



PUBLIC ENGAGEMENT #1

WHAT IS SELBY URBAN VILLAGE?

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LET'S TALK ABOUT SELBY URBAN VILLAGE!

What is this event about?

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.

This vision will be developed into a plan for the site, called a masterplan. The masterplan will set out where the new homes and new facilities will be located and how they will fit in with the surrounding area.

We've asked architects Karakusevic Carson Architects to start developing ideas for the masterplan, but they need your help, as your views and ideas will ensure we make sure that Selby Urban Village is the very best it can be.

SHARED PROJECT OBJECTIVES

We are aiming for Selby Urban Village to be an exemplar of how the council and third sector can work together to deliver shared goals.

The following objectives have been jointly agreed by Haringey Council and the Selby Trust and will form the basis for proposals.

Based on the Shared Project Objectives, we would like to gain feedback on the following themes; the existing site (Board 3), the Selby Centre (Boards 5-6), sports (Board 7), the park (Board 8) and homes (Board 9). These elements come together to form an overall vision for the site which we then cover on Board 10 and 11.



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.



COMMUNITY FIRST

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



SUSTAINABILITY

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



CONNECTIVITY

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



PUBLIC ENGAGEMENT #1 WHO IS INVOLVED?

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**HARINGEY
COUNCIL**

**THE
SELBY
TRUST**

YOU!

We need your input as your feedback will help ensure that the designs and proposals for the Selby Urban Village meet local need.

Karakusevic Carson Architects are specialists at the forefront of a new era of public housing design and local authority led projects.

A design and strategy led practice, we formed with the sole intent to improve the quality and design of public housing and civic buildings in the UK. Over the past 20 years, we have worked closely with residents and local communities through in-depth engagement to create homes and neighbourhoods which reflect the aspirations of local people.

*Left: Council-led residential scheme with a mixture of homes and pedestrianised streets at the heart of the development - Kings Crescent Estate, Hackney.
Right: A mixed-use development with workspace and homes - Faircharm Creative Quarter, Deptford.*



**ARCHITECTS
& MASTER-
PLANNERS**

**SOCIAL
VALUE &
ECOLOGY**



The London Wildlife Trust is a charity dedicated to enhancing London's ecology and engaging the capital's diverse communities to connect people and wildlife.

The team will work with the trust throughout the design process to run a series of events that connect the community with nature and wildlife.

Left and Right: Local school children learning about wildlife and ecology through hands on workshops in nature.

Adams & Sutherland is an award winning landscape architecture practice with wide experience of delivering successful public spaces. Their projects bring together landscape and urban design to create meaningful environments and uplifting spaces in which people can live, work and travel through.

The practice will be leading on the design of the park and public realm.

*Left: Landscape refurbishment of an existing park - Tottenham Green, Haringey.
Right: Landscaping and way-finding to turn a route into a public asset - Olympic Greenway, Stratford.*



**LANDSCAPE
& PUBLIC
REALM**



PUBLIC ENGAGEMENT #1 WHAT CAN WE LEARN FROM THE EXISTING SITE?

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Over the last few months, we've been analysing the existing site to look at the issues and opportunities present.

We have been looking at the site and talking to Selby licensees, staff and management about what is good and what could be improved. The map below highlights what we have been told and our key findings.



Please use the questionnaire to tell us more information about your experience of the site.





PUBLIC ENGAGEMENT #1 WHAT IS THE SELBY CENTRE?

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A HISTORY OF THE SELBY CENTRE

1970s



Tottenham County High School was built in 1963.

1980s



In 1987, Bernie Grant was elected MP for Tottenham and gave his first speech in the school hall on site where votes were being counted.

1990s



Following the riots in Broadwater Farm in 1985, a group of local activists lobbied the council and Bernie Grant to give the community a space to organise and develop action networks.

2000s



In 1992 the Selby Trust was formed. At this time around 20 licensees were operating out of the centre, providing a range of services and support to the local community.

2010s



In 2015, Skepta opened the Levis Recording Studio at the centre to engage with younger communities in Tottenham through music.

2020s



Today, the Selby Centre continues to be a vital community asset and home to over 38 organisations. In addition to providing vital services, the centre also runs a community hall, food bank, sports hall, soft play centre and cafe.



