

Tybalds Regeneration Newsletter



July 2021

This newsletter is produced by Camden development team and delivered to all homes on the Tybalds estate

In this newsletter you will find information about:

- The Tybalds regeneration planning application, the planning application process and how you can be involved
- Refurbishment of the Alf Barrett playground
- A timeline of the works schedule.

Applying for planning permission for the Tybalds regeneration programme

After more than two years of site surveys, consultation and co-design, evolving architectural plans and landscaping proposals, Camden's development team received Cabinet approval to seek planning permission for the Tybalds regeneration programme. We are pleased to tell you that we submitted the planning application on 23 July 2021.

What is the purpose of the planning application process?

All local authorities have a Local Development Plan. You can read Camden's Local Plan here: www.camden.gov.uk/local-plan-documents. The plan sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions.

When deciding whether a planning application is in line with its Local Development Plan, the Local Planning Authority (LPA) must consider the following points:

- The number, size, layout, siting and external appearance of buildings
- The infrastructure available (eg. roads and water supply) and proposed means of access
- Landscaping requirements
- The proposed use of the development
- The likely impact on the surrounding area.



Where can I read the regeneration proposals which will be submitted to the planning committee?

Once the planning application has been submitted and approved, the plans will be published on the Camden Planning website.

Use the Search tool to find the application:

<https://planningrecords.camden.gov.uk>

At this stage we will also make the plans available as downloads on the Tybalds regeneration information page:

www.tiny.cc/tybaldsregen1



View of West Mews from Tybalds Square (CGI image)



How will I know when the planning application for Tybalds is submitted?

Camden's online planning portal is here:
www.camden.gov.uk/planning-building-development

You can register to receive email alerts about planning applications in your local area.

How can I comment on the Tybalds planning application?

You can submit comments in the following ways:

- Online during the 21-day formal consultation period
- By email, to planning@camden.gov.uk
- In writing, to Development Management, Camden Town Hall, Judd Street, WC1H 9JE

What types of comments can be considered?

Only comments directly related to the proposals can be considered. For instance, the planning committee **can** consider comments concerning:

- ✓ the design, size and height of new buildings or extensions
- ✓ the impact of new uses of buildings or of land
- ✓ loss of light and the privacy of neighbours
- ✓ access for disabled people
- ✓ the impact of noise from plant equipment
- ✓ noise from new uses
- ✓ the impact of development on traffic parking and road safety.

Issues that may be of concern to you, but which the committee **cannot** consider, include:

- × disputes about civil matters, such as building freeholds or the 'right to light'
- × loss of property value
- × issues which are dealt with by other forms of law, such as party wall matters.



Current view, looking south-east from Tybalds

How will the Planning Committee make a decision about the Tybalds regeneration?

A planning officer will present a recommended decision to the Planning Committee which is made up of elected Councillors. The public can attend these meetings and are usually entitled to speak briefly to make their views known. Only the elected Councillors can vote on the planning application itself. During Covid lockdown times, these meetings have been held online.

When will the decision be made?

It usually takes about 13 weeks from acceptance of a planning application to a decision being made by the Planning Committee. After this, it may take 2-3 months for the legal agreement to be finalised before the formal decision notice is issued.

For more information, visit:

www.camden.gov.uk/planning-building-development



Improving the courtyards

The Regeneration team have worked with Lush Landscapes and Matthew Lloyd Architects to produce proposals for improving the Falcon and Boswell/ Richbell/ Springwater courtyards. As we were not able to meet with nearby residents in person, we held online landscaping consultation meetings on 8 and 9 March 2021.

The initial proposals include:

- Improved ramps for wheelchair access for both courtyards, compliant with the Equality Act 2010.
- Improved planting
- A temporary TRA Hall under the Falcon extension to serve the estate until the new community space beside Tybalds Square is ready for use.



The Quiet Garden on the Bourne Estate designed by Lush

Falcon residents suggested a platform area for yoga or tai chi.

“The raised section could be a lovely place to sit, surrounded by greenery, overlooking the courtyard.”

“Noise reverberates around the courtyard. We hear everything! Greening the space would help to absorb noise.”

Boswell and Richbell residents suggested encouraging use of the courtyard as an intergenerational social space and play area for children with a barbeque area and more plants. They also asked for more secure bin stores.

Both courtyard groups emphasised the need for *“more secure, robust, covered, well-maintained bike storage”* and that any planting should be *“tidy and controlled”* and preferably low maintenance.

“I love the idea of bird boxes and wild life in the courtyard...Big chunky plants would be suitable.”

Tybalds Square Landscaping Survey

During April/ May 2021 we surveyed residents in Babington, Chancellors and Blemundsburly to find out what people would like in Tybalds Square as residents living adjacent to the space will be most affected by activities in the Square.

We specifically focused on gathering more views from children and young people as these groups have been under-represented in previous consultation.

We gathered views from 42 residents, including 27 people under 18 years old.

