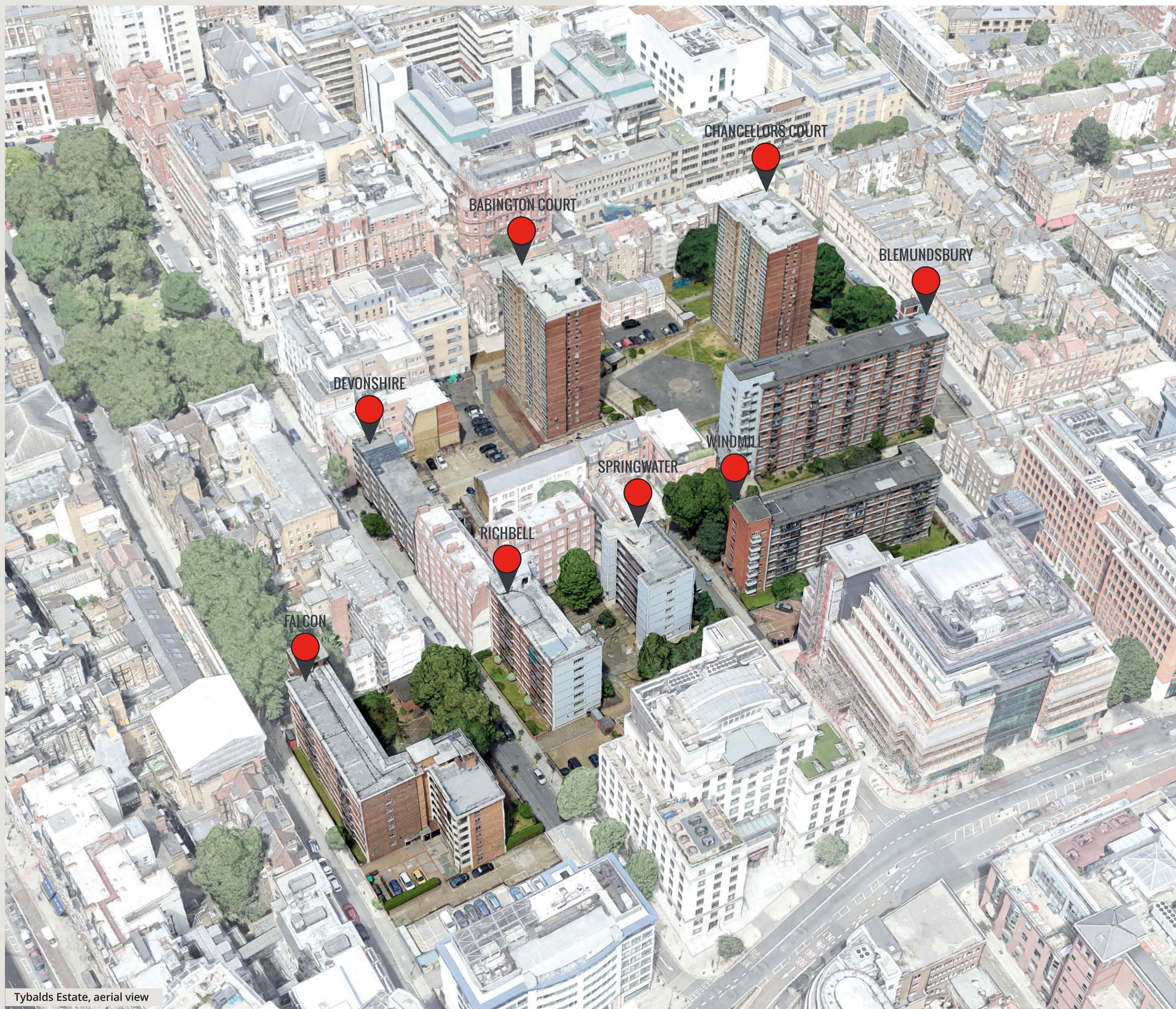


# WELCOME



Tybalds Estate, aerial view

## WELCOME TO OUR EXHIBITION ON PROPOSALS FOR TYBALDS ESTATE.

Over the last few months, we've been working to consider the future improvement of the Tybalds Estate. Our team are excited share these new proposals with you, and are on hand to answer any questions you may have.

Our proposals will deliver:

- Two new and enlarged TRA halls
- 57 new homes across the estate
- Public realm improvements to enhance the open space

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

## TIMELINE

**Summer 2019** – Submission of a planning application

**Autumn 2019** – Earliest date for a planning decision

**Summer 2020** – Earliest date that work can start

**Summer 2022** – Anticipated completion

## CONTACT

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

**E** [Julia.Farr@camden.gov.uk](mailto:Julia.Farr@camden.gov.uk)

Regeneration & Development  
London Borough of Camden  
33-35 Jamestown Road  
London  
NW1 7DB



