

INTRODUCTION



Tybalds Estate, aerial view

WELCOME TO OUR LATEST EXHIBITION ON PROPOSALS FOR TYBALDS ESTATE

Over the last year we have been working 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 brand new 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**

We want to hear your views about the plans so please take a minute to fill in a feedback form.

TIMELINE

Early Summer 2020 – Submission of a planning application

Autumn 2020 – Earliest date for a planning decision

Early 2021 – Earliest date that work can start

Summer 2023 – Anticipated completion

CONTACT

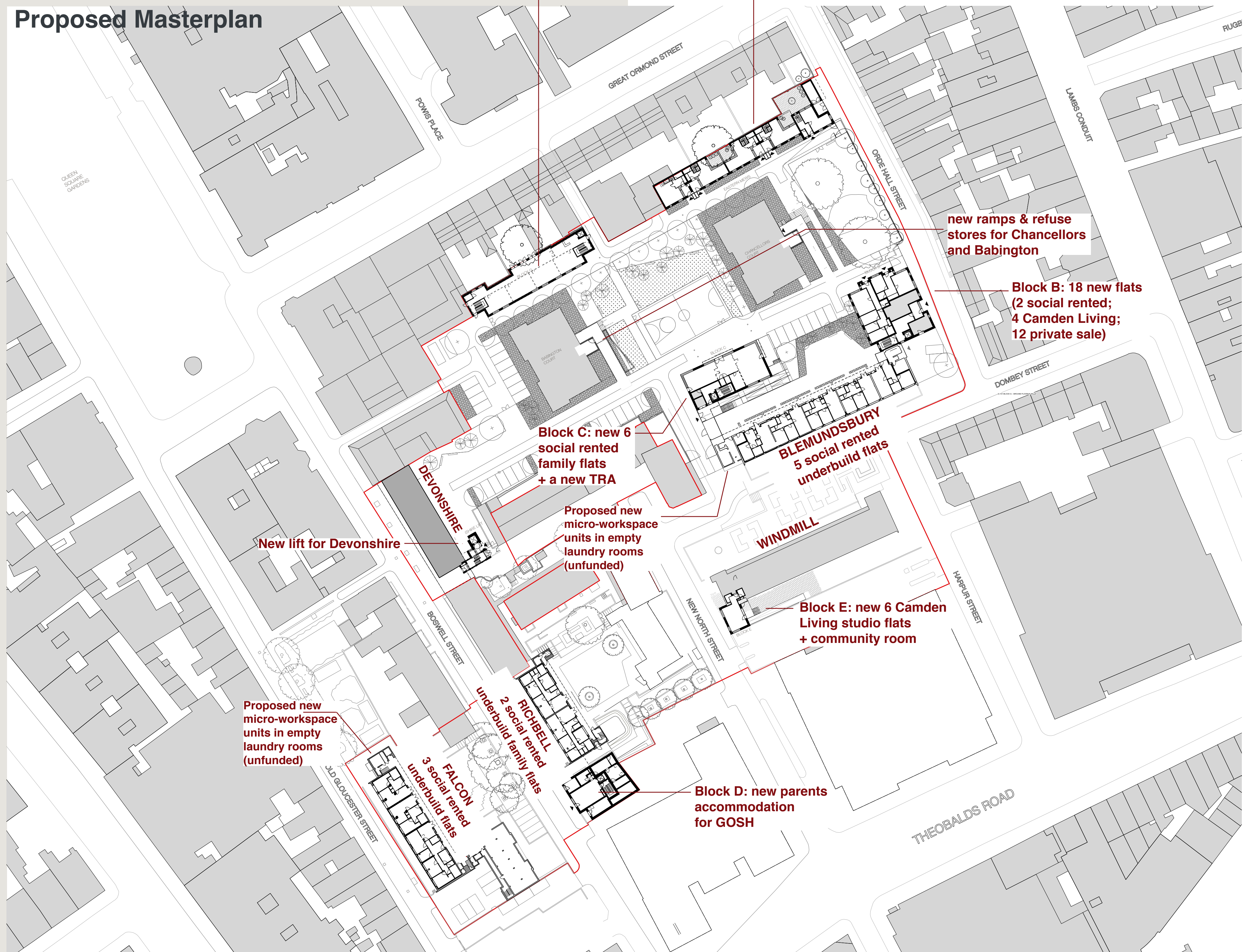
If you have any questions please contact our team and we would be very happy to discuss the proposals further.

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Regeneration & Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

ALL ELEMENTS

Proposed Masterplan



Tybalds Estate, site plan: ground floor

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 E).

Market Homes

Total of 17 homes (Mews Houses and Block B).

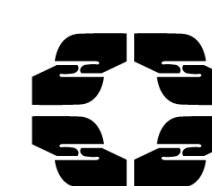
Wheelchair accessible units

Total of 5 units (2x 1Bed, 2x 2Bed, 1x 3Bed).

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

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

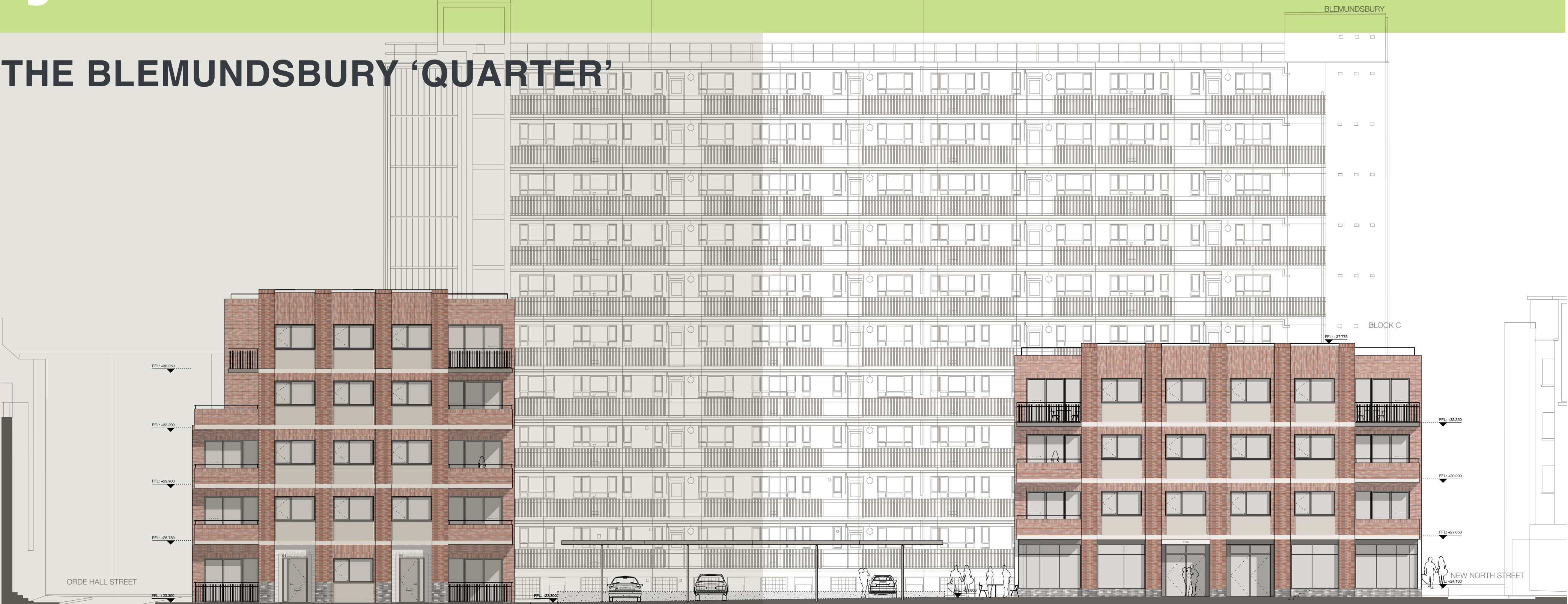
Model view



Camden

MatthewLloydArchitects^{LLP}

THE BLEMUNDSBURY 'QUARTER'



ORDE HALL STREET



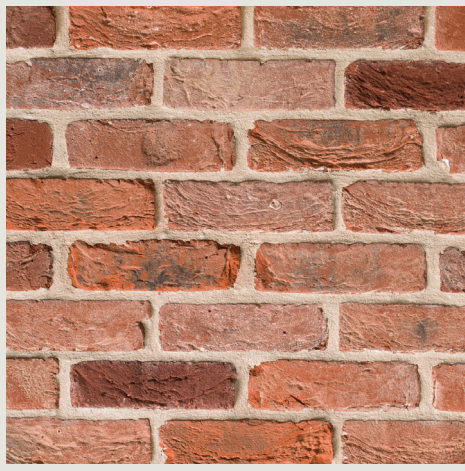
View of Block B- Blemundsbury East- from Orde Hall Street

