

**Tybalds Estate  
Regeneration**  
Planning and Conservation  
Area Consent Application

SD1 Planning, Design and  
Access Statement  
Volume 1: Main Document  
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**Tibbalds**

Multidisciplinary Team



DUGGAN MORRIS ARCHITECTS

**mæ**

AVANTI  
ARCHITECTS

**Camlins**



# Executive Summary

## The Estate and context

The Tybalds Estate is located in the Bloomsbury area of London within 500m of Holborn and Russell Square underground stations. The estate is located just to the south of Great Ormond Street Hospital and near to Queens Square. The estate comprises 360 homes in 9 blocks, of which 309 homes in 8 blocks are included within the application site for the regeneration proposals. The estate is on the edge of the Bloomsbury Conservation Area and near to a number of listed buildings. The character of the estate is quite different from its surroundings as much of it does not have a traditional street network with frontage development.

The existing blocks are all post-war buildings constructed of brick and concrete and between 5 and 14 storeys in height. The blocks within the application site are: Chancellors Court, Babington Court, Blemundsbury, Windmill, Devonshire, Springwater, Richbell and Falcon. Few of the existing buildings have level (wheelchair or buggy) access and many of them have access and entrance arrangements that would benefit from improvement.

The open areas around the blocks vary in quality. There are a few well used and attractive spaces but much of this area is of poor quality, dominated by poor quality tarmac, are poorly defined and unclear in terms of links and routes. In this way large areas of the estate do not function as part of the wider street network.

## Consultation with residents

The Council started talking to residents about ideas for the regeneration of the estate in the summer of 2011. The current project team was appointed in early 2012.

Over the past year a number of consultation events, workshops and meetings have been held to talk to residents both from the estate but also from the surrounding area. The purpose of these events has been to understand residents aspirations and concerns.

The majority of these events took place during early summer 2012 and during September and October 2012 in the lead up to this planning application. A developers forum presentation was held in early January 2013.

## The proposals

The principal idea behind the organisation of the regeneration proposals is to reconnect the estate with the surrounding area and to respond more sensitively to the historic context and setting for the estate. This includes new frontage development and a clearer hierarchy of open spaces and streets.

The proposals include:

- Providing 93 new homes, these will be in new buildings, and side, rooftop and underbuild extensions to existing blocks.
- significantly improved public realm, landscape and open spaces within and around the estate. This includes reorganised vehicular access with the creation of a new street, and shared surface areas that make a more attractive and useable setting for the existing and new estate buildings.
- improved entrance arrangements, bin storage and other storage for existing blocks on the estate. This will include a new stair and lift access for Devonshire Court, new entrances for Chancellors and Babington Courts, and new improved entrance arrangements for all other blocks.
- Improvements to the two existing community spaces on the estate. Overall there will be a 21% increase in community floorspace.
- Replacement improved facilities for caretakers.
- Replacement storage facilities for residents in the currently unused basement of Windmill.
- Other improvements to existing blocks in terms of new brick overcladding and insulation to replace the grey corrugated metal cladding added 20 or 30 years ago to the ends of a number of blocks and staircases.
- A new boiler system for the whole estate in the form of new combined heat and power plant (CHP) in the basement of one of the new blocks. This new system is designed provide more efficient power and heat to estate residents.

The application does not propose the demolition or redevelopment of any existing homes on the estate. The only changes to existing units are some alterations to homes at the southern ends of Springwater and Falcon blocks.

The proposals will be delivered in 4 phases and will take around 4-5 years to complete. The Council will do their utmost to minimise disruption to existing residents during this time.

New affordable homes that are created will be subject to a local lettings policy which will give residents in housing need on the Tybalds Estate and those affected by the development the priority for new accommodation, then priority to other existing social tenants and then to those in the surrounding area.

## Details of the new homes

The scheme has been designed to maximise the amount of affordable housing that can be delivered in a part of London where this can be difficult to achieve. The new affordable homes are to be funded in part by the delivery of a limited amount of new private homes on the estate. Some of the funding will also come from private homes as part of another Council project at Parker Street.

The new homes will:

- Meet lifetime homes criteria that seek to ensure that the homes meet a range of needs over time.
- 11 (12%) of the new homes will be wheelchair units.
- Achieve code for sustainable homes level 4, which will make sure that they are very energy efficient to live in and use.
- All of the homes will have private amenity space in the form of a balcony, garden or terrace.
- over 50% of the new social rented homes will have 3 or 4 bedrooms and will therefore help meet the need for new family housing in this location.

## The landscape and open space proposals

The proposals for the substantial open areas on the site are to provide significant improvements appropriate to each space, its use and activity. The site is well located near to a number of existing parks, squares, gardens, children's play spaces and other open space facilities.

The proposals focus on increasing the usability and quality of open areas within the site. The proposals include an increase of around 12% of useable open space.

The proposals for the open areas around the site include:

- The main open spaces around Chancellors and Babington Court will be organised around a new multi functional square, surrounded by new tree planting.
- A new shared surface route will create a new street around this space, with the car parking rearranged along this street.
- The Orde Hall Street play area will be retained and improved.

- A new courtyard between the existing Blemundsbury block and a new block of family homes will be created.
- The rose garden between Windmill and Blemundsbury will be retained and improved where necessary, particularly by providing level access along this route.
- A new enclosed landscaped courtyard will be created between the existing Devonshire Court and a new block of homes.
- The courtyard between Richbell, Springwater and Boswell House will be upgraded in accordance with the outcome of discussions with residents.
- The courtyard behind Falcon will be re landscaped and improved with level access.
- The Alf Garret play space to the north of Falcon is outside of the application site and is already a high quality play space. If required this can be further improved as part of the proposals as off site works.

## The benefits of the proposals

- 93 new homes, of which 68 will be affordable homes.
- Increased areas of community space.
- Significant improvements to the open areas and open space within and around the estate.
- Improvements to the entrances, bin storage, other storage, and over-cladding of a number of existing buildings within the estate.
- A contribution to the Council's Community Investment Strategy (CIP) that will be used to improve a range of housing, community facilities and schools within the borough.

## The six areas that make up the proposals

The page opposite shows the six areas that are set out in the proposals. The detail of the proposals for each area are provided in section 5 of the design and access statement.



## Area 1: Main Square and Mews

This area sits around the 14 storey blocks of Chancellors and Babington Court, to the south of houses on Great Ormond Street and to the west of Orde Hall Street.

### The proposals:

- 9 new two and three storey homes
- Public realm and landscape improvements including a new urban square, new tree planting and rearranged parking and access arrangements.
- New entrance porches to Chancellors and Babington Court with level access to the blocks lifts



## Area 3: Devonshire Court

This area is focussed on and to the rear of the 5 storey Devonshire Court which fronts onto Boswell Street.

### The proposals:

- 7 new homes in a new block to the rear of Devonshire Court
- 2 new homes at roof level above Devonshire Court
- New staircase with lift access shared between the existing and new block
- A new semi-private landscaped courtyard including cycle parking and bin storage
- Improved appearance to the back of retail units in the ground floor of Devonshire Court



## Area 6: Falcon

This area includes the 7 storey Falcon block and the courtyard space to the rear.

### The proposals:

- 9 new homes in washroom extensions and at roof top level
- Courtyard and landscaping improvements
- Improved and upgraded community space



## Area 2: Blemundsby

This area is focussed on the 10 storey Blemundsby Court.

### The proposals:

- 16 new homes in a two and three storey block to the north of Blemundsby and near to Orde Hall Street
- 16 new homes in washroom extensions, overbuilds (rooftop), and as underbuilds (lower ground)
- Improvements and reorganisation of the community space
- New entrances including secure bin storage, cycle storage and courtyard space
- New CHP plant at basement level of the new block
- New overcladding of the ends of Blemundsby and the staircase towers



## Area 4: Windmill

This area includes 7 storey Windmill

### The proposals:

- 6 new homes as an extension of the existing unused washrooms at the eastern end of the block
- Improved entrance arrangements at the western end, including bin storage and cycle facilities
- Replacement storage for residents on the estate as whole in the currently unused basement of the block



## Area 5: Richbell and Springwater

This area includes the 6 storey Richbell and Springwater blocks and the courtyard they share between them.

### The proposals:

- 13 new homes in a new seven storey building to the south of Richbell
- 6 new homes at rooftop and lower ground level in Richbell
- 8 new homes as a side extension or roof top development at Springwater
- Courtyard improvements including new planting and paving
- Replacement caretaker facilities below Springwater





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Tibbalds Planning & Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London SE1 3JB

Telephone  
020 7089 2121  
Facsimile  
020 7089 2120

mail@tibbalds.co.uk  
www.tibbalds.co.uk



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# Introduction





# 1 Introduction

## 1.1 Background to the proposals

This Planning, Design and Access Statement has been prepared by Tibbalds Planning and Urban Design, Avanti Architects, Duggan Morris Architects, Mae Architects and Camlins Landscape Architects on behalf of London Borough of Camden (LBC) (the applicant). It supports the Planning and Conservation Area Consent Application for the regeneration of the Tybalds Estate.

The Tybalds Estate is located within the Bloomsbury area of Central London within the Holborn and Covent Garden Ward of the London Borough of Camden. The estate comprises a range of post-war social housing blocks and sits across Boswell Street and New North Street. The blocks within the estate that are included within this application site are as follows:

- Chancellors Court
- Babington Court
- Devonshire Court
- Blemundsbury
- Windmill
- Springwater
- Richbell
- Falcon

As shown on the plan opposite the estate is bounded by Great Ormond Street to the north, Orde Hall Street and Harpur Street to the east, Theobalds Road to the south and Old Gloucester Street to the west. There is a group of older buildings which front onto New North Street that do not form part of the site itself although they are surrounded by it. The estate sits across a series of linked urban blocks that also include other housing, offices and small scale retail and business uses.

Like many post war developments, the Tybalds Estate had its historical street pattern replaced with large slab blocks and other smaller concrete framed buildings set in open space. At the time this would have been part of a grand vision for a new way of living but today the spaces and areas around the buildings are mostly poorly laid out and much in need of improvement. These buildings provide little activity at street level, fail to enclose or define the surrounding space,

or create a strong sense of ownership. The landscaping consists of some play spaces, a rose garden, some small disjointed green spaces and large areas of concrete and tarmac, with a proportion of this being allocated to parking, much of which is under used. The estate currently includes a total of 360 homes, 309 of which are in the application site area for this planning application.

### The regeneration project at Tybalds Estate

In 2011 the Council identified the Tybalds Estate as an area that could benefit from regeneration as part of the Council's Community Investment Programme (CIP). The CIP is a long-term investment programme bringing together a range of work focussed on ensuring best use of the Council's assets to improve, shape and transform key places and services within Camden, whilst simultaneously addressing a critical capital funding gap.

In the spring of 2011 the Council commissioned an architectural feasibility study which looked at the ability of the site to deliver high quality mixed tenure housing and landscape improvements without needing to demolish or redevelop any of the existing homes. A number of options came out of the feasibility study and these options were presented to residents at a staffed public exhibition in the summer of 2011. This process led to a number of resident-led objectives being developed for the regeneration project which have helped to shape and inform the scheme as it has progressed. These objectives can be summarised as:

- To create a mixture of new affordable and private homes, without the need for demolition.
- To provide opportunities for existing, overcrowded and under occupied, local households to move to more suitable new homes within their community.
- To design a distinctive, secure and attractive Tybalds Estate.

Tibbalds Planning and Urban Design and a multi-disciplinary team were appointed by the Council in December 2011 to take the regeneration strategy forward. Over the Spring of 2012 a range of more in depth technical studies were undertaken in order to establish the development potential of the estate and further test the technical and financial viability of the development options. This information alongside the consultation responses to the initial development

options from the feasibility study, and discussions with working group of residents from the estate and the TRA, and representatives from the surrounding area, were used to inform a competition design brief for the selection of architects and landscape architects to take the proposals forward to detailed design stages.

Six architectural practices were invited to compete for two separate architectural lots and three landscape architecture firms were invited to tender for the landscape and public realm improvements across the estate.

Following a competition process that included residents on the selection panel Avanti Architects were selected for the areas of the estate where additions and conversions are being made to existing buildings. Duggan Morris Architects and Mae Architects were selected to work in collaboration on the new build elements of the estate focussed around the existing tower blocks of Babington and Chancellors. Camlins Landscape Architects were selected for the landscape and public realm element of the works across the estate.

Since the appointment of the design team a high level of engagement with residents on the estate and its neighbours has taken place. The feedback and discussions that have taken place with residents have shaped the scheme that is now put forward for planning permission. Detailed descriptions of the outcomes of consultation and the various events that have taken place are described in more detail later in this document (in section 3) and within the pre-application consultation statement (SD17).

### How the application proposals relate to the existing estate

There are 8 different existing buildings on the estate that are within the application site and each of the buildings is different. However, the buildings do have things in common in that they nearly all have a lower ground level that is not always well used and does not currently contain residential accommodation, they vary in height from 6 to 14 storeys although each of them is broadly consistent across the roof level, and whilst all of them contain lifts in nearly all cases there is a half flight of steps to get to the lift lobby area which makes level access problematic for residents. The spaces around the buildings are all very different. These variations mean that a number of different approaches to new

buildings, extensions and conversions is needed to address the specific locations and issues on site, as well as ensuring that these interventions work well in terms of overall urban design strategy.