# TYBALDS ESTATE



Rose garden to the south of Blemundsbury



Falcon from the east



Falcon courtyard



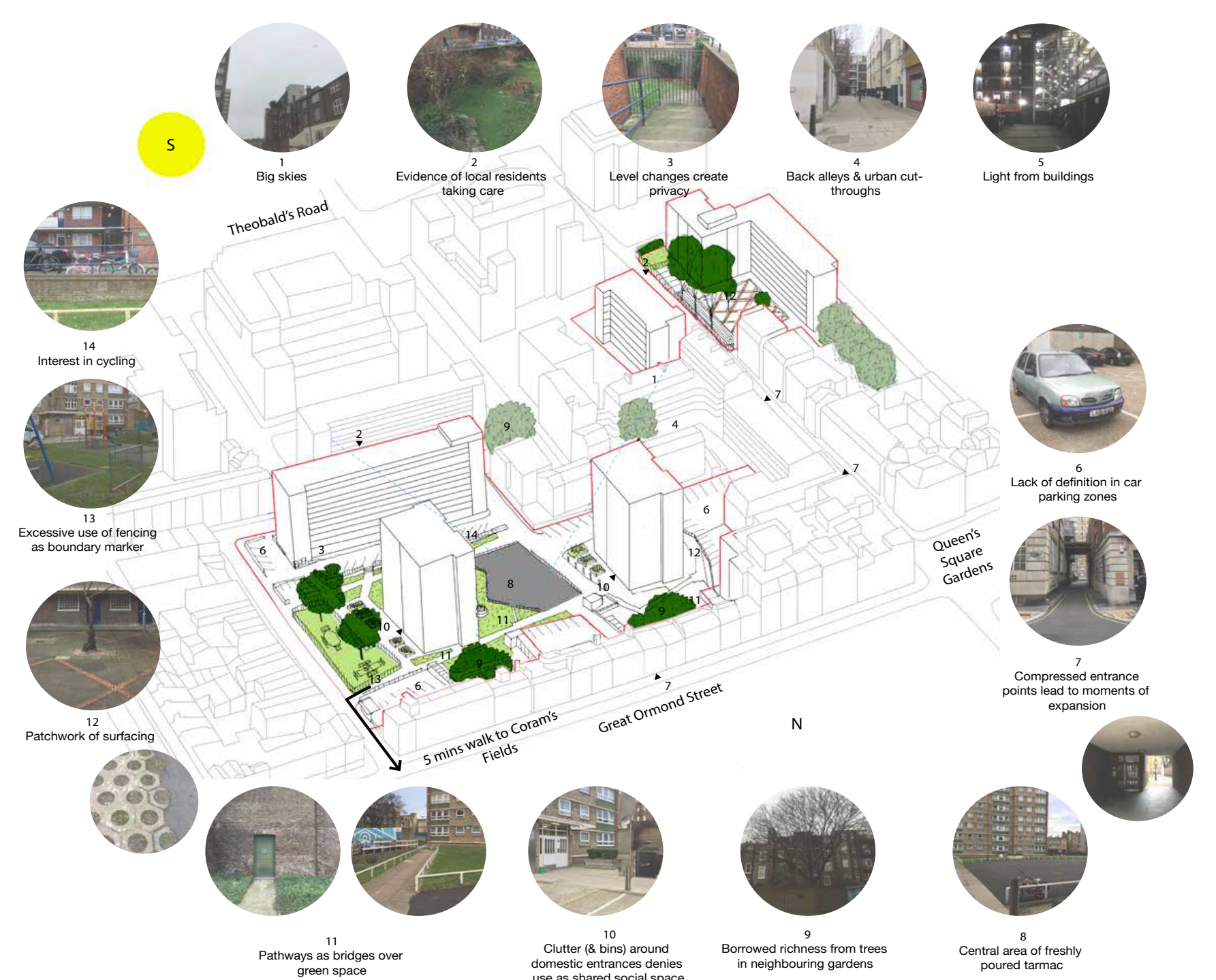
Babington & Chancellors Court

## OPPORTUNITIES & CHALLENGES

Tybalds Estate consists of eight modernist blocks; 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 integrated layout.

Challenges facing existing residents of the estate include fly tipping and anti-social behaviour. The existing site is heavily orientated around vehicle parking at the detriment of 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 a robust material palette and some considered details.





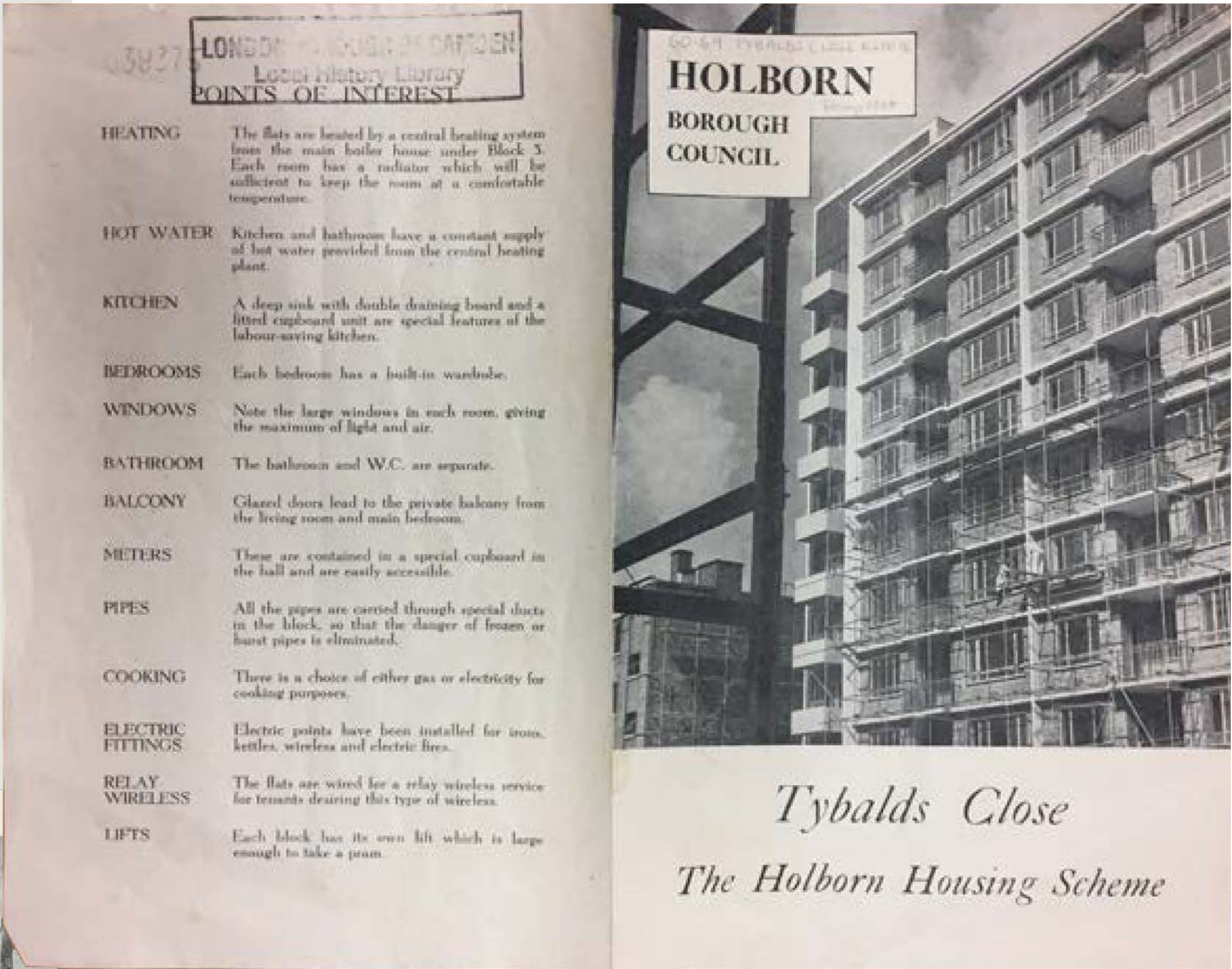
# SITE HISTORY

## TYBALDS CLOSE

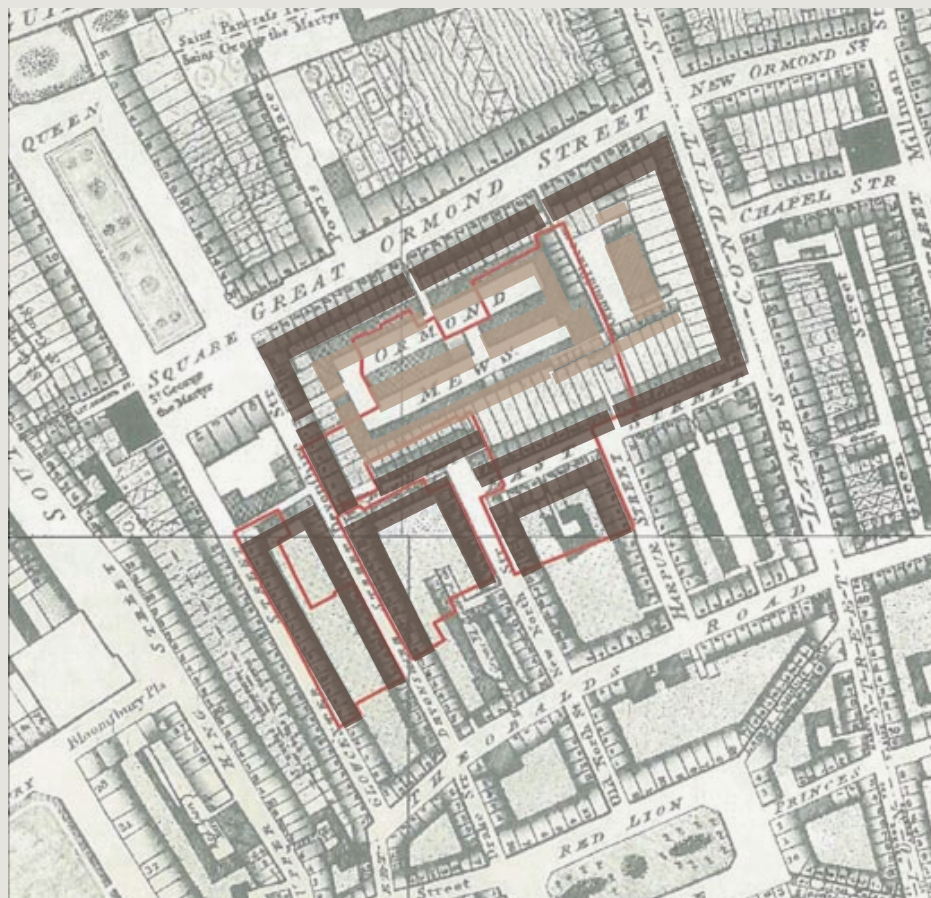
The Tybalds Estate was built following the second world war in three phases: the southern part, in particular Blemundsbury and Windmill, designed by Hening and Chitty in 1949; Babington and Chancellors' Court in 1958; and Devonshire Court in 1962. Prior to this the area consisted of a typical London terrace and mews arrangement.

