

Tybalds Regeneration - Section 73 (S73) Application

Find out more about our latest proposed amendments to the masterplan for the Tybalds Estate development

WELCOME TO THE S73 PROPOSALS FOR TYBALDS ESTATE EXHIBITION!

Following public consultation events held in July and September 2025, this exhibition outlines the latest main features of the design and landscaping proposals to be included in the S73 application. Some key changes have be made to the design in order to incorporate feedback received from residents of the Tybalds Estate.

What is an S73 application, and why is it needed?

An S73 application proposes changes to an existing planning permission, but these changes stay within the scope of the original approval and do not lead to a fundamentally different development. This application is essential for the Tybalds Estate development, as it will adapt the project to the changing regulatory and economic environment, so we can continue to fulfil our commitment to deliver homes, services, public spaces and more.

Where can I view the proposals in more detail?

All the documents relating to the Tybalds regeneration planning application are available to view on the Camden planning portal:

<https://consultations.wearecamden.org/communications-strategy-improvement/tybalds-regeneration-programme/>

FEEDBACK FROM JULY 2025 CONSULTATION EVENTS

Thank you for attending the consultation events held this year and sharing with us your hopes and concerns. Below is a summary of what you have told us

YOU SAID..

Would like to see improvements on site accessibility, especially at Boswell and Springwater courtyards

More disabled parking spaces are needed, current parking spaces are occupied by un-authroised non-residents

Benches and planters should be designed to discourage anti-social behaviour

Please keep construction noise and dust levels under control

There needs to be more play area for children

How and when will construction vehicles access the building sites?

Safety concerns on bulky waste store next to New North Street; trespassers may climb onto it and over the party walls and injure themselves

Would like to see Devonshire site not used as pedestrian short-cut routes, improving site security

It would be nice to see more trees on site providing natural shading, especially where existing trees were removed previously

Currently no recycling and food waste bins are available in proximity to Devonshire building

Lifts need to be better maintained as disabled residents rely on them

Balcony of Block D may overlook existing balconies of Richbell flats



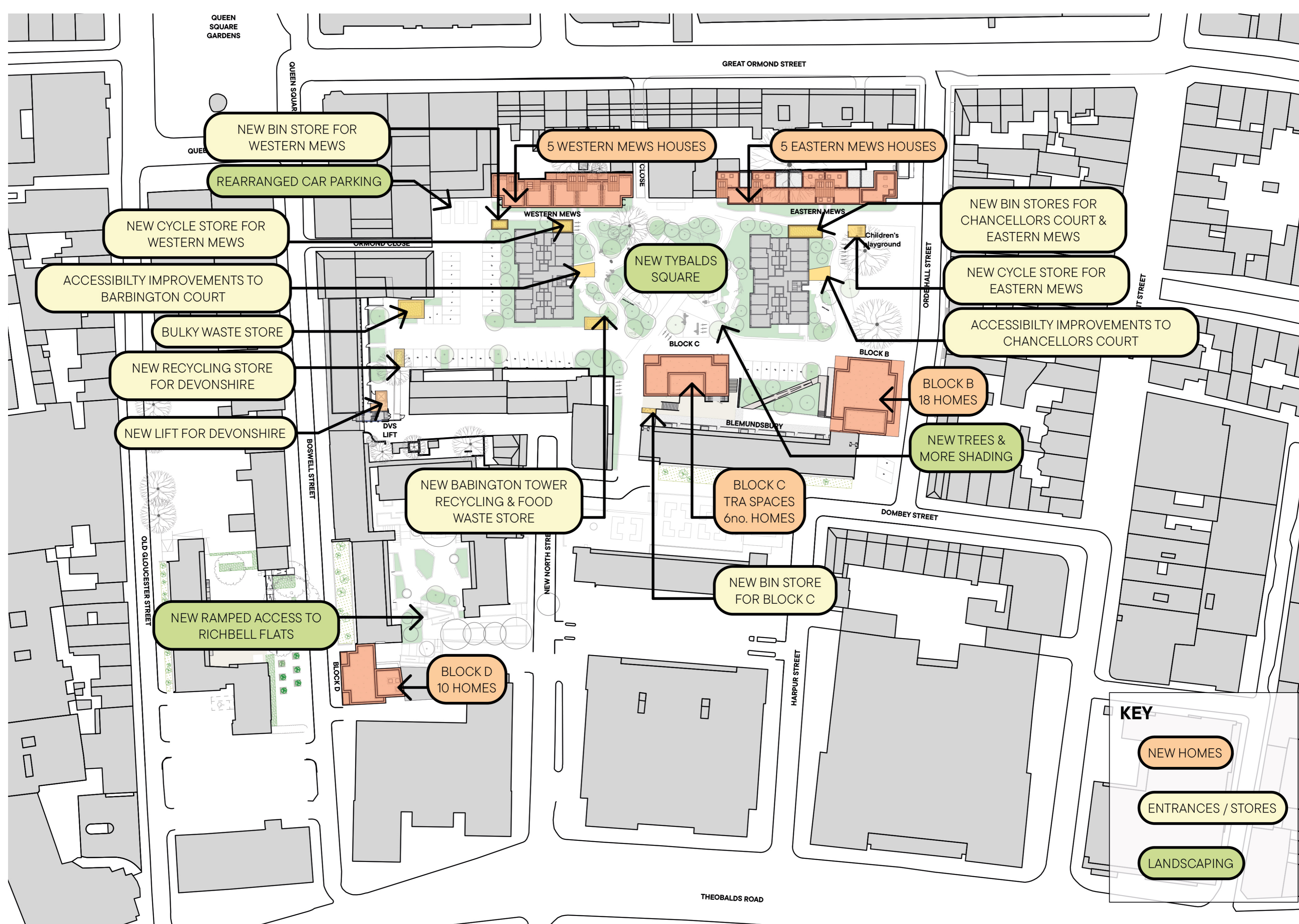
Changes we have made

Some key changes have been made to the design in order to incorporate feedback received from residents of the Tybalds Estate from three consultation events and door knocking sessions across the estate carried out by the council this summer

A summary of key changes we have made to the masterplan following this year's consultation events include the following:

- New landscaping proposals with a focus on providing natural shading and greening (refer to Boards 7-12 for further information)
- Large bulky waste store relocated away from New North Street
- Barbington Court recycling and food waste store integrated into new Tybalds Square landscaping
- New recycling and food waste store introduced for Devonshire building
- Blemundsbury underbuilds bin store relocated to a more secure location within ground floor of proposed Block B
- Extended entrance lobby with new platform lift within Barbington and Chancellors Court, in lieu of ramps

PROPOSED MASTERPLAN - UPDATED



Block B

As a result of the changing tenure to 100% Social Rent, as well as the Building Safety Act, we need to make minor changes to the 2022 consented buildings

Block B - 18 New Homes

- Delivering 18 social rent housing units
- Ground + 4 storeys
- 14 x 1Beds and 4 x 2 Beds;

- A summary of key changes we have made to Block B following this year's consultation events include the following:
- Blemundsbury underbuilds bin store relocated to a more secure location within ground floor of proposed Block B
 - Introduction of bulky waste store on ground floor for a more even distribution of bulky waste storage across the whole Estate
 - Separate access to cycle store from the entrance lobby, improving hygiene
 - Room allowances for sprinkler tanks allowed, for improving fire safety of the building.



