

# EVENT SUMMARY

## Public Engagement #2

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Document summarising feedback from public engagement

15 February to 21 March 2021

Produced by Karakusevic Carson Architects



Please visit:  
**SELBYURBAN  
VILLAGE.CO.UK**

# Introduction

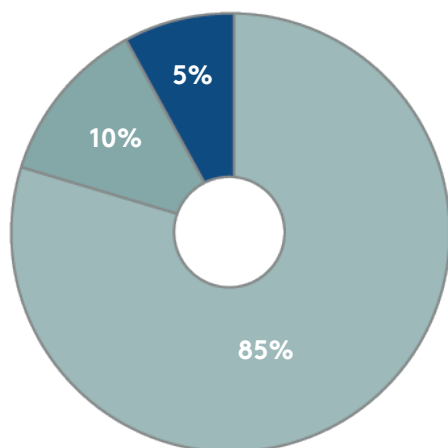
In February we held the project's second engagement period. The event ran from 15 February to 21 March and included a variety of formats, including mail-outs to local residents, a series of films and two online drop-in sessions. 106 households responded to the questionnaire - 59 filled out the online version and 47 people returned the survey by post. We have summarised the key responses and comments to each section within this booklet.

59  
online

47  
post

## Survey respondent breakdown:

- Local resident
- Local business
- Selby Centre visitor



# Public Online Drop-ins Summary

We held two online drop-in meetings on MS Teams and Zoom on Thursday 26 February 2021 and Tuesday 2 March 2021. Seven people attended the first session and six people attended the second. The meetings were hosted by the Means and chaired by Karakusevic Carson Architect's Senior Engagement Manager. The panel included the Project Manager from Haringey Council, the Development Manager from Selby Trust and two members of the design team.



## ONLINE DROP-IN #1

Thursday 26 February, 6.00 - 7.30 pm

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

### Key points/feedback by theme:

- Selby Centre Location  
*Park front is preferred from a safety and activation point of view. More footfall might decrease anti-social behaviour.*
- Crime & Vehicle Access  
*Gang activity, crime and issues with speeding mopeds along the N17/N18 border was mentioned by several community members. Design team will work with Met police and local people to understand how proposals could help address this issue.*
- Community Growing  
*The local gardening group wants more engagement with the design team to talk about growing space, e.g. possibility of access to water. Design team will schedule meeting soon and Selby Trust will talk to group about working together on gardening.*
- Access to Sport  
*Concern that the facilities will become too expensive and not for locals even with the best intentions. Team assured attendees that at the heart of the project is providing affordable facilities for local people.*

*Other topics also discussed were ensuring the right balance of lighting for people and wildlife, adequate parking for Selby and sports, and ensuring that local heritage, especially around cricket, is represented in the design proposals.*

## ONLINE DROP-IN #2

Tuesday 2 March, 6.00 - 7.30 pm

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

### Key points/feedback by theme:

- Selby Centre Location  
*Attendees positive about all proposed locations for the Selby Centre.*
- Access & Affordability of Sports  
*Sports affordability is a key concern but there is an acceptance of the need for some level of commercial use to subsidise community use.*
- Health, Sports & Other Offers  
*Enquiries about other offers such as sports therapy, physio and disability sports by a few attendees. Important to ensure flexibility of spaces to allow for a range of uses and users.*
- Intergenerational & Inclusive  
*Queries about how the design team will ensure spaces and facilities are inclusive of all, and promote intergenerational activity.*
- Provision for Spectators  
*In addition to the informal spectator seating on the mound in the park, there was a suggestion that the sports hall have seating to enable events and bring in more visitors.*

*Other topics covered were heritage of cricket in the area, a request for a running trail around the park and a sprint track if possible. Attendees also asked about the programme slipping. There is a clear ambition to get on-site in early 2022. Covid-19 did cause some delay, but we are back on track.*

