

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

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

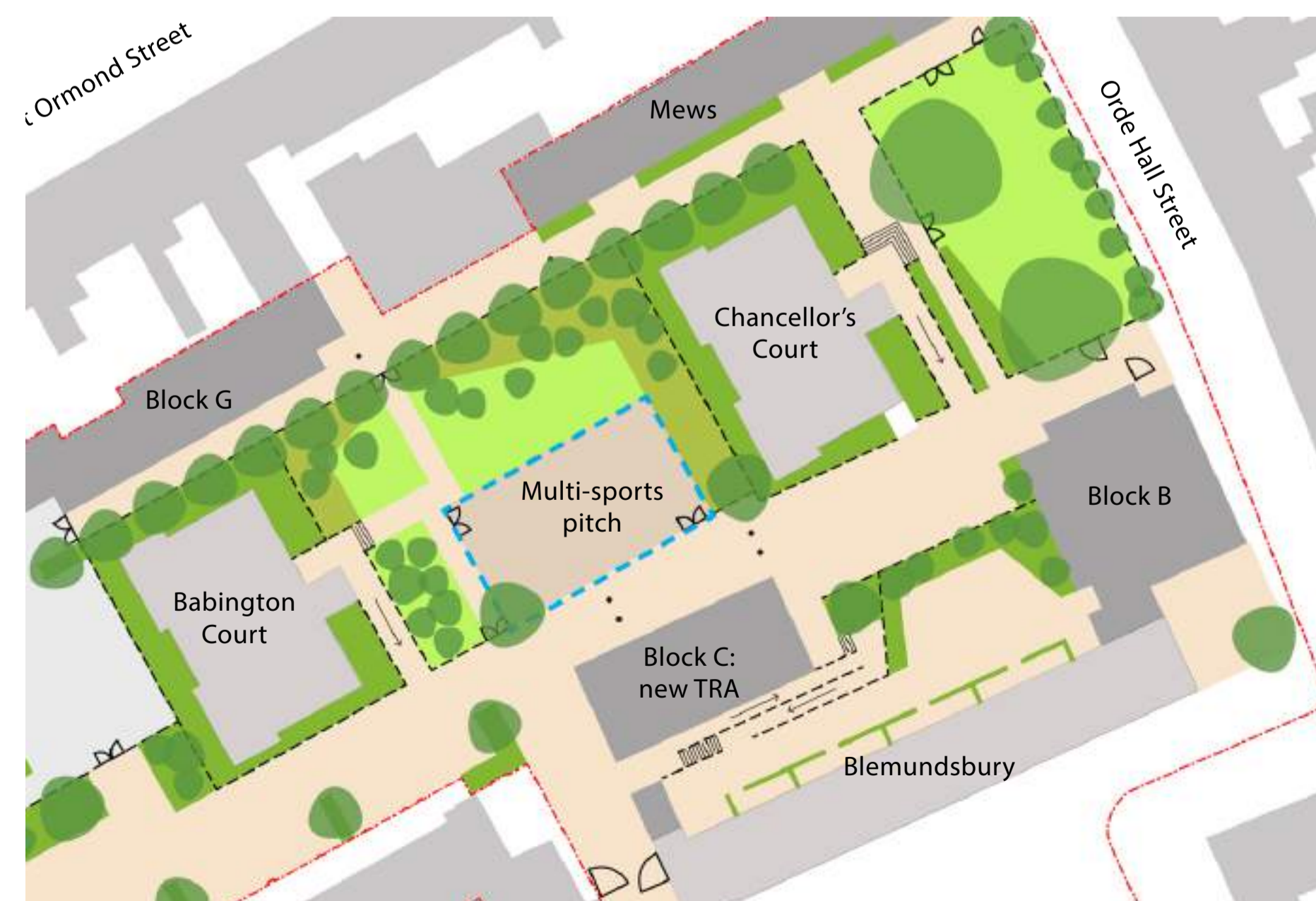
OR

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London WC1H 9JE



View of proposed Block C and Tybalds Square

LANDSCAPE OPTIONS



OPTION 1

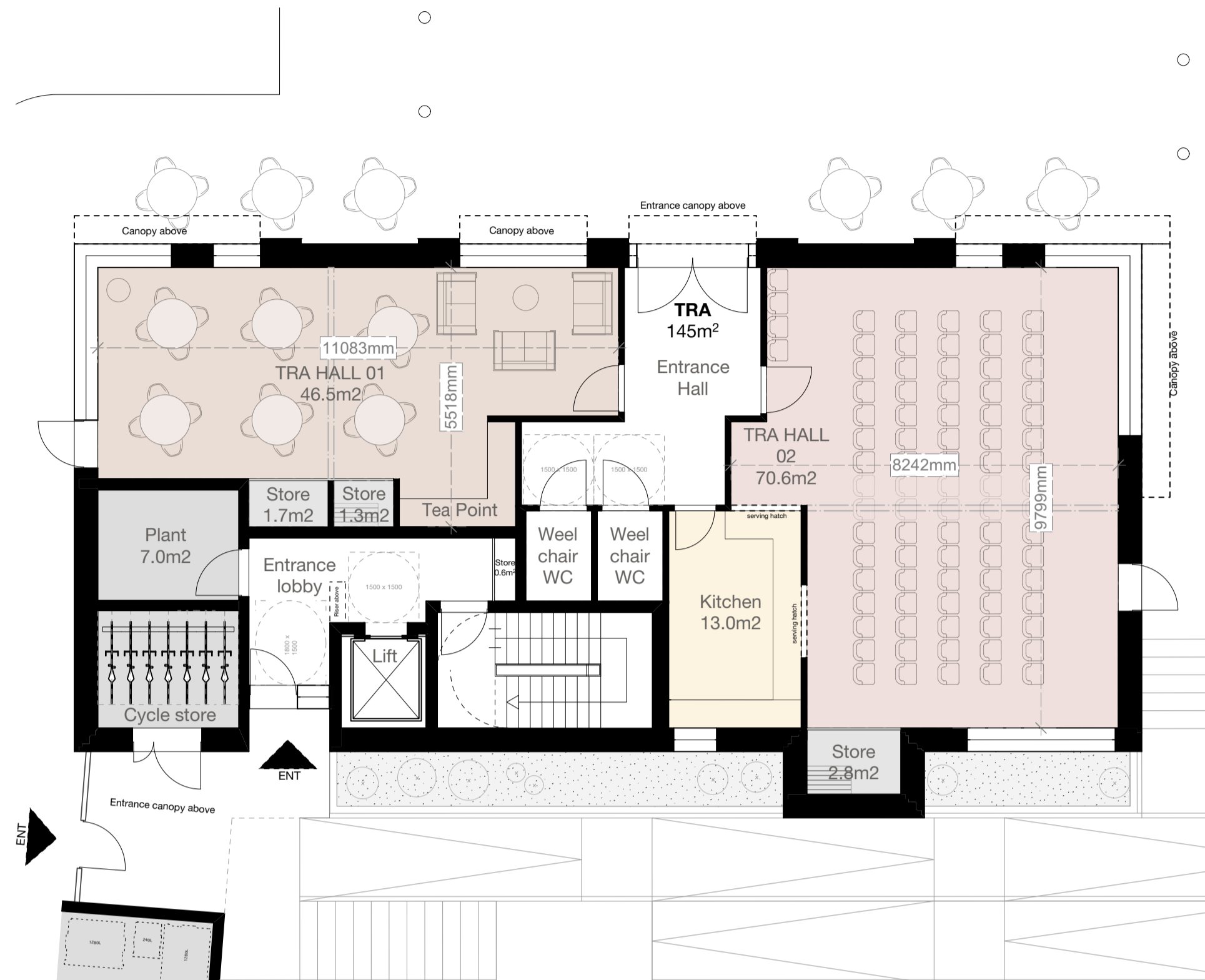


OPTION 2



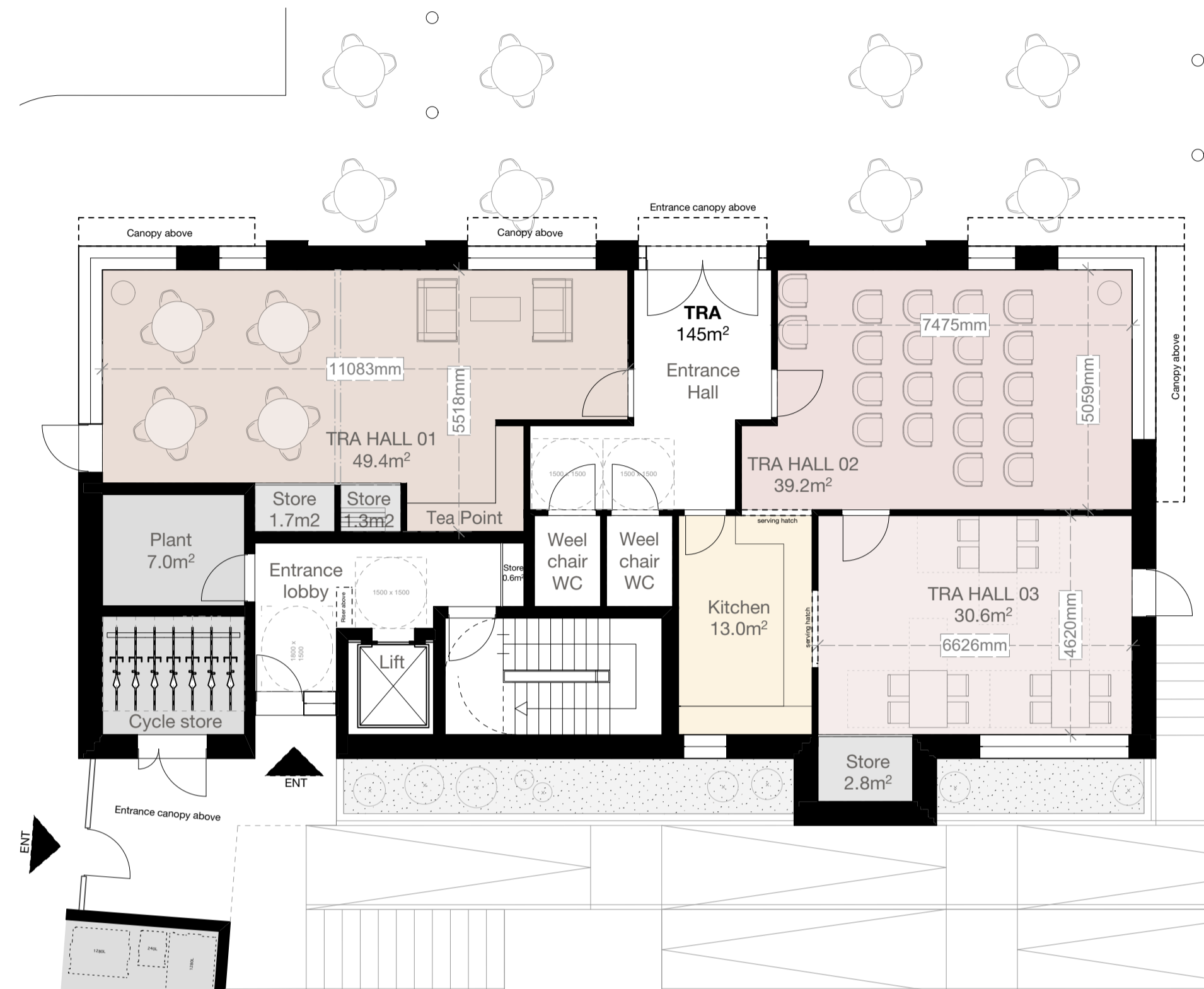
OPTION 3

