



# PUBLIC ENGAGEMENT #3 WELCOME TO OUR THIRD ROUND OF ENGAGEMENT ACTIVITIES!

# 1



## LET'S TALK ABOUT SELBY URBAN VILLAGE!

Haringey Council and the Selby Trust are working in partnership to develop our joint vision for the existing Selby Centre and Bull Lane sites.

This vision is to create a new Selby Urban Village, made up of new homes, including council homes, new sporting facilities, a new park and a new Selby Centre, which will be at the heart of the new community.

During the last round of engagement activities, we presented some initial ideas including proposals for the park and options for the location of the new Selby Centre. Thank you for taking the time to look at the information and give us your views. We have used your feedback to develop an initial masterplan proposal that we would like to present.

## WHAT THE PROJECT AIMS TO DELIVER



### NEW HOMES

Ambition to build around 200 new much needed homes for Haringey and for London with a target of 50% being council homes at council rents.



### SPORT AND RECREATION

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



### CONNECTIVITY

To create a connected and integrated community through new foot and cycle routes that increase access to local amenities and green spaces.



### COMMUNITY FIRST

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



### SUSTAINABILITY

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

## HOW WE HAVE ORGANISED THE INFORMATION

The information included is based on the five key outcomes and themes gathered at the last round of engagement activities - these are outlined on Slide 2. For each theme we have used a mixture of sketch views and diagrams to illustrate our emerging ideas.

### HOW WE HAVE LABELLED THE IMAGES:

- ① View number
- View location

**What is a masterplan?** A masterplan is an overall vision for the site that brings together the various elements such as homes, the park and community facilities into a co-ordinated plan.

**What is a masterplan principle?** These are ideas or strategies that will inform the masterplan options developed in the coming months.





## PUBLIC ENGAGEMENT #3 KEY FEEDBACK AND OUTCOMES FROM LAST TIME

# 2

### SELBY CENTRE LOCATED ON THE PARK-FRONT

52% of respondents preferred to see the new Selby Centre located in the park citing proximity to sports, greater visibility and minimised impact on existing residents as the main reasons.

The centre is visible from Bull Lane which is very important.

Less congestion to the Centre.

Local housing won't be so impacted.

I'm worried about the effect on wildlife.

### SECURITY AND SAFETY

Many respondents highlighted that the site felt dangerous, especially at night due to a lack of activity, lighting and overlooking.

The park is too dark and unappealing to visit during these times.

The park needs good visibility and separation from main street traffic.

The pavements are unsafe for children and the elderly.

### BUILDING HEIGHTS

51% respondents agreed or strongly agreed with the building heights strategy presented at the last round of engagement activities. However, there were also a few concerns that taller buildings would not be appropriate to the local context and may over-shadow the park.

I agree with the low and medium rise buildings.

Tall buildings will not compliment the area's character.

Looks too urban for the site.

### A BALANCE BETWEEN SPORTS AND NATURE

Whilst 77% respondents agreed or strongly agreed with proposals for the park, concerns were also raised about the importance of preserving space for nature and ecology.

Too much space for sports and seemingly not for much else.

It looks like a lovely place to go with children and also to spend quiet time.

Appeal for more family friendly and kids spaces.

### PARKING AND PRESSURE ON EXISTING AMENITIES

Many respondents raised concerns about parking and ask for greater clarification on the cost, location and number of parking spaces to be provided in the new proposal. There are also fears that the development will put pressure on existing residents and amenities.

I am an ill local resident - my kids visit regularly and need parking spaces.

Need affordable parking prices.

More parking would be very disruptive to the local residents.





## PUBLIC ENGAGEMENT #3 OUR EMERGING PLANS FOR SELBY URBAN VILLAGE

# 3

Based on the feedback we have received through engagement with the public and community stakeholders, the design team have been working on an initial plan for the site that locates the new Selby Centre on the park-front.





