

5 SCHEME DEVELOPMENT

5.0 LOCAL AUTHORITIES CONSULTATIONS

LOCAL AUTHORITY & STATUTORY BODIES

This is a summary of consultations with local authorities and planners that have taken place since April 2019. It highlights the main architectural comments and concerns that were raised, which have structured the development of the design.

Further details of the consultation activities are set out in the Statement of Community Involvement submitted with the planning application.

18.04.2019

Pre-App 01

- Initial site strategy discussed and reviewed
- Public realm ideas outlined
- Position of new blocks A-E discussed
- GOSH Blocks G & H also proposed
- Initial elevational concepts presented
- Planners response broadly supportive, especially given this early stage.
- Height of Block C questioned and discussed
- Early materiality strategy discussed

14.05.2019

London Borough of Camden Design Review Panel 01

- The proposals for individual buildings and their footprints are successful
- The panel is broadly supportive of the proposed heights, subject to testing their impact on the microclimate of the external spaces created.
- A model of the site will be essential in informing decisions about scale, massing and architecture.
- The main area in which the panel feels much more work needs to be done is on the spaces between buildings, and on the relationship between ground floor uses and adjacent external spaces.
- It is impressive that so much additional accommodation will be created without the need for any demolition and the attendant decanting of existing residents.

15.07.2019

Secure By Design Meeting with Jim Cope, Design Crime Out Officer

- The general strategy appears to be acceptable with no specific aspect of the proposal causing any major concern.
- Reduce permeability to the site where possible and have clearly defined routes where permeability is retained.

02.08.2019

London Borough of Camden Design Review Panel 02

- DRP panel continue to be supportive of the project
- Questions asked about the general building heights and whether or not these could be increased in places - increasing the amount of new housing provided
- Discussions about how the TRA presents itself to the new Tybalds Square

19.11.2019

Pre-App 02

- All aspects of the buildings' detail design discussed and reviewed
- Introduction of Mews Houses by MLA
- Block H still in the scheme at this point
- Position of GOSH within the project debated

20.01.2020

Pre-App 03

- Block G and D proposed for GOSH although these will not form part of Camden's planning application
- Block H removed from the scheme due to being unviable
- Indicative landscape in proposals shown
- Further work required to confirm car parking requirements including reduction of CPZ quantum of parking
- Visibility of existing sub-station on Orde Hall Street discussed
- Viability of converting end Mews house to 3 flats
- Block B discussed in detail - ground floor to be more animated. Possible linked canopy between Blemundsbury and Block B. Further set back on top floor at Orde Hall street suggested
- Daylight/Sunlight to be justified for Block B
- TRA hall within Block C to be celebrated more
- Role and planning use of GOSH blocks discussed

31.03.2020

Pre-App 04

- Consider slightly re-aligning Block B and reducing somewhat its architectural detail on Orde Hall street
- TRA hall still not celebrated adequately: needs to be more civic
- Height of end mews house debated although flats here agreed not viable
- Questions as to whether mews pop-ups should be in zinc or other material
- Draft viability appraisal needed soon
- Separate GOSH pre-application suggested
- Further landscape details considered at the meeting
- Consideration to be given to the amount of fencing and whether or not gates should be removed from public realm design