In 2014 a comprehensive regeneration of the Tybalds Estate was granted Full Planning Permission. The scheme provided 93 homes distributed throughout the estate with a variety of typologies.

Permission has since lapsed with none of the proposals enacted. Following an invited tender process , in January 2019 Matthew Lloyd Architects were appointed by Camden to bring forward new proposals.



## 1799 - 1819



- City block of terraces and mews houses
- Two public entries on Great Ormond Street, one public entrance on Harpur Street and one public entrance on Devonshire Street.
- Boswell Close similar to modern day layout.
- Separate mews courtyard where Orde Hall Street now sits.

## 1916



- Greater variation in building height and typology.
- New 19/20th centruy structures densify blocks.
- Fragmentation of clear terrace and mews structure.
- Orde Hall Street established - creation of corner entrance buildings and symmetrical terraces.

## 1952 - 1954



- Minor war damage with further demolition post war.
- Construction of slab blocks: Blemundsbury, Windmill, Springwater, Richbell and Falcon.
- Gaps in formally continuous Ormond Close facade.
- Rear of west Orde Hall Street terrace faces onto Ormond Mews.
- Orde Hall Street intact, entrance buildings at north and south ends exist.
- Terraces with central garden where Devonshire Court sits today.

## 1965 - 1968



- Demolition of west side of Orde Hall Street.
- Construction of Babington and Chancellors Court.
- Construction of Devonshire Court.
- Demolition of all remaining mews houses except for Barbon Close.
- Ormond Close now longer exists as an enclosed space. Changed to modernist landscape with an open layout with largely undefined outdoor spaces faced by backs.



# 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, Blemundsbury, 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** - Blemundsbury and Falcon underbuilds

**GOSH Accomodation** - GOSH Block 01 (parent accomodation) and GOSH Block 02 (use tbc.)

- Private Tenure Units
- Affordable Tenure Units
- TRA Community Halls
- GOSH Sites (Preliminary)



# OUR APPROACH

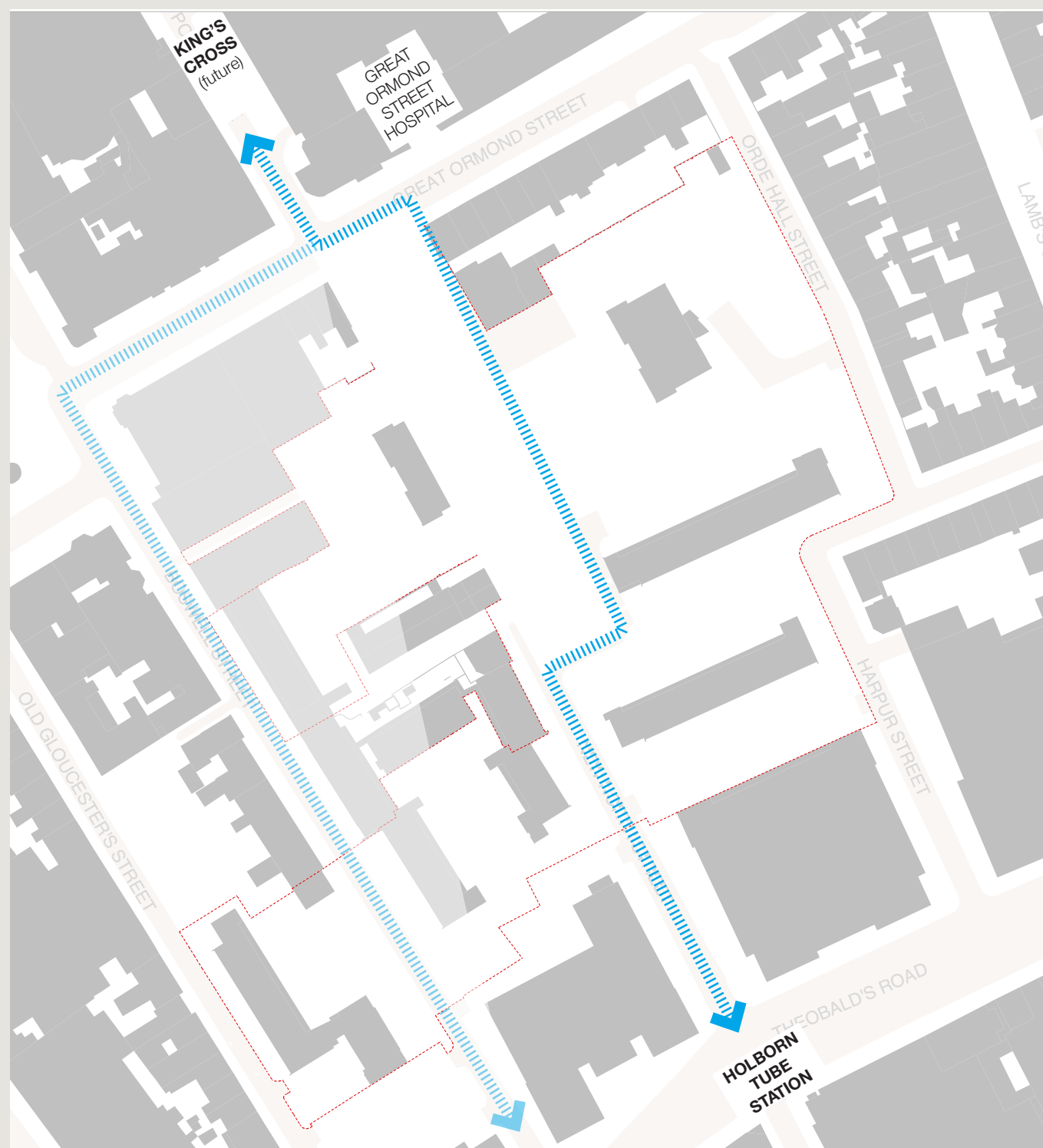
## 01 EXISTING



- Very little faces directly onto the existing site leaving primarily **BACKS**.
- The existing site suffers from **UNDEFINED** external space with a lack of community ownership.
- Routes through the site lack definition and **HIERARCHY**.

