

1.0 PUBLIC CONSULTATION

PUBLIC CONSULTATION WEBINAR JUNE 2020

- Landscape and Public Realm - materiality, planting, fittings
- Tybalds Square options

Tybalds Estate

WELCOME TO OUR LATEST EXHIBITION ON PROPOSALS FOR TYBALDS ESTATE

Over the last year we have been developing proposals for the Tybalds Estate. Our team are excited to share the development of these proposals with you and are on hand to answer any questions you may have.

Our proposals include:

- A new multi-purpose TRA Hall
- 45 new homes across the estate, of which 28 are affordable
- Landscape improvements to enhance the open spaces
- Improved access to the existing blocks
- Improved security

WELCOME

UPDATED TIMELINE

Autumn 2020 – Submission of a planning application

Spring 2021 – Earliest date for a planning decision

Early 2022 – Earliest date that work can start

Early 2024 – Anticipated completion

CONTACT

We want to hear your views about the plans so please send us your thoughts and comments to:

tybaldsdevelopment@camden.gov.uk OR

Julia Farr,
Regeneration team, 4th floor,
5 Pancras Square,
Freepost RSLT-RUBR-TXAA,
London Borough of Camden,
Town Hall,
London WC1H 9JE

View of proposed Block C and Tybalds Square

LANDSCAPE OPTIONS

OPTION 1

OPTION 2

OPTION 3

Tybalds Estate

MATERIALITY & SURFACES

TYPES OF SPACES AND PAVING STRATEGY

KEY

- Soft landscape
- Defensive landscape
- Playspaces/ Multi-use
- Paving

OPTIONS

- Rein-bound gravel and grass
- Rubber crumb
- Multi-use space
- Alignment planters

We will hold separate consultation for Falcon, Boswell, Richbell and Springwater residents to discuss improvements to these courtyards.

Tybalds Estate

ACCESS & SECURITY

PROPOSED GATES & FENCES ACROSS THE ESTATE

KEY

- Bollards
- High fencing
- Sports fencing
- Pedestrian gates
- Kissing gate
- Vehicle gate

OPTIONS

- Traffic calming fences
- 1.5 high balustrade fencing
- Traffic calming kissing gates
- Vehicle stopping gates

Tybalds Estate

TRA HALL

NEW TRA HALL: FLEXIBILITY OF SPACE

TRA: Arrangement 1

The internal walls are designed to be open-able partitions to allow for flexibility of space. This arrangement shows how it could work as 2 halls, where TRA Hall 02 holds the capacity to seat 84 people comfortably and following all safety regulations.

TRA: Arrangement 2

The hall can also be divided into 3 spaces. The main structure of the hall, allows for direct access from the street, so each hall can be independent of each other if needs be. Outdoor seating can be an additional space to gather, looking out onto a new Tybalds Square.

TRA: Arrangement 3

Arrangement 3 demonstrates how the TRA Hall can be divided in up to 4 spacious rooms for different activities, with a Kitchen or Tea point serving each of these. They can be used for meetings big and small, with breakout rooms allowing for smaller groups to meet.

The aim of the new TRA Hall is to bring people together from the whole estate. The hall provides flexible space through fold-able partitions so that different activities can happen at the same time.

Tybalds Estate

FLORA & FAUNA

PLANTING OPTIONS ACROSS THE ESTATE

Blossoming trees and flowering plants add seasonal interest across the Estate.

Dense and thorny planting screen ground floor homes, and low maintenance herbs are sited in sunny patches for residents to use.

IMPROVEMENTS

Planting will soften the appearance of the estate, such as by growing climbing plants on the existing flank wall near Devonshire, as seen below.

