

## How to get involved

This is a formal consultation on the Tybalds' Regeneration programme proposals. We are consulting widely on these proposals to gather as many views as possible. This consultation begins on **Tuesday 25 February 2020 and closes on Tuesday 24 March 2020**.

You can read more about the regeneration proposals and download the detailed architect and landscaping plans on our Tybalds Consultation web page – <http://tiny.cc/TybaldsConsult>

### You can tell us what you think in a number of ways:

- **Fill in the feedback form and post it back to us**  
Complete the feedback form which was delivered with this document and return to us in the prepaid envelope provided (no stamp required)
- **Download a feedback form and email it to us**  
Download the feedback form online at <http://tiny.cc/TybaldsConsult>. Fill it in and email it to us at [tybaldsdevelopment@camden.gov.uk](mailto:tybaldsdevelopment@camden.gov.uk)
- **Attend a Drop-In session on the Tybalds estate**  
Visit a Drop-in session where you can speak personally to project team members, see a 3-D model of the scheme and give feedback:
  - **Tuesday 25 February 2020, 3pm - 8pm (buildings)**
  - **Tuesday 17 March 2020, 3pm - 8pm (buildings and landscaping)****Venue for both events: Blemundsbury RA Hall, Dombey Street, WC1N 3PF**
- **Contact us**  
Email your comments and queries to the Tybalds regeneration feedback inbox: [tybaldsdevelopment@camden.gov.uk](mailto:tybaldsdevelopment@camden.gov.uk)  
  
If you would like to speak to a Council officer about these proposals please contact:  
Julia Farr, Senior development manager 020 7974 2642 / [julia.farr@camden.gov.uk](mailto:julia.farr@camden.gov.uk)  
Vanda Carter, Development officer 020 7974 2810 / [vanda.carter@camden.gov.uk](mailto:vanda.carter@camden.gov.uk)

## What happens next?

A report containing feedback from this consultation together with other information will be presented to the Council's Cabinet in June 2020 for a decision on whether the proposals should go ahead. If the Cabinet agrees to the proposals, a planning application for the proposals will be made in late June 2020. You will have a further opportunity to comment on the proposals as part of the planning process. A report summarising the results of this consultation will be published on the Camden Council website – [www.camden.gov.uk/tybaldsregen](http://www.camden.gov.uk/tybaldsregen)

Thank you for taking part in this consultation. No decisions have been made on this proposal as yet. Your views are important to us and can make a difference to the final decision.



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**LARGE PRINT?**

February 2020

# Tybalds Estate Consultation on regeneration proposals

## Formal consultation

This leaflet sets out Camden Council's regeneration proposals for building new homes and making improvements on the Tybalds Estate. This is a formal consultation which will run from **25 February to 24 March 2020**

## The estate regeneration proposals

Regeneration proposals on the Tybalds' estate seek to provide high quality homes and improved open spaces. New homes will be allocated to residents on the estate as a first priority. All new homes will be designed to meet 'Lifetime Homes' and the Mayor's London Design Guidelines. The current design proposals have been developed during 2019 through ongoing engagement and dialogue with Tybalds residents, Tybalds Residents Association and the wider local community. Landscaping and remodelling of vehicle and pedestrian routes through the estate have been designed using the Secured by Design guidelines developed by Police Crime Prevention Initiatives.



View of Blemundsbury and Babington Court

## Aims of the proposals

The proposals for the Tybalds estate aim to:

- Deliver 28 new social rented and Camden Living homes including 10% wheelchair accessible homes
- Provide improved public realm, landscape and play areas across the estate
- Improve entrance accessibility to four of the existing blocks
- Create safe, well-overlooked routes through the estate.

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February 2020

## New homes

This proposal provides 45 new homes on the Tybalds estate, including:

- 18 social housing flats
- 10 'Camden Living' flats.
- 17 homes for sale

The 28 Council homes comprise

- 10 underbuild units on the ground floor and semi basement levels of Blemundsbury, Richbell and Falcon
- A side extension to Windmill to adapt and extend 6 unused former washroom areas for use as new homes (E)
- New build homes on underused parts of the estate:
  - New block B: Mix of 2 social housing and 4 Camden Living flats, 12 sales flats, ground plus 4 floors high
  - New block C: 6 Social housing, ground plus 3 floors high



## Local lettings policy - Meeting local housing need and sustaining a community

Reasonable priority will be given to existing Council tenants in accordance with Camden Council's Choice-based Lettings Scheme

- Overcrowded households seeking a larger home
- Households who are under-occupying existing homes and wish to downsize to a new flat
- Tenants with medical priority
- Tenants currently living in floors 1-4 of Blemundsbury whose view could be directly affected by the new development and who wish to move. This will be confirmed through discussion with those directly affected. The option to move due to affected views will stay in place for one year after completion

Visit <http://tiny.cc/TybaldsConsult> to download a copy of the draft Tybalds Local Lettings Plan.

## ? What is a Camden Living home?

Camden Living is a Camden Council owned provider of affordable rented housing. Camden Living homes are significantly below market rent but above social rent.

More info available here: [www.camdenliving.co.uk](http://www.camdenliving.co.uk)

## Minimal disruption

- No residents will need to move out of their homes during construction
- A single contact point to speak to the contractors throughout construction

## Landscaping

The hard landscape strategy puts the pedestrian at the heart of the unified public realm. A single material forms the majority of the hard surface around the existing and new buildings. The multi-sports surface in Tybalds Square should encourage multi-user access and a sense of shared space.

Planting around the site will reflect a variety of native habitats to encourage biodiversity and provide character to different parts of the estate. Woodland plants and trees will thrive in the shade of the buildings, shrubs and perennials will act as screening for the privacy of homes and provide seasonal interest, and meadows and lawn will provide sunny open spaces for residents to use.

## Financed by sales

The new homes and public realm improvements will be partially financed by sale of new homes and sale of two plots of land, as follows:

- Sale of five Eastern Mews homes
- Sale of 12 flats in Block B
- Sale of two land plots

## New Residents Association community hall

Purpose-built, flexible community facility with:

- Two hall spaces
- Café space (proposed)
- Office space
- Fully accessible toilets
- Storage space
- Overlooking Tybalds Square

## Improved accessibility

- Improved access to Devonshire via new lift
- Ramp access to Babington & Chancellors
- Improved ramp access to Blemundsbury lift