



London Borough of Haringey Quality Review Panel

Report of Chair's Review Meeting: Selby Urban Village

Wednesday 16 February 2022
Selby Centre, Selby Road, Tottenham, N17 8JL

Panel

Hari Philips (Chair)
Marie Burns
Esther Kurland

Attendees

Rob Krzyszowski	London Borough of Haringey
Suzanne Kimman	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Joe Brennan	Frame Projects
Adrian Harvey	Frame Projects

Apologies / report copied to

Deborah Denner	Frame Projects
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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.

Declaration of Interest

Panel Chair Hari Phillips, Bell Phillips Architects, has previously worked on other projects with Karakusevic Carson Architects and Tibbalds. He is not working with them currently.

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1. Project name and site address

Selby Centre and Bull Lane Playing Fields, Selby Road, Tottenham, N17 8JL

2. Presenting team

Karl Eriksson	Karakusevic Carson Architects
Sohanna Srinivasan	Karakusevic Carson Architects
Graeme Sutherland	Adams and Sutherland Architects
Jennifer Ross	Tibbalds Planning
Paul Butler	Selby Trust

3. Planning authority briefing

The Selby Centre is recognised as an asset of community value Haringey Local Plan. The site is allocated for a 'community use-led, mixed-use development' which includes the 'consolidation of community uses with potential housing development'. The allocation also identifies an opportunity to link the adjacent Bull Lane playing fields and other open spaces in the area.

Directly to the west of the Selby Centre, is Devonshire Hill Primary School and its playing field, to the north of which is a westerly projecting strip of land within the site. To the east of the site is a locally significant industrial site that includes a large cash and carry and Frontier Works - which hosts industrial and warehouse and storage units and several businesses. Building heights are approximately two to three storeys. Selby Road and White Hart Lane is all residential but has a mix of building designs from different periods with terraces of two storey dwellings and apartment blocks of two, three, and four storeys. The eastern side of Bull Lane is largely low-rise industrial units.

In March 2019 Haringey Council and the Selby Trust signed a Memorandum of Understanding to ensure the successful re-provision and development of the Selby site. The project aims to be an exemplar of how the Local Authority and the third sector can work together to deliver against shared goals including the Council's ambition to build council housing as well as a new dedicated community hub and new sports and recreational facilities. Officers would welcome the panel's comments on the proposed masterplan and phasing strategy, as well as on the detailed proposals for the park, its sports and recreation facilities, the new Selby Centre, the public realm proposals and linkages and relationship between the site and the surrounding areas, and the block/building heights, massing, and impact on townscape.



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4. Quality Review Panel's views

Summary

The panel thanks the design team for their presentation, which shows that good progress has been made since the last review. In particular the panel is pleased to see that the Selby Centre is now stand-alone, with the residential units redistributed elsewhere in the scheme. The panel feels that it has the potential to be transformative for the local area, providing valuable new facilities and creating new connections. Some minor adjustments to the relationship between the buildings and public realm could enhance the legibility of the scheme and create more successful spaces. The architecture of the mansion blocks is rich and well-considered, by the panel feels that the towers and the Selby Centre itself would benefit from further refinement. In particular, further attention is needed at the ground floor to ensure that frontages are activated as far as possible. The panel welcomes the changes made to the design of sports ground and informal spaces around the pitches, which are working well, but would like to see greater clarity in the character and hierarchy of the other public spaces, particularly at the southern end of the site.

Scheme layout

- The north elevation of the Selby Centre is perhaps the least appealing place to focus the 'front' of the building, as it is in shade and not visible from anywhere apart from the sports ground. The panel also questions whether focusing public space to the north of the Selby Centre, where it will be severely over-shadowed, is the right approach.
- The panel notes that any of the other three elevations could have a stronger claim to be the 'front' and it would like to see options for reconfiguring the layout, particularly at ground level, to make better use of sunlight and approaches to the building.
- The relationship between the Selby Centre and adjacent parkland could be improved, and the panel would like to see a more direct connection between the building and the green space.
- The Selby Centre could be moved north, to create a closer relationship with the green space and allowing for public space to the southern side of the building and to signal more clearly its position as the fulcrum the scheme.
- Alternatively, moving the café out from the Centre itself to the pivot point at the centre of the scheme would activate and give focus to the key corner within the site.
- The panel welcomes the thought that has been given to the scheme layout in anticipation of the potential redevelopment on the Booker site, and it urges the design team to think further about how this integration could best be achieved.



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- The panel questions whether the gable end of the sports centre and the MUGA frame an inviting gateway for visitors, especially for those not arriving to participate in sport. Locating an active non-sport use near the entrance to the site from Bull Lane would help to draw in a wider range of users and increase animation to Bull Lane.
- The panel feels that a direct and clear visual link between Bull Lane and the play space to the north of the Selby Centre would help to draw visitors into the site.

Public space and landscape design

- The playing fields and the informal spaces within the parkland have developed well, but the panel notes that detailing and lighting will be important to their success.
- The panel would like to see options explored for integrating the roof garden on the eastern wing of the Selby Centre into the wider public realm, rather than restricting access behind the Centre's security line. This could be achieved by providing an external stairway.
- The panel feels that the southern square does not relate fully to the buildings that front onto it and, as a result, the space is poorly contained and overlooked. The panel feels that this could result in management issues and possibly be a magnet for antisocial behaviour.
- The panel would like further clarity about the character and uses of the different spaces created, as well as greater legibility. In particular, the landscape design proposed for the residential street should be more formal in character to contrast with the looser character of the open space at the northern end. The character of this street could be informed by the distinctive character of the streets to the east, such as Allington Avenue.

Building form and architecture

- The panel feels the architectural treatment of the Selby Centre building currently underplays the vivacity of the uses within it, evoking a commercial office building, and would like the design team to bring more joy to its expression.
- The mansion blocks are well-composed, with a welcome richness to the architecture. In comparison, the panel feels that the towers would benefit from some further refinement.
- In particular, the panel would like to see greater evidence that the buildings respond to their orientation, in both elevation and plan.



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- The proposed cycle stores create significant dead frontages and the design team should explore options for moving these stores deeper into the plan or to higher levels to free up space for more active uses.
- The panel would like to see further thought given to ways in which to activate the ground floor corners of the residential blocks and feels that the ground floor of the northern tower block is particularly inactive.
- The panel feels that the L-shaped block around Dalby's Crescent is not yet fully resolved and it is not clear that the building layout relates effectively to the new communal amenity space. The north-south wing has an uncomfortable relationship with private gardens to the west which are overlooked. Further consideration of the typologies and orientation may help to unlock this.
- The evolution of the design of the sports centre is welcomed and the panel feels that use of a timber structure is a positive.

Next Steps

The panel is confident that the design team, working with Haringey officers, can resolve the issues identified by the review, and it does not need to see the scheme again.



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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.