In the early 80s, the high school was closed down leaving the buildings on site disused and empty.



In 1988, under the management of the council, the disused school was converted into a community centre. The pavilion and sports hall were also built during this time.



In March 2019 Haringey Council and the Selby Trust signed a Memorandum of Understanding that set out the aspirations for the Selby Urban Village development.

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Please use the questionnaire to give us more information about your experiences of the Selby Centre.



PUBLIC ENGAGEMENT #1 WHAT CAN THE FUTURE SELBY CENTRE OFFER?

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In March we held the first design workshop with Selby Centre licensees, staff and management. We explored their vision for the future Selby Centre through collaging and mood boards.

In addition to re-providing the existing services and facilities, below are some of their suggestions about new things they would like to see in the centre.



A PLAY AREA FOR UNDER 5S



MULTI-FAITH SPACES



COMMUNITY CAFE WITH A VIEW



A ROOF GARDEN



A COMMUNITY LIBRARY



AN ATRIUM



SOCIABLE SPACES



CRECHE



A BIKE SHED & WORKSHOP

Please use the questionnaire to give us your comments on the future of the Selby Centre.





PUBLIC ENGAGEMENT #1

WHAT WILL THE FUTURE SELBY CENTRE LOOK LIKE?

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Last month we ran the second design workshop with Selby Centre licensees, staff and management in COVID-19 secure conditions.

We presented three design concepts for the new building that explored different types of communal space.

These are our initial ideas that will be developed in the coming months based on the feedback we receive.



SELBY WITH A PRIVATE COURTYARD

In this design concept:

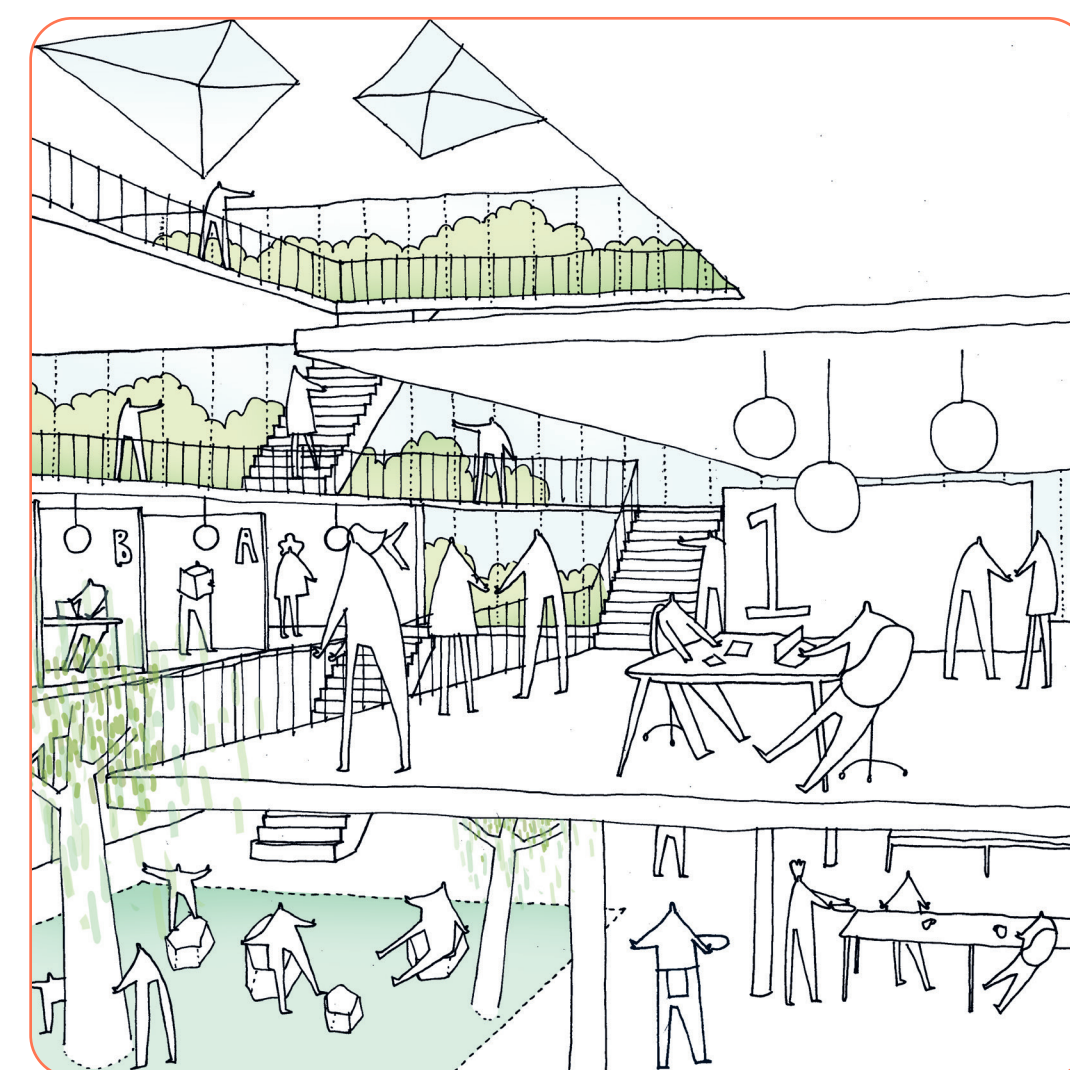
- Organisations and users will have access to a secure landscaped courtyard at the centre of the building.
- The space could integrate planting, nature and playspaces for children.
- The courtyard could also have spaces to grow food and flowers.
- Offices and classrooms would benefit from views into this lively space.



