



TYBALDS ESTATE REGENERATION

CAMDEN

LANDSCAPE DESIGN & ACCESS STATEMENT

JULY 2021



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1 LANDSCAPE STRATEGY

1.0 INTRODUCTION

As part of the new planning application for 56 new homes within Tybalds Estate, Holborn, extensive landscape and public realm improvements are also being proposed.

LUSH Landscapes has been working very closely with Matthew Lloyd Architects and Camden to produce significant improvements to the Estate's current public realm both for the existing and the new residents.

The proposed landscape proposal scheme has been widely consulted on with the local residents and is a sensitive response to their needs and those of Camden's.

This Landscape Design and Access Statement report describes all aspects of the landscape proposals.



PHOTOGRAPH OF TYBALDS ESTATE - TYBALDS SQUARE

1.1 SITE ANALYSIS AND CONSTRAINTS

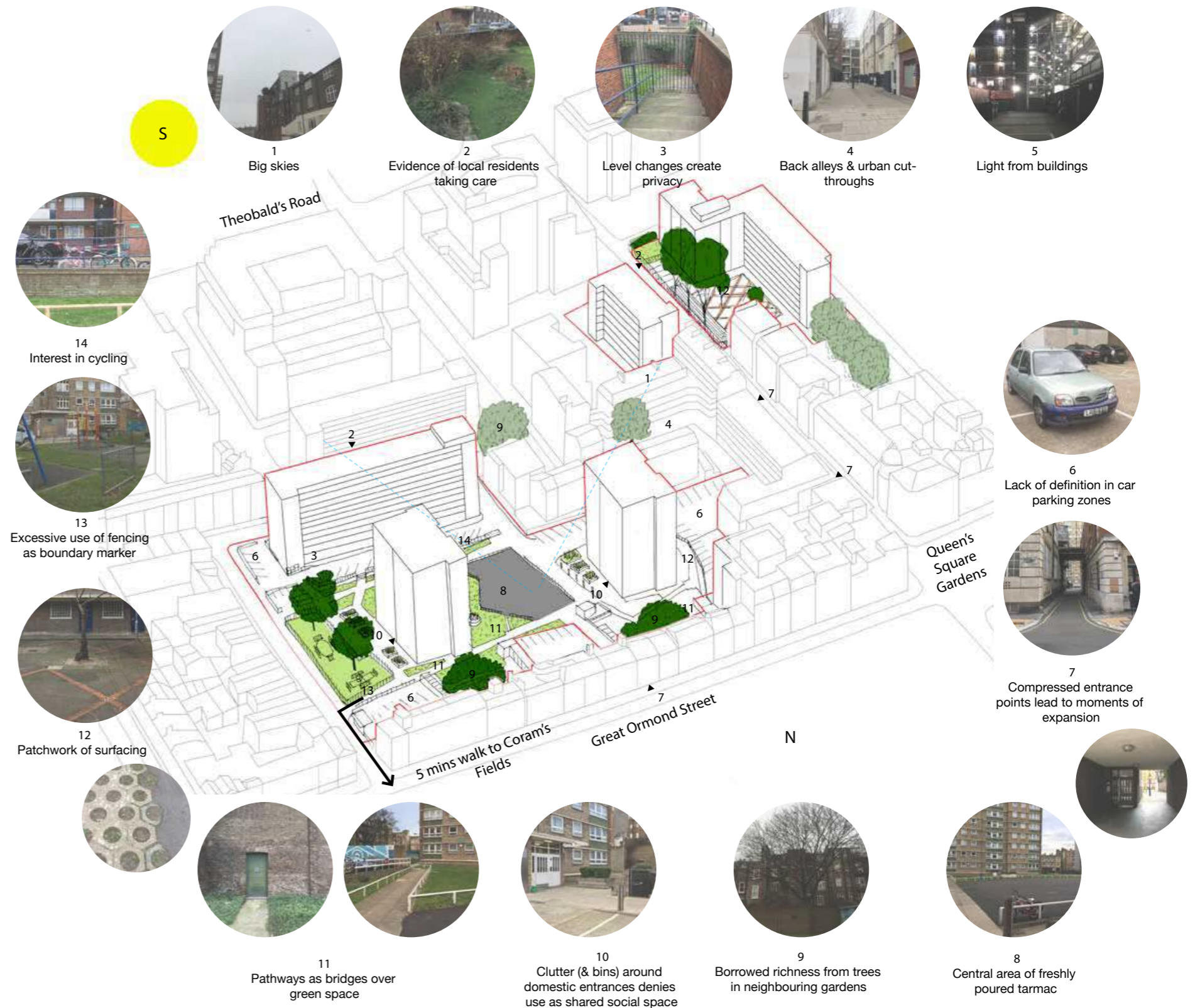
SITE CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS & CONSIDERATIONS:

1. Large sky and daylight component
2. Evidence of local residents taking care and using the landscape e.g. barbecue & sunken gardens;
3. Level changes give some defensible spaces;
4. Back alleys & urban cut-throughs used not just by residents;
5. Whilst lighting from buildings lights the routes in some parts of the Estate, in others it is quite dark
6. Lack of definition in car parking zones;
7. Narrow entrance points which in turn open up, these feel like thresholds could be celebrated more;
8. Central area of freshly poured tarmac - inviting and generous space for play, but sense of purpose points of interest greening and places to sit;
9. Borrowed richness from trees in neighbouring gardens but limited in site itself;
10. Clutter and bins around entrances denies use as a shared social space;
11. Pathways divide green space but could be made more pleasurable;
12. Patchwork of hard and soft materials;
13. Excessive use of fencing as boundary marker;
14. Evident interest in cycling, but lack of designated cycle parking

OPPORTUNITIES:

1. Creating spaces and courtyards that are community driven and accessible for all.
2. Define routes and pedestrianise using the proposed buildings to activate hidden/misused corners of the estate, therefore defining parking zones.
3. Central area can be a space for everyone, linking and connecting the whole state with fresh planting and new trees
4. Organisation and addition of bin and cycle stores for both existing and new residents.



