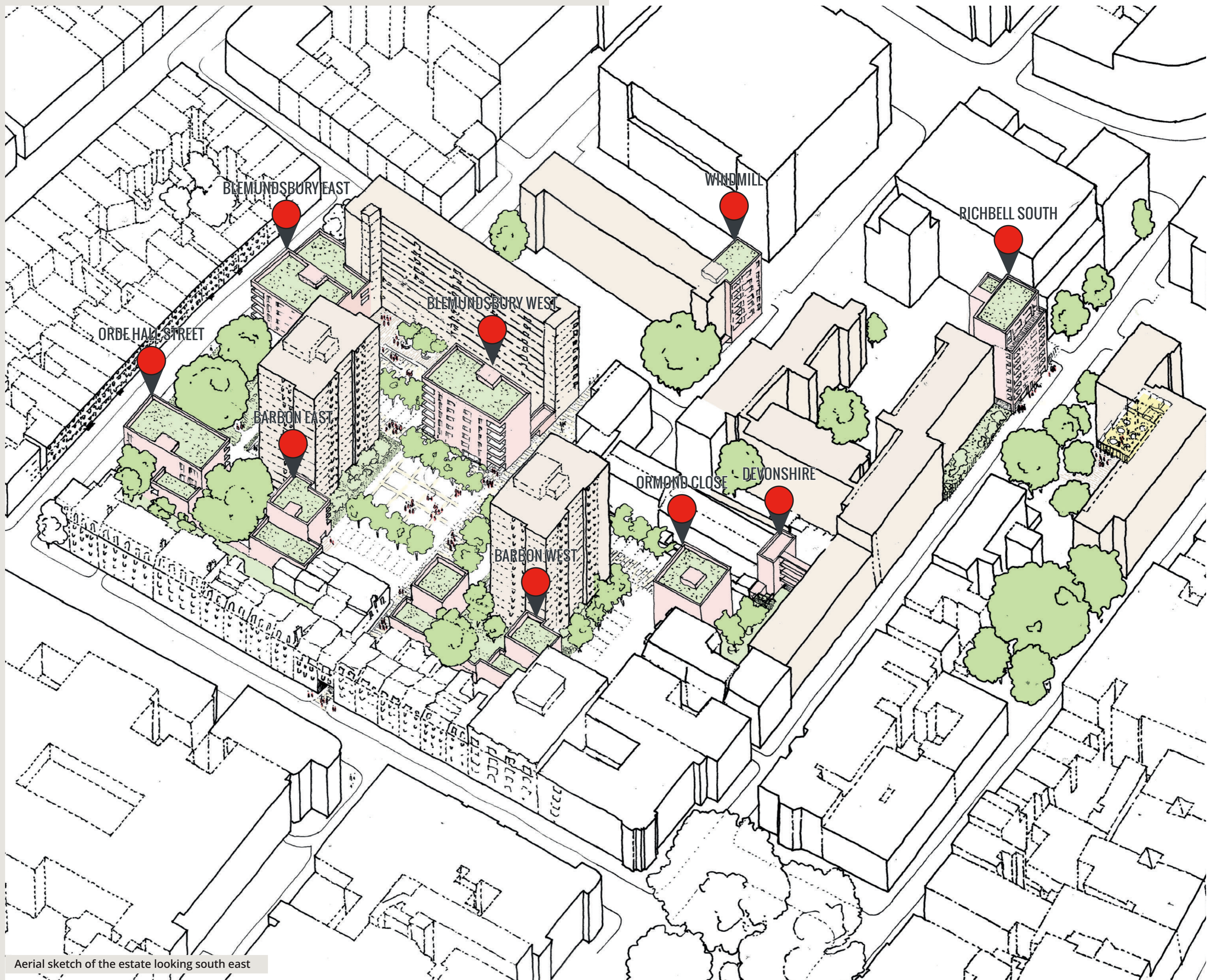


WELCOME



Aerial sketch of the estate looking south east

WELCOME TO OUR EXHIBITION ON PROPOSALS FOR TYBALDS ESTATE.

Over the last few months, we have been working developing proposals for 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 include:

- **Two new and enlarged TRA halls**
- **65 new homes across the estate**
- **Landscape improvements to enhance the open space**
- **New accommodation for Great Ormond Street Hospital**
- **New work space provision**
- **Improved access to existing buildings**

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

TIMELINE

Late Summer 2019 – Submission of a planning application

Late 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

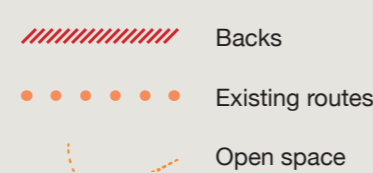
Regeneration & Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