22.02.2021

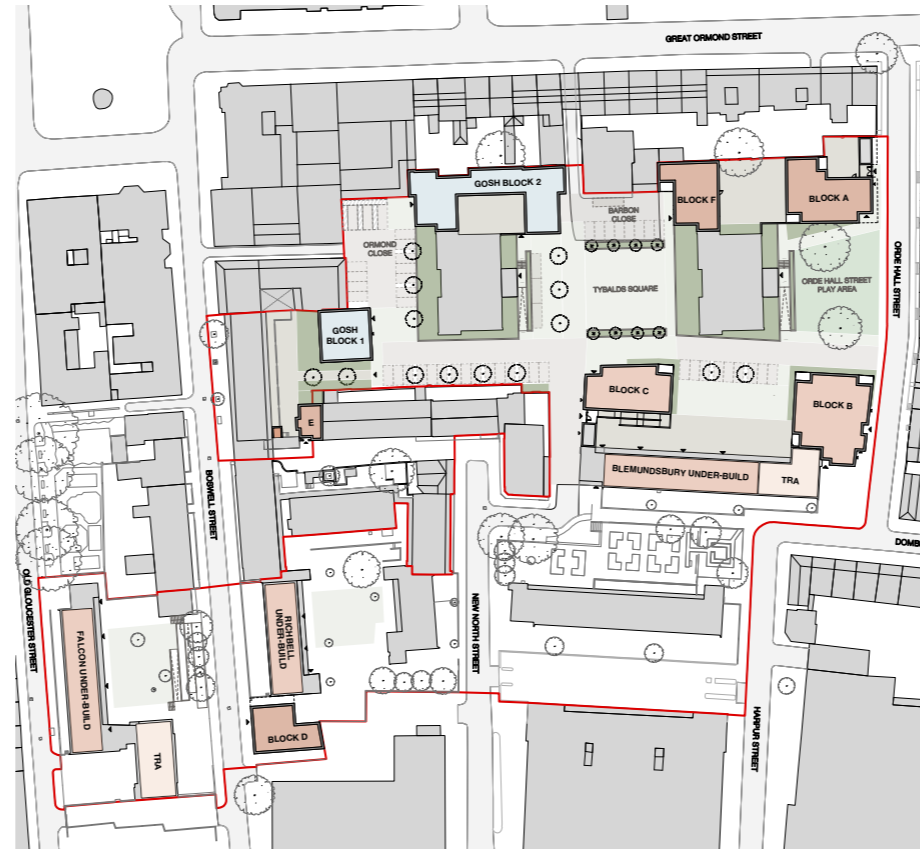
Pre-App 05

- C3 housing scheme only, GOSH no longer involved.
- The use of gates strongly discouraged by the planners
- The importance of high quality public realm to knit the estate into this part of Bloomsbury is key
- Block D balconies to be solid on the lower floors
- Overlooking distances to rear of Eastern Mews questioned; front doors to have more articulation.
- Try to create rear aspect to Western Mews rather than single aspect houses.
- Too many gates ramps and fences to Falcon underbuilds
- Further discussions about the detailed architecture of Block B
- Ball-court within Tybalds Square to have greater flexibility. Suggest further consultation with young people. Could the fence to the south of ball-court be removed?

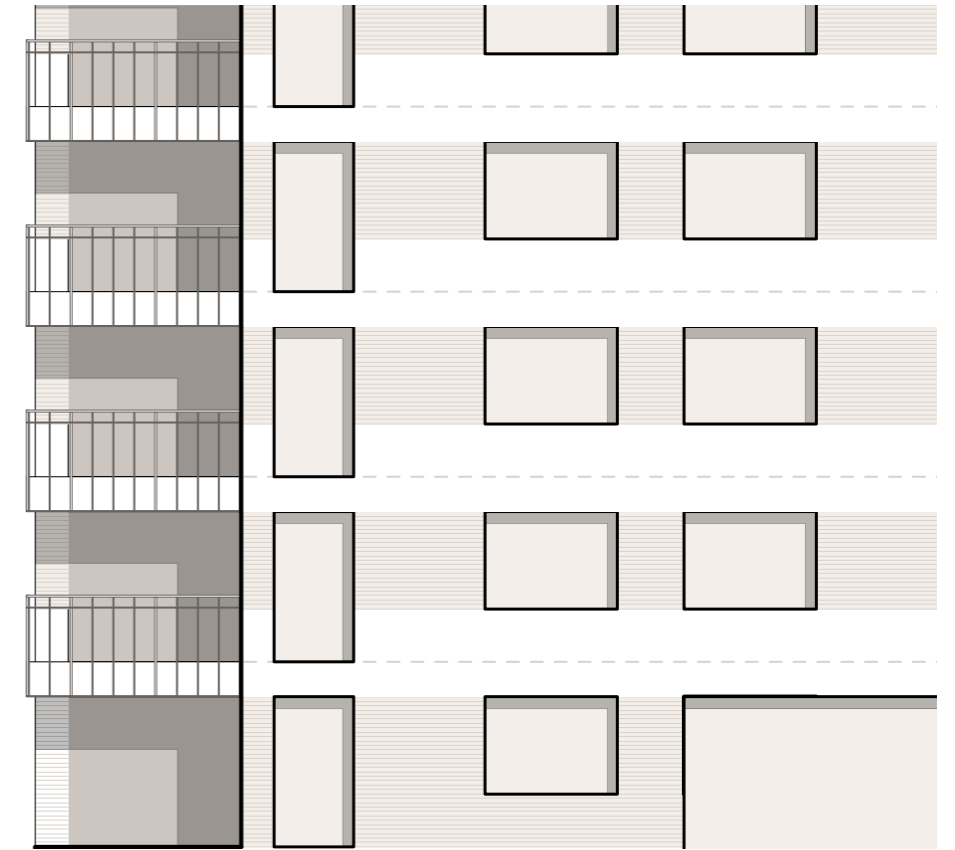
5.2 PRE-APP

1ST PRE-APP APRIL 2019

- Setting up initial design principles across the site
- Locating blocks so as to fit comfortably within the existing complex
- Initial height and massing proposals to respond to various aspects of the site.