SELBY WITH AN ATRIUM

In this design concept:

- The internal atrium would be the focal point of the centre with users and organisations sharing the space.
- It could be designed to host informal events, parties, conferences or presentations.
- The atrium could have views out onto the park and will bring natural light and fresh air into the building.
- This space will be usable all year round.



SELBY AS PART OF A BLOCK

In this design concept:

- The centre would share a courtyard with a residential block.
- The courtyard could integrate children's play, planting and seating.
- Management of the space would need to be shared between tenants and the trust.
- Offices and classrooms could have views into this great communal amenity.



Please use the questionnaire to give us your feedback about the concept ideas.





PUBLIC ENGAGEMENT #1

WHAT SPORTS FACILITIES WILL BE PROVIDED?

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We want to transform the playing fields into a park with activities for all. This includes providing new leisure, sports and recreation facilities for all.

Over the last few months, we have been speaking to local sports groups and clubs to define what sports are needed in the area.

Below are some of our initial ideas for what indoor and outdoor facilities could be provided in the new neighbourhood.



INDOOR SPORTS

The ambition is to reprovide the 4 COURT SPORTS HALL that will be upgraded to meet current Sport England guidance. New and modern facilities will also be delivered such as changing rooms and storage.

We are still exploring where the sports hall should be located. It could be located in the park, which would offer users views of nature and natural daylight.

OUTDOOR SPORTS

We are exploring the following outdoor facilities for Bull Lane Playing Fields:



1 FULL SIZE 3G FOOTBALL PITCH that can be subdivided and has extra run-off for rugby training.



1 GRASS CRICKET PITCH with artificial wickets and 4 cricket nets for training.



1 BASKETBALL COURT that could be covered for all weather use.



2 JUNIOR GRASS FOOTBALL PITCHES that are usable in the cricket off-season.

Please give us your feedback using the questionnaire about possible sporting facilities.





PUBLIC ENGAGEMENT #1 WHAT MAKES A GREAT PARK?

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In addition to providing sporting facilities such as football pitches and basketball courts, there are many other things the park could offer you - the local community.

Below are some of our initial ideas about what the new Bull Lane Playing Fields could include.



ADVENTURE PLAY IN NATURE



ECOLOGICAL AREAS



A PUBLIC ORCHARD



FOOD GROWING



A NETWORK OF PATHS



WATER PLAY



QUIET SEATING AREAS



PICNIC TABLES



OUTDOOR GYM EQUIPMENT



AN OUTDOOR EVENTS AREA

Please use the questionnaire to give us your comments about initial ideas for the park.





PUBLIC ENGAGEMENT #1 WHAT MAKES A GOOD HOME?