MEWS HOUSES

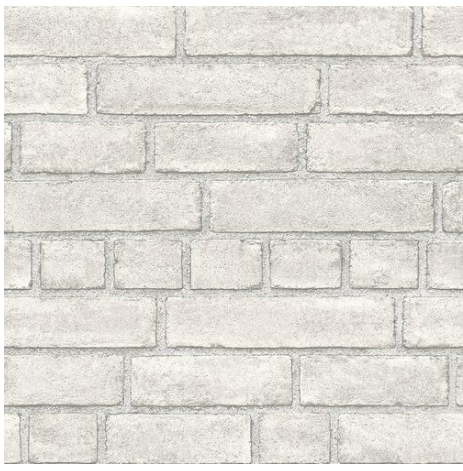


View of Mews Houses from Orde Hall Street

OVERALL MATERIAL BOARD



Proposed red brick mix



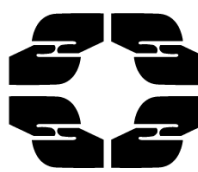
Proposed warm grey brick used in panels



Proposed metalwork colour



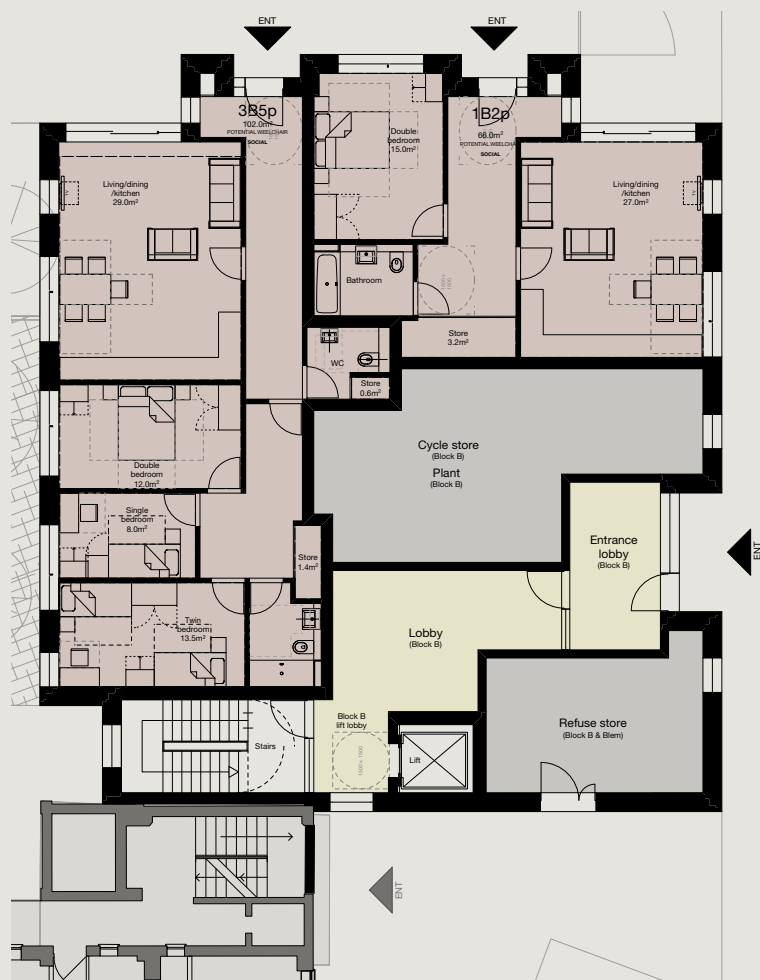
Proposed pre-cast elements sample



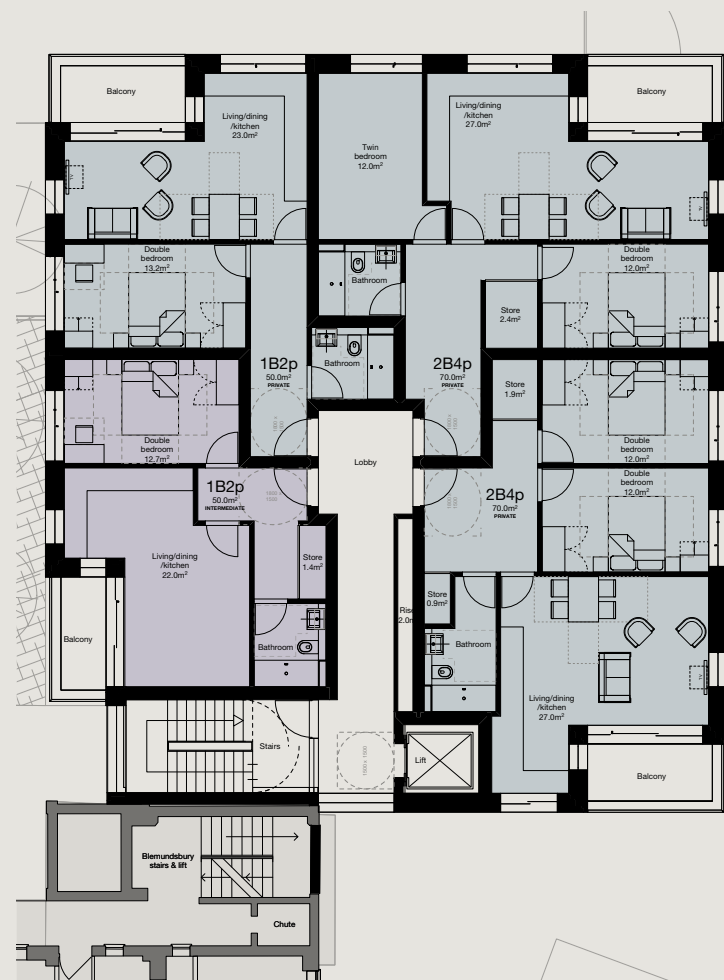
THE BLEMUNDSBURY 'QUARTER'

BLOCK B - 18 NEW HOMES

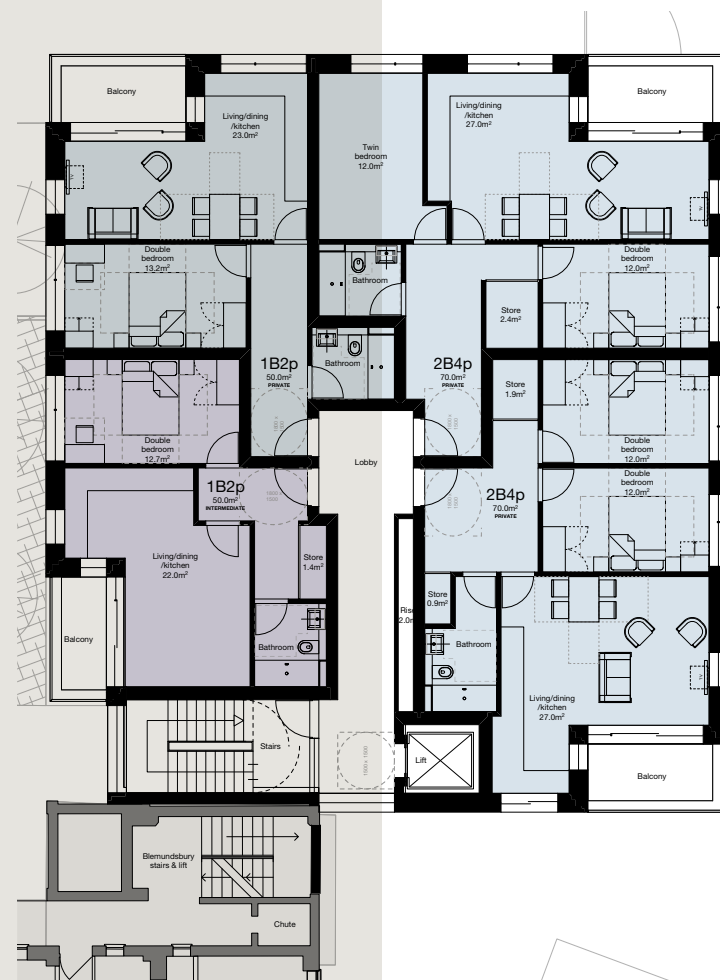
- Delivering **2** Social Rented; **4** Camden Living and **12** Market housing
- Ground + 4 storeys
- **1** 3Bed; **4** 2Beds and **13** 1Beds;



