



6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

**STATEMENT OF COMMUNITY
INVOLVEMENT**

**TYBALDS ESTATE,
NEW NORTH STREET**

**LONDON BOROUGH
OF CAMDEN**

Date: July 2021

Ref: 12698

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APPENDICES

Appendix 1 – Consultation Boards

Revision	Description	Originated	Checked	Reviewed	Authorised	Date
01	Draft – Sections 4 and 5	J.Farr				April 2021
02	Full Draft	EP				July 2021
DWD Job Number: 12698						

1.0 INTRODUCTION

- 1.1 DWD and The London Borough of Camden (LBC) have prepared this Statement of Community Involvement (SCI), to accompany the Tybalds Estate planning application.
- 1.2 This SCI summarises the pre-application consultation activities which have been undertaken both with the local community and the planning authority, in advance of the submission of a full planning application for development at Tybalds Estate, New North Street, Camden ('the Site').
- 1.3 The planning application seeks approval for:

“Demolition of existing storage sheds and infill development on the existing Tybalds Estate which comprises of the construction of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential units (Class C3) and community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works.”

2.0 PROPOSED DEVELOPMENT

2.1 This Application seeks full planning permission for the following description of development:

“Demolition of existing storage sheds and infill development on the existing Tybalds Estate which comprises of the construction of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential units (Class C3) and community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Block, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works.”

2.2 A total of 56 residential units (Use Class C3) are proposed. The residential development will comprise of the following:

- The construction of three new blocks (Block B, Block C, & Block D) of five, four and seven stories, respectively, providing 36 residential units;
- The construction of two new mews terraces (Eastern Mews & Western Mews) of two stories with a three-storey bookend, providing 10 residential units; and,
- The conversion of the lower ground floor of three existing blocks (Blemundsbury, Falcon & Richbell) as underbuilds accommodation, providing 10 residential units.

2.3 The proposals also include the provision of new entrances and refuse stores on the north-eastern elevations of the existing blocks, Babington Court and Chancellors Court. A new lift shaft is also proposed on the southern elevation of the existing Devonshire Court and the provision of a stand-alone communal bulky refuse store to the west of proposed Block C, to cater for the additional residential provision.

2.4 A mix of residential unit sizes are proposed: 24 x 1 bed / 2 person units; 11 x 2 bed / 3 person units; 9 x 2 bed / 4 person units; 1 x 3 bed / 4 person units; 9 x 3 bed / 5 person units; 1 x 4 bed / 6 person units; and 1 x 4 bed / 7 person units.

2.5 The proposal provides a tenure split comprising 23 London Affordable Rent units (social tenure), 5 Intermediate Rent units (intermediate tenure) and 28 market sale units.

2.6 At the ground floor of the proposed Block C, a tenants' and residents' association (TRA) hall will be provided. Existing and currently under used stores at the lower ground floor level of Falcon block will be converted to provide a further residents association space.

3.0 CONSULTATION

- 3.1 LBC has led the consultation that has taken place in advance of the submission of the planning application.
- 3.2 The principle aims of the consultation and engagement process undertaken in advance of the submission of the application were:
- To be inclusive and accessible;
 - To raise awareness of the proposed development and planning application;
 - To notify and explain to local residents and stakeholders, both those living on Tybalds Estate and in the surrounding area, of the development proposals;
 - To receive feedback and input from local residents and stakeholders on the proposals;
 - To notify local Councillors of the development proposals;
 - To receive feedback from the planning authority and other specialists on the proposals via the Design Review Panel to inform the design development; and
 - To clearly communicate the feedback from the local community to the design team to inform the design development.
- 3.3 In advance of the submission of this planning application, extensive consultation has taken place. This consultation has been ongoing since 2018. The following activities have been undertaken:
- Letters, newsletters and consultation events with residents of the Tybalds Estates and the surrounding area;
 - Engagement with local Councillors;
 - Pre-application engagement with the planning officers; and
 - Two Design Review Panel submissions.
- 3.4 The engagement that has taken place, the feedback received and the outcome of this feedback on the proposed development is discussed in the next sections of this report.
- 3.5 The current planning application is being submitted following a long period of community consultation on the current scheme. However, prior to the consultation on the scheme that started in 2018, the local community and residents were also consulted on the previous development proposals for the Tybalds Estate, that secured planning permission in May 2014. This earlier consent

was not implemented and has since expired. This earlier application is discussed further in the submitted Planning Statement. Residents have therefore been engaging with LBC on development proposals for Tybalds Estate for circa 10 years. It has been important as part of the consultation to explain to consultees why earlier iterations of the scheme have not been carried forward and why the current scheme, is considered to be the optimum solution, when considering the various factors and requirements, and that it is LBC's intention to implement the scheme swiftly following the grant of planning permission.

- 3.6 Separate to the planning application, LBC has also been implementing a programme of Better Homes improvement works across the Estate. LBC has therefore undertaken consultation on this programme also with residents.

4.0 CONSULTATION ACTIVITIES WITH LOCAL RESIDENTS

- 4.1 Pre-application consultation has been carried out with both residents of the Tybalds Estate and with residents living in the immediate area surrounding the Estate. This includes residents on Orde Hall Street, Dombey street, Harpur Street, Lambs Conduit street, New North Street, Great Ormond Street, Boswell Street and Old Gloucester Street.
- 4.2 The consultation activities have been led by LBC, and in particular by Julia Farr and Vanda Carter. The table below provides a summary of the consultation activities that have taken place:

CONSULTEES AND METHOD OF CONTACT	DATE	ACTIVITIES UNDERTAKEN	KEY PURPOSE OF CONSULTATION
Engagement with Tybalds Residents Association	27-11-18	Presentation to TRA meeting on proposed regeneration scheme with discussion on how residents would like to be engaged in the design process.	To introduce regeneration scheme and meet TRA membership.
	26-2-19	Liaison and update with Tenants' and Residents' Association (T RA) at AGM	To consult on engagement process.
	29-7-19	Attended TRA Special Meeting re GOSH building proposals. 15 TRA members attended.	To consult on regeneration designs as they develop.
	2-9-19	Commissioned Aspbury Planning to assist TRA with participation	To assist TRA members to understand and engage with the design process.
	16-9-19	Meeting with TRA. TRA Chair attended.	
	17-9-19	Attended TRA meeting. 28 residents attended.	To discuss landscape architect's initial landscaping proposals for Tybalds.
Drop-In face to face consultation events in estate TRA hall.	22-10-19	Tybalds RA meeting with architect	To explore the design proposals with the architect.
	1) 8-1-19	For estate residents c.50 residents attended	To inform residents about the design proposals as they develop and gather feedback on each iteration.
	2) 1-5-19	For estate residents c. 35 residents attended	
3) 11-6-19	For estate residents and wider community c. 31 residents + 12 wider local community attended	Opportunities for residents to meet and talk with the architects and regen staff face to face.	