OUR APPROACH

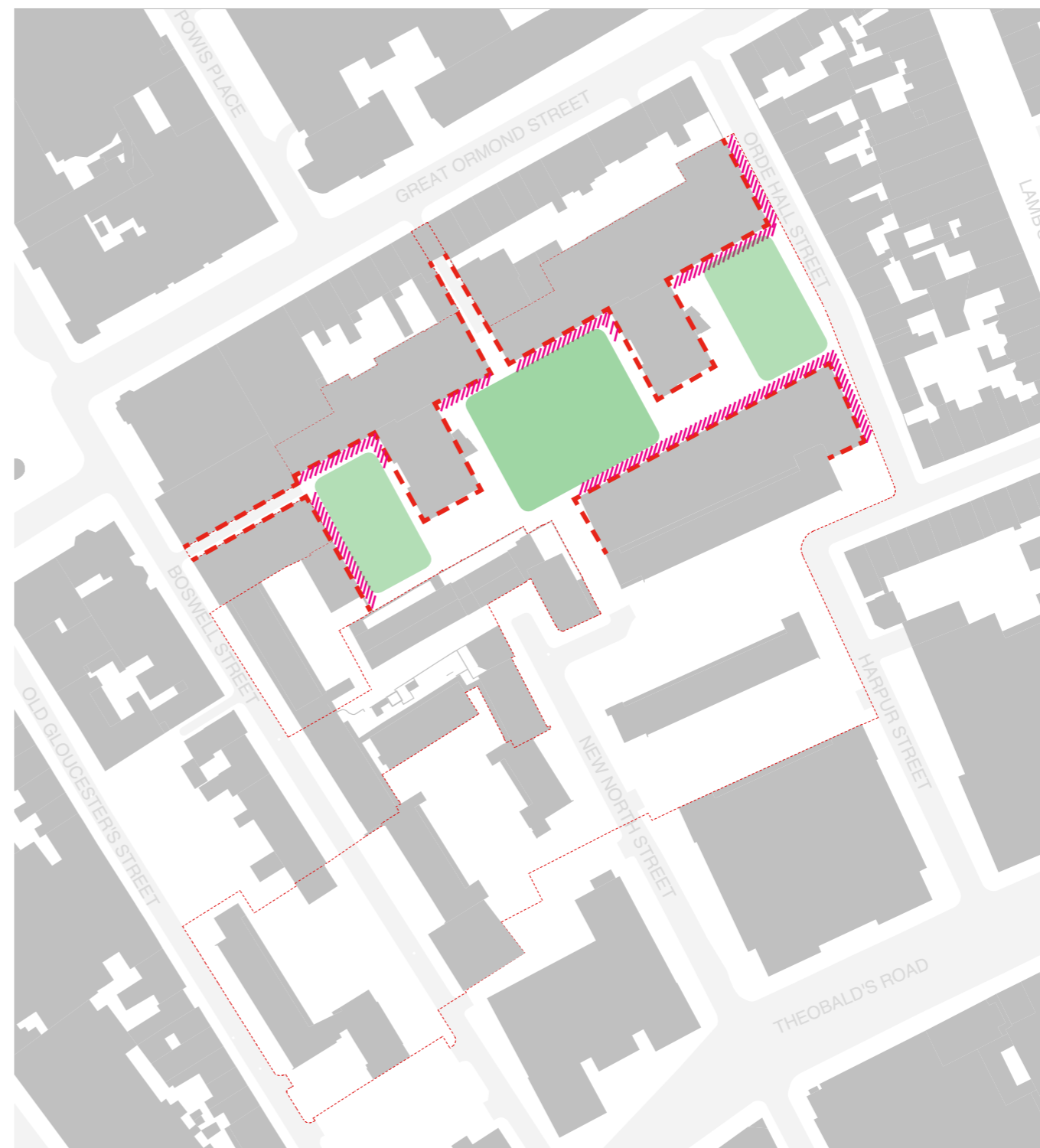
01 EXISTING



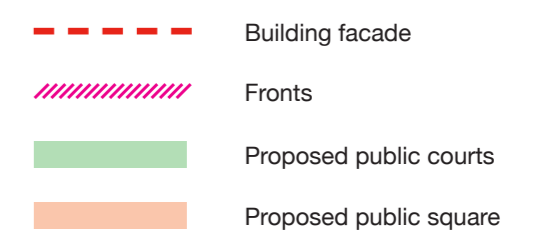
- **BACKS** of buildings currently face into the site.
- The existing site suffers from **UNDEFINED** external space with a lack of community ownership.
- Routes through the site lack definition and **HIERARCHY**.



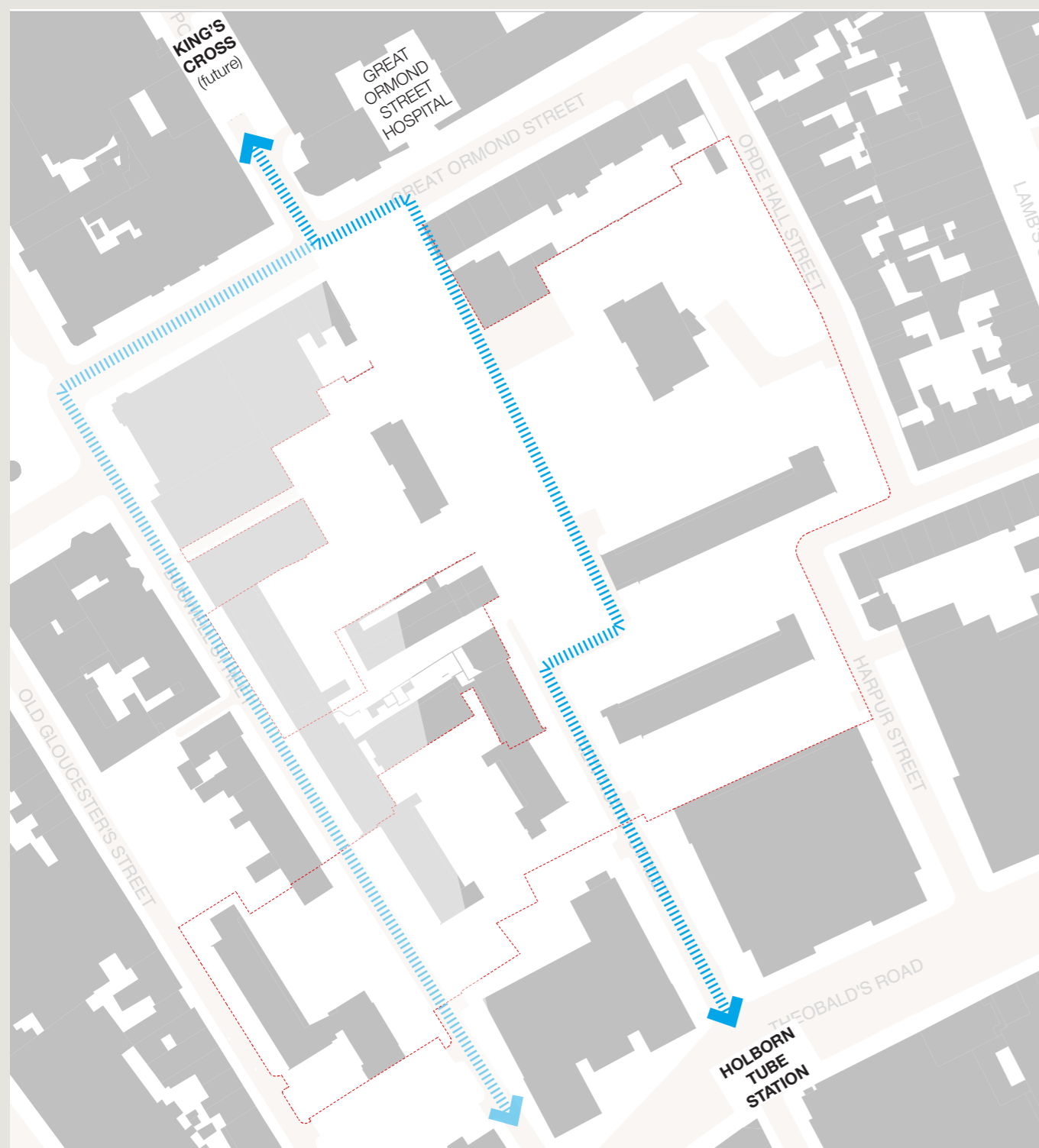
04 DEFINE SQUARES



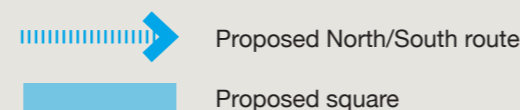
- Creating **FRONTAGES** through the layout of new buildings.
- New fronts and routes help **FORMALISE** the squares.



02 NORTH-SOUTH ROUTE



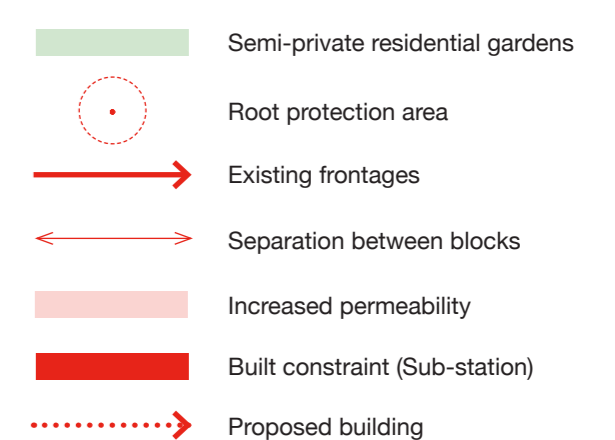
- Creating an alternative **ROUTE** between King's Cross and Holborn through the site.
- A formal **SQUARE** on the route at the centre of the estate **STITCHES** it back into the city.
- A strong north-south connection will improve **CONNECTIVITY** for the area.



