

5 YEARS BUILDING WORKS

" " WELL-BEING OF RESIDENTS

BUILDING ON TOP AT SIDE  
AND UNDER BLEMUNDSBURY AND  
OTHER BLOCKS

MAIN PIPE WORK SET IN CONCREAT  
FLOORS AND WALL 60 YEARS OLD

CAN LIFTS TAKE EVEN MORE USE

250 MORE PEOPLE IN THE SAME SPACE

LOSS OF ALL SHEDS (STORAGE)

ALL THIS FOR

36 MORE SOCIAL HOMES ?



Tybal'd's Estate Regeneration Proposals  
Formal Consultation Feedback Form



Camden Council is formally consulting on proposals to develop and regenerate Tybal'd's Estate as part of its Community Investment Programme. Please take the time to respond to this consultation and help us make a decision.

Objectives

This project aims to do the following:

- Create a mixture of new affordable and private homes, without the need for demolition.
- Provide opportunities for existing, overcrowded and under occupied local households to move to more suitable homes within their community.
- Upgrade the Estate by carrying out improvements, including new landscaped areas, new security measures on existing blocks and a new efficient energy system.
- Be self-financing through the sale of private homes on site.

**1: Do you have any comments on these objectives?**

*Yes as attached*

Housing Need

As part of this work we are ring fencing the allocation of new properties to Tybal'd's Estate tenants and allow residents directly affected by development to move into new housing. We are also prioritising affordable homes to buy for Tybal'd's Estate residents.

**2A: Are you in Housing need?**

Yes  No  Unsure


**2B: What do you require?**


More bedrooms  Less bedrooms  Affordable home to buy  Other

**Please include more details on what you require below.**

## Fiona Brooks

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**From:**  Fiona Brooks  
**Sent:** 10 April 2013 11:38  
**To:** planning@camden.gov.uk  
**Subject:** Re Tybalds Estate - Planning application Ref 2013/1014/P

We are objecting to the above application. We are the owners of . Our objection is on the following grounds:

- It will result in significant loss of light to many residents, and loss of privacy and impact on views for some properties. The new block of Devonshire Court, rooftop extensions of Devonshire Court, Falcon, Richbell and Springwater will all impact on the light for Boswell House.
- There will be a significant loss of open space, which is not large at present.
- There is no proposal for alternative shed/storage space for Richbell – this is probably the case for other ground/semi basement conversions.
- It is not clear that there will be secure bicycle storage generally, or what will happen to the recently installed bike racks at Richbell.

All of the above are important elements in sustaining a good quality of life for all ages of residents, and encouraging good community atmosphere.

On a positive note, we welcome the proposed greening of what are currently hardcore open spaces.

We tried to submit comments through the planning website but there was not a clear route for this.





Ben Le Mare  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
WC1 8ND

Dear Mr Le Mare

Re: Tybalds Estate – Planning Application – Ref 2013/1014/P

Since learning of the full extent of the planning application we are writing to inform you most forcefully of our objection on the following grounds

- The proposed number of new units is too extensive a development for the current site.
  - It will clearly add to the strains on the infrastructure for a densely populated area – local resources including transport, police, schools, surgeries will all struggle with this additional increase in the local population.
  - The surrounding area has slowly undergone transformation into a more mixed community and the addition of these units will be detrimental to the whole area. Adding a further 93 units with its resulting loss of light and privacy, as well as open space, will mark this estate, in particular, as second class, adding to any current difficulties resulting from anti social behaviour, an issue which the police and council have struggled with for many years. This will not be helped by the proposed introduction of CCTV to cover only the north side of the estate.
- Building work scheduled for 5 years (at least) is far too long and will place great strain on many residents – in particular the most vulnerable, those with young children and the elderly. Not only will there be the physical aspects of building work with which the residents will have to contend but also the stresses involved in ongoing change for such an extensive period of time.
- The ongoing concerns around traffic (congestion and air quality) will be exacerbated as more vehicles will be drawn onto the estate. In particular the relocation of Camden resident parking (not estate) onto a new loop road will again indicate the second class nature of the Tybalds Estate – surely contrary to the ethos of Camden Council.

We applaud any application which will improve the estate. However, we strongly feel that this application will be detrimental for ALL the residents and therefore hope that planning permission will be rejected.

Please keep us informed of all developments in the application.

