

# Tybalds Estate

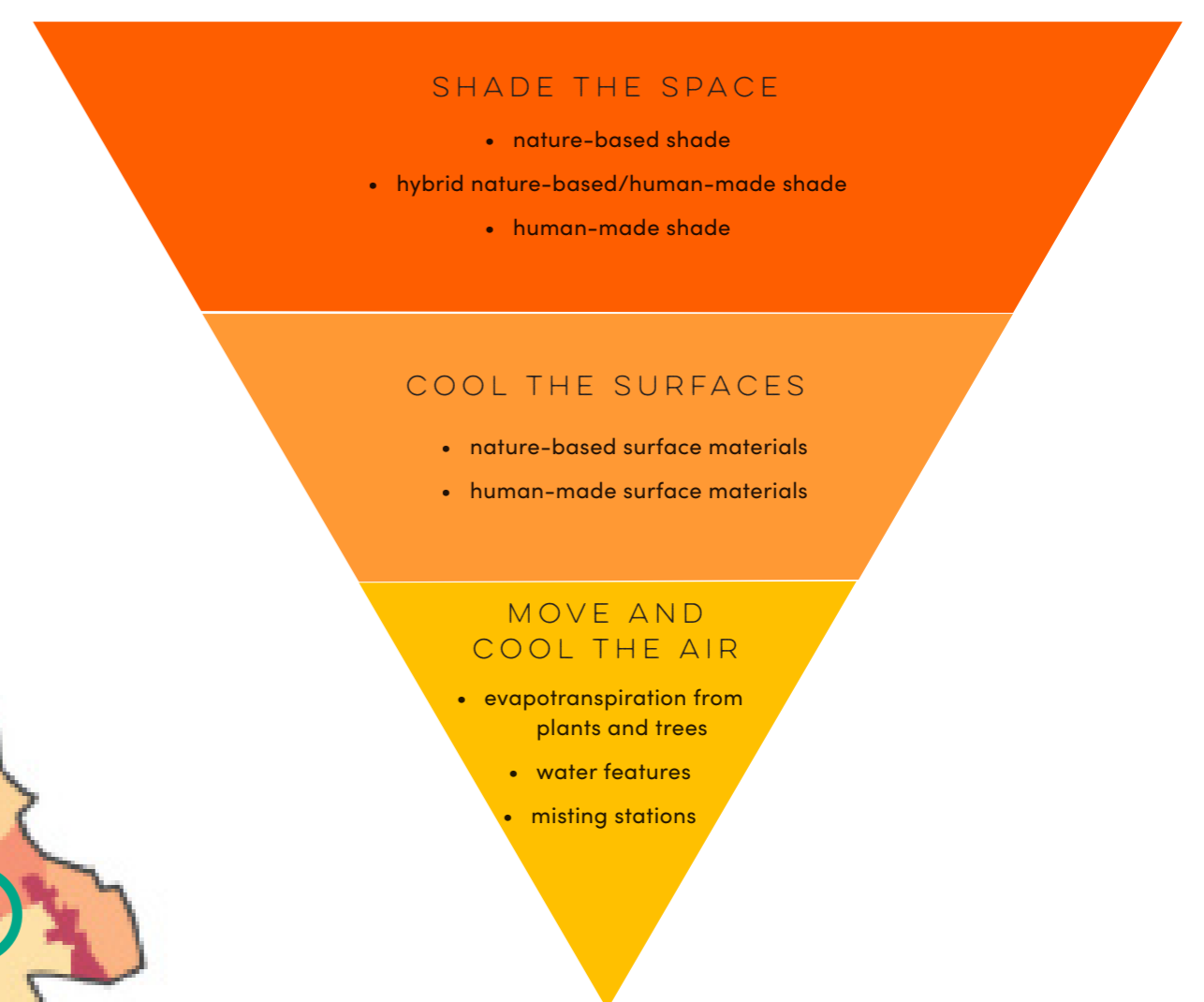
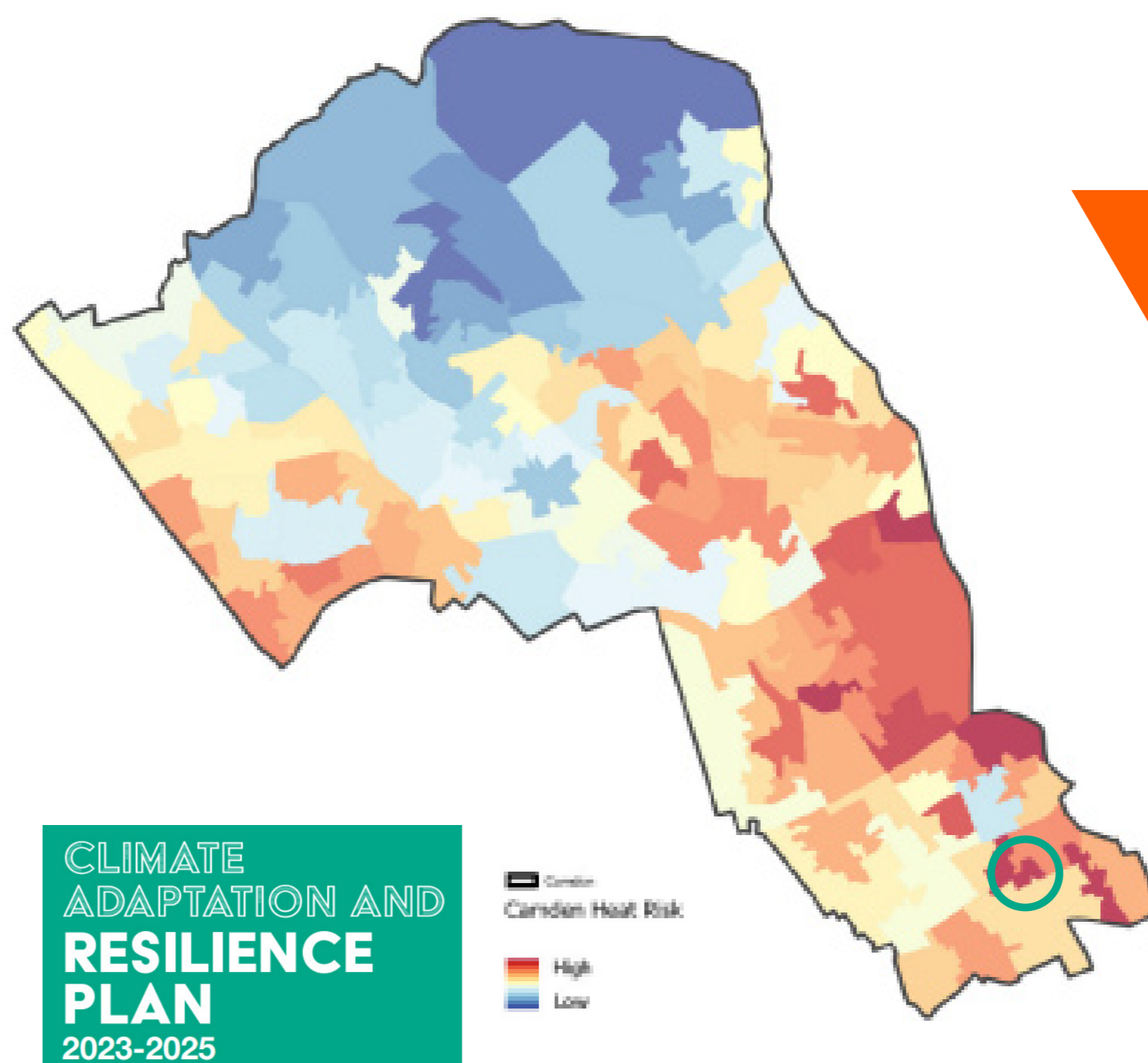
## WHY ARE WE HERE?