The types of intervention that make up the proposals are:

- New build blocks of residential accommodation which will be located within some of the currently underused and poorer quality areas around the estate. This includes new mews houses, terraces of new homes, and small blocks of flats.
- Conversion and extension of existing blocks of homes on the estate. The project aims to create new affordable and mixed tenure housing by making better use of the spaces within and around existing buildings. Specifically the proposals take the form of:
  - Conversion and extension of existing washrooms into residential accommodation. Some of the existing blocks on the estate (Blemundsbury, Windmill and Falcon) contain washroom facilities on each floor which date back to when the buildings were constructed and communal laundry facilities were provided for residents. These are spaces that are currently not used and are too small to be converted into residential accommodation on their own without further extension. These extensions also provide the opportunity to remodel the ground floor entrances to these blocks meaning improved access arrangements and better refuse / recycling storage.
  - Rooftop additions - light weight rooftop structures are proposed to some existing blocks (Blemundsbury, Springwater, Richbell, Devonshire Court and Falcon) where the impact on existing residents would be within acceptable limits and the structure of the existing buildings are able to take an additional storey of development.
  - Conversion of lower ground floor areas to residential accommodation. Where high quality residential accommodation can be achieved, currently underused lower ground floor areas are proposed to be converted into residential accommodation.
  - Alterations to some of the existing flats where they are most affected by the new proposals. This includes some remodelling and small amounts of additional floorspace.



- Improved and expanded community facilities, broadly in the same location as they are now in the lower ground floors of Blemundsbury and Falcon, but improved and with an overall increase in size between the new facilities
- Improved access arrangements and entrances for some of the blocks, where this is achievable within the scope of the regeneration. Specifically Babington and Chancellors Court are to have new entrances with level access to the lifts, and Devonshire Court is to have a new staircase and lift access for the first time. As part of the new access arrangements many of the blocks will have internal bin stores and additional cycle parking, over and above that required for the new dwellings.
- Improved open spaces, play facilities, public realm, CCTV, lighting, signage, car parking, security and communal gardens/courtyards.
- Relocated and improved caretakers facilities in the lower ground floor of Springwater.
- A new Combined heat and power (CHP) system for the estate as a whole, to be located in the basement of the new block adjacent to Blemundsbury.

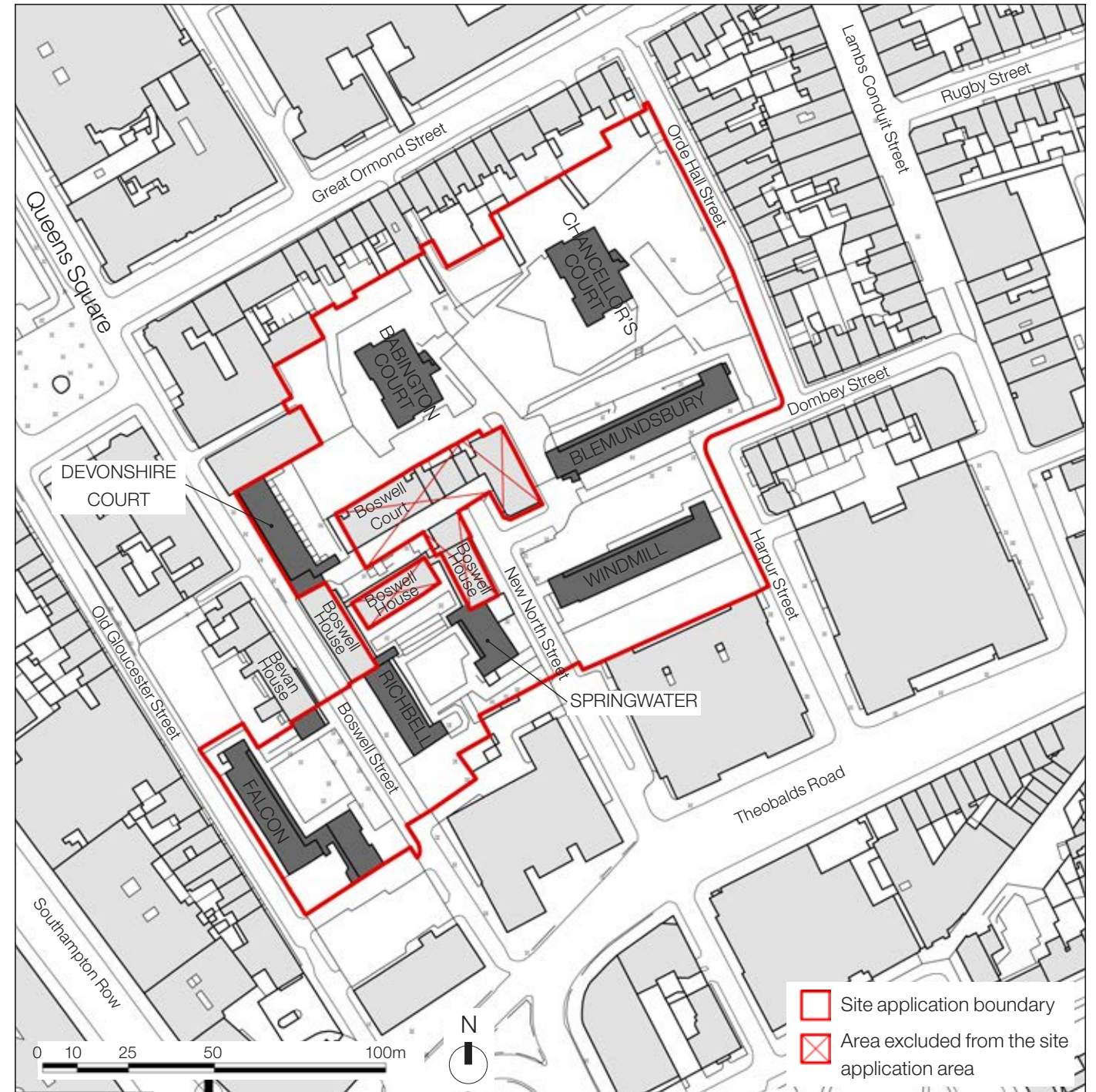
### Maximising the delivery of affordable housing

The Tybalds Estate offers an opportunity to deliver a significant amount of high quality affordable homes in an area of central London where this can be difficult to achieve. The new affordable homes and other improvements on the estate are to be funded from a proportion of new private homes as part of these proposals and also with funding from new private homes that will take place as part of another Council-led scheme at Parker House in Covent Garden. By putting the two schemes together the Council are able to deliver a significant amount of additional affordable housing than if each was treated as a separate scheme.

### Tybalds Estate project principles

In order to help ensure that residents who live on and around the Tybalds Estate feel confident about the delivery of the regeneration proposals the following commitments have been made by the Council

- 1) **New affordable housing will be subject to a local lettings policy, which will give residents in housing need on the Tybalds Estate and those affected by the development the priority for new accommodation and then priority residents in the wider area.**
- 2) **The full extent of the landscape scheme set out in the application proposals, including improved lighting, CCTV and play provision, will be delivered alongside the proposals for new mixed tenure residential buildings.**
- 3) **The Council will involve residents in the selection and interview of contractors to help ensure that concerns about disruption, noise and access are addressed from the outset, this involvement will be maintained throughout the construction programme.**
- 4) **Wherever possible the community spaces will remain operational throughout the construction and delivery programme. Detailed proposals and phasing for these spaces will be discussed and agreed with the TA and other representatives in advance.**
- 5) **The Council will continue to support the working group throughout the construction process and to help ensure that residents are regularly and well consulted on the construction proposals.**



The site application area



## 1.2 The scope and content of the planning application

The full description of development for the Planning and Conservation Area Consent Application is:

*“Construction of mixed development to provide 93 units of new mixed tenure residential (Class C3); alterations to existing dwellings and entrances; 249 sqm of new/replacement community facilities (Class D1); an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works including enhanced children’s play. The provision of a new internal access road and the reorganisation of car parking within the site and surrounding area.”*

The planning application for Tybalds Estate regeneration proposes a range of interventions and new development as part of a comprehensive scheme of improvements and new homes. The different parts of the scheme are linked together in terms of the mix and tenure of the different types of housing across the different blocks, the way the open spaces, play facilities and car parking is arranged, and also in terms of the proposal for a new combined heat and power (CHP) system for the estate as a whole. In addition the viability of the scheme, to deliver these new affordable homes, and the improvements to the existing estate is based on the scheme as a whole coming forward as part of a phased programme of development. For these reasons the regeneration scheme is submitted as one comprehensive planning application for the proposals as a whole.

For the purposes of talking to residents and in order to differentiate the different parts of the scheme, the proposal is divided into 6 areas. Much of this planning design and access statement is arranged around these six areas so that residents and neighbours can look at the different parts of the proposals separately and can submit comments to the planning department in relation to specific areas or blocks. The way this document relates to different parts of the site is explained in section 1.3.

The submission of this planning application is the culmination of 9 month design and pre-application process.

### The Planning, Design and Access Statement

This Planning, Design and Access Statement is one of 17 documents in support of this application. It provides alongside this introduction and background:

- **Section 2** The site context, including a description of the site itself and the surrounding area and site analysis.
- **Section 3** Describes the urban design approach that has been taken towards the estate as a whole. Including the approach towards:
  - pedestrian and vehicular movement
  - play and recreation
  - landscape and open space
  - heritage
  - scale of development and impact on key views
  - working with residents and neighbours
  - consultation with the local authority and statutory bodies
- **Section 4** Describes the content of the scheme in relation to:
  - the proposed land uses and site layout
  - the quantum of each proposed use and a detailed accommodation schedule
  - housing design standards
  - improvements to the existing estate
- **Section 5** The architectural proposals for each development area.
- **Section 6** Detailed technical studies outlining the approach towards:
  - Vehicular access and car parking
  - Cycle parking and storage
  - Refuse, recycling and collection strategy
  - Formal recreation and play strategy
  - Tree and planting strategy
  - Green/brown roofs and biodiversity
  - Secure By Design
  - Lifetime homes
  - Wheelchair accessible housing

- Sunlight and daylight
- Energy and sustainability strategy
- Initial phasing and delivery strategy

- **Section 7** A planning statement addressing the planning considerations and merits of the application in relation to current and emerging planning policy, including a concluding statement which summarises the planning merits of the scheme.

### Content of the planning application

- The Planning and Conservation Area Consent Application forms. land ownership and agricultural holdings certificates
- Council Own Development Planning Application form
- Community Infrastructure Levy Planning Application Additional Information Requirement form
- The planning fee
- The application drawings:
  - 5357 / 4.1 / 001 Site location plan 1:1250 @ A3
  - 12026-PL-00-DM-101 Demolition Plan - Ground Floor 1:250 @ A1
  - 12026-PL-00-DM-102 Demolition Plan - Typical Upper Floor 1:250 @ A1
  - 12026-PL-00-GA-101 Existing Lower Ground Floor Level 1:300 @ A1
  - 12026-PL-00-GA-102 Existing Upper Ground Floor Level 1:300 @ A1
  - 12026-PL-00-GA-103 Existing Typical Upper Floor 1:300 @ A1
  - 12026-PL-0A-GA-201 GA Layout Area 02+04 - Lower Ground 1:200 @ A1
  - 12026-PL-0A-GA-202 GA Layout Area 02+04 - Ground 1:200 @ A1
  - 12026-PL-0A-GA-203 GA Layout Area 02+04 - Intermediate Floor 1:200 @ A1
  - 12026-PL-0A-GA-204 GA Layout Area 02+04 - Roof Extension 1:200 @ A1
  - 12026-PL-0A-GA-205 GA Layout Area 02+04 - Roof 1:200 @ A1
- 12026-PL-0B-GA-201 GA Layout Area 05+06 - Lower Ground 1:200 @ A1
- 12026-PL-0B-GA-202 GA Layout Area 05+06 - Ground 1:200 @ A1
- 12026-PL-0B-GA-203 GA Layout Area 05+06 - Intermediate Floor 1:200 @ A1
- 12026-PL-0B-GA-204 GA Layout Area 05+06 - Roof Extension 1:200 @ A1
- 12026-PL-0B-GA-205 GA Layout Area 05+06 - Roof 1:200 @ A1
- 12026-PL-02-GA-301 Blemundsbury - Lower Ground 1:100 @ A1
- 12026-PL-02-GA-302 Blemundsbury - Ground 1:100 @ A1
- 12026-PL-02-GA-303 Blemundsbury - 1st + 10th Floor 1:100 @ A1
- 12026-PL-02-GA-304 Blemundsbury - Roof 1:100 @ A1
- 12026-PL-03-GA-301 Devonshire - 5th Floor + Roof 1:100 @ A1
- 12026-PL-04-GA-301 Windmill - Lower Ground 1:100 @ A1
- 12026-PL-04-GA-302 Windmill - Ground 1:100 @ A1
- 12026-PL-04-GA-303 Windmill - 1st + 6th Floor 1:100 @ A1
- 12026-PL-04-GA-304 Windmill - Roof 1:100 @ A1
- 12026-PL-5A-GA-301 Richbell - Lower Ground 1:100 @ A1
- 12026-PL-5A-GA-302 Richbell - Ground 1:100 @ A1
- 12026-PL-5A-GA-303 Richbell - 1st + 7th Floor 1:100 @ A1
- 12026-PL-5A-GA-304 Richbell - Roof 1:100 @ A1
- 12026-PL-5B-GA-301 Springwater - Lower Ground 1:100 @ A1
- 12026-PL-5B-GA-302 Springwater - Ground 1:100 @ A1
- 12026-PL-5B-GA-303 Springwater - 1st + 7th Floor 1:100 @ A1
- 12026-PL-5B-GA-304 Springwater - Roof 1:100 @ A1