Backs  
Existing routes  
Open space

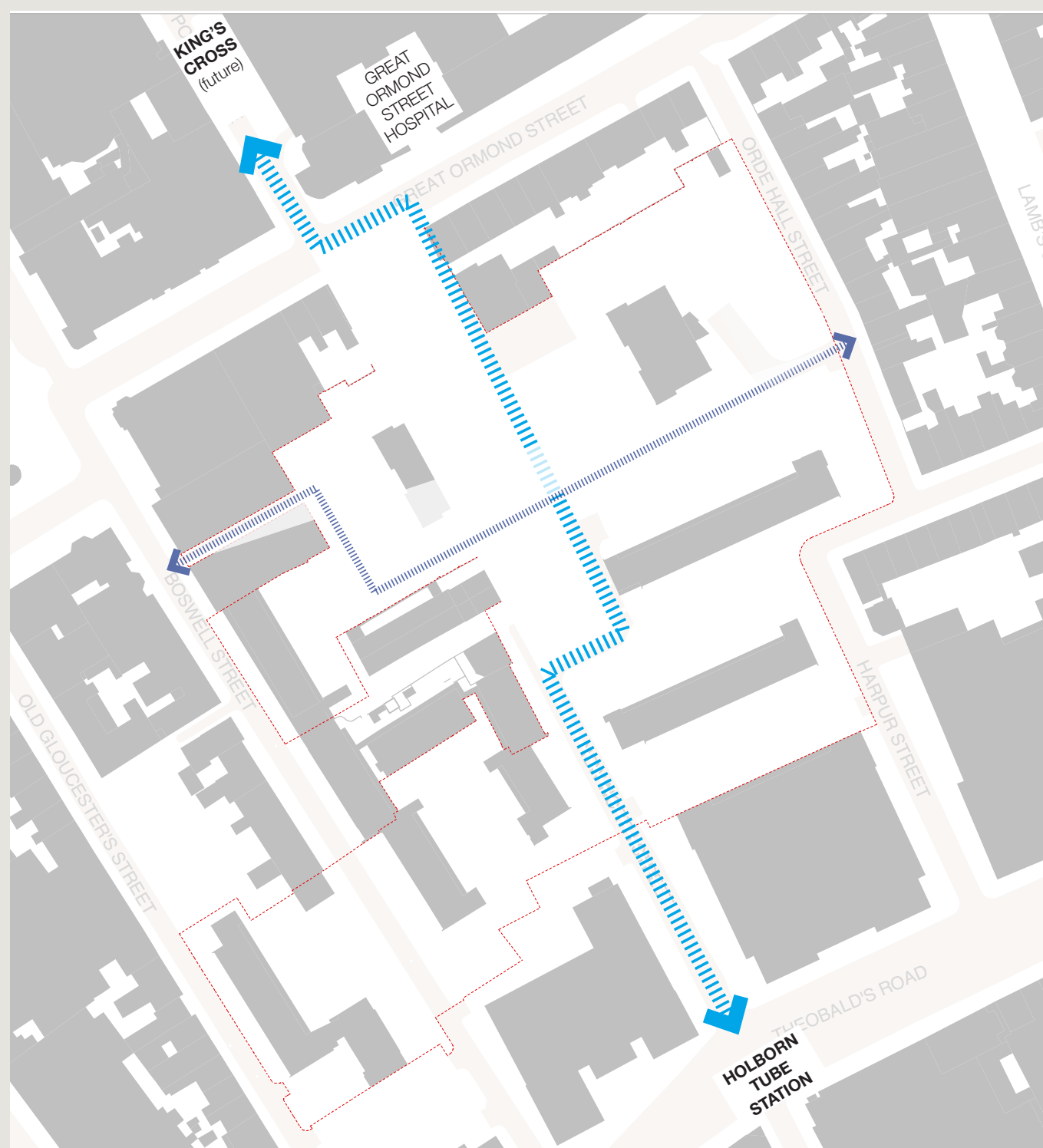
## 02 NORTH-SOUTH ROUTE



- Creating an alternative **ROUTE** between King's Cross and Holborn through the site, with Great Ormond Street Hospital as a **VISIBLE** node.
- A formal **SQUARE** on the route at the centre of the estate **STITCHES** it back into the city.
- A strong north-south connection will improve **CONNECTIVITY** for the area.