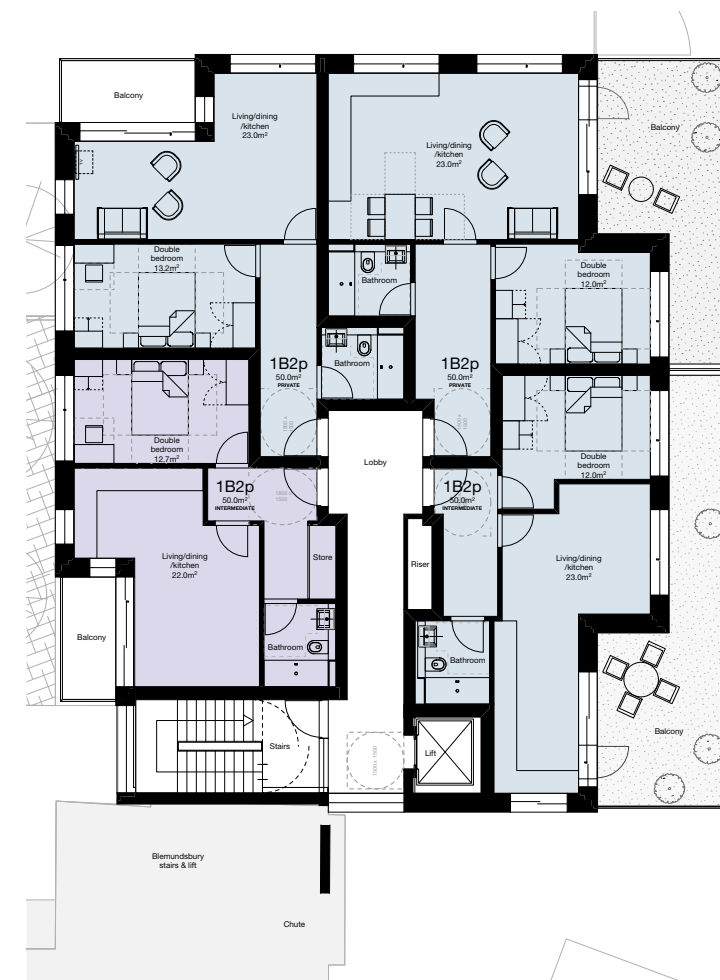
Proposed ground floor:
- 1x 3B5p SOCIAL - 102m2
- 1x 1B2p SOCIAL - 66m2



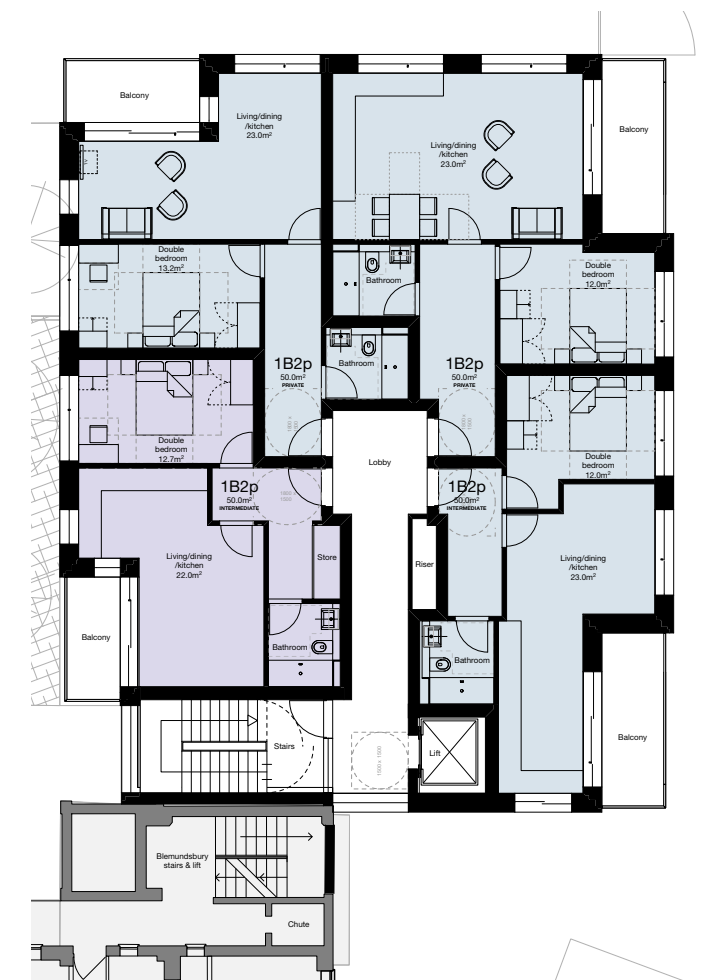
Proposed first floor:
- 1x 1B2p INTERMEDIATE - 50m2
- 1x 1B2p PRIVATE - 50m2
- 2x 2B4p PRIVATE - 70m2



Proposed second floor:
- 1x 1B2p INTERMEDIATE - 50m2
- 1x 1B2p PRIVATE - 50m2
- 2x 2B4p PRIVATE - 70m2



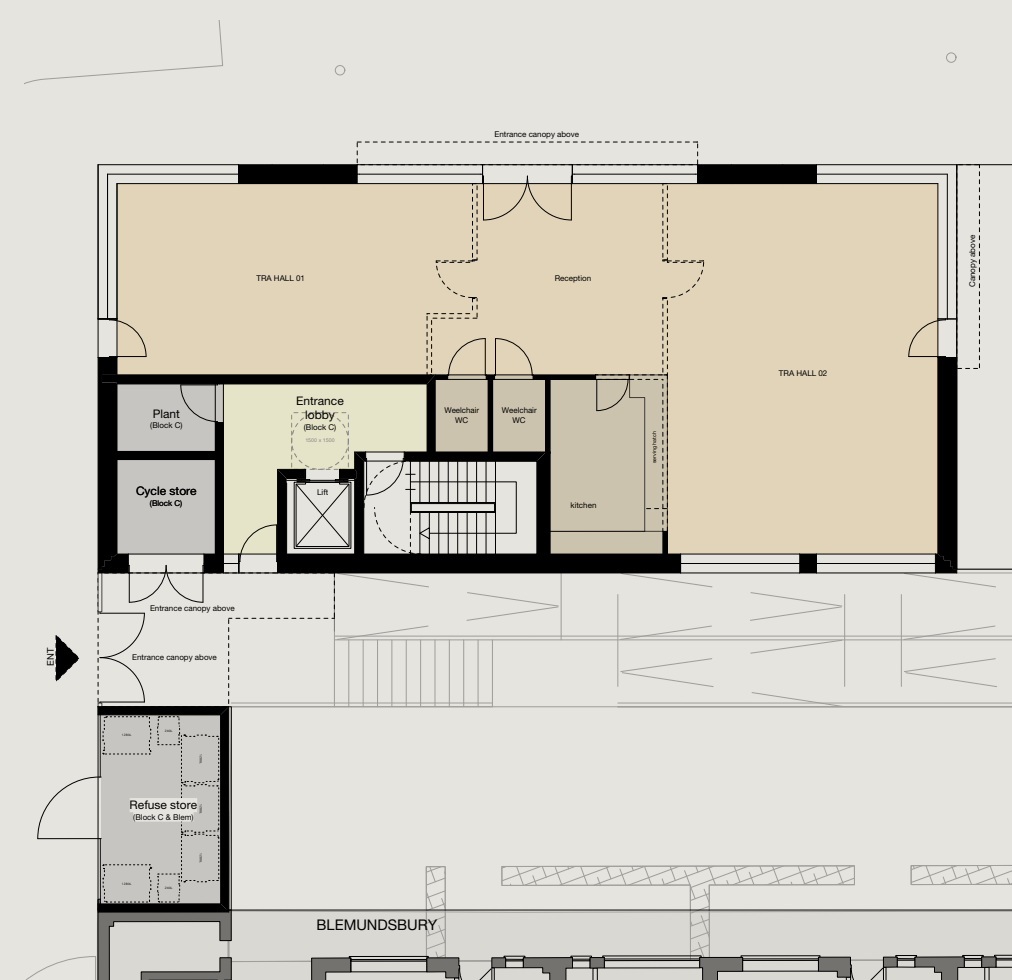
Proposed third floor:
- 1x 1B2p INTERMEDIATE - 50m2
- 3x 1B2p PRIVATE - 50m2