1.1 SITE ANALYSIS AND CONSTRAINTS

SITE CONTEXT PHOTOS



1. Tybalds Estate - Undefined routes and excessive fencing



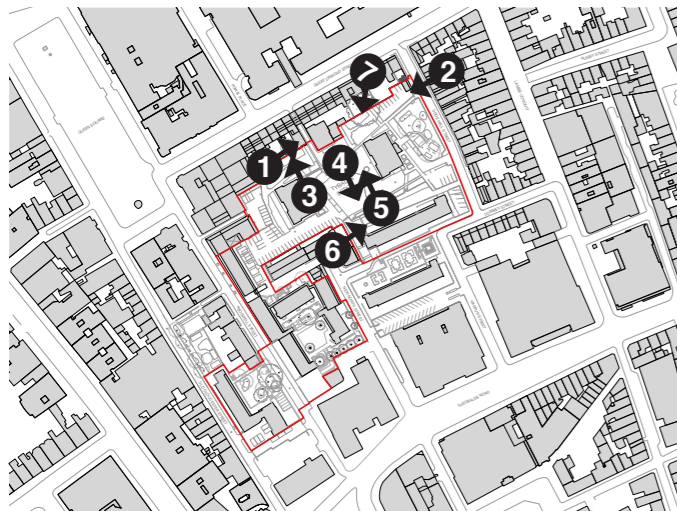
2. Tybalds Estate - Proposed Eastern Mews location.



3. Tybalds Estate - Concrete planters.



4. Tybalds Estate - Estate refuse locations.



KEY



5. Tybalds Estate - Central square



6. Blemundsby Block - Ramp to underbuilds.



7. Tybalds Estate - Birds eye view Tybalds Square

2 LEGIBILITY & CONNECTIVITY

2.0 EXISTING CONDITIONS & ROUTES

LEGIBILITY & CONNECTIVITY

Connectivity

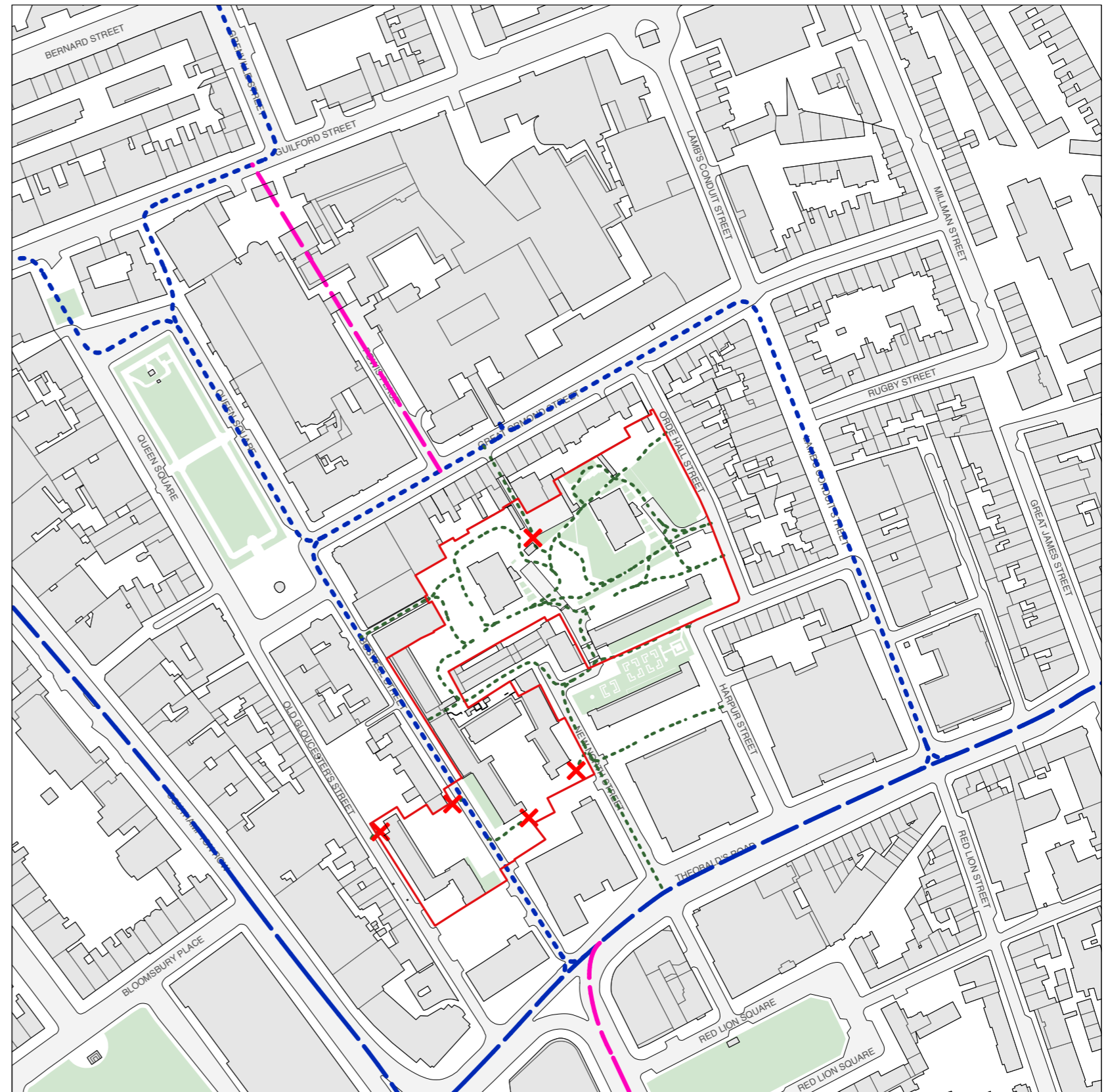
The estate currently turns its back on the surrounding streets. As the plan shows the four service roads into the square terminate in dead ends, creating a series of cul-de-sacs, with no connecting routes across the square. Currently Barbon Close on the northern side allows access to four car parking bays only, pedestrian access has been blocked by barriers. The main footpath from Orde Hall street abruptly stops when it meets New North Street. To reach Boswell Street on the western side, pedestrians have to navigate the access road and car parking bays behind Babington Court. Not all areas are currently accessible, due to changes of level.