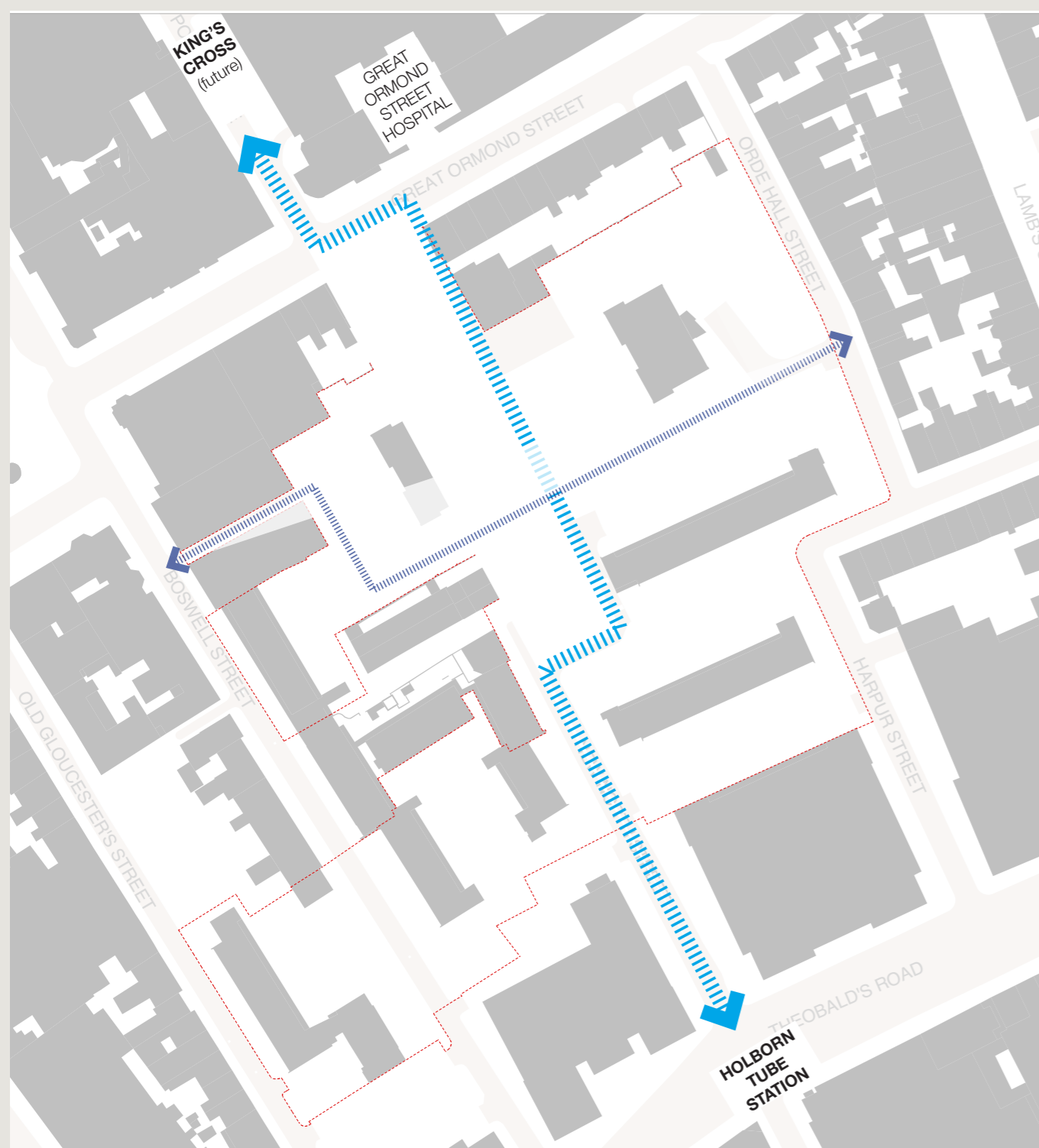
05 REFINE BUILDING BLOCKS



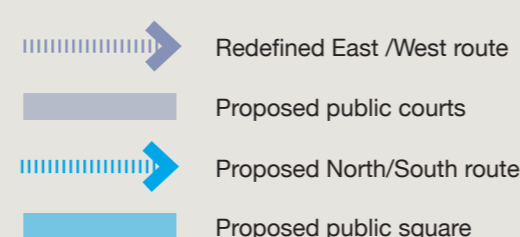
- The building blocks are **SHAPED** to accommodate the existing constraints.
- The separation between built blocks creates a series of **COMMUNAL GARDENS** reacting to the existing grain of Bloomsbury.



03 EAST-WEST SPINE



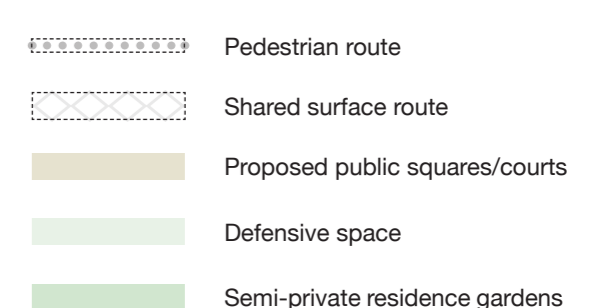
- Re-defining the East-West route as a pedestrian **SPINE** with limited vehicular access.
- **RESTRUCTURING** Orde Hall play area, Tybalds Square and Ormond Close as **KEY PLACES** along the route.



06 REFINE OPEN SPACES



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



RESPONSE TO FEEDBACK

WHAT YOU SAID:

A THE BLOCK TO THE WEST OF BLEMUNDSBURY IS TOO CLOSE AND TOO TALL

- Residents raised concern about the height and separation of this block and its subsequent impact on light and open space.

B WE'D PREFER THAT LAND TO BE SOLD TO GOSH SITES IS LOCATED TO THE NORTH OF THE ESTATE

- Residents raised concerns that the proposed Great Ormond Street site were too deep into the estate.

C WHAT CAN BE DONE WITH THE LAUNDRY ROOMS?

- Residents questioned what could be done to make the currently vacant laundry rooms an asset.

D LEVEL ACCESS INTO THE EXISTING BLOCKS IS IMPORTANT

- Residents liked the early proposals for Babington and Chancellors.
- Residents questioned if the access to Devonshire could be looked at in more detail.

E LARGE FAMILY SIZE UNITS ARE NEEDED

- Residents raised the need for large family homes on the estate

F THE LOCATION OF THE TRA HALLS SHOULD BE CONSIDERED

- Residents questioned whether the Blemundbury TRA Hall directly adjacent to new flats was the best position.

WHAT WE'VE CHANGED:

MOVED THE BLEMUNDSBURY WEST BUILDING FURTHER NORTH AND REDUCED ITS HEIGHT

- One storey has been removed and the separation increased.
- Please join one of our tours, at 4pm and 6pm, of the near-by Bourne Estate to see high quality spaces with similar separations.

ALLOCATED THE TWO BUILDINGS TO THE EAST AND WEST OF BARBON CLOSE TO GOSH

- The Ormond Close block can now be used for affordable housing.
- All GOSH land is now to the northern edge of the site.

PRODUCED PROPOSALS FOR BLEMUNDSBURY, FALCON AND WINDMILL

- A small extension to windmill provides six new flats and a re-configured entrance.
- Work spaces in Blemundsbury and Falcon bring the rooms into use.

RECONFIGURED THE ENTRANCE TO DEVONSHIRE, BABINGTON AND CHANCELLORS

- Detailed work to resolve the Babington and Chancellors entrances.
- A stand-alone lift and stair for Devonshire with phased construction to reduce disruption.