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Alongside the new Selby Centre, improved park and new sports facilities we also want to provide new homes on the site, including council owned, social rented homes.

Below we have suggested some of our ideas about what makes a good home and neighbourhood. We hope to use these ideas to shape the proposals.



PEDESTRIAN-FRIENDLY STREETS

Streets designed to be safe giving pedestrians and cyclists priority with plenty of trees and planting.



A VARIETY OF HOMES

Different types of homes from apartments to townhouses to cater to a variety of needs in the community.



LIVELY COMMUNAL SPACES

Shared spaces such as courtyards designed to encourage interaction between neighbours through landscaping and play.



GENEROUS BALCONIES & GARDENS

A variety of private outdoor spaces placed to maximise daylighting and views over courtyards and streets.



BRIGHT AND AIRY LIVING SPACES

Homes with generous windows facing multiple directions to create bright and well ventilated interior spaces.



LOW ENERGY HOMES

Sustainably designed homes to ensure that bills are affordable and kept to a minimum.

Please use the questionnaire to give us your feedback.





PUBLIC ENGAGEMENT #1

WHAT WILL THE NEW URBAN VILLAGE BE LIKE?

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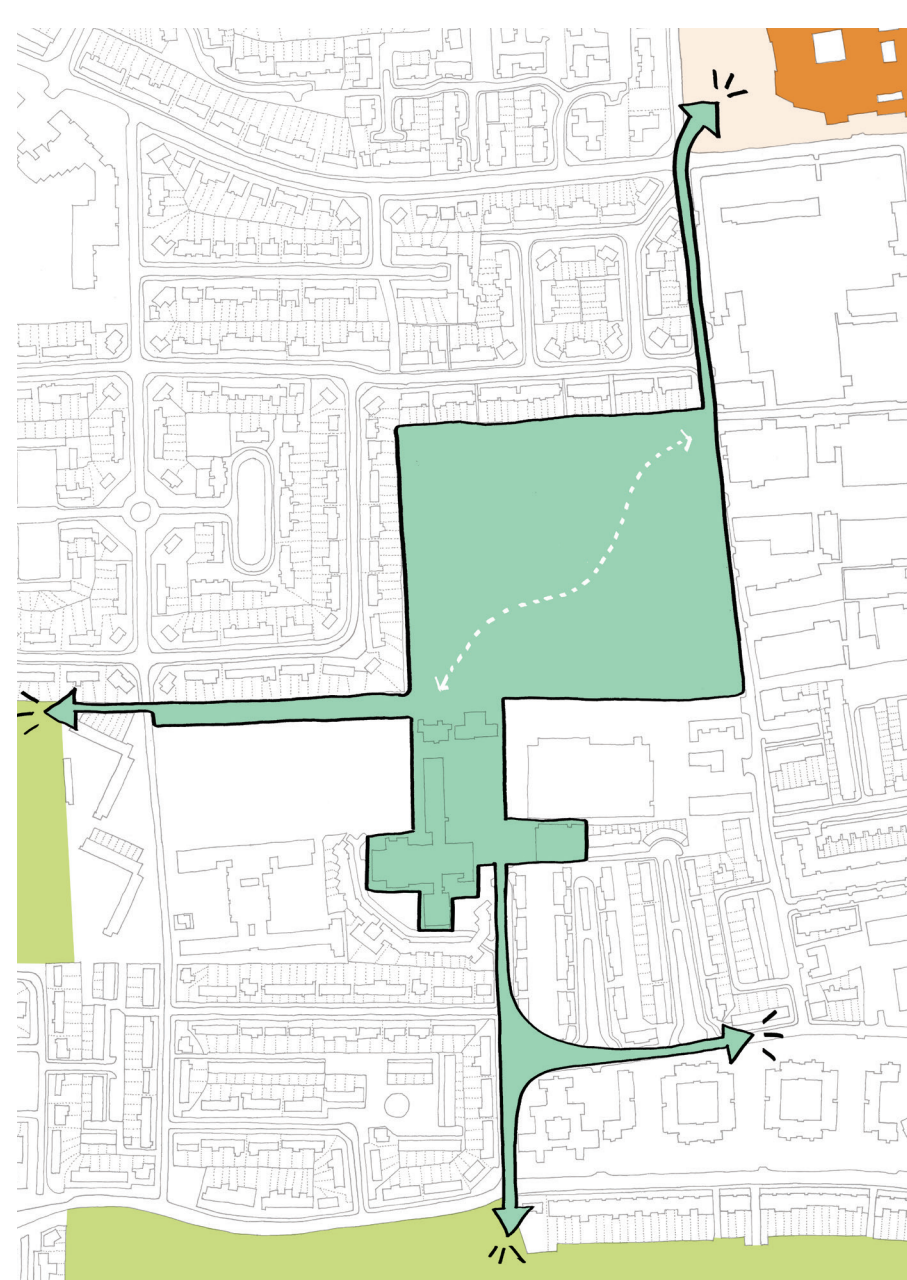
Our emerging ideas for the new Selby Centre, park and new homes will be bought together and coordinated through a masterplan for the whole site.