Proposed North/South route  
Proposed square

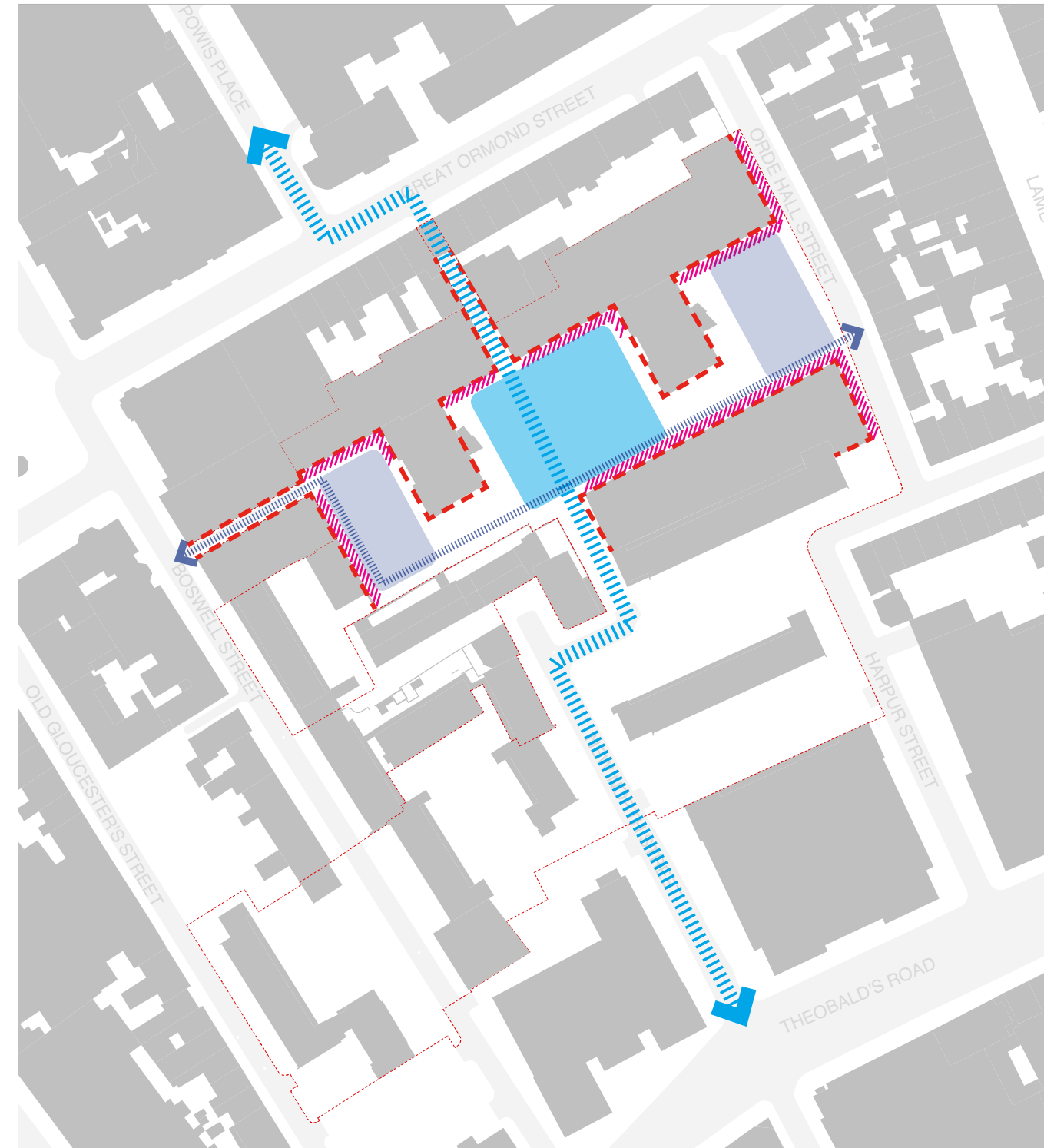
## 03 EAST-WEST SPINE



- Re-defining the East-West route as a pedestrian **SPINE** with limited vehicular access.
- **RESTRUCTURING** Orde Hall play area, Tybalds Square and Ormond Close as **KEY PLACES** along the route.

Redefined East /West route  
Proposed public courts  
Proposed North/South route  
Proposed public square

## 04 DEFINE ROUTES & SQUARES



- Creating **FRONTAGES** by converting the backs into fronts through built fabric.
- New fronts and routes help **FORMALISE** the squares.
- The created north-south and east-west routes become **CLEARLY DEFINED** pedestrian ways.

Building facade  
Fronts  
Redefined East /West route  
Proposed public courts  
Proposed North/South route  
Proposed public square

## 05 REFINE BUILDING BLOCKS



- The building blocks are **CARVED** to accommodate the existing context and existing constraints.
- The minimum separation between built blocks creates a series of **COMMUNAL GARDENS** reacting to the existing grain of Bloomsbury.

Semi-private residential gardens  
Root protection area  
Existing frontages  
Separation between blocks  
Increased permeability  
Built constraint (Sub-station)  
Proposed building

## 06 REFINE OPEN SPACES



- Each open space is refined to adopt a distinct **CHARACTER**.
- Open spaces are configured to have a hierarchy of **PUBLICNESS**.
- Defined pedestrian routes through the site are encouraged whilst vehicle movement is **RESTRICTED**.

Pedestrian route  
Shared surface route  
Proposed public squares/courts  
Defensive space  
Semi-private residence gardens



# PUBLIC REALM

## PUBLIC REALM - PRINCIPLES

- The public realm is pedestrian priority and aims to be accesible for all.
- New trees, paving and lighting are used as wayfinding to indicate the routes in/through.
- A succession of green spaces and courtyards offer opprtunities to play, learn and socialise.
- Biodiversity is supported with SuDS, brown/blue roofs and the selections of planting species.



## MENU OF INTERVENTIONS

1. Renewal of play equipment (to be surveyed with residents) and play surfaces.
2. Fencing as seating.
3. Herb garden.
4. Introduction of visitors's and resident's safe cycle storage.
5. Trees, paving and lighting as wayfinding.
6. Ramped access and bio-diverse planted edge as privacy screen for Barbington and Chancellors'.
7. Ramped landscape with opportunities for play down to Blemundsbury.
8. Paving and pots as defensible spaces for underbuilds and TRAs.
9. Trees as edges to main court.
10. Decorative tree with planting as feature.
11. Bridge, stage and graded seating as bespoke play elements.
12. Table tennis or adult play equipment.
13. Fixed long table for resident's events.
14. Re-use of concrete planters for decorative planting.