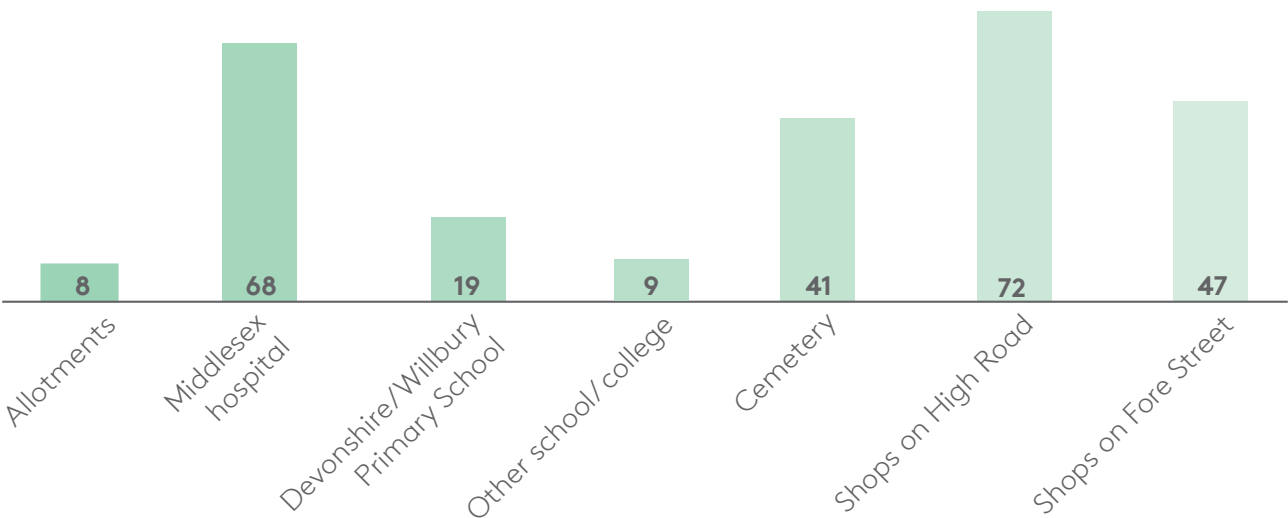
# 1 - How we propose to make links to local amenities & tie into surrounding streets

We asked survey respondents to identify key local amenities in the area. The map we presented highlighted local destinations that the new development will help connect, and also included some of the ideas we are exploring directly around the Selby Centre site. The most frequently used destinations are shops on Tottenham High Road, Fore Street and Middlesex Hospital, which is often travelled to by foot via Bull Lane.



The High Road

## Which local amenities do you use the most?



## Are there any other facilities or amenities that you use in the local area that we've missed from the map?

- Haringey Adult Learning Centre. Bus stop at North Middlesex hospital.
- New River Sports Centre and the Boxing academy in Tottenham.
- Silver street station and local bus services.
- Corner shop, pharmacy, Somerset garden centre.
- The big Sainsbury's.
- Doctor and pharmacy.
- Great Cambridge roundabout, most people either walk through or get buses from there.

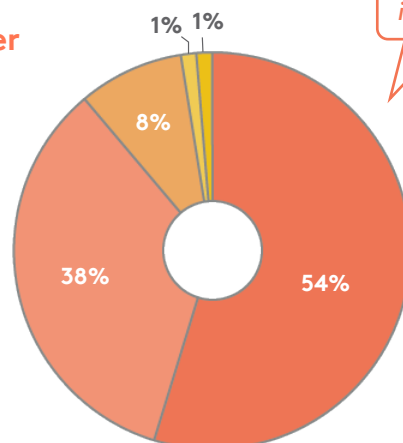
## 2 - How we propose to draw in the wider community

Within the public engagement, we proposed four key principles in which the new urban village could draw in the wider community. These were to create clear foot and cycle routes, provide a mixture of indoor and outdoor sports facilities, make general park improvements and create an open and welcoming Selby Centre. Many survey respondents highlighted the need to provide greater advertising around the area to give more information about the site's services.