In the next few months, we will develop ideas to discuss with you before selecting the preferred masterplan. We have developed some draft principles to help shape proposals. These are detailed below:

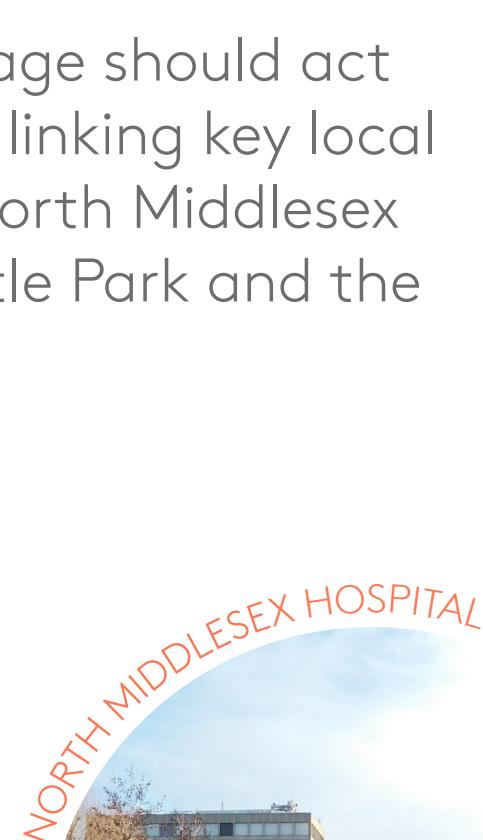
What is a masterplan? A masterplan is an overall vision for the site that brings together the various elements such as homes, the park and community facilities into a co-ordinated plan.

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

1: MAKE LINKS TO LOCAL AMENITIES



The Selby Urban Village should act as community 'hub' linking key local facilities including North Middlesex Hospital, Bruce Castle Park and the High Road.



2: TIE INTO THE SURROUNDING CONTEXT



At a more local level, the new Selby Urban Village should connect into the existing street network to link old and new. This will improve the site's accessibility and the neighbourhood's access to green space.

3: DRAW IN THE WIDER COMMUNITY



The new Selby Urban Village should draw in the wider community through a clear set of pedestrian and cycle-friendly routes to bring life and activity this to this part of Tottenham.

