

FEEDBACK SUMMARY

Public Engagement #3

Document summarising feedback from engagement held
Produced by Karakusevic Carson Architects



Please visit:
[SELBYURBAN
VILLAGE.CO.UK](http://SELBYURBANVILLAGE.CO.UK)

Introduction

From 14 June to 9 July 2021 Karakusevic Carson Architects, Selby Trust and Haringey Council held a third round of engagement on the proposals to redevelop the Selby Centre and Bull Lane playing fields.

The engagement included a mail out consultation pack sent to 3000 households around the site with additional copies held at the Selby Centre, a website with a series of films and downloadable content, an in-person drop-in exhibition and an online drop-in meeting.

Dedicated meetings have also been held with the Selby Centre licencees, Selby Trust Board, Derbyshire School, Weir Hall Road Garden Group and

People could give their feedback via a free-post returnable questionnaire or through an online questionnaire. We have also recorded people's feedback at stakeholder meetings and the online drop-in.

In this summary, we give an overview of feedback received on the day, outcomes from the online event and data gathered from surveys. Surveys were sent in by post or filled out online on Typeform.



Drop-in Exhibition

On 29 June 2021 Karakusevic Carson Architects hosted a drop-in design exhibition at the Selby Centre as part of project's third round of public engagement.

The exhibition event included presentation boards and a 3D model which showed building footprints and heights, streets and the proposed new park.

Staff members from the project team were available to ask questions to and give more information about the proposals.

50
ATTENDEES



Our Emerging Plans for Selby Urban Village

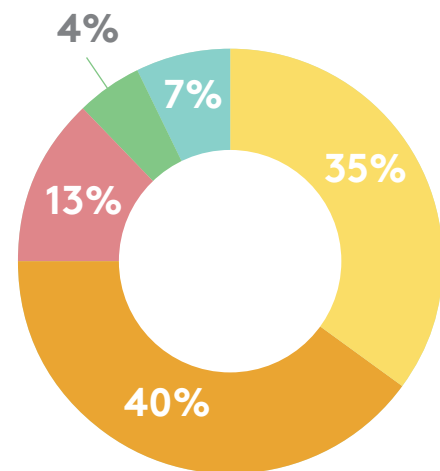
We asked survey respondents how they felt about the initial plan for the site, including the overall layout of site including location of buildings and community facilities. This plan was developed by the design team based on feedback from engagement with the public and community stakeholders.



How do you feel about the overall layout of site including location of buildings and community facilities?

Total responses to this question: 55

- Very positive
- Positive
- Neutral
- Negative
- Very negative



Community space is needed. The lighting arrangements are reassuring. Like the inclusion of café.

Good plans for cycling and walking

Strongly disagree with all the access to the homes being via Selby Road (this road was not built to accommodate so much traffic [...]) The Selby Centre should be sited where you are suggesting the new homes to be.

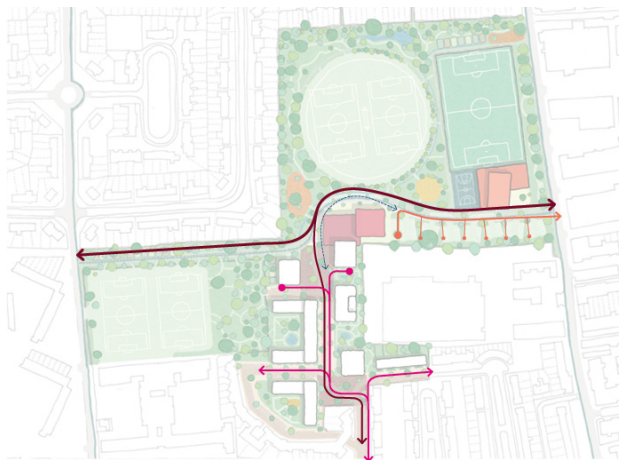
I like that the cafe and sports facilities overlook the park.