# PUBLIC REALM

## MENU OF INTERVENTIONS



## EXISTING PLAYGROUND



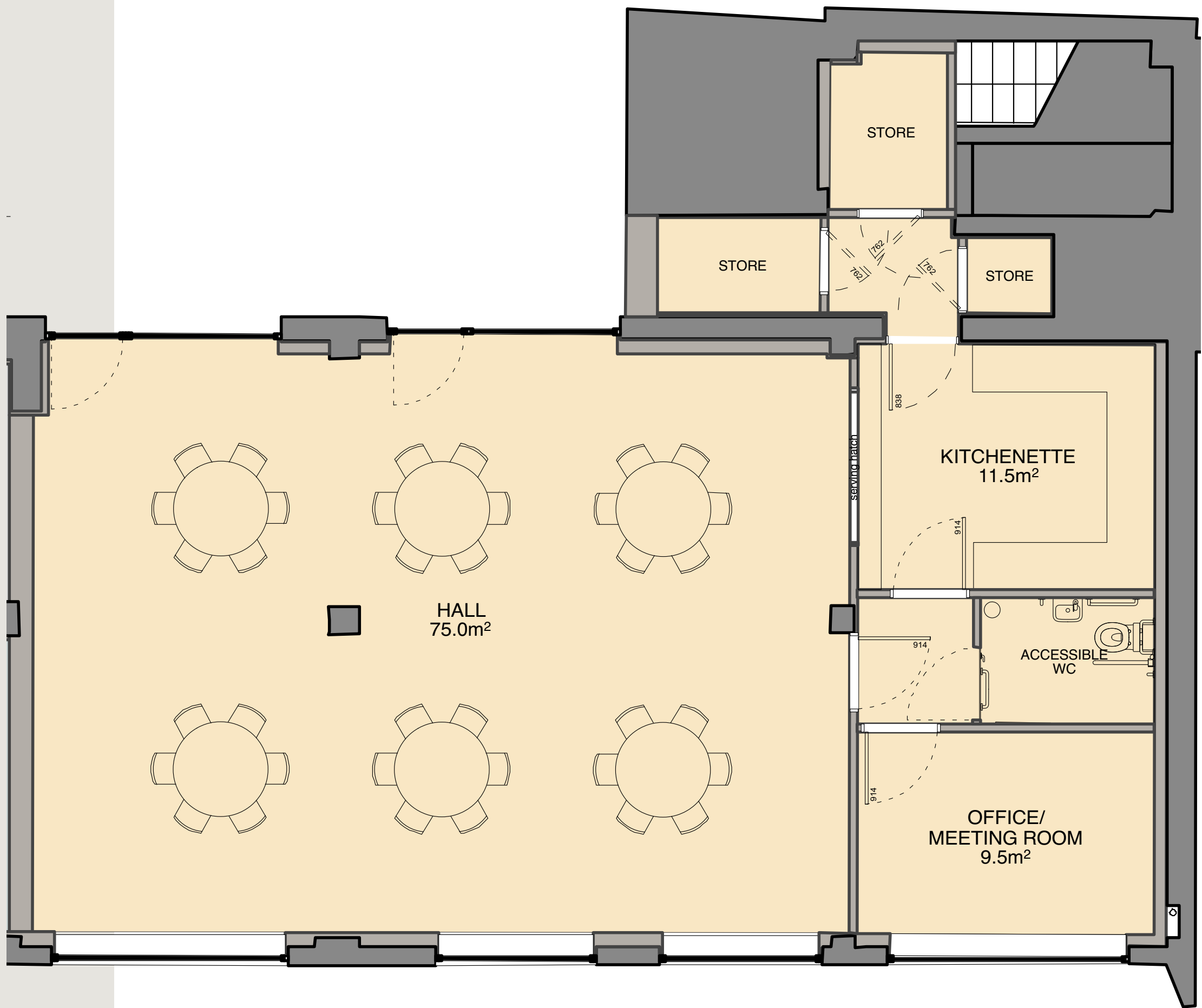
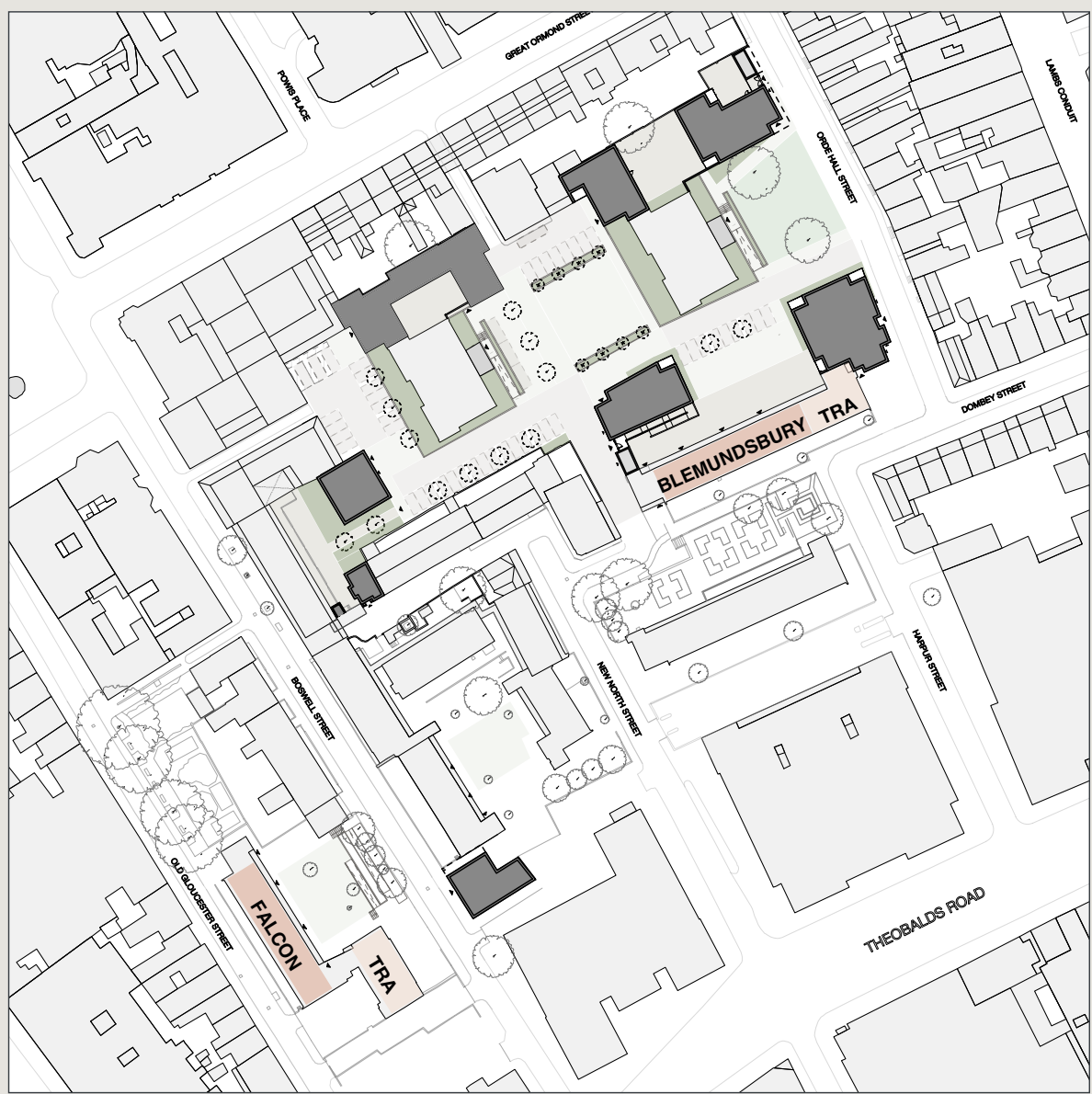


# TRA HALLS

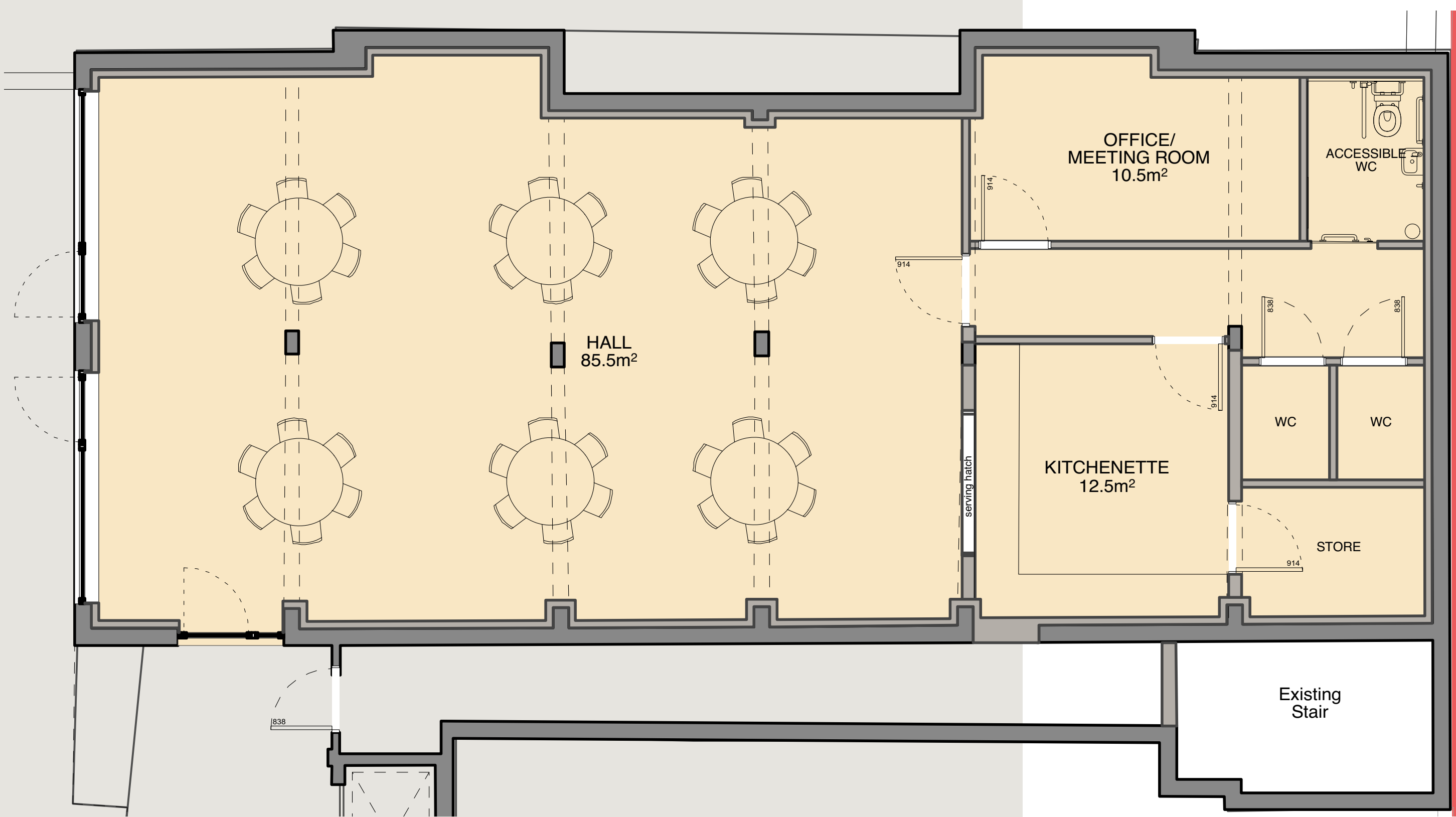
## BLEMUNDSBURY

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

Blemundsbury has 116m<sup>2</sup> of floor area and Falcon has 139m<sup>2</sup> of floor area. Both include an office/meeting room, kitchenette, stores and WC.