OPTIONS

- Climbing plants- Wisteria
- Climbing plants- Ivy

Existing flank wall near Devonshire

Insect community hotel

Bird boxes

Large planters for growing herbs/plants

Tybalds Estate

IMPROVED ACCESSIBILITY & REFUSE STRATEGY

WHEELCHAIR ACCESSIBLE UNITS

IMPROVED ACCESS

- 5 New Wheelchair accessible units:
- 1x 3B5P Block B
- 1x 1B2P Block B
- 1x 4B6P Falcon UB
- 1x 1B2P Falcon UB
- 1x 2B3P Blemundsbury UB
- New ramps to Chancellors and Babington

Chancellor's proposed new ramp entrance & refuse store

Babington's proposed new ramp entrance & refuse store

REFUSE STORES STRATEGY

DETAILED FLAT PLANS

KEY

- Recycling locations
- Proposed refuse stores
- Proposed bulk refuse stores
- Existing refuse stores (retained)

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YOUNG PEOPLE ENGAGEMENT MARCH 2021

- Tybalds Square options and questionnaire survey prepared by Camden
- Encouraging engagement from younger residents of Tybalds estate.
- The designed questionnaire helps dissect the masterplan and opens up opportunities for comments.
- The feedback received was taken on-board and developed into the landscape of Tybalds square.
- Refer to Landscape document for more information

Are you under 18 years old? Do you live in Babington, Chancery or Blemundsbury?
The Tybalds Regeneration Development team want to hear from you!

What would you like to see in Tybalds Square?

Option 1
A multi-use games area, 15m x 20m (49ft 3" x 65ft 7") enclosed within a 3-metre (9ft 10") high fence, with a communal landscape around it including a lawn area and trees.

Option 2
An unfenced multi-use safety surface, 13m x 12m (59ft 1" x 39ft 4") providing space for games, activities and events whilst still being open to the rest of Tybalds Square with a lawn area and trees.

Option 3
A multi-use safety surface 15m x 12m (49ft 3" x 39ft 4") with a communal landscape around it including a lawn area, trees and some play equipment for young children.

Which of these things would you like to be in Tybalds Square?
(Draw a circle round all the things you would like)

Trees
Flowers
Food growing
Games area
Seating
Play equipment
Barbeque area

What else would you like in Tybalds square? (Please write or draw)

Is there anything which you would not like to see in Tybalds Square? Tell us why!

This is how Tybalds Square looks now

How else could we make Tybalds Square better?
Write or draw your ideas here

Information about you (Please circle one option for each)

How old are you? Under 5 5-10 11-15 16-18
Are you: Male Female Other Prefer not to say
Your home block: Babington Chancery Blemundsbury

If you wish, please tell us your name: _____
If you wish, please tell us your address: _____

Keeping you informed
Would you like to join our e-mailing list to receive news about the Tybalds regeneration programme by email?
Yes No
If yes, what is your email address? _____

Please return your completed survey by Freepost (no stamp needed): FAO Vanda Carter, CIP Development Team (Tybalds regeneration), 4th Floor, 5 Pancras Square, FREEPOST RSLT-RJBR-TXAA, London Borough of Camden, Town Hall, London WC1H 9JE.
Closing date: 10 May 2021

The boring bit?

Data protection
Information gathered in this consultation will only be used for the purpose of analysing the consultation responses to help us understand your views. Further information can be found in our privacy statement on the Camden Council website at <https://www.camden.gov.uk/data-protection-privacy-and-cookies> or search 'data protection' on the Camden website at www.camden.gov.uk
The Camden CIP Development Team will only use your email contact information to send you occasional news relating to the progress of the Tybalds regeneration project. We will not share your email address with other organisations.
By responding to this consultation you are giving your consent for us to use your data as set out above. If you wish to withdraw your consent, you can do so by emailing: tybaldsdevelopment@camden.gov.uk

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Young People Engagement Questionnaire - March 2020

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NEWSLETTER JUNE 2021

- Residents' general update, latest of regular newsletters sent out to residents
- Response to feedback from surveys in particular to Tybalds Square and Landscape consultations.

