

Tybalds Regeneration Newsletter



February 2021

After two years of consultation and co-design with Tybalds estate residents, Camden's Development team are preparing to submit a planning application with proposals for regeneration of the Tybalds Estate. This leaflet will give you an up to date summary of the programme proposals.

Tybalds Regeneration – Overview of the proposals

The regeneration programme aims to provide 56 new homes, with 50% affordable housing, comprising:

- 16 homes for Camden social rent
- 12 affordable homes delivered by a housing association:
Comprising 7 social rent and 5 intermediate rent
- 28 homes for private market sale

No existing homes would be demolished and no residents would need to move out of their homes during construction

Improved landscaping and public realm across the estate, including significant enhancements to Tybalds Square

A Local lettings plan will initially ring-fence all new homes for social rent for Tybalds Council tenants including those provided by a housing association.



Tybalds Square & Block C (CGI image)

West Mews: 5 homes for private sale. 2 storeys

East Mews: Sale of site

Provision of new step free access and upgrading existing access including ramps for Babington and Chancellors

Solar panels generating renewable energy on the roofs of three existing blocks

Falcon: 3 underbuild affordable homes

Richbell: 2 underbuild affordable homes

Block D site for affordable housing development by a housing association

Windmill side-build development **no longer** included in scheme

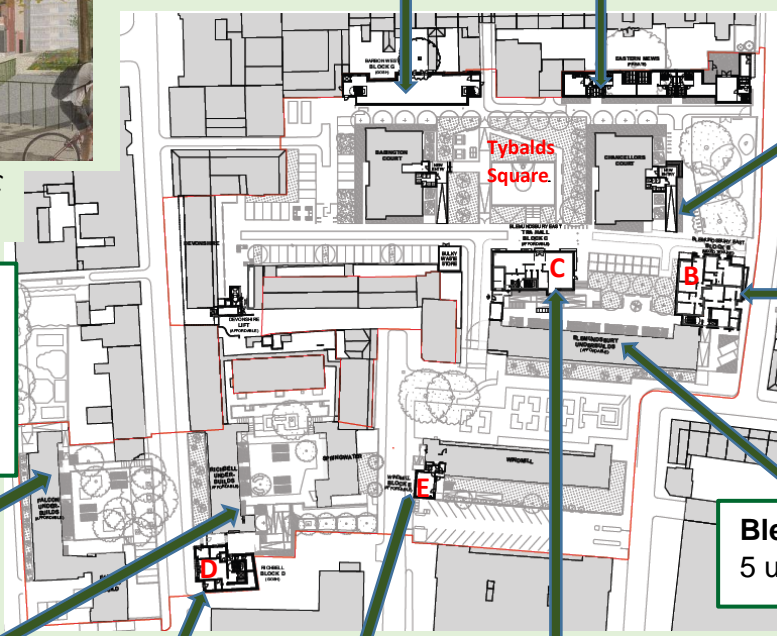
Block C:

- Six new social housing flats: 3 x 2-bed and 3 x 3-bed flats. Four floors high
- A purpose-built community facility for all residents on the ground floor

Block B:

18 flats for private sale
Five floors high

Blemundsbury: 5 underbuild homes



New trees and community planting

Residents have told us that they want to see improved landscaping and planting on the estate:

“A communal area where residents can grow their own vegetables and flowers”

“Lots of colour since we have had to put up with tarmac for years”

The proposed plan includes:

- New trees along pathways and avenues.
- Drought tolerant herbaceous perennials
- Low-maintenance shrubs
- A food growing area
- Taps and rainwater storage



Persian ironwood Colorado spruce Silver birch

Further landscaping consultation

In the coming months we will be consulting further with residents of **Falcon, Richbell, Boswell and Springwater** about landscaping and courtyard improvement and engaging a horticulturalist to draw up plans for planting.

New community facilities

A purpose-built, flexible community facility for the whole estate, including:

- Two halls
- Meeting/ possible café space
- Kitchen space
- Fully accessible toilets
- Storage space
- Overlooking Tybalds Square



New community facility, Block C ground floor

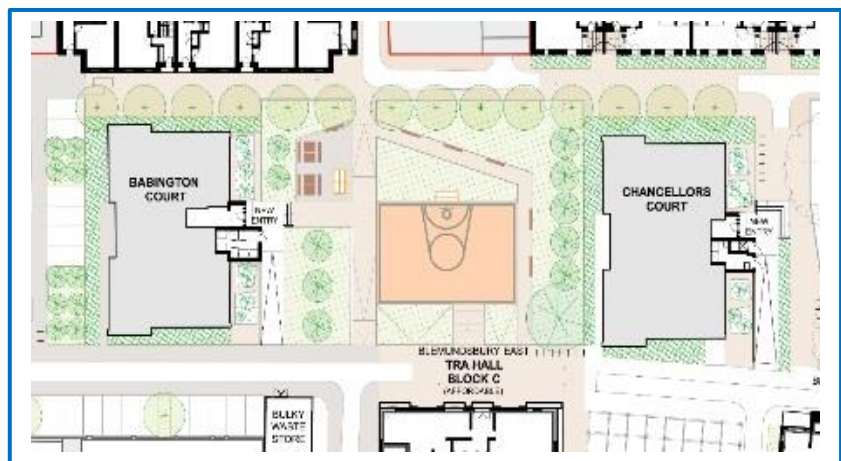
Great Ormond Street Hospital Charity

Whilst we continue to work closely with neighbouring organisations, Great Ormond Street Hospital Charity are not currently intending on purchasing two Tybalds Estate land sites. These sites will now be brought forward for residential development.