Yours sincerely,



9<sup>th</sup> April 2013

NAME L. HOLDEN

Ben Le Mare  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall,  
Judd Street  
London WC1N 8ND

11 APR 2013

Dear Mr. Le Mare,

**Re: Tybalds Estate – Planning Application – Ref 2013/1014/P**

I am writing to inform you that I object to the above planning application for the following reasons:

- The proposed 93 new units (27 private / 30 intermediate / 36 social), is too extensive a development to the current site. The addition of approximately 250 people will only add to current antisocial behaviour, pest control issues, and add a further strain on current building infrastructure (broken lifts / pipe breakages / heating loss).
- Building work is scheduled for a minimum of 5 years (best case scenario), endangering the health and well-being of residents for too long a period. Due to access routes and close proximity of blocks, the proposed phasing plan will not prevent most residents being exposed to the full duration of planned works.
- The proposed redevelopment would result in a significant loss of daylight, sunlight, privacy and impact views for many of the current residents of the estate.
- Families will be forced to move from their homes during the reconfiguring of certain blocks (mainly Springwater and Richbell) to accommodate some of the proposed extensions and overbuilds.
- The proposals will result in a significant loss of open space (approximately 12%).
- The CCTV proposals only cover the north side of the estate, and not the whole estate.
- Traffic will be drawn onto the estate by relocating Camden resident parking (non estate) onto proposed new loop road, Tybalds Close.
- The increase in population will cause an unsustainable strain on local resources including transport infrastructure, police, schools, doctors' surgeries and hospitals.

I therefore respectfully request that the application for planning permission be rejected.

Please keep me informed of all developments in the application.



10<sup>th</sup> April 2013

NAME: STEPHEN + Alice  
PAGGER

Ben Le Mare  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall,  
Judd Street  
London WC1N 8ND

Dear Mr. Le Mare,

**Re: Tybalds Estate – Planning Application – Ref 2013/1014/P**

I am writing to inform you that I object to the above planning application for the following reasons:

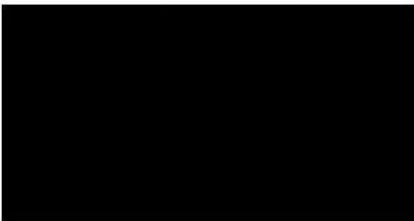
- The proposed 93 new units (27 private / 30 intermediate / 36 social), is too extensive a development to the current site. The addition of approximately 250 people will only add to current antisocial behaviour, pest control issues, and add a further strain on current building infrastructure (broken lifts / pipe breakages / heating loss).
- Building work is scheduled for a minimum of 5 years (best case scenario), endangering the health and well-being of residents for too long a period. Due to access routes and close proximity of blocks, the proposed phasing plan will not prevent most residents being exposed to the full duration of planned works.
- The proposed redevelopment would result in a significant loss of daylight, sunlight, privacy and impact views for many of the current residents of the estate.
- Families will be forced to move from their homes during the reconfiguring of certain blocks (mainly Springwater and Richbell) to accommodate some of the proposed extensions and overbuilds.
- The proposals will result in a significant loss of open space (approximately 12%).
- The CCTV proposals only cover the north side of the estate, and not the whole estate.
- Traffic will be drawn onto the estate by relocating Camden resident parking (non estate) onto proposed new loop road, Tybalds Close.
- The increase in population will cause an unsustainable strain on local resources including transport infrastructure, police, schools, doctors' surgeries and hospitals.

I therefore respectfully request that the application for planning permission be rejected.

Please keep me informed of all developments in the application.



## Stephen Dagger & Alice Dagger



Ben Le Mare

Regeneration & Planning Development management

London Borough of Camden

Town Hall

Judd Street

London WC1N 8ND

10<sup>th</sup> April 2013

Dear Mr Le Mare

**Re: Tybalds Estate –Planning Application – Ref 2013/1014/P**

Here is an addendum to our attached letter in opposition to planning Application – Ref 2013/1014/P which we would like to be considered in addition to the points made in our main letter.