CAMDEN IS GETTING HOTTER - WE NEED TO HELP COOL IT.

This year, the *Holborn Liveable Neighbourhood Heat Resilience Study* (March 2025) was published, highlighting the need for cooling within the local area in order to improve people's day to day experiences.

Farrer Huxley have been asked by Camden Council to re-look at the landscape design for the Tybalds Estate to find ways to bring the temperature down.

This has given us the opportunity to relook at the landscape design, particularly for Tybalds Square, which is the hottest area on the estate. We want to work with residents to understand the best way to cool the estate, while making it a better place to live.



Hierarchy of Thermal Comfort Design Principles for HLN.



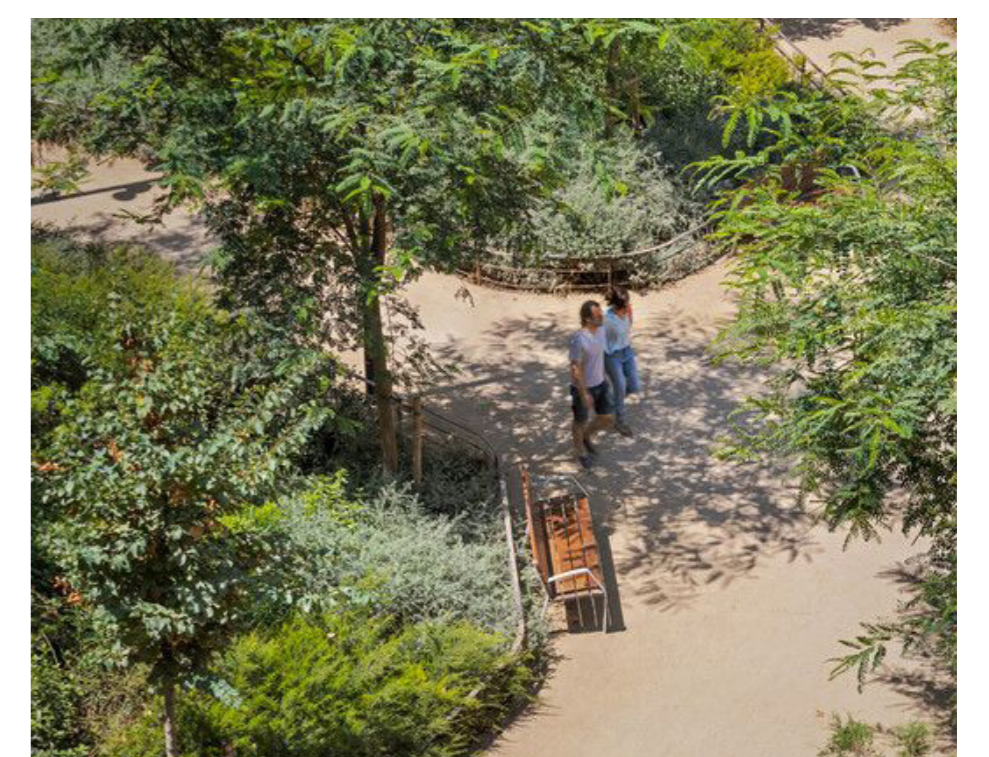
The existing square is very hard, with no shade for children playing.



The existing lawn doesn't cope well with the hot summers.



Seating spaces in the shade become a respite in hot weather, and light shelter during rain.



Dappled shade for a comfortable journey in all seasons.

## YOUR OPINION MATTERS

In July we came to you to ask what you want the landscape to look like on the Tybalds Estate.

Many people showed up and shared their concerns and hopes, across the wider strategy of the design and the smaller details.

Here, we've summarised what you told us, focusing on what we heard the most from different residents to understand your priorities.

Did we miss anything?

Rat running is a concern - the design needs to stop this.

Trees and planting are great but we need to be careful not to obstruct views into the square - this is what makes the square feel safe.

Young people need to be at the heart of the design so they don't get left behind. The estate should be a place for them to enjoy and feel safe.

Concerns about noise - can we design in spaces for relaxation?

Grass is pointless - dog waste is left in it. Bigger shrubs would be better.

The lights in the square don't work and make people feel unsafe.

Food growing/ raised beds would be amazing, with fruiting trees too!

More green in the courtyard, too much concrete.

During the summer the kids don't have much to do.

Would be nice to have areas for the adults to congregate.

More seating and bins are needed.