	4) 23-11-19	Landscaping design drop in. 13 residents attended.	
	5) 25-2-20	For estate residents and wider community: 28 residents and wider community attended	Formal consultation launch and drop-In event
Communications: Newsletters	1) 11-3-19 2) 4-19 3) 28-5-19 4) 21-1-20 5) 27-5-20 6) 2-21 7) 5-21 (P)	Printed newsletters distributed to all flats on Tybalds Estate and emailed to those members of the wider local community who have shared their email address with us.	Keeping people informed. To update residents on regeneration design proposals To inform residents of progress with other improvement works on the Estate (eg. boiler replacement, Better Homes repairs and upgrades, Alf Barrett play space refurb) To encourage feedback on regeneration plans To update residents on the results and outcomes of consultation events
Communications: Online	12-2-20+	Information webpage: www.tiny.cc/tybaldsregen Formal consultation webpage: http://tiny.cc/TybaldsConsult Camden CIP website: https://cip.camden.gov.uk/tybalds-estate	To communicate project Information to consultee. Project documents, including architects designs, landscape designs, local lettings plan, consultation questionnaires etc made available as downloads
Communications: Email	12-2-19+	Dedicated email address and inbox for ongoing feedback and dialogue with residents	
Workshops, walkabouts events and meetings with specific groups	13-2-19 27-2-19	Site visit 'workaround' with 8 Falcon TRA Hall users Walkabout with architects TRA Chair and 14 residents attended	To meet and consult Falcon Hall users about their needs and possibility of refurbishing or replacing the hall. Representative to gather ideas and comments from residents on where to build new homes and how to improve landscaping on the estate.

Architects Design Workshop	20-3-19	14 residents attended	Representative to gather initial feedback on the revised designs
Drop-in meeting for Blemundsbury residents	10-6-19	Opportunity to meet regeneration staff to discuss concerns	To discuss specific issues raised by residents relating to 'Block C' proposal
Drop-in meeting for Devonshire residents	10-6-19	Opportunity to meet regeneration staff to discuss concerns	To discuss specific issues raised by residents about how proposals may affect Devonshire residents
Guided 'walkabout' of recently-regenerated Bourne Estate with architect	11-6-19	Walkabout with residents with architect commentary (Same architect for both schemes)	To enable residents to visualise similar features proposed for the Tybalds regeneration.
Online consultation event re. landscaping Falcon courtyard.	8-3-21	Landscaping presentation + Q&A and discussion. 2 Falcon residents attended	To get ideas and comments from Falcon residents on how they would like their courtyards to be improved eg. trees, planting, seating, play equipment, bike racks, food growing, flowers etc
Online consultation event re. landscaping Boswell, Richbell, Springwater courtyard.	9-3-21	3 Boswell/ Richbell residents attended	
Resident involvement in interviewing landscape architects	28-1-19	7 residents sat on the panel to interview three LA companies.	To involve residents in procurement of landscape architects.
Tybalds Works Group meetings	3/19 3-4-19 16-5-19 25-9-19	6 resident members + staff from the teams working on Tybalds	Formal steering / reference group for exchange of information between the TRA/ residents and the Better Homes, Communal Heating Scheme, Fire Risk Assessment Works and Regeneration Programme works.

<p>One to one engagement with TRA Chair</p>	<p>20-3-19 10-19 3-3-21 23-3-21</p>	<p>1:1 meeting with architect, regeneration team and TRA chair</p> <p>TRA Chair meeting with architects</p> <p>Online meeting with TRA Chair</p> <p>Socially-distanced outdoor meeting with TRA chair and architects at Tybalds Square</p> <p>LBC have also been in very frequent, ongoing phone and email contact with the TRA Chair throughout the regeneration programme development.</p>	<p>To involve TRA in design process</p> <p>Briefing in advance of TRA meeting on 22 Oct</p> <p>To update TRA Chair</p> <p>To discuss Tybalds Square landscaping options</p>
<p>1:1 engagement meetings with residents and wider community members</p>	<p>14-5-19/ 21-5-21 6-19 1-8-19 30-3-21</p>	<p>Meetings with Great Ormond St resident + architect</p> <p>LBC met with Windmill block representative</p> <p>Meeting with resident of Barbon Close</p> <p>Socially distanced meeting with representative of Chancellors block</p>	<p>Wider community involvement in design process.</p> <p>To discuss regeneration plans and proposed Windmill side-extensions</p> <p>To discuss GOSH parent accommodation plans</p> <p>To discuss landscaping of Tybalds Square</p>
<p>Formal Consultation</p> <p>NB. Due to pandemic, main formal consultation extended and ran for over 4 months</p> <p>Supplementary landscaping consultation</p>	<p>25-2-20 to 30-6-20 27-5-20 19-6-20 to 31-8-20</p>	<p>Sent to all residents and wider community. Included questionnaire and drop in event. 44 respondents, including: 22 residents 16 wider community 2 stakeholder organisations 4 anonymous responses</p> <p>Architect's video presentation shared via You Tube and WAC webpage: https://youtu.be/e-ZIIJWkvIY</p> <p>Sent to all residents and wider community.</p>	<p>To gather and analyse data on views of residents and wider community on regeneration proposals.</p> <p>To gather more detailed views on public realm improvement</p>

Online consultation meeting with architect presentation and Q&A.	17-6-20	Consultation meeting with architect presentation and Q&A. All residents invited. 3 attended.	For residents to view latest landscaping and building designs and talk to architects and regeneration staff
Non-Resident leaseholder postal Formal consultation	15 July 2020 to 31 August 2020	40 non-residential leaseholders mailed questionnaire. 1 response received.	Formal consultation on regeneration proposals with Tybalds non-resident leaseholders.
Tybalds Square Landscaping survey	27-4-21 to 10-5-21	Survey of 150 households living adjacent to Tybalds Square (Blemundsbury, Babington & Chancellors) with focus on collecting views from children and young people.	To find out which layout residents living close-by would prefer and what facilities they would like in the Square.
	13-4-21	Views gathered by HCA at children's arts event	To understand better the preferences of residents according to age and gender.
	28-4-21	'Sit-out' in Tybalds Square to meet young people. 42 responses, including 29 from Under-18s.	