Block B S73 application Ground Floor Plan



Block B S73 application First Floor Plan



Block B S73 application Third Floor Plan



Block B S73 application North Elevation



Block B S73 application East Elevation

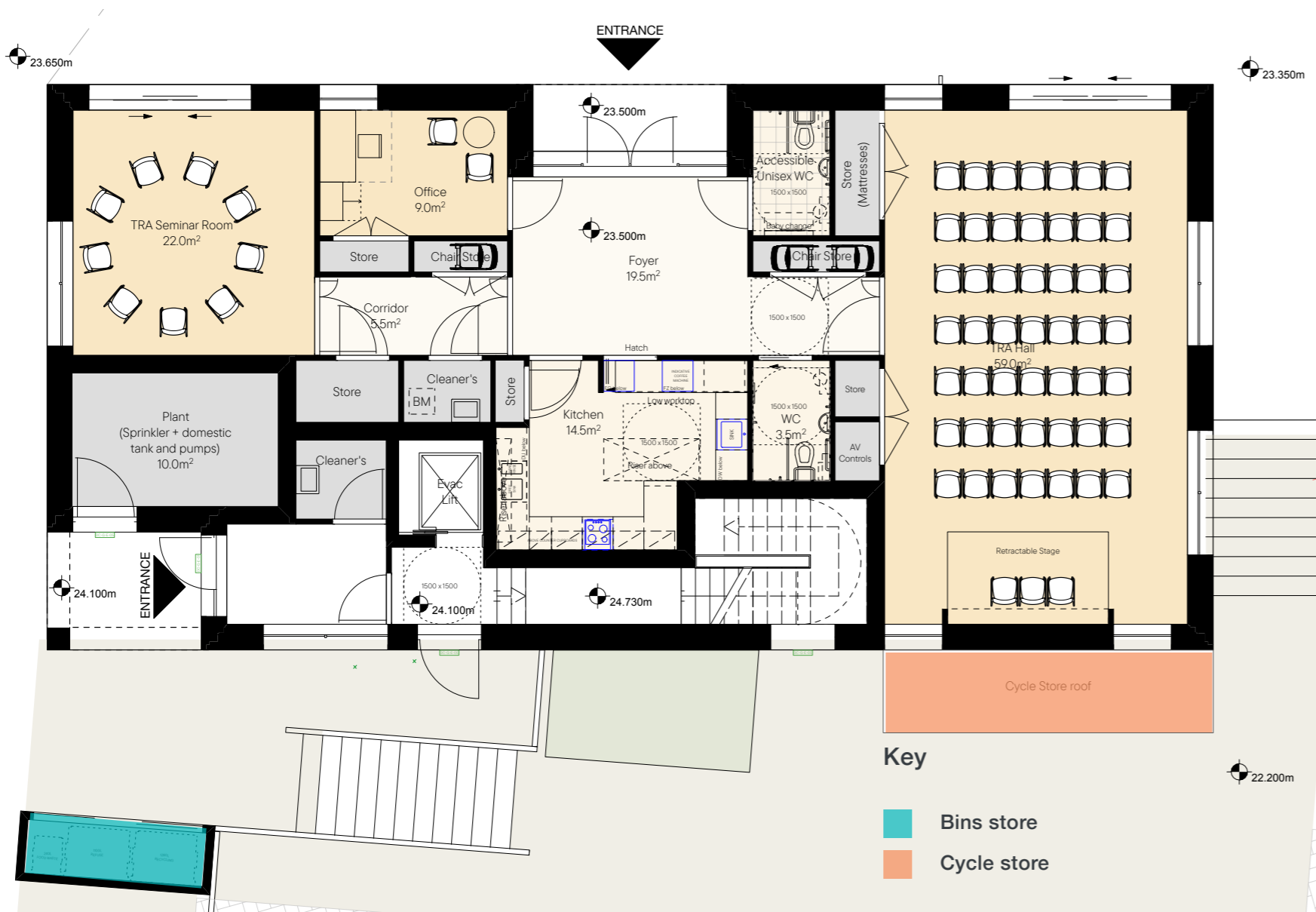
Block C

Block C - 6 New Homes & New TRA Hall

- New TRA hall with direct connection to Tybalds Square, with improved functionality of communal kitchen, storage spaces and an office
- Delivering 6 social rent housing units
- Ground + 3 storeys
- 3 x 2 Beds and 3 x 2 Beds;

A summary of key changes we have made to Block C following this year's consultation events include the following:

- Adjustments to the hall layout to allow for more flexibility over how it is used
- Minor adjustment of ground floor layout to incorporate more plant rooms to service the TRA hall and flats above
- Cycle store moved to southeast corner of the building, same location as consented planning application information



Proposed Block C S73 application Ground Floor Plan showing revised TRA hall layout



Proposed Block C S73 application First Floor Plan



Proposed Block C S73 application Cross Section



Proposed Block C S73 application North Elevation - facing Tybalds Square



Proposed Block C S73 application West Elevation

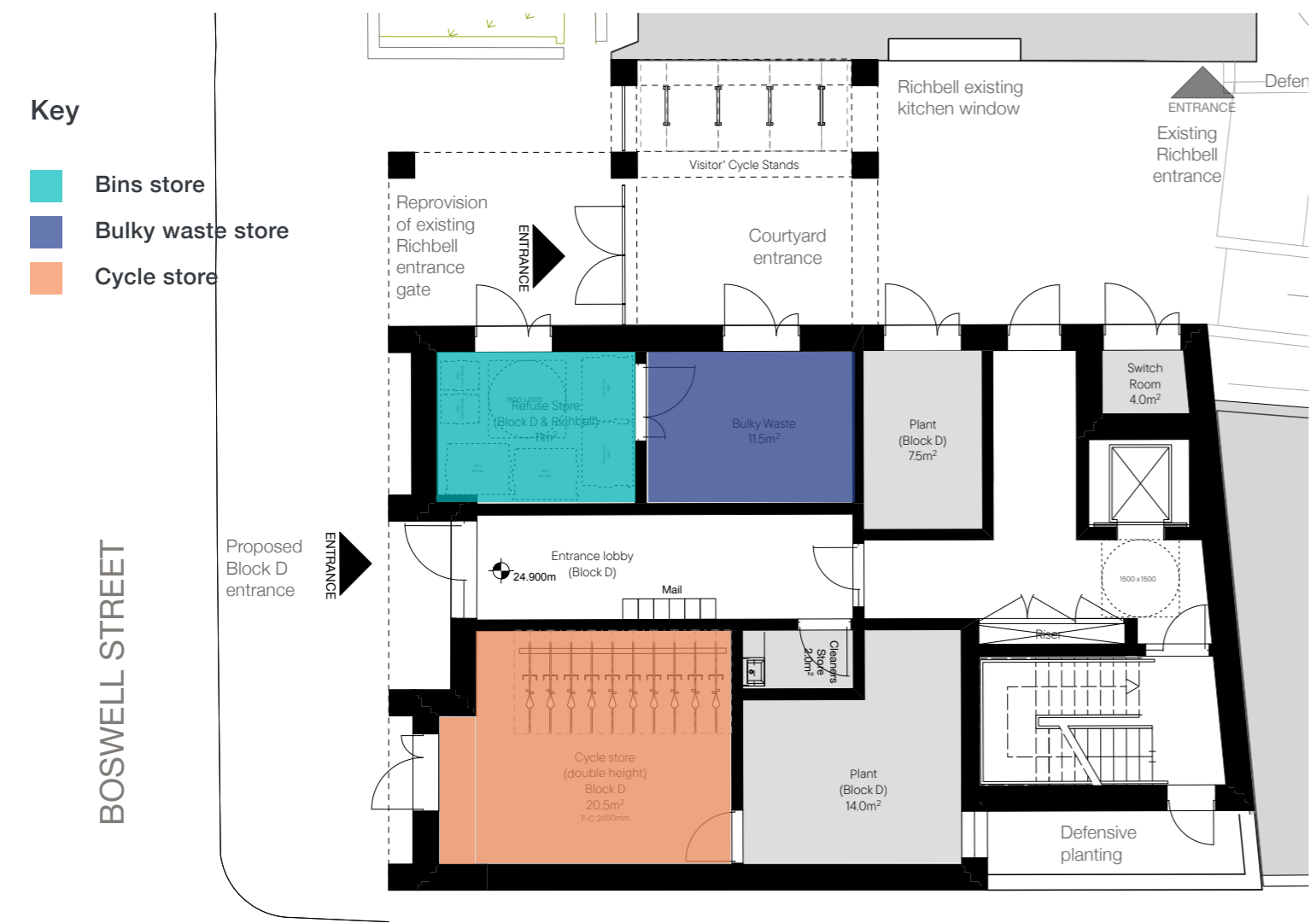
Block D

Block D - 10 New Homes

- Delivering 10 social rent housing units
- Ground + 5 storeys, under 18 metres in compliance with Building Safety Act 2022
- 5 x 1 Beds and 5 x 2 Beds;

A summary of key changes we have made to Block D following this year's consultation events include the following:

- Proposed building height reduced by one floor in response to Building Safety Act 2022
- Inclusion of bulky waste store into internal ground floor layout
- Inclusion of privacy screen at side opening of north facing balconies, to avoid potential overlooking towards Richbell flats



Proposed Block D S73 application Ground Floor Plan



Proposed Block D S73 application Typical Upper Floor Plan



Proposed Block D S73 application West Elevation - Facing Boswell Street

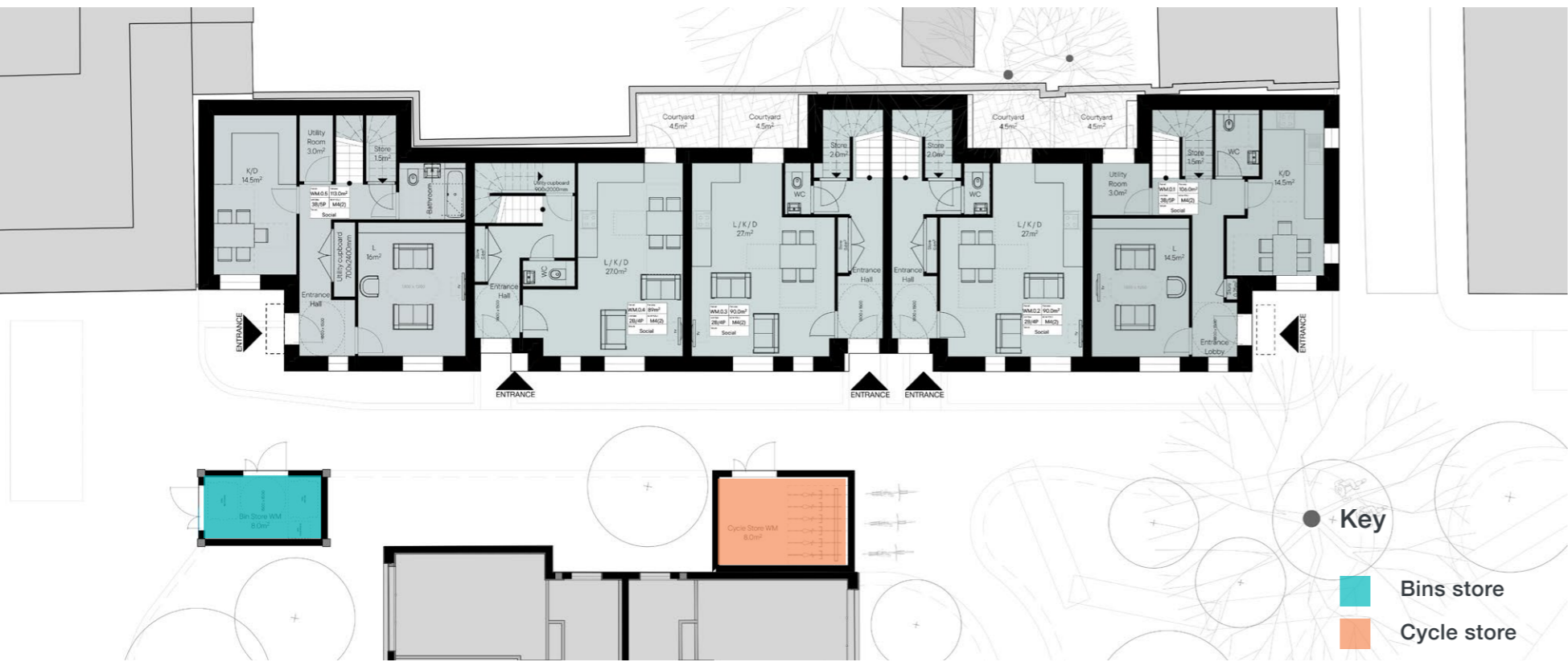
Mews Houses

EASTERN & WESTERN MEWS

- Delivering 10 social rent houses
- Ground + 1 storey + roof terrace (except the most eastern house with ground + 2 storeys + roof terrace)
- 4 x 2 Beds, 5 x 3 Beds and 1 x 4 Beds