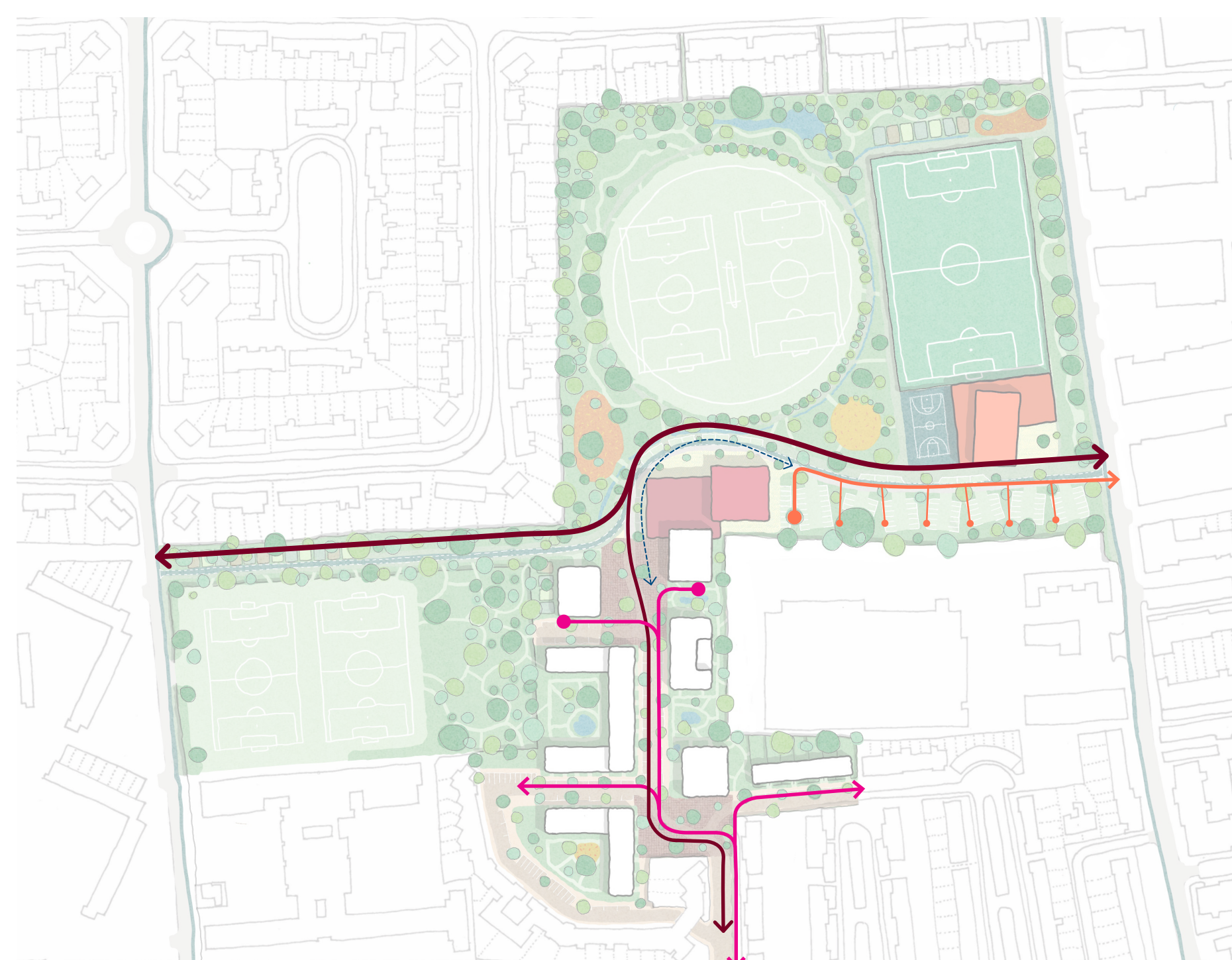


# PUBLIC ENGAGEMENT #3 CREATING A CONNECTED AND INTEGRATED NEW NEIGHBOURHOOD

# 4

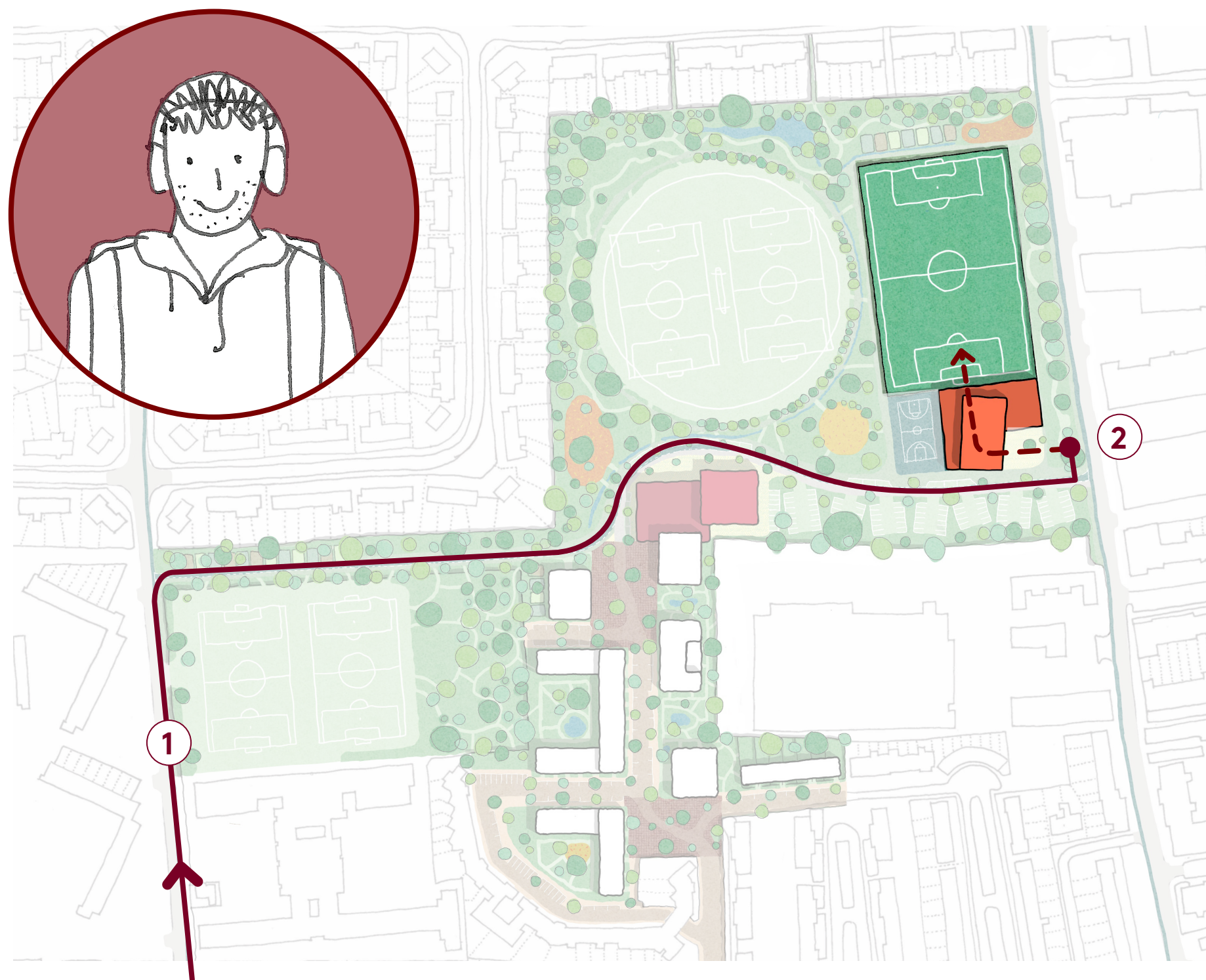
## KEY ROUTES THROUGH THE SITE

Based on your feedback, we have been developing how people will move through the new urban village - an important issue to ensure impact on existing residents is minimised. The following diagrams show our emerging ideas around how different facilities on the site can be accessed.



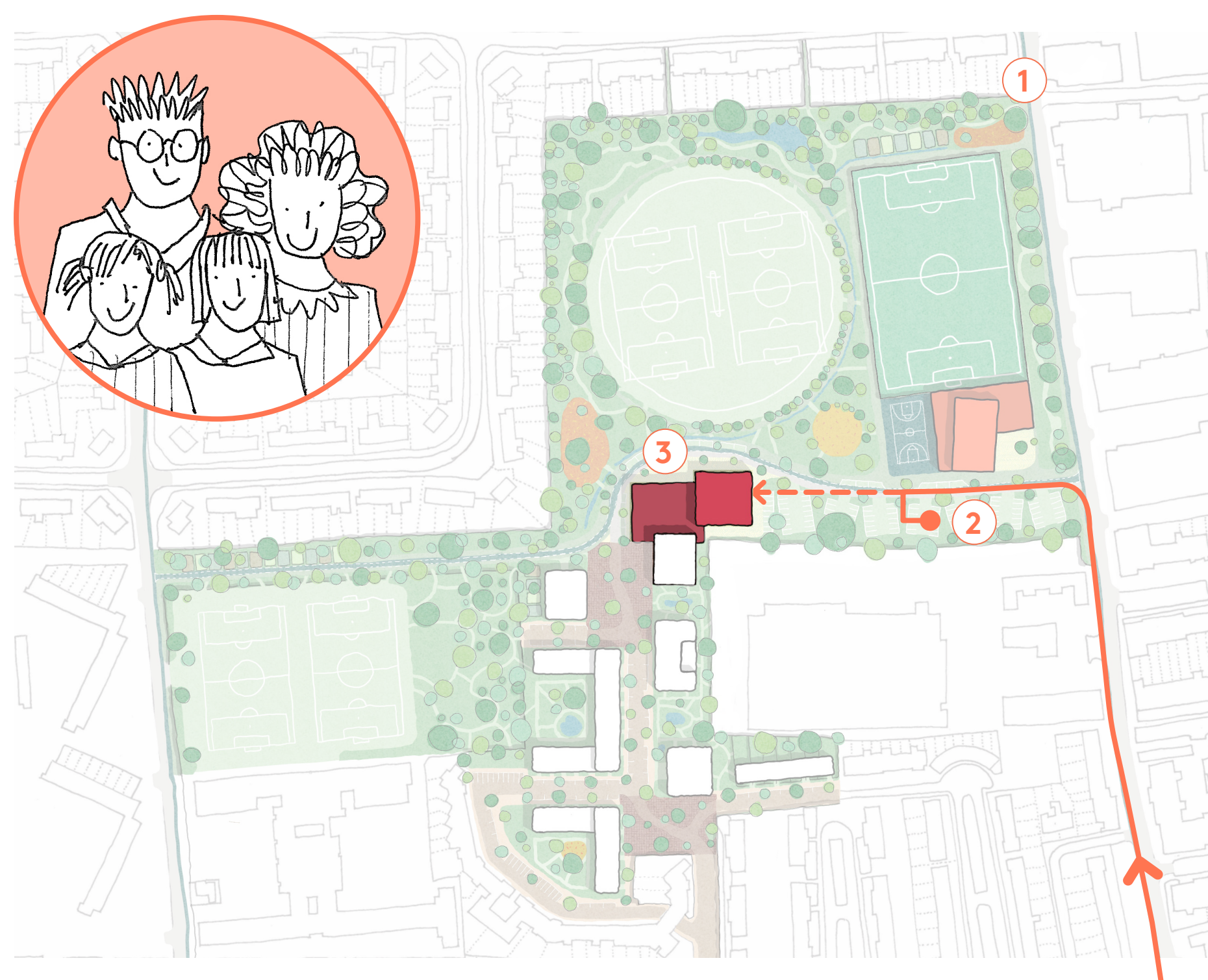
- New residential streets with on-street parking
- New dedicated cycle routes
- New Selby Centre and sports parking accessed from Bull Lane
- Servicing and emergency access road