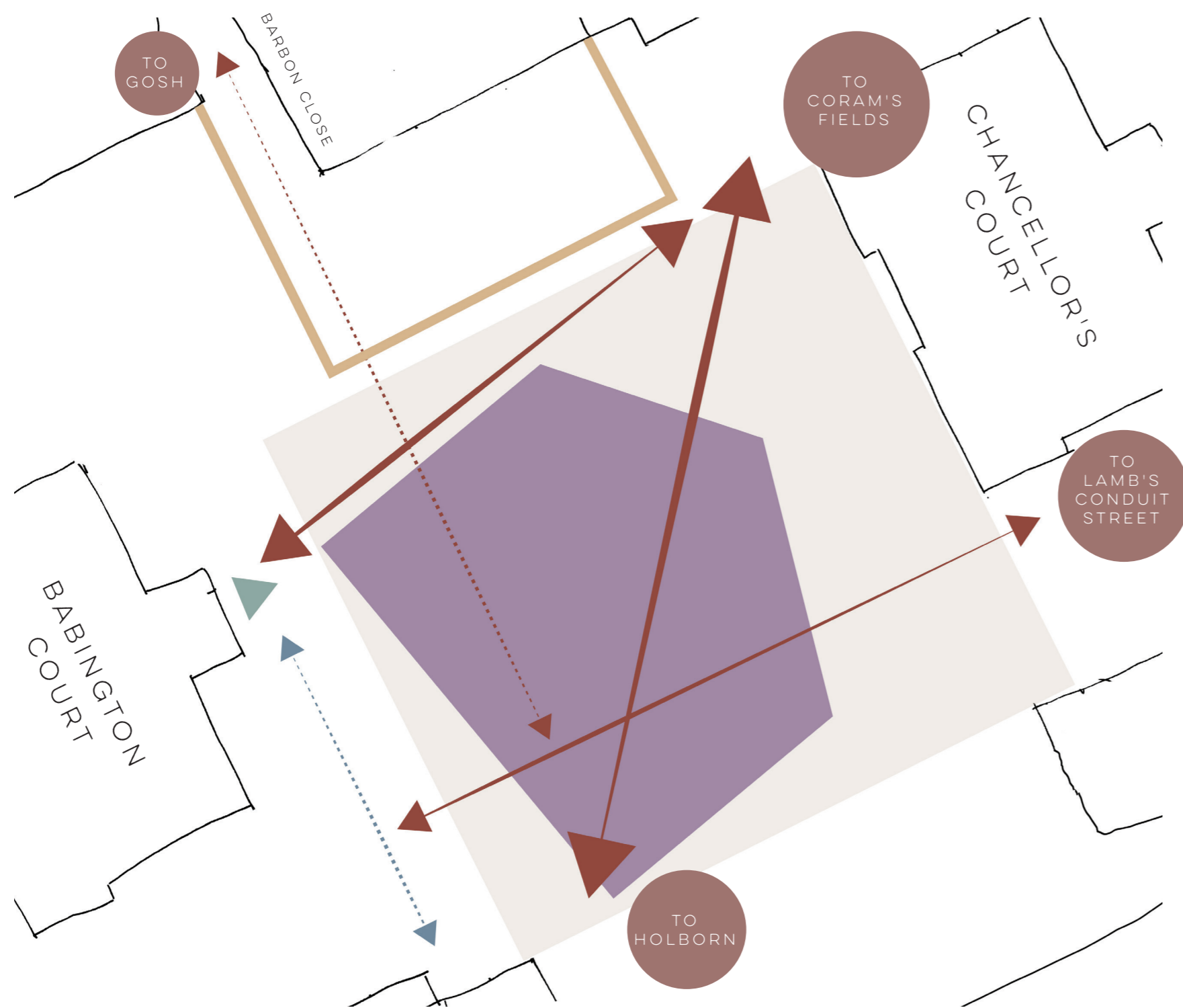
The ball games area is essential and should remain a feature of the square.

There are so few trees in and around the estate - all existing ones need to be protected and new ones need to be planted.