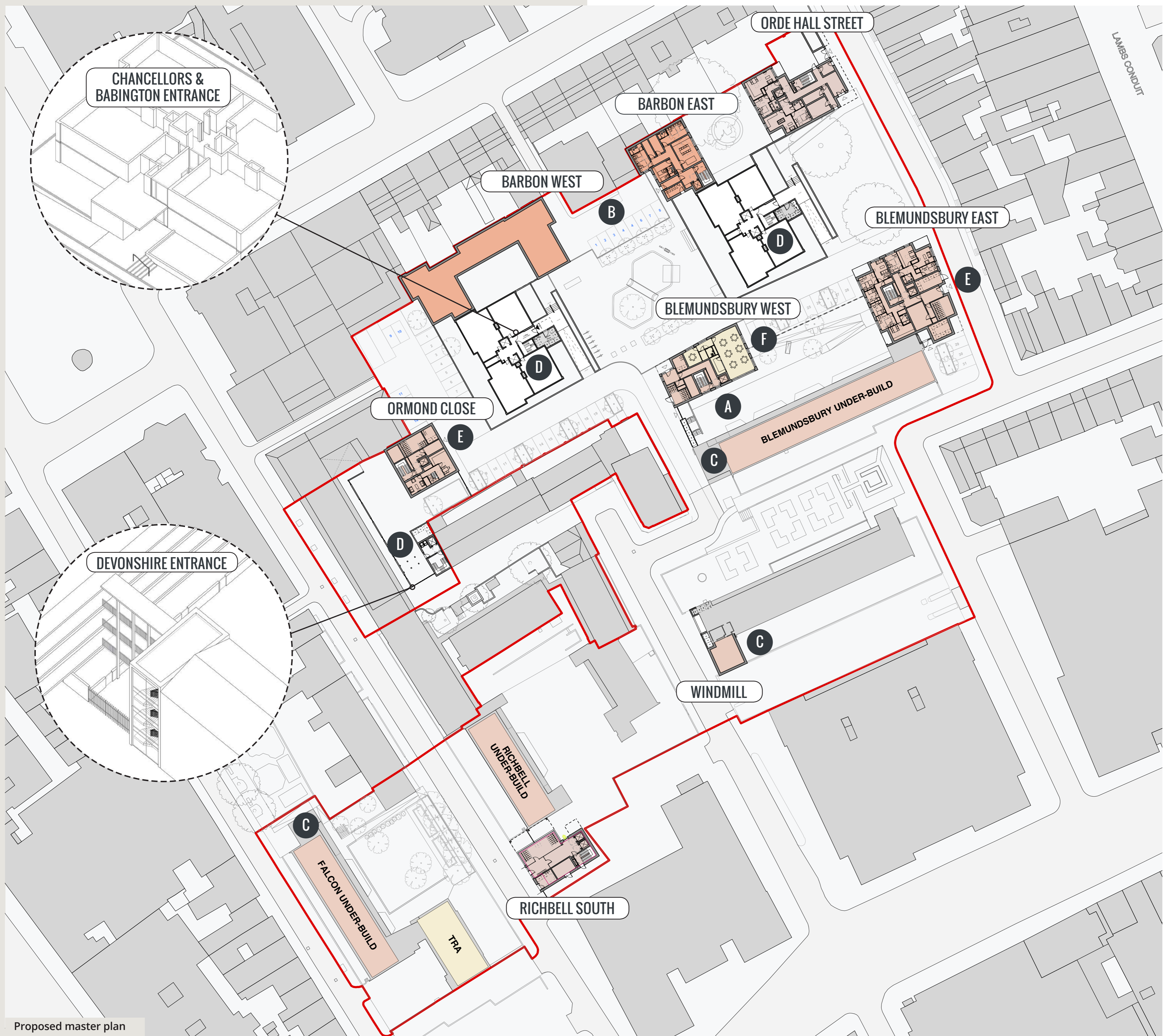
INCREASED THE AMOUNT OF FAMILY UNITS PROPOSED

- The percentage of family units proposed has been increased from 37% to 48%

MOVED THE BLEMUNDSBURY TRA HALL TO THE GROUND FLOOR OF BLEMUNSBURY WEST

- Locating a hall facing onto the square increases the usability of the space.
- A new building allows a more flexible configuration.

OUR PROPOSALS



OVERVIEW

Our proposals are for a comprehensive redevelopment of Tybalds Estate to provide 65 new homes for the borough and an enhanced public realm. The proposals include a mixture of tenures and uses including:

42 Affordable Homes - Blemundsbury East, Blemundsbury West, Ormond Close, Windmill Extension Blemundsbury, Richbell and Falcon underbuilds. Proposed mix: 26% 1-Bed, 26% 2-Bed, 48% 3-Bed+

23 Market Homes - Orde Hall Street and Richbell South. Proposed mix: 69% 1-Bed, 31% 2-Bed.

2 TRA Halls - Blemundsbury East Ground Floor and Falcon Underbuild

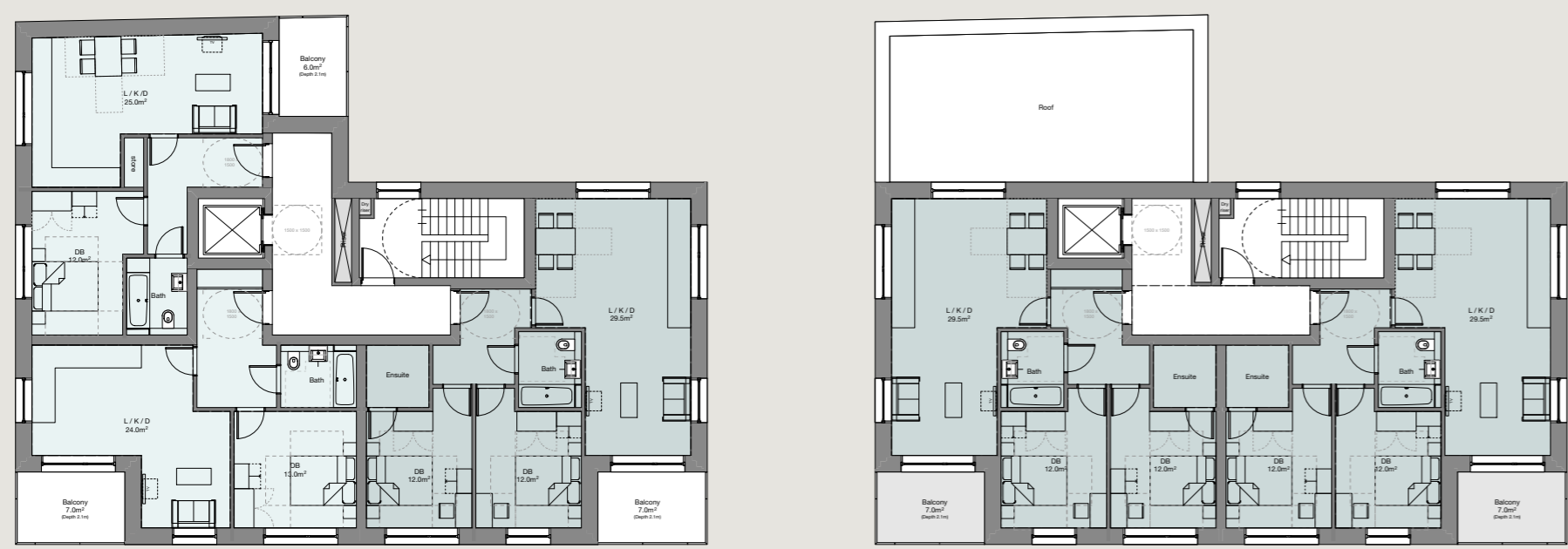
GOSH Accomodation - Barbon East (parent accomodation) and Barbon West (patient accomodation)

- Private Tenure Units
- Affordable Tenure Units
- TRA Community Halls
- GOSH Sites