## LOCAL RESIDENT CYCLES TO THE 3G PITCH FOR A GAME OF FOOTBALL WITH FRIENDS



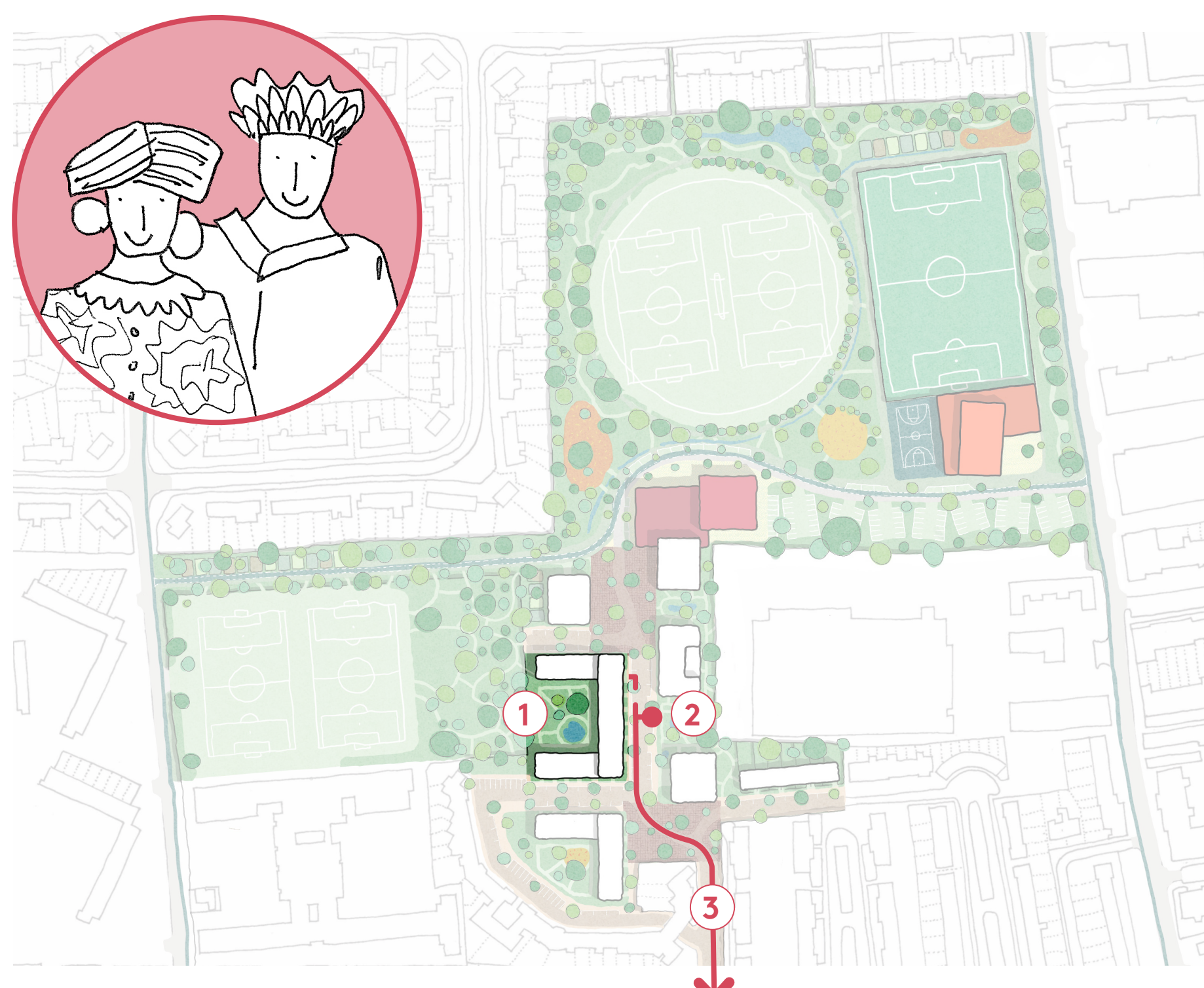
- 1: Arrival from Weir Hall Road
- 2: Cycle along new east-west cycle and pedestrian route to the park
- 3: Lock bike up outside new sports building on Bull Lane
- 4: Check in at reception, get changed and walk through to 3G pitch

## FAMILY DRIVING TO THE SELBY CENTRE FOR AN EVENT IN THE COMMUNITY HALL



- 1: Arrival from Queen Street
- 2: Park in Selby Centre and Sports Carpark in Bull Lane Playing Fields
- 3: Short walk to the Selby Community Hall
- 4: Exit via the same route on to Bull Lane

## NEW SELBY URBAN VILLAGE RESIDENTS USING A CAR CLUB TO VISIT THE SHOPS



- 1: Short walk from residential block to car club parking space
- 2: Pick up car from shared space on central street
- 3: Exit Selby Urban Village via Selby Road to the south of the site
- 4: Return the same way via Selby Road