SITE - MASTERPLAN



MATERIALITY

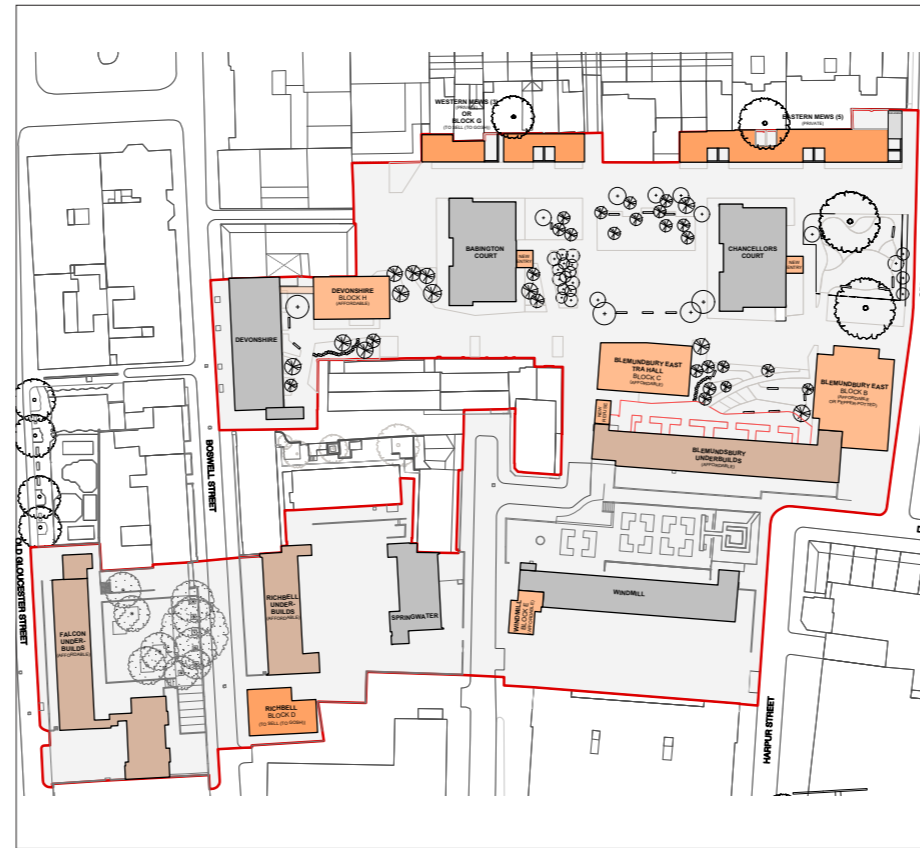


SITE - NORTH ELEVATION

5.2 PRE-APP

2ND PRE-APP NOVEMBER 2019

- Establishment of mews houses to provide greater space and privacy to the existing tower blocks, creating a new street.
- First proposals for materiality and colour, picking up elements from the existing blocks.
- Creating a hierarchy of floors through facade studies



SITE - MASTERPLAN



MATERIALITY

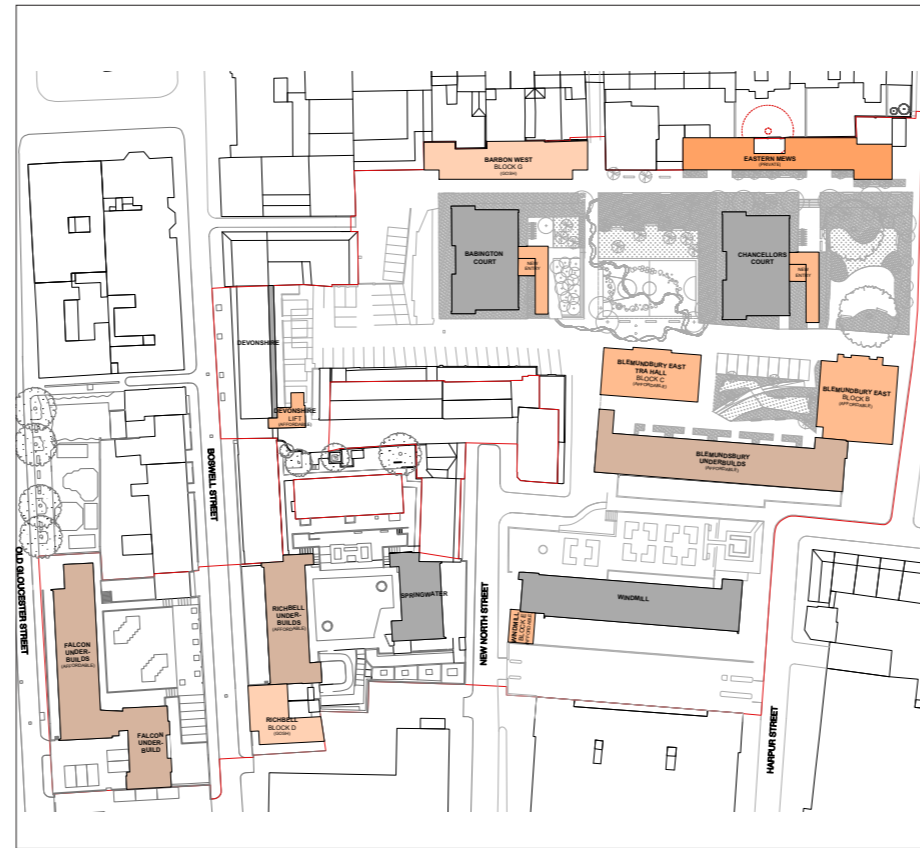


SITE - NORTH ELEVATION

5.2 PRE-APP

3RD PRE-APP JANUARY 2020

- Refining height & materiality across the site through various iterations.
- Sculpting the blocks to suit their individual and unique sites
- Developing Tybalds Square to create a series of soft and hard landscaped designed spaces.