It looks like all age groups are covered with various activities

Having all the traffic enter via Queen St is problematic, there are daily traffic jams

There is a lot that is good, but I'm concerned that the east-west path is likely to attract antisocial behaviour, especially at night, however well-lit.

Creating a Connected and Integrated New Neighbourhood



- 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

To ensure impact on existing residents is minimised, the design team have been focussing on key routes through the site. The team presented several scenarios depicting how new and existing residents might access facilities and successfully navigate the site.

Are there any other routes or links we should be thinking about?

Total responses to this question: 24

People with special needs, accessibility.

Selby Road: make it a through road

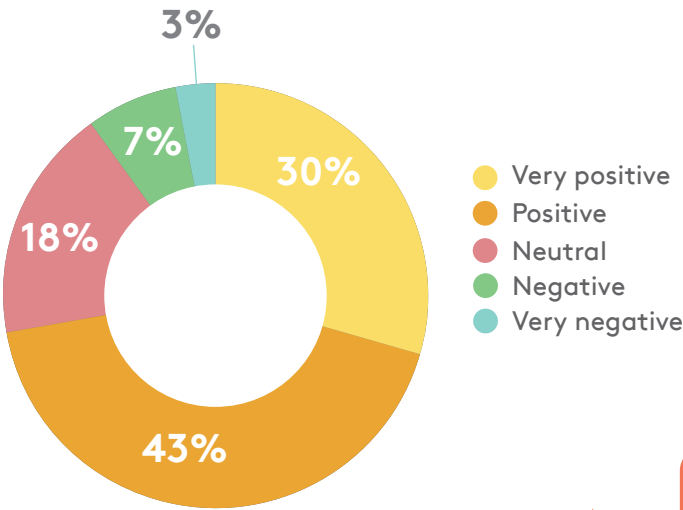
Further north as part of the tottenham enfield cycle route

I think what is needed too is more zebra crossing by White Hart Lane

From Bruce Castle, from the rec

How do you feel about our emerging ideas around connectivity and access?

Total responses to this question: 56



I like the focus on bikes and less traffic

Like through route. Can cycle routes be extended to go around the green?

It looks like it would be a long walk for local people if travelling by foot

The Queen Street Road is already congested. Placing the sites visitor parking near there may increase congestion and issues navigating which already presents a threat to local residents.

Movement of local residents seems easy

It makes sense to have it organize like this

This will help us to know each other better, who live in the area.

Increasing Connectivity and Responding to the Edges of the Site

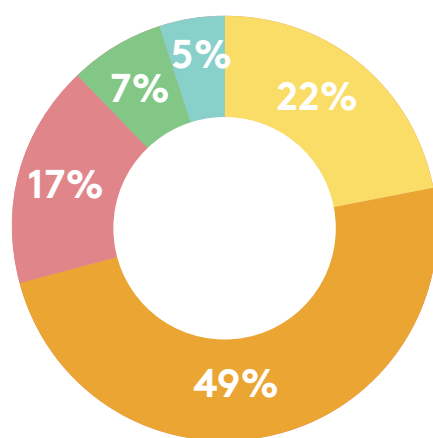
The design team is exploring buildings that tie into the local context and connect the site with surrounding roads such as Allington Avenue. This will ensure that the Selby Urban Village feels part of the existing neighbourhood and increases access to local amenities such as Bull Lane Playing Fields.



View looking down Allington Avenue

How do you feel about our emerging ideas to increase connectivity and respond to edges of site?

Total responses to this question: 54



- Very positive
- Positive
- Neutral
- Negative
- Very negative

Concerned about the height of the building - higher than current buildings in the area.

Definitely better to connect to other roads.

I want to feel safe travelling to and from the site in the dark

Looks very aligned with each other. Planting trees is good.

Seems well planned.

I'm not sure what is meant by 'respond to edges of the site'

The adaptation to existing local styles does not go far enough. The highest buildings are much too high and their fronts too straight. Not enough trees either.