# Tybalds Estate

## WHAT COULD WE DO?

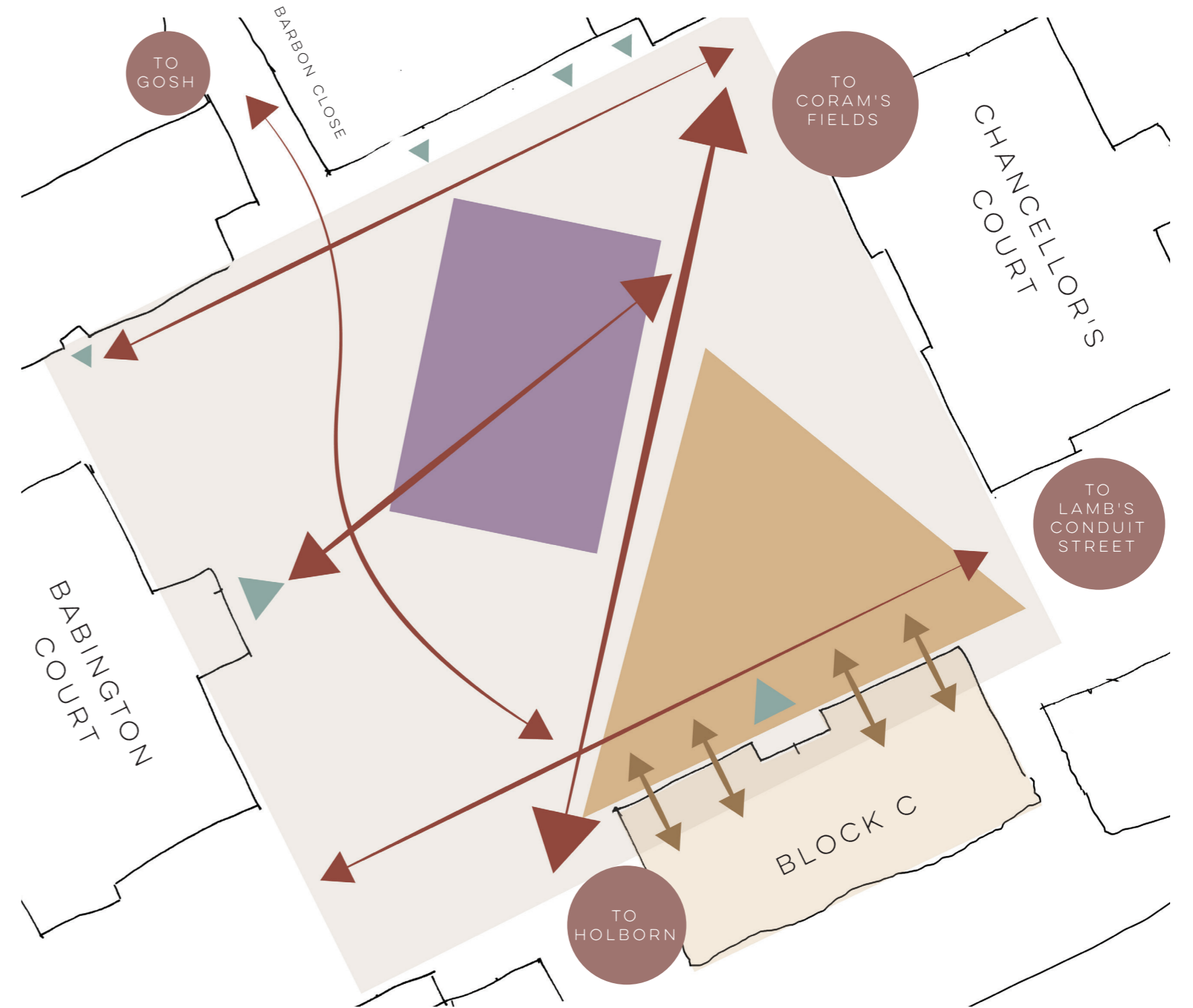
### EXISTING MOVEMENT AND ZONING



- Extents of Tybalds Square
- Central ball games area
- Key pedestrian routes
- ▶ Access from buildings
- ↔ Vehicular movement
- ↔ Desire line cut off by fence
- Fence to Barbon Close

- Key paths/desire lines across Tybalds Square.
- Large ball games area is the focal point.
- A very hard space with little planting.
- Barbon Close is cut off by a fence.

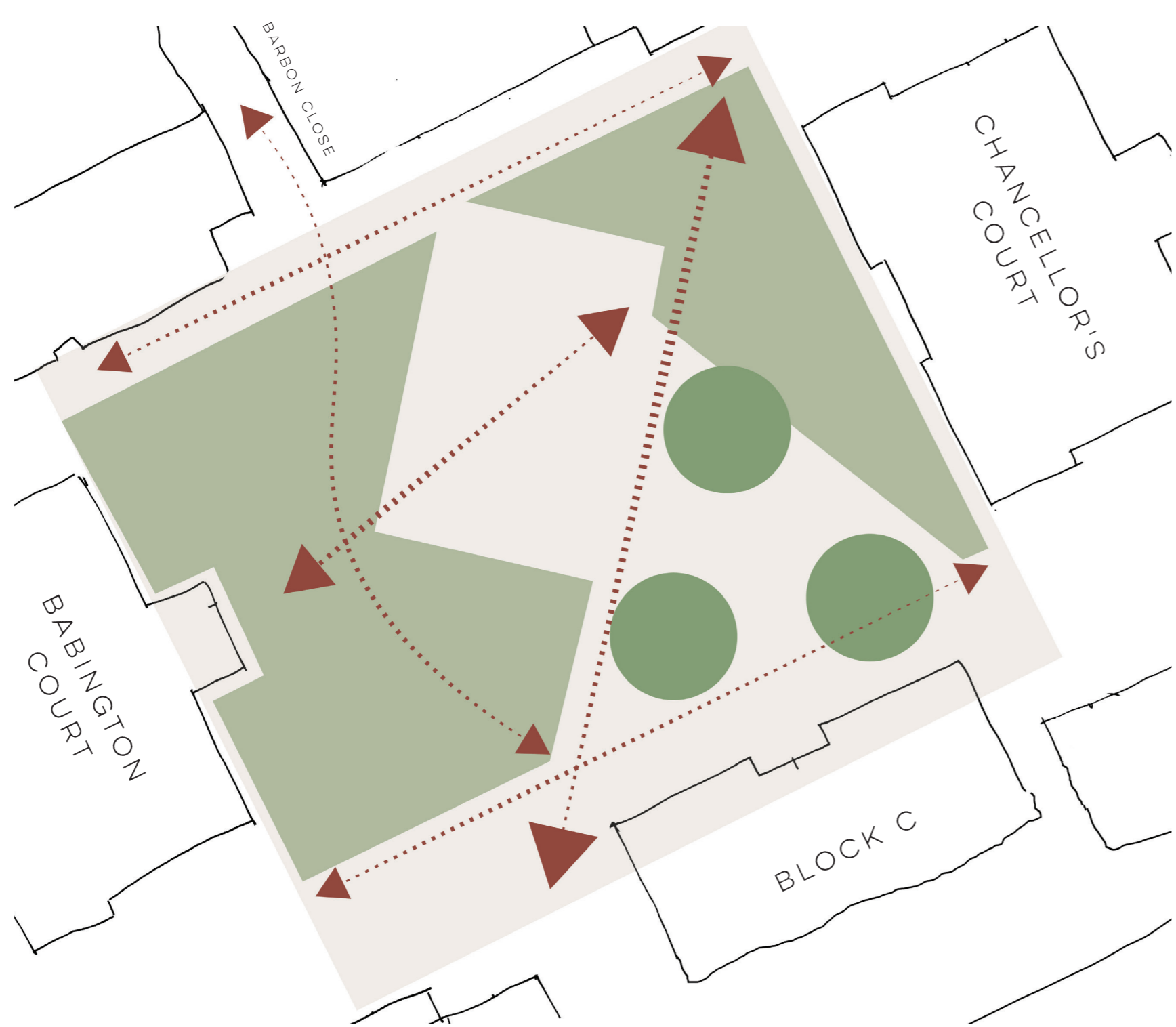
### ZONING FOLLOWS MOVEMENT



- Extents of Tybalds Square
- Central ball games area
- Formal area linked to block C
- TRA hall opening onto square
- Key pedestrian routes
- ▶ Access from buildings

- New zoning works with desire lines to create a square that works with people's everyday movements.
- A new ball games area sits at the heart of the square and community.
- A more formal area for gathering spills out from the TRA hall, slightly separated from the ball games.