**To what extent to do you agree with four key ideas to draw in the wider community?**

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree

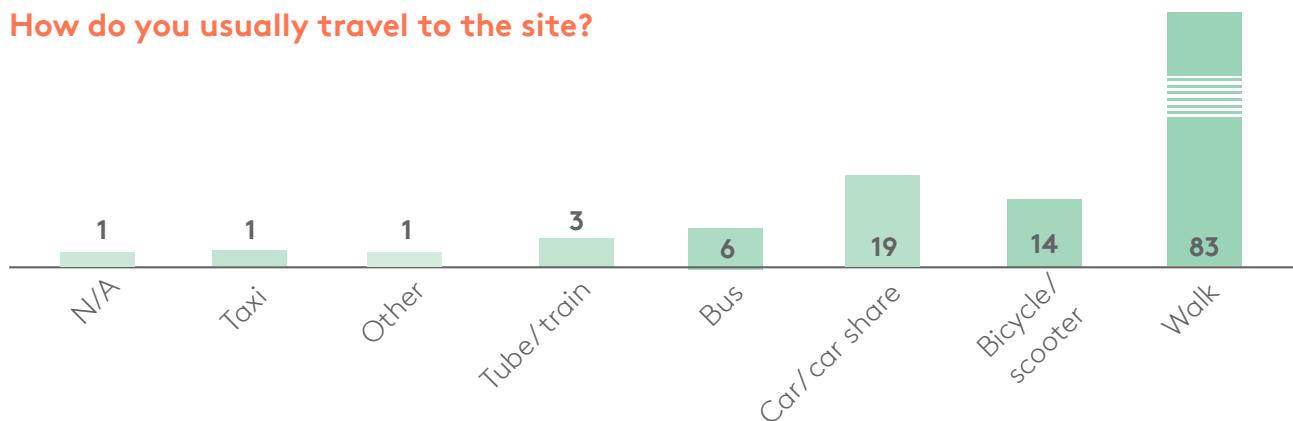


*The cafe is really important.*

*Shortage of indoor & outdoor socialising opportunities that don't involve sports.*

