



**London Borough of Haringey Quality Review Panel and
London Borough of Enfield Design Review Panel**

Report of Formal Review Meeting: Selby Urban Village

Wednesday 26 May 2021

Video conference

Panel

Peter Studdert (chair)	Haringey Panel Member
Marie Burns	Haringey Panel Member
Mitch Cooke	Enfield Panel Member
Dieter Kleiner	Haringey Panel Member
Esther Kurland	Enfield Panel Member

Attendees

Rob Krzyszowski	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Michael Kennedy	London Borough of Enfield
Maria Demetri	London Borough of Enfield
Sarah Carmona	Frame Projects
Kiki Ageridou	Frame Projects

Apologies / report copied to

Dean Hermitage	London Borough of Haringey
Maurice Richards	London Borough of Haringey
Philip Elliot	London Borough of Haringey
Claire Williams	London Borough of Enfield
Deborah Denner	Frame Projects

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

1. Project name and site address

Selby Urban Village, Selby Centre, Selby Road, London, N17 8JL

2. Presenting team

Abigail Batchelor	Karakusevic Carson Architects
Mark Smith	Karakusevic Carson Architects
Sohanna Srinivasan	Karakusevic Carson Architects
Graeme Sutherland	Adams & Sutherland Architects
Jennifer Ross	Tibbalds Planning and Urban Design
Azom Choudhury	London Borough of Haringey
Andrea Keeble	London Borough of Haringey
Jack Skinner	Selby Trust

3. Aims of the Review Panel meeting

The Review Panel provides impartial and objective advice from a diverse range of experienced practitioners. This report draws together the panel's advice, and is not intended to be a minute of the proceedings. It is intended that the panel's advice may assist the development management team in negotiating design improvements where appropriate and in addition may support decision-making by the Planning Committee, in order to secure the highest possible quality of development.

4. Planning authority briefing

The project aims to be an exemplar of how a local authority and the third sector can work together towards shared goals, including the Council's ambition to build council housing as well as a new community hub, sports and recreational facilities. The application site includes the Selby Centre, a sports hall, a strip of land located to the north of Devonshire Primary School playing fields and Bull Lane Playing Fields to the north / northeast of the centre which falls within the London Borough of Enfield.

The Selby Centre is operated by the Selby Trust and is held on a lease from Haringey Council. The centre is spread over six blocks with associated car parking. Bull Lane playing fields is a four hectare site located directly northeast of the Selby Site and is designated as 'Local Open Space'. While located within the London Borough of Enfield, Bull Lane is owned by Haringey. The borough boundary with Enfield runs along the southern boundary of Bull Lane playing fields, and to the north of the strip of land that connects the application site to Weir Hall Road. The Haringey Local Plan recognises the Selby Centre as an Asset of Community Value. It is identified as allocated site SA62 in the Site Allocations Development Plan Document and allocated for a 'community use-led mixed use development' which includes the 'consolidation of community uses with potential housing development'. In March 2019 Haringey Council and the Selby Trust signed a Memorandum of Understanding. This sets out joint aspirations and agreed ways of working to ensure the successful re-provision and development of the Selby site.



Officers seek the panel's views on the proposed masterplan and phasing strategy; the proposed park and its sports and recreation facilities; the new Selby Centre; the proposed streets and squares and the block/building heights, massing, townscape, and design quality; and the approach to transport and connectivity, and to parking. They also ask for the panel's comments on the relationship of the scheme (and its uses) to the surrounding area, the public realm proposals, the legibility of the scheme and the links to the surrounding area. Its views on the approach to environmental sustainability, ecology, biodiversity and drainage is also welcomed.

5. Review Panel's views

Summary

The joint Review Panel welcomes the opportunity to consider the proposals for Selby Urban Village as they continue to evolve. The site offers an exciting opportunity to transform these linked areas of land straddling the Haringey/Enfield Borough boundary- some of which are in a state of disrepair – into a fantastic destination. The panel welcomes the work done to date and thinks that the project promises to be an exemplar both of community working, and of a landscape-led masterplan. It commends the level of consultation undertaken that has informed the proposals and the aim of achieving 50% social housing on the site.

The panel supports the main strategic decisions that have been taken in the masterplan, including the siting and disposition of the main Selby Centre building and the separate sports hall. It supports the overall approach to creating a pedestrian and cycle-friendly neighbourhood with the main car park accessed solely from Bull Lane. It welcomes the overall landscape-led approach to the master plan and on balance supports the decision to locate the 3G pitch to the east of the playing fields with the cricket/football pitches to the west, although it acknowledges that this presents a particular challenge to ensure an attractive and welcoming approach to the playing fields from Bull Lane. The panel are not yet convinced by the scale and massing of the residential elements of the proposals and would like to see further testing conducted, including of views, wind microclimate, daylight / sunlight, and overshadowing. The relationship of the tower to the Selby Centre should also be explored and tested further.