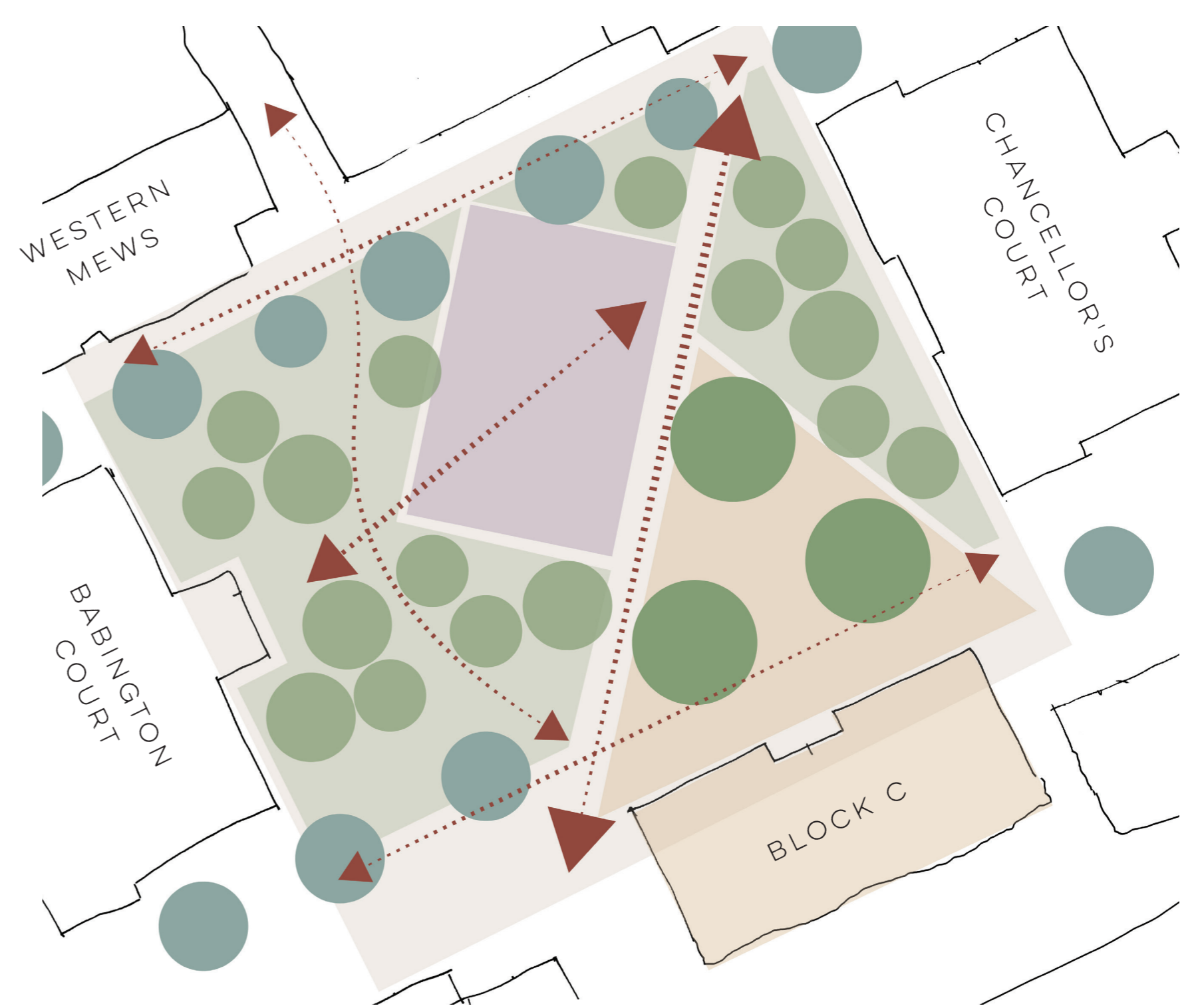
### GREENING THE SQUARE



- Hard landscape zone
- Soft landscape zone
- Large feature trees in hard
- ↔ Key desire lines cutting through hard and soft

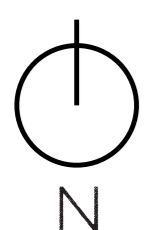
- As much as we need hard spaces for movement, play, and gathering, we need soft green spaces for climate, biodiversity, cooling, and beauty.
- The next step fills the square with green, with desire lines cutting through.
- A sense of walking through lush planting in an otherwise hard area.
- Large feature trees in the formal square create a marker.

### SHADING THE SQUARE



- Extents of Tybalds Square
- Central ball games area
- Formal area linked to block C
- Key pedestrian routes
- Street trees on EW links
- Smaller trees planted densely
- Planting zones
- Large feature trees defining formal area

- Planting trees along the new paths allows shade to be brought into the centre of the square without planting in the ball games area - not doable in with the previous layout.
- Different species of trees help to define and zone the different characters of the square.