- 12026-PL-6A-GA-301 Falcon - Lower Ground 1:100 @ A1
  - 12026-PL-6A-GA-302 Falcon - Ground 1:100 @ A1
  - 12026-PL-6A-GA-303 Falcon - 1st + 7th Floor 1:100 @ A1
  - 12026-PL-6A-GA-304 Falcon - Roof 1:100 @ A1
  - 12026-PL-00-SE-001 Site Cross Section AA' + BB' 1:200 @ A1
  - 12026-PL-00-SE-002 Site Cross Section CC' 1:200 @ A1
  - 12026-PL-02-EL-201 Blemundsbury - SE + SW Elevations 1:200 @ A1
  - 12026-PL-02-EL-202 Blemundsbury - NW + NE Elevations 1:200 @ A1
  - 12026-PL-02-EL-203 Blemundsbury - Sample Elevation - Roof Extension 1:xxx @ A1
  - 12026-PL-02-EL-204 Blemundsbury - Sample Elevation - Side Extension 1:xxx @ A1
  - 12026-PL-02-EL-205 Blemundsbury - Sample Elevation - Concrete Panel 1:xxx @ A1
  - 12026-PL-03-EL-201 Devonshire - West + East Elevations 1:200 @ A1
  - 12026-PL-04-EL-201 Windmill - SE + SW + NW Elevations 1:200 @ A1
  - 12026-PL-04-EL-202 Windmill - Sample Elevation - Entrance 1:200 @ A1
  - 12026-PL-5A-EL-201 Richbell - SW + SE + NE Elevations 1:200 @ A1
  - 12026-PL-5B-EL-201 Springwater - NE + SE + SW Elevations 1:200 @ A1
  - 12026-PL-6A-EL-201 Falcon - SW + NW + NE Elevations 1:200 @ A1
  - 12026-PL-02-ELX-201 Existing Blemundsbury - SE + SW Elevations 1:200 @ A1
  - 12026-PL-02-ELX-202 Existing Blemundsbury - NW + NE Elevations 1:200 @ A1
  - 12026-PL-03-ELX-201 Existing Devonshire - West + East Elevations 1:200 @ A1
  - 12026-PL-04-ELX-201 Existing Windmill - SE + SW + NW Elevations 1:200 @ A1
  - 12026-PL-04-ELX-202 Existing Windmill - Sample Elevation - Entrance - 1:xxx @ A1
  - 12026-PL-5A-ELX-201 Existing Richbell - SW + SE + NE Elevations 1:200 @ A1
  - 12026-PL-5B-ELX-201 Existing Springwater - NE + SE + SW Elevations 1:200 @ A1
  - 12026-PL-6A-ELX-201 Existing Falcon - SW + NW + NE Elevations 1:200 @ A1
  - 12026-PL-00-SK-001 Areas 4-6 Refuse strategy plan 1:200 @ A1
  - 12026-PL-00-SK-002 Areas 4-6 Cycle parking plan 1:200 @ A1
  - 001 Existing GA of Areas 1-3 1:250 @ A1
  - 002 Existing GA of Areas 1-3 with proposed demolition 1:250 @ A1
  - 010 Proposed GA of Areas 1-3 1:250 @ A1
  - 011 Proposed Roof Plan of Areas 1-3 1:250 @ A1
  - 012 Proposed Refuse Scheme 1:250 @ A1
  - 013 Proposed Bicycle Scheme 1:250 @ A1
  - 040 Existing North Elevation 1:100 @ A1
  - 041 Existing East Elevation 1:100 @ A1
  - 042 Existing South Elevation 1:100 @ A1
  - 043 Existing Orde Hall Street (East) Elevation 1:100 @ A1
  - 050 Proposed North Elevation 1:100 @ A1
  - 051 Proposed East Elevation 1:100 @ A1
  - 052 Proposed South Elevation 1:100 @ A1
  - 053 Proposed Orde Hall Street (East) Elevation 1:100 @ A1
  - Z1 020 Existing Tower GF, TF, Section, Elevation 1:100 @ A1
  - Z1 030 Proposed Tower GF, TF, Section, Elevation 1:100 @ A1
  - Z1 031 Eastern Mews Houses Ground Floor 1:100 @ A1
  - Z1 032 Eastern Mews Houses First Floor 1:100 @ A1
  - Z1 033 Eastern Mews Houses Second Floor 1:100 @ A1
  - Z1 034 Eastern Mews Houses Roof 1:100 @ A1
  - Z1 035 Western Mews Houses Ground Floor 1:100 @ A1
  - Z1 036 Western Mews Houses First Floor 1:100 @ A1
  - Z1 037 Western Mews Houses Roof 1:100 @ A1
  - Z1 050 Eastern Mews Houses East 1:100 @ A1
  - Z1 051 Eastern Mews Houses South 1:100 @ A1
  - Z1 052 Eastern Mews Houses Sides 1:100 @ A1
  - Z1 053 Eastern Mews Houses North 1:100 @ A1
  - Z1 054 Western Mews Houses South 1:100 @ A1
  - Z1 055 Western Mews Houses Sides 1:100 @ A1
  - Z1 070 Eastern Mews Houses A-A 1:100 @ A1
  - Z1 080 Mews Houses detailed Elevation / Section 1:50 @ A1
  - Z2 030 Blemundsbury Ground Floor 1:100 @ A1
  - Z2 031 Blemundsbury First Floor 1:100 @ A1
  - Z2 032 Blemundsbury Second Floor 1:100 @ A1
  - Z2 033 Blemundsbury Roof 1:100 @ A1
  - Z2 034 Blemundsbury Basement 1:100 @ A1
  - Z2 050 Blemundsbury North 1:100 @ A1
  - Z2 051 Blemundsbury East 1:100 @ A1
  - Z2 052 Blemundsbury South 1:100 @ A1
  - Z2 053 Blemundsbury West 1:100 @ A1
  - Z2 054 Blemundsbury West (Courtyard View) 1:100 @ A1
  - Z2 070 Blemundsbury A-A 1:100 @ A1
  - Z2 071 Blemundsbury B-B, C-C 1:100 @ A1
  - Z2 080 Blemundsbury detailed Elevation / Section 1:20 @ A1
  - SD4 Air Quality Assessment prepared by Campbell Reith.
  - SD5 Biodiversity Survey and Report prepared by Middlemarch Environmental.
  - SD6 Energy Statement prepared by TGA and Tibbalds Planning and Urban Design.
  - SD7 Sustainability Statement (including CfSH pre-assessment) prepared by TGA and Tibbalds Planning and Urban Design.
  - SD8 Flood Risk Assessment prepared by Campbell Reith.
  - SD9 Land Quality Statement prepared by Campbell Reith.
  - SD10 Sunlight and Daylight Assessment prepared by Rights of Light Surveyors.
  - SD11 Ambient Noise Assessment prepared by Campbell Reith.
  - SD12 Transport Assessment prepared by Campbell Reith.
  - SD13 Tree Survey prepared by Middlemarch Environmental Ltd.
  - SD14 Arboricultural Statement prepared by Middlemarch Environmental Ltd.
  - SD15 Outline Construction and Environmental Management Plan prepared by Campbell Reith.
  - SD16 Basement Impact Assessment prepared by Campbell Reith.
  - SD17 Pre-Application Consultation Statement prepared by Tibbalds Planning and Urban Design and London Borough of Camden.
- The following supporting documents (SD)
- SD1 (volume 1): Planning, Design and Access Statement prepared by Tibbalds Planning and Urban Design, Avanti Architects, Duggan Morris Architects, Mae Architects and Camlins Landscape Architects.
  - SD1 (Volume 2): Planning application drawings.
  - SD2: Archaeological Statement prepared by CgMS.
  - SD3: Heritage statement prepared by Tibbalds Planning and Urban Design.



### 1.3 Navigating the planning application

The Tybalds estate is a large area that stretches across many different streets and building typologies. The project team have endeavoured to make the planning application as simple to navigate as possible. For these purposes the estate has been split into 6 different development areas.

The 6 development areas are as follows (shown on the adjacent diagram):

- Area 1: Main square including Babington and Chancellor's Court
- Area 2: Blemundsbury and the spaces that surround it
- Area 3: Devonshire Court
- Area 4: Windmill
- Area 5: Richbell and Springwater buildings and the communal courtyard
- Area 6: Falcon and the communal courtyard off Boswell Street

Whilst these six development areas form one planning application section 5 will of this document will describe the proposals for each development area in turn. In order to assist with navigation, locators appear along the edge of the right-hand-side page, identifying which area is being referred to.



The proposals for the estate are presented as six development areas for ease of navigation



Throughout Section 5, locators indicate which area is being referred to. These are shown to the right of the page with the current area highlighted.





## 1.4 The project team

The principal project team is as follows:

Lead consultant, design management, urban design and planning consultant: Tibbalds Planning and Urban Design

Project management, employers agent and cost consultant: Kim Sangster Associates

Architects:

Avanti Architects,

Duggan Morris Architects and Mae Architects in collaboration

Landscape architects: Camlins Landscape Architects

Engineers (highways, structures, ground conditions and flooding): Campbell Reith

Services, M&E and energy: TGA Engineers

Other specialist consultants providing supporting reports are:

Sunlight and daylight: Rights to Light consultants

Archaeology: CgMS

Ecology: Middlemarch Environmental



Aerial photograph of the Tybalds Estate and its surrounding context







# The Existing Site and Estate Context





## 2 The Existing Site and Estate Context

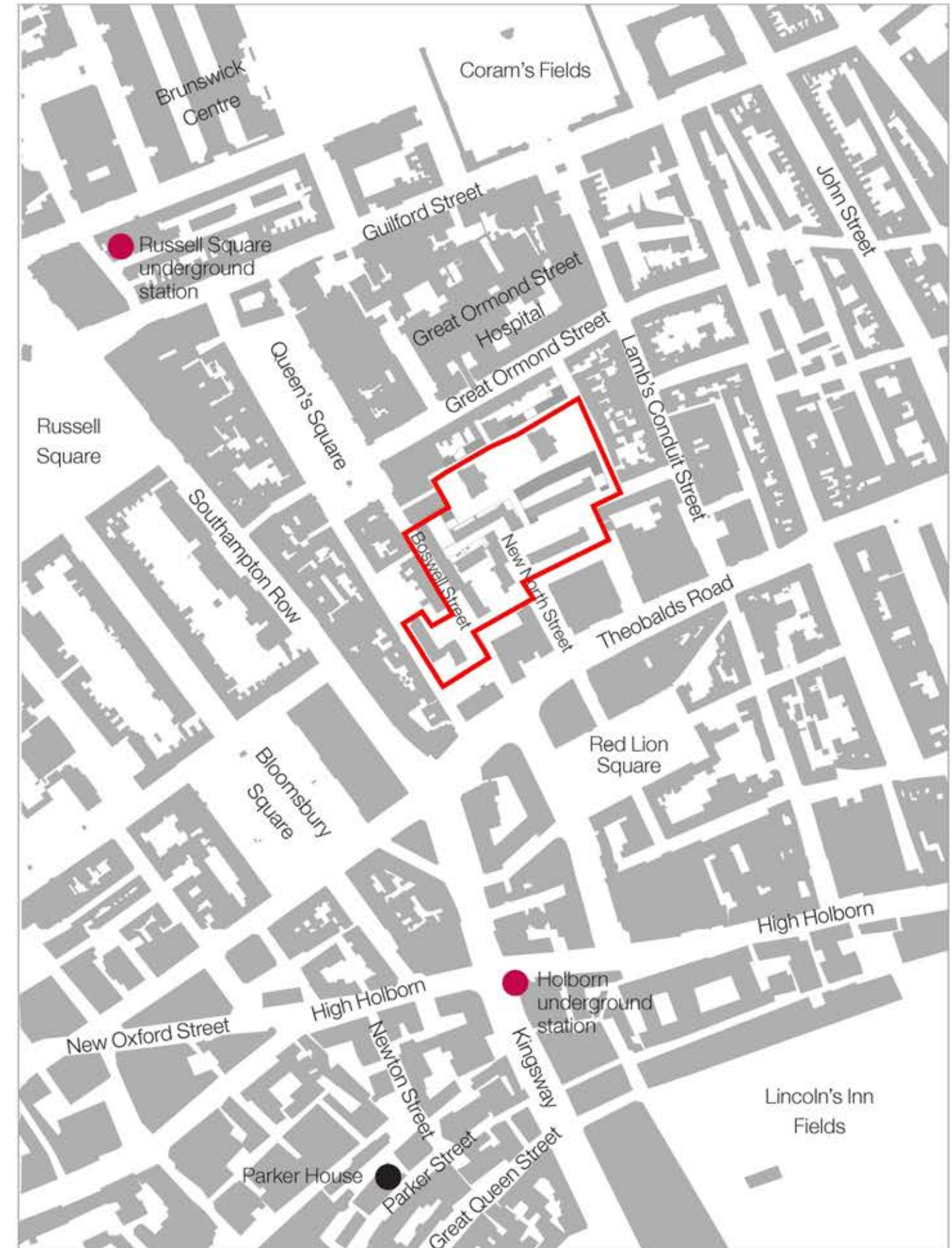
### 2.1 The site and surrounding area

#### The surrounding context

The Tybalds Estate is located in the Bloomsbury area of central London close to:

- the specialist shopping area of Lamb's Conduit Street;
- Russell Square and the underground station;
- the shops, leisure facilities and restaurants of Brunswick Place;
- the children's play facilities at Coram's Fields; and
- Great Ormond Street Hospital.

The area around the site is mixed and contains a wide range of residential, retail, office, community and associated uses. The site area contains few obvious through routes although is used by residents and people that work in the area as a cut through from Theobalds Road to the hospitals around Queen's Square and Great Ormond Street.