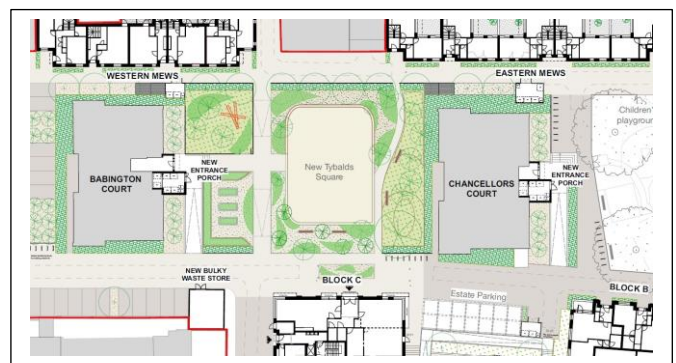
Most people, including young people, want the Square to be ‘greener’ with more trees and plants with *“benches to sit, talk and read”*.

The majority of respondents do not want a high fenced games area in the Square.

Young people mentioned a diverse range of activities which they would like to be able to participate in such as football, basketball and other ball games, roller skating, a track for running and cycling, a climbing frame and maybe a trampoline but also a space for relaxation.

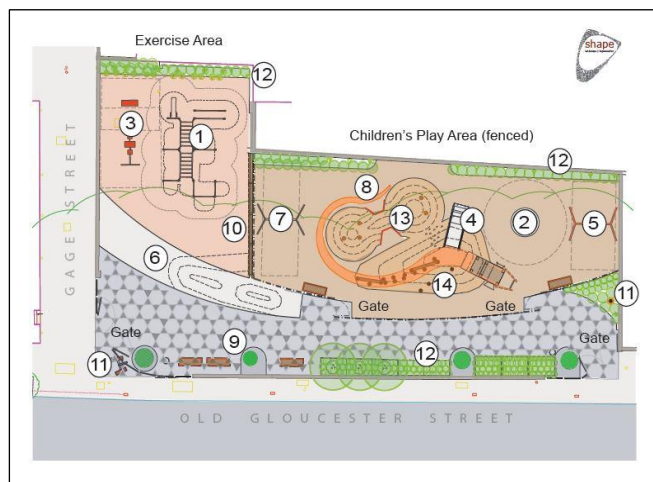
“You should be able to do anything in the Square” - Chancellors, teenager.

The majority of residents preferred the two options which combined a multi-use activities and events area with some ‘garden square’ relaxation space. Of these, Option 2b was the most popular:



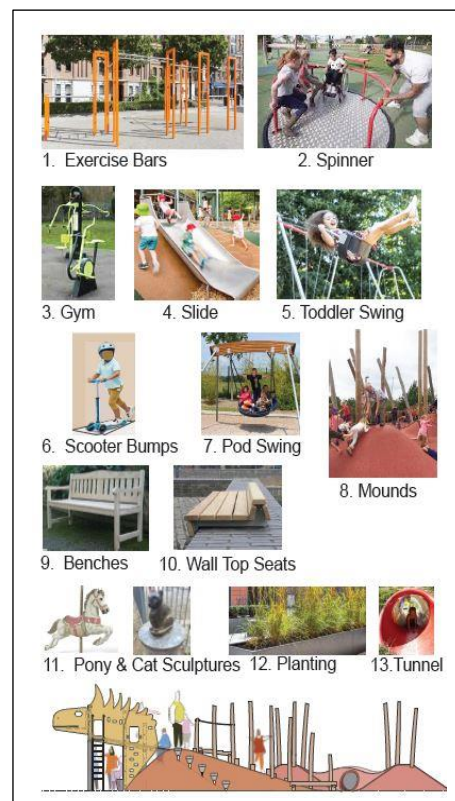
Option 2b: Multi-use, unfenced events space 15m x 20m (49ft 3” x 65ft 7”) for community activities with surrounding seating and planters, woodland type trees and ornamental grass.

News from Camden Green Spaces Team: Alf Barrett play space refurbishment began in June 2021



Work commenced on the refurbishment of the Alf Barrett playground in June 2021 and is expected to last for three months. The local community helped Camden's Green Spaces Team to shape the design and said they would like to see play and activities for a slightly wider age range and a design that feeds the imagination.

We hope the unique dragon themed climber and timber trail, swings and reuse of the much-loved existing horse 'springs' into a fairground sculpture will delight young and old alike. The new outdoor gym equipment, an improved planting scheme and seating options will help make this a welcoming space for all ages.



If you would like further information on the refurbishment please email graeme.shimmin@camden.gov.uk or call 020 7974 7329.

Get in touch

You will be able to comment formally on the regeneration 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 by email or phone:

- julia.farr@camden.gov.uk / 020 7974 2642
- vanda.carter@camden.gov.uk / 020 7974 2810

To keep up to date with the progress of Tybalds regeneration online, visit:

www.tiny.cc/tybaldsregen1

Timeline for Tybalds regeneration

The following timescale is subject to planning approval and may be subject to further change:

Late-July 2021	Submit planning application
November 2021	Planning decision expected
January 2022	Tendering for construction
Summer 2022	Contractor appointment
Late 2022	Construction begins on site
Autumn 2024	Anticipated completion

Need a translation? – Ask us!

tradução? traduction? ¿traducción?
 tłumaczenie? itumə? অনুবাদ? turjumaad?
 asekyers?