Tybalds Square

Throughout consultation, residents' preferences for Tybalds Square have been, and remain divided between wanting a space for children's games activities and wanting a 'garden square'.

The proposals for the Square therefore offer a blend of these activities, incorporating planting, relaxation space and a multi-use games area.






A brief summary of consultation responses

Since consultation on the new regeneration proposals for Tybalds began in January 2019, we have received feedback, ideas and queries from 104 Tybalds households (28.9%) and 32 households and organisations in the wider local community. Feedback has come from Drop-ins, walkabout and workshop events and meetings (in the days before Covid!), by email, telephone and post, in surveys and in an online webinar. We received 47 feedback responses during the formal consultation which took place from February to June 2020.



The following is a short summary of the main issues you have raised with us:

- All respondents want to see improvements to the **estate landscaping** including new trees, planting and a community food growing area. 
- Everyone would like the estate and the individual blocks to feel **more secure** but opinions are divided on whether access to the estate should be more restricted with gates and fencing.
- Everyone would like to see improved landscaping in **Tybalds Square**. Some people would like a multi-use games area. Others would like a garden square.
- Residents would like **priority for the new homes** to go to estate residents in housing need.
- Residents are concerned about **'right to light' and overlooking** issues.
- People would like **improved waste storage and recycling** facilities. 
- The Tybalds Residents Association have commented that there should continue to be two separate **community halls** on the estate rather than one combined (Block C ground floor) facility.
- Residents and local people are in favour of restricting **vehicle access** to the estate and keeping **parking on the estate** limited to the current number of licenced spaces.
- Some residents are concerned about possible noise, dust and disruption during the **regeneration construction**.
- In the formal consultation, there was a clear **majority in favour of proceeding** with the regeneration scheme from the estate and the wider community. 
- There is sadness that the regeneration can only be financed by selling land and new homes. However, people agree that **new homes and estate improvement are needed** and in general, people would like us to **'get on with it!'**.

After analysing and considering all the feedback you have given us, we have amended the regeneration designs where possible to accommodate these views. This includes:

- Designs for Tybalds Square which incorporate a garden area and a multi-use games space
- Improved waste and recycling facilities
- A local lettings policy which includes priority for estate residents in housing need for the new homes
- An ongoing review of plans for community facilities.

We are committed to continuing to collaborate and consult as the regeneration progresses and are always happy to hear the views and ideas of residents and local people.

You can download a more detailed summary of consultation results from the Tybalds regeneration online information page: www.tiny.cc/tybaldsregen

Funding the regeneration programme

Sale of the following sites and property will help the Council to finance building the new homes for social rent and the landscaping, public realm and access improvements which residents have told us are important to them.

- East Mews – Sale of site
- West Mews – Sale of houses
- Block B – Sale of flats

GLA Affordable Housing funding and Section 106 funding will also contribute to funding the regeneration programme.



Block B from Orde Hall Street (CGI image)

When will regeneration happen?

As a result of the lockdown we have had to amend the timescale for regeneration. The following timescale is subject to Cabinet and planning approval and may be subject to further change:

24 March 2021	Camden Cabinet meeting
May 2021	Submit planning application
October 2021	Planning decision expected
January 2022	Tendering for construction
Summer 2022	Contractor appointment
Late 2022	Construction begins on site
Autumn 2024	Anticipated completion date

Need a translation? – Ask us!

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Local lettings plan for allocation of the new homes

A copy of the draft Tybalds regeneration Local lettings plan which will be submitted for Cabinet approval is enclosed with this newsletter.

All new homes for social rent will be initially ring fenced for Tybalds Council tenants and allocated using the points system of Camden's Choice-based lettings scheme.

To bid for one of these new homes, residents need to register on the Camden Housing Register. To apply to join the register, visit: www.camden.gov.uk/apply-council-housing

Access improvements

- Ramp access for Babington and Chancellors
- Improved Richbell/ Springwater ramp
- Improved ramp access for Blemundsbury

Get in touch

You will be able to comment formally on the proposals as part of the planning process. For more information, visit www.camden.gov.uk/commenting-planning-application

Camden's Development team are committed to co-working with Tybalds residents, with the Tybalds Residents Association and with the wider local community throughout the regeneration process.

Please send comments, suggestions and queries to the team's dedicated programme feedback Inbox: tybaldsdevelopment@camden.gov.uk

If you prefer, you can contact the Development Team directly:

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Keep up to date with the proposals online: www.tiny.cc/tybaldsregen