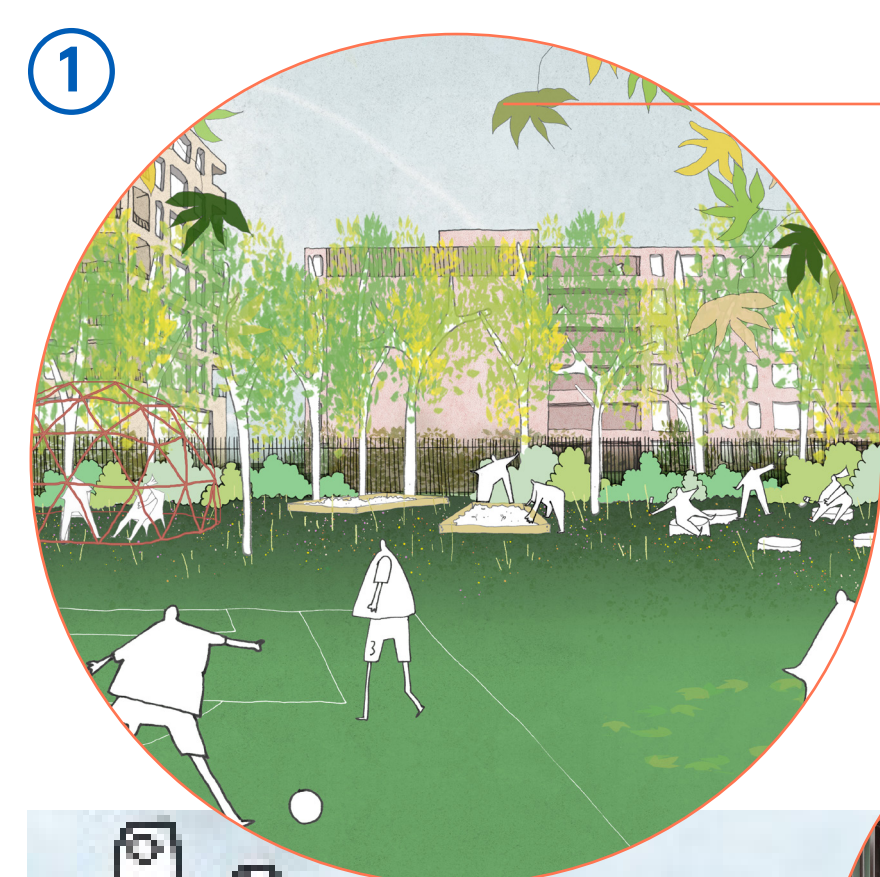




## PUBLIC ENGAGEMENT #3 INCREASING CONNECTIVITY AND RESPONDING TO THE EDGES OF THE SITE

# 5

We are exploring buildings that tie into the local context and connect the site with surrounding roads such as Allington Avenue. This will ensure that the Selby Urban Village feels part of the existing neighbourhood and increases access to local amenities such as Bull Lane Playing Fields.



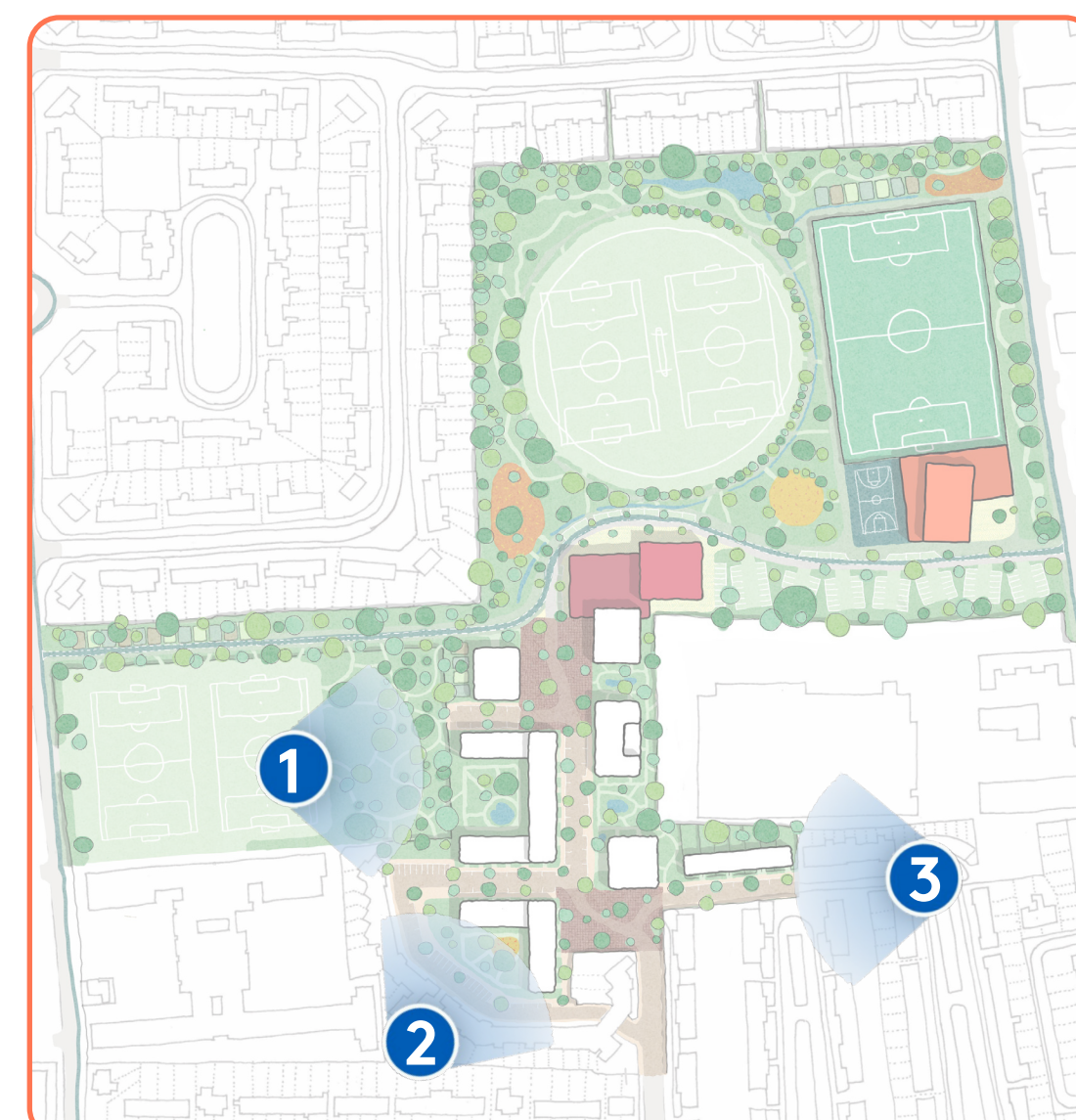
Being a good neighbour to Devonshire Hill Primary's forest school by enhancing its setting through tree planting and minimising overlooking from new buildings.



Sensitively stitching new buildings into an existing street - The Colville Estate Phase 2, KCA.



Creating a courtyard with Dalbys Crescent with landscaping and trees.