4.3 Attached at **Appendix 1** are a selection of the consultation boards, that were used during the consultation events, to share the proposals with residents.

Tybalds Residents Association TRA and Tybalds Estate Residents

4.4 **Engagement summary:** LBC has used a variety of activities to consult with estate residents and the wider community, working both with the Tybalds Residents Association (TRA) and making contact directly with residents and local organisations through face to face events, workshops, walkabouts, one to one meetings, newsletters, email, surveys, online webpages and zoom events. LBC has sought to engage with as many people as possible on the Estate, through their various means of communication.

4.5 For a period of over 2.5 years, LBC has engaged as follows:

Total households/organisations engaged in consultation Jan 2019+	No.	%
Tybalds estate households (360)	132	36.7%
Wider community households/ organisations (500 mailed)	32	6.4%

4.6 The main comments and concerns raised to LBC during the consultation activities are set out below:

- Impatience for the Council to ‘get on with the regeneration’.
- Fear that the scheme will be cancelled again.
- Sadness that regeneration can only be financed by selling homes and land.
- That the project should be delivered “*within budget, on time, and with excellent quality*”.
- That, if possible, the construction work should not take place at the same time as the planned GOSH Great Ormond Street frontage/cancer unit development.
- Concern regarding the use of the blocks GOSH proposed to acquire.
- That local infrastructure should be strengthened to support the increase in population.
- That there will not be social ‘apartheid’ in how affordable and privately owned homes are accessed and managed/maintained.

4.7 In general, estate residents agree that improvement is needed at Tybalds Estate, especially in the public realm areas. This includes landscaping, planting, play areas, waste facilities. Some residents are cynical because of the previous cancelled regeneration scheme (2012-17), exhausted by the various iterations of consultation that have taken place leading them to be uncertain on whether the current scheme will actually be delivered.

4.8 Most residents agree that new social housing homes are needed. However, residents and members of the wider community living close to sites of the proposed new blocks are concerned about the impact on their lives. These personal anxieties have mainly focused on the following aspects of the regeneration:

- Block D – Richbell residents: concerns about block height, possible loss of light and privacy.
- Block C – Blemundsby residents: concerns about block height, possible loss of light and privacy, noise, dust and disruption from construction.
- Block B – Residents in Orde Hall Street concerned about block height and possible overlooking.
- East and West Mews – Great Ormond Street residents concerned about block heights, possible loss of light and privacy.
- Falcon and Richbell/ Boswell residents are concerned about – impact of the underbuilds, loss of light and courtyard improvement.

- Loss of ground floor shed storage.

4.9 There has been a consistent lack of consensus on certain proposals, most notably:

- The landscaping of the Tybalds Square area (between Babington and Chancellors) – Some consultees want a ‘garden square’ and others want an open multi-purpose activities space. Typically, the response from young men has been that they would like the space to be a fenced MUGA. This view has not been shared by others.
- The new community hall proposed to replace the Blemundsbury and Falcon community hall spaces with a purpose built community facility, with two hall spaces on the ground floor of the new Block C. Users of the Falcon Hall would like to retain a second hall space in the Falcon area. The TRA Chair has said that asking all estate residents to share the new Block C halls might cause “serious community conflict”.
- Gates and fencing – There is concern about rough sleeping, fly tipping and anti-social behaviour on the estate. Many residents have said that they would like the estate “gated with fob access” because they feel this would improve security. However, there is not a consensus among estate residents on wanting a fully closed estate. The wider community are keen that the estate should be as open as possible “to integrate the estate into the surrounding urban network to diminish a sense of separation”.

Tybalds Estate Children and Young People

4.10 **Engagement:** LBC engaged with children attending the Drop In events through talking and activities such as ‘Draw your ideal playground’, sticking coloured spots on display boards to indicate preferences for improving planting, play equipment, activities and leisure facilities.

4.11 In addition, the Falcon Hall Arabic group collected children and young people (CYP) feedback on display board planting options.

4.12 Aware that the views of CYP were under-represented in previous consultation feedback, in April 2021, LBC undertook a survey of residents living adjacent to Tybalds Square on landscaping for the Square, specifically targeting CYP. In addition, a Sit-out event in the Square took place to meet CYP. LBC also worked with Holborn Community Association (HCA) to collect feedback at their arts event in the Square.

4.13 **Feedback:** In general, the consultation activities have demonstrated that most children and young people want more ‘greening’ and improved play facilities in the public realm of the estate. The lack

of consensus on what adults would like in Tybalds Square is echoed in the feedback from Under-18s.

4.14 A gender divide is evident from responses. The majority of girls and young women want an unfenced multi-use activities space. Most young men would prefer a high-fenced MUGA. A flexible multi-use activities space surrounded by 'garden space' seems the best option to cater for this diversity of needs.

Residents and organisations in the wider community surrounding Tybalds

4.15 **Engagement:** LBC has delivered invitations to two Drop-In events to 500 homes in the streets surrounding Tybalds. LBC has built an e-mailing list of 33 wider community residents and organisations who have shared their contacts and they regularly share regeneration newsletters with them by email.

4.16 **Feedback:** LBC has received feedback, some very detailed, from 29 residents from the wider local community. While generally supportive of improvements of the public realm on the estate, they have vigorously challenged aspects of the regeneration proposals which they feel may affect their homes through overlooking or loss of light. The wider community are keen that the estate should not be fenced in or heavily gated. They feel that this causes an unwanted us/them divide. They are generally also keen that car parking and vehicular access should be limited in the area.