Tybalds Regeneration Newsletter

June 2021

This newsletter is produced by Camden regeneration team and delivered to all homes on the Tybalds estate

In this newsletter you will find information about:

- The Tybalds regeneration planning application, the planning application process and how you can be involved
- Refurbishment of the Alf Barrett playground due to begin in Spring 2021
- A timeline of the works schedule.

Applying for planning permission for the Tybalds regeneration programme

After two years of site surveys, consultation and co-design, evolving architectural plans and landscaping proposals, the Camden Development Team have received Cabinet approval to submit an application to seek planning permission for the Tybalds regeneration programme in June 2021.

What is the purpose of the planning application process?

All local authorities have a Local Development Plan. You can read Camden's Local Plan here: www.camden.gov.uk/local-plan-documents. The plan sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions.


When deciding whether a planning application is in line with its Local Development Plan, the Local Planning Authority (LPA) must consider the following points:

- The number, size, layout, siting and external appearance of buildings
- The infrastructure available (eg. roads and water supply) and proposed means of access
- Landscaping requirements
- The proposed use of the development
- The likely impact on the surrounding area.


Where can I read the regeneration proposals which will be submitted to the planning committee?

Once the planning application has been submitted and approved, the plans will be published on the Camden Planning website. Use the Search tool to find the application: <https://planningrecords.camden.gov.uk>

At this stage we will also make the plans available as downloads on the Tybalds regeneration information page: www.tiny.cc/tybaldsregen




Proposed Block B from Orde Hall Street – CGI image



Camden

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Tybalds regeneration newsletter

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How will I know when the planning application for Tybalds is submitted?

Camden's online planning portal is here: www.camden.gov.uk/planning-building-development. You can register to receive email alerts about planning applications in your local area.

How can I comment on the Tybalds planning application?

You can submit comments in the following ways:

- Online during the 21-day formal consultation period
- By email, to planning@camden.gov.uk
- In writing, to Development Management, Camden Town Hall, Judd Street, WC1H 9JE

What types of comments can be considered?

Only comments directly related to the proposals can be considered. For instance, the planning committee **can** consider comments concerning:

- ✓ the design, size and height of new buildings or extensions
- ✓ the impact of new uses of buildings or of land
- ✓ loss of light and the privacy of neighbours
- ✓ access for disabled people
- ✓ the impact of noise from plant equipment
- ✓ noise from new uses
- ✓ the impact of development on traffic parking and road safety.

Issues that may be of concern to you, but which the committee **cannot** consider, include:

- × disputes about civil matters, such as building freeholds or the 'right to light'
- × loss of property value
- × issues which are dealt with by other forms of law, such as party wall matters.

Looking East from Tybalds Square

How will the planning committee make a decision about the Tybalds regeneration?


A planning officer will present a recommended decision to the planning committee which is made up of elected Councillors. The public can attend these meetings and are usually entitled to speak briefly to make their views known. Only the elected Councillors can vote on the planning application itself. During Covid lockdown times, these meetings have been held online.

When will the decision be made?

It usually takes about 13 weeks from acceptance of a planning application to a decision being made by the Planning Committee. After this, it may take 2-3 months for the legal agreement to be finalised before the formal decision notice is issued.

For more information, visit:

www.camden.gov.uk/planning-building-development



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Tybalds regeneration newsletter

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Improving the courtyards

The Regeneration team have worked with Lush Landscapes and Matthew Lloyd Architects to produce proposals for improving the Falcon and Boswell/ Richbell/ Springwater courtyards. As we were not able to meet with nearby residents in person, we held online landscaping consultation meetings on 8 and 9 March 2021.

The initial proposals include:

- Improved ramps for wheelchair access for both courtyards, compliant with the Equality Act 2010.
- Improved planting
- A temporary TRA Hall under the Falcon extension to serve the estate until the new community space beside Tybalds Square is ready for use.



The Quiet Garden on the Bourne Estate designed by Lush

Falcon residents suggested a platform area for yoga or tai chi.

"The raised section could be a lovely place to sit, surrounded by greenery, overlooking the courtyard."

