

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.



**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

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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**

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London Borough of Haringey Quality Review Panel

Report of Formal Review Meeting: Selby Urban Village

Wednesday 6 May 2020

Video conference

Panel

Peter Studdert (chair)	Haringey Panel Member
Phil Jones	Enfield Panel Member
Dieter Kleiner	Haringey Panel Member
Esther Kurland	Enfield Panel Member
Lindsey Whitelaw	Haringey Panel Member

Attendees

Robbie McNaugher	London Borough of Haringey
Philip Elliot	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Shamiso Oneka	London Borough of Haringey
Michael Kennedy	London Borough of Enfield
Maria Demetri	London Borough of Enfield
Angela McIntyre	Frame Projects
Kiki Ageridou	Frame Projects

Apologies / report copied to

Emma Williamson	London Borough of Haringey
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2. Presenting team

Paul Karakusevic	Karakusevic Carson Architects
Mark Smith	Karakusevic Carson Architects
Sohanna Srinivasan	Karakusevic Carson Architects
Patrick Shannon	Karakusevic Carson Architects
Azom Choudhury	London Borough of Haringey
Rodney Keg	London Borough of Haringey
Paul Butler	Selby Trust
Graeme Sutherland	Adams & Sutherland Architects
Jennifer Ross	Tibbalds Planning and Urban Design

3. Planning authority briefing

The project aims to be an exemplar of how the local authority and the third sector can work together towards shared goals including the Councils' 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'. Whilst 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 asked for the panel's views on: the development strategy; the proposed development scenarios; and their block / building heights, massing and design quality. It also asked for the panel's comments on the relationship of the scheme to the surrounding area, the public realm proposals, and links to the surrounding area.



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4. Quality Review Panel's views

Summary

The Design Review Panel welcomes the strategic thinking that has gone into the preparation of options for the development of Selby Urban Village. The options presented form a good basis for consultation with the local community, but they highlight the challenge of arriving at a development strategy that is attractive, viable and deliverable. All three versions of the preferred Scenario 1 propose housing along the north and west edges of Bull Lane Playing Fields. The deliverability of this radical intervention will depend on the view taken about the existing mature poplar trees along these edges. If they are to be retained, they will sit awkwardly against the new housing, but their removal may be resisted by the local community in spite of their limited future life. Their removal may also be resisted because of the biodiversity that they support. If the perimeter housing is therefore undeliverable in the short-term Scenario 1a may be unviable because of the limited footprint available for new housing on the Selby Centre site. Scenarios 1b or 1c (minus the perimeter housing) may therefore be preferable (and more viable) as they free up all of the existing Selby Centre site for new housing. The Panel therefore recommends that the implications of the retention or removal of the poplar trees is carefully considered alongside more detailed design studies for the perimeter housing, together with a detailed capacity study of the existing Selby Centre site. Given that the immediate context of the Selby Centre site is three or four storeys a strong urban design case will need to be made for new housing to significantly exceed this height. The Panel welcomes the analysis that has been made of the wider context of the site, but suggests that further work is required to ensure routes to and around the sites are clear, and well connected to the wider area. There is potential for the Selby Centre to act as a beacon which sits on clear sight lines and helps draw people to the site. The panel suggests that a more diverse range of activities should be considered for Bull Lane playing fields to ensure that a wide spectrum of the population is catered to. This should include those who want to enjoy the outdoors, but do not participate in organised sport. There is a tension between the efforts to enhance the site's ecology and the need to provide space for sports and wellbeing. The panel suggests this could be eased by collaboration with Devonshire Primary School to share facilities.

Overall approach

- The panel urges the applicant team to continue testing the scheme's viability as designs progress to ensure that what is being proposed is deliverable.
- The panel is pleased to see a masterplan which is ecologically and landscape driven.
- Scenario 1 seems the most suitable masterplan to develop further. Within the panel opinions varied across Scenarios 1a, 1b and 1c, aspects of which are outlined below.



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Relationship to surroundings: routes and legibility

- The panel emphasises the opportunity for this development to improve routes through and around the site. While this is beginning to happen successfully, especially on the Haringey side of the proposals, further work is needed to ensure that these routes are clear and legible.
- The design team should ensure that new routes are well connected to the wider area.
- The panel emphasises the importance of the 'front door' of this new urban village. This should be visible within the wider context to help to increase footfall and draw people to the site. It therefore recommends the design team think of the Selby Centre as a beacon for the site, creating clear site cues and desire lines along main routes to the site.
- Scenario 1a creates a clear visual link to the Selby Centre which makes the site welcoming from Selby Street and may help drive footfall, whereas in Scenarios 1b and 1c the Centre and Sports Hall relate more strongly to Bull Lane.
- As proposed the panel finds the route eastward which connects the centre of the site to Bull Lane confusing in all three Scenarios. It suggests that if this route was solely for pedestrians and cyclists it would be stronger.
- The panel supports improvements along Bull Lane, however it recommends that the proposed segregated cycle route should be removed unless there is certainty that it can be implemented to the north and the south of the site. A better approach would look at ways of managing the parking along Bull Lane to create a safer route for cyclists in both directions.
- The panel urges further consideration of the hard edge conditions created by uses such as sports pitches and halls. It commends the scenarios where the sports hall is wrapped in other more active uses to ensure a positive impact on the surrounding public realm.