NEW BLOCKS

1. ORDE HALL STREET

9 Market Homes - Four Storeys; Four 1-Bed flats and five 2-bed flats.

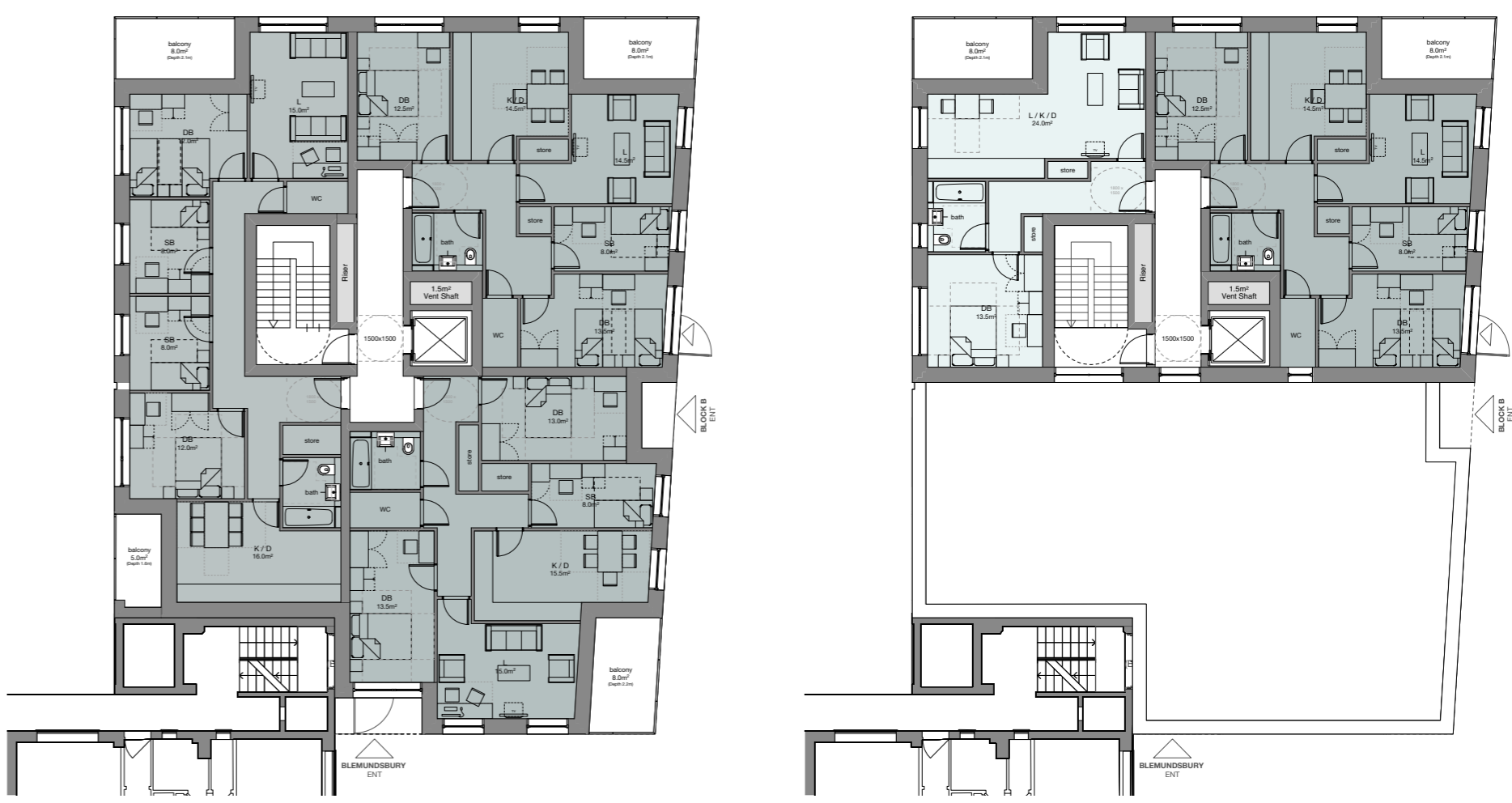


Proposed First floor

Proposed Second & Third floor

2. BLEMUNDSBURY EAST

10 Affordable Homes - Four Storeys; One 1-Bed flat, one 2-Bed flat, five 3-Bed flats and three 4-bed flats.

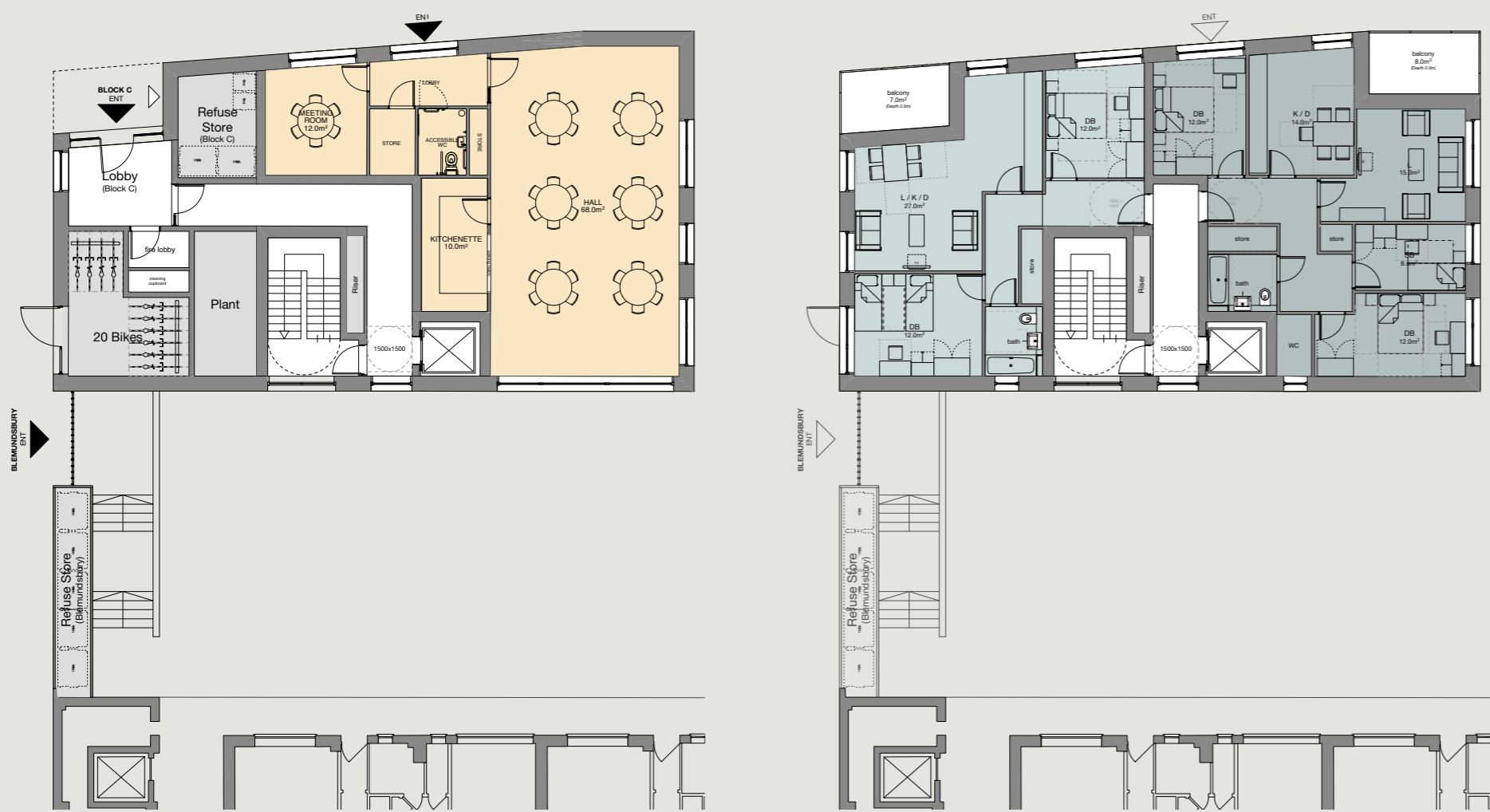


Proposed First & Second floor

Proposed Third floor

3. BLEMUNDSBURY WEST

10 Affordable Homes - Six Storeys; Five 2-Bed flats and five 3-Bed flats.