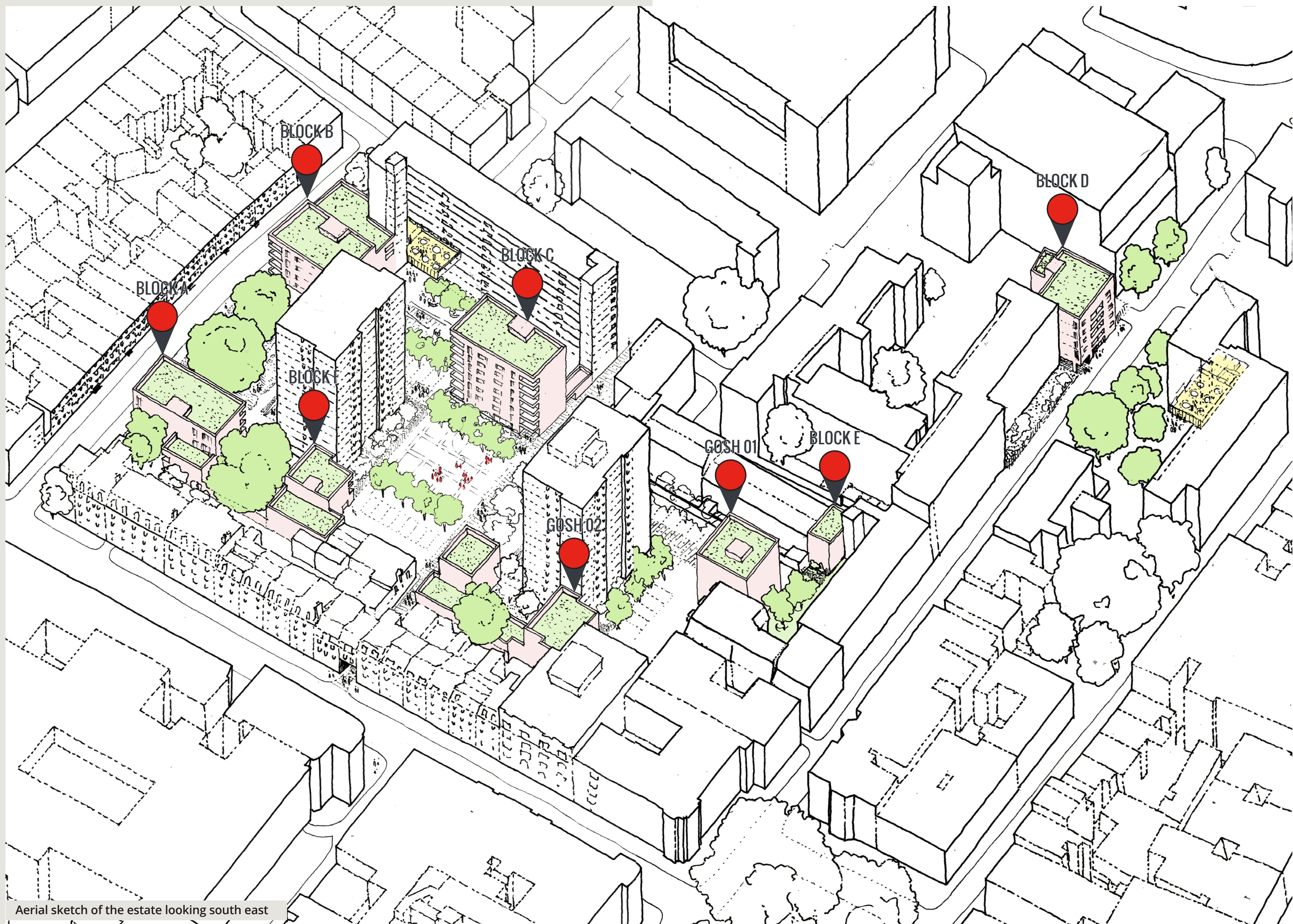


## FALCON

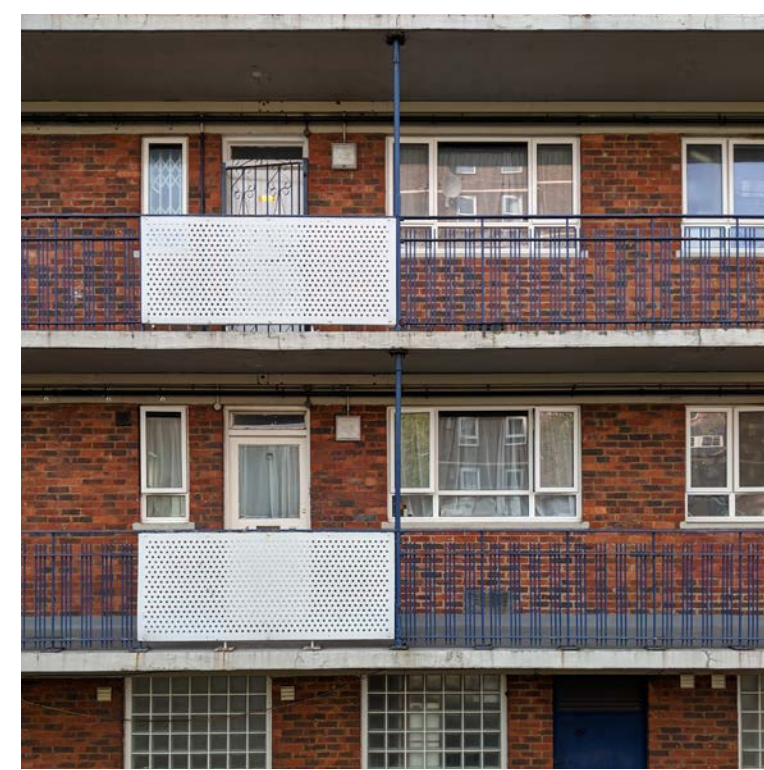
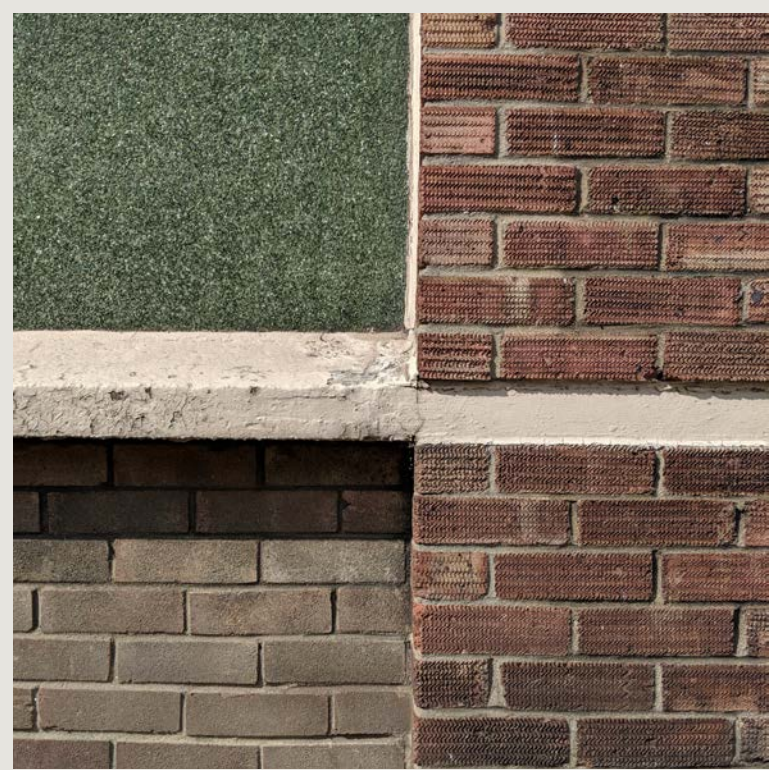




