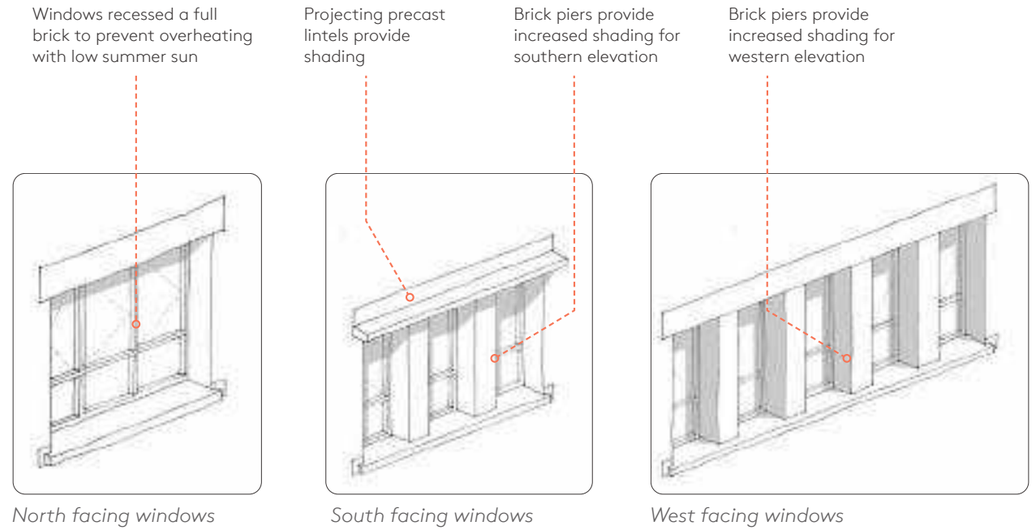
## APPLICATION 2 - SELBY CENTRE AND SPORTS PAVILION

During the Selby Centre design process, overheating has informed the location of the building, the organisation of the rooms, the distribution of glazing and the detailing of openings.

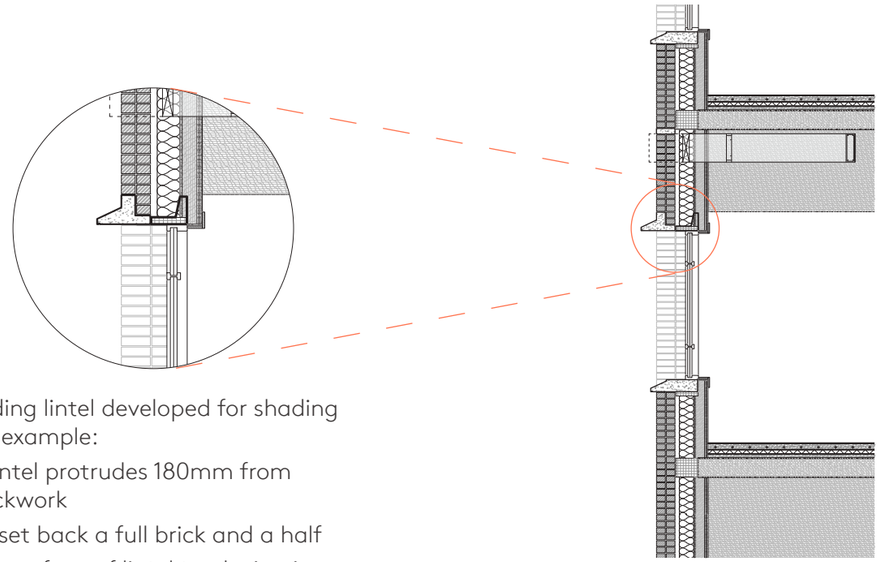
An iterative design process was undertaken with XCO2 who have undertaken overheating analysis of high risk areas to test overheating during the design process to inform the designs.

The sports pavilion has deeply recessed west facing windows with integrated shading to mitigate over heating.

*Refer to XCO2 report*




*North facing windows* *South facing windows* *West facing windows*



Typical protruding lintel developed for shading - Selby Centre example:

- Concrete lintel protrudes 180mm from face of brickwork
- Window is set back a full brick and a half
- Distance from face of lintel to glazing is approximately 518mm

# 8.7 FLOOD RISK & SUDS

The site is in Flood Zone 1. The proposed drainage strategy employs the principles of the Drainage Hierarchy established in Haringey, Enfield and London policies to prioritise the most sustainable SuDS features in formulation of the development proposals.

The proposed landscape, levels and drainage strategy work together to direct surface water runoff away from buildings and towards landscape planting, rain-gardens, tree pits and permeable pavements.

The SuDS features will serve to improve biodiversity within the site and filter surface water runoff that drains to the local sewer network. In day-to-day rainfall, the absorption, evaporation and infiltration of surface water through the SuDS features will fully drain roofs and paved areas within the site.

The SuDS features have been maximised in size, to attenuate surface water runoff within the landscape.