SITE - MASTERPLAN



MATERIALITY

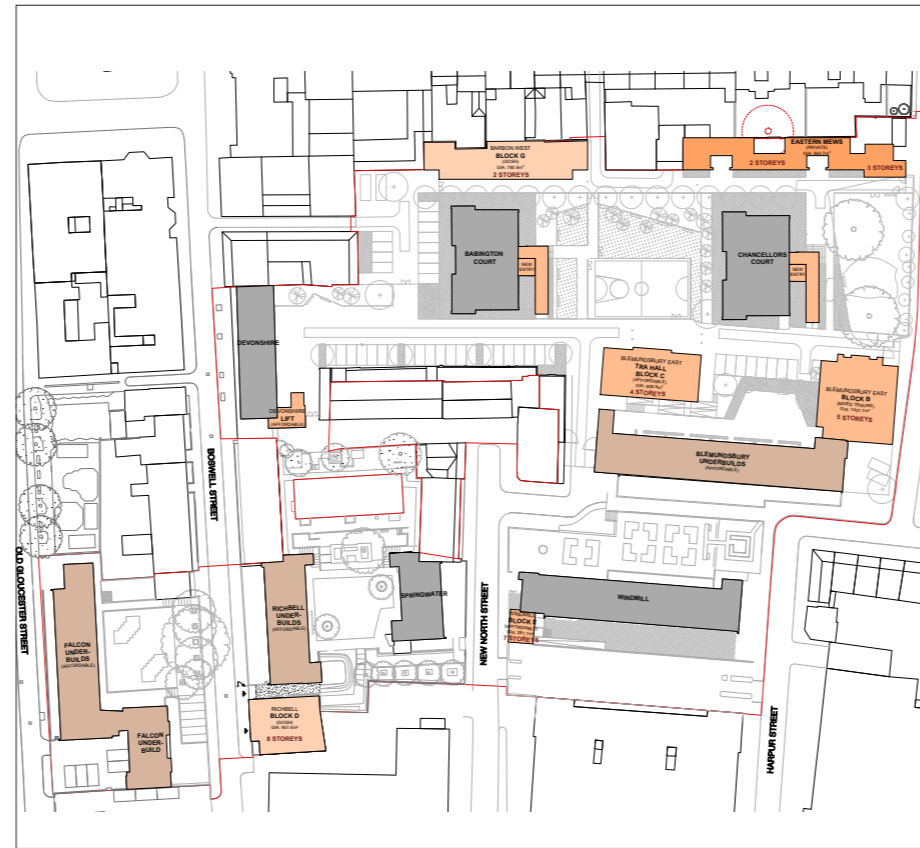


SITE - NORTH ELEVATION

5.2 PRE-APP

4TH PRE-APP MARCH 2020

- Refining the masterplan and working with GOSH for Blocks D and G
- Developing detailed elevations with refined material palette and hierarchy



SITE - MASTERPLAN



MATERIALITY

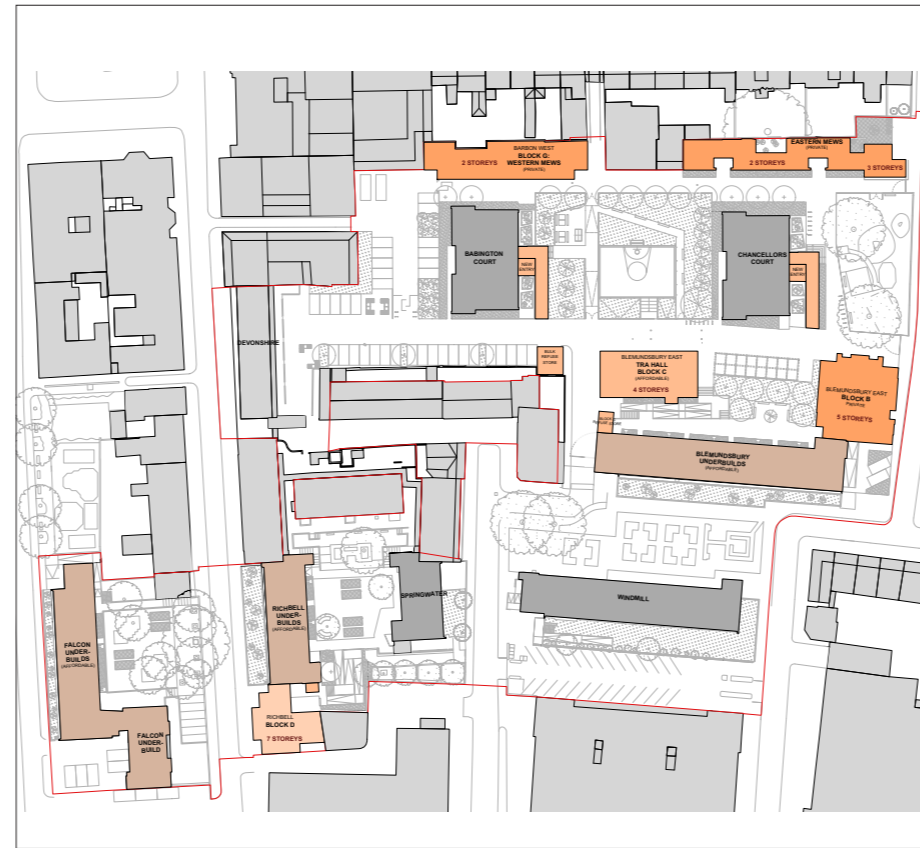


SITE - NORTH ELEVATION

5.2 PRE-APP

5TH PRE-APP FEBRUARY 2021

- Refining Tybalds Square with new options
- Blocks D and G now residential blocks, no longer to be sold to GOSH
- Development of these blocks as residential units
- Detailed elevations and materiality development
- Introducing new brick colours for Mews Houses and Block D, building on the refined red established materiality colours and design.



SITE - MASTERPLAN



MATERIALITY



MATERIALITY AND COLOUR

5.2 PRE-APP

SECURED BY DESIGN

The proposed scheme has been designed to meet Secure by Design standards, and all aims set out at initial meeting have been fulfilled.

Some of the key aspects include:

- Clear visibility and well defined routes
- No vehicular access (apart from deliveries and parking for existing residents who then reverse out)
- Extensive landscape design and planting to deter from rat running and unwelcome behaviour from non-residents
- Activating streets and walls, new street created with Eastern and Western Mews, new entrance on New North Street for Block C and underbuild flats activating courtyards.
- Multiple entrances to the TRA hall in Block C.