NEW TRA HALL: FLEXIBILITY OF SPACE



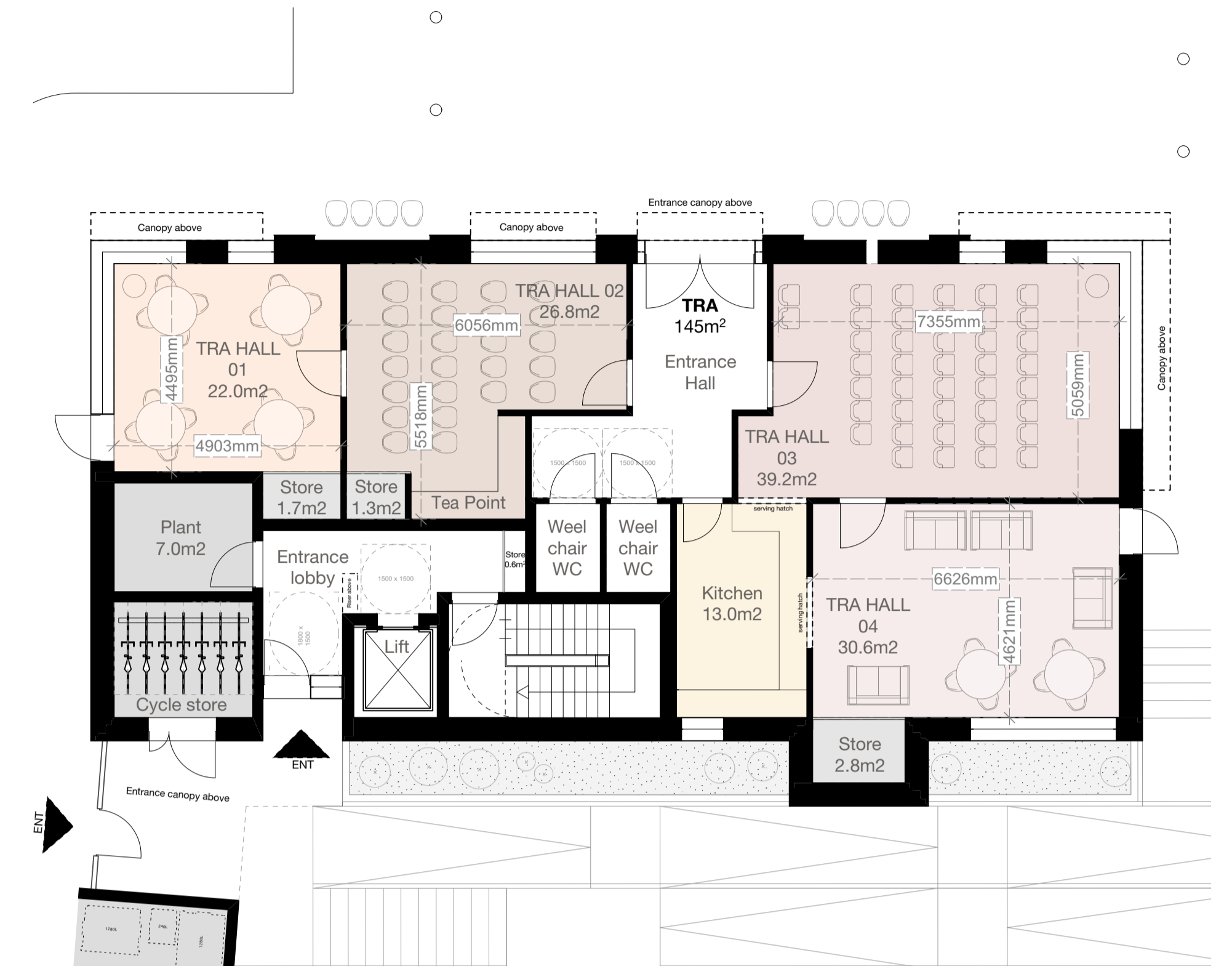
TRA: Arrangement 1

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.



TRA Proposed Section overlooking Tybalds Square

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.

TYPES OF SPACES AND PAVING STRATEGY



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

KEY

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

OPTIONS



Resin-bound gravel and grass



Rubber crumb



Multi-use space



Allotment planters

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.



OPTIONS

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.



Climbing plants- Wysteria



Existing flank wall near Devonshire



Climbing plants- Ivy

- Are you interested in food growing?
- Are you interested in a gardening club?
- Public art?