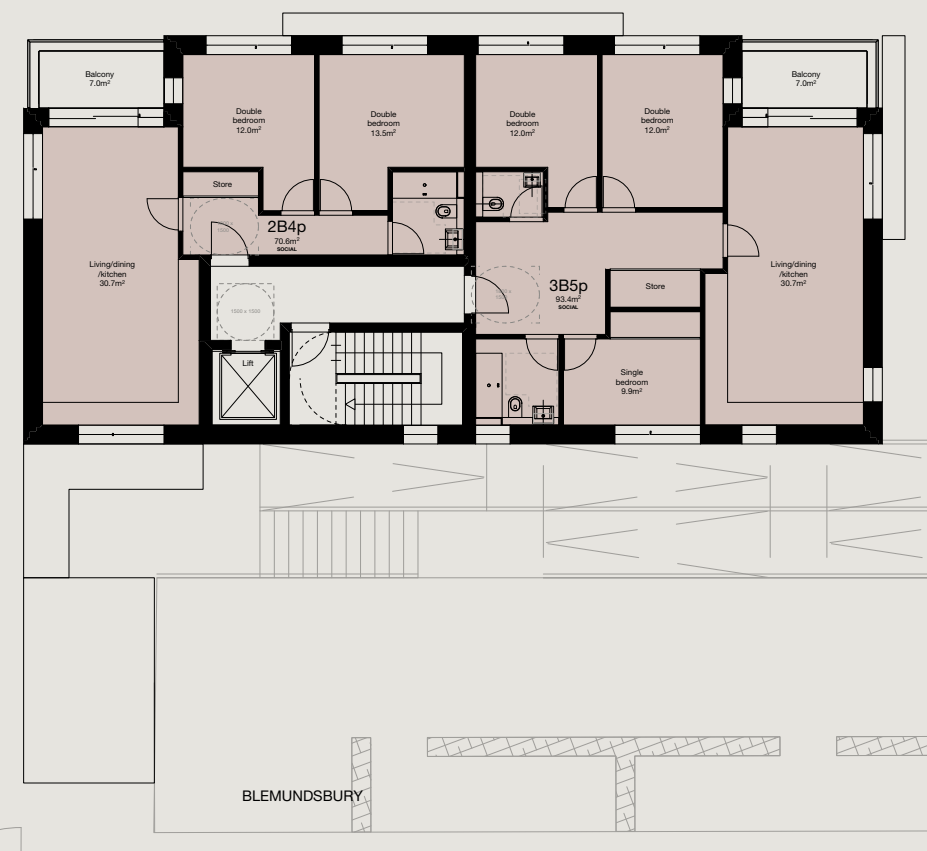
Proposed fourth floor:
- 1x 1B2p INTERMEDIATE - 50m2
- 3x 1B2p PRIVATE - 50m2

BLOCK C - 6 NEW HOMES & NEW TRA HALL

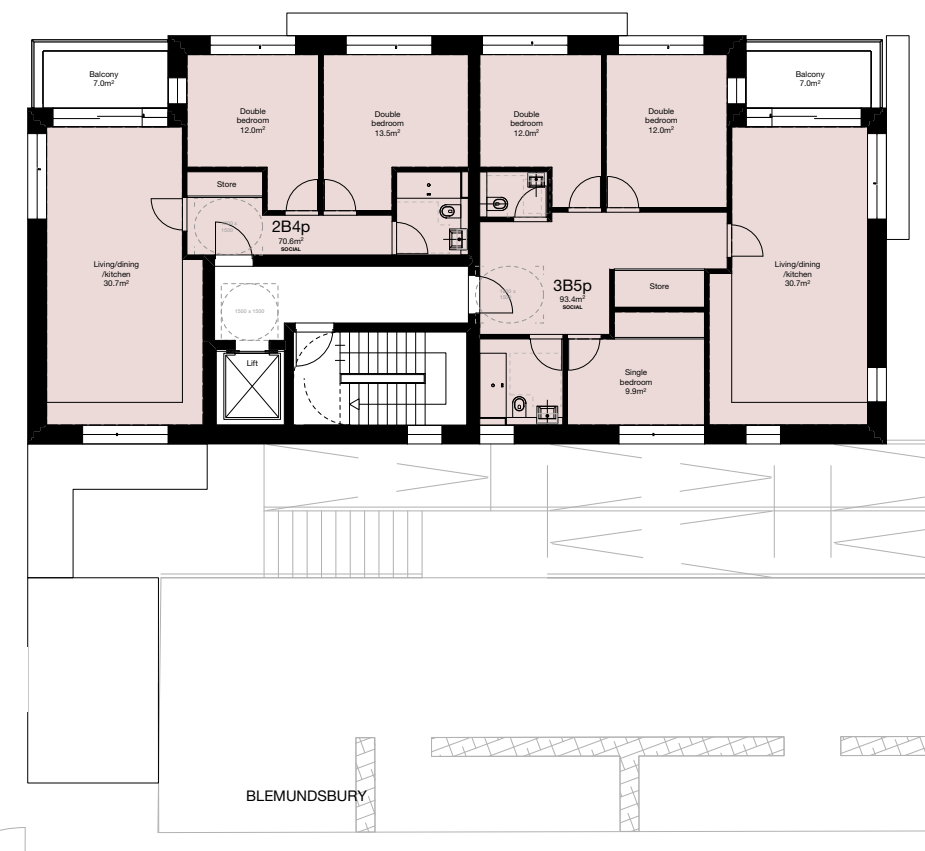
- Delivering **6** Social Rented housing
- Ground + 3 storeys
- **3** 2Beds and **3** 3Beds