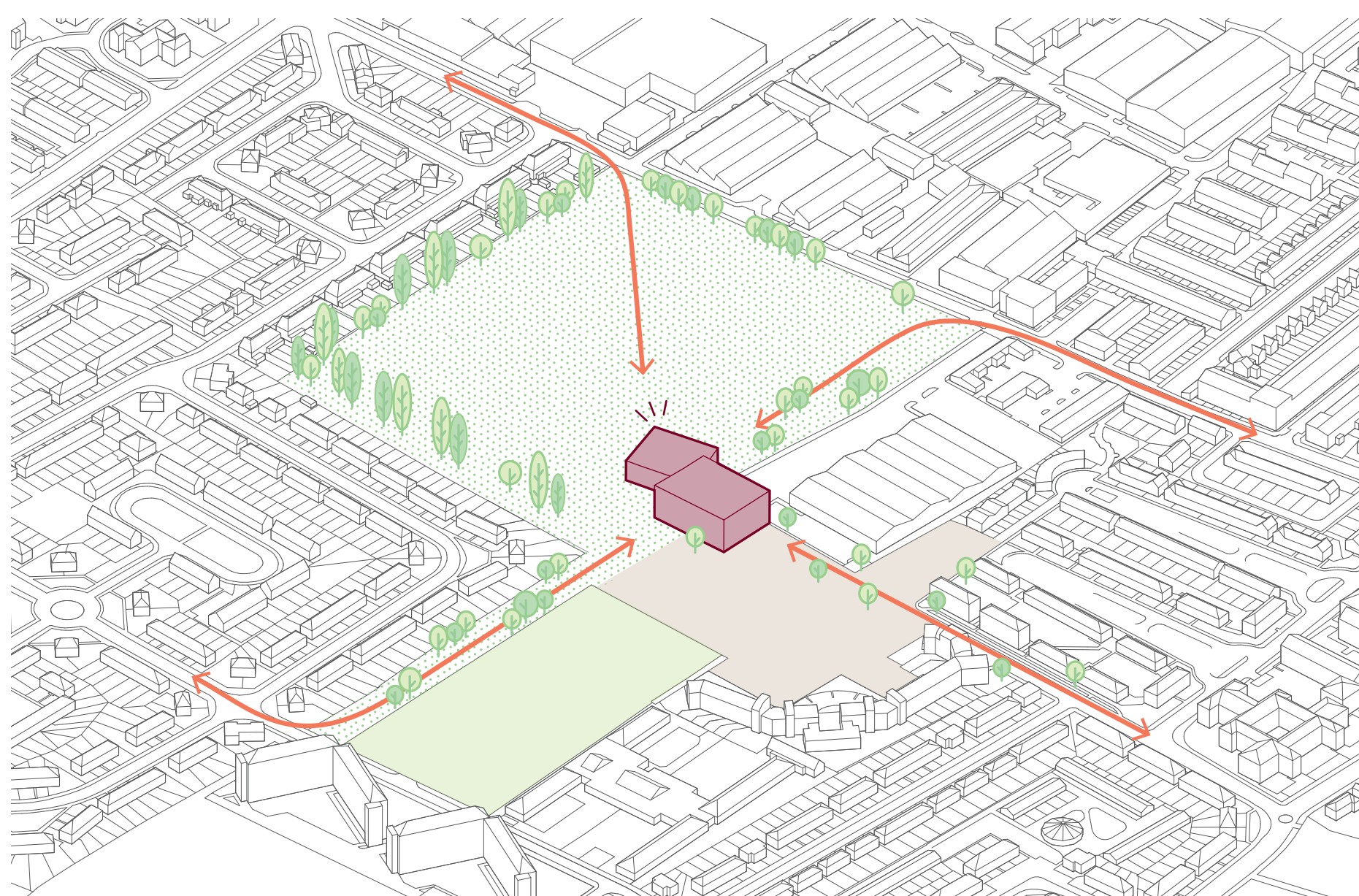


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WHAT WILL THE NEW URBAN VILLAGE BE LIKE?