Bull Lane playing fields

- The design team should consider if a more diverse range of outdoor activities would be more appropriate at Bull Lane playing fields. As proposed the scheme caters most specifically towards organised sport.
- The panel emphasises the importance of ensuring the space provided is inclusive and welcomes as broad a span of the local population as possible. It highlights that many people will want to walk outside and enjoy nature without partaking in organised sport.



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- The proposals are struggling to achieve a balance between the protection and enhancement of the local ecology and the provision of sports facilities. The panel suggests some of this pressure could be relieved by opening a dialogue with Devonshire Primary School to allow for collaboration and sharing of existing sports infrastructure.
- The panel considers that scenarios where fences and barriers to the pitches and multi-use games area are reduced or eliminated, through strategic placement, are most successful and should be further explored.

Bull Lane housing

- The panel commends efforts to maintain the existing poplar trees along the northern and western edge of the Bull Lane playing fields. However, doing so pushes the proposed housing into the site, reducing the space for sports and wellbeing proposals.
- The panel is not convinced that adequate space has been allowed for the access road and parking for the houses, and this is likely to further reduce the size of the retained sports field.
- The proposed scenarios show a protected landscaped zone between the back gardens of the existing and proposed housing to enable access to the poplars for maintenance. This may work if it is managed as a private communal garden for the new houses, but it pushes the housing further into the playing fields and may also lead to problems of security.
- The panel therefore encourages further thought around the lifespan of the existing poplar trees to avoid compromising the masterplan. The design team should weigh up their ecological value and age, versus the impact that they have on the overall scheme layout.
- The panel considers that based on the limited life span the poplar trees have remaining, they could be removed and replaced with new trees that would be more appropriate in the back gardens of the new houses. This would allow the new houses to be pushed back to nearer the site boundary and improve the security of back gardens. This approach may be supportable if there can be shown to be a net gain in biodiversity across the whole development. However, the panel recognises that such an approach could be unpopular with local residents and would need to be tested through consultation.
- Understanding the timeline for delivery of the homes proposed here may be helpful in deciding how to deal with the existing poplar trees. If the delivery of these homes is a long-term aspiration the timescale may allow for the poplar trees to live out their lifespan and for more appropriate replacement trees to be planted which facilitate the best design.



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Selby site massing and development density

- The panel is concerned that the inclusion of the Selby Centre in the southern portion of the site in Scenario 1a will lead to an increase in the height and density of homes needed to provide the required quantum of housing.
- In the panel's view heights of five to seven storeys may feel overbearing in the context of surrounding homes which are two to three storeys. It suggests urban design studies are required to understand what heights and densities are possible in this context without creating a hostile environment.
- Scenarios 1b and 1c are likely to allow for lower densities and a more relaxed urban scale by locating the Selby Centre north of the borough boundary.

Public realm and landscape design

- The panel encourages the creation of playable streets, suggesting the design team can be creative with the street design given that the streets are unlikely to be adopted.
- The panel suggests where possible streets should be green and playful with blurred boundaries between the streets and the green spaces.
- Proposed links between internal and external spaces are welcomed. The panel is especially encouraged by green elements incorporated into the Selby Centre kitchen, café and foodbank.
- The panel suggests that outside the Selby Centre there is an opportunity to create a public square which forms an arrival point to the site, links to the green spaces, and creates excitement.
- Further thought is required to establish how residential car parking is integrated into proposed streets and public realm. The panel encourages a healthy travel and healthy streets approach, and suggests the design team engage with the North Middlesex Hospital to establish a holistic travel strategy.
- The panel commends the flexible parking strategy to the Bull Lane playing fields.

Weir Hall Road link

- While the panel is encouraged by the inclusion of allotments along the Weir Hall Road link, it cautions that this area already appears to be quite a rich wildlife corridor. Changes here should be carefully considered in terms of their impact.



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Architecture

- The panel enjoys the precedent imagery which shows the aspiration for the inside of the Selby Centre. It commends the practical and imaginative approach to space efficiency, which will become more relevant as working from home increases, and people spend more time in their local neighbourhoods.
- The panel suggests that it could be exciting to reflect some of the adaptability and flexibility of the building design in the landscape proposals. For example, sports pitches could be less 'carved up' and more flexible.

Local engagement

- The panel welcomes the community engagement strategy that is planned, and believes that this will be crucial to achieving a successful outcome.

Next steps

The panel looks forward to reviewing proposals again as they proceed to the next stage of design.



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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.