4.17 Additionally, LBC has liaised with and received feedback and suggestions from the following wider community local groups/ organisations:

- Holborn Community Association;
- Coram's Fields;
- Bloomsbury Football Association; and
- GOSH charity.

4.18 Coram's Fields has advised that 51 CYP from the Tybalds Estate (ie. approximately 40-50% of children and young people living on the estate) are currently registered with them as participants in the organised sporting activities at Coram.

Residents of Boswell Street

4.19 **Engagement:** One resident from Boswell Court contacted LBC as part of the consultation activities, concerned about security around the Devonshire entrance, rough sleeping, street signage and fly tipping.

4.20 **Feedback:** LBC referred the issues to the estate and street management teams, as the comments primarily related to the current situation as opposed to the regeneration proposals for the Estate.

Residents of New North Street

4.21 **Engagement:** Ten residents from the flats in New North Street have attended LBC's drop-in events and raised queries and communicated their views through email correspondence with the regeneration team.

4.22 **Feedback:** The main concerns expressed have related to the height and positioning of Block C, overlooking and right to light concerns and the siting and design of bulk waste facilities. LBC has amended the designs where possible, to mitigate these concerns. Specialist advice on daylight and sunlight has also been received, and a full assessment accompanies the planning application.

Residents of Orde Hall Street

4.23 **Engagement:** Eight residents from Orde Hall Street have attended drop-ins or written to LBC as part of the consultation activities.

4.24 **Feedback:** Their concerns have primarily focussed on the impact of Block B, given that this block is positioned closest to them. Several have said they do not have confidence that the Council can deliver regeneration efficiently and without disruption.

Residents of Great Ormond Street

4.26 **Engagement:** Four residents (owners, leaseholders and tenants) from Great Ormond Street have expressed their comments on the proposals.

4.27 **Feedback:** These residents are concerned about overlooking and possible loss of light to the back of their homes from construction of the East and West Mews buildings. One resident, a retired urban planner has given detailed, thoughtful feedback on the designs as they have developed.

Residents of Barbon Close

4.28 **Engagement:** LBC has had detailed discussions with one Barbon Close property owner, including a one to one Meeting.

4.29 **Feedback:** The resident has been concerned about overlooking, loss of light, traffic levels and hospital staff and users using the Close as a smoking area.

Other resident consultees

4.30 Residents from Doughty Mews (2), Lambs Conduit Street (2) and Boswell Court (1) have attended LBC's drop-in events and commented on the design proposals. They have been interested and generally supportive of the programme.

5.0 CONSULTATION ACTIVITIES WITH LOCAL COUNCILLORS

- 5.1 Pre-application consultation has been carried out with Local Councillors.
- 5.2 The table below provides a summary of the consultation activities that have taken place. These have been led and arranged by LBC:

COUNCILLOR(S)	DATE	ACTIVITIES UNDERTAKEN	KEY PURPOSE OF CONSULTATION
Cllrs Fulbrook & Olad	4-3-19	Presentation and discussion with architect and regen team	To brief Councillors on initial proposals and designs To gather feedback and ideas To discuss engagement strategy
Cllrs Beales, Olad & Fulbrook	4-2-20	Update presentation and briefing	To update Cllrs on progress with regen development and amendments to designs
Cllrs Olad, Fulbrook, Vincent, Apak & Beales	12-20	Written briefing for Councillors	Progress update re TRA request to DMC to halt regen process due to pandemic restrictions Update on GOSH withdrawal
Cllrs Beales, Olad & Fulbrook	1-2-21	Update presentation and briefing	To update Cllrs on progress with regen development and amendments to designs
Cllr Beales	15-3-21	Cllrs meeting with TRA Chair Regen officers respond to Cllr Beales' questions after this meeting	Discussion on: Falcon community hall, temporary hall plans, need for two community spaces, Tybalds Square landscaping and need to engage more with young people.

Outcome of Consultation with Councillors

5.3 The key feedback that Councillors have provided is:

- Number of new homes and importance of providing an appropriate mix of unit sizes to meet local need.
- Need to progress briskly with the regeneration programme.
- Feedback on the new community spaces and provision of two resident association halls.
- Need for improvement in access across the estate. They note that ramps were currently needed for some existing blocks.
- Importance of LBC consulting closely to identify what residents want for the future of this area and for LBC to work closely with residents and the wider local community.
- Recommended that more consultation is needed with young people.

5.4 LBC has taken on board the advice and comments received from Councillors in their design development. This has included undertaking further targeted consultation with children and young people.

6.0 PRE- APPLICATION ENGAGEMENT WITH CAMDEN PLANNING AUTHORITY

- 6.1 Pre-application engagement with the LBC Planning Department first commenced with meetings taking place in September 2017 and November 2017. The planning officer was Charles Thuaire, who had had previous involvement on applications at the Tybalds Estate. At that time, the proposal was to seek consent for a reduced Tybalds scheme which would comprise of some but not all of the blocks that had previously been consented as part of the 2014 planning permission. Also in late 2017, a site visit took place with Steve Cardno, the transport officer, to discuss the reduced scheme.
- 6.2 Since the demise of the previous scheme and expired planning consent in April 2017, LBC have been investigating various options to present a revised scheme that is able to demonstrate financial viability. The previous scheme had the advantage of securing affordable housing grant from the council and GLA grant including recycled underspend. During the time spent revising the latest scheme, the previously secured grants were withdrawn with the effect of having to assess each element of the scheme to achieve a compliant tenure mix and financial viability. The design fees to achieve this required a competitive tender which resulted in the appointment of a new architectural practice. Matthew Lloyd Architects were appointed in February 2019.
- 6.3 Pre-application discussions then re commenced on the new Tybalds Estate scheme in April 2019, when MLA's proposals were presented to the planners. At this time, the scheme comprised of 6 new build blocks for housing plus the underbuilds totalling 57 residential units, plus community space and landscape improvements. In addition, preliminary proposals for a GOSH block(s) were presented.
- 6.4 Several meetings have taken place with officers, including in April 2019, November 2019, January 2020, March 2020 and February 2021. A planning performance agreement was also entered into in April 2019. As well as the pre-application meetings, strategy notes have been issued to the Council to seek specific feedback on a technical element of the scheme, such as the energy strategy.
- 6.5 In early 2020, Patrick Marfleet took over from Charles Thuaire, as the scheme planning officer.
- 6.6 In addition to engaging with the planning officer, thorough engagement has taken place with the design officer. Input has also been received from Housing, Transport and Highways, Energy and Sustainability, Flood Risk and Drainage, Air Quality, Noise, Landscape and Green Spaces and Tree officers.
- 6.7 The scheme has evolved throughout the pre-application discussions. Design changes have been made to the scheme to respond to the comments raised. Careful consideration has been given to

the officer comments and the feasibility of implementing them, with input received from the appointed technical consultants on the feedback received.