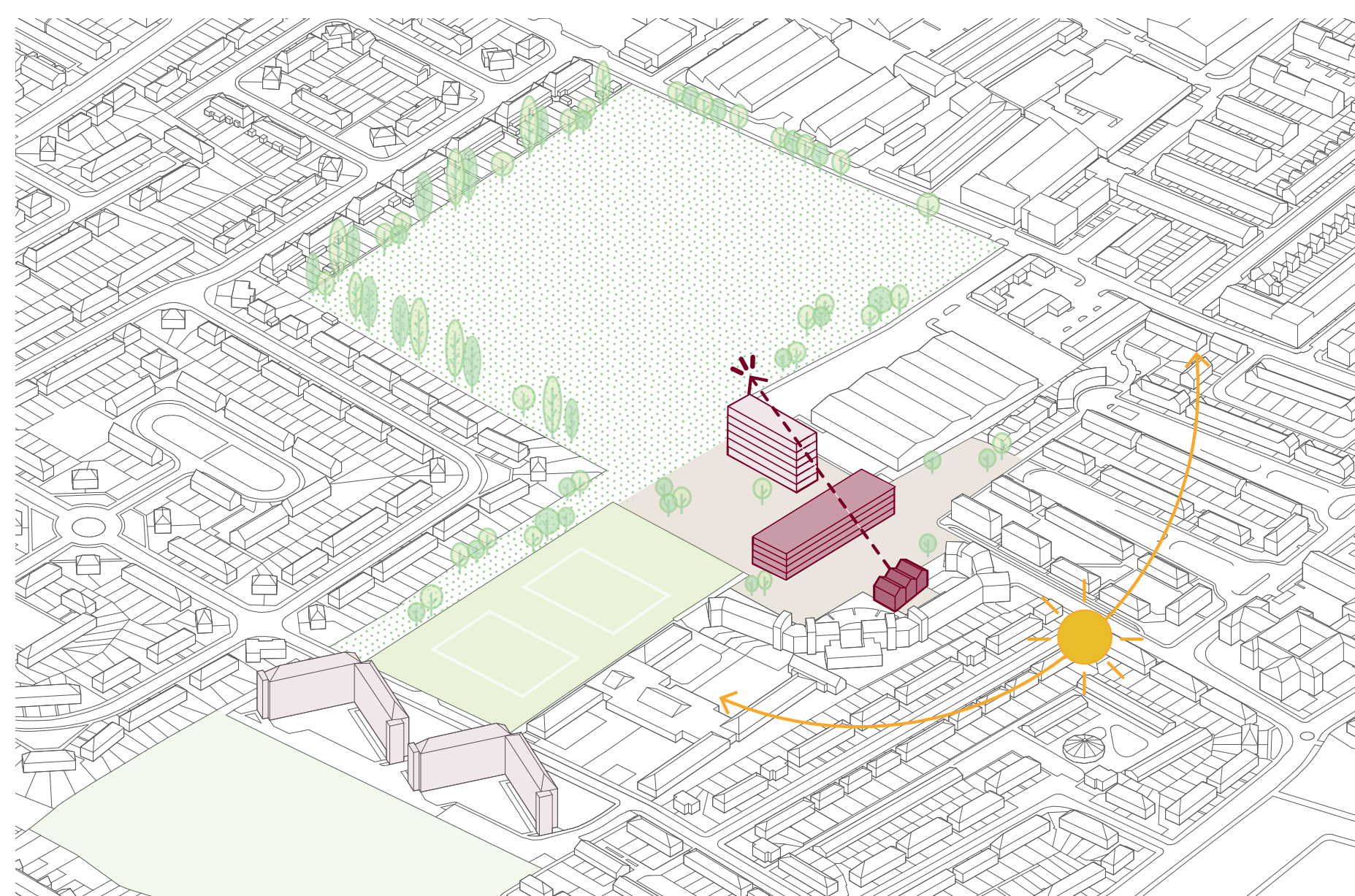
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4: PUT SELBY AT THE HEART OF THE VILLAGE



The Selby Urban Village should place the new Selby Centre at the heart of the new neighbourhood so it continues to be a focal point for the community. This should also ensure it is at the junction between key routes through the site.

5: A SENSITIVE MASSING STRATEGY



The new buildings should consider the heights of the buildings surrounding the site. Lower buildings should be proposed to the south and slightly taller buildings to the north to minimise the impact on existing homes.

6: BRING LIFE TO THE PARK

Bull Lane Playing Fields should be upgraded with the edges of the park improved to help with movement into and through it.

These are some of the ideas we will be exploring in the masterplan options to encourage activity and bring life to this green space:

Please use the questionnaire to give us your feedback.



Water

Playable water features that help reduce flooding.



Exercise

Outdoor games and places for sport.