As design work continues, the panel feels that further development of the detailed design of the different parts of the masterplan is required, including the configuration, layout and form of the Selby Centre, the layout, form and detail of the residential accommodation, and the balance of active sports and passive recreation on the Bull Lane site. The design of the public realm, the hierarchy of the street network, and the generosity of the pedestrian routes, along with the detail of the landscape proposals, all need further refinement. Further details on the panel's views are provided below.



Scope of the review

- The material presented at review was predominantly at a strategic level, so the panel was not able to consider the proposals for the individual buildings in detail. It looks forward to evaluating the proposals in greater detail in future reviews.

Approach to development / masterplan

- The work undertaken to date represents a very good foundation; as design work continues it will be important to explore and reinforce the community focus of the proposals and home in on the details that will make it work.
- The panel supports the strategic decisions that have been made since the previous review: removing the perimeter housing from the Bull Lane site and locating all residential development in the Selby Lane site will enable both plots of land to be developed in an optimal way in terms of access, configuration and safety.
- Locating the Selby Centre at the junction of the two main sites is also welcomed.
- The panel welcomes the community and sports focus of the masterplan and is pleased that this approach has been adopted rather than one that seeks to maximise the amount of residential development to the detriment of other uses.
- The proposals for phasing the development are well-considered and will allow for the retention on site of all the existing organisations based at the existing Selby Centre throughout the construction process.
- The panel feels that the scheme may possibly benefit from a wider design team as it moves to the detailed design stage, with additional architects, to ensure that the different blocks have sufficient variety.

Massing and development density

- The panel would like more information about the proposed scale and massing of the individual parts of the masterplan. This should include testing and studies of the proposed building heights, views, wind microclimate, daylight / sunlight, and overshadowing.
- It notes that while the proposed building heights (presented in block form within the masterplan) might be achievable, this is not yet certain. The panel would like further opportunity to consider the scale, massing, and related studies (mentioned above) in greater detail before confirming their views.



Landscape design, ecology and biodiversity

- The landscape proposals are well-considered and have the potential to enhance the overall scheme. The emphasis on ecology and biodiversity is welcomed, including the inclusion of different species, such as fruiting plants and trees.
- Retaining mature trees on site will provide a level of continuity and maturity to the development. The panel would encourage further consideration of how the trees are integrated within the development to avoid potential conflict, especially within the centre of the site.
- The tree planting strategy should be accompanied by a robust management plan, to ensure the longevity of all trees planted on site. Further refinement of the tree planting proposals, to achieve a greater spatial hierarchy and diversification of planting within the landscape, would be supported.
- The panel would like to see greater articulation of the SuDS (sustainable drainage systems) and swales, to foster greater biodiversity and climate resilience. It supports the inclusion of blue and green roofs.
- The panel would like to know more about the lighting proposals, as these will make a significant contribution to the character of the development. Careful integration of the lighting for the recreation uses and the Selby Centre will be required.
- The panel would like more information about the proposed boundary treatments between the different uses on site, including the location and nature of any proposed fencing.

Place-making, public realm, routes, legibility and parking

- The panel welcomes the creation of the new east-west cycle route. Careful consideration of the detailed design of this route will be needed, especially around the Selby Centre building, to respond to pedestrian desire lines while minimising the number of bollards that will be required to control the movement of vehicles. The relationship of the cycle route to the proposed allotments on the narrow path to the north of the primary school will also need careful consideration.
- While the Selby Centre will have a Haringey address and be located off Selby Road, vehicular access to the car park will only be from Bull Lane, Enfield, and this could lead to significant confusion for visitors arriving by car. Further consideration should be given to vehicular arrival, access, movement and management issues, including signage.
- The panel would also encourage further consideration of the nature and hierarchy of the street network within the residential development. Of the two



residential squares, the north square is spatially more important as an arrival space, while the south square is more of a space with a route through it. As design work continues, these differences can be expressed through materiality and detailed design, to ensure that both spaces are well-defined and distinctive.

- The dominance of the carriageway within the street network should be reduced. Emphasising the community focus of the public realm will help in this regard; consideration of how the spaces might be used – for example, during a street party – would be welcomed.
- The panel would encourage flexibility within the design of the parking areas, to enable other sporting or recreation activities to make use of the space when there are few vehicles. It highlights examples of managed parking ‘pods’ in woodland areas at Alexandra Palace.
- Careful integration of cycle parking is required, to avoid blank walls at key corners; security considerations are also important, especially in areas that have only minimal surveillance.