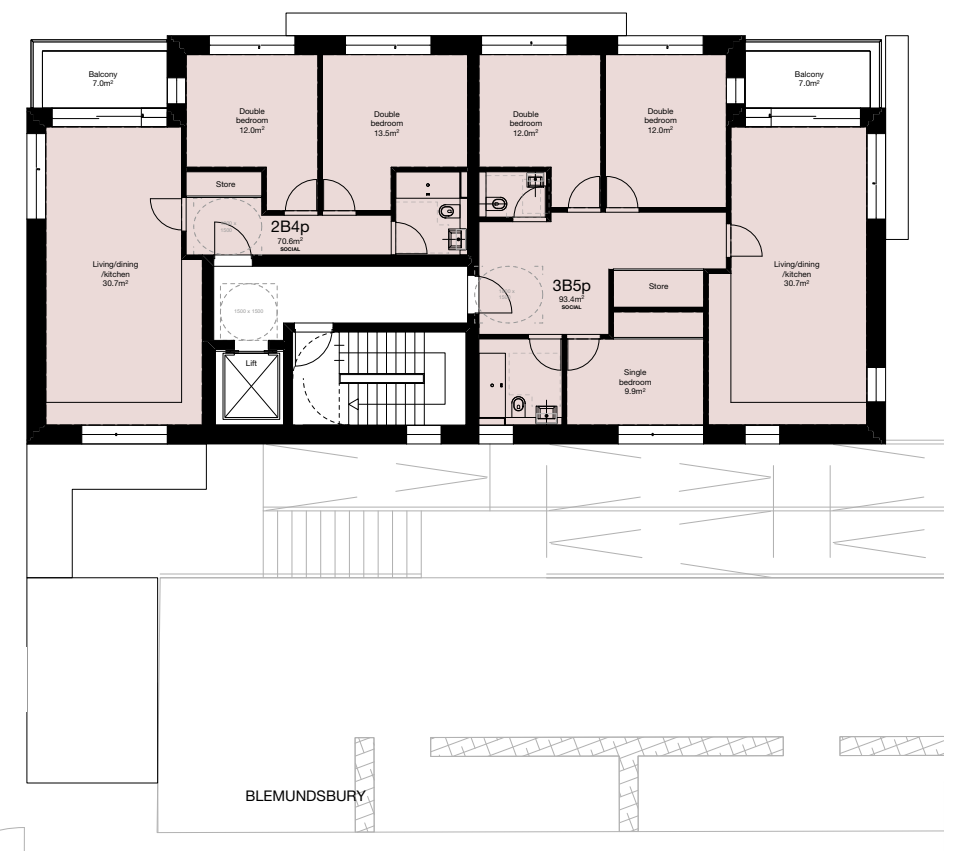
Proposed ground floor:
- NEW TRA HALL



Proposed first floor:
- 1x 2B4p SOCIAL - 70.6m2
- 1x 3B5p SOCIAL - 93.4m2



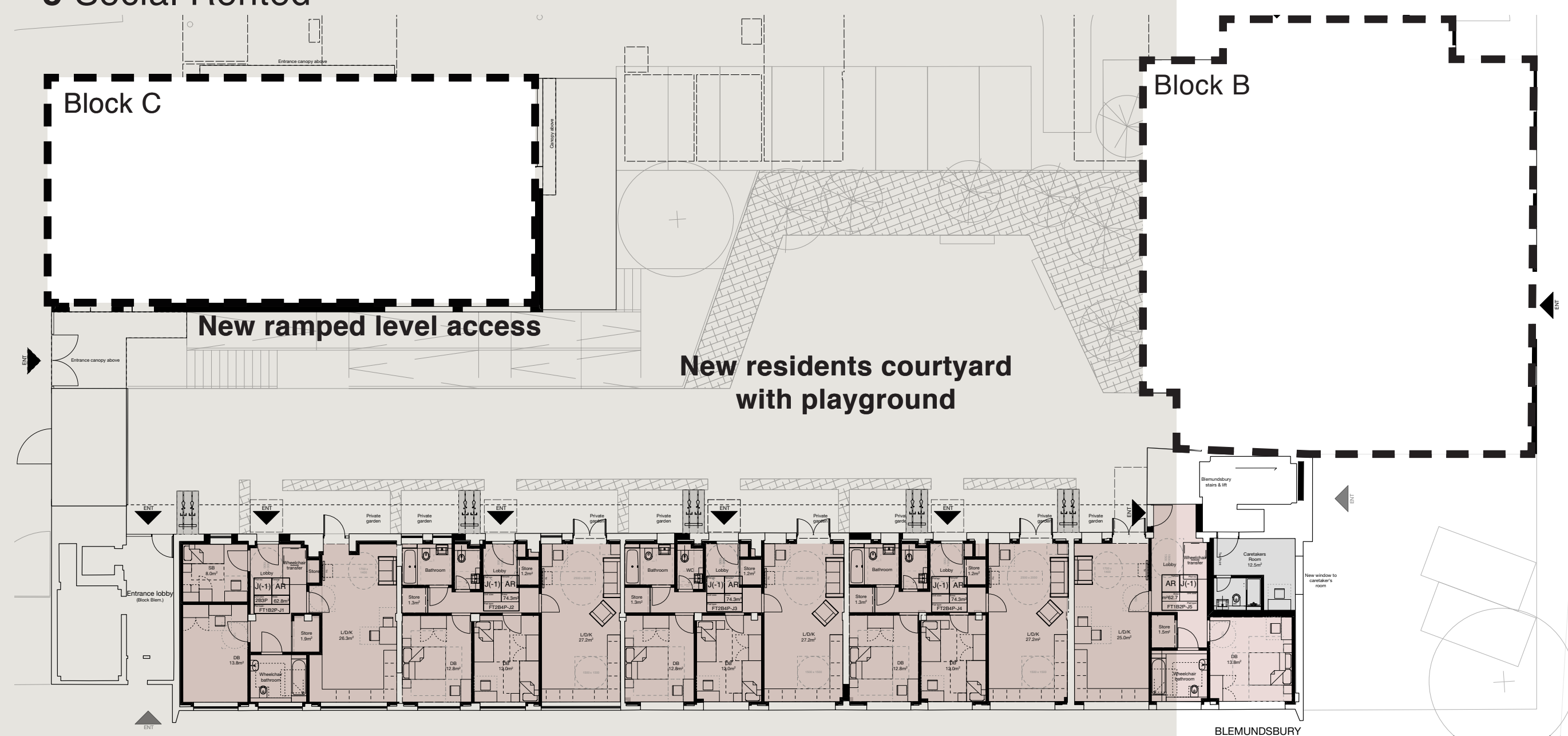
Proposed second floor:
- 1x 2B4p SOCIAL - 70.6m2
- 1x 3B5p SOCIAL - 93.4m2



Proposed third floor:
- 1x 2B4p SOCIAL - 70.6m2
- 1x 3B5p SOCIAL - 93.4m2

BLEMUNDSBURY UNDERBUILDS: 5 NEW HOMES

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



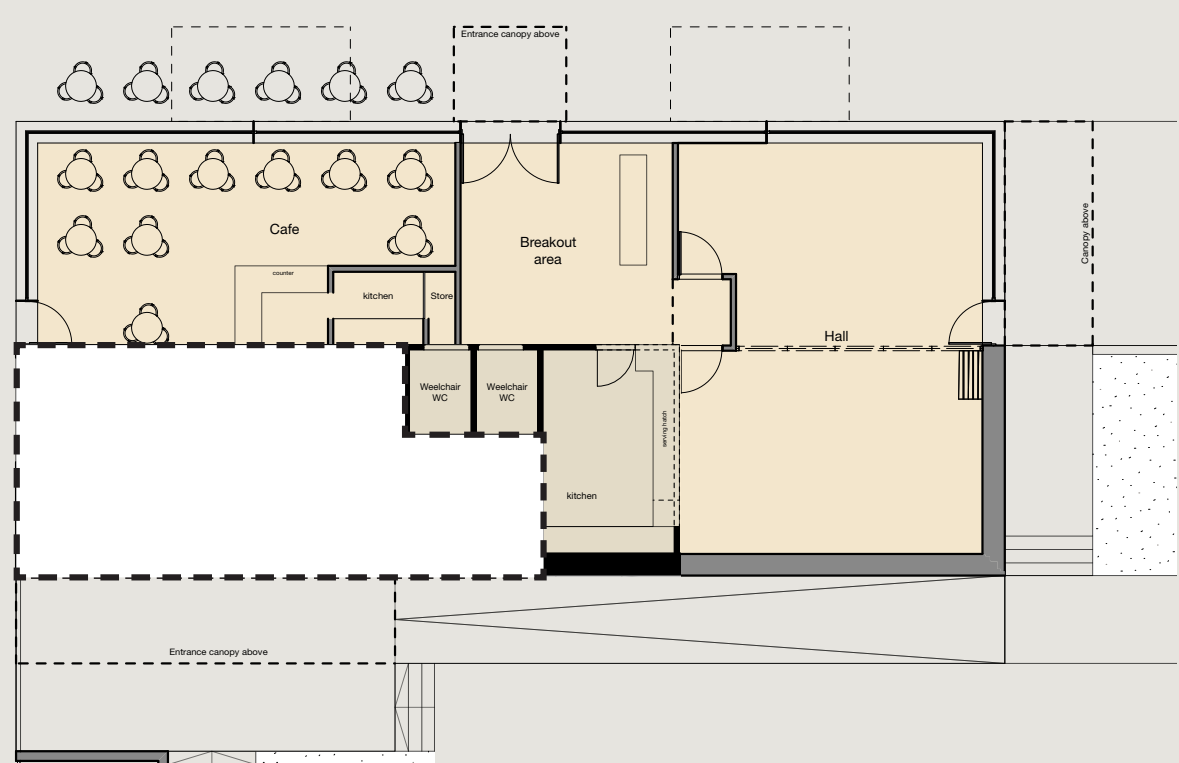
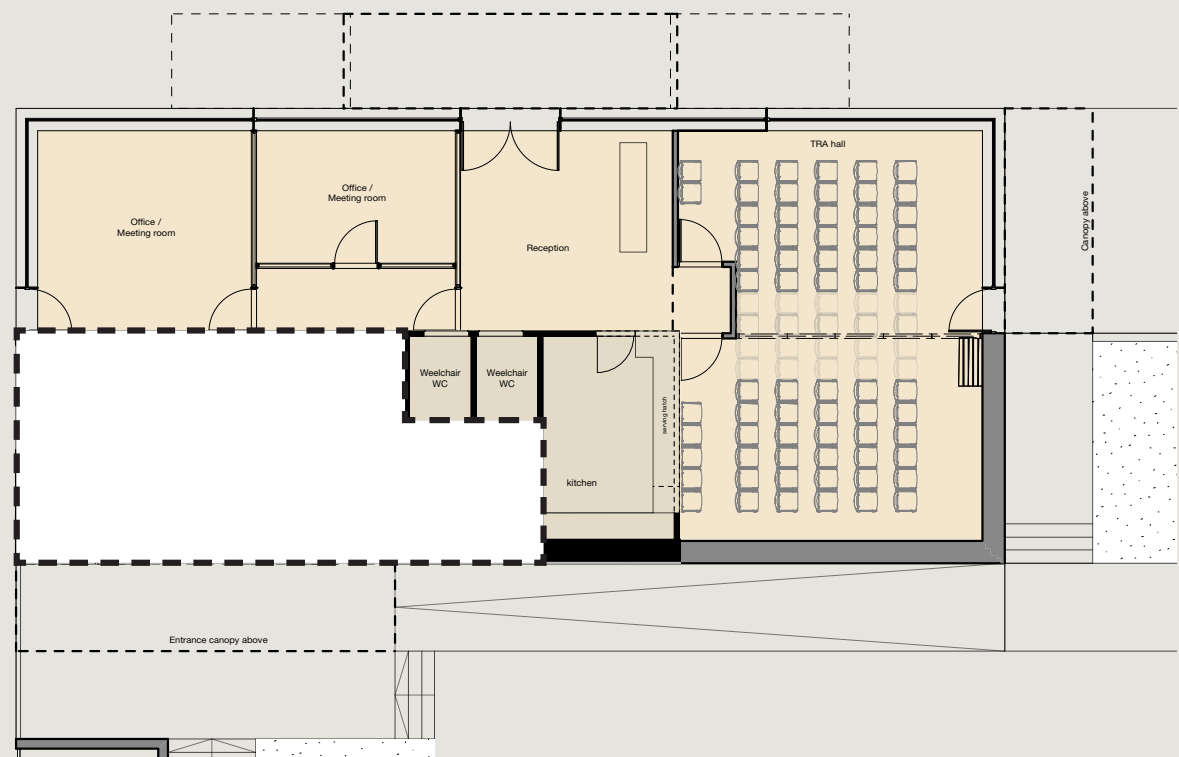
Proposed lower ground floor:
- 1x 2B3p SOCIAL - 62.8m2
- 1x 1B2p SOCIAL - 62.7m2
- 3x 2B4p SOCIAL - 74.3m2