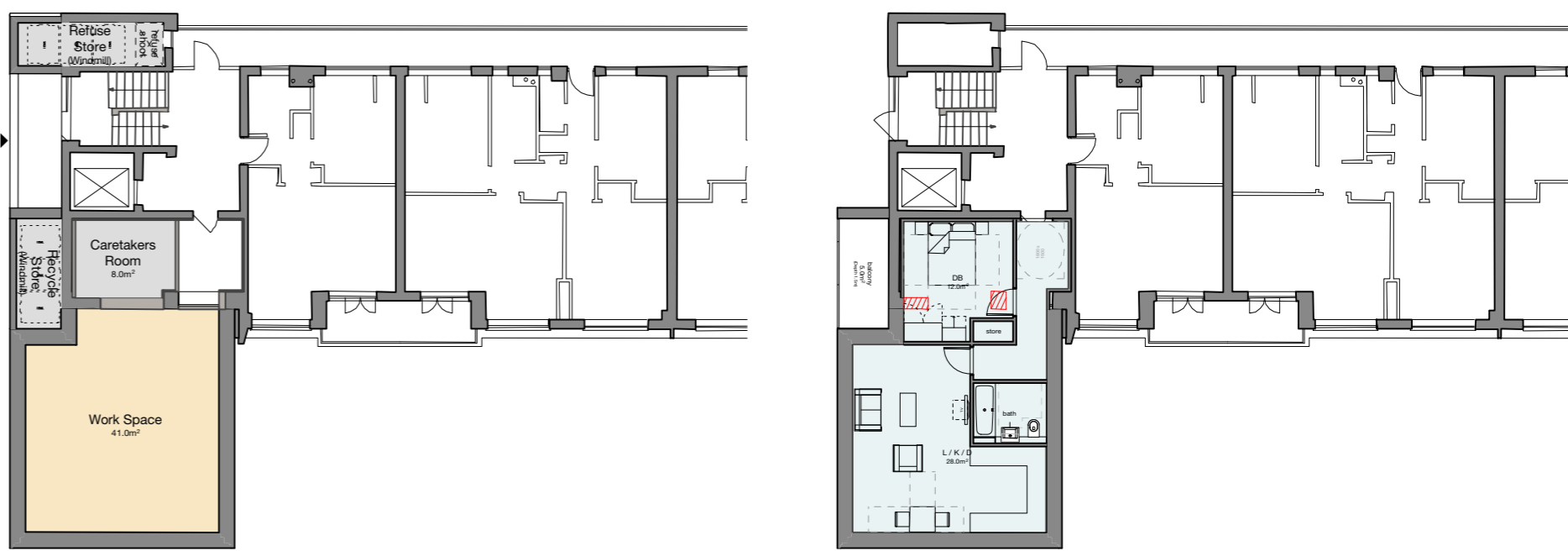


Proposed Ground floor

Proposed First-Fifth floor

4. WINDMILL EXTENSION

6 Affordable Homes - Seven Storey extension; Six 1-Bed flats

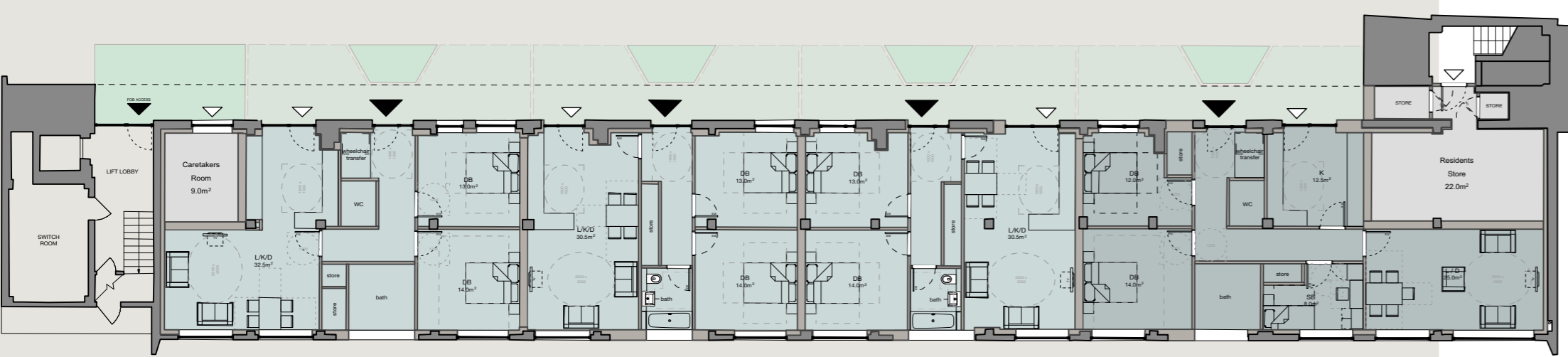


Proposed Lower Ground floor

Proposed First-Sixth floor

5. BLEMUNDSBURY UNDERBUILD

4 Affordable Homes - Existing Lower Ground; Two 2-Bed flats, one 2-Bed wheelchair flat and one 3-bed wheelchair flat.



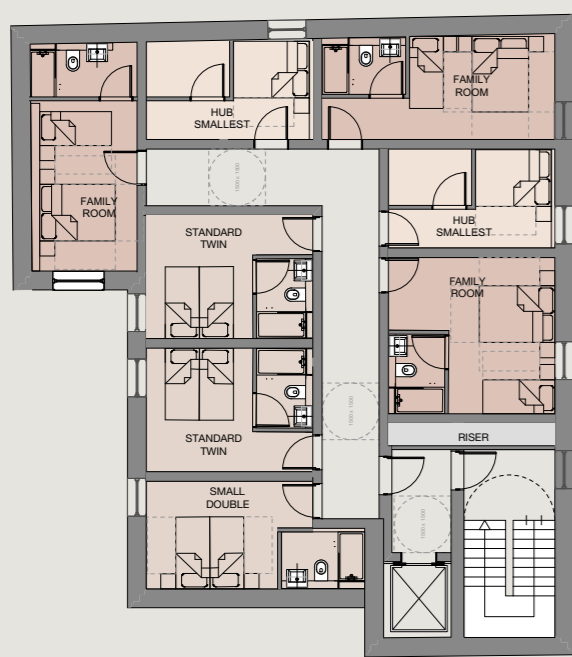
Proposed Lower Ground floor

LEGEND AXO

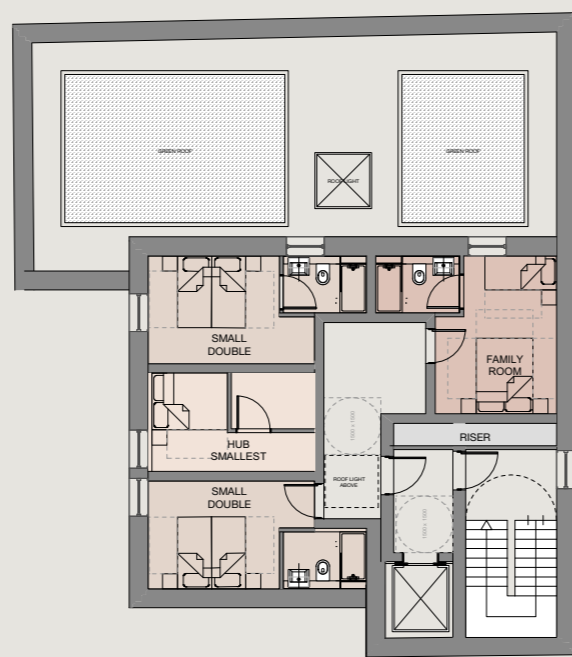