In the past 10 or 12 years there have been 2 major works programmes on the Tybalds Estate supposedly refurbishing, repairing and redecorating. These were managed appallingly by Camden and the standard of workmanship and administration of the contracts was truly shocking and has resulted in many of the blocks of flats exteriors being ruined by ugly low quality work. All the residents that experienced this are extremely fearful that this new proposed far more extensive programme will be handled in exactly the same way and further vandalise the estate. Despite assurances to the contrary we have no faith in the plans being carried out properly. I attended a presentation at Blemundsby Community Hall of the proposed works on 6<sup>th</sup> March 2013. I asked attending members of staff from the design consultants and Camden housing officials how they proposed to carry out the major rebuilds to some of the blocks. In particular, the lifting of materials to the top of Blemundsby, Falcon and Windmill to construct new floors. They stated quite clearly in front of many witnesses that they had no idea how the work would be carried out and therefore

what disruption it would cause. I asked the question repeatedly, publically and for the avoidance of all doubt, and the response was the same. Unequivocally they had no idea how it was going to be done. I asked as a follow up question, again repeatedly whether they had consulted with any construction contractors whilst drawing up the plans to take advice on practicality, logistics etc , they replied repeatedly and publically that they had not. One of the designers said quite loudly to myself and a dozen or so other residents that it wasn't his job, it was up to the builders, whoever they were to work out how to implement the plans!! This is absolutely disgraceful. These plans have not been thought through properly. Given Camden's recent appalling record of managing works on Tybalds Estate, residents are terrified of the possible coming onslaught of these ill thought out works. Some people are already moving out in fear and anticipation. Our neighbour at no. 17, Mrs Marie Higgs who has been a council tenant living in Falcon for 40 plus years has moved out to sheltered housing in fear of what is to come. Many others are considering the same if the plans are approved.

The main purpose of the works we are repeatedly told is to provide new dwellings to alleviate the 25,000 strong waiting list of Camden. However as this huge upheaval for all of the residents on the Tybalds Estate, plus the resulting loss of amenity, open space, increased traffic, loss of daylight, sunlight, privacy and views will only achieve an increase of 26 social dwellings for families and an additional 10 one bedroom dwellings. This is simply not a big enough net gain to justify the whole estate being disrupted for years on end. On behalf of all the residents please do not allow this scheme to go forward.

It will ruin the lives of hundreds of Tybalds residents for years to come.

Yours sincerely





Martyn Whitwell

7th April 2013

Ben Le Mare  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND



Dear Mr Le Mare,

**Application Ref: 2013/1014/P – Tybalds Estate**

I wish to object to the above application and raise the following points and questions:

1. Generally, the scale of the development is far too much for the estate to bear and I feel that an additional 93 extra units (around 250 extra people or approximately 30% increase in population density) would be an unacceptable overdevelopment of the site. The estate already suffers from a number of antisocial problems (dog fouling, littering, drug dealing, urinating in lifts and on stairwells, burglary, racism, fly-tipping etc), and significantly increasing the housing density will only make these problems worse. Moreover, the noise and disturbance arising from the additional people will detrimentally impact on the quality of life for existing residents. The duration of the project (5 year plan, to complete in July 2013) will make living on the estate very unpleasant during the works. No consideration has been given to those families who are forced to move out because of works happening on their blocks, other than they will be temporarily housed "elsewhere in the borough". The Tybalds Close Estate Tenants and Residents Association (TRA), and the vast majority of residents are opposed to the plans, largely because of the scale of the development.
2. The massing of the Springwater side extension will overshadow and block the late afternoon sunlight (and reflected sunlight) which currently lights up the balconies and south garden of Windmill. As someone who enjoys sitting out on their balcony when the weather permits(!), the loss of light will be keenly felt.

3. The new Blemundsbury block is too close to the existing Blemundsbury block, and will overshadow the basement, ground and first floors, as well as adversely impacting on the privacy of residents in both blocks.
4. The plans propose to reduce the size of the Tenants and Residents hall in Blemundsbury by around 25%. Although the hall size in Falcon is being increased to compensate, in practice the TRA use Blemundsbury hall for social functions such as parties, weddings and funerals, and Falcon hall for quieter activities such as Quran workshops and teaching English. Reducing the hall size of Blemundsbury restricts the types of functions which can be held there.
5. On a related point, it is unwise to put the bedroom of the wheelchair apartment in Blemundsbury back-to-back with the TRA hall, given its use for social functions. This arrangement is likely to lead to tensions between neighbours.
6. The plans entail a significant loss of real open space on the estate. The plans misleadingly label some of the existing open space as "unusable", and thus claim that there will be an increase in "useable" open space after development. The reality is that building an additional 93 homes will decrease the open space on the estate.
7. The plans entail the felling of a number of old and established trees (60+ years) by Blemundsbury and Springwater, which is to the detriment of the environment. The proposed replacement trees will take many years to re-establish themselves.
8. The plans entail a significant loss of car-parking space on the estate.
9. The plans propose to move 23 resident parking spaces onto the new Tybals Close loop road. This will increase traffic on the estate road as drivers will turn onto the estate in search of car-parking without an allocated bay, creating a potential hazard for residents.
10. There is no secondary school in this part of the borough (south of the Euston road). Children already have to make long bus/tube/car journeys to a number of different schools elsewhere in the borough. Adding more children to the estate will make finding secondary school places even harder and the children will be forced to travel even further to go to school.
11. This planning application is being considered as a joint development with the Parker Street proposal (2012/6132/P). In total there are 136 new homes being proposed across both sites (93 at Tybalds, 43 at Parker St). The London Plan states that at least 10% of new homes should be designed to be wheelchair-accessible (i.e. at least 14 homes in this joint development); however the plans are only creating 11 (8%) wheelchair-accessible homes across both sites, contrary to the London Plan