## PUBLIC ENGAGEMENT #3

# A NEW, SAFE AND ACTIVE FRONT TO BULL LANE PLAYING FIELDS

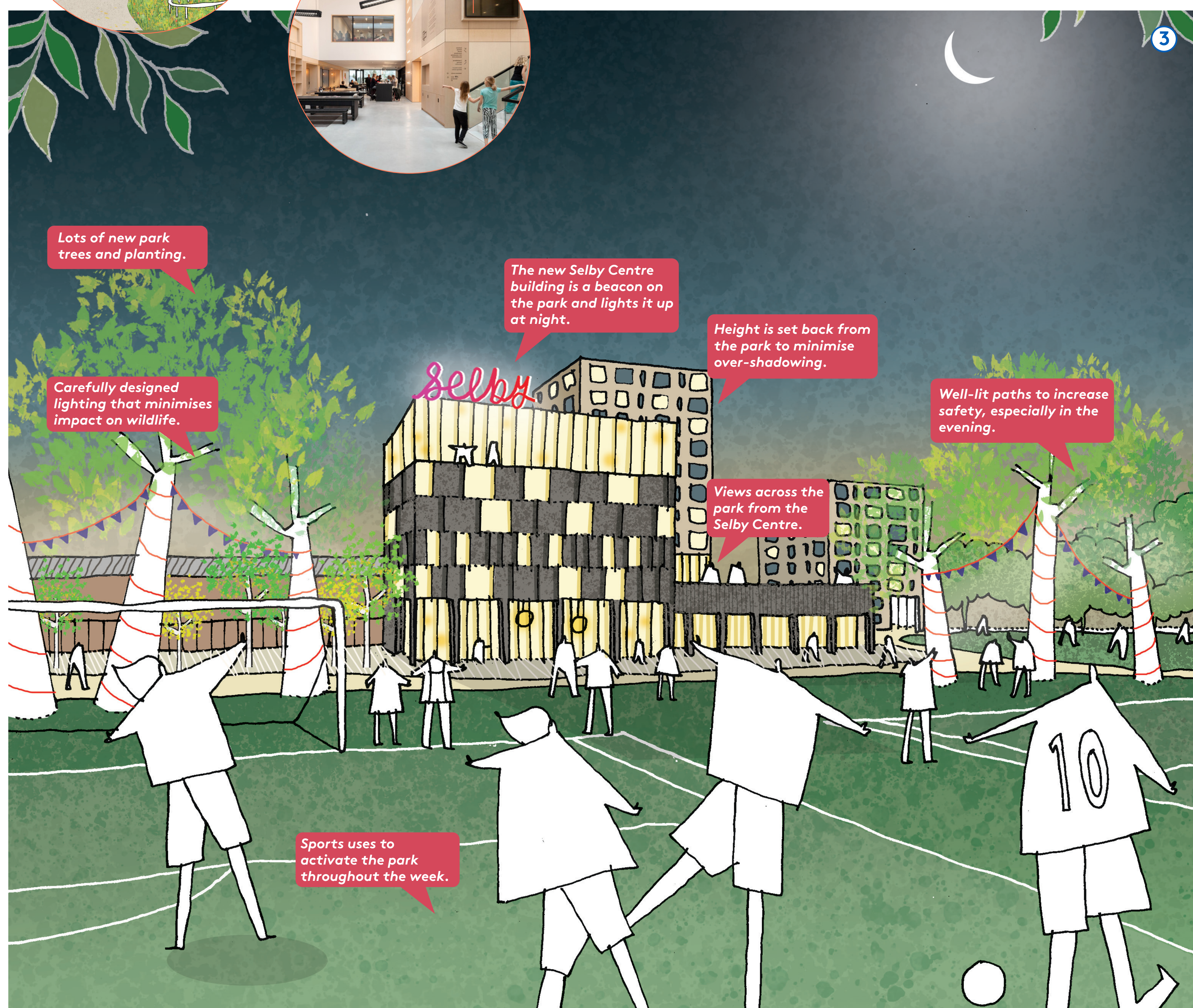
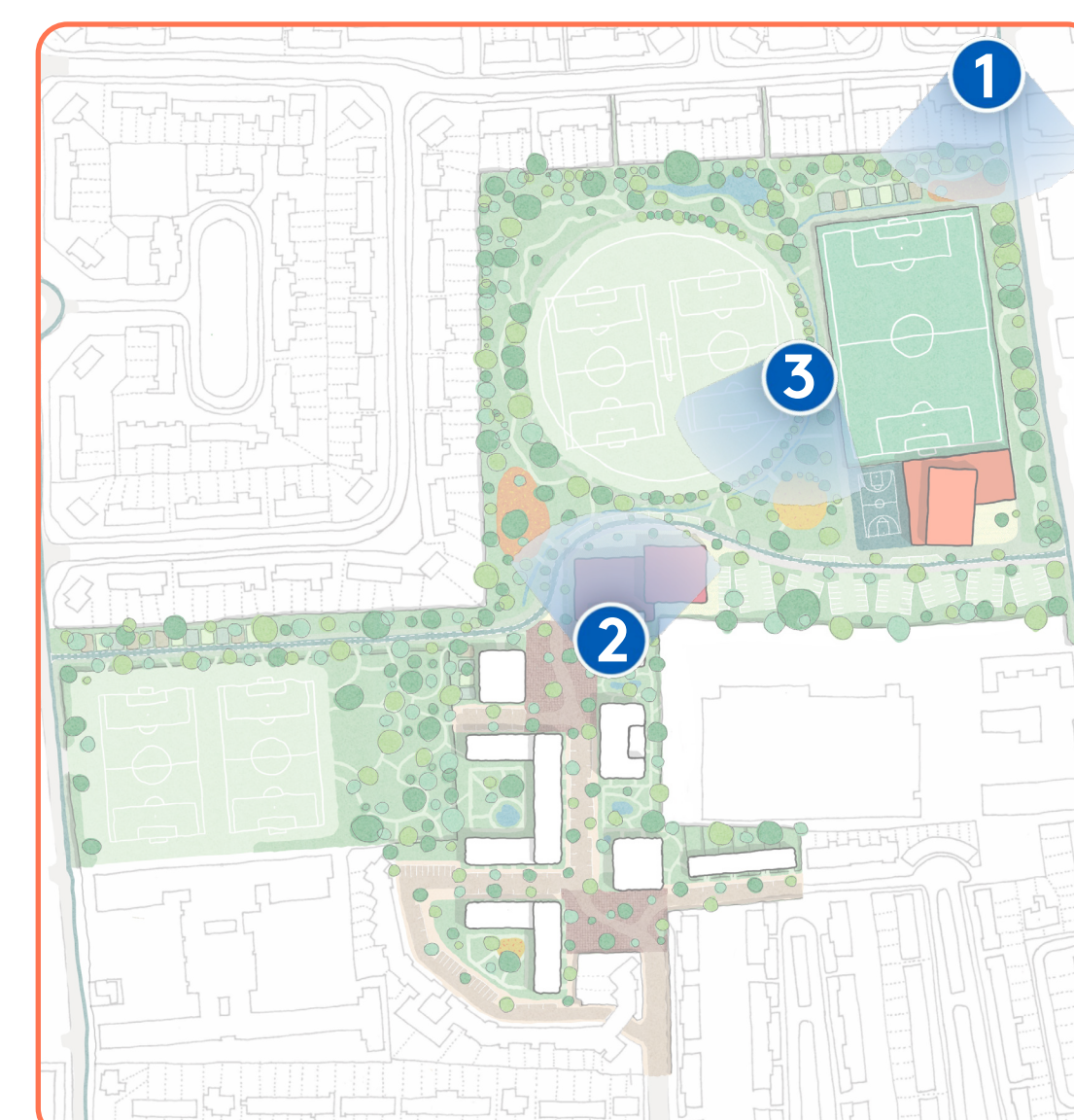
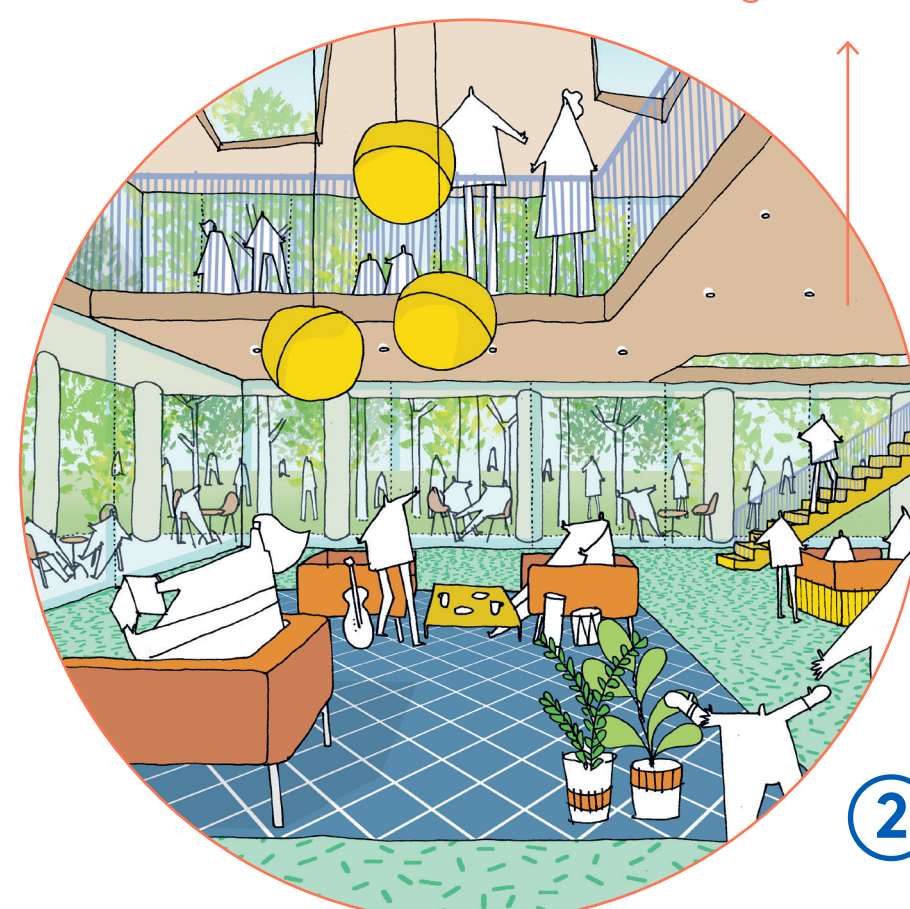
# 6