Legibility

The space is also uncomfortable because it is not clear if the space is public or private. It is unclear if the footpath from Orde Hall Street is a public footpath or an internal estate footpath. The space between Babington and Chancellors Court consists of a sloping area of macadam surfacing with sports markings and an area of rough grass. Legibility will be improved by the new north-south and east-west pedestrian routes across the estate, bespoke pallet of materials and structural planting.

Landscape improvements set out to remove barriers and improve internal access around the square and increase connectivity with the surrounding streets and neighbourhoods, as set out in the next page.

- Existing Defined Routes
- Existing Un-defined Routes
- ✗ Broken Connections
- Strategic Future Connections



2.1 PROPOSED ACCESS & ROUTES

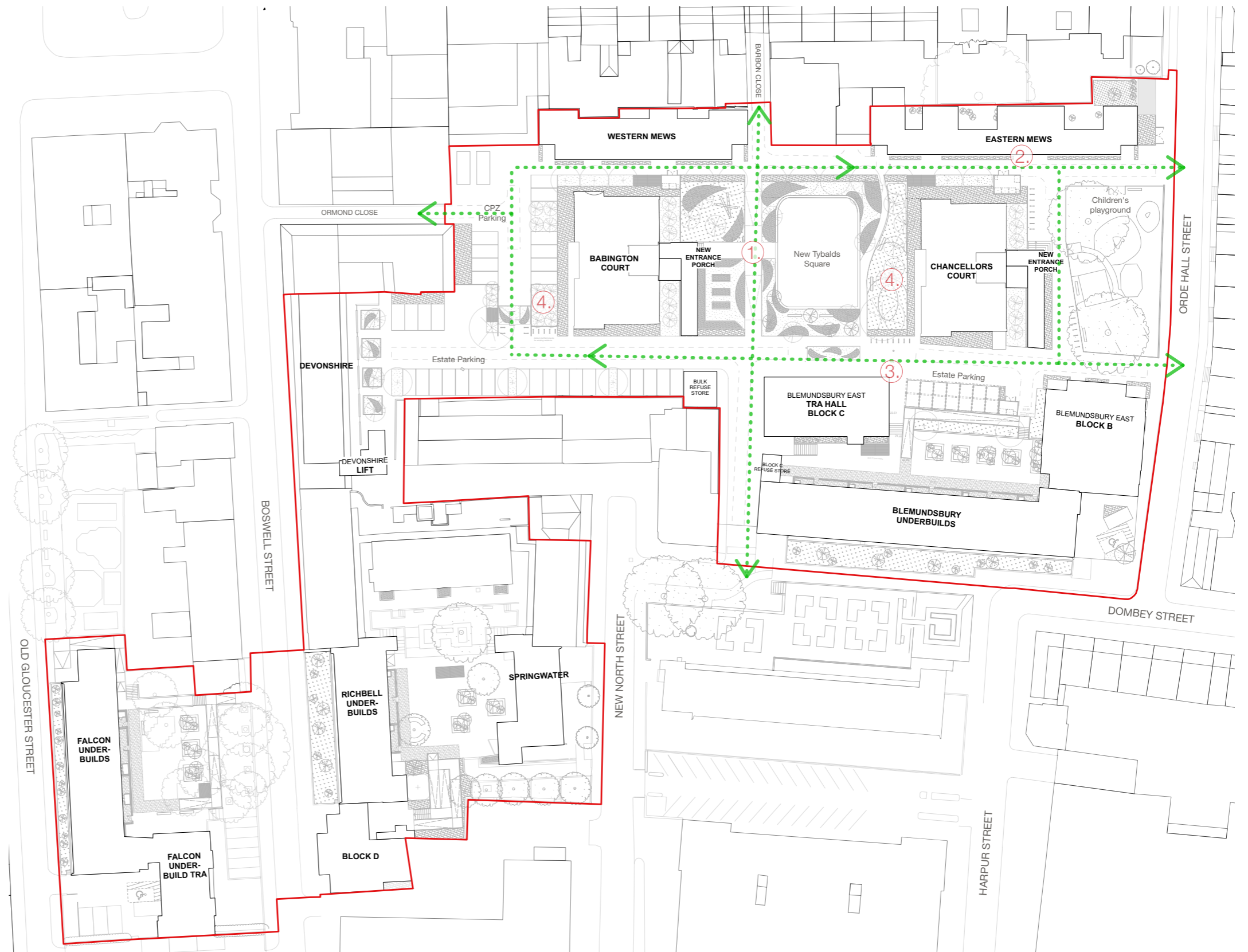
LEGIBILITY & CONNECTIVITY

1. Introduce a new direct North – South route across the square by connecting Barbon Close in the north to New North Street in the south, via a wide footpath across the square. Linking these streets will help open up the square and improve permeability and connectivity with surrounding neighbourhoods. As well as introducing a less threatening and more recognisable public realm.

2. Replacing the existing zig-zagging northern footpath from Orde Hall Street to the entrance of Babington Court with a new direct, tree lined footpath from Orde Hall Street to Ormond Close on the estates western side. The new straight footpath will provide clear sight lines, and be overlooked by the new mews houses, which will help activate the space, creating a more legible public realm, and sense of safety.