Insect community hotel

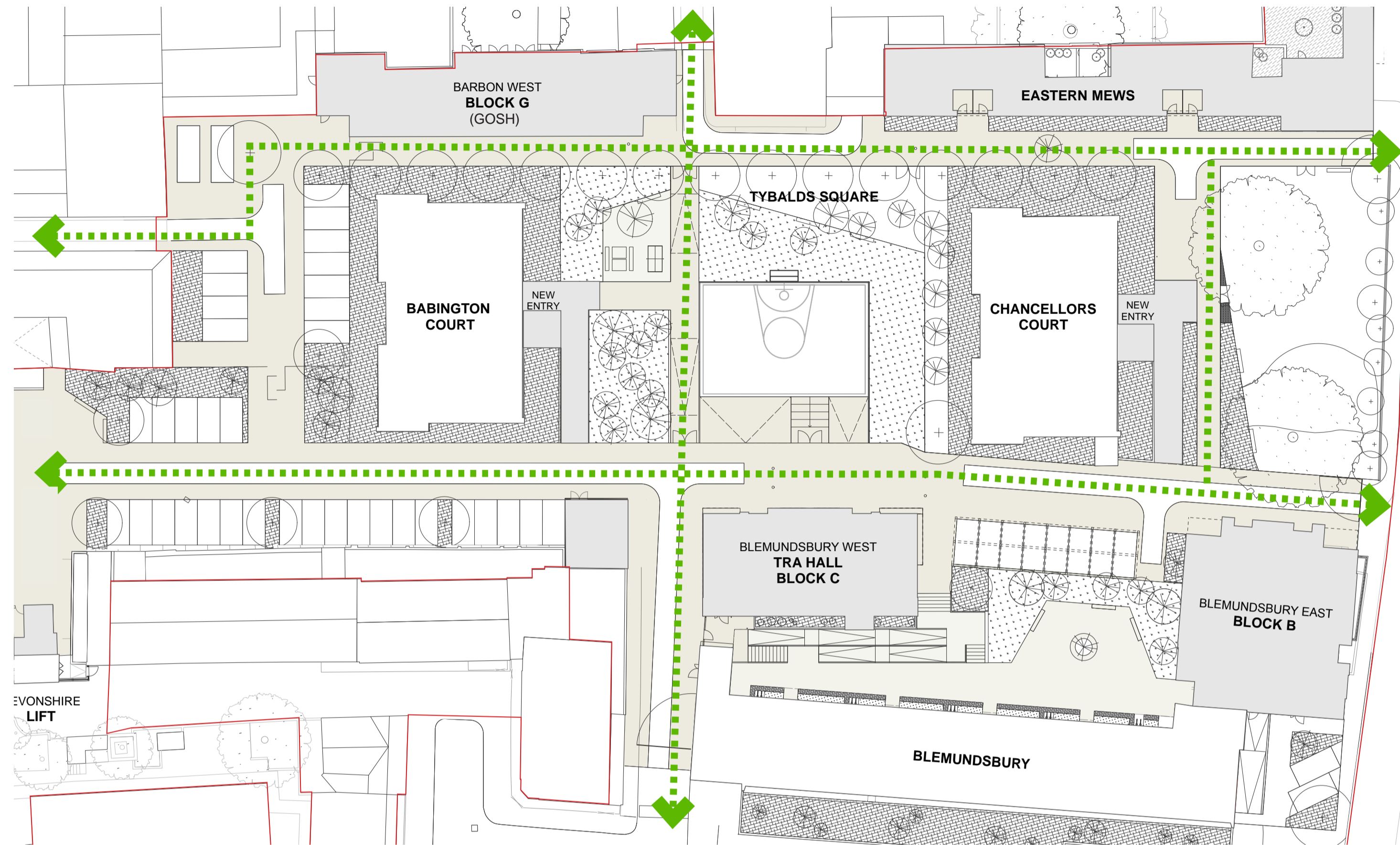


Bird boxes



Large planters for growing herbs/plants

PEDESTRIAN ROUTES & ACCESS



KEY

- Key pedestrian routes
- Ambulance parking (retained)
- CPZ Parking
- Residents' Parking
- Direction of vehicular traffic
- Bollards

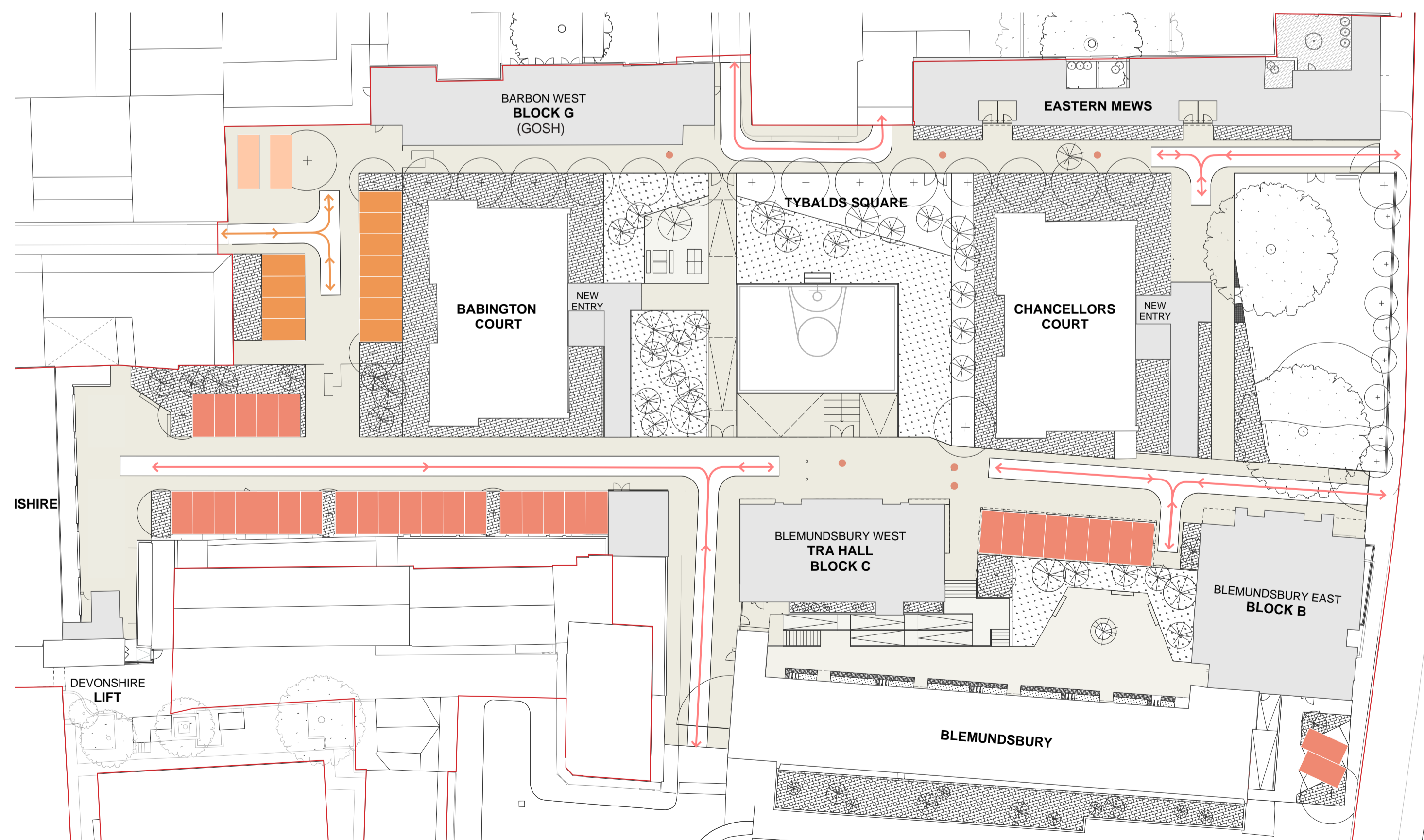
CREATING WELCOMING AND SAFE SPACES

- We are proposing for Tybalds to be a car-free zone, allowing for landscaped spaces to walk through and play in.

- Clear North-South and East-West routes.

- Shared surface areas for cars, delivery vans or refuse trucks to be able to access the estate, whilst giving priority to pedestrians.