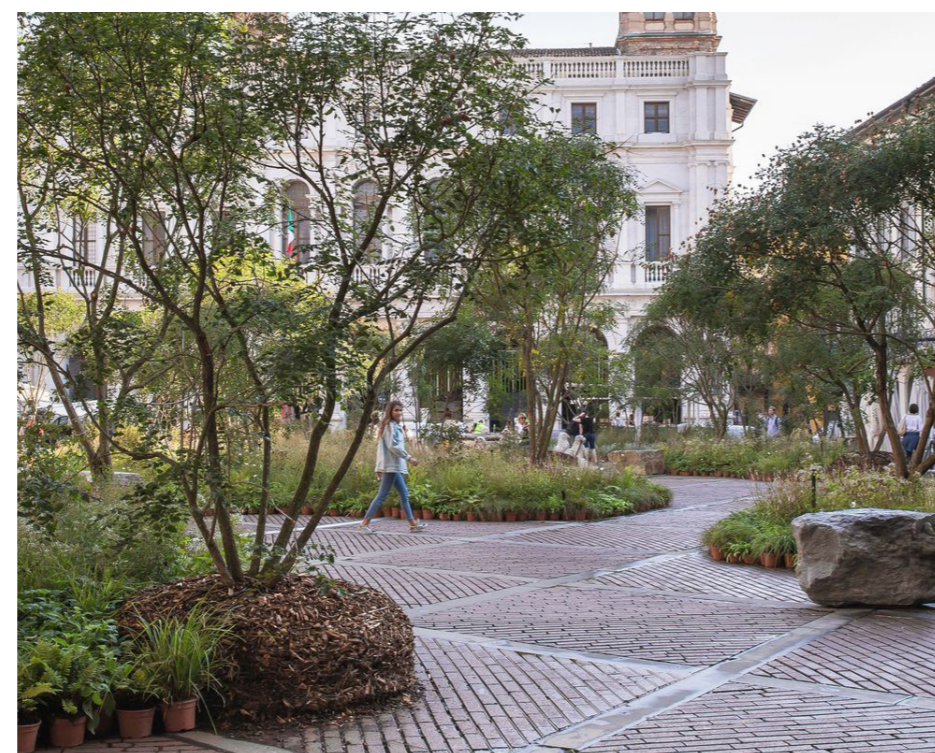
NOTE: All diagrams are illustrative only, highlighting the key concepts of the design. Further detail can be found in the sketch, and will be worked up more following this consultation event.

# Tybalds Estate

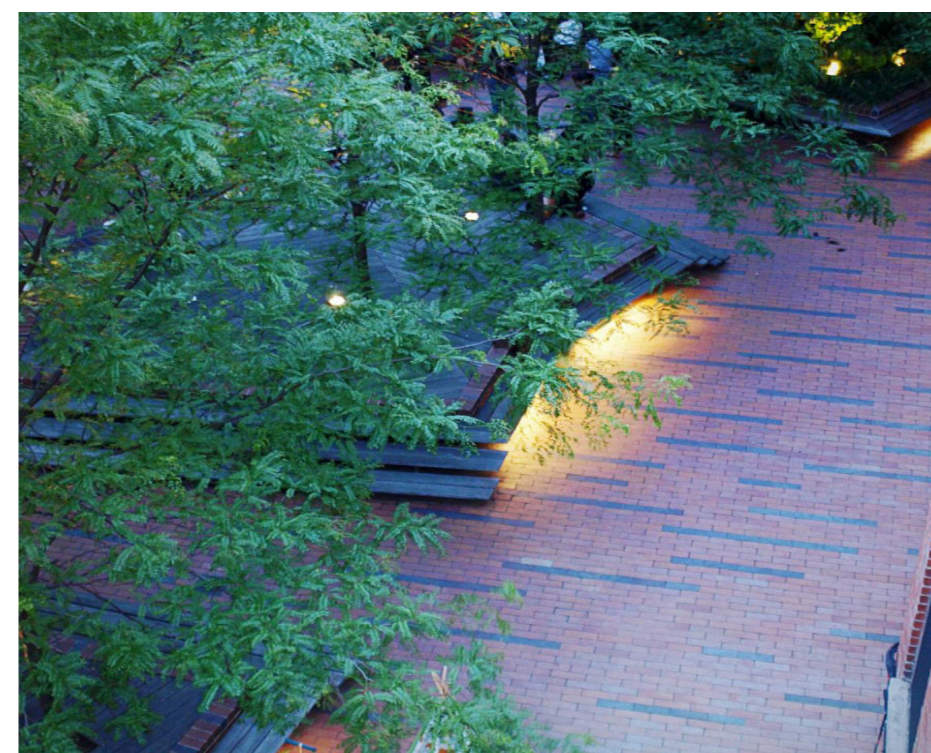
## WHAT COULD THIS LOOK LIKE?



A separate informal ball court can provide for those who wish to play, while allowing space for other activities in the square.



A variety of tree heights and forms creates different characters within the square.



A central stage area could help bridge between ball games and the formal square.



Sports surfacing with markings for ball court.



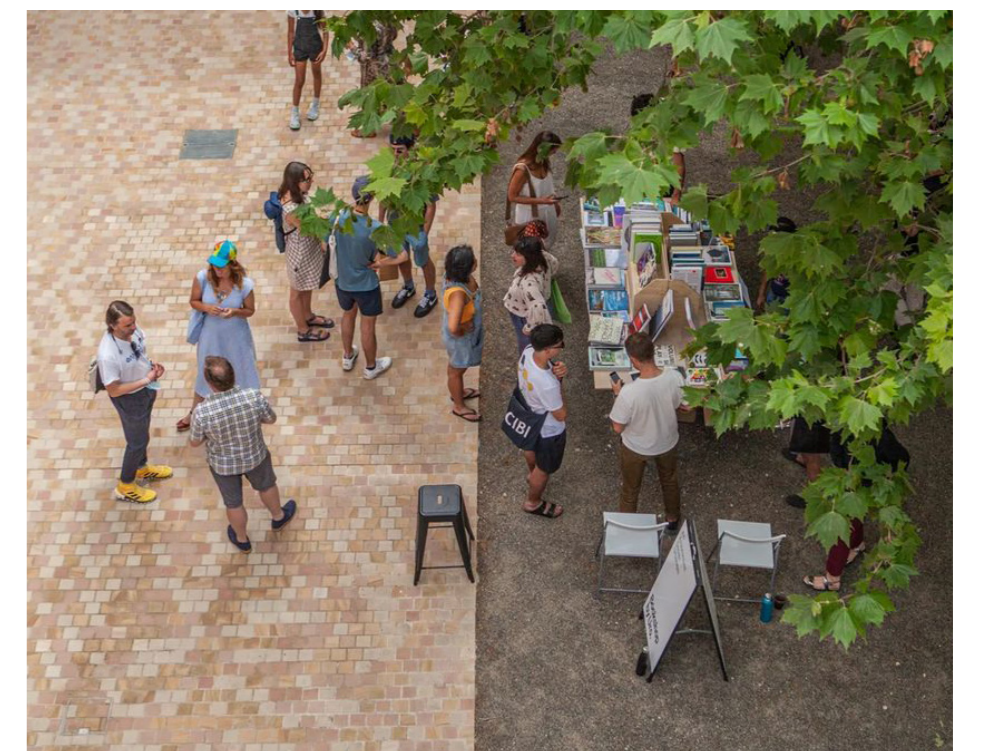
A place to come together with neighbours and grow.