SECURED-BY DESIGN MEETING MINUTES

Date: 15th July 2019

Attendees: Jim Cope, Design Crime Out Officer, Met Police
Amy Fitzpatrick, Architect, MLA
Alex Spicer, Architect, MLA
Abjal Afrus, Chair, Tybalds RA

Notes:

1. The general strategy appears to be acceptable with no specific aspect of the proposal causing any major concern.
2. Reduce permeability to the site where possible and have clearly defined routes where permeability is retained.
3. Cul-de-sacs for cars is a positive approach.
4. Use varying surfaces and landscaping to reduce bike and moped rat running.
5. Clear and defined paths and sight lines across the site with uniform lighting.
6. Planting ideally 500mm from paths so they do not overgrow pedestrian paths.
7. Activate blank walls, e.g. move Blemundsby residential entrance to New North Road side.
8. No bollard lighting, apart from as secondary feature in controlled spaces.
9. Tree planting to be 5m from lamp post so they do not over grow lights in the future.
10. 'Dead spaces' at existing lower ground levels are currently an issue. Underbuilds with defensible planting at flat entrances will provide activity.
11. Setback building entrances create pockets for anti-social behaviour i.e. Richbell entrance to be moved closer to the boundary.
12. Ideal entrance recess is 600mm.
13. Ensure fences and gates cannot be reached through.
14. One entry/exit point per building where possible.
15. Refuse and cycle store doors to have 2 locks.
16. No signage or transparency to refuse and cycle stores to reduce break-ins.
17. Separate refuse store from lobbies. Only one external access point.
18. Planting on walls can prevent ball games and graffiti
19. Signage saying 'child friendly area' for shared vehicle/pedestrian surfaces.
20. If TRA's are to be used by the public then access should ideally be external. If not possible then potentially create residential secure access.

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

020 7613 1934
www.matthewlloyd.co.uk
mail@matthewlloyd.co.uk

Partners
Matthew Lloyd
BArch DipArch RIBA

Patricia Woodward
BArch DipArch RIBA

Alex Sherratt
BA DipArch RIBA CA

Associate
Phoebe Padley
BA DipArch ARB

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Registered Office
Number OC304571
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5.1 SAFETY AND SECURITY

CRIME PREVENTION ASSESSMENT

The proposed scheme has been designed so as to consider and address the impact on crime and anti-social behaviour and where appropriate.

Together with Secured-By Design, the following elements have been considered as per the National Planning Practice Guidance, 2014, and highlighted in Camden Planning Guidance (Section 7) and Camden Local Plan, Policy 5- Safety and Security:

ACCESS AND MOVEMENT

As mentioned in Section 4 of this document, the masterplan has been designed to create a new North-South route and re-define the East-West route. All routes are pedestrianised with limited vehicular access. Underused and potentially dangerous alleyways such as that of Barbon Close has been designed to be part of the leading North-South route. This has been achieved through the landscape and public realm's design of creating strong spatial definition which will stimulate activity and encourage positive behaviour and positive use of the wider neighbourhood. The proposed buildings' strategic positioning is also key in highlighting and defining routes and access. For example, Block B and Eastern Mews create a clear bookmarked entrance to the estate from Orde Hall Street.

Recessed entrances to all buildings have been designed for safety and security of the residents but are not deep enough to allow for any anti-social behaviour.

STRUCTURE AND LAYOUT

The proposed buildings' layout, and that of the public realm encourage a continuity of place for residential use in the estate and enhancing the quality of the neighbourhood. Within each proposed block, careful

consideration of the internal layout and planning has been given through creating welcoming environments for the residents, discouraging any potential offenders.

SURVEILLANCE

Natural surveillance has been carefully designed within the proposed scheme, especially through creating active frontages, through architectural design adding interest and life, but also through the use of doors and windows looking out onto the public realm and the estate. The Eastern and Western Mews create a new street and pedestrian route in the estate which enhances overlooking, particularly to the new Tybalds Square and the existing children's playground, therefore reducing the opportunity for crime and anti-social behaviour and increasing perceptions of personal safety and well-being.

On the opposite end of Tybalds Square, Block C plays the same role, with added strength due to its public use, through large glazed panels on the ground floor of the TRA community hall, generating and encouraging use whilst also enabling natural surveillance for both internal and external use.

Lighting is expected to be proposed for better surveillance within the main Tybalds Square, but also within the courtyards of Blemundsbury, Richbell and Falcon, as well as on the new street created by the Mews houses. The full details of these will be secured by planning conditions.

OWNERSHIP

The landscape and public realm is designed to clearly define which spaces and areas are public, communal, semi-private and private. Defensive private planting and space is designed around all individual blocks. Some blocks such as C and B, together with Blemundsbury,

create their own semi-private courtyard, promoting a sense of ownership whilst allowing accessibility to all. Growing allotment planters are located within the main Tybalds Square, increasing the sense of community and responsibility.

More information on this can be found in the Landscape Design and Access Statement.

PHYSICAL PROTECTION

Creating strong active frontages to buildings and contributing in a general scale to enhance the quality of the estate and its local neighbours are all ways that can reduce the need for physical barriers. Gates and fencing have been widely consulted on and strong advice against these has been given from Local Authorities. The use of planting creating defensive space rather than gates and fences is one of the ways the design seeks to achieve this. The priority of the public realm design in particular has been to take an outward and open approach, resulting in attractive and welcoming environments for both residents, passing pedestrians and the wider community.

More information on this can be found in the Landscape Design and Access Statement.

MANAGEMENT AND MAINTENANCE

The scheme has been designed in a way that promotes longevity through careful maintenance plans and management considerations. Please see Velocity's Transport Statement for further details on the management strategy the Landscape Design and Access Statement for more information on the maintenance for the public realm and landscape.

