



Tybalds Regeneration News

June 2020

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

We hope this newsletter finds you safe and coping well with the Covid-19 pandemic. At this difficult time, the Regeneration team are working from home to continue to develop the plans for regeneration of Tybalds estate because we know that residents have been waiting a long time for improvements on the estate.

Consultation is continuing

In response to the disruption caused by the Covid-19 pandemic, we have extended the deadline for comments during the formal consultation to **30 June 2020**.

All consultation documents can be downloaded from the Tybalds regeneration formal consultation web page:

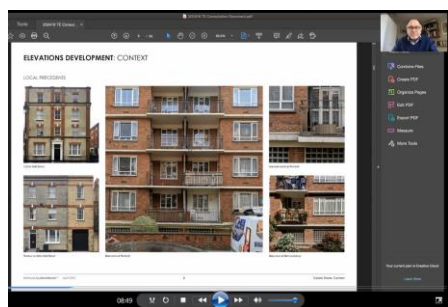
www.tiny.cc/TybaldsConsult

Please examine the plans and documents and tell us what you think. After the formal consultation period ends we will, of course, continue to engage and work with residents, with the Tybalds RA and with the wider local community on an ongoing basis, as we have been doing throughout the development process. We need your feedback!

Matthew goes online

Matthew Lloyd, the Tybalds regeneration architect, has made a video explaining the latest regeneration design proposals. You can watch the video here on YouTube:

<https://youtu.be/e-ZIJWkvIY>



Answering your questions

Lots of people have written to ask us similar questions about the regeneration proposals. We have answered these questions in a “Frequently asked questions (FAQs)” document which you can download from the consultation web page.



Improving access across the estate

Early on, you told us that you would like better access to the Tybalds blocks for people with buggies and people with mobility issues. The proposals now include:



- Ramps up to the lifts for Babington and Chancellors
- A better ramp to the basement lift for Blemundsburry and fob access to the lift
- A lift for Devonshire
- Improved gradient on Richbell and Falcon ramps compliant with the Disability Discrimination Act
- Five new fully-adapted wheelchair-living homes

Get in touch with the regeneration team

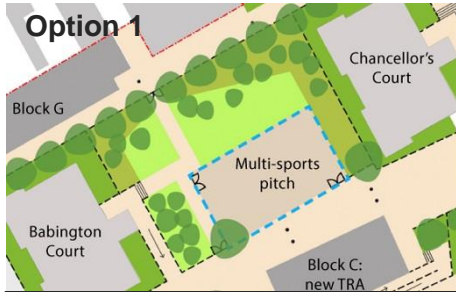
To be kept up to date with Tybalds regeneration plans by email, please email the Project inbox with “Keep me informed” as the subject heading.

- **Project feedback email inbox:**
tybaldsdevelopment@camden.gov.uk
- **Send comments by post to:** Julia Farr, Regeneration team, 4th floor, 5 Pancras Square, Freepost RSLT-RJBR-TXAA, London Borough of Camden, Town Hall, London WC1H 9JE
- **Formal consultation proposals online:**
www.tiny.cc/TybaldsConsult
- julia.farr@camden.gov.uk/ 020 7974 2642
- vanda.carter@camden.gov.uk/ 020 7974 2810

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Tybalds Square

Everyone agrees that Tybalds Square (the area between Babington and Chancellors) needs improvement and better planting, but feedback has not produced clear agreement on what should be in the Square. The landscape designs propose the three options shown here. A questionnaire on landscaping options will be delivered to Tybalds residents soon.



A multi-sports pitch enclosed within a 3m-high fence within a fenced Tybalds Square, with a communal landscape around it including a lawn area with trees for residents to relax.



A multi-use biodiverse lawn, framed by a wildflower meadow and trees, forming a central communal space in Tybalds Square for residents to use for activities and to relax.



An unfenced multi-use safety surface providing space for various activities whilst still being open to the rest of the fence-enclosed Tybalds Square with a lawn and trees.

Amended timescale

As a result of the lockdown we have had to amend the timescale for regeneration. As things are quite uncertain at present, the following timescale may be subject to further change:

Aug/Sept 2020	Further resident consultation
Oct 2020	Submit planning application
Feb/ March 2021	Planning decision expected
May 2021	Tendering for construction (subject to planning approval)
September 2021	Contractor appointment
February 2022	Construction starts on site

Online regeneration consultation session

Wednesday 17 June 2020, 7pm-8pm

- A presentation of the latest building and landscaping designs by Tybalds regeneration architect Matthew Lloyd
- Question and Answer (Q&A) session with the architect and regeneration staff
- Opportunity to comment on the proposals

Email tybaldsdevelopment@camden.gov.uk to request an invitation to attend this online Zoom event. You can attend by computer or by phone. All residents and wider local community are welcome.

? The planning process – Tell me more

All local authorities have a Local Development Plan. You can read Camden’s Local Plan here: www.camden.gov.uk/local-plan-documents. When deciding whether a planning application is in line with its 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
- Any landscaping requirements
- The proposed use of the development
- The likely impact on the surrounding area.

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.

Find out more here: www.camden.gov.uk/planning-building-development