We are exploring locating the new Selby Centre on the park-front to create a new edge to Bull Lane Playing Fields. This will ensure that centre users have views across the park and also increase safety and surveillance by ensuring there is activity and lighting to deter anti-social behaviour.



A new entrance to the park from Bull Lane that invites people into the green space and site facilities.

Generous and sociable circulation spaces in the Selby Centre for community events, informal meetings or working.







# PUBLIC ENGAGEMENT #3 CREATING SPACES FOR COMMUNITY INTERACTION

7

We are exploring creating two public squares on the southern and northern ends of the site that are connected by a pedestrian-friendly street. These spaces encourage community interaction and pull the landscape character of the park deeper into the residential neighbourhood.



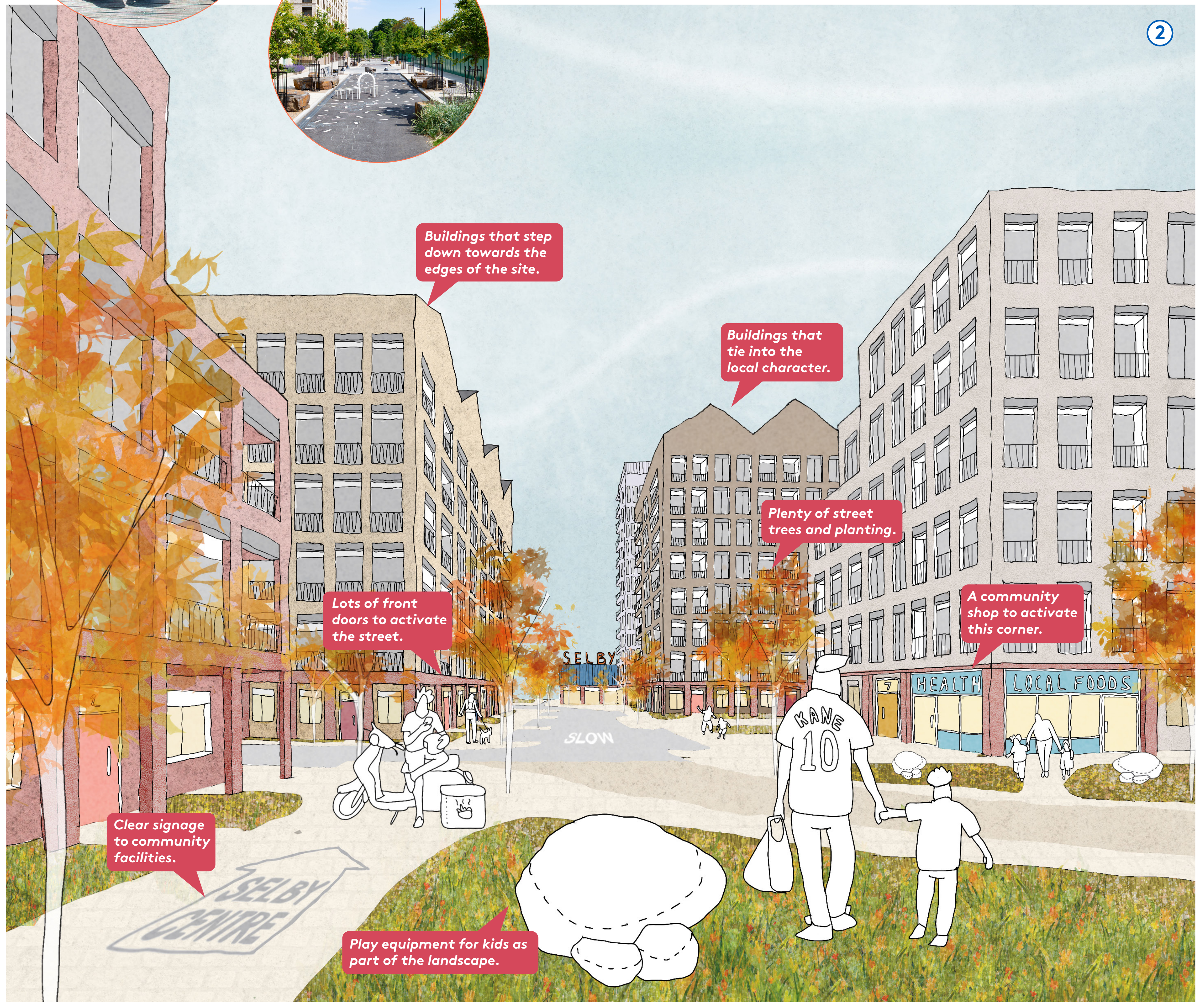
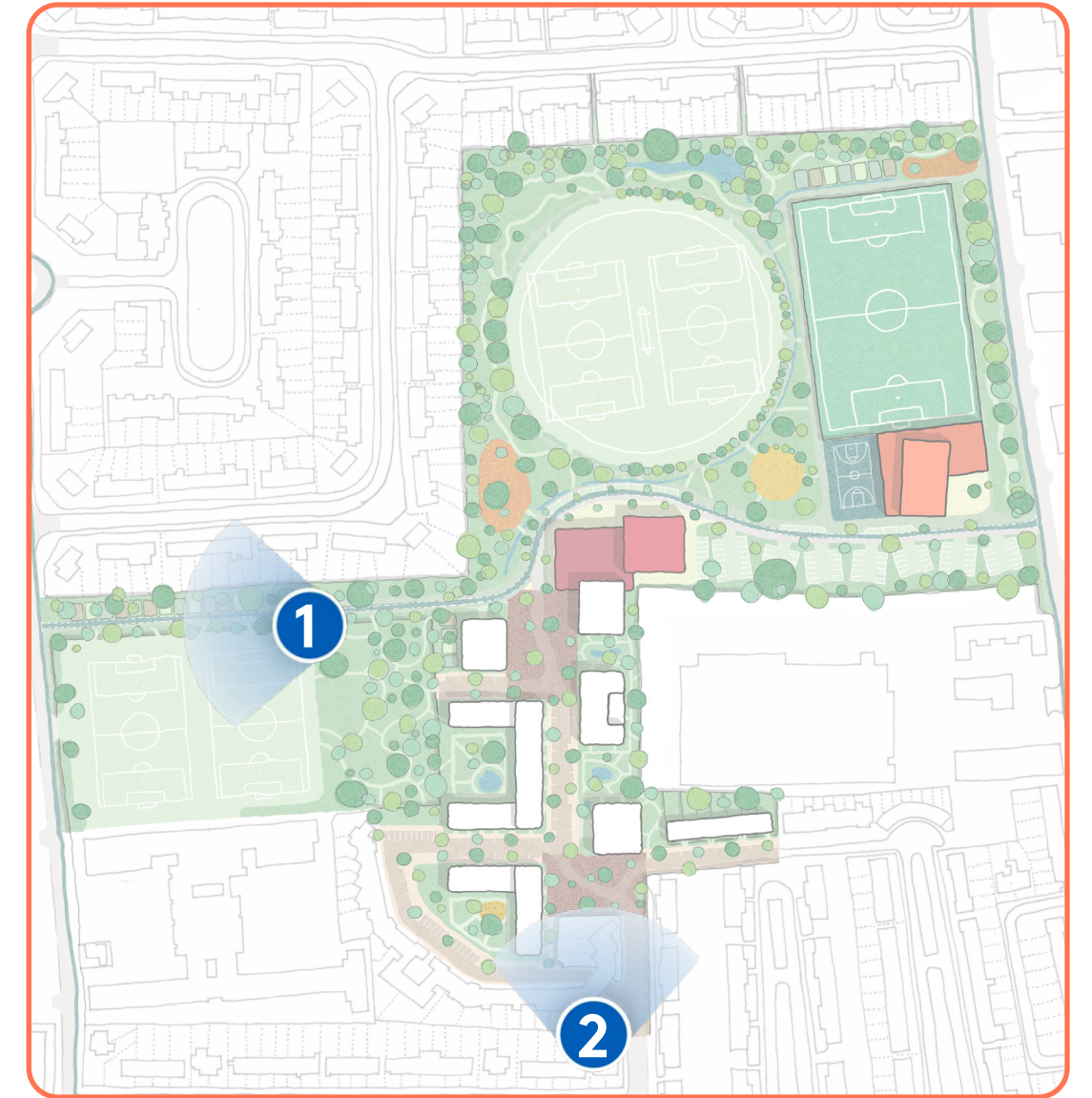
Public space activated through community uses and a variety of functions - Gillett Square, London.