5.3 PUBLIC CONSULTATION

SUMMARY

Since January 2019, the proposed scheme has been developed in consultation with stakeholders and the public through consultation events, newsletters, surveys and presentations. Due to Covid-19 restrictions, on-line and postal consultation methods have been employed since early 2020. Consultation in January 2019 identified these guiding themes:

- Attractive
- Affordable
- Energy efficient new homes
- More trees & plants
- Improved landscape to provide play areas for children and teenagers & seating for older people.

Consultation in May 2019 showed that residents welcomed proposals for improved accessibility to existing buildings and provision of new larger, family-sized homes. The proximity of Block C relative to Blemundsbury was questioned and its placement subsequently adjusted.

The Tybalds Regeneration Newsletter (February 2021) sets out a summary of the key issues raised during formal consultation in 2020 by residents and including:

- Improvements to estate landscaping including new trees, planting and a community food-growing area
- Improved security
- Priority for new homes to go to estate residents in housing need
- 'Right to light' and overlooking concerns
- Improved waste storage & recycling facilities
- 2no. separate TRA Halls: a temporary community hall and a permanent purpose-built hall in Tybalds Square
- Restriction of vehicle access
- Noise, dust & disruption from building works.

Further details of the consultation activities that have taken place with the local community is set out in the submitted Statement of Community Involvement.



6 PROPOSED MASTERPLAN

6.0 MASTERPLAN

EXISTING MASTERPLAN

Tybalds is a London Borough of Camden residential estate comprising 9no. blocks of flats and associated private amenity, public realm and car parking and 2no. Tenants' & Residents' Association (TRA) halls. The estate was constructed in several phases from 1930 to the early 1960s.

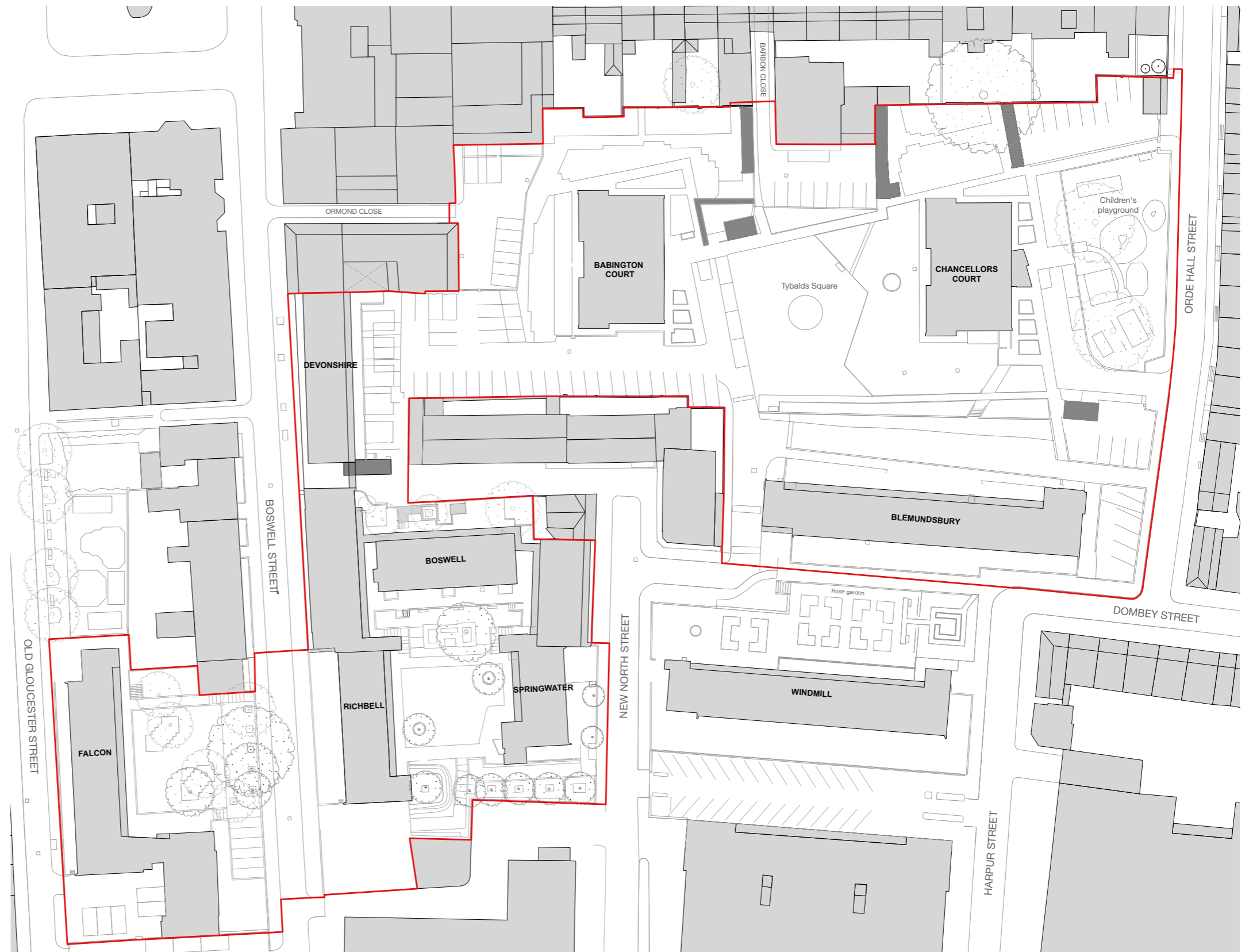
The existing buildings are:

- Boswell (1930)
- Richbell (1940s)
- Springwater (1940s)
- Falcon Phase 1 (1949)
- Blemundsbury (1948-9)
- Windmill (1949).
- Falcon Phase 2 (1953)
- Babington Court (1965)
- Chancellors Court (1965)
- Devonshire (1967)

Overall there are some 400 existing homes on the estate.