# NEW BLOCKS



Aerial sketch of the estate looking south east



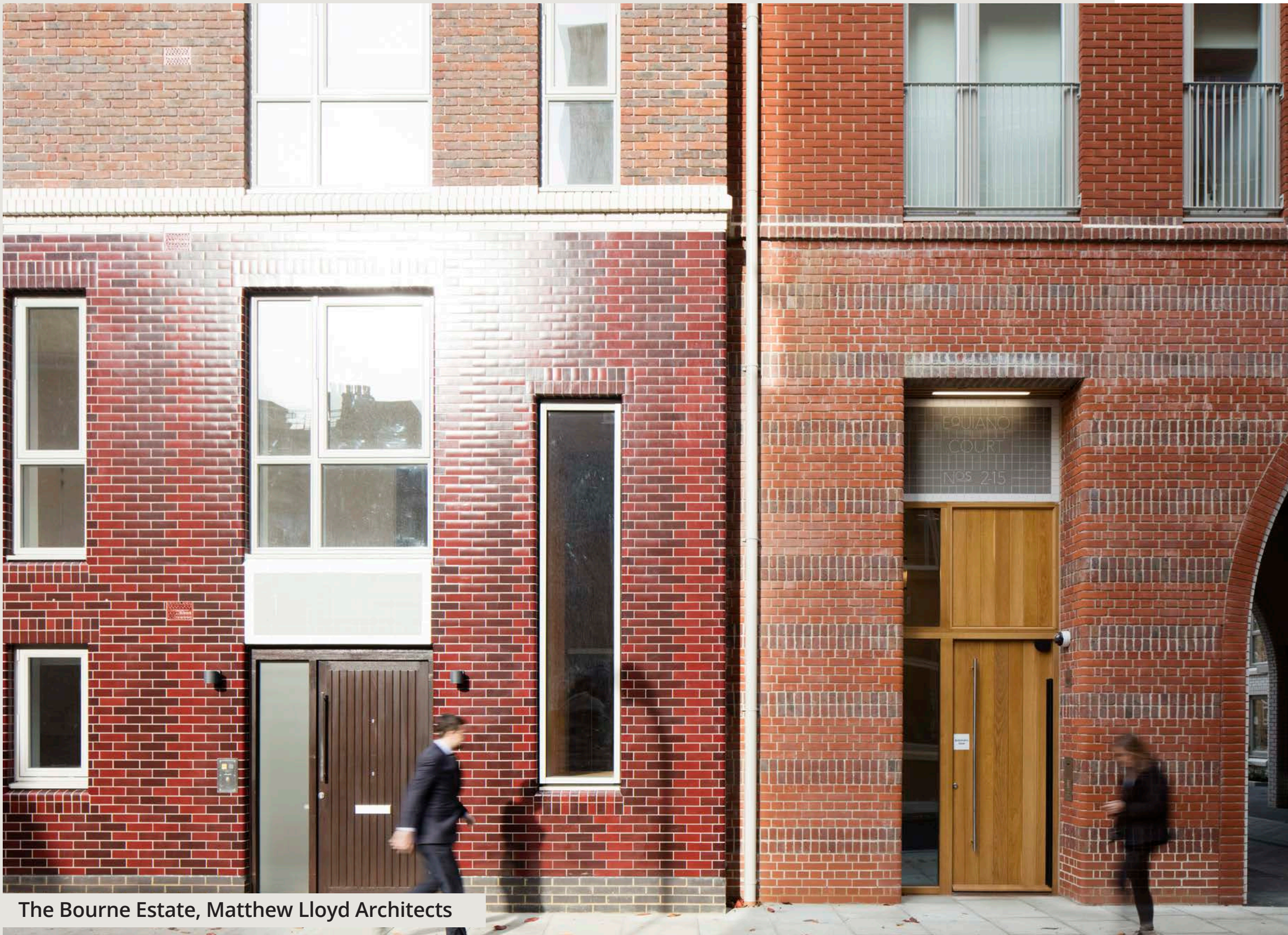
## APPROACH

The heights of blocks will respond to their immediate neighbours to ensure their scale remains appropriate. Height pop-ups emphasise key corners, routes and public spaces.

We will explore using a singular architectural language that acts to tie the proposals together across the estate. This architecture will take cues from the carefully considered details of the existing modernist buildings. Using re-interpretations of instantly recognisable motifs, such as balustrade details, brings a familiarity to the new additions.



# OUR TEAM



The Bourne Estate, Matthew Lloyd Architects



Regents Park Estate, Matthew Lloyd Architects

## MATTHEW LLOYD ARCHITECTS

Matthew Lloyd Architects is a progressive, award-winning, design-led practice established in 1992. They are adept at creating successful contextual projects that meet the needs of the community.

The practice has considerable experience in delivering housing developments within London which have won acclaim for their sensitive, innovative and well-designed solutions. Often these are within constrained sites or historic settings and involving contemporary residential standards and planning constraints.

Throughout the design process Matthew Lloyd Architects develop a contextual architectural language which focuses on a rich materiality and refined detailing. Examples of this approach can be seen at The Bourne Estate and Regents Park Estate above, both recently completed for the LB Camden.



Kings Crescent, muf



Kings Crescent, muf



The Bourne Estate, Matthew Lloyd Architects

## MUF ARCHITECTURE/ART

Established in 1995, muf brings experience of the delivery of public realm projects and design strategies for complex and multi-layered clients including The City of London and other London local authorities.

muf's interdisciplinary work encompasses master planning, urban and landscape design, public buildings, temporary and permanent public art, participative research and digital platforms at all scales. muf engage with, and build on, the capacity of local communities to deliver high quality and sustainable outcomes.

muf deliver exemplary stakeholder engagement to build capacity with the wider client as end user, proactive participants in brief development and potentially in the delivery of projects. muf as an inter-disciplinary practice employs staff with a diversity of education and experience, enriching the practise with a range of additional skills from ethnography to urban design.