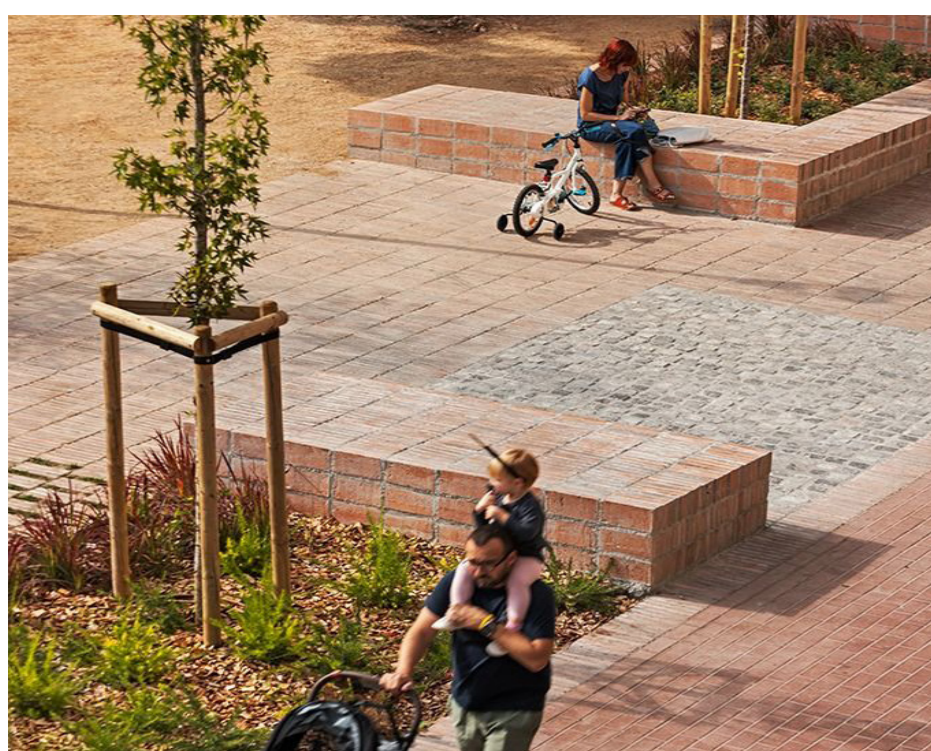
Large feature trees in hard to create a special moment within the square.



A stage can be a place for all ages to play and hang out.



Different brick patterns can help to demarcate different areas in the square, and are cooler to touch than some other materials.



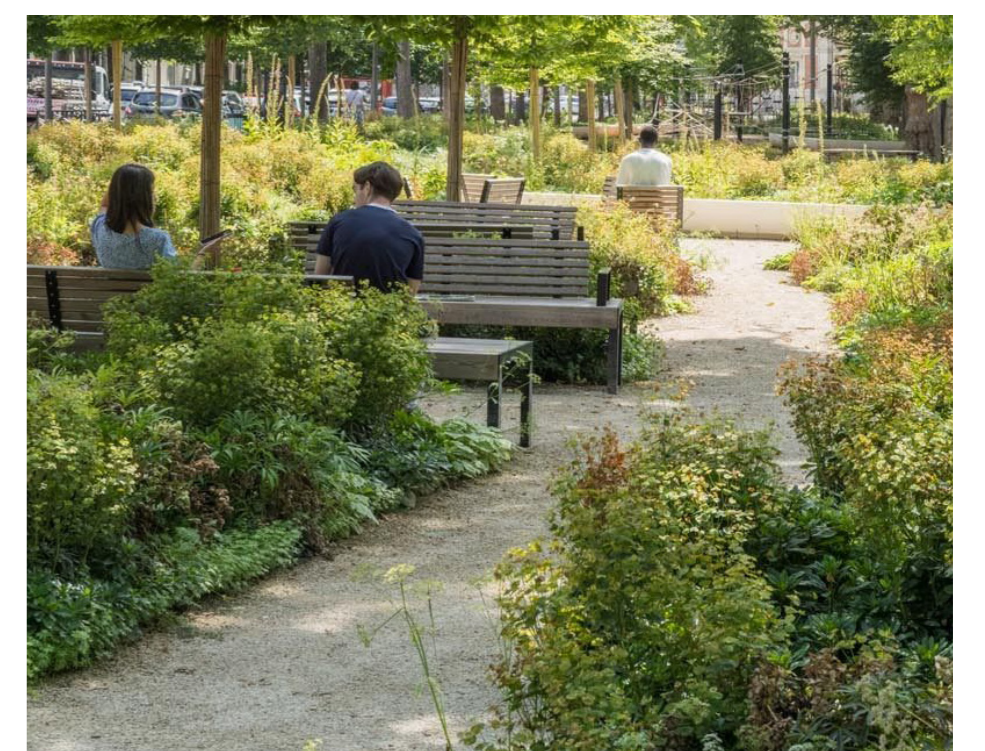
Raised brick planters can double as a seating edge.



Biodiverse and robust planting and tree palette.



Playable routes through planting and SUDs.



Softer surface materials to winding paths for a more residential feel and cooler temperature.

# Tybalds Estate

## RICHBELL & SPRINGWATER

### IMPROVING ACCESSIBILITY

- We understand that the courtyard is currently not accessible - both ramps are too steep, and the brick edge in the courtyard makes the journey to the Richbell lift longer than needed.
- Our aim is to create a design for the courtyard that is accessible, inclusive and greener, while leaving enough space for children to continue to play.
- Do you have any other concerns about accessibility in the courtyard?