6.8 Set out below are key comments raised by officers in the pre-application discussions:

- Consideration of the height of the buildings, in some cases officers suggested greater height may be appropriate.
- Need for further consideration on the landscape strategy, the rationale and optimum design response.
- Requirement for a viability assessment to accompany the full planning submission.
- Importance of Block C acting as a civic building, with a design that reflects this and its role framing the square.
- Detailed design comments, including on the massing and positioning of blocks.

7.0 DESIGN REVIEW PANEL

7.1 The design team has engaged with Camden’s Design Review Panel (DRP) on two separate occasions. Details of both, are set out below.

Design Review Panel – May 2019

7.2 At the time of the first DRP, the scheme comprised of 66 self-contained residential units in 6 new build blocks and three underbuild conversions. The scheme also proposed a new build block providing 21 parents rooms for Great Ormond Street Hospital (GOSH) (Sui Generis). Building heights varied across the new build blocks: Block C was proposed to be 7 storeys and Block D 9 storeys.

7.3 The quantum of development has reduced since this DRP, and GOSH are no longer part of the scheme. Notwithstanding this, their advice and feedback is still of relevance and has helped inform the scheme development.

7.4 The key feedback received from the DRP was:

- The panel congratulated the design team on the early work done in response to a fascinating, if fragmented site, and felt that it was an encouraging start to a very exciting project.
- The proposals for individual buildings and their footprints were considered to be successful.
- The panel was broadly supportive of the proposed heights, subject to testing their impact on the microclimate of the external spaces created.
- The DRP was interested to see how the architecture develops, to bring coherence to the estate, and to improve its townscape character.
- The main area in which the panel felt more work was needed was on the spaces between buildings, and on the relationship between ground floor uses and adjacent external spaces.
- Advised that high quality landscape and public space will be essential to the success of the project – benefitting both existing and new residents.
- The panel was supportive of the attempt to create a series of connected yet distinct courtyards, each with a distinct character, but felt that more detailed landscape design work was needed to realise this successfully.
- The panel suggested that a public / communal use would be more appropriate at ground level of Block C than the residential accommodation proposed at that time. It was suggested

that this location could be an ideal central location for a relocated Tenants' and Residents' Association (TRA) hall.

7.5 Following the DRP, it was agreed by the design team that the TRA hall should be relocated to the ground floor of Block C. Prior to this, it had been proposed to be located in the same location as the existing hall: the lower ground floor of Blemundsbury. In the final scheme it is positioned where the DRP recommended it be located.

7.6 Extensive further work has been undertaken on the landscaping strategy for the scheme, since this DRP, to ensure a thorough and well considered strategy is delivered for all the amenity spaces, but in particular the Tybalds Square.

Design Review Panel – August 2019

7.7 The quantum of development and the positioning of new build blocks, that was put forward for discussion was much the same at the August 2019 DRP, as what had been discussed at the May DRP. However, the heights of some of the blocks changed. The most notable change being Block C being reduced in height from 7 storeys to 4 storeys. Block D was also reduced in height, from 9 storeys to 8 storeys. The TRA hall was moved from the lower ground floor of Blemundsbury to the ground floor of Block C, bringing the hall more into the heart of the Estate and closer to the Tybalds Square. This was a suggestion that came from the first DRP, as discussed above. Further development also took place on the public realm strategy and landscaping proposals between the two DRPs.

7.8 The key feedback received from the DRP was:

- Offered some comments on the detailed design and landscaping where there is scope for refinement.
- The panel continued to be supportive of the key moves proposed by the masterplan, and encouraged further exploration of the architectural language.
- Supportive of the relocated resident hall to the ground floor of Block C and commented that Block C will act as a civic linchpin to the scheme, and would merit particular attention to create a special building.
- In general, the panel recommended that the individual characters of the proposed buildings was developed further. With each building being distinctive whilst sharing common materials and architectural elements.

- While the panel was supportive of proposed building heights, the panel felt that there may be scope for some limited increase in height and potential variation of roofscape.
- Recommended that communal residential entrances should be legible and allow residents of each block to have a sense of ownership.
- The panel encouraged the creation of more defensible spaces around the buildings.
- The panel encouraged the design team to make the proposed central space open and public rather than closed off and private. Advised that public realm proposals would benefit from the removal of railings.
- Recommended that parking required further thought, and the panel felt that there could be strong argument for reducing the total number of spaces in such a central location.
- The panel is encouraged by initial approaches to the landscape since the first DRP.

7.9 Since the second design review panel in August 2019, the scheme has continued to evolve. The landscaping scheme, in particular, has responded to the comments raised by the DRP, as well as the local community consultation, to arrive at the final landscaping scheme. This is discussed further in the submitted Landscape Design and Access Statement.

7.10 Building heights have not increased since this DRP, although the feasibility of increasing heights was explored by the design team. Following this review and ongoing input from the wider consultancy team, including the daylight sunlight consultant, it has been determined that the building heights of the final scheme, are the most appropriate and strike the correct balance between the competing objectives and stakeholder requirements.

7.11 The architectural language of all of the buildings has also continued to develop. The submitted Design and Access Statement sets this out in further detail.