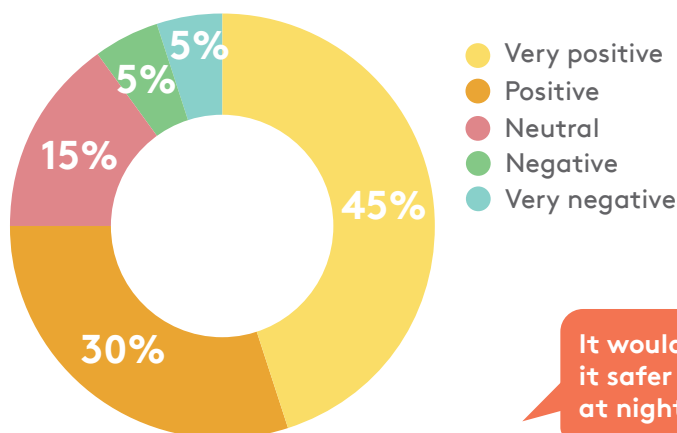
A New, Safe and Active Front to Bull Lanes Playing Field

We asked survey respondents to comment on emerging ideas for the Bull Lanes playing field. The initial idea explores 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.



How do you feel about our emerging ideas to create a safe and active front to Bull Lane Playing Field?

Total responses to this question: 55



It doesn't look very active to me. I can't find the plan, but there seems to be just one entrance. Won't the rest of the frontage continue to attract rubbish dumping and other antisocial behaviour?

It would make it safer to visit at night.

I like the idea of facing the park and discouraging anti-social behaviour

Very good idea, benefit for the whole community.

I think the sports building should be positioned at the back of the field/ pitch on Bull Lane so it feels more organic

Looks inviting, seems to be making a safe area

Sufficient lighting is essential, particularly in an area with high crime rates; also essential is the adjustment of lighting to wildlife. No glaring white please!

Are there any other idea the design team should consider to make the park safer?

Total responses to this question: 23

Lots of signage (to make it accessible to all), more attention given to wildlife and access for all rather than just making it all about sports, Accessibility for all (eg for mobility impaired people, sight impaired people, people who are less active).

Not sure about the park but the community area could have an illumination feature that would attract people to walk at night.

More shops or cafes that might be open when it's dark

CCTV throughout the public spaces.

Include a small site for Travellers.

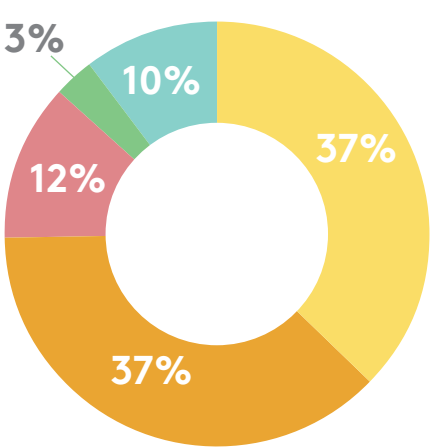
Creating Spaces for Community Interaction

We are exploring the idea of 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.



How do you feel about our emerging ideas to create spaces for community interaction?

Total responses to this question: 59



- Very positive
- Positive
- Neutral
- Negative
- Very negative

This will enhance neighbourhood watching each others back.

The buildings don't tie into the local character; there isn't plenty of street trees and planting, and one shop is not enough for a whole 'village'

What kind of cohesion will there be between residential and public spaces? Will it be distinct or as if residents have the park as a large back garden?

I like the idea of village green + play equipment for kids + plenty of planting on streets

Activities and events that are accessible and inclusive to all.

Markets

What kind of activities or events would you like to see in our proposals for the public squares?

Total responses to this question: 37

Groups and ensembles. So many different music styles in community

(There is) nothing for pensioners. The lunch club for pensioners at the Irish Centre was closed July 2020

Make it a fun place to try different foods. Bang Bang Food Hall in Edgware have done it well and its very popular.

Live music, open-air cinema, dance and drumming classes

Kick about zone for kids who wont be bothered to go to sports pitches is vital. See the area by the CHP in Hale Village after 5pm!!