*Better connections with other nearby parks such as Weir's Hall.*

**How do you usually travel to the site?**



**Most used transport links:**

White Hart Lane

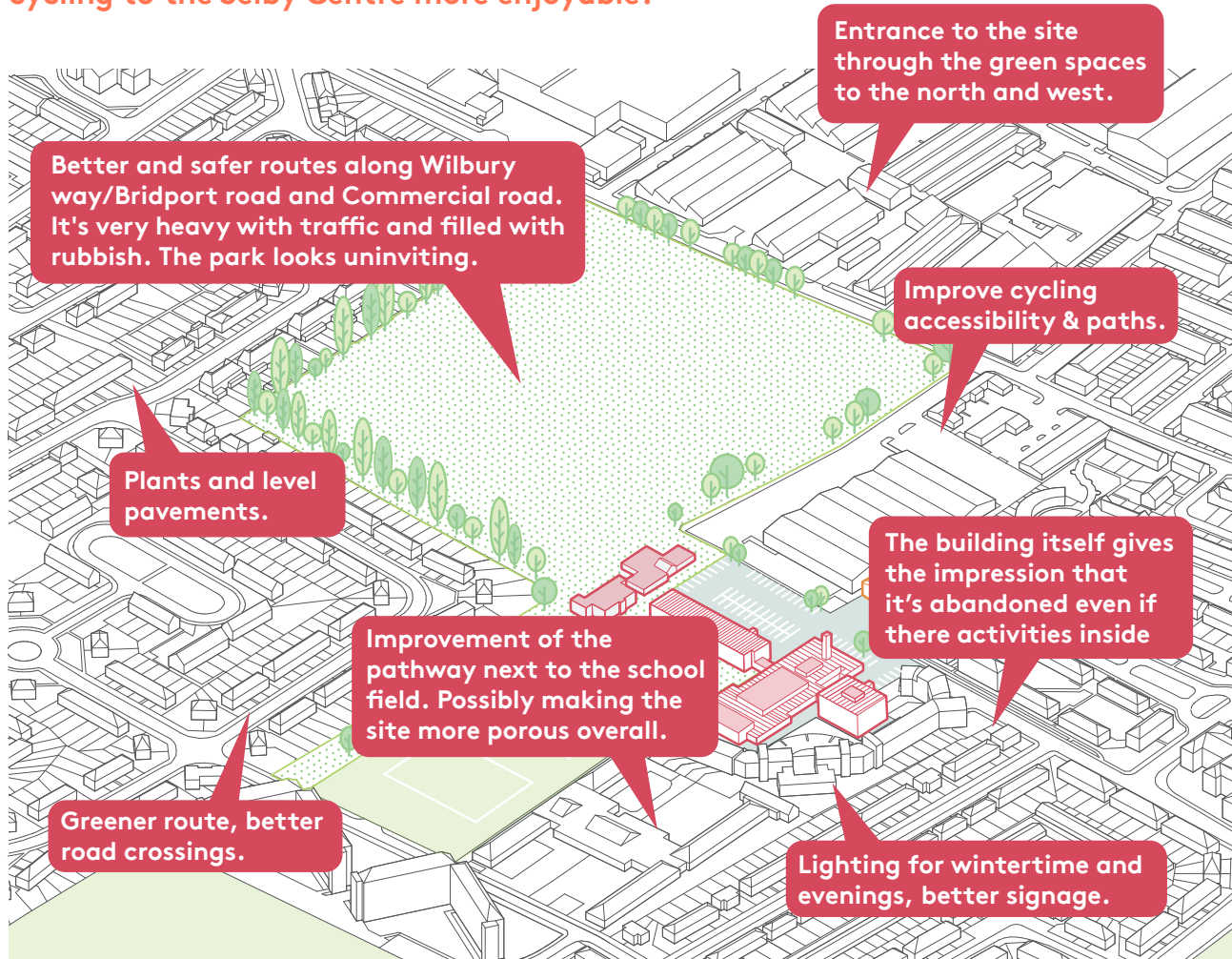
W3 Bus

318 Bus



## 2 - How we propose to draw in the wider community

What could be improved to make walking or cycling to the Selby Centre more enjoyable?



Are there any other ways we could be drawing in the wider community?

Regular advertisement/promotion of events and activities.

Clear signs or banners around the surrounding roads that point towards the Selby Centre - not enough people know where it is.

Raising awareness through the Haringey newsletter/magazine.

Adult education (ESOL) basic English & Maths. Resources for under 14's in holiday times.

Help kids to learn about nature by providing eco areas, where they could feel they are 'in nature' and learn more about animals and plants.

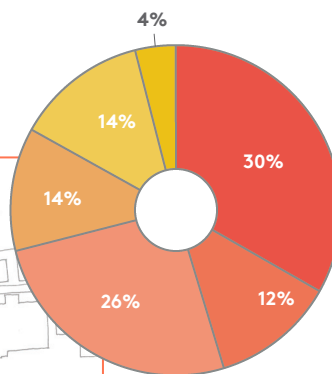
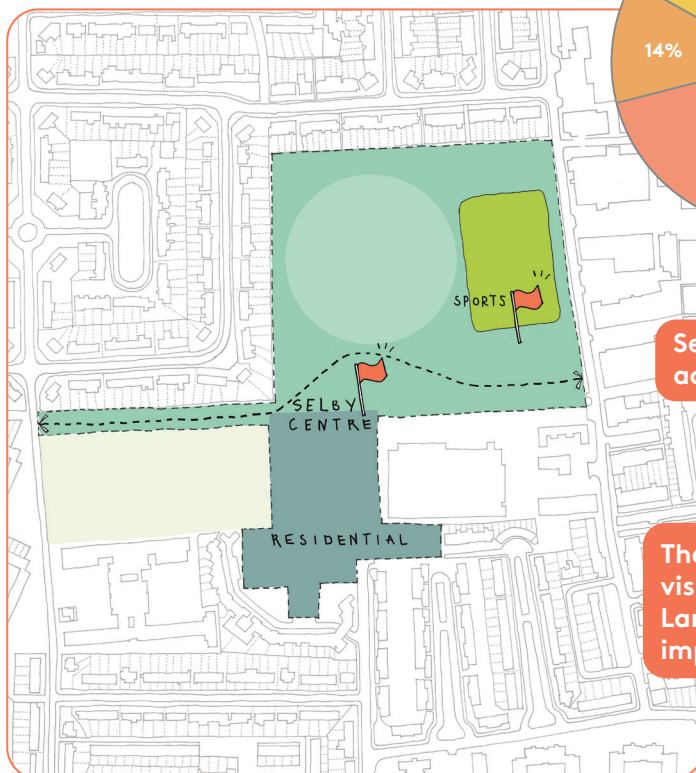
# 3 - How we propose to put Selby Centre at the heart of the new urban village

We proposed three approaches to the new Selby Centre's position on the site, influenced by our ambition to put it at the heart of the urban village, but also by phasing so we can minimise disruption to existing organisations at the centre. Selby Centre located in the park is the most preferred option, with many respondents highlighting it's ability to provide greater views across the park.