"Noise reverberates around the courtyard. We hear everything! Greening the space would help to absorb noise."

Boswell and Richbell residents suggested encouraging use of the courtyard as an intergenerational social space and play area for children with a barbeque area and more plants. They also asked for more secure bin stores.

Both courtyard groups emphasised the need for "more secure, robust, covered, well-maintained bike storage" and that any planting should be "tidy and controlled" and preferably low maintenance.

"I love the idea of bird boxes and wild life in the courtyard...Big chunky plants would be suitable."

Tybalds Square Landscaping Survey

During April/ May 2021 we surveyed residents in Babington, Chancellors and Blemundsbury to find out what people would like in Tybalds Square as residents living adjacent to the space will be most affected by activities in the Square.

We specifically focussed on gathering more views from children and young people as these groups have been under-represented in previous consultation.

We gathered views from 42 residents, including 27 people under 18 years old.

Most people, including young people, want the Square to be 'greener' with more trees and plants with "benches to sit, talk and read".

The majority of respondents do not want a high fenced games area in the Square.

Young people mentioned a diverse range of activities which they would like to be able to participate in such as ball games, roller skating, a track for running and cycling, a climbing frame and maybe a trampoline but also a space for relaxation.

"You should be able to do anything in the Square" - Chancellors, teenager.

The majority of residents preferred the two options which combined a multi-use activities and events area with some 'garden square' relaxation space. Of these, Option 2b was the most popular:




Option 2b: Multi-use, unfenced events space 15m x 20m (49ft 3" x 65ft 7") for community activities with surrounding seating and planters, woodland type trees and ornamental grass.

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Tybalds regeneration newsletter

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News from Camden Green Team: Alf Barrett play space refurbishment beginning in June 2021



1. Exercise Bars

2. Spinner

3. Cave

4. Slide

5. Toddler Swing

6. Scraper Boulder

7. Final Swing

8. Mounds

9. Benches

10. Wheel Trip Seats

11. Pony & Car Sculptures

12. Hoarding

13. Trees

14. Dragon Themed Climber & Timber Trail

Work will commence on the refurbishment of Alf Barrett playground in June 2021 and is expected to last for three months. The local community helped Camden's Green Team to shape the design and said they would like to see play and activities for a slightly wider age range and a design that feeds the imagination.

We hope the unique dragon themed climber and timber trail, swings and reuse of the much loved existing horse 'springs' into a fairground sculpture will delight young and old alike. The new outdoor gym equipment and an improved planting scheme and seating options will help make this a welcoming space for all ages.

If you would like further information on the refurbishment please email raeme.shimmin@camden.gov.uk or call 020 7974 7329.

Get in touch

You will be able to comment formally on the regeneration proposals as part of the planning process. For more information, visit: www.camden.gov.uk/commenting-planning-application

Camden's Development team are committed to co-working with Tybalds residents, with the Tybalds Residents Association and with the wider local community throughout the regeneration process. Please send comments, suggestions and queries to the team's dedicated programme feedback Inbox: tybaldsdevelopment@camden.gov.uk

If you prefer, you can contact the Development Team directly by email or phone:

- julia.farr@camden.gov.uk / 020 7974 2642
- vanda.carter@camden.gov.uk / 020 7974 2810

To keep up to date with the progress of Tybalds regeneration online, visit: www.tiny.cc/tybaldsregen

Timeline for regeneration


The following timescale is subject to planning approval and may be subject to further change:

June 2021	Submit planning application
November 2021	Planning decision expected
January 2022	Tendering for construction
Summer 2022	Contractor appointment
Late 2022	Construction begins on site
Autumn 2024	Anticipated completion

Need a translation? – Ask us!

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MatthewLloyd**Architects**^{LLP}

1B The Hangar
Perseverance Works
38 Kingsland Road
London E2 8DD

+44 (0) 20 7613 1934
mail@matthewlloyd.co.uk