A green central street that leads to the park with pedestrian and cycle priority - The King's Crescent Estate, KCA.



Community growing and gardening at key entrances to the site to draw people in.



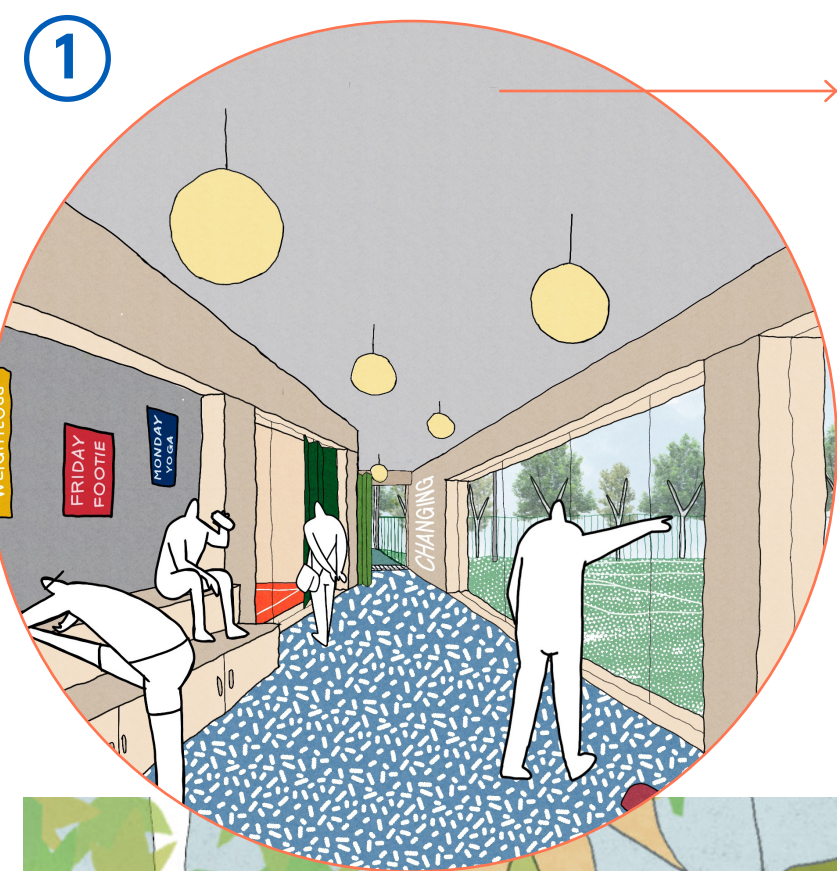




## PUBLIC ENGAGEMENT #3 A PARK FOR ALL

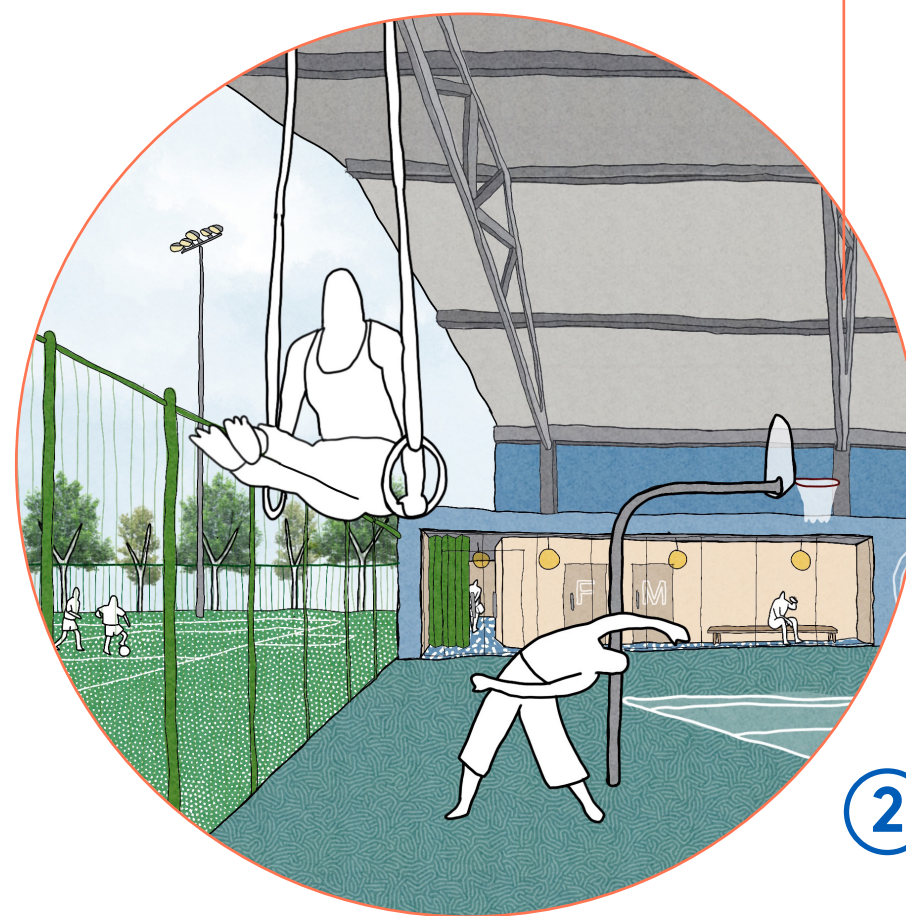
# 8

As part of proposals, we are looking to transform Bull Lane Playing Fields from its current state into a much-loved local amenity with activities for all communities and ages. Buildings within the park landscape are designed to maximise views onto the green space.

