



Tybalds Regeneration News

May 2019

This is the third edition of the Tybalds Regeneration newsletter. The newsletter is produced by the Camden regeneration team and delivered to all homes on the Tybalds estate.

Latest regeneration proposals

Since January 2019 we have held two Drop-In sessions, a design workshop and two 'walkabout' events with the architects. The Tybalds Regeneration design proposals have been modified, in response to feedback from residents.

Mayday Drop-In

The second Drop-In event on 1 May was attended by 35 residents. Here are some comments on the revised designs:

- A slope up the steps at Babington and Chancellors. So simple but we've been waiting 20 years for it
 - Block C seems too close to Blemundsburly
 - Good to see cycle parking
 - I would like the square to look like Red Lion Square.
 - Let's find a way residents can have a real sense of ownership – Make it feel like we live in a garden.
- Good idea to break up area on the estate to be visually more more coherent. Good overall design.



Latest regeneration plan



Examining the proposals at the Mayday Drop-In

If you were not able to attend the May Drop-In, you can download the 1 May proposals from the Tybalds Regeneration webpage:
www.tiny.cc/tybaldsregen

Improved accessibility

You told us you want better access for disabled people. With the addition of ramps outside Babington, Chancellors, Blemundsbury and Falcon and a lift for Devonshire, the latest proposals will give access for disabled users to all blocks on the Tybalds estate.

How many new flats?

We are still working out how many new flats we can afford to build. At the moment we are planning:

- Private housing - 24 flats
- Social Housing - 33 flats
- Great Ormond Street – hotel-style accommodation

Total of new flats: 57 flats.

Large or small flats?

There is a shortage of larger flats on the estate, which has led to overcrowding as people's families have grown. To address this need, we are including many 3-bed and some 4-bed flats in the designs.

The sizes of flats are currently under review, to be confirmed following consultation on residents' needs.



Get in touch

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

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Meet the team of architects



Matthew Lloyd, Senior partner of Matthew Lloyd Architects (left) with his team (L to R): Alex Spicer, Catarina Felicio and Amy Fitzpatrick

Read about their work here:

<http://matthewlloyd.co.uk/practice/profile>

Public realm improvements

The last Drop-In produced many ideas for design and landscaping public spaces on the estate such as planting, play areas and equipment, cycles stands, refuse and recycling, parking, security and accessibility.

A Local lettings plan for Tybalds regeneration

Residents have asked us whether the new homes will be prioritised for Tybalds people. The answer is yes! Allocations will be made through a Local Lettings Plan. Vacancies created by tenants moving to the new homes will also be ring-fenced for tenants on the estate needing to move.

For more info on Camden's Choice-based lettings system, visit: <https://camden.homeconnections.org.uk>

Dates for your diary

Caretakers and Refuse Team Drop-In: 10 June, 2-3pm in Blemundsbury RA Hall. All residents welcome.

Regeneration Programme Drop-In: 11 June, 2.30-8pm at Blemundsbury RA Hall. Including Bourne estate 'walkarounds' at 4pm and 6.30pm. All Tybalds residents and people from the wider local community are welcome.