Plan showing the location of the estate in relation to the wider context



## 2.2 The Estate: Site analysis and constraints

The estate has been analysed from an urban design perspective. The analysis helps to inform the design process by ensuring a thorough understanding of how the estate currently works is the basis for the development proposals. The following section describes the estate under the following headings:

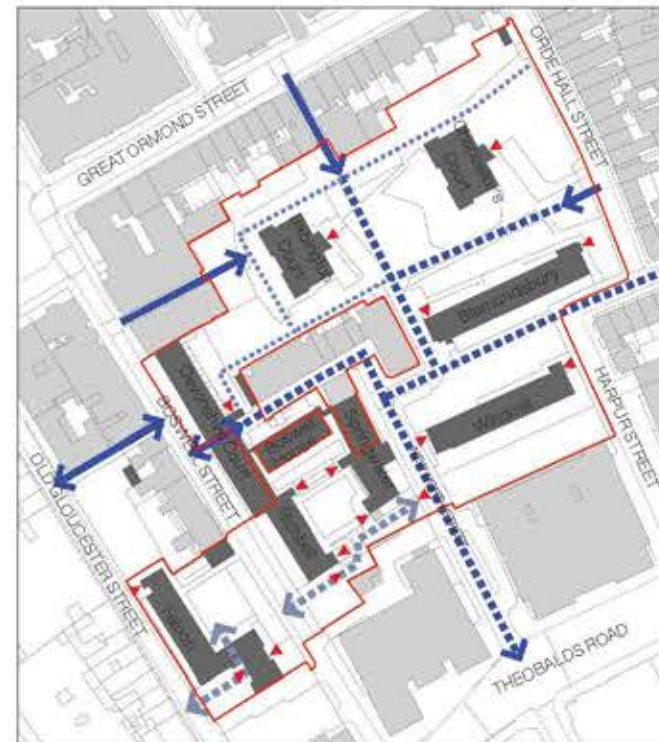
- Existing pedestrian movement
- Existing vehicular movement
- Existing relationship between buildings and spaces
- Heritage and historic development

### Pedestrian movement

The existing pedestrian access and routes through the estate are set out in the diagram opposite and indicate that there are many routes available between and around all of the residential blocks currently. The principal routes are those around the urban block as a whole along Boswell Road, Great Ormond Street, Old Gloucester Street and Theobalds Road.

Of the existing routes through the estate there are two principal routes that are used by residents and workers from the area. These are the route between Boswell Street through the estate to Orde Hall Street via the footpath to the South of Blemundsbury and Dombey Street. The second key route being from Barbon Close through to New North Street and Theobalds Road in order to provide access to the principal public transport nodes. The gate that leads to Barbon Close from the estate is currently welded shut although it is understood through talking to residents that this route is still used and that people climb over the fence.

The regeneration project provides the opportunity to rationalise the routes through and around the estate with an aim to establish a clear hierarchy of routes.



Existing pedestrian movement through the estate

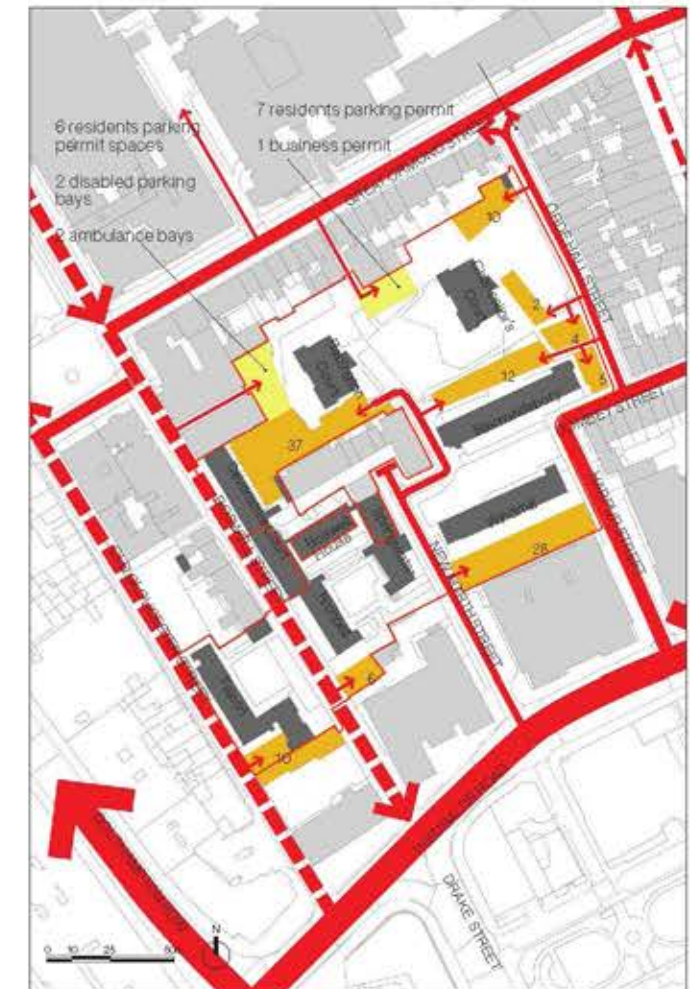


### Vehicular movement

Currently vehicular access to the estate is provided via a number of locations and there are no clear through routes across the site area. Access points to the estate serve discrete parking areas that are not interconnected.

Residents' parking is currently provided within the estate in three principle areas, the parking court behind Windmill, the parking court to the north of Blemundsbury, and the parking area to the north of Boswell. A small number of spaces are provided in the parking courts immediately to the south of Richbell and Falcon.

At present there are 114 Estate Parking Permit Spaces within the estate, of which 75 are allocated to existing residents. The under-use of the car park areas means that large parts of the open areas of the estate are dominated by hardstanding and tarmac.



Existing vehicular access and parking areas



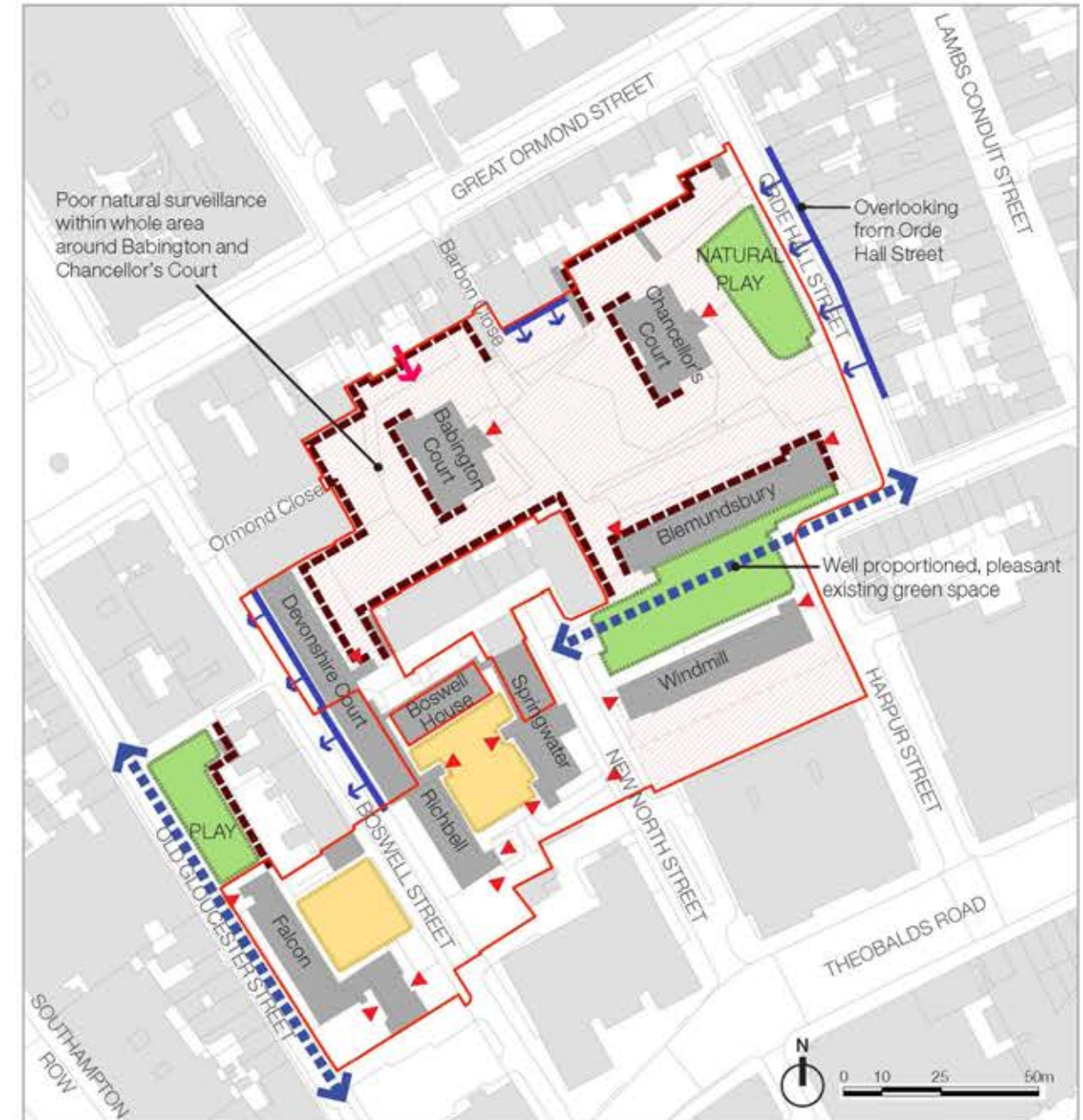


### Relationship between buildings and spaces

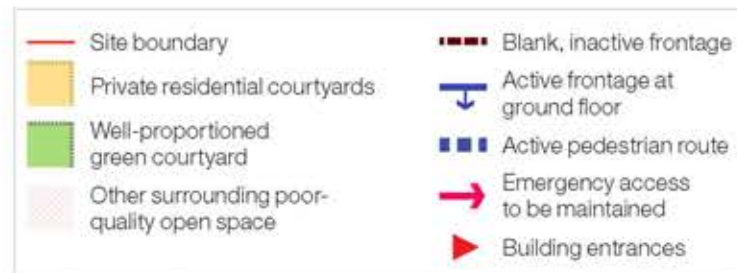
At present much of the open area around the northern part of the estate is poorly overlooked. Many of the open spaces around the estate are surrounded by the backs of buildings which adds to a sense of insecurity and lack of function of these open areas.

There are a number of different types of open area within the estate. These are generally defined by the relationship they have with the buildings that surround them. Broadly speaking there are three types of space:

- Private residential courtyards at Richbell/Springwater and Falcon. These spaces are private and secure with the potential to be greatly improved. The spaces are reasonably well-proportioned but currently are very 'hard' with poor quality surfacing and little or no planting.
- Spaces that are well-used and liked. These spaces generally are in parts of the estate that experience more footfall or are better overlooked. There are two spaces that fall into this category on the estate;
  - the Orde Hall Street play area. This space is well overlooked by the terraces of Orde Hall Street and contains a number of trees.
  - the rose garden between Blemundsbury and Windmill blocks. This area is well-cared for and is a pleasant green space. The path that runs through the space links New North Street to Harpur Street and Dombey Street beyond is well used meaning that the space is activated and feels safe and secure.
  - on the boundary of the estate there is also the Alf Barrett play area and outdoor gym, these areas are popular and well used. Whilst not experiencing direct overlooking these are located on Old Gloucester Street which experiences good levels of footfall, making the space feel secure.
- The other open areas around the estate are mainly focused on the space which the two tower blocks sit within. This space is poorly defined with very little overlooking. Whilst some of these spaces are used at present they are of a poor quality and could be vastly improved.



Relationship between buildings and spaces

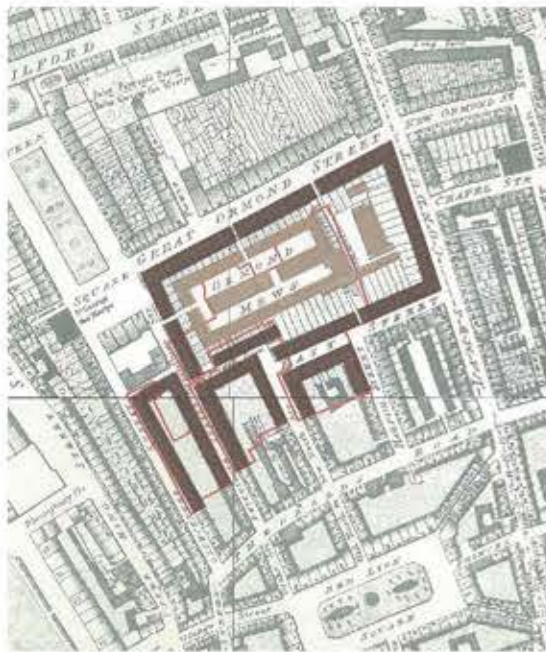




## Historic development

The historic pattern of development has been a key influence on the form of the architectural proposals submitted with this application. The form of the estate has changed over time with the most significant change to the urban structure being post war construction of the two towers and slab blocks of Blemundsbury and Windmill during the 1950's / 1960's. The diagrams below describe how the urban form of the estate has changed over time in further detail.

Mews & their fragments as well as out-buildings facing courtyards & alleys	
Townhouses & terraces facing streets	
Commercial & apartment blocks from the late 19th, early 20th century	
Ensemble of terraces on Orde Hall Street from the late 19th, early 20th century	
Estate housing (1960s slabs)	
Estate housing (1960s towers)	
Masterplan (2012)	



### 1799 - 1819

- Clear layout & separation of terraces & mews houses
- Strong sense of enclosure in "Ormond Mews"
- Two public entries on to "Ormond Mews" through Barbon & Ormond Close
- Boswell Close layout very similar to modern day layout
- Separate internal courtyard for mews sitting in place of current Orde Hall Street (could serve as reference for Play Ground Square)



### 1916

- Clear block structure with stronger variation in building typologies & heights
- New large 19/20th century structures & outbuildings densify blocks
- Gardens are built on in many cases
- Fragmentation of clear order / interplay of terraces & mews, for instance on
- New North Street / Boswell Close
- Orde Hall Street has been established: This space possesses entrance buildings & symmetrical positioning of gaps



### 1952 - 1954

- Minor war damage, however further demolition after the war
- Construction of slabs, in case of Lot 2: Blemundsbury & Windmill
- Gaps in formally continuous Ormond mews facade
- Rear of Orde Hall Street terrace faces onto main space
- Orde Hall Street still intact, entrance building on north & south end still existent
- Terraces in place of Devonshire Court still existent



### 1965 - 1968

- Demolition of west side of Orde Hall Street
- Construction of towers Babington & Chancellors Court
- Construction of Devonshire Court
- Demolition of all mews houses, except on Barbon Close
- Some back walls of mews remain as garden walls to structures on Great
- Ormond Street and Boswell Close
- The closed space Ormond Close no longer exists, but is substituted by an open layout with largely undefined outdoor spaces & faced by backs of neighbouring structures



### 2013 Masterplan

- Regenerate the space on the base of his historic structure
- Presence of towers and slabs cannot be neglected
- Creation of new frontages into former space of Ormond Mews



## Heritage

The Tybalds Estate in its current form was built following the second world war, in three phases, the southern part in 1949 designed by Hening and Chitty, with Babington and Chancellor's Court in 1958 and Devonshire Court in 1962.