3. A new route from Orde Hall street to Devonshire Block on the southern side of the square, comprising of the new access road, the paved surface in front of the new TRA hall and the access road adjacent to the south-side of Babington Court. To help define the route the resin bound surfacing in front of the new TRA building is extended to Devonshire block and rain gardens/ way-finding features reinforce the route.

4. Creating defensible spaces and clearly defining what is accessible to the public and what spaces are for residents only through strong boundaries between these spaces.



←→ Proposed key routes

2.1 PROPOSED ACCESS & ROUTES

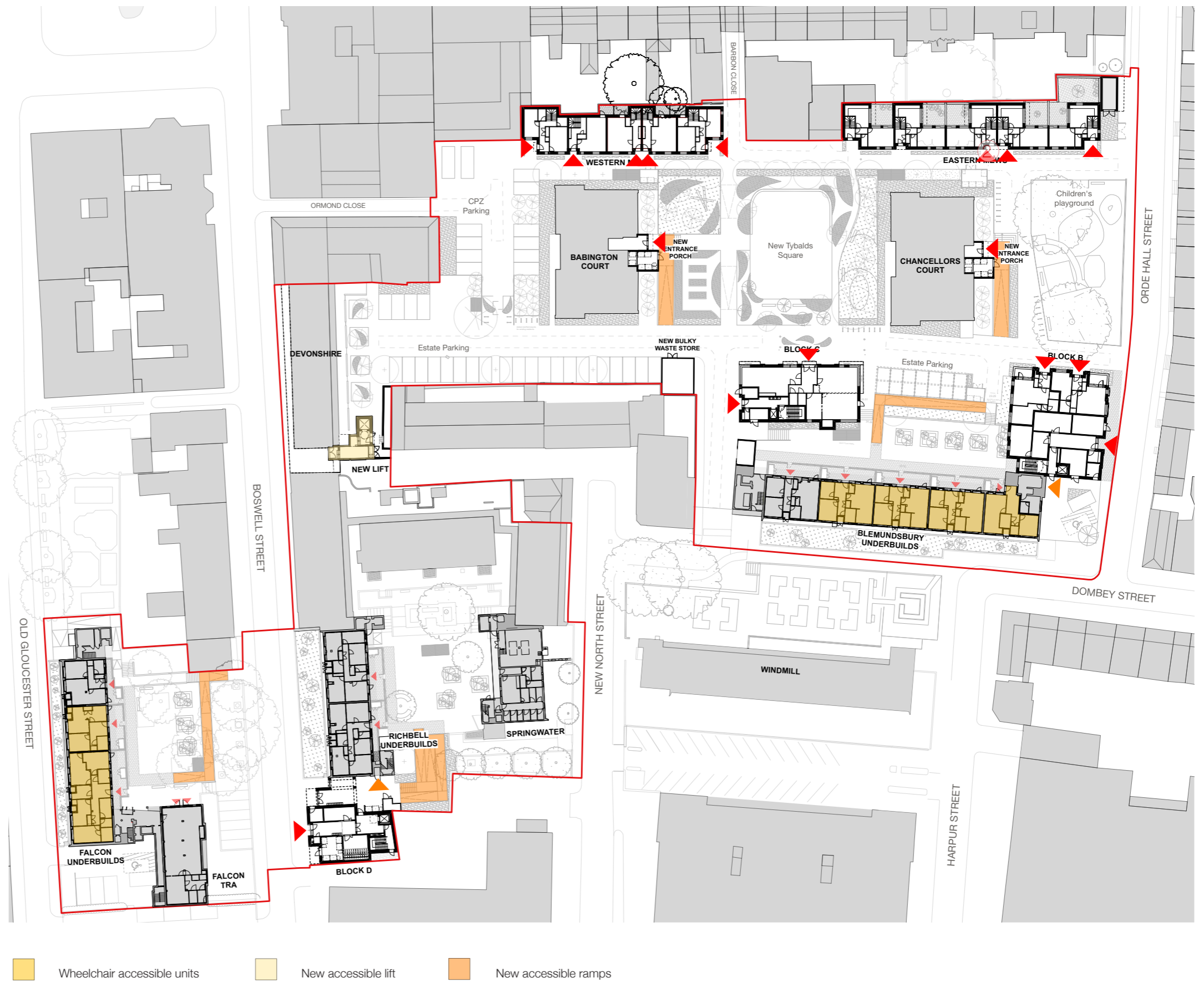
ACCESSIBILITY

The existing Tybalds Estate is in most areas not accessible at all or not easily accessible to people who are in wheelchairs, people finding walking upstairs difficult, or indeed residents who have children in buggies, etc. This is mainly because in most cases the original housing blocks do not have level access at ground floor, and are instead entered by steps half a storey above pavement level.

However, even where there is level access provided by lifts, these are entered at basement level accessed by external ramps – which in themselves are often steeper than current regulations dictate – or by single steps adjacent to lifts.

So this project, apart from creating brand new housing blocks that are fully accessible, seeks also to significantly improve disabled access to the existing buildings.

See more information in Tybalds Estate Design and Access Statement.