## Your preferred location for the new Selby Centre building:

Approach 1	Selby in the Park 52%
Approach 2	21% Selby on the southern edge facing Dalby's Crescent
Approach 3	27% Selby on park front

## How do you feel about the three location approaches presented for the new Selby Centre?



- I like Approach 1
- I like Approach 2
- I like Approach 3
- I like them all
- Not sure/ need more information
- I don't like any of them

## What you like most about this concept:

Selby has views across the park.

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

More council homes can be delivered.

It is near the sports hall.

## Concerns about the Selby Centre location:

More detail is required to make an informed choice.

Concerned about wildlife and loss of park space - the park should feel public not privatised.

## 4 - How we propose to ensure a sensitive massing strategy?

We wanted to get an idea of how the local community feel about massing strategies and presented an illustrative map showing where low, medium and high building heights could be placed on the site. Below is some of the key survey feedback about our approach to building types and height.

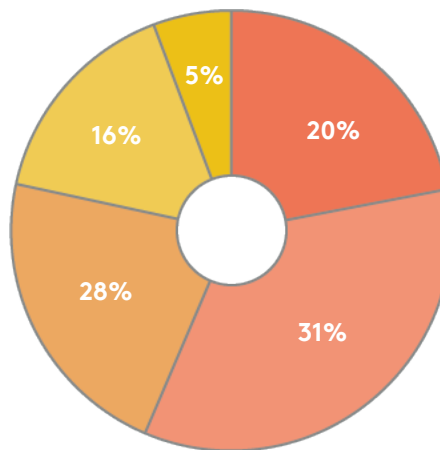


### What is a massing?

Massing refers to the general shape, form and size of a building. It also considers its relationship to nearby streets, buildings and open spaces.

### To what extent do you agree with the building heights strategy presented?

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree



### Can you tell us why?

I think it is built up enough already.

High rise apartments would drastically affect the look of the area, which is mostly low-rise housing.

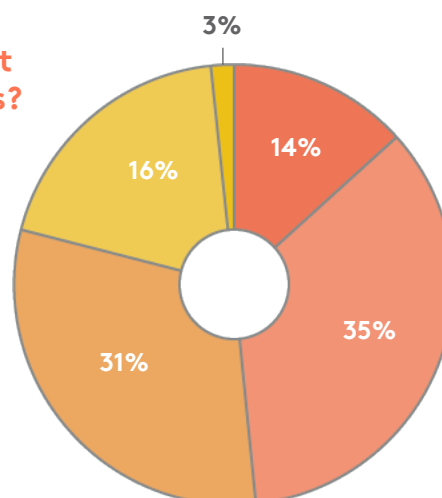
No tower blocks.

Taller buildings surrounding the park front will create an enclosed, cut off park.

High rises create lack of neighbourly interaction.

### How do you feel about the reference images we presented to show different building height approaches?

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



### Some common concerns:

High-rises not in keeping with surroundings

Obscures park views



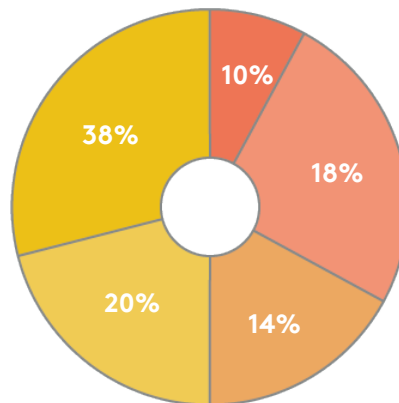
# 5 - How we propose to bring life to the park

Based on an illustration of the proposed park layout, we asked survey respondents to tell us how they felt about the design and which features they would prioritise. Most people feel very positive or positive about the park proposals, however there are quite a few concerns about it being over-dominated by sports (particularly football) without much space left for wild areas, picnics, biodiversity and kids activities.