BLEMUNDSBURY QUARTER:

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

TRA HALL

BLOCK C - GROUND FLOOR NEW TRA HALL



TRA - PLAN OPTIONS

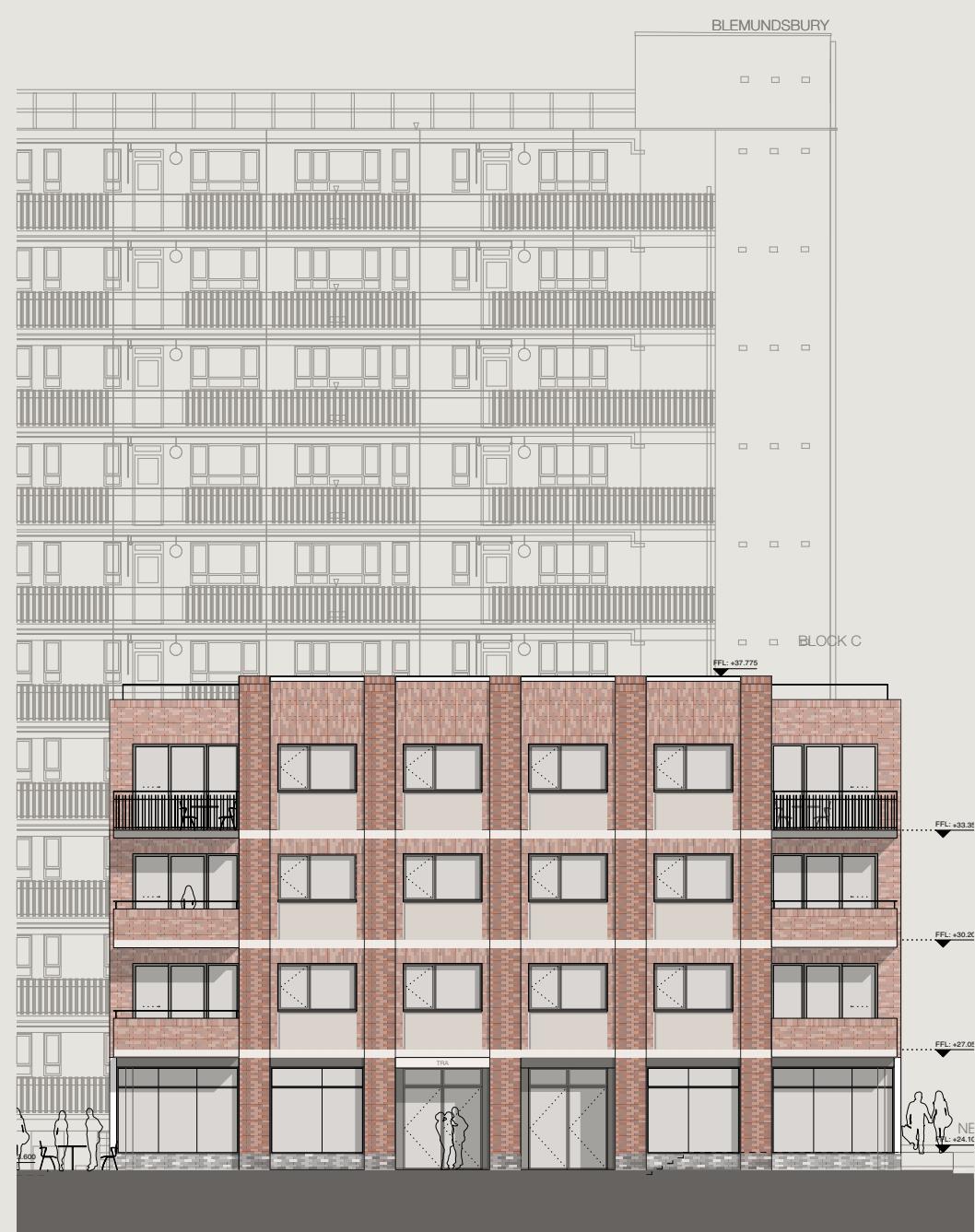


View of Block C- Blemundsby West TRA- from New North Street

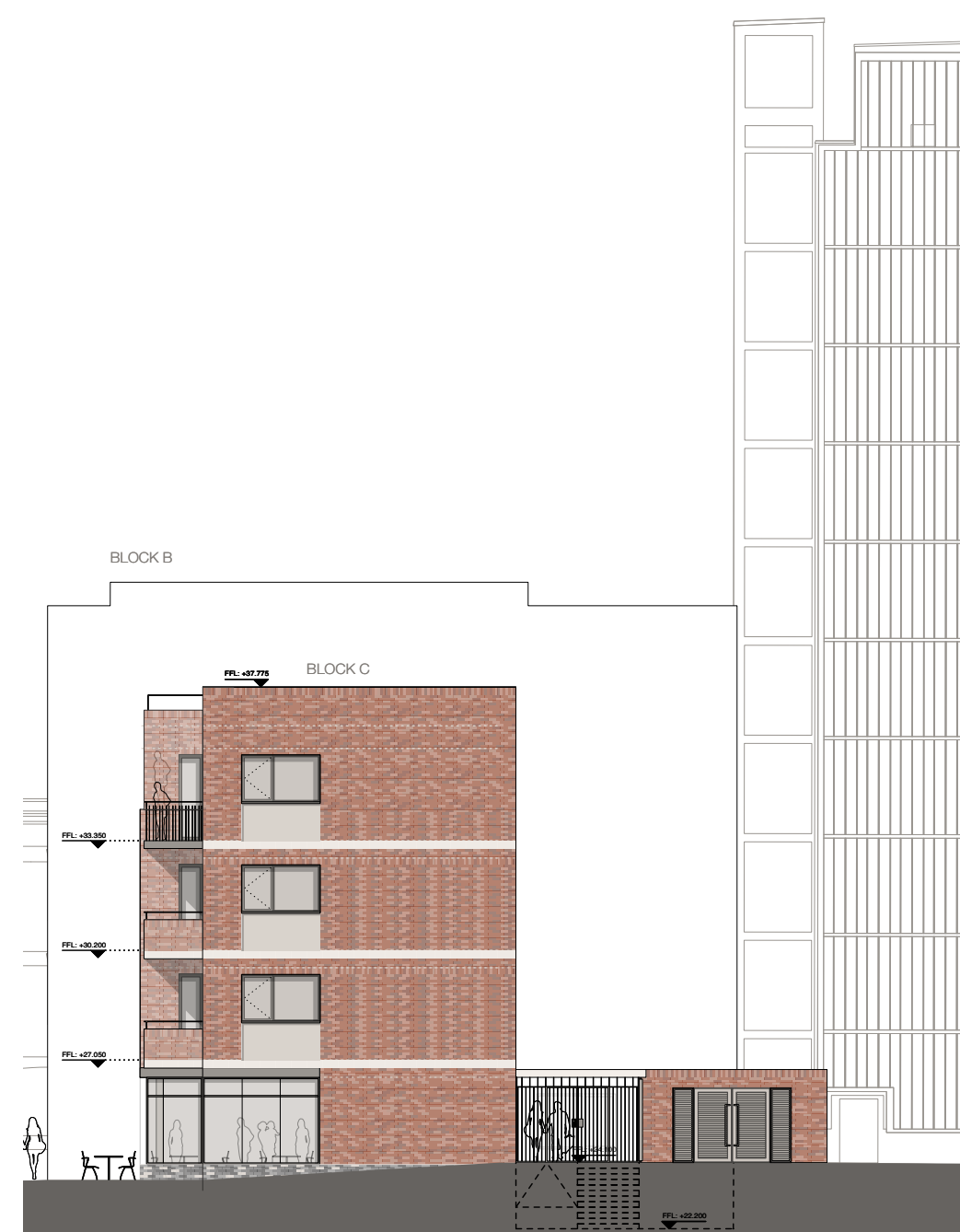
- Brand new TRA at 165m2 (current hall below Blemundsby is 103m2);
- Direct connection to Tybalds Square through large glazed openings at ground floor level to provide increased visibility and simple level access;
- Flexibility: entrance lobby to allow the potential for separate use of two hall spaces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

TRA HALL:

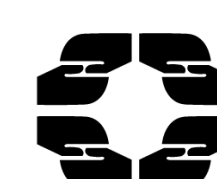
- Access to main Tybald's Square;
- Flexibility of space;
- New ramped access to lower ground level.