3 OPEN SPACES

3.0 EXISTING OPEN SPACE ASSESSMENT

EXISTING CONDITIONS

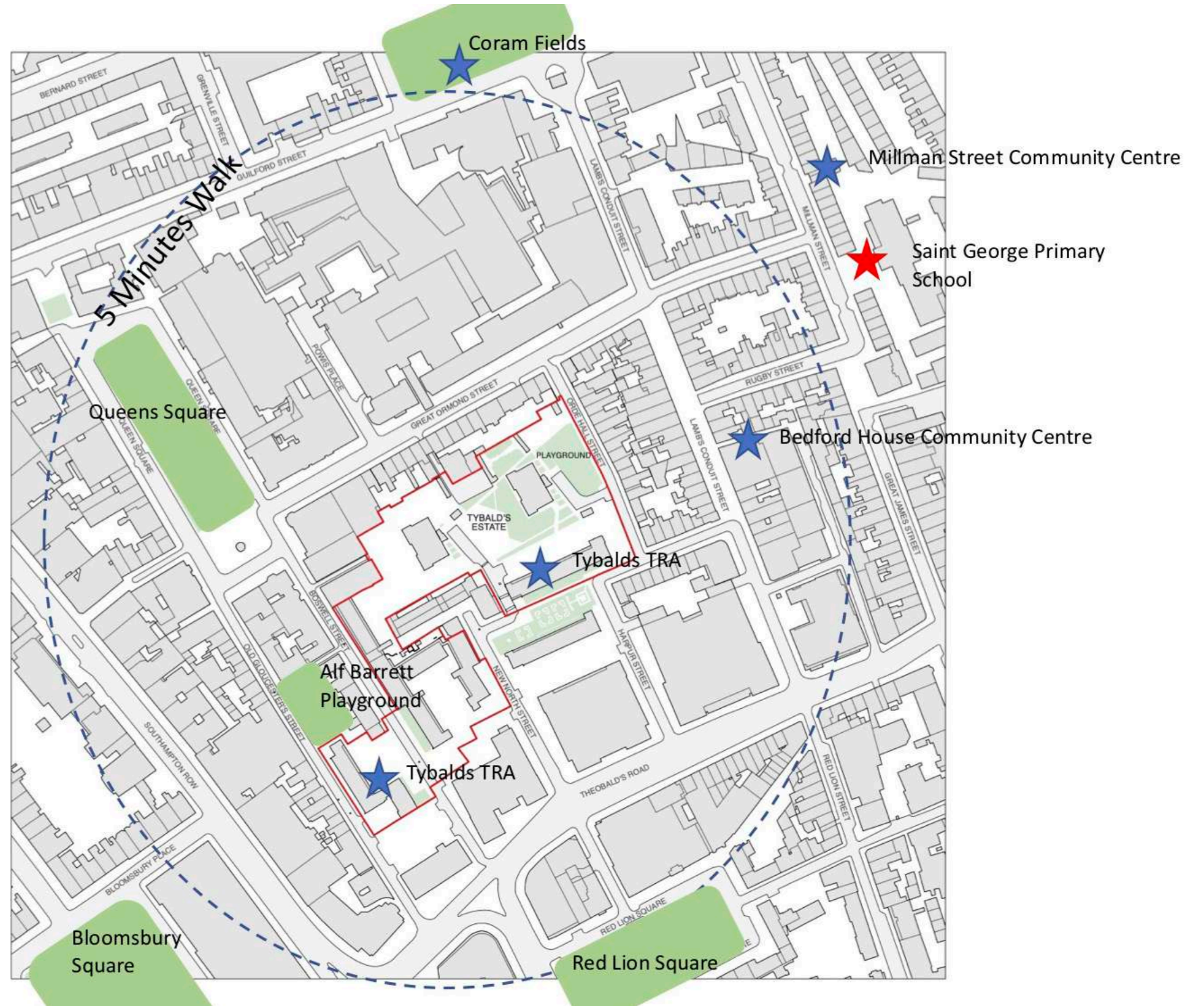
Surrounding Green Space and Community Facilities

Public parks and gardens within a five minute walk from Tybalds Estate include Queens Square and Bloomsbury Square to the west and Red Lion Square to the south. These gardens provide a green oasis for contemplative enjoyment. Local play and sports facilities include Alf Barrett Playground, adjacent to Falcon Courtyard on Old Gloucester Street, and Coram Fields to the north, which provides a wide range of play, sports and community activities.

Local community centres include Bedford House on Lambs Conduit Street and Millman Street Community Centre next to Saint George's Primary School.

Existing open space on Estate

The existing open space is rather bleak and can be divided into three separate zones. Firstly, car parking and access roads dominate the space at the western end of the square. In-between Babington Court and Chancellors Court landscaping consists of a large area of mown grass and an area of tarmac with sports and games markings. In front of Chancellors Court there is a small infant's playground, with seating and trees.



Green Open Space

3.0 EXISTING OPEN SPACE ASSESSMENT

EXISTING PLAY PROVISION

Currently, formal play provision on the estate is provided by the playground at the front of Chancellors Court. Informal play opportunities include the tarmac surfacing with sports and games markings inbetween Babington and Chancellors Court, as well as secure courtyards of Falcon and Springwater. Although formal play provision on the estate is limited, surrounding community play provision is good, and includes Coram Fields and Alf Barnet Playground.

To assess the playability of the existing and proposed scheme, this report uses the **London Plan, Shaping Neighbourhoods**; Play and informal recreation, supplement planning guidance September 2012, categories which are as follows;

Doorstep Playable Space - a place close to home, suitable for young children

Local Playable Space – a place where children aged up to 11 can play.

Neighbourhood Playable Space – a more extensive place where children aged up to 11, can play, and where there are some facilities for young people over the age of 11.

Youth Space – a place where young people aged 12 and above can meet and take part in informal sports-based activities and other informal recreation.

Play Space –Existing



3.1 PROPOSED SPATIAL DEFINITION

PROPOSED PLAY PROVISION

Play Proposals Summary:

1. The existing playground in front of Chancellors Court is to be retained and protected. A new bespoke timber play sculpture is to be installed on the right-hand side of the new entrance into Babington Court, increasing the amount of Neighbourhood Playable space on the estate.
2. The existing tarmac surfacing with sports and games markings, inbetween Babington and Chancellors Court, will be replaced with a new events/games space. Although smaller, the new space will have level sports surfacing and will be semi enclosed with low retaining / seating walls. The adjacent new TRA Community Hall in Block C, will be able to store items such as portable goal posts, gardening equipment and play mats, to facilitate a wide range of community activities.
3. Landscape improvements to Falcon and Springwater courtyards will make them more attractive for play.
4. The new Blemundsbury courtyard will provide additional play space.