The proposed sustainable drainage strategy reduces surface water flood risk by creating additional capacity within the landscape for attenuation of surface water runoff. The surface water discharge is reduced to the greenfield runoff rate.

Rainwater is used as a resource throughout the development proposals, particularly for public amenity in the landscape and public realm and to enhance biodiversity. By directing surface water runoff through SuDS features, we establish a landscape that benefits directly from the resource of rainwater and reduce the need for supplementary watering regimes.

We are also proposing to provide waterbutts, though mechanical recycling of attenuated rainwater is considered infeasible for operational and capital cost investments against the benefits.

Proposed green roofs also make use of water as a resource, nourishing the roof planting. The peak rate and volume of runoff will be reduced by rainfall incidence on green roofs and a preference to drain paved areas to adjacent soft landscape throughout the development.

The provision of SuDS features is maximised within the development, with rain gardens, attenuation basins and permeable pavements integrated within the landscape and public realm. SuDS features will absorb some surface water runoff, but soakage tests undertaken to BRE 365 standard found low infiltration rates across the site.

*Refer to Lewis Hubbard Engineering's report*

# 8.8 CLEANING & MAINTENANCE

## APPLICATION 1 - RESIDENTIAL

### FACADE MAINTENANCE

The lower levels can also be cleaned by the use of reach and wash poles from ground level. Facade access in the event the facade requires access this could be undertaker by the use of a MEWP or scaffold. Plot 5 - North East Corner will need to be accessed via scaffold due to restrictions at ground level.

The facade is maintained via MEWP access, this is appropriate from a safety perspective as blocks are all below 6 storeys. These zones provide access to façades within 20m of the stationery MEWP.

### WINDOW CLEANING

Across the housing plots, the design allows for inward opening windows (tilt and turn windows) with fixed bottom panels to enable cleaning to be undertaken internally by the tenants / residents. Windows are inward opening to ensure safety, preventing residents from reaching out of windows. Outward opening balcony door glazing, to be cleaned direct from the balcony with long reach and wash tools (applicator and a squeegee).



*Inward opening windows for cleaning*

*Cleaned from ground or balcony*





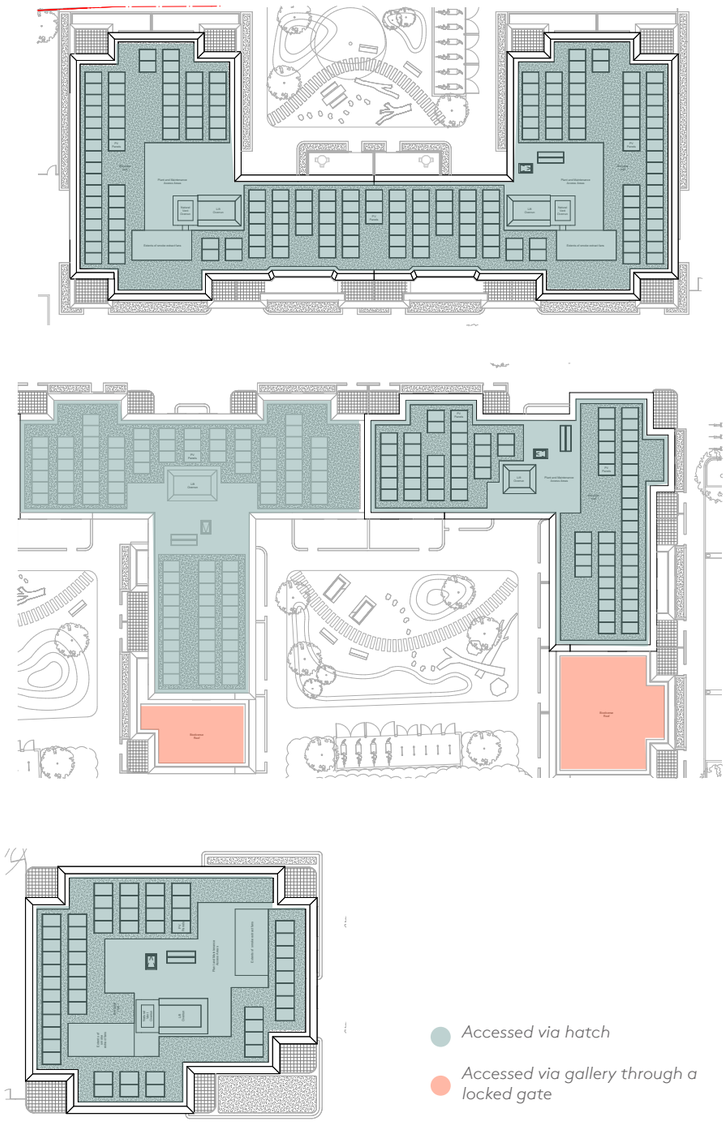
### ROOF ACCESS AND GLASS REPLACEMENT

Roof access has been reviewed as part of design process. A permanent 1100mm parapet or 900mm parapet with a fixed rail to 1100mm is provided to all roofs to mitigate falls from height. The lifts serve lower roof levels on plots 6 and 8 and can provide safe and convenient access via the access galleries.