A summary of key changes we have made to the Mews Houses following this year's consultation events include the following:

- Optimization of internal layouts to suit change of tenure from private to social rent
- Introduction of air source heat pumps in roof terraces of houses for operational carbon reduction
- Western Mews Houses layout may need to change due to the door set into existing garden well (refer to Board 14 for further information)



Proposed S73 application Western Mews Houses Ground Floor Plan



Proposed S73 application Western Mews Houses South Elevation



Proposed S73 application Eastern Mews Houses Ground Floor Plan



Proposed S73 application Eastern Mews Houses South Elevation



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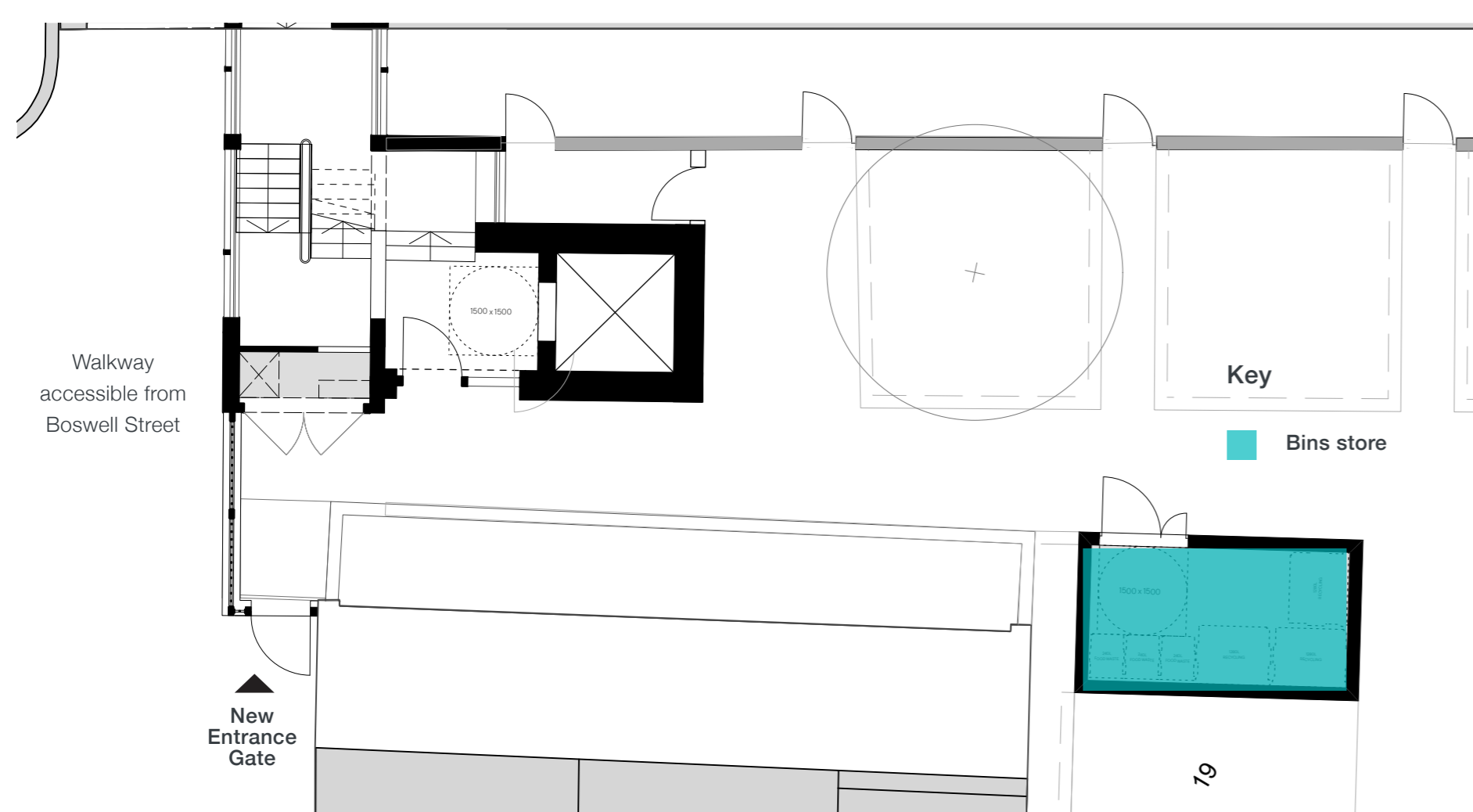
Matthew Lloyd Architects

FARRER
HUXLEY

Accessibility Improvements

DEVONSHIRE COURT NEW LIFT

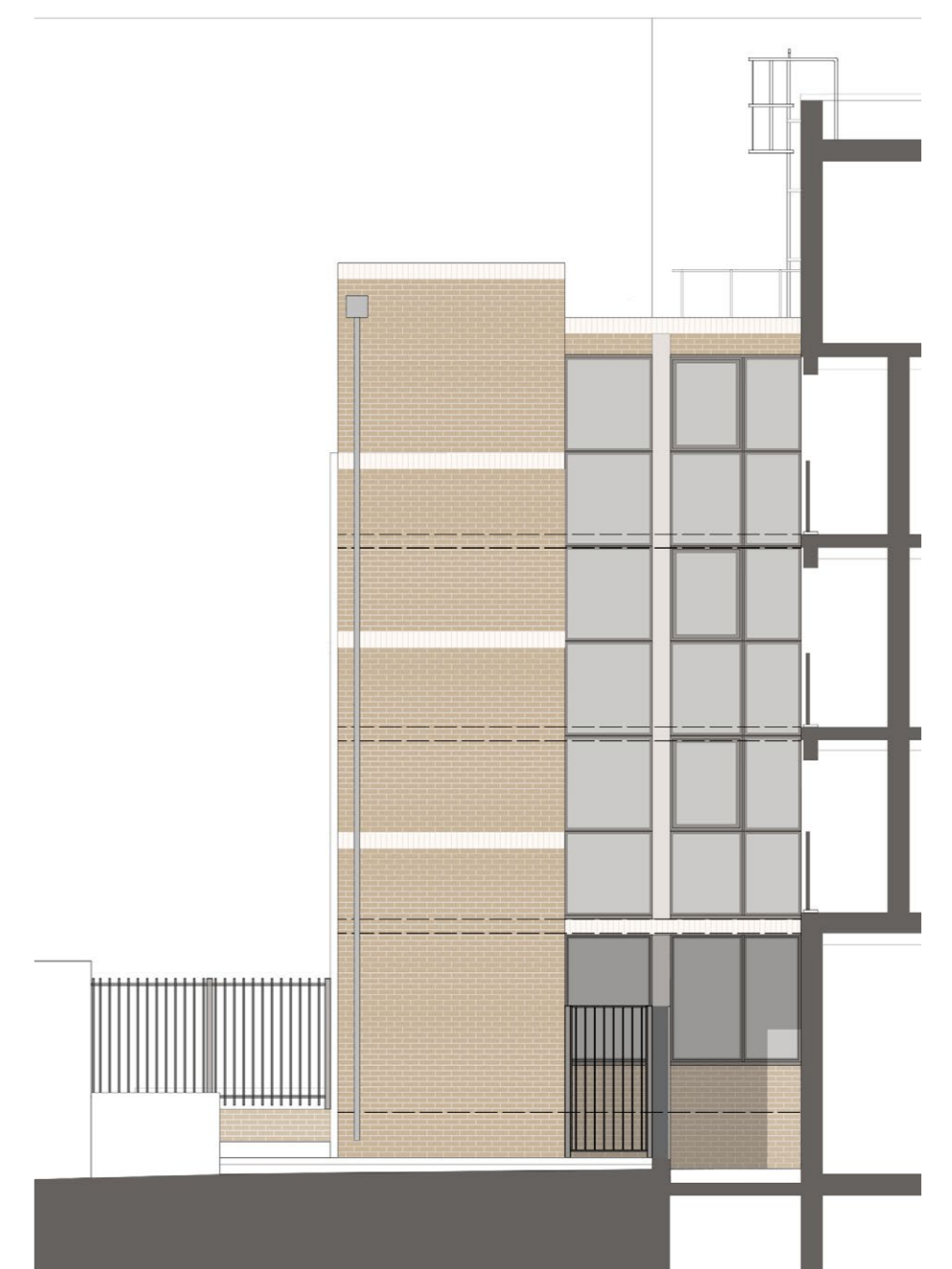
- New lift creating wheelchair accessible entrance
- New entrance gate introduced to reduce unauthorized entries from Boswell Street side, improving security