As shown on the plan, the new proposals provide a large number of smaller playable space, distributed more evenly across the estate, and the amount of playable space has increased by 781sqm.

Play Space – Proposed



3.1 PROPOSED SPATIAL DEFINITION

PROPOSED PLAY PROVISION

Doorstep Playable Space – This category of playable space will double in size due to the new infill flats in Falcon, Springwater and the new Blemundsbury courtyard. The infill flats open out directly onto the courtyards, providing Doorstep Playable Space directly connected to home. As the table illustrates the amount of Doorstep Playable Space, far exceeds the GLA’s requirements.

Local Playable Space – Currently Falcon, Springwater and the Rose Garden provide 2400 m2 of Local Playable Space, although 490m2 of this space will now be classified as Doorstep Playable Space, reducing Local Playable Space to 1910m2. However, a further 1067 m2 of Local Playable Space will be provided by the new Blemundsbury courtyard, Devonshire court, pedestrian areas of the Mews, and the garden surrounding the central events/ games space, resulting in a net gain of 577m2. This is far more than the additional 10.5sqm required by the GLA’s requirements.

Neighbourhood Playable Space – Provision includes retaining the existing playground at the front of Chancellors Court and providing another small play feature in the central square. The new proposals will result in an additional 14sqm, which exceeds the 5sqm required by the GLA.

Youth Space – This report has very generously classified the area of tarmac surfacing, with sports and

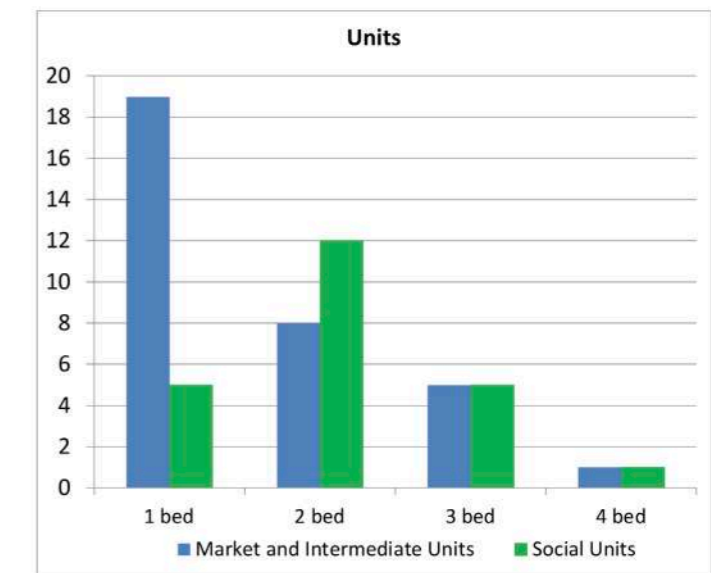
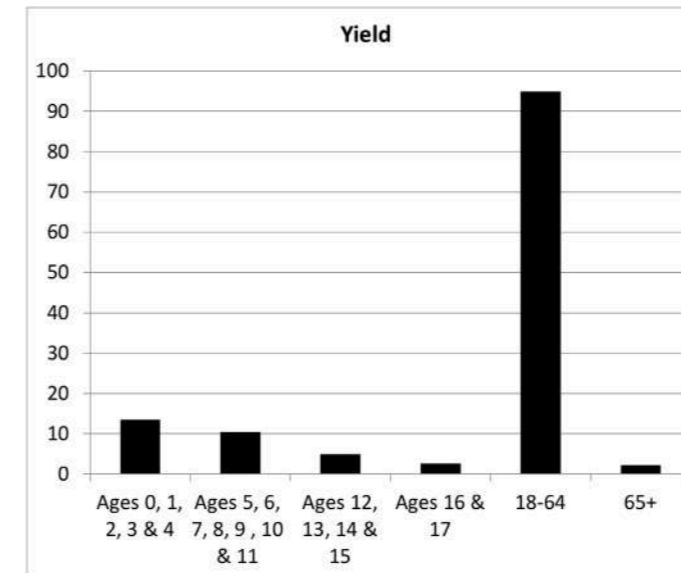
games marks, inbetween Babington and Chancellors Court as Youth Space. In reality this sloping area of tarmac provides a poor games area and a stark landscape. The new events / sports space will provide flat sports surfacing, enclosed by a low seating wall. Although the amount of space is less the quality is greatly improved.

London Plan, Shaping Neighbourhoods; Play and informal recreation, require minimum 10sqm of play space per child. The guidance also requires developments of 60 dwellings or more to provide Doorstep Playable Space, and developments of more than 100 dwellings or more to provide more Local Playable Space. As both the table and plan show Doorstep Playable Space will more than double and Local Playable Space will increase by 577sqm, both far exceed Camden’s and the GLA requirements.

As shown on the plan, the new proposals provide a large number of smaller playable space, distributed more evenly across the estate, and the amount of playable space has increased by 781sqm.

	Current arrangements (sqm)	Proposed (sqm)	Net gain (sqm)	GLA Playable Space requirements for children from new development
Doorstep Playable Space	267 sqm	757 sqm	+ 490 sqm	13.5sqm
Local Playable Space	2400 sqm	2977 sqm	+577sqm	10.5 sqm
Neighbourhood Playable Space	616 sqm	630 sqm	+ 14 sqm	5.0 sqm
Youth Space	600 sqm	300 sqm	-300 sqm	2.6 sqm
Totals	3883 sqm	4664 sqm	+781 sqm	31.6 sqm

Estimated yield from a development of 56 units Located in Inner London with a PTAL of 5-6



3.1 PROPOSED SPATIAL DEFINITION

GREEN & OPEN SPACES

Due to the construction of 56 new homes, the amount of open space on Tybalds Estate will be reduced. The new housing blocks are however built around the perimeter of the site, utilising poor quality space which currently offers little amenity or recreational opportunities.