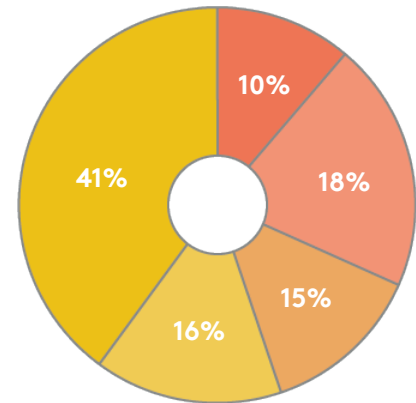


## How often do you use Bull Lane Playing Fields?

- Everyday
- Weekly
- Monthly
- A few times a year
- Never



Before the pandemic began



Since the pandemic began

## Additional comments about the park:

It needs to be welcoming for all ages.

It's a great location, but a bit dirty.

Security issues.

The park is dominated by football pitches: the groups who play football there are small in number & not frequent.

Good park for jogging.

Theres not much to do at the park.

The park is my contact with nature, as I live in my accommodation with no garden.

It is not an attractive site to visit. The fly tipping & commercial activity is off putting.

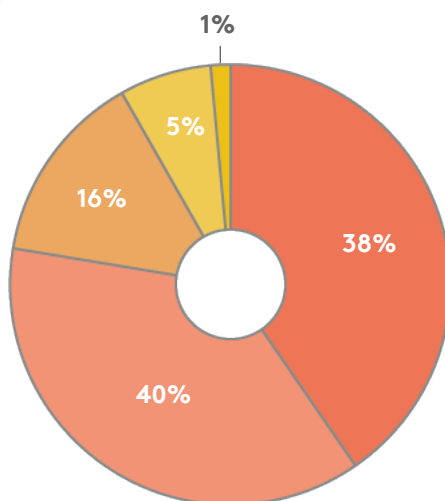
Connecting to the hospital through a green corridor to soften the industrial park would be fabulous.

It's too dark.

# 5 - How we propose to bring life to the park

How do you feel about the proposed ideas for the new park based on the initial illustration presented?

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



The park's nature aspect is lost to sports & entertainment.

Good mix of uses.

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

Top priorities:

Less sports-focused

Areas for children to play

Wildlife

Are there any other parks you enjoy visiting or feel work successfully?



What you said you like about these parks:

Natural green haven in an urban setting which is what we need.

Good balance between preserving wildlife and creating outdoor space.

Community café is comfortable & welcoming with affordable produce.

Well looked after - feels maintained & very safe.

Human intervention is minimal to sustain the natural ecosystems.

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

I love the idea of the plans & with the new stadium it will be a big boost for the area.

Car parking is a very big concern and needs clarifying.

Critically needed in this part of Haringey.

How will this development fit with the proposed development for High Road West estate?

I am interested in about the pressure will put on resident around the Selby Centre. i.e. traffic, noise, parking etc.

Information provided was clear and easy to understand for me to comment on. Thank you!

Disability & WC needs prioritising.

More workspaces needed.

It feels slightly as if the emphasis is southwards (i.e. Haringey) and rather less northwards (i.e. Enfield).

The 11 a-side pitch is too big, couple of 5 a-side pitches could be better. They are currently taking up too much space. More trees and paths preferable.

Taller buildings on the site should be abandoned. This will destroy the beauty of the area.

The council needs to look seriously about the rubbish issue.

Just very pleased something is coming to the area.

Some community education and advertising should be necessary, as few know of the Centre.

Make it happen quickly!

Selby Centre has its own car park right now, I wonder if locals would have parking problems with this project.

I do worry about having houses built near to the current entrance/current Selby Centre/current car park as I feel it would be very disruptive to the local residents.

I like the idea of wider pavements and bike lanes. Would that also include diverting some of the car traffic?

We look forward to see more detailed plans.

Glad that this project is moving forward, exciting that sustainability is a key driver.

It would be great to meet the London Wildlife Trust team of architects.

We are excited about more family orientated activities to do with our grandchildren. And for sports facilities in the area: as long as we can still walk the dog there we will be happy.