Proposed S73 application Devonshire Court New Lift and Entrance Ground Floor Plan



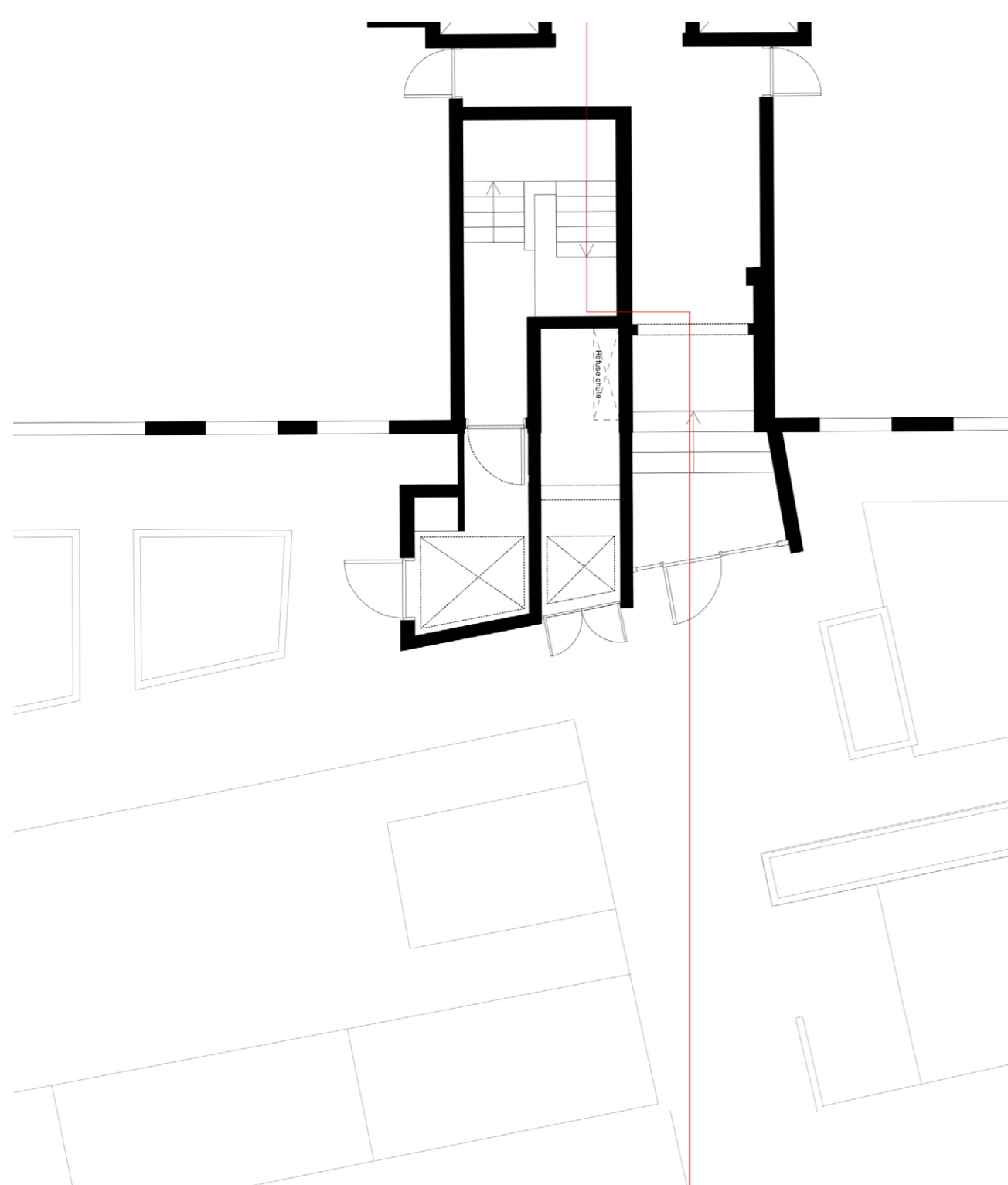
Proposed S73 application Devonshire
Court New Lift and Entrance South
Elevation



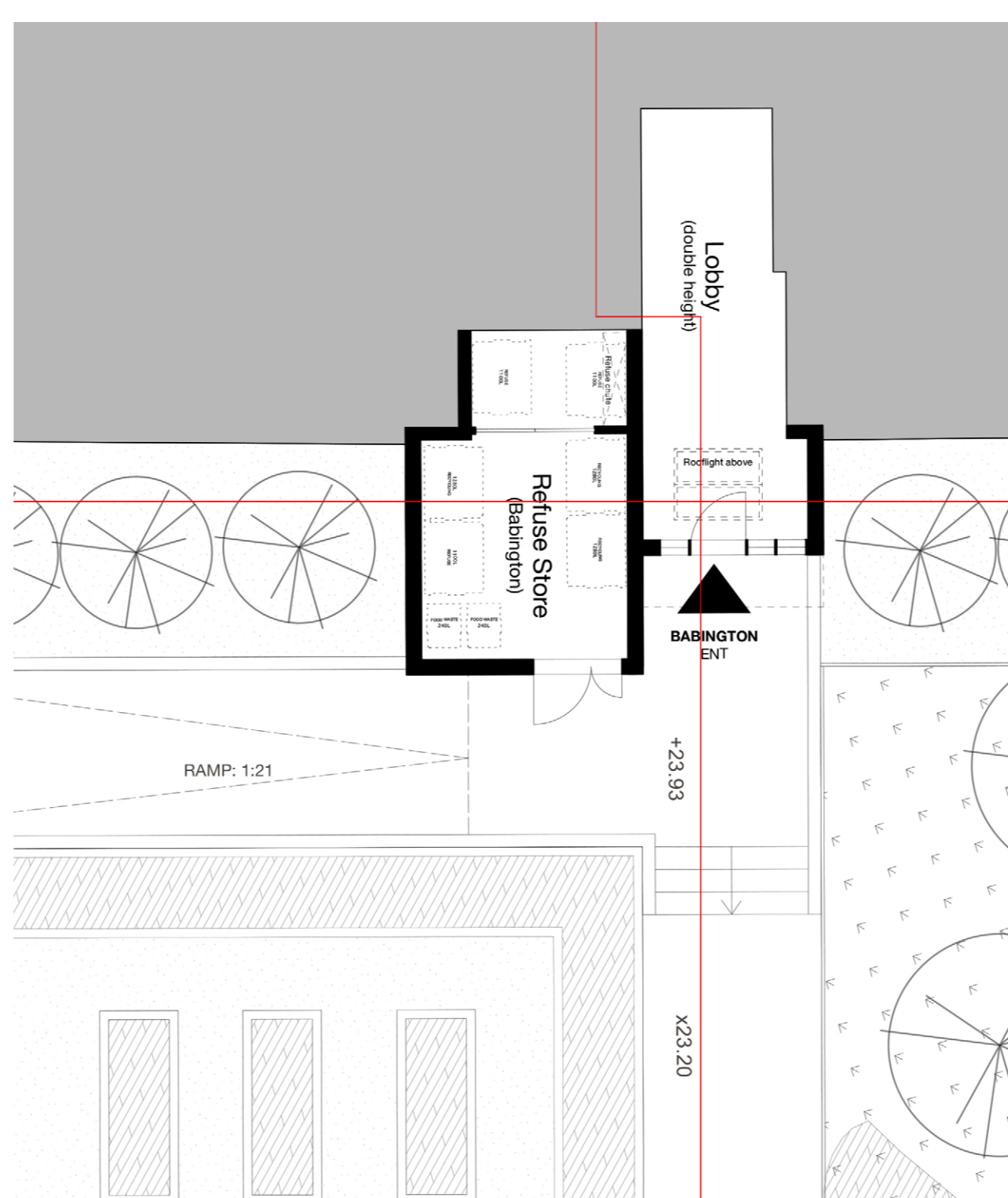
Proposed S73 application Devonshire
Court New Lift and Entrance East
Elevation