None of the buildings within the Tybalds Estate are listed as being of special architectural and historic interest. However there are many listed buildings in the surrounding area, and a number in the immediate vicinity of the estate.

The Bloomsbury Conservation Area adjoins the estate boundary and overlaps it in places along the northern boundary, on Old Gloucester Street, on Boswell Street and around Boswell Court.

The Bloomsbury Conservation Area is identified as an internationally significant example of town planning, with its original street layout of formal landscaped squares and an interrelated grid of streets, with townhouses arranged in terraces, to create distinctive repeated grain to large parts of the area, which remains a dominant characteristic of the area. To the rear of townhouses are mews type properties, typically modest 2 storey buildings with large openings on the ground floor, with timber doors and smaller windows above. Today the original settlement pattern is combined with the influence of major institutional uses in the area, such as Great Ormond Street Hospital, which have expanded over time.

The buildings of Tybalds Estate fall outside the boundary of the Conservation Area, with the exception of Devonshire Court, Boswell House and part of Springwater, which are included within the boundary. The estate spaces that fall within the Conservation Area are those associated with Devonshire Court and Boswell House, the Alf Barratt Playground and a planted area to the north of Babington Court.



Picture of children's Jubilee party in Orde Hall Street, 1935. The picture shows the original two-sided terraced street



Dombey Street looking to the west (standing in what would now be the rose garden), in the distance is Bedford House next to Richbell/Springwater

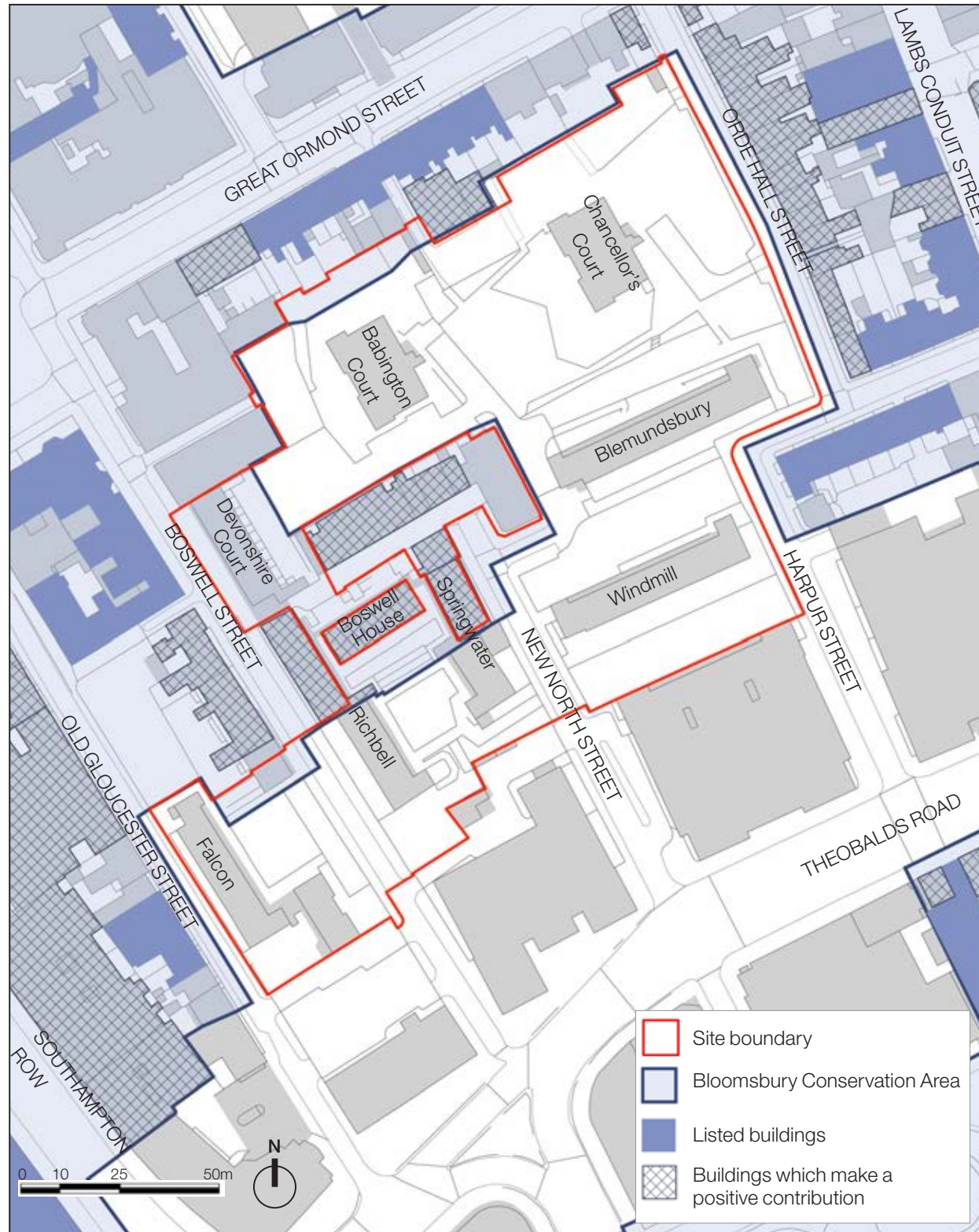


Dombey Street looking from West to East (standing in what is now the rose garden)



Picture of original corner of Dombey Street and Orde Hall Street corner





Plan showing the Bloomsbury Conservation Area boundary, listed buildings and buildings which make a positive contribution to the area

## 2.3 The application development areas and their character

The existing estate does not have one homogenous character but rather contains a variety of building typologies arranged in different relationships with the spaces and streets around them. For the purposes of this planning application the estate has been divided into 6 different areas. The areas mainly focus on one building or building typology and are as follows:

- Area 1: Main square including Babington and Chancellor's Court
- Area 2: Blemundsbury and the spaces that surround it
- Area 3: Devonshire Court
- Area 4: Windmill
- Area 5: Richbell and Springwater buildings and the communal courtyard
- Area 6: Falcon and the communal courtyard off Boswell Street

The following sections describe the existing urban character of each development area and architectural features of the existing buildings.



Location of the six areas of the Estate





See page 58 for the detailed proposals for Area 1

**Area 1:  
The main space and Chancellor's and Babington Court**

This area is dominated by the 14 storey tower blocks Chancellor's and Babington Court. The large open area around these blocks is poorly defined and contains a range of under used pram sheds, storage sheds, low walls and railings. The area is dominated by a number of parking areas, including two areas of highways land that are fenced off from the main space located at Barbon Close and Ormond Close. Buildings surround this part of the site, usually with poor or no overlooking and lead to a sense of inactivity and lack of positive definition. The large central space is currently used as a kick about space for children but is of poor quality with the surface uneven and areas of underused grass which are poorly defined. The Orde Hall street naturalistic play area is well used and provides visual amenity to residents of Orde Hall Street, Chancellors Court, Blemundsbury and also to the rear of Great Ormond Street properties.



Location of Area 1



1- The natural play area on Orde Hall Street. This is a well-used play facility that provides visual amenity to surrounding residents.



2- The two towers of Babington and Chancellor's Court as seen from Orde Hall Street.



3- Open space to the north of Chancellor's Court.



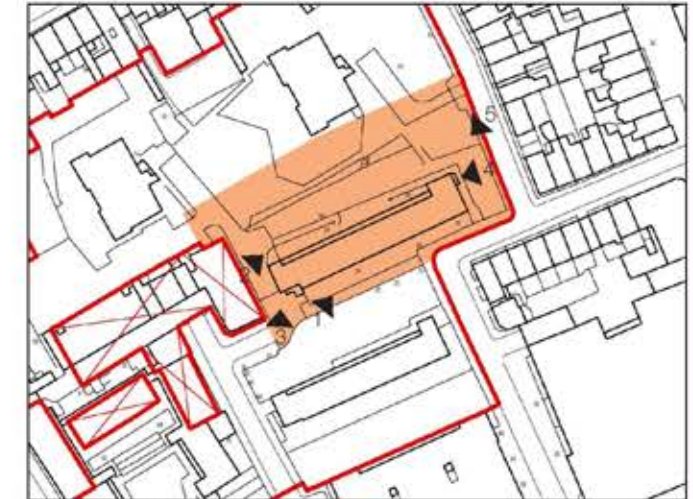
4- The main open area between the two towers. This space is currently dominated by poor quality hard-surfacing and underused grass areas.



See page 64 for the detailed proposals for Area 2

**Area 2:  
Blemundsbury**

This area consists of the large 11 storey (including lower ground level), deck access slab block of Blemundsbury. The majority of this blocks' habitable rooms are located on the southern side of the block with an outlook over the attractive garden space and rose garden to the south of the block. The block is accessed via two main entrances at the east and west ends of the building. Individual flats are accessed from a deck on the northern side of the building. The western end of the block contains currently unused washroom spaces at each level. There is an existing TRA hall at the lower ground floor of the building. The lower ground floor also contains some storage facilities and caretakers accommodation.



Location of Area 2

The open space to the north of the building is dominated by a large ramped structure which currently contains some underused parking spaces. There is also a ramped access to the lower ground floor level, this does not meet current standards for accessibility for wheelchair users.



1- View of the south facade of Blemundsbury as seen from the path which runs through the rose garden.



2- Existing ramped access and service area to the lower ground floor level of Blemundsbury to the north of the building.



3- View of the south end of Blemundsbury with cramped main entrance to right and bins overflowing outside building due to lack of ground floor storage area.



4- Entrance from Orde Hall Street adjacent to further external waste storage. Approach is blocked by kerb and level change.



5- Eastern end of Blemundsbury as seen from Orde Hall Street / Dombey Street.





See page 74 for the detailed proposals for Area 3



See page 80 for the detailed proposals for Area 4

**Area 3:  
Devonshire Court**

This area consists of the existing Devonshire Court building and the spaces that surround it. Devonshire Court is a predominantly residential block that has some small retail units at ground floor level which front onto Boswell Street. There is a covered pedestrian route which leads through from Boswell Street to New North Street. Access to the block is currently via a staircore close to the pedestrian route and the building currently has no lift access. The majority of the residential accommodation at Devonshire Court is studio apartments apart from the top two floors which are maisonettes.

The public realm surrounding the back of Devonshire is of a poor quality with the back wall of the shops forming the boundary at ground floor. The space is currently used as a car park although the spaces are currently underused. There is currently no overlooking of this space and it has been known to be an area that has suffered from anti-social behaviour.



Location of Area 3

**Area 4:  
Windmill**

This area consists of the 8 storey (including basement), deck access slab block of Windmill. This block sits within the same alignment and was built at the same time as Blemundsburry. The block is currently accessed from western end. The block also contains unused washrooms at the western end.

The open spaces surrounding the estate consist of the rose garden area that sits between Blemundsburry and Windmill. The rose garden is a well-maintained and pleasant space that is of value to existing residents. Within this space there is also a small community garden at the eastern end used for growing food. The path through this space is used frequently as short cut from New North Street to Harpur Street and Dombey Street and helps to activate this space and make it feel secure. To the south of the block is a Camden estate parking area which sits between Windmill and the office block that fronts onto Theobalds Road. This area is also used as a recycling centre for Windmill



Location of Area 4



1- View along Boswell Street showing Devonshire Court on the right. The lower ground floor houses a number of small retail units.



2- The existing space to the rear of Devonshire Court is dominated by car parking areas at present.



5- View of the spaces around Chancellor's Court and Devonshire Court as seen from the deck access of Blemundsburry, demonstrating the domination of hard standing and parking areas within these spaces.



3- Pedestrian walkway from Boswell Street to New North Street. The existing stair core currently protrudes into this space on the left.



4- There is currently no overlooking of the existing parking area at ground floor level. The wall is dominated by rear access arrangements to the retail units at ground floor.



1- Planted area and estate parking area between Windmill and the office block that fronts onto Theobalds Road.



2- View from Windmill looking over the rose garden towards Blemundsburry.



3- Community garden area to the eastern end of the open space between Blemundsburry and Windmill (looking towards Windmill).



4- View from New North Street with car park and recycling bins in foreground.



5- Main entrance together with refuse storage.



6- View from New North Street showing existing unused washroom balconies.





See page 86 for the detailed proposals for Area 5

**Area 5:  
Richbell, Springwater and Boswell House**

This area consists of the 8 storey blocks of Springwater and Richbell which form two sides of a central courtyard. This is accessed from New North Street to the east via a ramped area immediately to the south of Springwater. The entrance from Boswell Street to the west is via a larger car parking area to the south of Richbell. Springwater has a washroom element at the southern end similar to other blocks. Both blocks have large areas of overcladding in corrugated metal.

The courtyard consists of a large tarmac space with some shrub planting and complicated ramped access which is not to current standards.