CAR PARKING & VEHICULAR TRACKING



PARKING STRATEGY

- All 34 Residents parking spaces maintained
- 11 CPZ (Camden) parking spaces

OPTIONS



Resin bound gravel



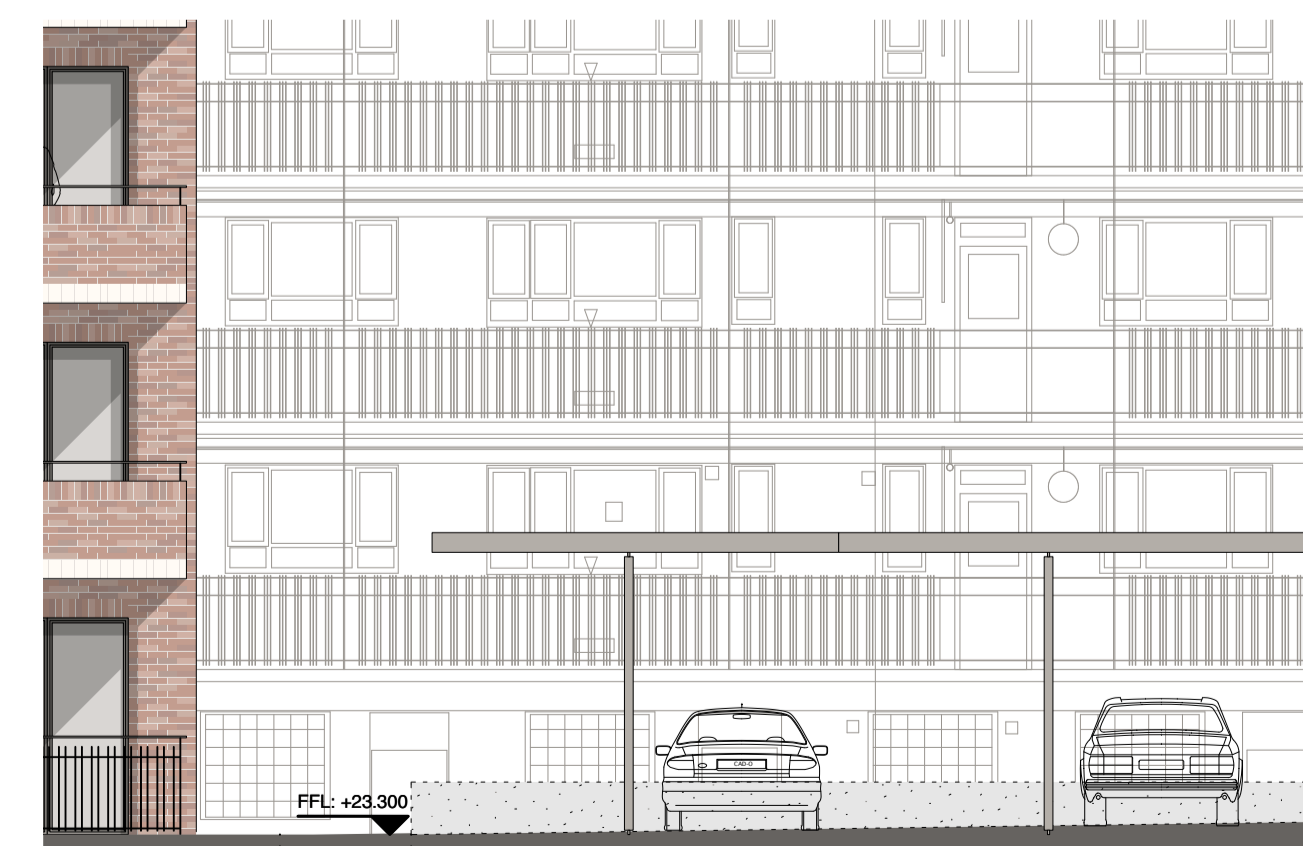
Colour blended to mix with housing



Shared surface gravel

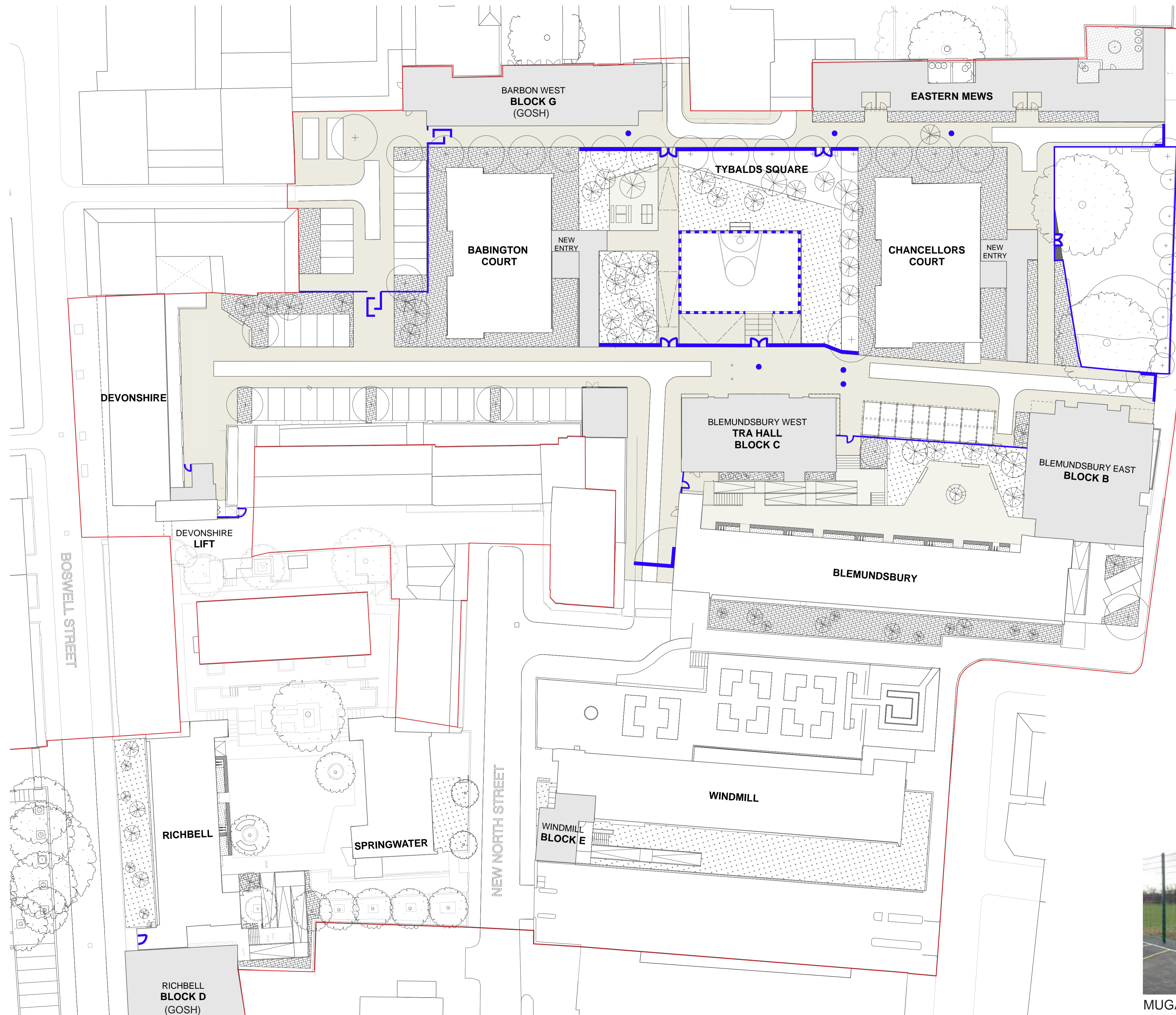