Proposed Tybalds Square elevation



Proposed New North Street elevation



Camden

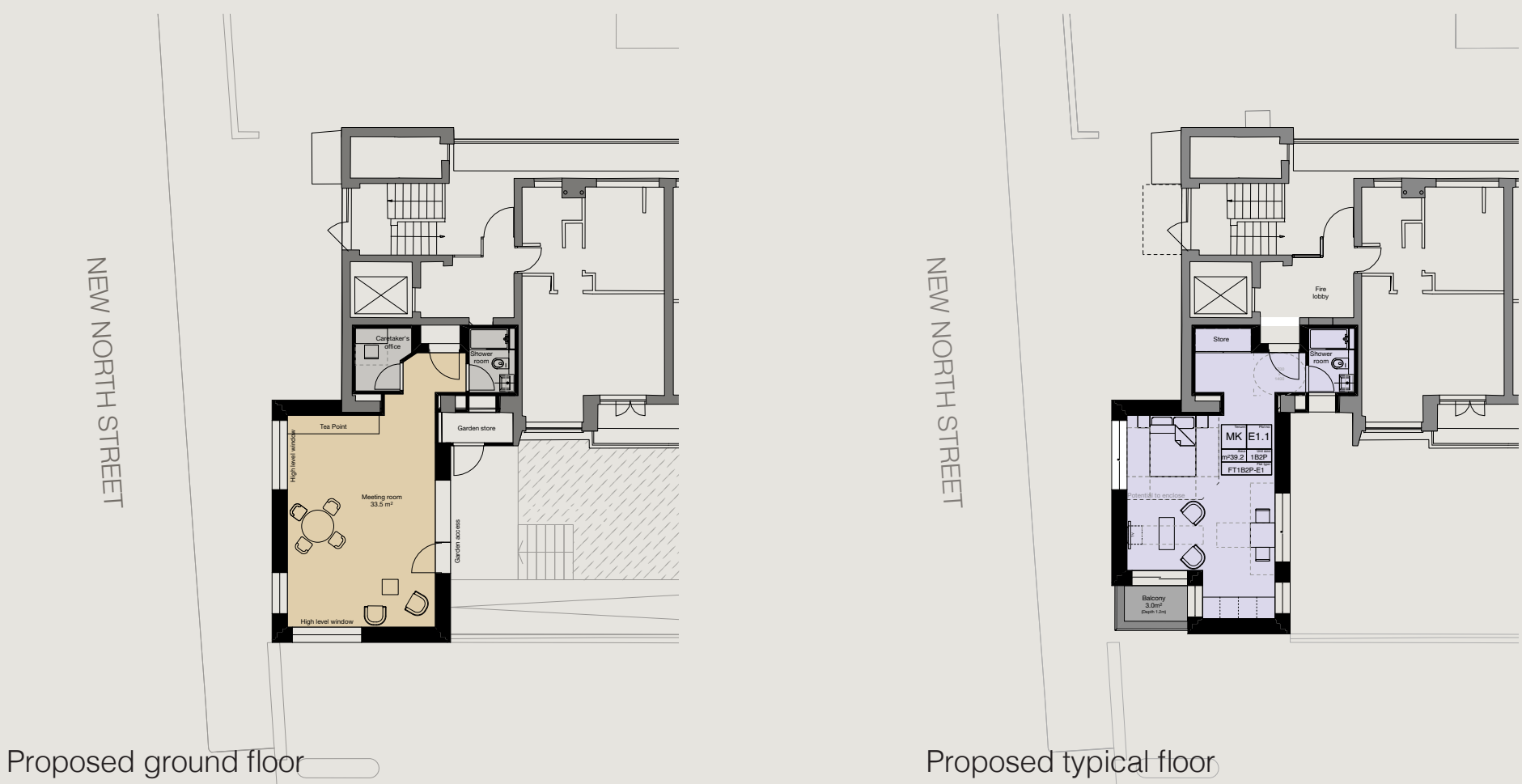
MatthewLloydArchitects^{LLP}

Tybalds Estate

OTHER IMPROVEMENTS

BLOCK E: 6 New Homes

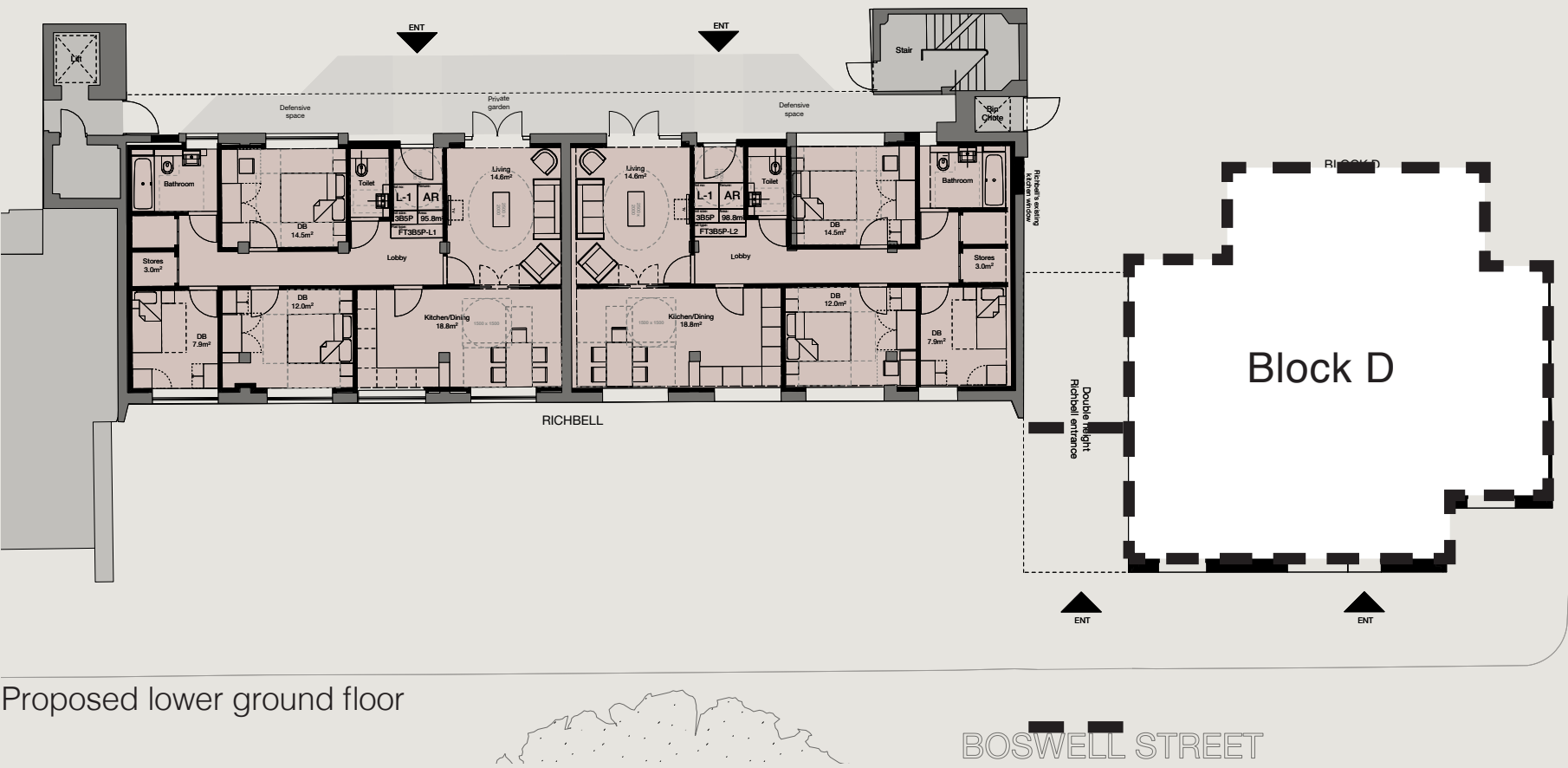
- Ground + 6 storeys
- 6x 1B2p CAMDEN LIVING Studios - 39.2m2