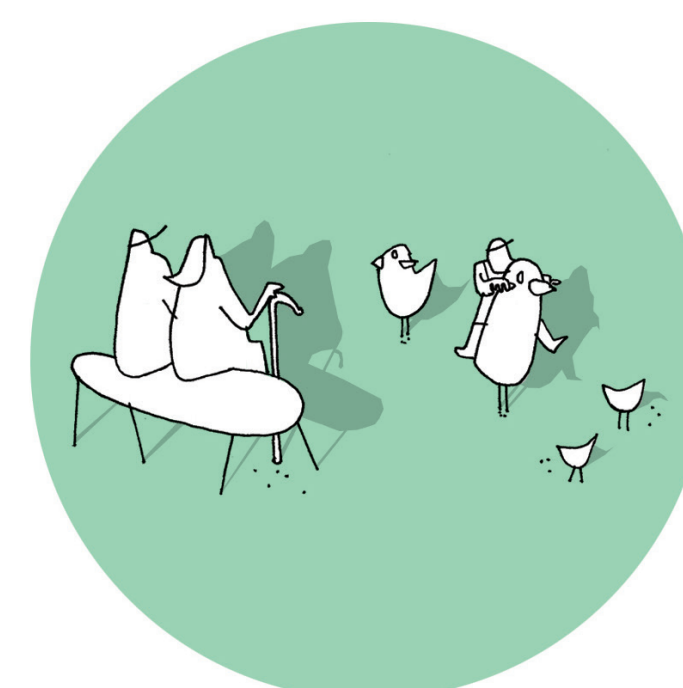
Routes

Trim trails, paths and cycle lanes.



Growing spaces

Community gardens and allotments.



Public Furniture

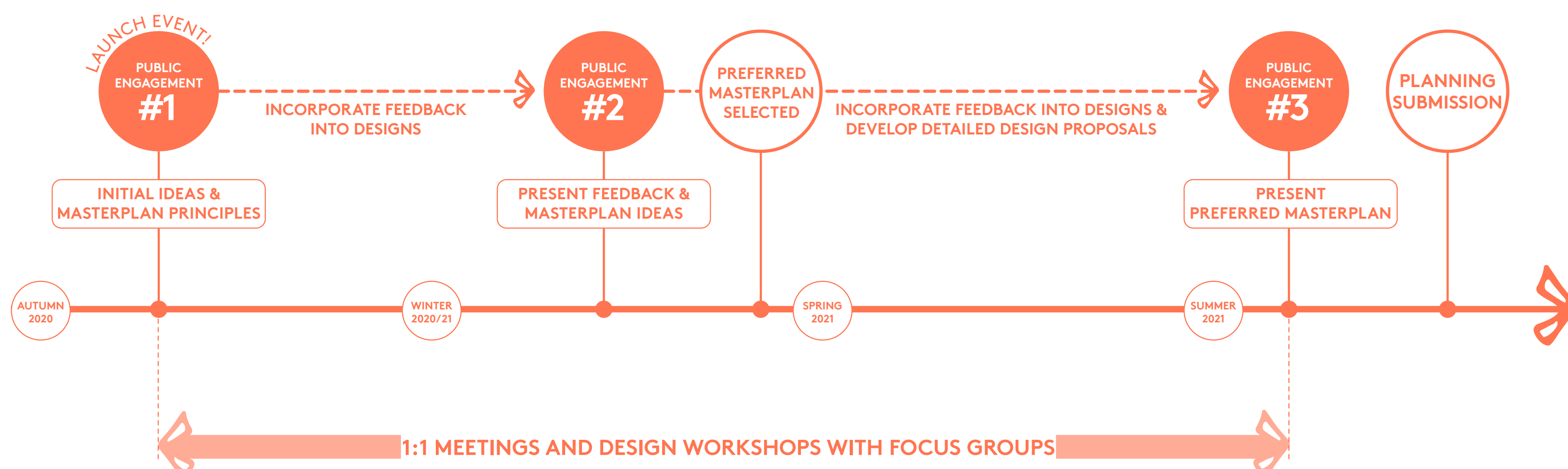
Play and seating for different age groups.



PUBLIC ENGAGEMENT #1 WHAT HAPPENS NEXT?

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WHAT HAPPENS NEXT?



Over the next few months we will be using the feedback gained to develop masterplan ideas which we will present at the next public event.

Your feedback and comments are therefore very important in shaping emerging designs so please fill out the questionnaire if you haven't done so already.

We will be writing a summary of the event once the consultation period has closed, which can be accessed through the project website.

**Stay up to date by visiting:
www.selbyurbanvillage.co.uk**

We thank you for your time. In order to keep up to date with the latest information, please visit our website and join our mailing list.