BARBINGTON & CHANCELLORS COURT LIFT LOBBY AND MAIN ENTRANCE

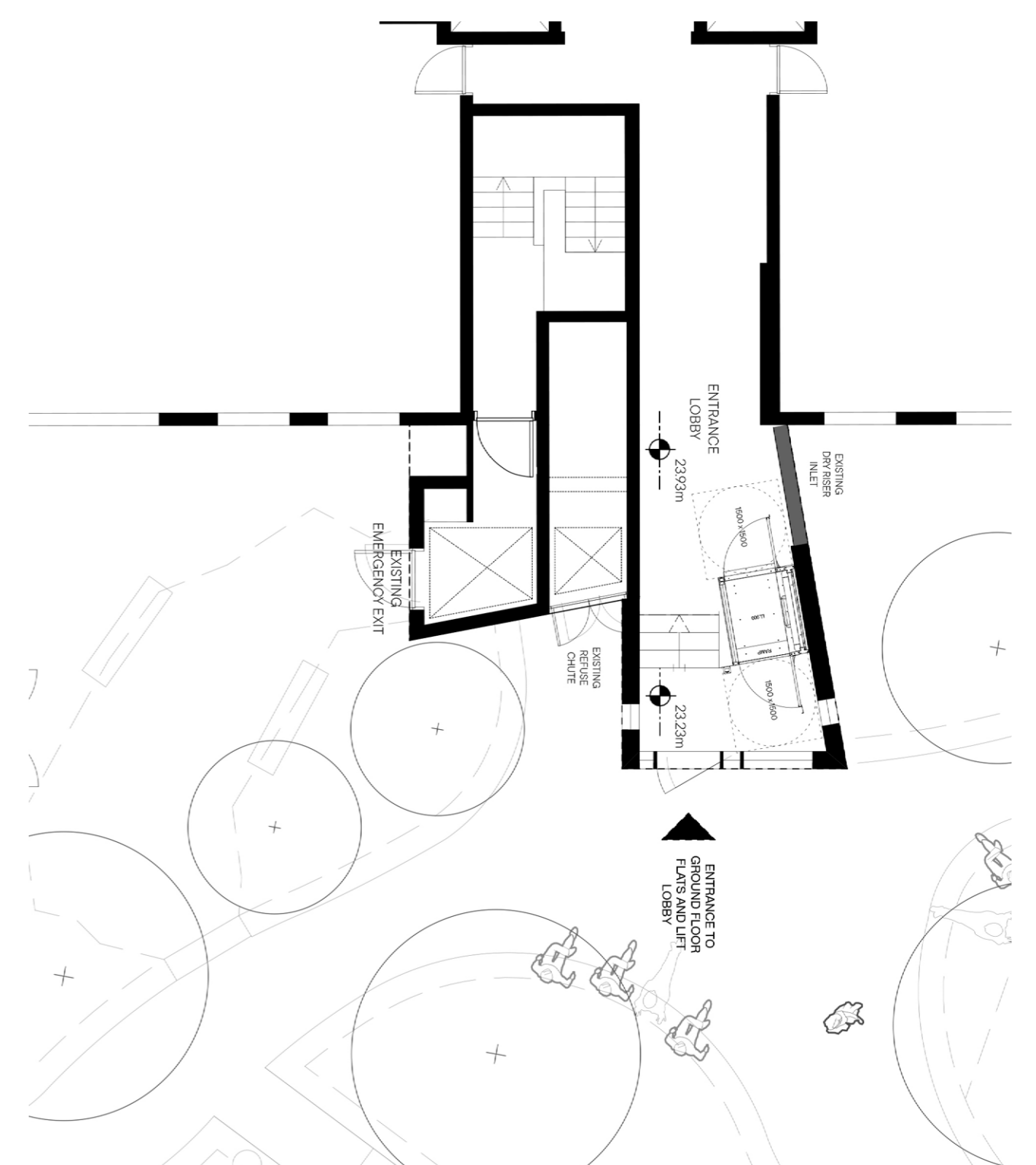
- Extended entrance lobby that can accommodate a new internal platform lift that is robust and can be regularly maintained
- External ramps and steps no longer required in the current design, thus saving public realm areas for new landscaping and natural shading



Existing Ground Floor Plan - lift lobby is currently not step-free



Proposed Ground Floor Plan in consented planning application - involving external ramps and steps



S73 application proposed Ground Floor Plan showing extended entrance lobby with internal platform lift, saving space for landscaping and natural shading

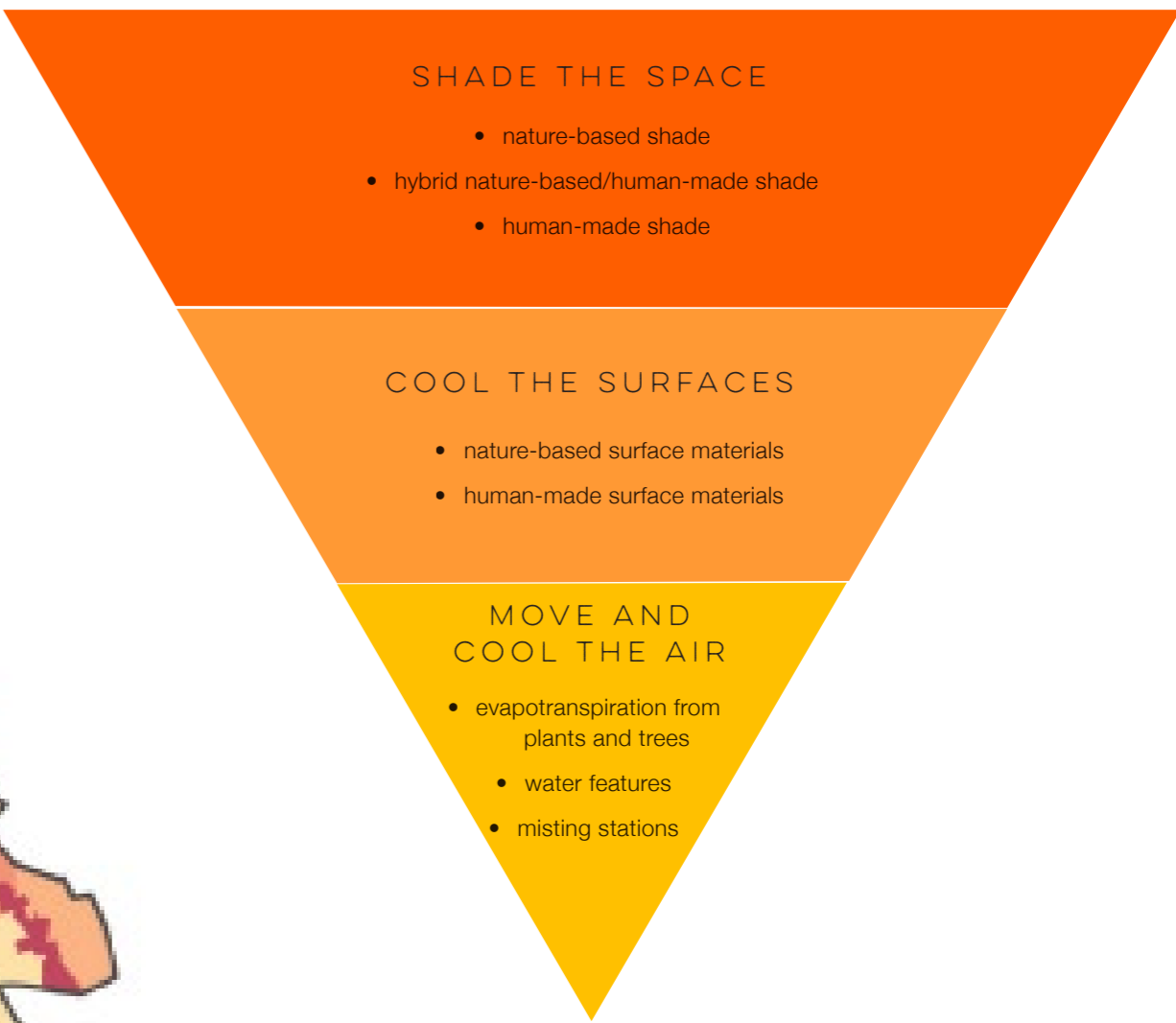
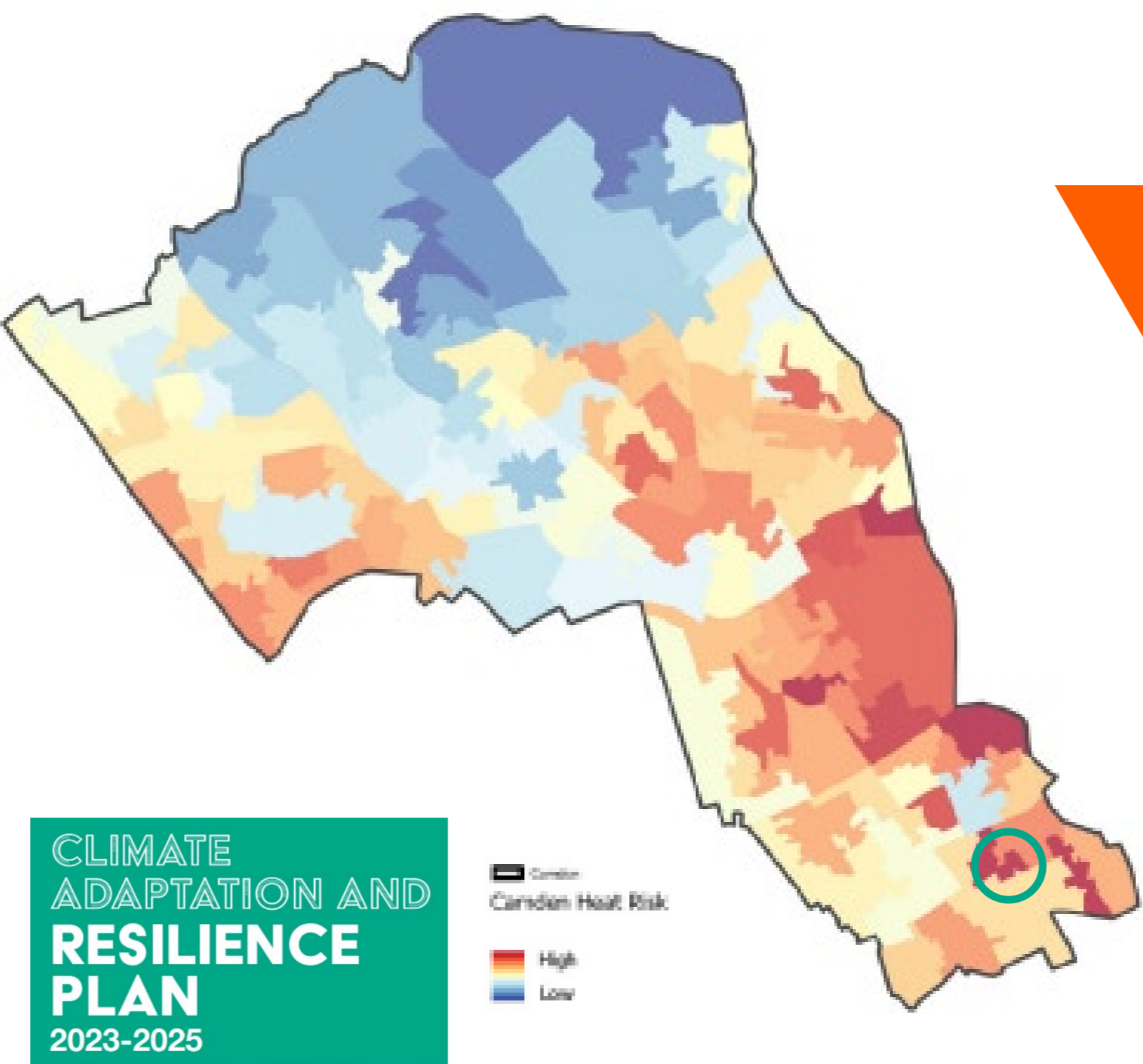
WHY ARE WE HERE?