NEW BLOCKS

6. BARBON CLOSE EAST

20 GOSH Parent Rooms - Four Storeys



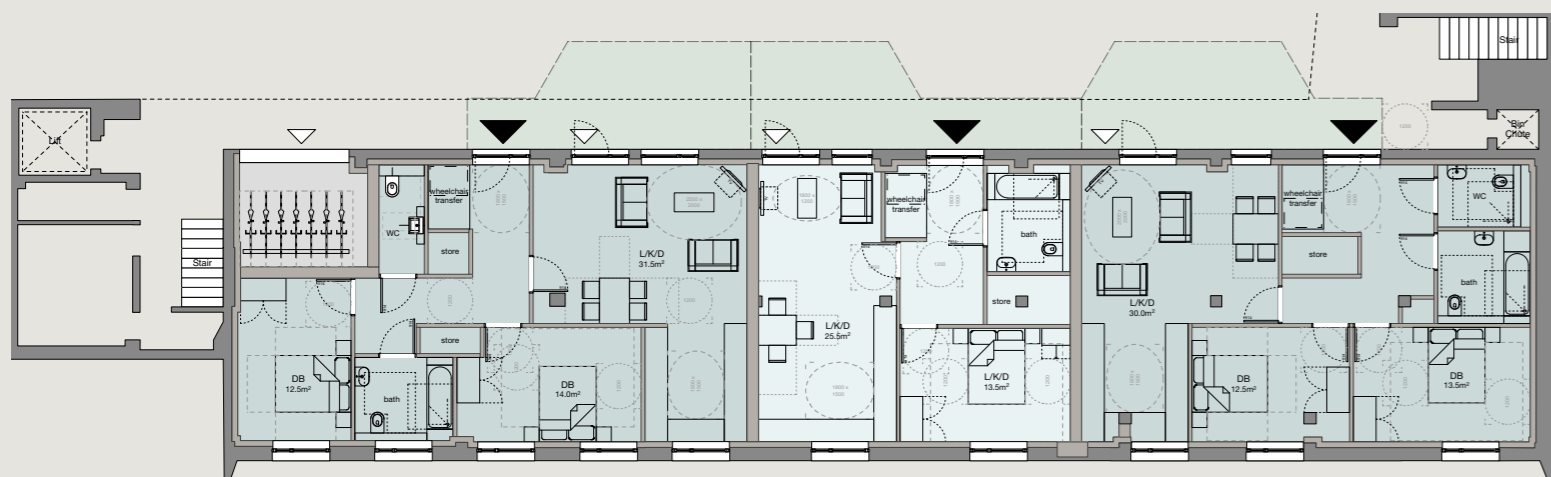
Proposed First floor



Proposed Second & Third floor

8. FALCON UNDERBUILD

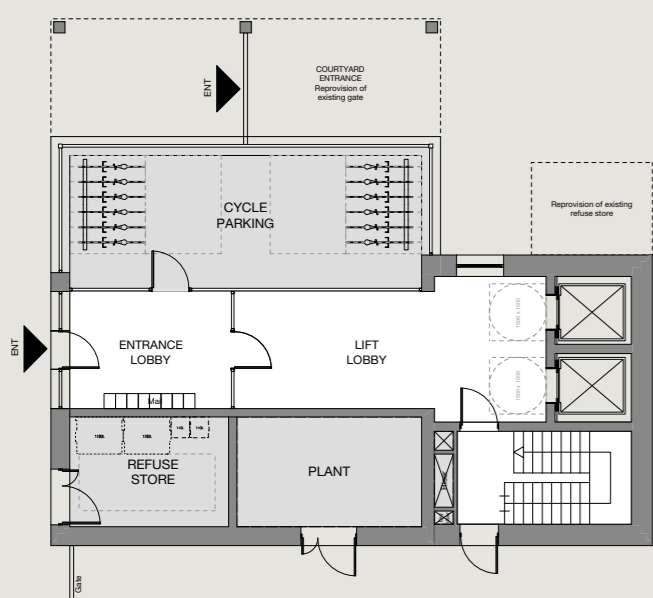
3 Affordable Homes - Existing Lower Ground; One 1-Bed wheelchair flat and two 2-bed wheelchair flats.



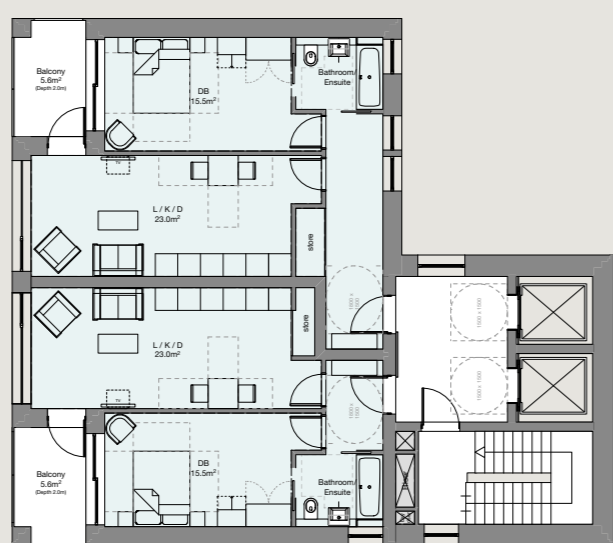
Proposed Lower Ground floor

10. RICHBELL SOUTH

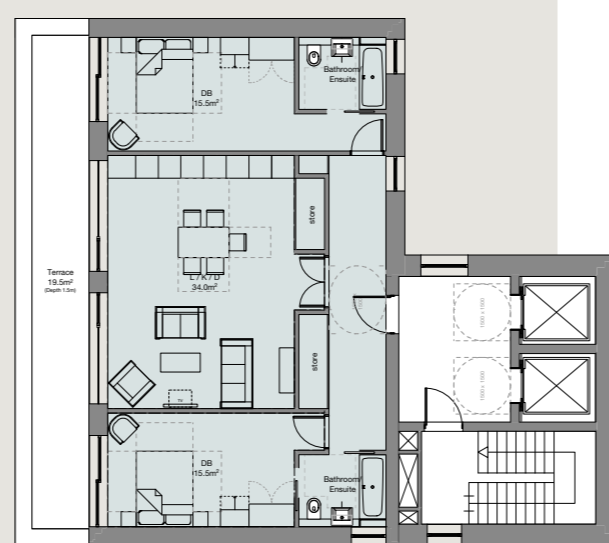
14 Market Homes - Nine Storeys; Twelve 1-Bed flats and two 2-Bed flats.