Location of Area 5



1- Existing courtyard viewed from south



2- View showing entrance to Springwater from New North Street



3- View showing entrance to Richbell from Boswell Street



4- View of Richbell from Boswell Street



5- View within existing courtyard showing ramps and stairs



6- Springwater entrance area

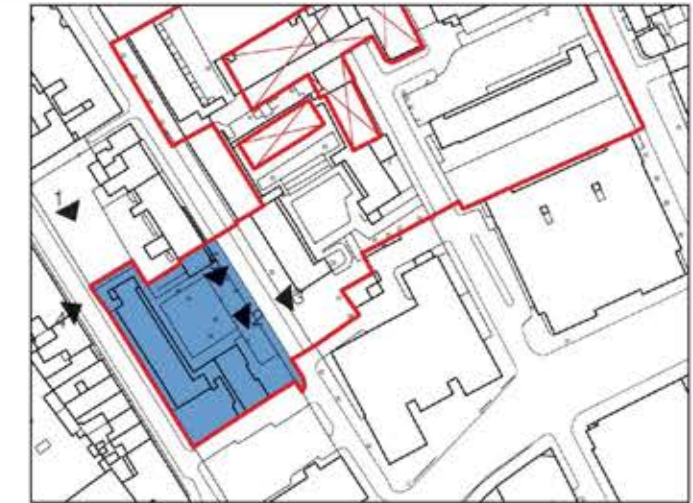


See page 96 for the detailed proposals for Area 6

**Area 6:  
Falcon**

The Falcon block consists of a 'Z' shaped 8 storey element with deck access. The main entrance from Old Gloucester Street is to the north of the building, where there is a washroom block similar to other buildings in the estate. A TRA hall and storage is located in the lower ground floor.

The courtyard to the east adjacent to Boswell Street consists of a large hard surface area with split levels and five existing trees along the street frontage. The site suffers from a lack of wheelchair gradient ramped access.



Location of Area 6



1- View looking south across play area showing north elevation of Falcon



2- View of courtyard looking towards storage and TRA hall at lower ground.



3- View of courtyard boundary from Boswell Street



4- View of Falcon entrance from Old Gloucester Street with washrooms behind



5- View within courtyard looking south



# Overall Urban Design Approach and Scheme Development





# 3 Overall Urban Design Approach and Scheme Development

## 3.1 Design development

### Competition process

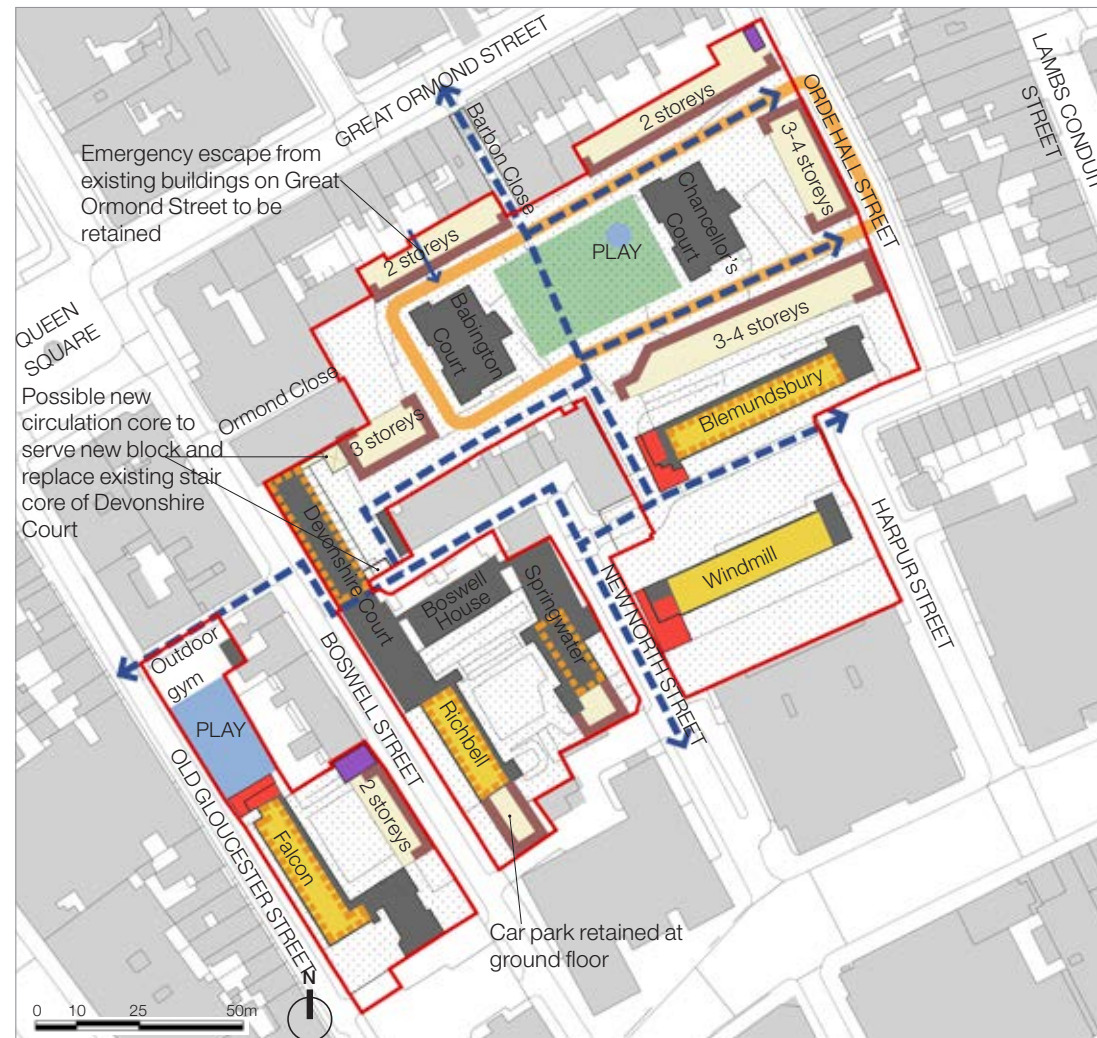
Tibbalds Planning and Urban Design were appointed as lead consultants for the regeneration of the Tybalds Estate in January 2012. The initial work involved a review of the 2011 feasibility study options and residents feedback in order to prepare a brief for an architectural and landscape architecture design competition.

The design briefs included an estate wide urban design framework diagram (shown adjacent) which was formulated based on the options and consultation feedback from the feasibility study and outlined a number of key design principles to guide the architectural proposals. These included:

- A new coordinating route for the northern part of the estate that should tie together the existing and proposed buildings and give them a street address.
- A new central space at the heart of the estate, between Babington and Chancellor's Court, providing a main focus for the estate as a whole.
- Retention of all existing residential buildings.
- Exploration of the development potential of all underused spaces around the estate, including within and around existing buildings and low quality open areas.

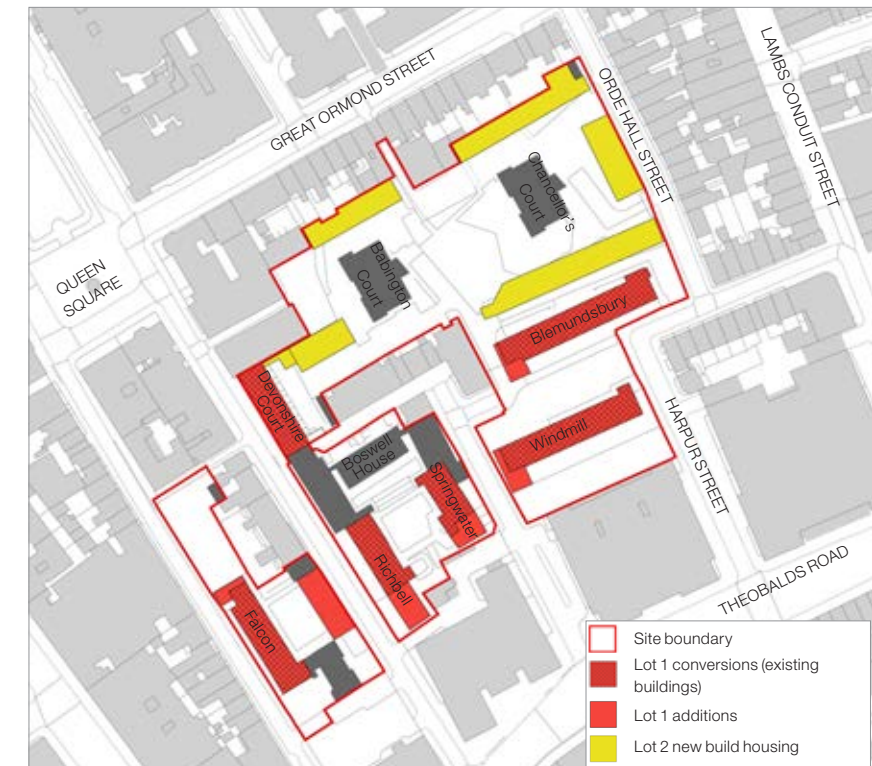
Due to the complex nature of the project the estate was split into two architectural 'lots' in order to select two different firms of architects for the work. Following an initial pre-qualification questionnaire three firms were invited to tender for each architectural lot (six firms in total) and three firms of landscape architects for the public realm and landscape works via a design competition.

The competition entries were displayed in the TRA hall at Blemundsby and representatives of each firm alongside officers and other members of the team were present to answer questions from residents. Residents were invited to complete a feedback form commenting on each proposal and a summary of the responses was collated and used by the selection panel to help assess the proposals.



Competition stage urban design framework diagram setting out the strategy for the distribution of new buildings and open space on the estate at that stage

The competition brief invited firms to present their ideas for the site and an initial architectural approach to some of the areas of development. The landscape brief was similar in nature, asking for initial thoughts for the public realm approach for the estate and initial design proposals for one of the spaces. The selected design team began working on the project in June/July 2012.



The split between Lot 1 and Lot 2 for the architects appointment.

**Tybalds Estate Board 1**

**Introduction**

This exhibition shows initial ideas for the development of the Tybalds Estate. The purpose of the exhibition is to provide new homes within the Borough, and to allow all the residents to have a say in the development. The Council has been working at all stages to ensure the design is for the benefit of the community.

There are three separate groups of submissions as part of this exhibition:

- Lot 1 additions and conversions:** This part of the project is about the conversion of existing buildings into new homes. The architects have their ideas about the design and how they will use the space to create a new community.
- Lot 2 new build:** This part of the project is about creating new buildings. The architects have their ideas about the design and how they will use the space to create a new community.
- Lot 3 landscape:** This part of the project is about creating new landscape. The architects have their ideas about the design and how they will use the space to create a new community.

**How can you get involved?**

We would like your feedback on the initial proposals before selecting the architects and landscape architects.

The feedback received will help a selection panel choose the best ideas for the Tybalds Estate and the Tybalds Estate Group to develop the project.

We would like you to:

- look at the boards provided by all 8 teams;
- ask any relevant questions of the representative from each architect or landscape architect; and
- tell us what you like about them, and what you think could be improved about each approach.

All the design ideas are not final and further work will be required to develop the final design. The selected architect and landscape architect will be working with residents over the coming months to develop a final scheme.

Community investment programme

Camden

Introduction board to competition stage exhibition explaining to residents how they can get involved and comment on the schemes



**Lot 1 winning competition entry**

Avanti Architects were selected to take forward the detailed extension and conversion proposals for the existing buildings. They were selected for their architectural approach towards these areas and for their expertise in dealing with existing buildings.



## 1 Tybalds Estate

**Introduction**

These proposals aim to address a number of factors which currently affect the Tybalds Estate. We have sought to improve the overall setting of the existing buildings especially around the base and entrance for each block. Enhancing the ambience of the external spaces, their security and management have also been central to our thinking and we have explored ways the landscaping, access and setting of the site can be improved. Under used spaces have been analysed and we believe there are opportunities to enhance communal facilities for the residents.

To ensure these works are financially viable we have sought to introduce a limited number of new dwelling units in the form of annexes additions and extensions to the existing blocks. The design proposals shown for sale and rent are intended as a concept to demonstrate the potential of the site and our approach has sought to unify all new works within a single expressive architectural language. We have also considered how we can build in further flexibility in terms of future access. For example the southern extension to block 1 could be a detached block with its own access arrangements from the street even though it is contained architecturally as integrated into the existing block.

These proposals are preliminary at this stage and are intended to illustrate the range of possibilities available to them to improve their assets. They are intended to carefully balance a range of priorities and we hope they are seen as a means of engaging the local environment for the residents. However we are confident there are many more conversations to be developed between the residents and the design team to arrive at the final solution that meets the needs of all of the various stakeholders involved with the project. We hope to be part of that conversation.

**Wider Context**

The estate is located in a prime location with surrounding development offering a vibrant and rich amenity close to...

**Site Analysis - 1:1250**

**KEY**

- Tybalds Estate Boundary
- Existing Buildings
- Proposed Buildings
- Existing Green Space
- Neighbourhood Amenities
- 1-4 Storeys
- 5-8 Storeys
- 9-16 Storeys
- 17-24 Storeys
- Existing Footpath
- Proposed Footpath
- Existing Green Space
- Neighbourhood Amenities

**Site Overview**

**Lot 2 winning competition entry**

Duggan Morris Architects and Mae Architects were selected to work in collaboration on the new build elements of the project. They were selected for their urban design approach to the area and their sensitive understanding and interpretation of the estate and surrounding area.



### urban strategy for the new build

**1. To ensure the new build is integrated into the existing fabric of the estate...**

**2. To ensure the new build is integrated into the existing fabric of the estate...**

**3. To ensure the new build is integrated into the existing fabric of the estate...**

**4. To ensure the new build is integrated into the existing fabric of the estate...**

**Working Forward - Working Backwards**

**Height on Sight** - Establishing a consistent height profile across the new build to ensure it fits within the existing context of the estate.