Higher roofs are accessed via access hatch as minimal plant equipment is located on roofs.

The lower sections of roofs can also be accessed via MEWP.

Glass is replaced internally in all buildings. Lifts have been sized to accommodate large glazing panels. Glazing to be internally beaded.



*Accessed via hatch*

*Accessed via gallery through a locked gate*

## APPLICATION 2 -

## SELBY CENTRE AND SPORTS PAVILION

A zone for MEWPs has been accommodated around the building, MEWPs are able to station at designated areas of hardstanding in the public realm and service yard. These zones provide access to façades within 20m of the stationery MEWP.

Facade maintenance via MEWP access is appropriate from a safety perspective given the height of the building.

## WINDOW CLEANING

Windows are cleaned internally by Selby Trust staff. Standard office and classroom windows are inward opening to ensure safety.

At this stage and to mitigate the need to work at height, it is envisaged that façade access for cleaning will be undertaken by the use of long-reach and wash poles from ground level. On the North elevation, some windows can also be cleaned with direct access from the balcony. Due to the height of the building, reach and wash cleaning can be undertaken up to the 2nd or 3rd floor, however for the upper levels MEWP access will be required.

All glazing panels for the lower levels can be accessed via a MEWP or a scaffold from ground level.




- Accessed from ground, taller windows with pole
- Cleaned from interior, inward opening windows
- Cleaned from roof terrace
- Higher windows and windows in double height spaces cleaned from MEWP or pole





## ROOF ACCESS AND GLASS REPLACEMENT

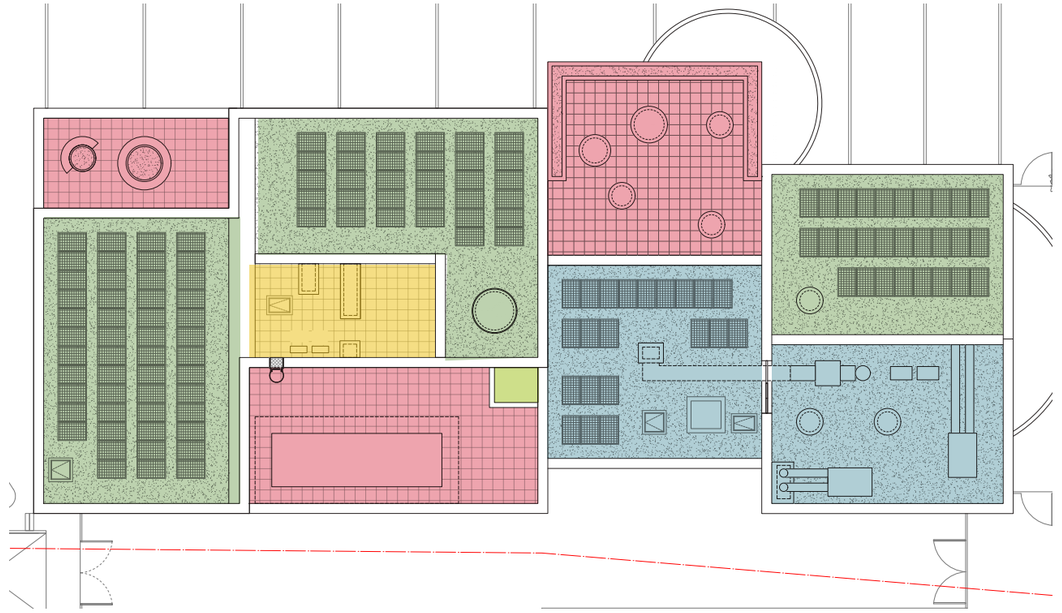
Roof access has been reviewed as part of the design process. A permanent 1100 mm parapet is provided at roof level to mitigate falls from height. The lifts serve the roof level with the main plant area and can provide safe and convenient access to the large plant equipment.

Higher roofs are accessed via access hatch as minimal plant equipment is located on these. Access hatches are provided at each core to enable access to the roof. Access ladder systems are specified to meet the most recent British Standards (BS 4211:2005). Access hatches are sized to allow for equipment to be manoeuvred through hatch when replacement is needed.

The eastern roof is pitched and has a number of PV's, fall restraint / man safe system to be reviewed and incorporated into the design. Protection from falling is secured by a 900mm high solid parapet upstand as per the Working at Height Regulations.

The lower sections of roofs and tops of the entrance porticoes can also be accessed via MEWP.

Smaller glass panels can be replaced internally and lifts have been sized to accommodate these. Large glazing panels will be replaced externally via a temporary scaffolding.



- *Fully accessible roof terrace*
- *Accessed via neighbouring roof terrace*
- *Accessed via permanent ladder or roof hatch*
- *Sloping roof accessed from neighbouring area of flat roof*