Proposed Ground floor



Proposed First - Sixth floor



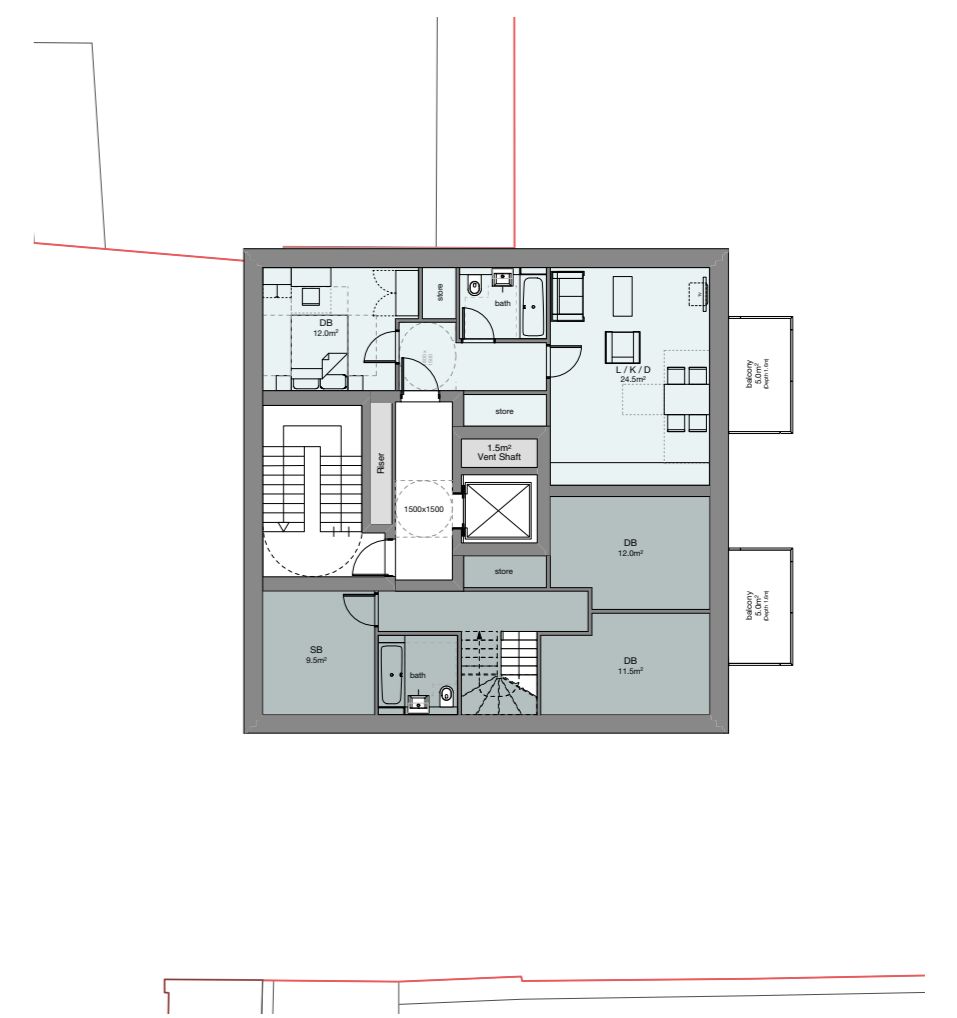
Proposed Seventh & Eighth floor

7. ORMOND CLOSE

7 Affordable Homes - Six Storeys; Three 1-Bed flats, One 3-Bed maisonette, three 4-Bed flats.



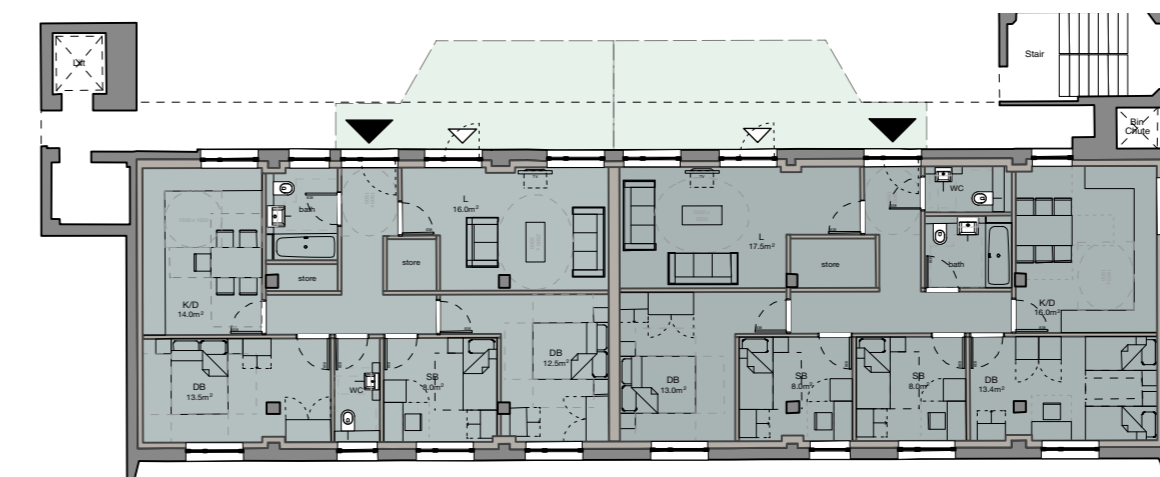
Proposed Ground floor



Proposed First floor

9. RICHBELL UNDERBUILD

2 Affordable Homes - Existing Lower Ground; One 3-Bed flat and one 4-bed flat.



Proposed Lower Ground floor

LEGEND

AXO

TRA HALLS

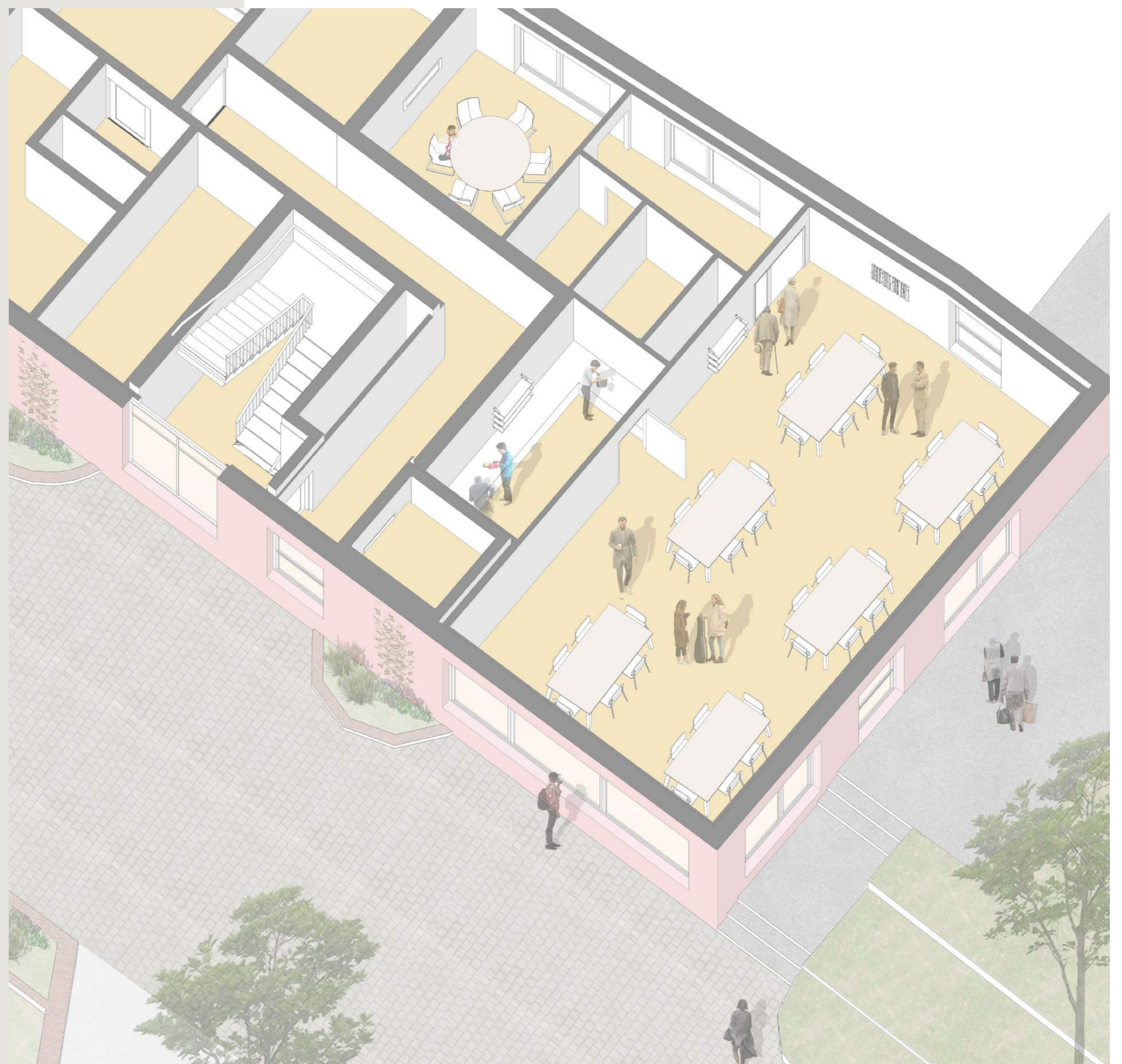
FALCON TRA HALL

- Approximately 25% larger than the existing Falcon TRA Hall.
- Large flexible main hall space with the option to subdivide.
- Kitchenette with hatch to serve directly onto main hall.
- Separate small meeting room or office.
- Direct connection to outside space through large glazed openings.
- Large store and separate WC facilities.



BLEMUNDSBURY WEST TRA HALL

XXX



SPACE & SECURITY

ORMOND CLOSE

XXX



BLEMUNDSBURY LOWER GROUND FLOOR

XXX

BLEMUNDSBURY LGF SKETCH