### WHAT WE'VE LEARNED

The ramps are unusable in wet/icy weather.

A ramp is better than a lift - lifts break and don't get fixed!

Food growing/raised beds would be amazing, with fruiting trees too!

There needs to be a direct and level route to the lift in the courtyard.

Noise echoes loudly in the courtyard - how can we soften this?

Children like to play here - the design needs to allow for and encourage this.

More planting and growing opportunities.

Any new trees need to still allow light in - the courtyard is very shady.

### A PLAYFUL SPACE TO RELAX

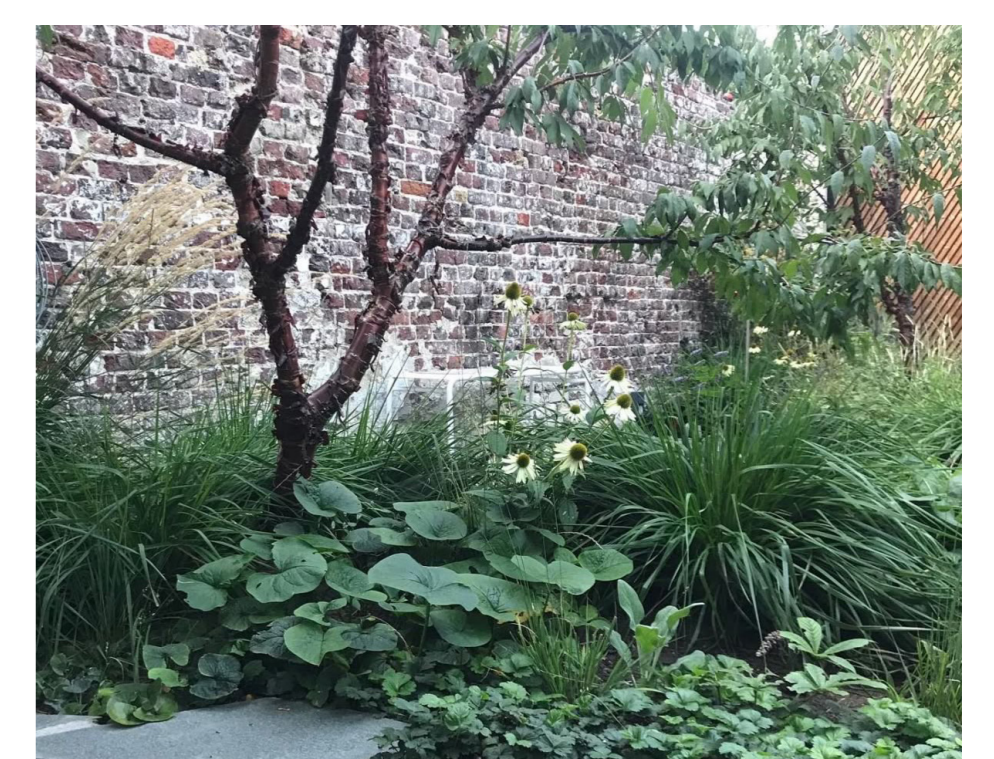


1. Potential ramp with separate stepped route
2. ↑ Raised brick edge removed to create direct level route to Richbell lift
3. Proposed trees
4. Existing trees
5. Proposed raised brick planters
6. Resurfaced and levelled ground
7. Existing bins
8. Hard area for kickabout/scooting/informal play

The ramp/step layout is indicative only. We are still looking at the practicality of this type of structure, and whether an external lift would be better. We would love to hear your thoughts on this!



Light tree canopies to allow sunlight through



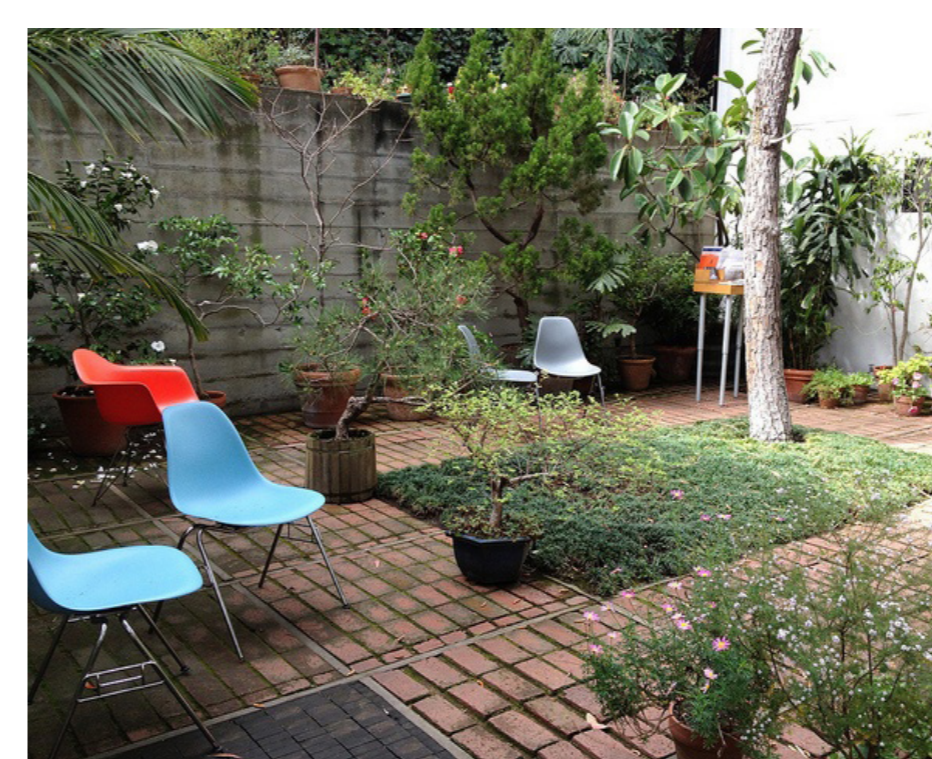
Lush, shade loving planting



Hard areas retained to provide space for children to play



Somewhere to sit and relax



Space to bring out pots and chairs and sit with neighbours



Hard surfaces used for play