As the Open Space Quality plan illustrates, existing high quality open space on the estate includes the Orde Hall Playground and the Rose Garden in front of Blemundsby building. Both these spaces will be retained and protected.

Falcon and Springwater Courtyards provide residents with secure outdoor space. The new infill flats will help activate the courtyards and provide additional surveillance. Landscape improvements will include a new access ramp, site furniture and planting.

Planting proposals include planting an additional fifty-one trees, island beds of herbaceous planting with ornamental grasses soften the central space in-between the two tower blocks and privacy shrub planting is introduced around the blocks south, west and northern sides. Further greening is provided through raised planters, rain gardens and green walls.

Tybalds Square tarmac area between Chancellors and Babington Court is to be replaced with a community events and games area. Although this space will be smaller than the existing area of tarmac, the new space will have sports surfacing and will be enclosed by a 500 mm high seating wall.



3.1 PROPOSED SPATIAL DEFINITION

OPEN SPACE ASSESSMENT

Soft Landscaping

The proposed landscape will dramatically increase the ecology and biodiversity value of the estate, as well as creating a more attractive and welcoming environment. As the table above illustrates the improvements will greatly increase the amount of tree and shrub planting in the square, as well as introducing different types of planting such as the herbaceous and ornamental grasses, green walls and rain gardens. The amount of mown grass has been dramatically reduced, and replaced by meadow grass and flowering shrubs.

Site Furniture

As the table illustrates the estate currently includes no seating, new seating will be provided through traditional benches with back rests, plus a variety of seating opportunities in connection with the raised planters and the coping seating on top of the timber retaining wall, of the events space. The proposals also include installation of thirty-three bike stands and four bike storage units.

Recreational Facilities

Eight new allotment planters are to be installed into Tybalds Square and Falcon Courtyard.

The existing infant's playground is to be retained and a timber climbing structure will be included in the central square. The existing macadam paving with sports markings will be replaced with a high-quality games/ events space. Although this space will be smaller, it will provide a flat, high quality pitch for both games and events.

Existing and proposed landscape features					
Item no.	Feature	Unit	Existing	Change of	Total provision
1.	Soft Landscaping				
1.1	Trees	No.	23	+ 51	74 no.
1.2	Grass	M2	1500	-1150	350 m2
1.3	Shrubs	M2	5	+500	500 m2
1.4	Herbaceous	M2	0	+350	350 m2
1.5	Planters	No.	8	+7	15 no.
1.6	Green walls	No.	1	+1	2 no.
1.7	Allotment planters	No.	0	+13	13 no.
2.	Site Furniture				
2.1	Benches	No.	0	+12	12no.
2.3	Bike stands	No.	0	+33	33 no.
2.4	Bike storage unit	No.	0	+4	4 no.
3.0	Play and Sports				
3.1	Play equipment	No.	5	+1	6 no.
3.2	Sports surfacing	M2	600	-300	300 m2

4 CONSULTATION

4.0 PUBLIC CONSULTATION ANALYSIS

CONSULTATION STRATEGY

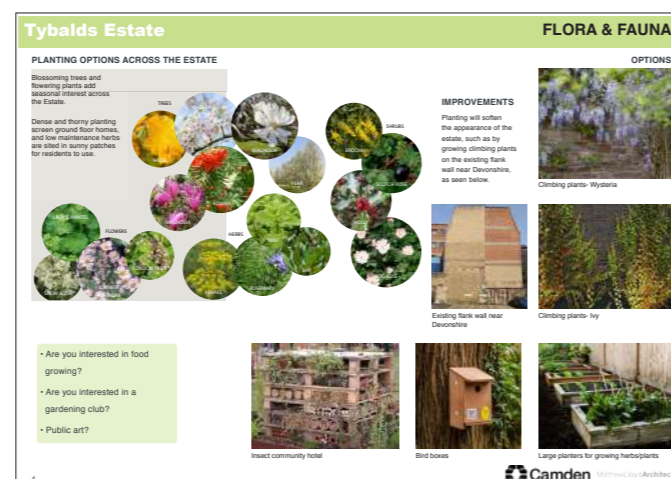
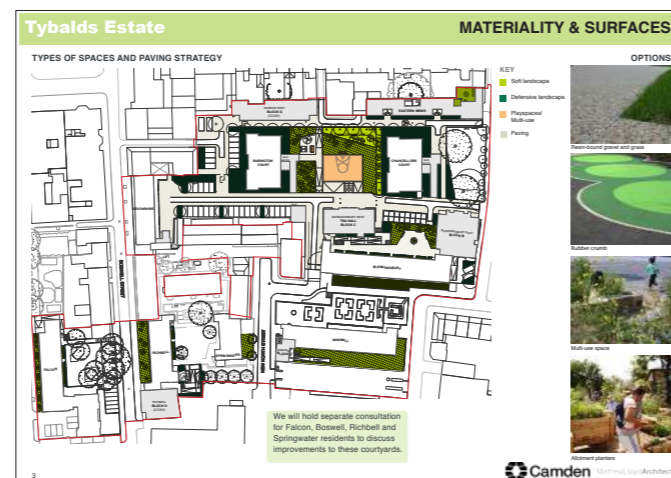
Extensive consultation for Tybalds public realm and landscape strategy has been carried out using various means of communication. This includes face-to-face consultation meetings with boards, online webinars, newsletter distributions and others.