Table tennis

Fairs, community get togethers, fundraisers, family days out.

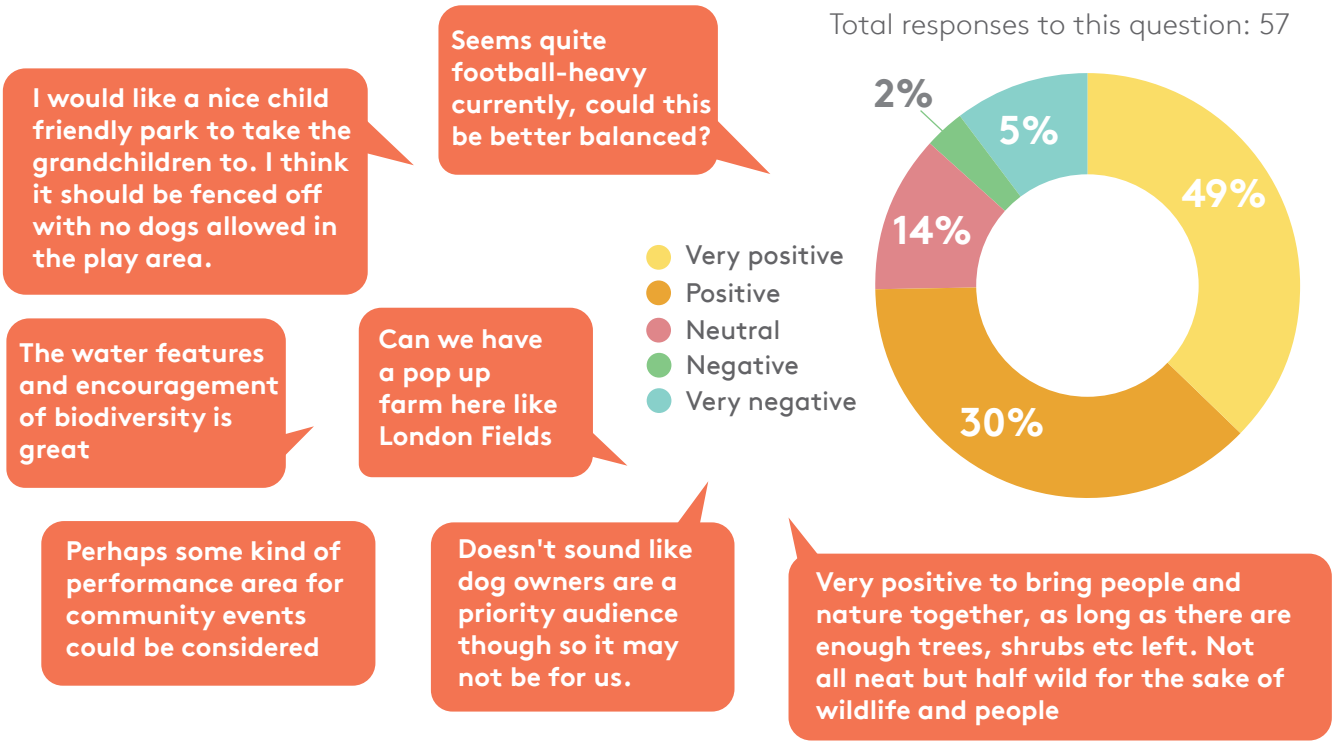
Sports for older residents. i.e. "bowls"

A Park for All

We are looking to transform Bull Lane Playing Fields into a local amenity with activities for all communities and ages. We specifically wanted to know what residents thought about the balance of sports and nature in the park.

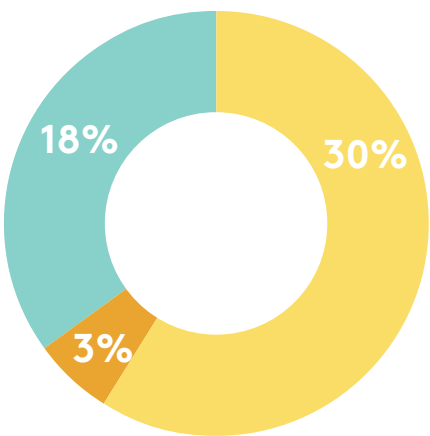
How do you feel about our emerging ideas for the new park?