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?

YOU SAID:

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.

"An estate should sound like kids."

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!

Tarmac ruins shoes - avoid this for the sports area.

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.

More spaces for adults - like the rose garden

Plants for fruit picking.

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.



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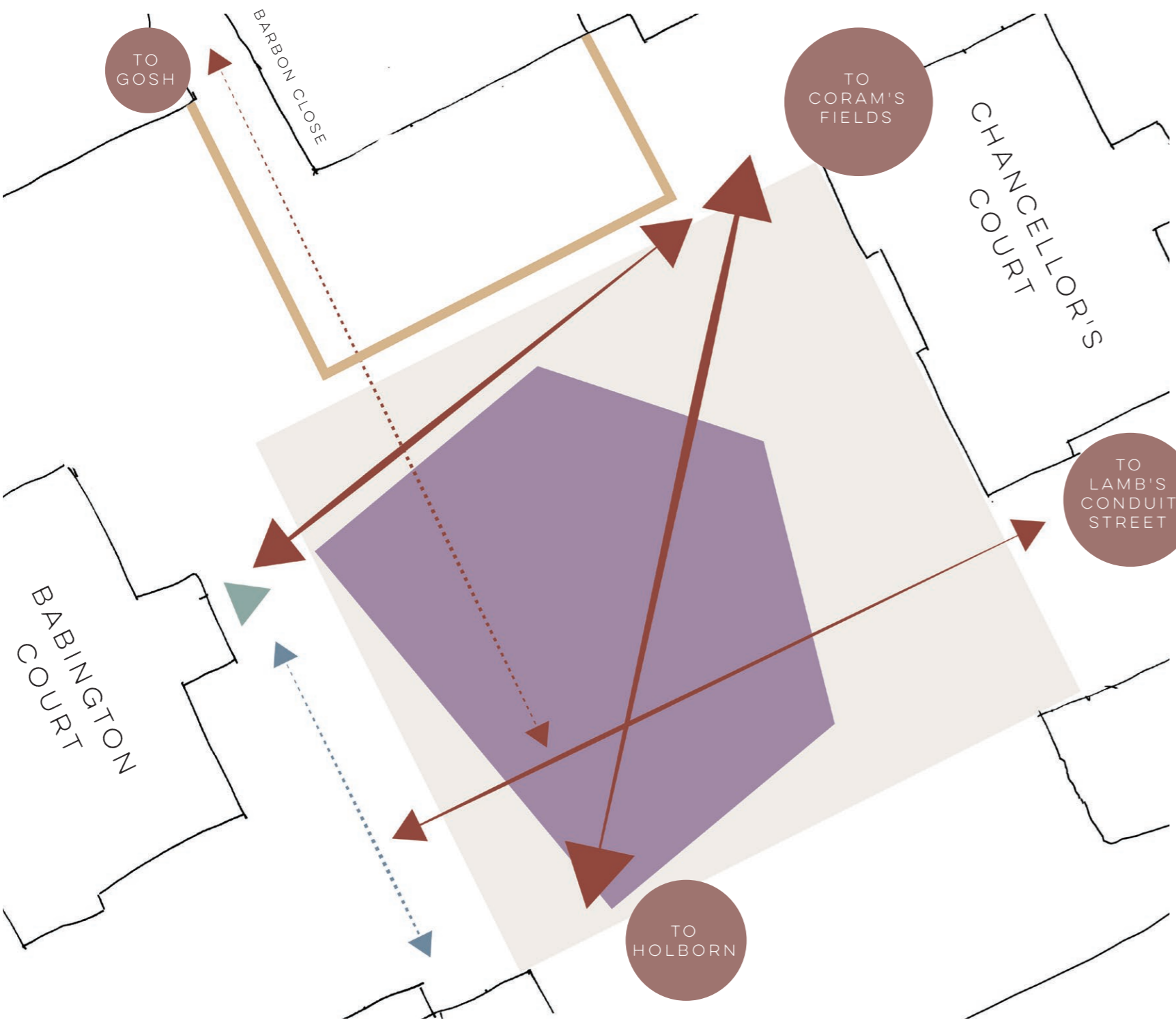
FARRER HUXLEY

WHAT COULD WE DO?



WHAT COULD WE DO?

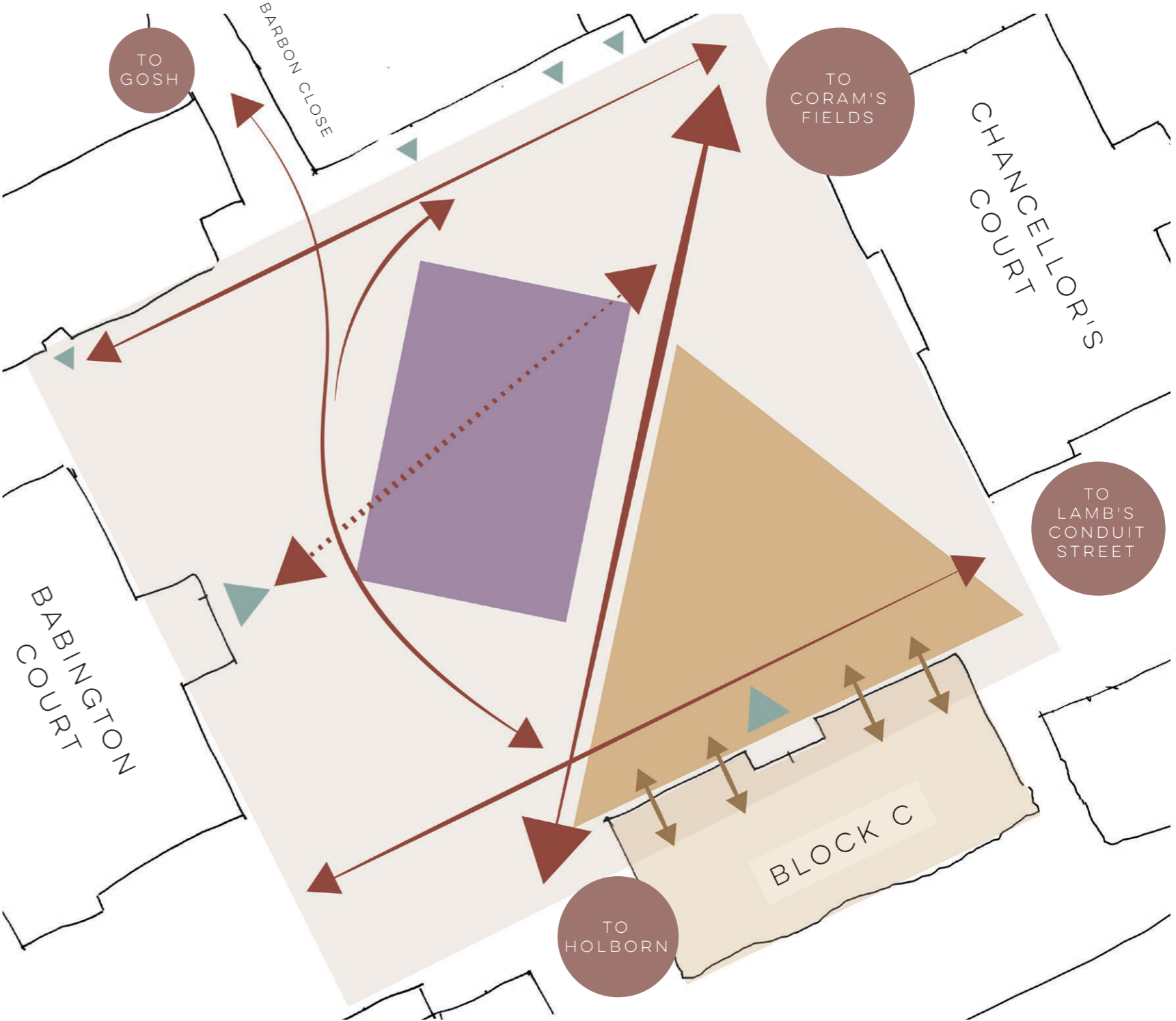
EXISTING MOVEMENT AND ZONING



- 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.