8.0 OUTCOME

Outcome of Public Consultation

- 8.1 LBC has led the public consultation, both within the Estate and with neighbouring residents. They have undertaken extensive consultation using various different means, to ensure that they consult with a cross section of residents, including children and young people.
- 8.2 As would be expected for a scheme of this nature in an urban location, the residents and neighbours do not all share the same views, with, in some cases, conflicting objectives and goals between different residents. LBC has sought to take a balanced approach, to seek to progress a final scheme that meets the requirements of the majority, whilst also ensuring that the needs of minority groups are maintained.
- 8.3 One particular example of this, is the differing objectives for Tybalds Square and how this is used. LBC have been careful to ensure that the space does not become dominated by one group, and has sought to find a design solution that offers a wide range of residents the opportunity to utilise it. Therefore, whilst the space will be able to be used for ball games, it will not solely be used for this purpose. The hoops/ nets will be able to be removed, and stored, to allow this space to be used for other purposes also. For example, as a communal meeting place for a community day event, for younger children who are too young to play ball games to enjoy and a space for clubs to meet. The space will have seating and soft landscaping around it, to ensure that it is a pleasant environment for parents to watch their children play.
- 8.4 In the earlier stages of the scheme development, concerns were raised by some residents on the proposal to include uses operated by GOSH on the Estate. This included parent accommodation, as well as other uses. The scheme no longer involves GOSH and residential housing and community space only is proposed to be provided. This concern, raised by residents, is therefore no longer an issue.

Outcome of Engagement with Councillors

- 8.5 Advice and comments raised by Councillors have been taken into consideration by the design team.
- 8.6 Councillors have emphasised the importance of engagement with local residents, which LBC has ensured.
- 8.7 The delivery of affordable housing and family homes was raised by officers. The scheme seeks to deliver the maximum number of affordable units, that Camden can deliver. This is discussed further

in the submitted Assessment of Economic Viability. It also seeks to deliver a range of unit sizes, including family homes, of both private and affordable tenures.

Outcome of Pre- Application Engagement with Planning Authority

- 8.8 Engagement with the planning authority has been ongoing since Spring 2019. They have inputted into the design development, with their feedback being integrated into subsequent revisions to the scheme.
- 8.9 Extensive discussions have taken place with the design officer, to receive their feedback and to allow their recommendations to be integrated into the scheme, where feasible to do so.
- 8.10 The technical input received from officers on specialist areas such as energy and transport has informed the approach taken by consultants on their strategies.

Outcome of Design Review Panel

- 8.11 The feedback received overall from the DRP on both occasions was generally very positive.
- 8.12 It is very beneficial for the project architect to receive feedback on a scheme from other professionals and practicing architects. Their advice led to design changes, including the relocation of the TRA hall. The positioning of the residents hall at ground level of Block C and bringing it into the heart of the Estate looking on to the Tybalds Square is considered to be a significant design improvement and ties the entire scheme together.
- 8.13 Other feedback received from the DRP on the importance of the landscaping scheme was also key. This advice led to a more focused and fresh re-think on the landscaping strategy. The landscaping strategy has had to balance the cost of constructing it and the cost of maintaining it, alongside ensuring that the Square meets the local residents needs and can create a far superior space for residents, than existing.
- 8.14 The DRP engagement was at a fairly early stage in the design development. Since this engagement, the architectural language of each of the blocks has been refined with the materiality and detailing progressed. Further details on this are provided in the Design and Access Statement.

9.0 SUMMARY AND CONCLUSIONS

- 9.1 LBC has undertaken extensive consultation with a wide range of stakeholders in advance of submitting this planning application.
- 9.2 The feedback and comments raised have been considered by the design team. The feedback has led to design changes and the evolution of the design taking place. These changes have helped improve the scheme, and ensure that it better addresses the consultees comments.
- 9.3 The feedback that has been received has helped inform and guide the final scheme, that planning permission is sought for.
- 9.4 Following the planning submission, consultation will continue. In particular, with the residents of the Tybalds Estate and neighbouring residents, to keep them informed on the status of the planning application and once planning is secured, on the construction phase.

APPENDIX 1 – CONSULTATION BOARDS



TYBALDS ESTATE REGENERATION

CAMDEN

DESIGN & ACCESS STATEMENT - Public Consultation

COMMUNITY INVOLVEMENT

JULY 2021



MatthewLloydArchitects^{LLP}

1.0 PUBLIC CONSULTATION

PUBLIC CONSULTATION MAY 2019

- Public realm approach
- Initial proposed blocks in Masterplan



TYBALDS ESTATE

There are a number of shortcomings from the existing estate which we've resolved through the design of the blocks.

- 1. The existing estate has poor connectivity between blocks.
- 2. The current layout is not well suited to the needs of the community.
- 3. The estate lacks a clear identity and character.
- 4. The existing buildings are of poor quality and need to be replaced.
- 5. The estate lacks a clear identity and character.
- 6. The existing buildings are of poor quality and need to be replaced.
- 7. The estate lacks a clear identity and character.
- 8. The existing buildings are of poor quality and need to be replaced.
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- 10. The existing buildings are of poor quality and need to be replaced.
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- 14. The existing buildings are of poor quality and need to be replaced.
- 15. The estate lacks a clear identity and character.
- 16. The existing buildings are of poor quality and need to be replaced.
- 17. The estate lacks a clear identity and character.
- 18. The existing buildings are of poor quality and need to be replaced.
- 19. The estate lacks a clear identity and character.
- 20. The existing buildings are of poor quality and need to be replaced.

OPPORTUNITIES & CHALLENGES

Tybalds Estate consists of eight modernist blocks, including six slab blocks and two towers. The northern part of the estate centres around large, generally undefined, open spaces, whilst the southern part of the estate has a more unified layout.

We have considered the challenges facing existing residents of the estate. These include fly tipping and anti-social behaviour. The site currently prioritises vehicle movement and parking which has a detrimental impact on the pedestrian experience.

The estate presents many opportunities including large amounts of open space, a highly accessible location and an active Tenants & Residents Association. The existing buildings, whilst requiring some attention, feature familiar materials and some considered details.