Sports and recreational facilities (Bull Lane playing fields)

- The panel understands the constraints governing the layout of the sports and recreational facilities. Located along Bull Lane, the 3G court would represent a barrier, but it feels that on balance, the proposed location is the preferable solution. It would avoid ‘dead’ space between the 3G court fence and the housing adjacent to the west and north boundaries of the site, as well as minimising nuisance from lighting.
- However, to make this solution workable, much more attention needs to be given to the pedestrian entrances to the site from Bull Lane. Establishing the proposed Bull Lane Promenade (with play-on-the-way) will be extremely important to soften and buffer the edge of the 3G court.
- At the northern entrance, the community allotments could perhaps be reconsidered to create a more open and attractive pedestrian access route, which continues the ‘promenade’ theme from the Bull Lane boundary into the heart of the site. At the southern entrance – which also provides vehicular access to the car park – the design of the hard and soft landscaping should prioritise pedestrian access.
- Visibility into, and surveillance of, the sports and recreation fields should be enhanced where possible. Any fencing should be visually lightweight to allow for unimpeded views through, and the design and orientation of pedestrian entrances should be welcoming and enable good sight lines.
- The panel understands that sport is the focus of the Bull Lane site, and notes that some opportunities for informal recreation, play, walking and cycling have been provided around its periphery. However, as design work continues, it



would encourage some further flexibility where possible, to achieve a better balance between active sport and informal recreation.

- It notes that provision of a cricket pitch with a fixed circular boundary limits the scope for informal recreation around the edges of the site. However, the panel understands that the provision of a cricket pitch is seen as a priority for the local community. If this is the case, it wonders whether the master plan should allow for a small pavilion to support and reinforce the cricket use.

Selby Centre

- Locating the Selby Centre at the heart of the two sites, with part of the building within Haringey Borough's boundary, will achieve a number of objectives for the Selby Trust and for the masterplan as a whole.
- While there is potential for the Selby Centre to become a local landmark for wayfinding, the panel feels that further work is needed to reinforce its visual presence so that it is easily seen and recognised from the different routes on approach.
- The panel would like to know more about the three-dimensional relationship between the Selby Centre (four storeys) and the attached tower building (twelve storeys). More testing of the relative scales and views is needed, to establish whether more separation is needed between the Selby Centre and the tower.
- As design work continues, refinements to the exterior detail of the Selby Centre would be welcomed. The colonnade is potentially an attractive feature that leads visitors to the main entrance and will need careful detailing.
- Clarity on the programme of uses and organisations incorporated within the building would be useful. This should include a clear understanding of how the different facilities will be used and managed, to ensure that the centre will remain viable in the long term and be able to generate a good level of income. This is especially the case for large events, such as weddings, and the panel would like to know if there is a private, external 'spill-out' garden space for such events.
- The panel would like to see further testing of the proposed spaces within the building, in terms of how they would be used and respond to different needs.

Residential development – Selby Lane site

- The proposals for the residential development presented for review were not detailed, so the panel is only able to comment at a strategic level. The overall configuration of the housing looks promising and appears to be on the right track; however, further work to provide a stronger focus and to create a distinctive and successful neighbourhood will be needed.



- While very high density, the plan forms seem promising, and the mix of apartments and townhouses within the site is supported.

Inclusive and sustainable design

- The panel would like more detail on the approach to climate change resilience, low / zero carbon energy design and sustainability standards. It considers that the project should aim to achieve at least BREEAM excellent rating.
- It understands that the proposals include connection into a district heating network in future. It would encourage exploration of green gas and electricity options for energy requirements in the meantime.
- The three-storey townhouses have great potential to be designed to the Passivhaus standard. Further exploration of all opportunities to embed sustainable strategies and technologies as the proposals evolve would be supported.
- The panel would encourage the design team to look at the LETI (London Energy Transformation Initiative) standards and work towards achieving these performance requirements.
- Consideration of the concepts of standardisation, building lifespans and design for deconstruction – enabling reuse of buildings in different locations in the future – would be welcomed.

Next steps

- The panel would welcome the opportunity to review Selby Urban Village again as the detailed design process continues.
- It also offers a focused chair's review specifically on the approach to low carbon design and environmental sustainability, if required.



Appendix: Haringey Development Management DPD**Policy DM1: Delivering high quality design****Haringey Development Charter**

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