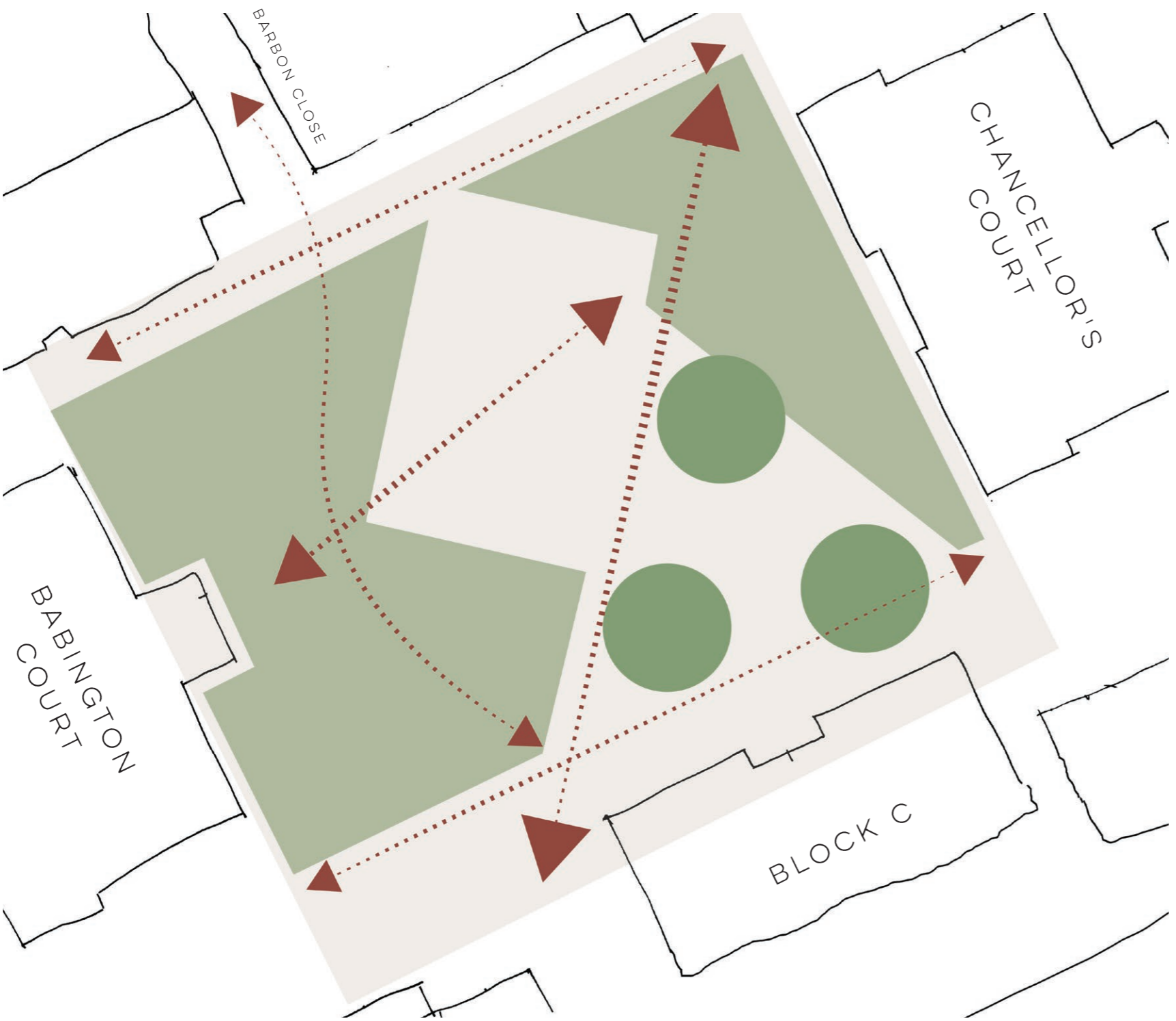
ZONING FOLLOWS MOVEMENT



- 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

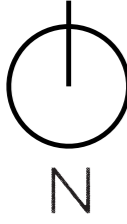
- New zoning works with desire lines to create a square that works with people's everyday movements.
- A new ball games area sits at the heart of the square and community.
- A more formal area for gathering spills out from the TRA hall, slightly separated from the ball games.

GREENING THE SQUARE

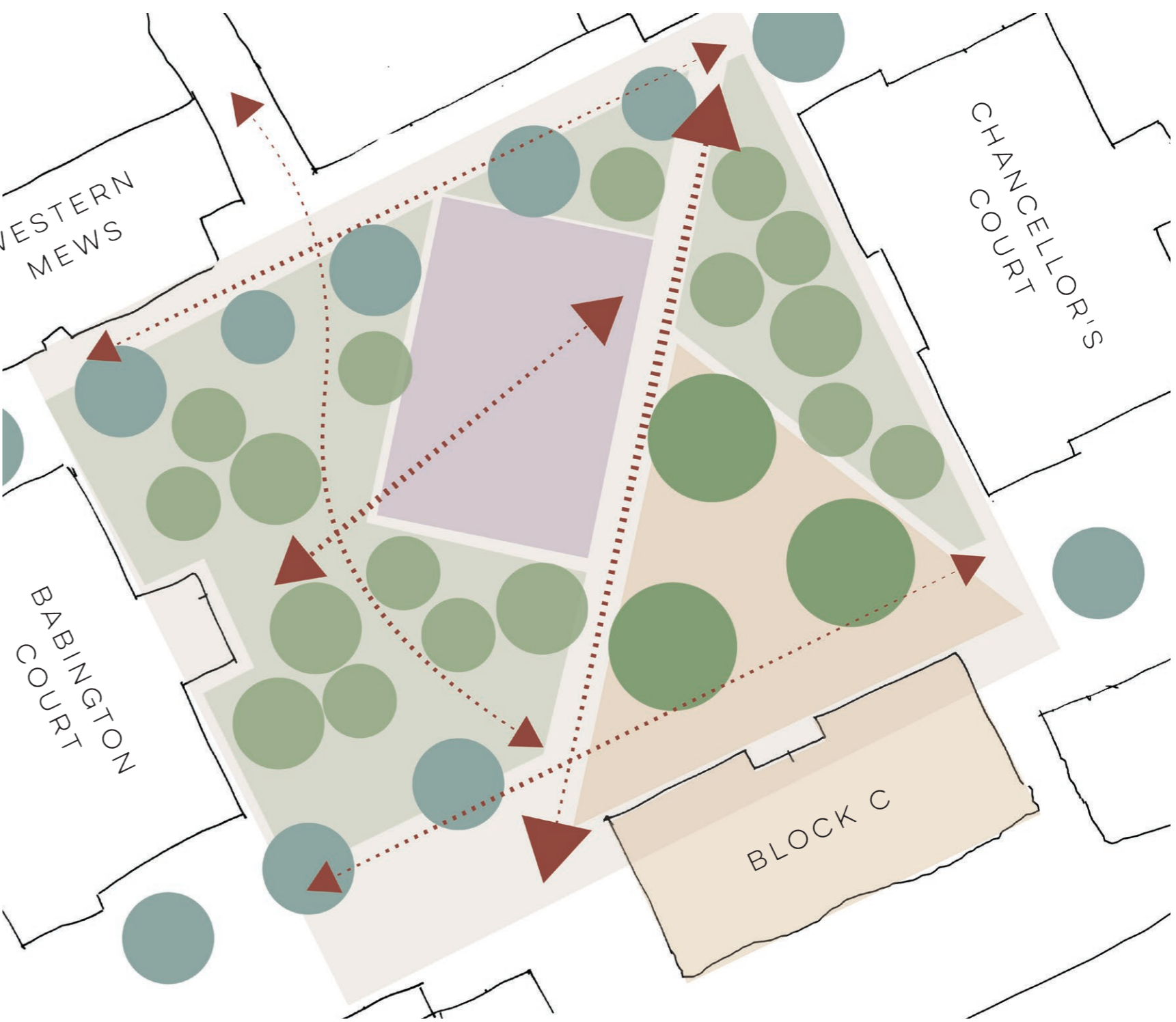


- Hard landscape zone
- Soft landscape zone
- Large feature trees in hard
- Key desire lines cutting through hard and soft

- 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.