OUR APPROACH

- 01 EXISTING**
 - BACKS of buildings currently face into the site.
 - The existing site suffers from UNDEFINED external space with a lack of community ownership.
 - Routes through the site lack definition and HIERARCHY.
- 02 NORTH-SOUTH ROUTE**
 - Creating an alternative ROUTE between Kings Close and between through the site.
 - A formal SQUARE in the middle of the centre of the estate STRETCHES back into the site.
 - A strong north-south connection will improve CONNECTIVITY for the site.
- 03 EAST-WEST SPINE**
 - Re-defining the East West spine as a pedestrian SPINE will include vehicle access.
 - RESTRICTING Cycle Hill play area, Tybalds Square and Church's Close as KEY PLACES along the spine.
- 04 DEFINE SQUARES**
 - Creating FRONTS along the spine of new buildings.
 - New blocks and routes help FORMalise the squares.
- 05 REFINE BUILDING BLOCKS**
 - The building blocks are SHAPED to accommodate the existing context.
 - The separation between tall blocks creates a series of COMMUNAL GARDENS leading to the existing general of Blomundsbury.
- 06 REFINE OPEN SPACES**
 - Each open space is defined to select a distinct CHARACTER.
 - Open spaces have different levels of FREQUENCY.
 - Defined pedestrian routes through the site are encouraged whilst vehicle movement is RESTRICTED.

OUR PROPOSALS

OVERVIEW

Our proposals are for a comprehensive redevelopment of Tybalds Estate to provide 57 new homes for the borough and an enhanced public realm. The proposals include a mixture of tenures and uses including:

- 33 Affordable Homes** - Block B, Block C, Blomundsbury, Richbell and Falcon underbuilds. Proposed mix: 18% 1-Bed, 45% 2-Bed, 37% 3-Bed+
- 24 Market Homes** - Block A, Block D, Block E and Block F. Proposed size: 62% 1-Bed, 34% 2-Bed, 4% 3-Bed+
- 2 TRA Halls** - Blomundsbury and Falcon underbuilds
- GOSH Accommodation** - GOSH Block 01 (parent accommodation) and GOSH Block 02 (use to be decided)

TRA HALLS

BLEMUNDSBURY 20% LARGER

Our proposals included two new TRA halls both located at the lower ground floor. Each has access via large glazed openings which bring in natural light and activate the courtyard.

Blomundsbury has 116m² of floor area and Falcon has 139m² of floor area. Both include an office/meeting room, kitchenette, stores and WC. The final internal layout will be agreed following consultation with residents.

FALCON 25% LARGER

TRA Presentation - May 2019

1.0 PUBLIC CONSULTATION

PUBLIC CONSULTATION JUNE 2019

- Response to feedback
- Development of proposed blocks
- Landscape and Public Realm



RESPONSE TO FEEDBACK	
WHAT YOU SAID:	WHAT WE'VE CHANGED:
<p>A THE BLOCK TO THE WEST OF BLEMUNDSBURY IS TOO CLOSE AND TOO TALL</p> <p>Residents raised concerns about the height and separation of this block and its subsequent impact on light and open space.</p>	<p>MOVED THE BLEMUNDSBURY WEST BUILDING FURTHER NORTH AND REDUCED ITS HEIGHT</p> <p>One storey has been removed and the separation increased. Please join one of our tours, at 4pm and 6pm, of the near-by Bourne Estate to see high quality spaces with similar separations.</p>
<p>B WE'D PREFER THAT LAND TO BE SOLD TO GOSH IS LOCATED TO THE NORTH OF THE ESTATE</p> <p>Residents raised concerns that the proposed Great Ormond Street site were too deep into the estate.</p>	<p>ALLOCATED THE TWO BUILDINGS TO THE EAST AND WEST OF BARBON CLOSE TO GOSH</p> <p>The Ormond Close block can now be used for affordable housing. All GOSH land is now to the northern edge of the site.</p>
<p>C WHAT CAN BE DONE WITH THE LAUNDRY ROOMS?</p> <p>Residents questioned what could be done to make the currently vacant laundry rooms an asset.</p>	<p>PRODUCED PROPOSALS FOR BLEMUNDSBURY, FALCON AND WINDMILL</p> <p>A small extension to windmill provides six new flats and a re-configured entrance. Work spaces in Blemundsbery and Falcon bring the rooms into use.</p>
<p>D LEVEL ACCESS INTO THE EXISTING BLOCKS IS IMPORTANT</p> <p>Residents liked the earlier proposals for Babington and Chancellors. Residents questioned if the access to Devonshire could be looked at in more detail.</p>	<p>RECONFIGURED THE ENTRANCE TO DEVONSHIRE, BABINGTON AND CHANCELLORS</p> <p>Detailed work to resolve the Babington and Chancellors entrances. A stand alone lift and stair for Devonshire with phased construction to reduce disruption.</p>
<p>E LARGE FAMILY SIZE UNITS ARE NEEDED</p> <p>Residents raised the need for large family homes on the estate.</p>	<p>INCREASED THE AMOUNT OF FAMILY UNITS PROPOSED</p> <p>The percentage of family units proposed has been increased from 37% to 48%.</p>
<p>F THE LOCATION OF THE TRA HALLS SHOULD BE CONSIDERED</p> <p>Residents questioned whether the Blemundsbery TRA Hall directly adjacent to new Lower Ground flats was the best position.</p>	<p>MOVED THE BLEMUNDSBURY TRA HALL TO THE GROUND FLOOR OF BLEMUNDSBURY WEST</p> <p>Locating a hall facing onto the square increases the usability of the space. A new building allows a more flexible configuration.</p>

OUR PROPOSALS

OVERVIEW

Our proposals are for a comprehensive redevelopment of Tybalds Estate to provide up to 65 new homes for the borough and an enhanced public realm. The proposals include a mixture of tenures and uses including:

- Private Tenure Units
- Affordable Tenure Units
- TRA Community Halls
- GOSH Sites

Affordable Homes - Blemundsbery East, Blemundsbery West, Ormond Close, Windmill Extension Blemundsbery, Richbell and Falcon underbuilds. Proposed mix: 26% 1-Bed, 26% 2-Bed, 48% 3-Bed.

Market Homes - Orde Hall Street and Richbell South. Proposed mix: 69% 1-Bed, 31% 2-Bed.

TRA Halls - Blemundsbery East Ground Floor and Falcon Underbuild

GOSH Accommodation - Barbon East (parent accommodation) and Barbon West (parent accommodation)

SPACE & SECURITY

DEVONSHIRE COURTYARD

A gated courtyard is proposed between Devonshire and Ormond Close.