Between the blocks within the estate itself there are the original public open spaces, typically from that era ill-defined, poorly overlooked and now in need of reorganisation and proper greening.

For many years now Camden Council has planned to improve Tybalds Estate, firstly by adding new homes in new blocks, to make more sense of the estate's urban 'grain'. But also by improving and upgrading its public realm, to provide better security for residents and better shared facilities. Finally, the estate suffers from poor accessibility throughout its original buildings and this is also a key task to be delivered within this overall renewal project.



Existing Site plan

6.0 MASTERPLAN

PROPOSED MASTERPLAN

The significance of the proposed masterplan is to create a symmetrical grid pattern with 56 new homes, defined green spaces and parking bays. Distinctive paths running east to west and north to south improve sight lines and navigation routes. The proposed scheme also creates improved access to the existing blocks as well as improved security. Other elements include new multi-purpose community hall and new caretakers' facilities.

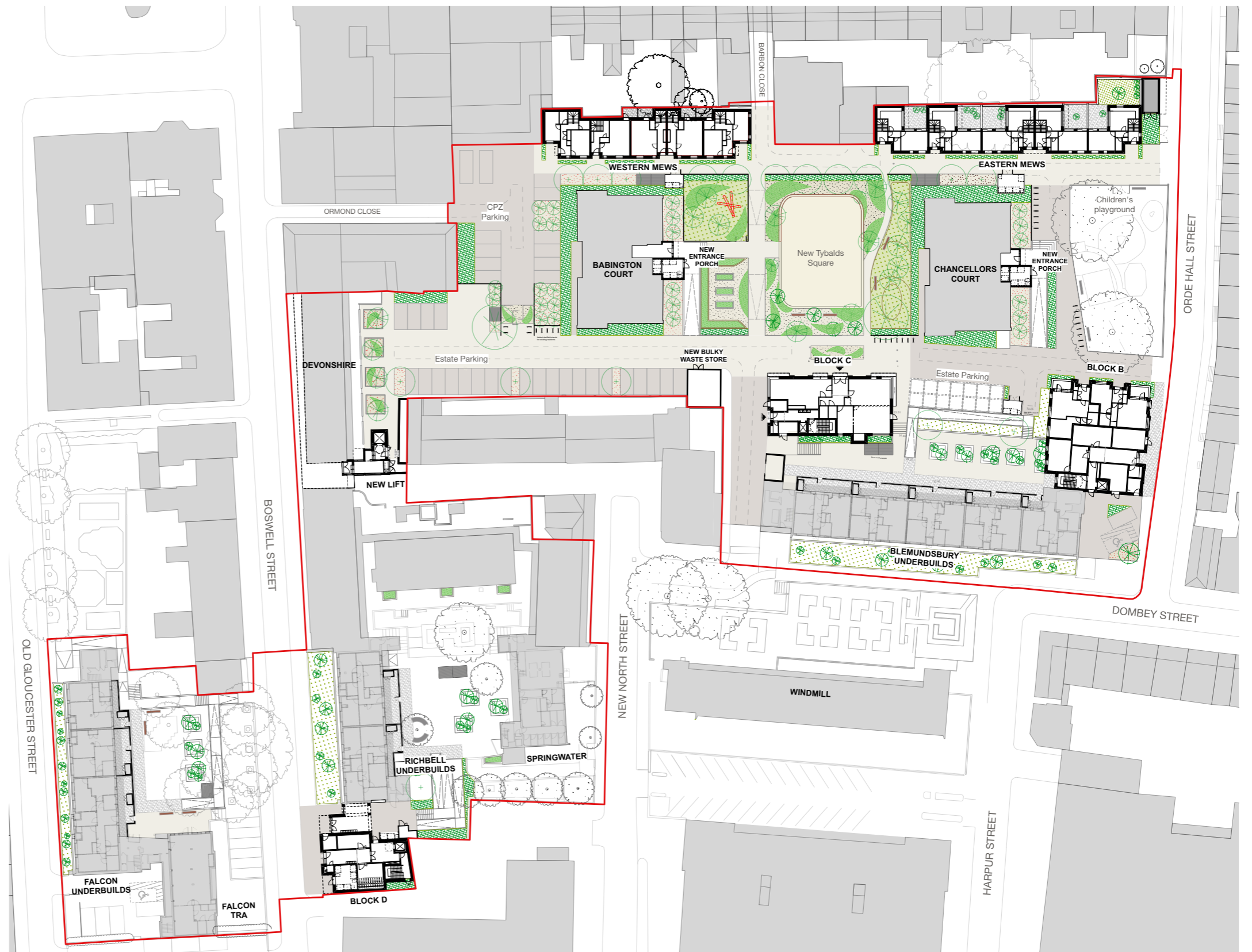
Block B

Block B will be situated on Orde Hall Street, on the East corner of the existing Blemundsburys building opposite Orde Hall Playground, delivering **18 Market units**. Mediating between the 3 storey Georgian houses on Orde Hall Street and the 10 storey Blemundsburys block, Block B will be a 5 storey building, comprising of one and two-bed units with recessed balconies.

Block C

Framing a new landscaped courtyard to Blemundsburys, Block C will be situated on the West corner of Blemundsburys, delivering **6 Socially Affordable units** and a new multi-use **TRA Community Hall** on the Ground Floor. Orientated to face what will be a new landscaped Tybalds central Square.