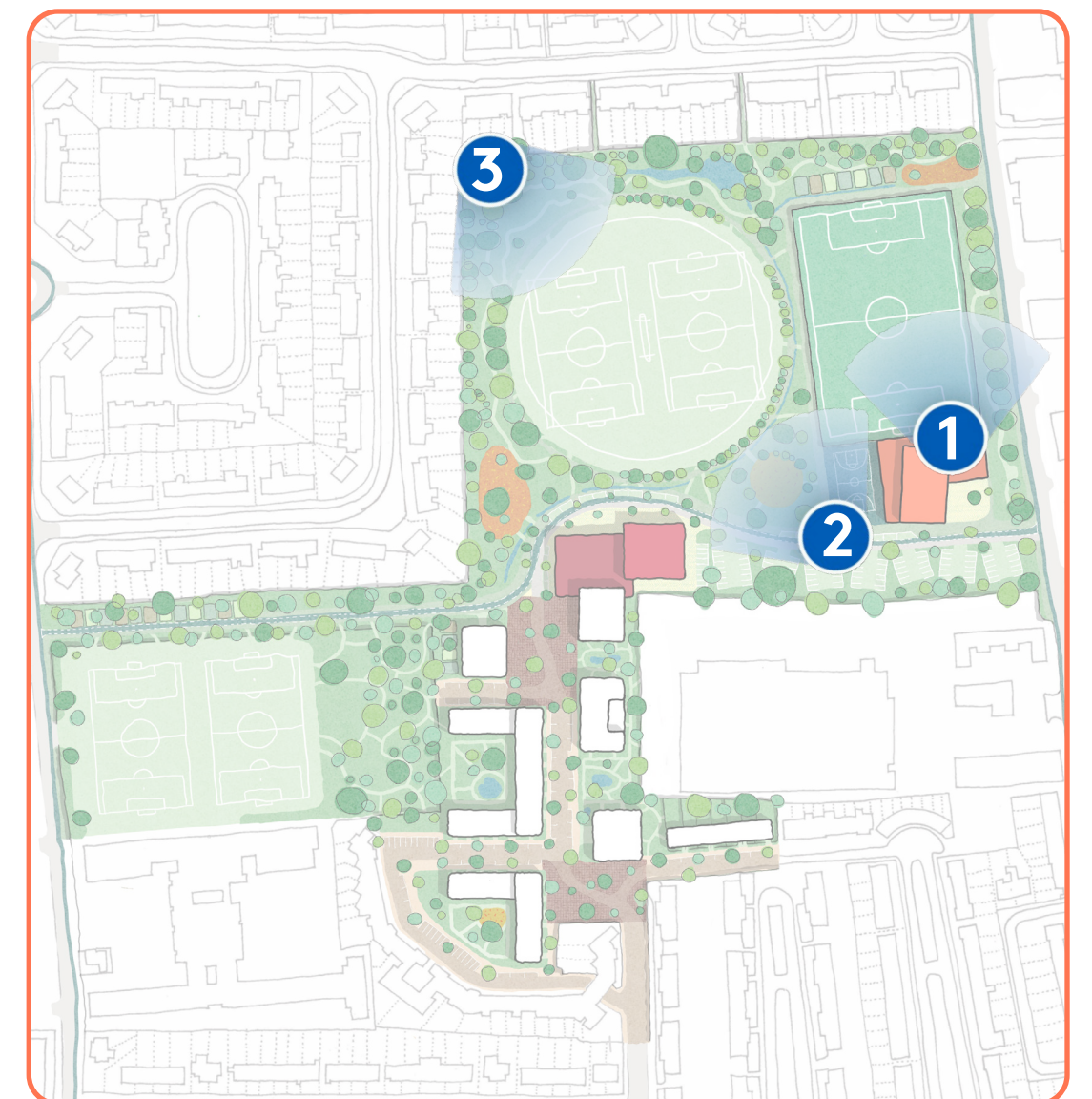


→ A sports building with views out into the park and nature.

A park with a balance between nature, ecology and sports uses - Pymmes Park.



A covered and publicly accessible basketball court with views over the park and sports.







## PUBLIC ENGAGEMENT #3 ADDITIONAL COMMENTS AND NEXT STEPS

# 9

We really value your comments and have included some from the last round of engagement activities below. Where we have not been able to integrate your feedback, we have given a short explanation.

### Disability and WC needs prioritising in the new park.

We are working with the council's parks team to understand if delivering public toilets in the park is possible. This may also mean organising access to the sports hall or Selby Centre for the use of such facilities.

Wherever possible we have moved noisy activities such as the community hall and 3G football pitch away from existing residents. In addition, we are working with the Selby Trust to come up with proposals for the parking to ensure it is are well managed.

### The sports centre and atrium type of design will require continuous financial support from the local authority.

We are hoping that by choosing durable materials and proposing efficient designs, these spaces will require low levels of maintenance. In addition, the business plans for both facilities have factored in these costs.

We are currently working with our transport consultants to ensure that impact on surrounding streets is minimised. Our initial thoughts are on Boards 4 which look to reduce traffic moving through the residential neighbourhood.

### Get an outreach team to recruit volunteers and ambassadors to increase more consultees.

We are already working with a wide range of stakeholders in the area through our networks. If you know of any community groups or individuals that would like to be more involved, please let us know at [info@selbyurbanvillage.com](mailto:info@selbyurbanvillage.com)

### How will you address the pressure placed on residents around the Selby Centre - ie traffic, noise and parking?

Yes. The Council will be actively promoting opportunities locally and will deliver training and support so that residents are well placed to access the job and employment opportunities that result from future construction.

### Can the local area cope with more residents: schools, traffic, etc?

### How will this project fit with the proposed development for High Road West and the Love Lane estate?

We have been looking at the plans for both developments and have ensured that new proposals for the Selby Urban Village connect into the key routes being proposed and compliment the activities that will be part of both schemes.

### Is there scope for a big roller rink? The roller skate community is diverse and positive. It would attract skaters from London of all ages and backgrounds.

Unfortunately whilst we are unable to provide a custom-made facility for roller skating, this activity will be able to take place in the new sports hall or Selby Centre event spaces on an affordable and bookable basis.

### Will local people benefit from work opportunities presented by the construction and running of the new centre?

The new council homes will be allocated in line with the Council's Neighbourhood Moves Scheme, which ensures that eligible secure tenants within 250m radius of the new homes can be prioritised for new homes. Remaining homes will be let in accordance with the general Housing Register.

### Can Haringey make it clearer to the community on what the Selby Centre is/ does/will do and why people should visit it?

The current Selby Centre building is housed in an old school and therefore it is very difficult to see all the amazing services and facilities on offer. In the new building, the designs will ensure the new centre is open, welcoming and inviting to draw in people from the community. You can visit the Selby Centre website to find out more about what they're up to: [www.selbytrust.co.uk](http://www.selbytrust.co.uk)

Having lived on Dalby's Crescent for 27 years, I hope this should be an opportunity for locals to be rehoused by the council in the new development.

## WHAT HAPPENS NEXT?