Climbing plants over parking pergola



Proposed parking pergola in-between Blocks B & C

PROPOSED GATES & FENCES ACROSS THE ESTATE



KEY

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

OPTIONS



Traffic calming fences



1.5 high balustrade fencing



Traffic calming 'kissing' gates



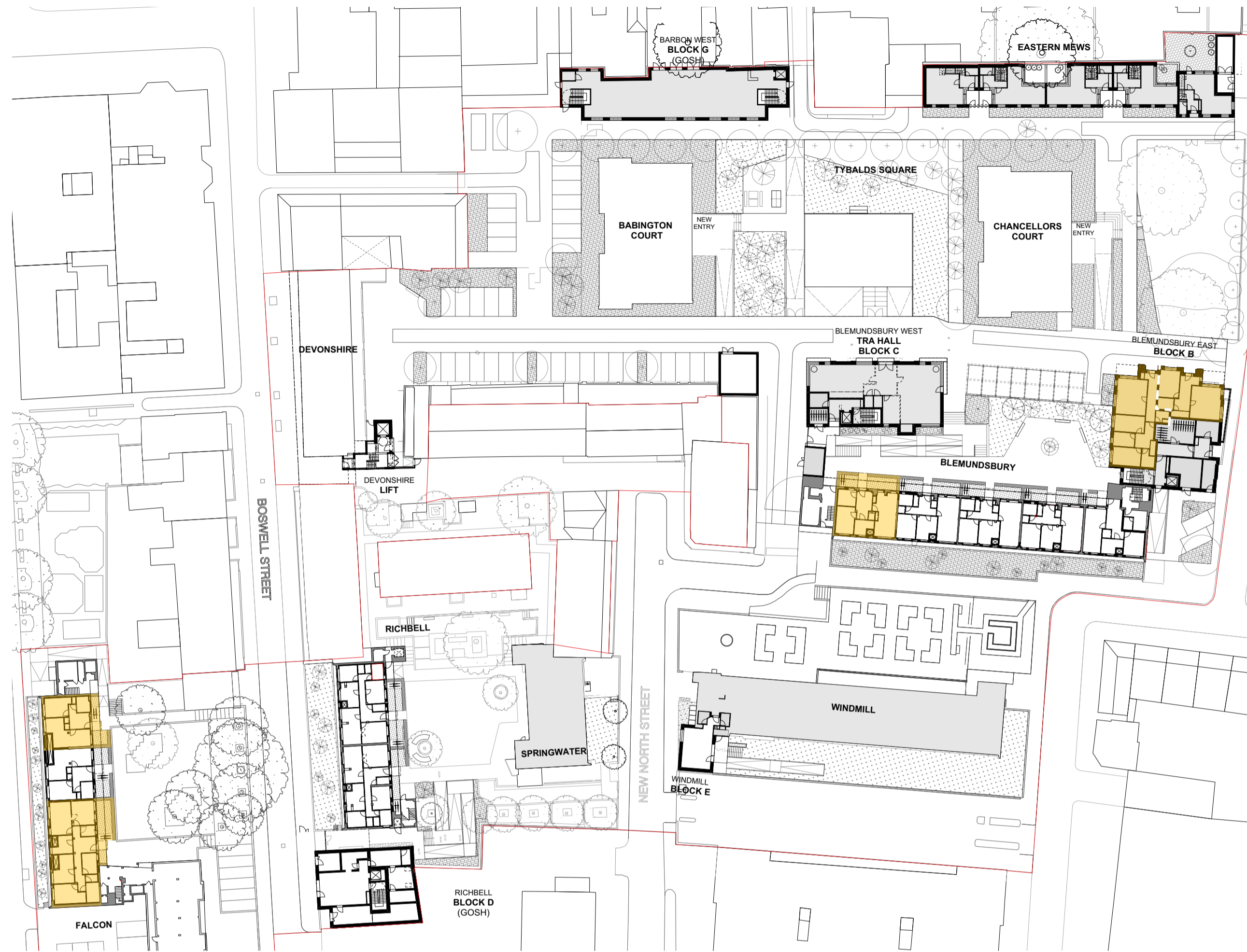
MUGA and fence



Vehicle stopping gates

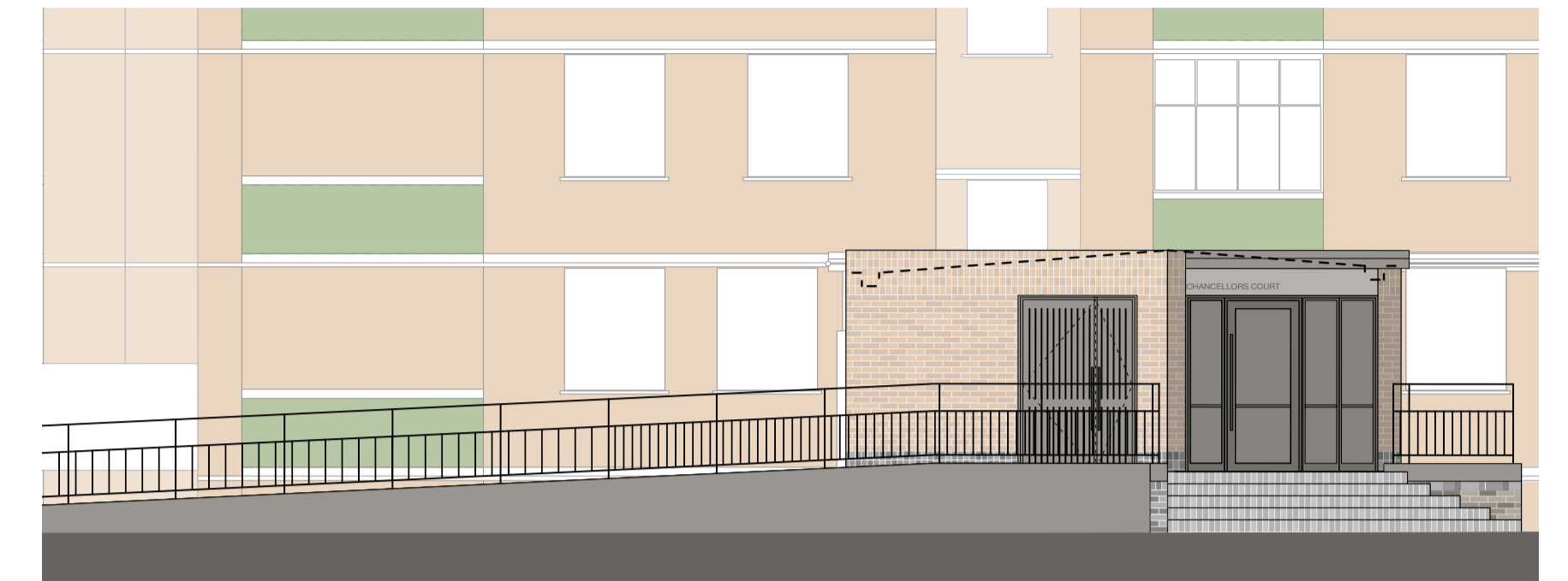
Tybalds Estate IMPROVED ACCESSIBILITY & REFUSE STRATEGY

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



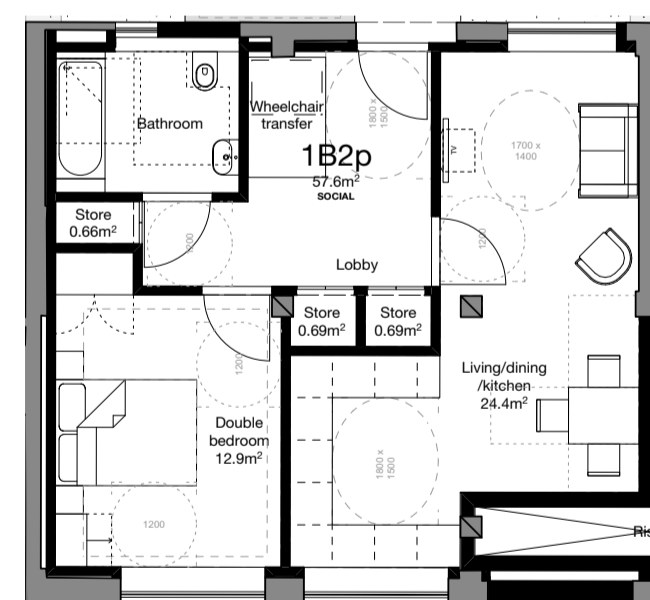
Babington's proposed new ramp entrance & refuse store