These two blocks together with Blemundsburys will form a new 'Blemundsburys Quarter' with a new DDA-compliant ramp down to a newly landscaped courtyard with planters and seating. This new residents' courtyard also sets the scene for the newly refurbished Underbuilds of Blemundsburys which will house 5 more Socially Rented units, comprising of one and two-bed flats. Four of these units will be used to accommodate wheelchair users.



Proposed Site plan

6.0 MASTERPLAN

PROPOSED MASTERPLAN

Eastern and Western Mews

The Eastern Mews will comprise of 5 new 2-storey Market houses with roof terraces on the South side of the estate. Together with Block B, these two buildings help to frame the entrance of the estate and the children's playground from Orde Hall Street.

Similarly to the Eastern Mews, the Western Mews will also comprise of 5 new 2-storey Market houses with roof terraces on the South side of the estate, backing onto an existing 2-storey high historic wall.

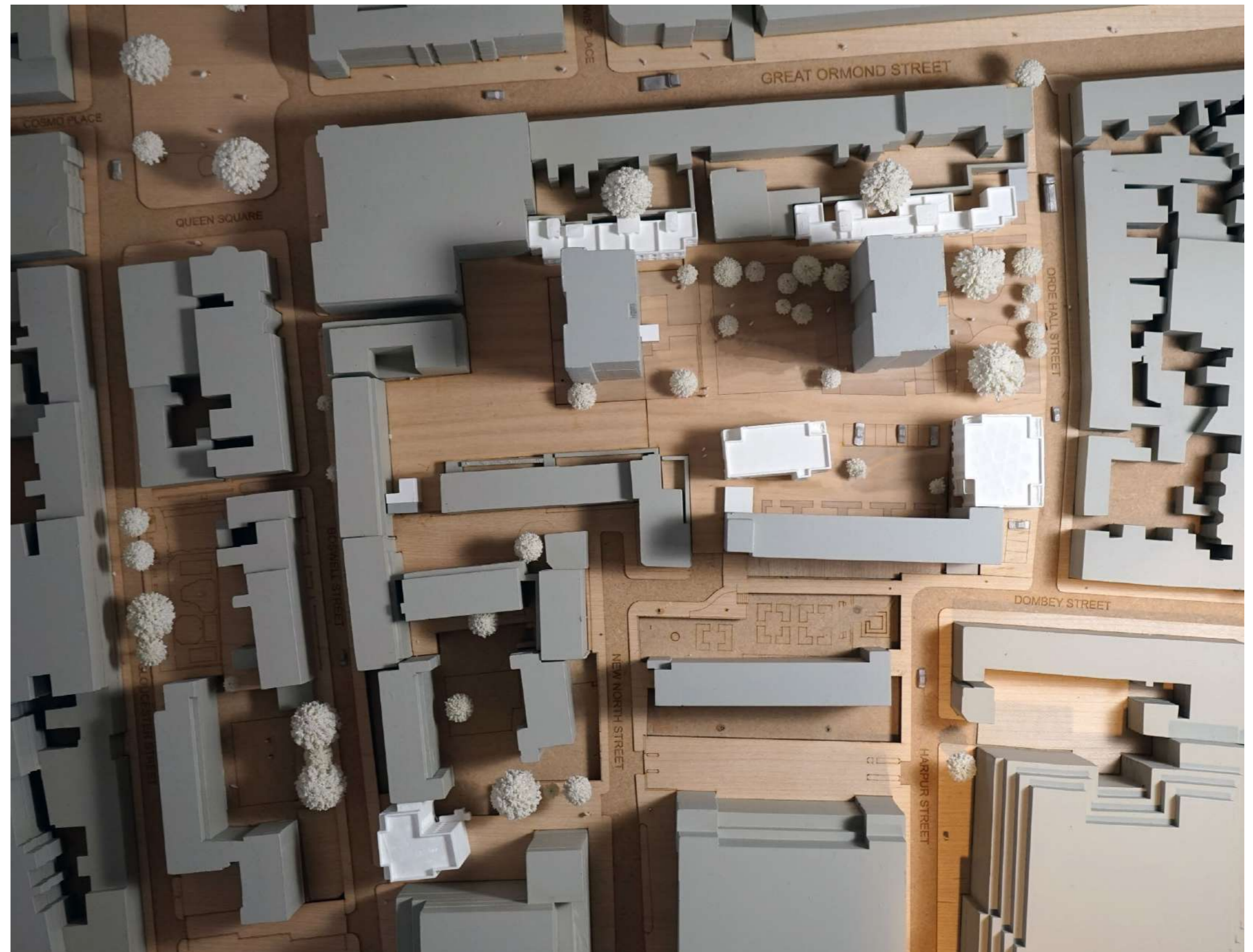
The Eastern and Western Mews will create a new fully pedestrianised play street fronting the houses, which then leads into the main Tybalds Square.

Block D

Block D will be a 7 storey apartment building delivering 12 new one and two-bed units. 7 of these will be Socially Rented and the other 5 will be assigned to Intermediate tenure. As it will sit adjacent to the Richbell block, Block D is designed to accommodate a small entrance courtyard into the existing Richbell flats on the ground floor as well as setting back on the top floor.

The small entrance courtyard will then lead to a new DDA-compliant ramped access down to a newly landscape courtyard for Richbell, Springwater and Boswell residents. This will also serve the 2 new Underbuilds flats in Richbell's lower ground floor.

Its proximity to the boundary line both on the East and South façades means these two façades are sculpted in such a way as to have very few windows, to allow for possible future development of the adjacent site to the south.



Site plan - model