Total responses to this question: 57



In our proposals for the park, do you feel there is a good balance between sports and nature?

Total responses to this question: 54



- Yes
- No, there could be more sports
- No, there could be more nature



Do you have any other comments about the information you have been presented with?

Total responses to this question: 33

All going well it looks like it could be a nice communal place to go, encouraging other communities to mix.

What provision will be made for families on low incomes?

I hope you are taking all of the comments and views into account. The main issues for me are not building the new homes adjacent to Darby Crescent, not having Selby Road used as the only access point for the homes, impact of the new homes on local residents (traffic, parking, disruption), impact of the new site on local residents (including any ASB, rubbish dumping), not building high rise buildings on the site, impact on local residents during construction and having the new site accessible to all and fully inclusive.

Will there be any section locked up after a certain time or free access all the time?

Preferences from minority groups not considered. Not a mention of tennis courts or table tennis spaces

The details of the new office and commercial building in the area is not clear

As long as there is a good childrens playground (some water and sand play would be good) with café and toilets nearby we will come. The community café at Lordship Tec is a good example of community led reasonable prices and good food.

The dwellings look very dull and Selby Centre revolting.

I think u have missed a huge opportunity NOT offering underground parking for residents. Again see Hale Village. It works a dream and frees the Village from so many vehicles. Is there also safe resident bike storage.

People like to exercise, apart from football, there are people who are hungry for other sports

I would like to have 1. water source 2. solar electric source 3. widen pathways in the Weirhall Road Community Open Space

It looks like more care has been taken to ensure the park isn't just for football players. As long as noisy children's play area are not lumped together with the only quiet areas that are sports-free and otherwise quiet then it could be a more welcoming park than the original idea.

Please do not direct more traffic down Queen St/ Bull Lane. Every day there is a traffic jam.

Please make children's safety a priority. The pond needs fencing

The area will be busy & I believe a lot of nuisance will be caused to the local area.

All going well it looks like it could be a nice communal place to go, encouraging other communities to mix.

Online Drop-in Summary

We held a webinar meeting on Zoom on Monday 21 June 2021 attended by 4 members from the local community. The meeting was hosted and chaired by Karakusevic Carson Architect's Engagement Manager. The panel included the Project Manager from Haringey Council, two staff members from the Selby Trust and two members of the design team.



Agenda:

1. Welcome
2. Panel member introductions
3. Presentation by design team
4. Q&A

Key points/feedback by theme:

- Parking spaces

-There was some positive feedback on the low number of parking spaces in the design. Resident urged the team to resist the pressure for more parking in the plans, stating that London has a good transport network and expressed concerns around car pollution.

- Food growing area

-Concerns that having an open walkway through the food growing area will open this up to potential theft. It was highlighted that other allotment in the borough have a problem with theft of produce. There were suggestions to combat this such as making allotments lockable, fences, solar lights near allotments for increased vigilance and wider path widths were discussed.

- Central positioning of Selby Centre

-Positive feedback was given on the central positioning of the Selby Centre.

-The new space between Dalby Crescent and the new housing was also well received.

- Route from west to east

-Naming of route – Weir Hall walk/Greenway. A resident liked the idea of naming the route Weir Hall Walk/Greenway to support the idea that this should be a green pathway.

-Residents appreciated the new horseshoe shape added to the walk way as a way of preventing anti-social behaviour from electric scooters and mopeds.

- Selby and High road developments conflict

-Residents raised concerns about the impact on local residents with potential construction traffic, debris and pollution as a result of having two developments taking place.

- Additional comments and feedback

-Residents expressed their appreciation for having their views taken on board throughout the process after seeing their feedback being represented in the design.

-Questions were also raised about the number of affordable homes and properties that would be given to existing residents.