guidelines. (NB: the executive summary of the planning application (SD1, Vol. 1, page 2) erroneously suggests that 12% of the new homes will be wheelchair-accessible; the actual figure is 8% across both sites.)

12. The CCTV proposed for the estate is inadequate as it only covers northern side - Blemundsbury and the tower blocks. The other blocks also require CCTV, particularly with the proposed increase in population density.
13. The provision of a Combined Heat and Power plant within the Blemundsbury block is particularly alarming as there is potential for fumes from the generators and boilers to vent straight into resident's open windows, a few meters away. Could the plant not be relocated to where the existing substation is on Orde Hall Street, at the north side of the estate?
14. The planning application promises to renew the storage facility in the basement of Windmill and put it "back into use" - this is misleading as it is already in use: I currently rent a shed in the basement of Windmill from the Council, and have done for the past 5 years.
15. A Section 106 schedule has not been published for this application. Should the application be successful, what tangible benefits will be returned to the estate and its residents to help mitigate the disruption to residents? Funding for the provision of an on-site youth club or homework club for example might go a little way to mitigate against the increased population density.
16. Finally, I would like to make the observation that this planning application is being submitted by the Council as part of its Community Investment Programme, to be considered by itself. What steps will be taken by the planning committee to ensure that the committee's objectivity is safeguarded and that any decision reached is not unduly influenced by the Council's financial pressures?

Please notify me of the Development Management Committee meeting and of the Council's decision at my address above.



London Borough of Camden  
Development Management  
London WC1H 8ND

1 April 2013

**Application Comment**

Application Ref: 2013/1014/P

Dear Sir or Madam,

I am strongly opposed to the plans for Area 3: Devonshire Court. I live at the western end of 2-6 Boswell Court, directly opposite where the new block at Devonshire Court would be built. The new block is planned to be 5 storeys tall (two storeys higher than our building), at a distance of only 9m away from my windows.

My objections are :

**I. Loss of daylight**

The planned new block at Devonshire Court would cause an unacceptable loss of daylight to residents of 2-6 Boswell Court, particularly Flats 1, 2, 5 (my flat), 8 and 11. This is evidenced by the daylight/sunlight study, which shows that 6 windows in our building would suffer a reduction in daylight significantly below the standard BRE Vertical Sky Component (VSC) target.

According to the daylight/sunlight study, if the VSC is less than 27% and is reduced to less than 80% of its former value, diffuse daylight may be adversely affected. In Camden Planning Guidance 6, it is stated that any greater reduction than this is likely to have a noticeable affect on amenity.

Living on the ground floor of 2-6 Boswell Court, my daylight would be severely affected by construction of the new block: for my kitchen and bedroom (windows 1080 and 1084 in the study), the VSC is 21 %, and after construction of the new block this would be reduced to less than 70% of its present value. The people living in the basement flats of this building would be even more adversely affected, as they only have windows on that side of the building. For example, Flat 1 (window 1079) presently has a VSC of 18 %, which after construction of the new block would reduce to 64% of its present value. Since there are no other windows in Flat 1, this reduction in daylight would apply to the entire flat.

In the Daylight/Sunlight study, it is acknowledged that the loss of daylight to our building falls short of the standard targets. However, it is stated that:

*"the guide acknowledges that in a historic city centre, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We note that the proposed development block at Devonshire Court (opposite 2 to 6 Boswell Court) is to be of similar height and proportion to that of the existing surrounding buildings. In particular, the proposed block looks to match the height of 8 Ormond Close to which it adjoins."*

This statement is factually incorrect. The proposed development block at Devonshire Court is **not** planned to be of similar height and proportion to that of the existing surrounding buildings. Rather, it is planned to be two stories taller than our building, which is the closest. The fact that it matches the height of 8 Ormond Close is irrelevant in regard to the loss of light to our building; 8 Ormond Close is 21m away and the new block will only be 9 m away! Therefore, there is no valid reason why the loss of daylight to residents of 2-6 Boswell Court can be ignored.