DETAILED FLAT PLANS

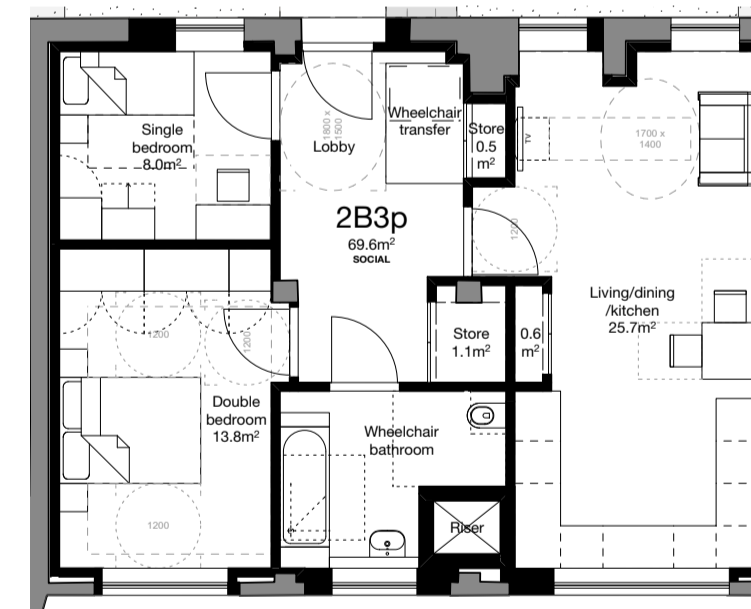


1 x 3B5p Block B

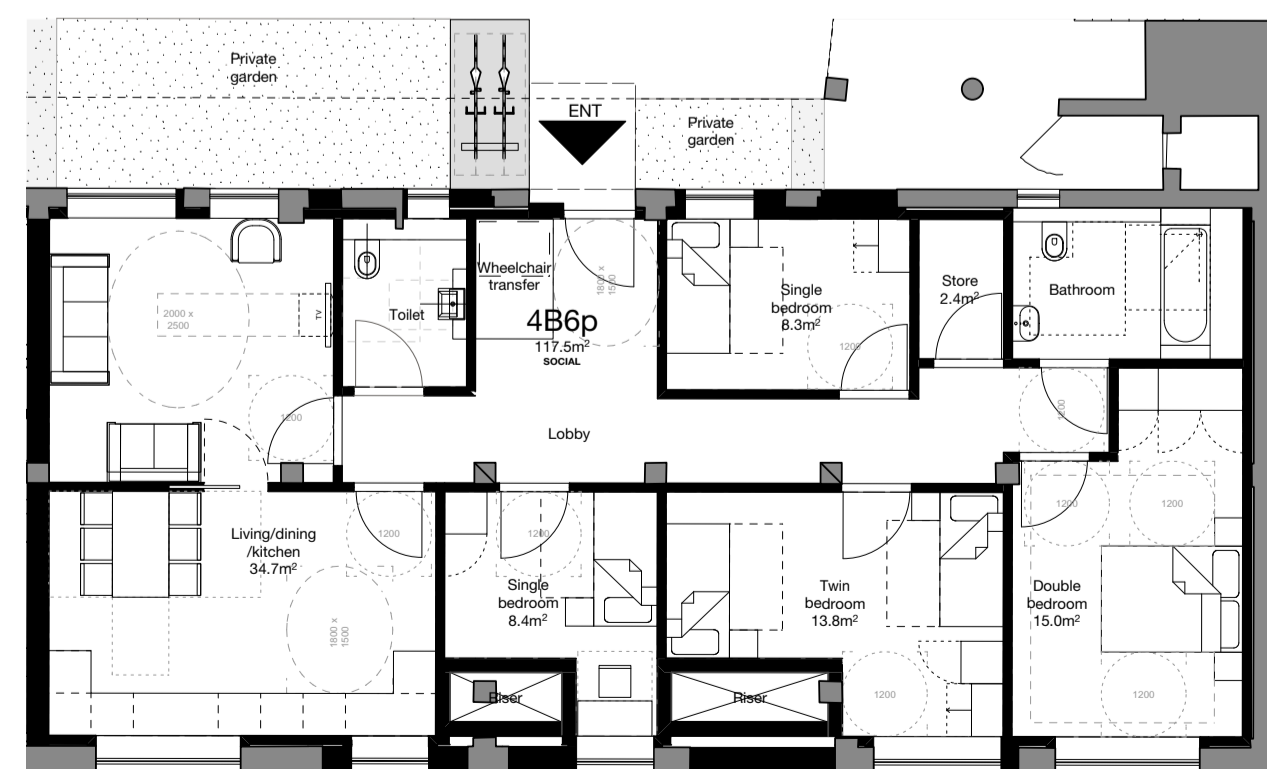
1 x 1B2p Block B



1 x 1B2p Falcon Underbuild



1 x 2B3p Blemundsbury Underbuild

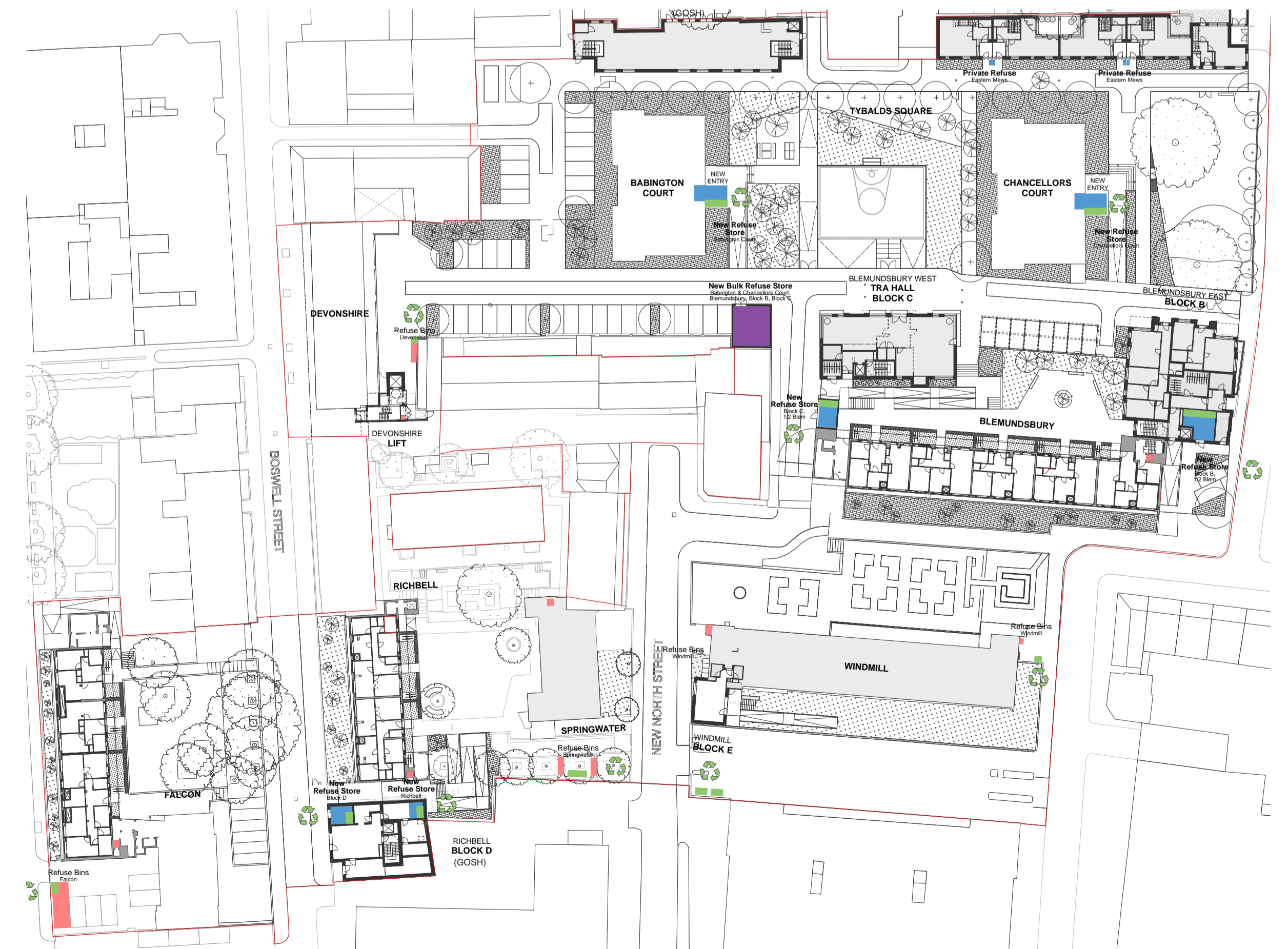


1 x 4B6p Falcon Underbuild

KEY

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

REFUSE STORES STRATEGY



FACADE IMPROVEMENTS BLOCKS B & C



Block B North Elevation



Block B East Elevation



Block C North Elevation



Block C East Elevation

BLOCK E - ACCESS TO WINDMILL GARDEN



Section through Block E studio flats and Meeting Room to garden



2 Orde Hall Street



Balconies at Richbell



Terrace on Orde Hall Street



Latest CGI view of Block B



Material board