**Working Forward** - Ensuring the new build is integrated into the existing fabric of the estate by using similar materials and architectural details.

**Working Backwards** - Ensuring the new build is integrated into the existing fabric of the estate by using similar materials and architectural details.



### Lot 3 Landscape Architecture: winning competition entry

Camllins Landscape Architects were selected for the landscape architecture and public realm improvement works for the scheme. They were selected for their approach to the open spaces and their proposals for working closely with residents.



**BOARD 1**  
Tybalds Estate Regeneration, London Borough of Camden, Tender Submission for Landscape Architecture Services

**View of Green Square**

A detailed architectural rendering of a green square area within a residential block. It shows a central lawn, paved paths, seating areas, and garden beds. Labels include: 'NEW TERRACE WITH TERRAZZO AND PLANTING', 'BARBICAN EDGE', 'PLAY AREA ENTRANCE', 'BACK OF CHANCERY'S COURT', 'SEATING WITH QUARRY ASPHALT', 'LINE SEATING WALLS REPAIRS GREEN CENTRE', 'PARKING OVERSEELED BRICK WALLS', 'MAIN PATH THROUGH DEEPER LAWN', 'GRASS BANKS REPAIRS LAWN', 'PLAY AREA WITH EQUIPMENT AND NATURAL PLAY, SOME HIGH AS RAMPING', 'RAISED BEDS FOR VEGETABLES WITH MULCH', 'GRASS BANKS REPAIRS LAWN', 'PLAY AREA WITH EQUIPMENT AND NATURAL PLAY, SOME HIGH AS RAMPING', 'RAISED BEDS FOR VEGETABLES WITH MULCH', 'GRASS BANKS REPAIRS LAWN', 'PLAY AREA WITH EQUIPMENT AND NATURAL PLAY, SOME HIGH AS RAMPING', 'RAISED BEDS FOR VEGETABLES WITH MULCH'.

**Camllins**

**Spatial Structure of Square**

**Design Principles**

- Consultation Led
- Efficient Use of Space
- Pedestrian Dominated
- Accessible
- Playable
- Green
- Buildable, Manageable, Maintainable
- Future Flexibility
- Place Making

**Plan of Green Square**

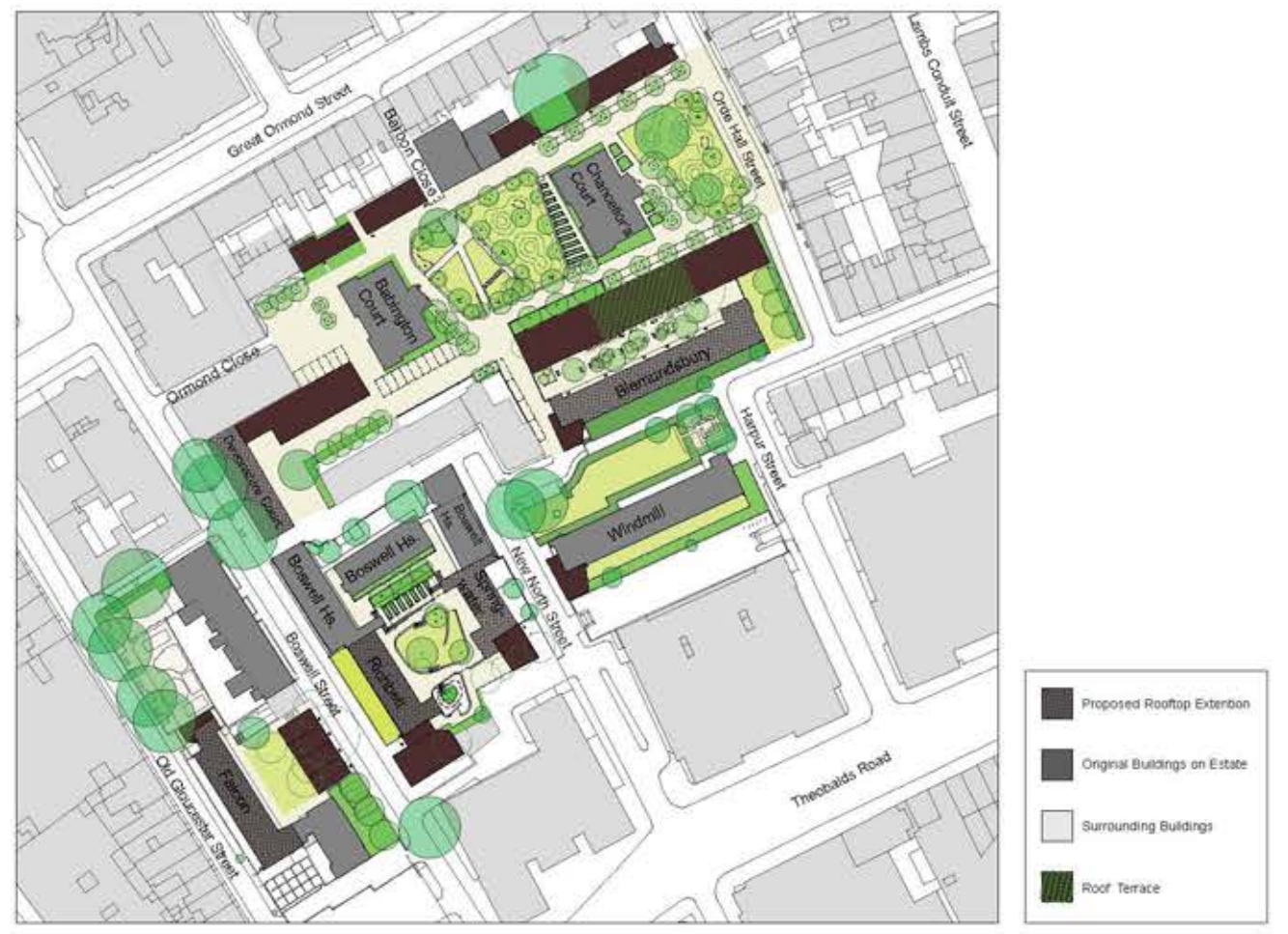
A site plan diagram of the green square area, showing its location within the surrounding residential block and streets. The plan includes a legend for different types of spaces and features.

### Post competition masterplan

The winning competition entry for Lot 2, the area around the northern part of the estate had interrogated the framework plan as part of their design process. The competition entry removed the proposal to recreate a frontage onto Orde Hall Street where the current natural play area is located. The architects highlighted the value of this space as providing a breathing space between the terraces of Orde Hall street and the two tall towers. The space is well overlooked and consultation with residents highlighted to the team the value that the play area has to existing residents.

The winning scheme also made changes to the new build block at Devonshire Court. The competition entry showed that this part of the site could take an increase in height at this location in order to tie in with the heights of the neighbouring buildings.

At this stage the project team took the decision to remove the Orde Hall street block from the masterplan and to further investigate opportunities at Devonshire Court.





## 3.2 Working with residents and neighbours

A high level of engagement with residents of the estate and neighbouring residents has taken place throughout the project. Consultation events have taken a variety of formats including focused workshops for different development areas and buildings of the estate and a number of sessions focused on the landscape proposals. Staffed public exhibitions have been regularly held on the estate and the project team have regularly met with the Tybalds Estate TRA and the surrounding residents group.

Feedback from residents has been key in shaping the proposals that are put forward for planning permission. The key milestones and events are outlined over the next pages and are explained in further detail in the pre-application consultation document (SD17).

The main focus of consultation events has been to :

- Keep residents informed of the current proposals
- Gauge residents views and priorities on certain key aspects of the design including:
  - design and function of main central space
  - desires and aspirations for the courtyard spaces
  - location and scale of certain blocks
- Gain general feedback on the scheme

### Public consultation event 1: Meet the architects and information gathering - 17th July 2012

Once the design team were selected an introductory workshop was arranged so that residents could meet the architects and landscape architects and so that the winning team could gauge an understanding of residents key issues and concerns from the outset of the competition.

The winning competition proposals were displayed for any residents that hadn't been able to see them at the competition stage and a series of boards were put together for each area which aimed to find out more information from residents. Members of the team discussed with residents what they liked about the estate and existing buildings and what they felt could be improved.



Introductory board to residents explaining the progress to date and how residents can express their views.



Sample board asking residents what they like and think could be improved around the estate.

### Public consultation event 2: Main square workshop street party - 23rd August 2012

During the summer a number of events were held in the open spaces around the estate to find out from residents what their aspirations were for the new landscaped areas. The team engaged with more of the children and young people on the estate through these workshops.

Focused workshops were also held in the courtyard spaces at Richbell and Springwater and also at Falcon to further understand residents aspirations for these spaces.



At the landscape workshop a variety of methods were used to gather information. The hand out above was used to get residents and children on the estate to draw and colour in what they would like to see in the open spaces.



Photos from the street party held in the main central space



**Public consultation event 3: public exhibition - 26th and 27th September 2012**

A design progress exhibition was held after the summer to update residents on progress made since the first exhibition. The proposals were displayed in a variety of ways including drawings and a large physical model. Members of the design team and officers from the housing department were available to answer questions and talk residents through the scheme.

**DEVELOPMENT OF NEW BUILD** 1

Playground in Devonshire Court

View 01 of U.S.1

**Area**

- 1 1 storey
- 2 2-3 storeys
- 3 3 storeys
- 4 4 storeys
- 5 5 storeys
- 6 6 storeys
- 7 7 storeys
- 8 8 storeys
- 9 9 storeys
- 10 10 storeys
- 11 11 storeys

**Area**

- 1 Mews & Central Space with Tenants
- 2 Blemundsby Block
- 3 Devonshire Court Block
- 4 Windmill Block
- 5 Postcard & Spangrove
- 6 Falcon

Community investment programme

Tybalids Close Estate

Caedra DUGGAN HOME ARCHITECTS IEP Carndon

**BLEMUNDSBURY** **WINDMILL**

Community investment programme

Tybalids Close Estate

Caedra DUGGAN HOME ARCHITECTS IEP Carndon

Samples of some of the boards shown at the exhibition



Physical model used to explain proposals to residents

**OPEN SPACE PLAN**

This drawing shows how the estate will have a broad range of spaces to provide different facilities for residents and the public.

- Green Play Area** New open green space to be added to provide children's play.
- Neighbourhood Square** New multi-use public space for the area including seating, landscaping, outdoor gym, playground, courtyard for adults and public space.
- Devonshire Court Square** New multi-use public space to be added to Devonshire Court, including seating, landscaping, outdoor gym, playground, courtyard for adults and public space.
- Postcard & Spangrove Courtyard** Improved private space for residents.
- Old Devonshire Court Play Area & Outdoor Gym** Will stay as existing.
- Green Courtyard** Improved private space for residents.
- Neighbourhood Green** Will stay as existing, with new landscaping.
- Neighbourhood Square** Will stay as existing, with new landscaping.
- Neighbourhood Green** Will stay as existing, with new landscaping.

Community investment programme

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**AREA 03 - DEVONSHIRE COURT BLOCK** 8

The new Devonshire Court structure...

- ...will be 5 storeys high.
- ...will share its staircase & lift with the existing structure.
- ...will have decks that mirror the existing ones.
- ...will provide for bicycle / bin storage.

The new courtyard space...

- ...is safe & enclosed.
- ...is overlooked by all residents.
- ...is suitable for children's play.
- ...will be very green & incorporate the existing trees.
- ...faces south.
- ...will provide for guest bicycle spaces.

Community investment programme

Tybalids Close Estate

Caedra DUGGAN HOME ARCHITECTS IEP Carndon



Members of the team explaining the proposals during the exhibition



**Statutory consultation in the lead up to committee approval - 18th October - 16th November**

In the lead up to the business case for the project being presented to committee for approval, a leaflet was sent to residents of the estate detailing the proposals for the whole estate with a detailed insert that was specific to the development area that they live in. Residents were sent a feedback form with the leaflet that they could return to the council, the leaflets also outlined the Local Lettings policy for the estate and had space for residents to inform officers of their housing need.

The main leaflet is shown adjacent and the inserts for each development area are shown overleaf.

During the statutory consultation period a number of events were also held to engage residents with the proposals:

- Older persons workshop
- Bengali focus group session
- Blemundsbury workshop
- Falcon focussed session
- Online and postal survey
- Door knocking

**Other meetings and presentations**

Since January 2012 the project team have met regularly with the Tybalds Estate Tenants and Residents Association (TRA) and also with the residents of the surrounding area - the Neighbours Group.

Consultation has been key in shaping the proposals and the changes that have been made as a result of engaging with residents and the local authority are outlined over the next pages.

The project team have an aspiration to retain close contact with residents of the estate as the project moves on to selection of contractors and construction.