## **2. Right of light**

The windows of 2-6 Boswell Court have enjoyed uninterrupted light for well over 20 years and therefore have acquired a right of light, under the Prescription Act of 1832. Construction of the planned block at Devonshire Court would constitute an infringement of this right. Therefore, if planning permission is granted, my family and I may resort to legal action to uphold our rights, as may other residents of this building.

## **3. Overshadowing, loss of privacy and loss of outlook**

The new block would have windows directly facing our building at only 9m away, resulting in a loss of visual privacy. Furthermore, our windows would be overlooked from up to 5-storeys above. Being considerably taller than our building and at such a close distance, the new block would also overshadow our homes. Furthermore, the open aspect that we presently enjoy would be replaced by a 5-storey building in close proximity.

## **4. Unfair loss of amenity to residents of 2-6 Boswell Court**

From the planning application, it is clear that the new block would be spaced much closer to 2-6 Boswell Court than to any other existing residential building. For example, the distance of the original Devonshire Court building from the planned new block would be twice that of our building, and Babbington Court would be distanced even further. There would also be landscaped gardens between Devonshire Court, Babbington Court and the new block, for the residents of those buildings to enjoy. Unfortunately, the residents of our end of 2-6 Boswell Court would not enjoy a view of the gardens, as we would be faced with a 5-storey building in front of our windows. It is clear that protecting the amenity of the residents of 2-6 Boswell Court has not been taken into consideration in the design of the plans.

Throughout the consultation process, myself and other residents of this building have repeatedly asked the planning team to redesign the plans, to give due consideration to protecting our amenity. We are not necessarily opposed to the construction of a new block at Devonshire Court, as we understand that there is a need for new homes. However, the planned block would be too tall and too close to our building, unfairly disadvantaging the residents of 2-6 Boswell Court. During the consultation process,

we have made suggestions for how the new block could be redesigned (i.e. 'L' shaped rather than 'U' shaped) so that it could be spaced further from our building. However, our suggestions have not been taken into consideration.

#### **5. Conclusions**

My main objection to the planning application is that the new block at Devonshire Court would cause unacceptable loss of amenity to residents of 2-6 Boswell Court, particularly due to loss of daylight and privacy. The Council has a duty to protect the amenity of all of Camden's residents. It is stated in your policy document DP26: *"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity."* It is further stated that: *"When assessing daylight issues, we will use the guidelines and methods contained in the BRE's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice"*. In this instance, the daylight/sunlight study has shown that for 2-6 Boswell Court the proposed plans would not meet the BRE guidelines and would cause an unreasonable impact on amenity. For at least this reason, the planned extension of Devonshire Court in its present form should be refused.

Please notify me of the date of the Development Management Committee and of the Council's decision.



**Regeneration and Planning  
-development management  
LB Camden  
Town Hall  
Judd St. London WC1H 8ND**

11-03-2013  
11

11-03-2013

Dear Sir/Madam,

**Re: application ref :2013/1014/P**

Thank you for your letter of 28<sup>th</sup> Feb inviting comment on the above planning proposal at Tybalds Estate.

This reply is from resident-leaseholders who occupy a ground floor unit in Richbell.

While there are merits to some of the proposals, it seems that there may be hardships to be endured as a result of the proposed structural changes.

Communal heating, which will be replaced by a new system at a remote part of the estate, may in future break down. All heating systems are fallible.

Recent winter heating stoppages at Springwater, predict future interruptions for a greater number of affected units.

Storage facilities provision, are unclear, initially plastic sheds were suggested alternatives to current basement sheds; then unused storage shed space in Windmill and more recently transfer from Richbell basement to Springwater basement where the space would seem inadequate. Are the architects making this up as the go along?

Possible light-deprivation to lower levels of Richbell; consequence of additional topping-out development at Falcon.

The loss of car-parking space, without assured replacement.

Has a CCTV survey of sewage and effluent conduiting been performed? There will be additional home units which will load an aging effluent system.

Walk-ways: the ground floor walk-way is the favoured route of access to Richbell's elevator. Increased pedestrian traffic will weaken this already worn structure.

M Finnegan