In summary, some of the key points raised were:

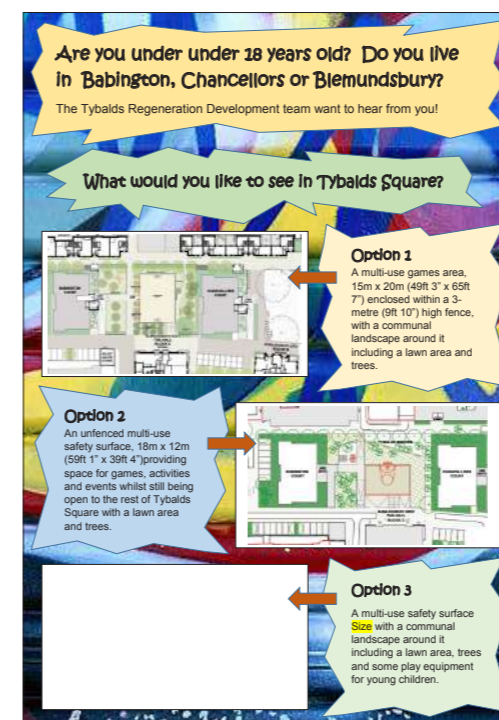
- Tybalds Square to be a space all can use
- Community gardening/ planters
- More seating and space to be able to socialise
- More green spaces and trees

The result of these has been collected in the documents 'Statement of Community Involvement' prepared by DWD and 'Tybalds Consultation Strategy and Log' prepared by Camden.

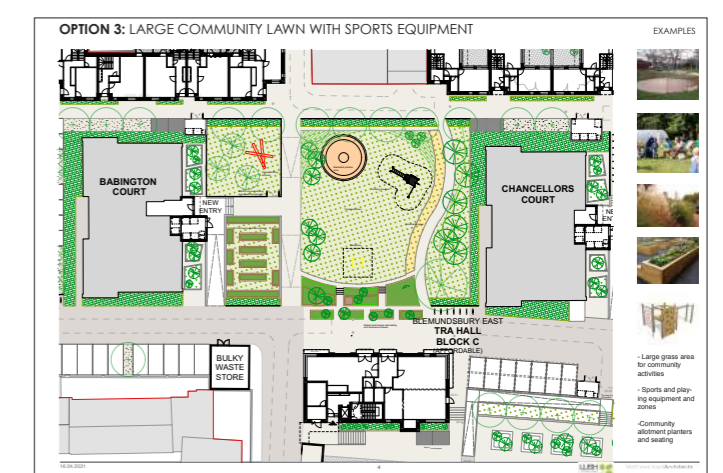
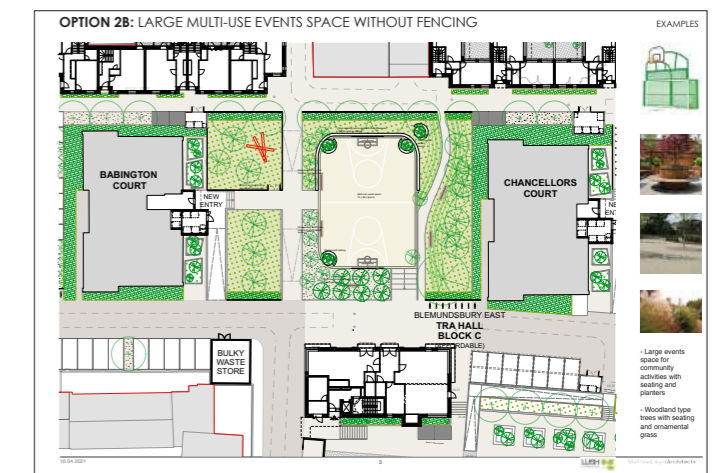
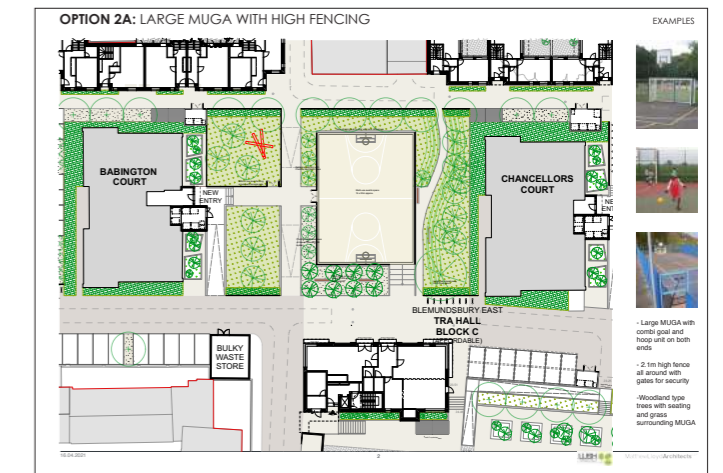
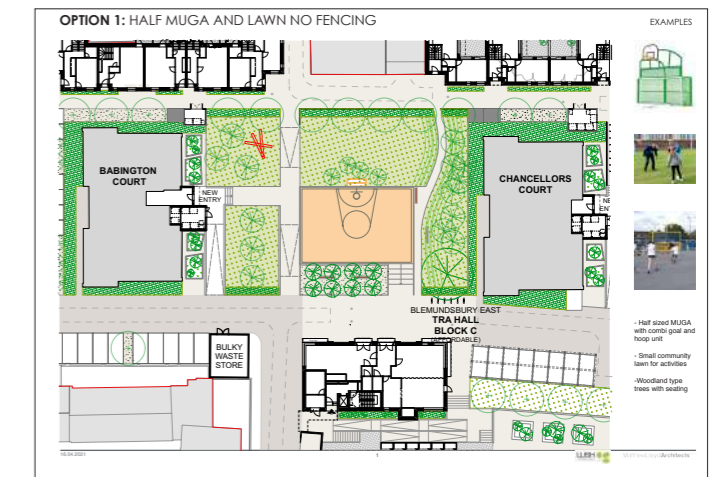
All of this feedback that has been collected has informed the final landscaping strategy.



June 2020



April 2021



April 2021