**Tybalds Estate Consultation on Regeneration proposal** October 2013

**Local lettings policy**

**Meeting local housing need and sustaining a community**

**How to get involved**

**The estate regeneration proposals**

**The local lettings policy**

**Community investment programme**

**Tybalds Estate Consultation on Regeneration proposal**

**Area 1: Main square and Mews Housing**

**Area 2: Blemundsbury**

**Area 3: Devonshire Court**

**Area 4: Westcott House**

**Area 5: Falcon**

**Area 6: Ribblesdale and Springwater**

**Area 7: Westcott House**

**Area 1 proposals summary Main square and Mews Housing**

**Community investment programme**

**Area 2 proposals summary Blemundsbury**

**Community investment programme**

**Area 3 proposals summary Devonshire Court**

**Community investment programme**

**Area 4 proposals summary Westcott House**

**Community investment programme**

**Area 5 proposals summary Falcon**

**Community investment programme**

**Area 6 proposals summary Ribblesdale and Springwater**

**Community investment programme**

**Area 7 proposals summary Westcott House**

**Community investment programme**



### 3.3 Consultation outcomes

As a result of the extensive consultation and technical investigations that have been undertaken a number of the proposals have evolved in the lead up to the planning application. The main areas of change have been:

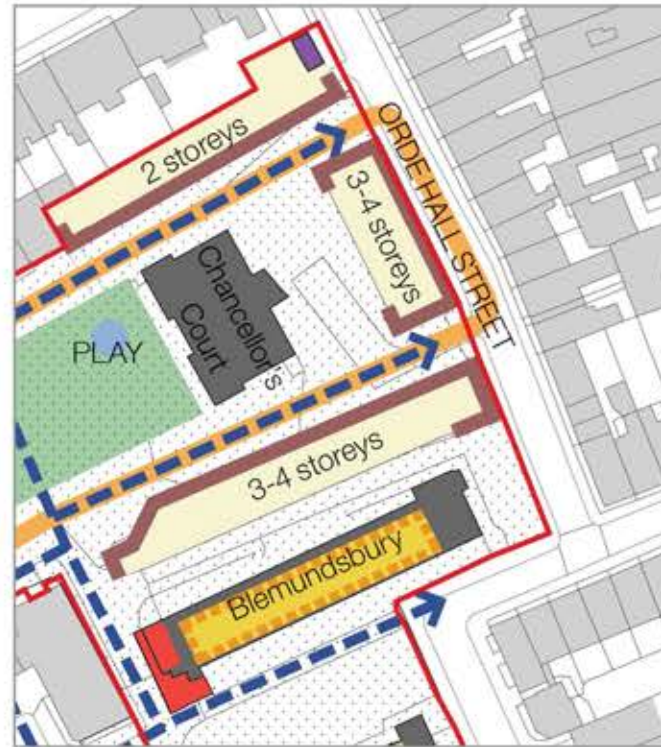
- The new build Blemundsbury block and proposals around Orde Hall Street
- The new build Devonshire Court block
- Development around Falcon and Boswell Street
- Landscape proposals for the main square between Chancellor's Court and Babington Court

The following pages outline the main key changes in relation to the scale, height and location of key blocks of development.

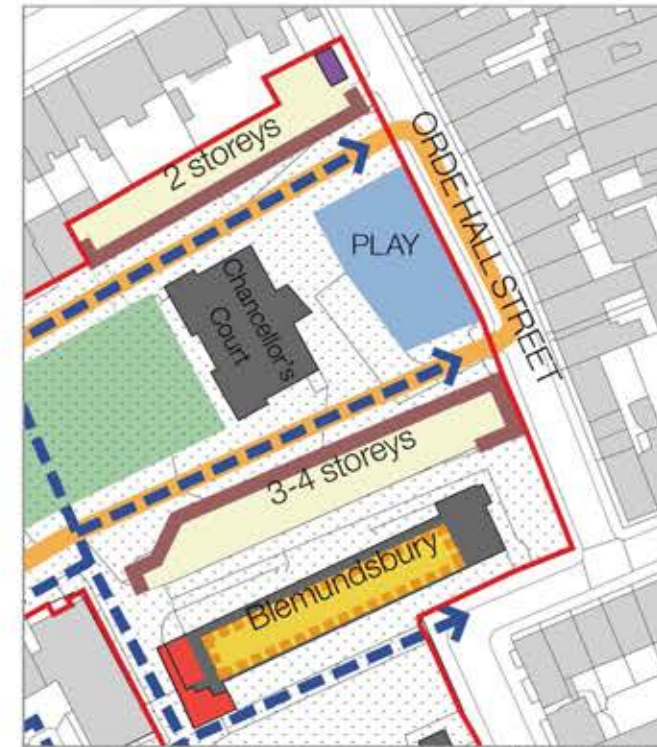
#### Design development at Blemundsbury and Orde Hall Street

The decision to drop development on Orde Hall Street open space after the competition stage meant that the urban form of the area around the Orde Hall Street play area, Blemundsbury and the proposed mews block at the back of Great Ormond Street needed to be rethought. The previous idea for this area had been to recreate the street frontage of Orde Hall Street and the project team discussed that new development around the play area could help to shape and define this space and give it the feeling of an urban square.

Post competition the new build Blemundsbury block was identified as one of the key places that large, affordable family units could be provided on the estate and the project team developed a scheme that could maximise these benefits. This scheme was four storeys at the Orde Hall Street of the new build Blemundsbury block. This scheme was presented to residents at consultation and discussed with Camden's place making team. Following this the team decided that there were benefits in dropping one storey from both ends of the new build Blemundsbury block, in terms of the impact on existing residents of Blemundsbury and how the new building interfaces with Orde Hall Street.



Urban design framework plan showing initial plans around Orde Hall Street from the competition stage.



Following the competition the decision was taken to drop development on the Orde Hall Street play area.



The application proposals have carefully considered how new development meets Orde Hall Street and addresses the open space and play area.



Stage 1 of design work showing new build Blemundsbury block at four storeys facing Orde Hall Street.



Stage 1 of design work showing new build Blemundsbury block at four storeys overlooking the main open space.



Stage 2 showing the new build Blemundsbury block dropping to three storeys at either end.



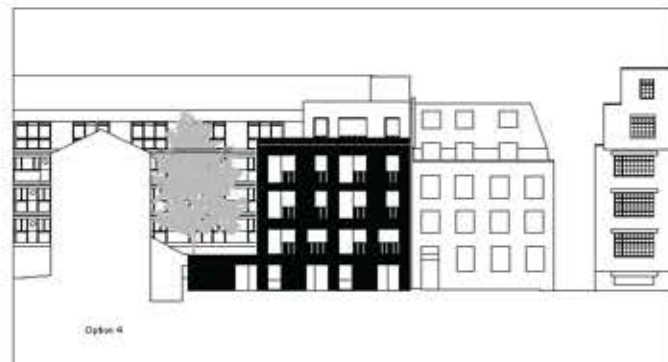
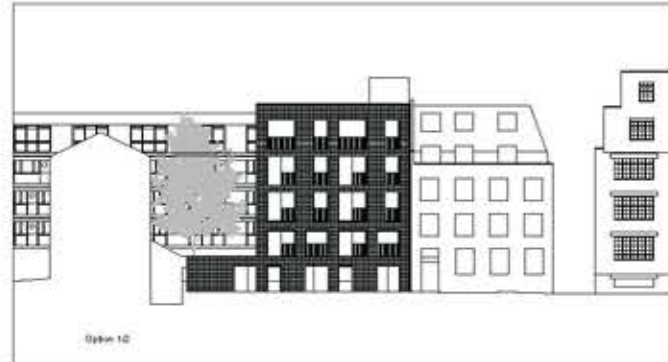
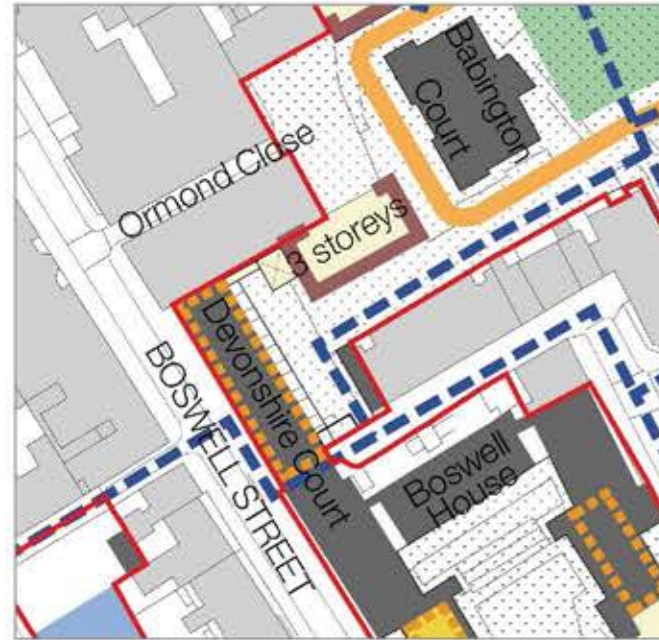
The application proposals



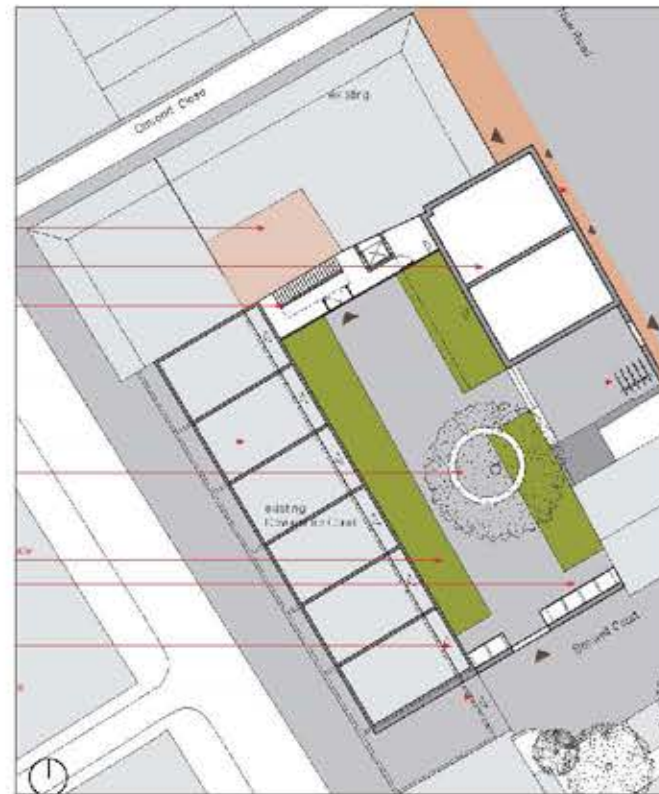
### Design development at Devonshire

The proposed new build block at Devonshire Court has developed since the competition stage. This area of the site has historically been a problematic area of the estate experiencing anti-social behaviour problems and the public realm is tired and dominated by car parking. Post competition stage a decision was taken to turn the new build block through 90 degrees and create a new courtyard space for both existing residents of Devonshire Court and new residents. The existing Devonshire Court residents have no private amenity space so creating a private courtyard would add valuable open space for these residents.

At the competition stage the height of this block was proposed as three storeys in the urban design framework plan. Post competition it was felt that the height of this block could be increased to be in-line with neighbouring properties.



The post competition stage plan investigated the possibility for the new build Devonshire Court building to be taller at 5 stories. During design development the massing of this block was explored and investigated for technical constraints. The final proposal is for a 4 storey block with a recessed fifth storey.



### Falcon

At the competition stage the site area around Falcon was tested for a number of development opportunities. These included:

- Conversion and extension of the washroom spaces to residential units
- A one storey rooftop extension
- Conversion of the lower ground floor to residential accommodation
- Potential to move and enlarge the existing TRA facility within the lower ground floor of the block
- Three new town houses which front onto Boswell Street

During the design process the various different areas have been tested for their technical feasibility and to ensure that the impact on existing residents is within acceptable limits. Following this process some of the development opportunities have been dropped from the plan. The three Boswell Street townhouses have been taken out due to the impact of these houses on the courtyard space. The rooftop addition has been reduced at the washroom end to minimise visual impact on the existing residents of Boswell Street and Bevan House.

A decision was also taken to leave the existing TRA hall where it was and to expand this facility at its current location. This decision means that the lower ground floor of the Falcon block is no longer proposed to be converted to residential accommodation.



Competition masterplan showing proposals for the Boswell Street town houses



Design development throughout the process lead to three townhouses and new access arrangements to a landscaped courtyard from Boswell Street.



The application proposals have omitted the Boswell Street town houses



## Landscape and open spaces

In the early stages of the project it was felt that the open space between the two tower blocks presented an opportunity to green the area and provide a new public square.

Following further investigation into how the space is currently used and extensive consultation with residents and users of the space the design team discovered that the space served a number of functions for the local community.

- It was used by young children as an informal kick about area and play space.
- Older residents on the estate used the space to sit outside and socialise
- There was a desire for the space to be able to host outdoor functions, such as the ability to be able to put up a marquee for parties.

Following these discoveries a decision was taken by the design team to have the space as a hard landscaped area of high quality materials that could be used as a multi-functional space. There is an aspiration for the area to still be significantly 'greened' with lots of new tree planting and beds around the tower blocks which allow for planting of shrubs.



Tybalds Square at the competition stage



Tybalds Square following extensive consultation with residents and investigation by the design team

## 3.4 Consultation with local authority and statutory bodies (overview)

From the outset of the project a good dialogue has been maintained with the local authority officers, with a number of meetings occurring between the project team and a number of different officers.

The following pages outline the various meetings and their outcomes that have happened during the design development stage.

- 5th September 2012 meeting with LBC highways officers to discuss parking and highways issues associated with the new internal access road proposed.
- 26th September 2012 handover to Ben Le Mare (LBC senior planning officer). From the beginning of the project the design team had been in communication with the local authorities place-making team (Ed Jarvis and Rob Willis). This meeting was to handover from the place-making team to the planning team and to introduce the case officer to the project.
- 11th October 2012 meeting with the landscape and tree officer on site. Camlins and Tibbalds met with Alex Hutson on site to discuss the proposals for tree removal and planting on site.
- 13th November 2012 meeting with the access and landscape officer to discuss access arrangements for open spaces and initial approach to wheelchair units.
- 4th December 2012 meeting with Michelle Horn (access officer) and Neil Stedman (occupational therapist within the housing department) to discuss detailed layouts of wheelchair accessible units and the mix and locations for units.
- 14th December 2012 meeting with the Secure by Design officer
- 19th December 2012 pre-app meeting.
- 15th January 2013 Developer's Forum
- 18th January 2013 pre-app meeting. Changes to Falcon building line, tree planting and other design issues.