This new amenity space provides a secure shared garden for existing Devonshire residents and new Ormond Close residents. The garden becomes part of the Devonshire entrance sequence, providing access to a new lift and stair.

BLEMUNDSBURY COURTYARD

A gated courtyard is proposed between Blemundsbery, Blemundsbery East and Blemundsbery West.

This new amenity space provides a secure shared garden for existing and new Blemundsbery residents.

A gentle ramping landscape, with a ramp step play, provides level access to the existing Blemundsbery lift.

PUBLIC REALM

EMERGING PROPOSALS: KEY SPACES

Key Space 1: Orde Hall Street Playground

- Remove play equipment
- Level access to Babington Court
- Multi-functional edge fencing, with opportunities for play and integrated seating
- Retained existing mature trees

Key Space 2: Central Square

- Central rain garden with soft planting
- Bespoke play bridge & stage
- Table tennis table
- Formal paved matt at entrance to the TRA hall
- Level access to Chancellor's Court
- Secure & visitor cycle parking
- Re-use of existing concrete planters as vehicle protection
- Trees create a formal edge & provide privacy for adjacent residences

Key Space 3: Blemundsbery Courtyard

- Delimitable space residential underbuilds as small front gardens with space for planting
- Stepped playable landscape
- Climbing plants on south facing wall

Key Space 4: Falcon Courtyard

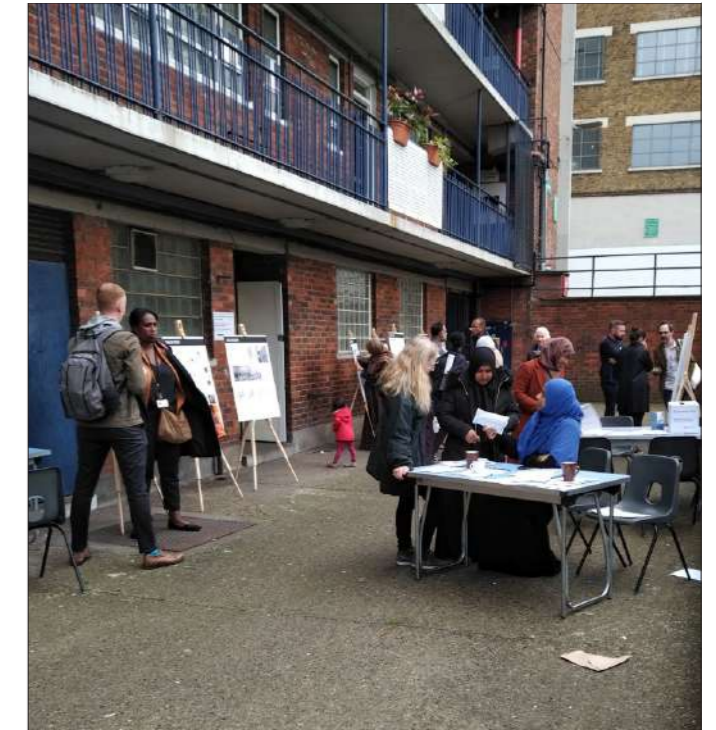
- Delimitable space for residential underbuilds - small front gardens with space for planting
- Christmas tree nursery for residents New wildflower planting
- Formal paved terrace to TRA hall
- Play side exploits level change

EXISTING PLAYGROUND - WHAT IMPROVEMENTS WOULD YOU LIKE TO SEE?

1.0 PUBLIC CONSULTATION

PUBLIC CONSULTATION MARCH 2020

- Response to feedback
- Development of facades and materiality
- Community halls and Accessibility



Tybalds Estate NEW BLOCKS AT BLEMUNDSBURY

TRA HALL
BLOCK C - GROUND FLOOR
NEW TRA HALL

TRA - PLAN OPTIONS

TRA - NIGHT VIEW

- Brand new TRA at 165m² (current hall below Blemundsbury is 103m²);
- Direct connection to Tybalds Square through large glazed openings at ground floor level to provide increased visibility and simple level access;
- Flexibility: entrance lobby to allow the potential for separate use of two hall spaces with the option to subdivide;
- Store and WC facilities;
- High floor to ceiling height spaces and sound insulation.

TRA HALL:

- Access to main Tybald's Square;
- Flexibility of space;
- New ramped access to lower ground level.

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Tybalds Estate PROPOSED VIEWS

THE BLEMUNDSBURY QUARTER

ORDE HALL STREET

MEWS HOUSES

OVERALL MATERIAL BOARD

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Tybalds Estate NEW BLOCKS AT BLEMUNDSBURY

THE BLEMUNDSBURY QUARTER

BLOCK B - 18 NEW HOMES

- Delivering 2 Social Rented, 4 Camden Living and 12 Market housing
- Ground + 4 storeys
- 1 x 4Bed, 4 x 2Beds and 13 x 1Beds;

BLOCK C - 6 NEW HOMES & NEW TRA HALL

- Delivering 6 Social Rented housing
- Ground + 3 storeys
- 3 x 2Beds and 3 x 3Beds

BLEMUNDSBURY UNDERBUILDS: 5 NEW HOMES

- 2 x 1Beds and 3 x 2Beds
- 5 Social Rented

BLEMUNDSBURY QUARTER:

- New residents courtyard with children's playground;
- 17 new Social Rented and Camden Living homes;
- New ramped access to lower ground level.

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Tybalds Estate DESIGN OVERVIEW

ALL ELEMENTS

Proposed Masterplan

Model view

OVERVIEW

Our proposals are for a comprehensive redevelopment of Tybalds Estate to provide up to 45 new homes and an enhanced public realm. The proposals include a mixture of tenures and uses including:

- Social Rented Homes:** Total of 18 homes (at Block B, Block C and the Blemundsbury, Richbell and Falcon Underbuilds).
- Camden Living Homes:** Total of 10 homes (at Block B and Block C).
- Market Homes:** Total of 17 homes (Mews Houses and Block B).

A brand new TRA Hall - Blemundsbury West ground floor (Block C).

GOSH Accommodation - Barton West (Block G) accessed from Great Ormond Street and New Richbell (Block D).

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Public Consultation - March 2020