View of Block E- Windmill Extension- from New North Street

RICHBELL UNDERBUILDS: 2 New Homes

- 2x 3B5p SOCIAL - 98.8m2



Proposed lower ground floor

FALCON UNDERBUILDS: 3 New Homes

- 1x 1B2p SOCIAL - 60.3m2
- 1x 1B2p SOCIAL - 60.3m2
- 1x 4B6p SOCIAL - 123.6m2

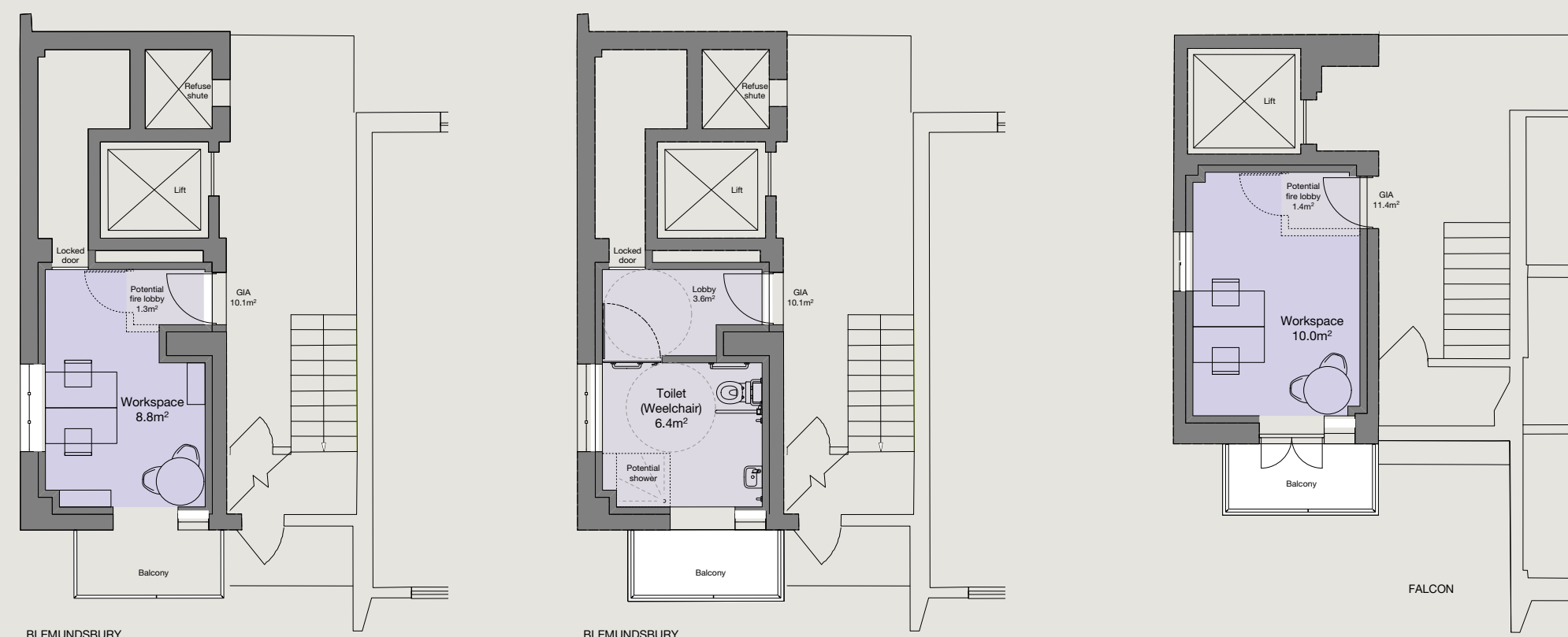


Proposed lower ground floor

PROPOSED WORKSPACES

Blemundsbury: 9 workspace levels + 1 toilet level

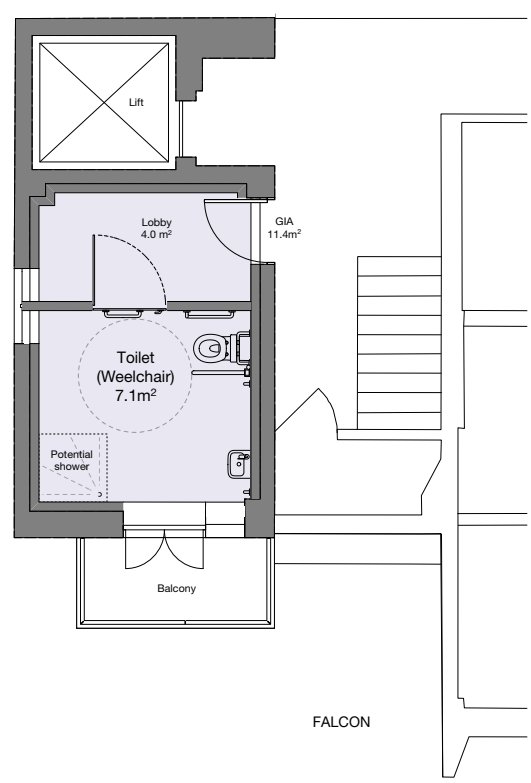
Falcon: 5 workspace levels + 1 toilet level



BLEMUNDSBURY

BLEMUNDSBURY

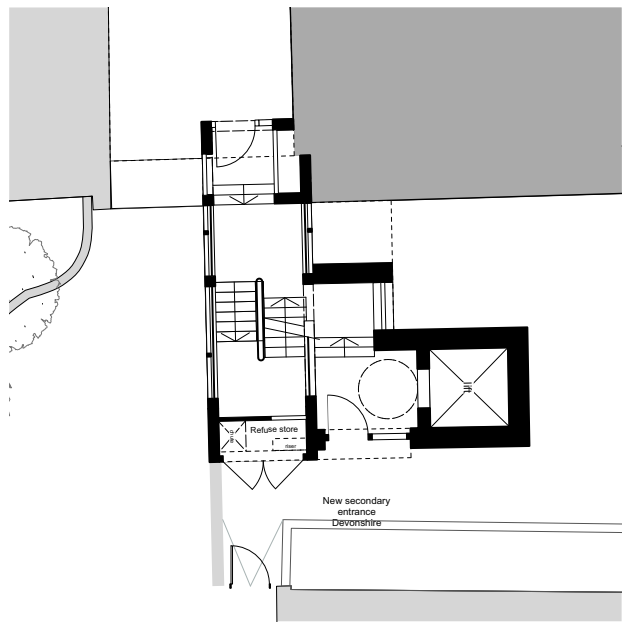
FALCON



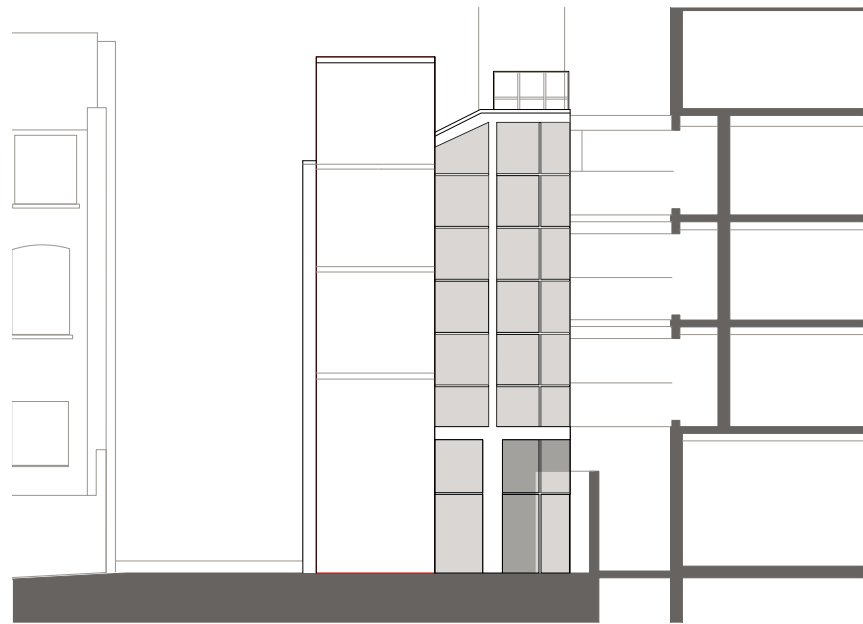
FALCON

DEVONSHIRE LIFT

Creating accessible entry and lift to existing Devonshire



Proposed ground floor



Proposed North elevation of new lift

NEW TOWER ENTRANCES

Creating accessible entry to existing Chancellor's and Babington



Babington Tower entrance



Chancellor's Tower entrance

BLOCK E (WINDMILL):

- New residents meeting room;
- Level access to sunken garden.

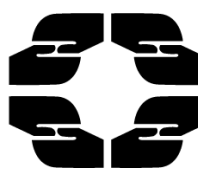
RICHBEL AND FALCON UNDERBUILDS:

- 5 new affordable homes with front gardens;
- Enhancements to courtyard and level access.

WORKSPACES (LAUNDRIES):

(UNFUNDED, NOT PART OF CURRENT PROJECT)

- Use of disused space, increase of informal surveillance.



Camden

MatthewLloydArchitectsLLP