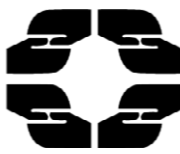
SHADING THE SQUARE



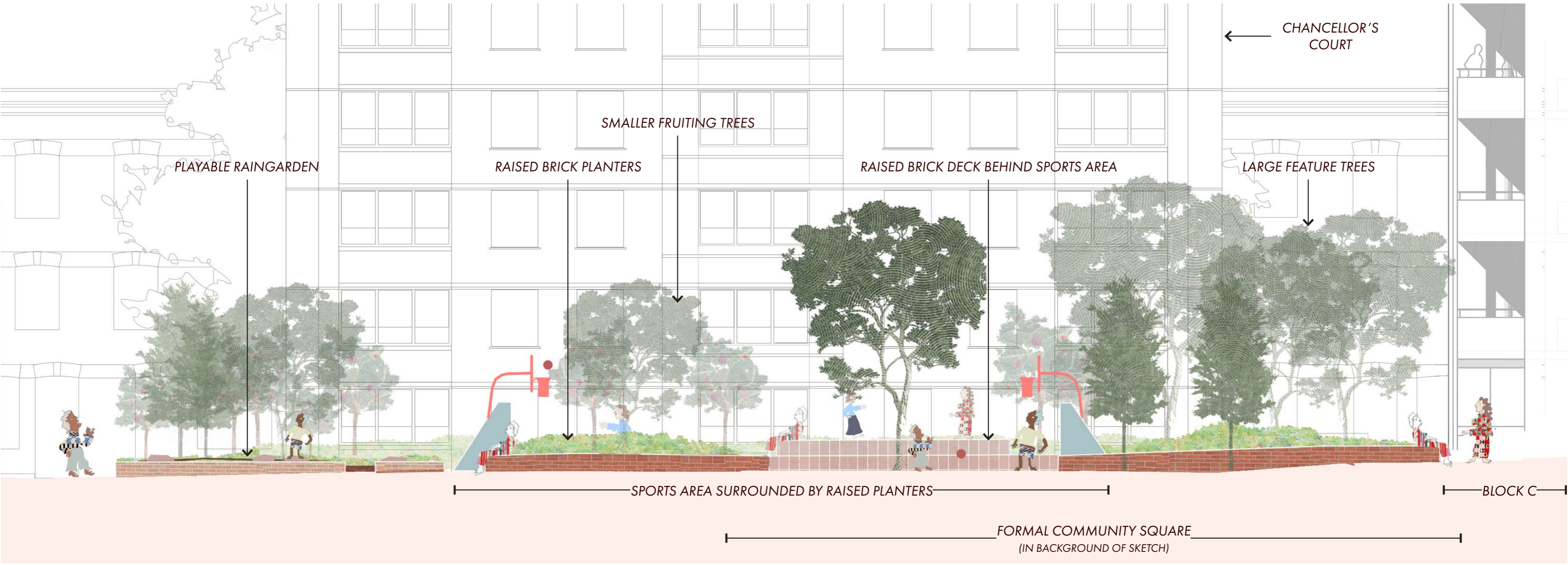
- Extents of Tybalds Square
- Central ball games area
- Formal area linked to block C
- Key pedestrian routes
- Street trees on EW links
- Smaller trees planted densely
- Planting zones
- Large feature trees defining formal area

- 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.



WHAT COULD THIS LOOK LIKE?



Playable routes through planting and SUDs.



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



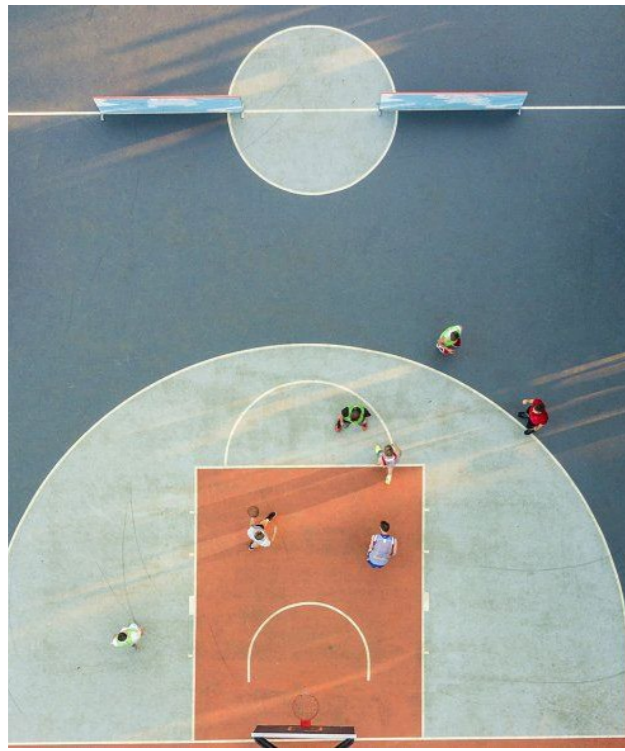
A separate informal ball court can provide for those who wish to play, while allowing space for other activities in the square.



Raised brick planters can double as a seating edge.

MATERIALS PALETTE

SURFACES



Bright markings for the sports area



More muted palette for the sports area

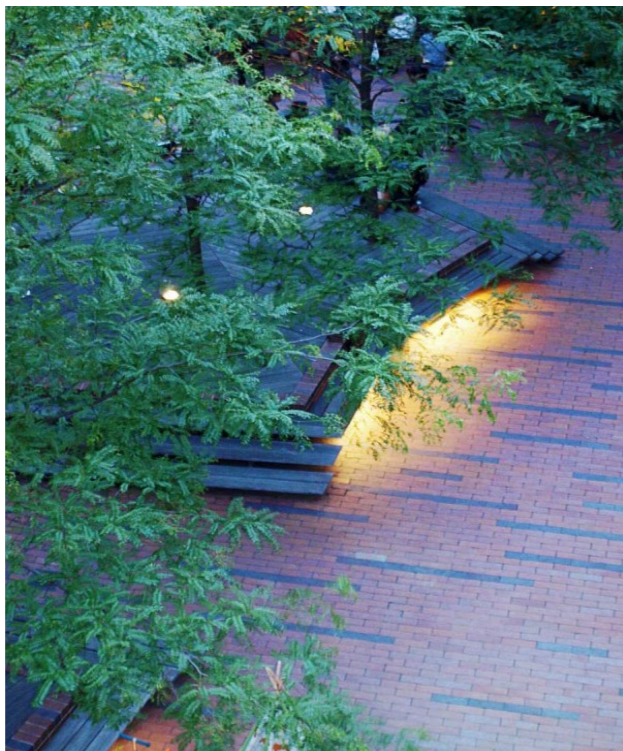


Paving in the square to create a feature area

FURNITURE & PLAYABLE LANDSCAPE



Playable raingardens



Large decks for young people, with atmospheric lighting



Robust bins and lighting



Benches and planter edges for multiple places to sit



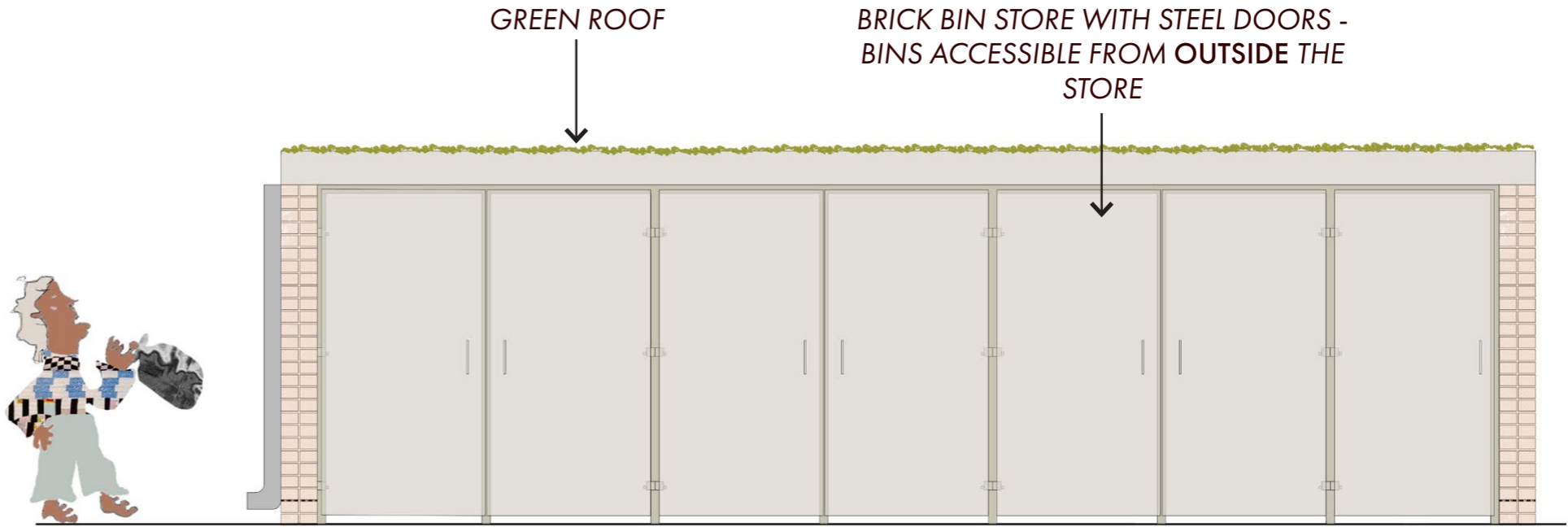
Playable trails through planting



Opportunity for a drinking water station

WHAT DO YOU THINK OF THESE BIN STORES?

BIN STORE OPTIONS



TREES FOR COOLING



Acer campestre



Celtis australis



Gleditsia triacanthos

TREES FOR SEASONAL INTEREST



Corylus avellana



Hamamelis x intermedia jelena



Prunus avium

RESILIENT PLANTING



Shrub planting to create a biodiverse habitat



Raingarden planting that tolerates drought and flooding



Shrubby raingarden planting along mews

KEY PRINCIPLES FOR MATERIALS

- Robust and beautiful.
- Chosen for their comfort and cooling properties.
- Plenty of varied opportunities for sitting and relaxing.
- Improved lighting and waste strategies.
- Elements to create a playable landscape.

KEY PRINCIPLES FOR TREES AND PLANTING

- Large canopies to cast a significant shadow.
- Leafy canopies for high transpiration
- Drought, pollution and flood tolerant species.
- Diverse mix of species for resilience and biodiversity.
- Easily maintainable.
- Pollen and nectar rich.
- Seasonal interest.



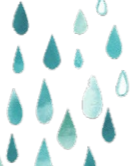
Habitat creation / nutrient cycling (Supporting)



Food (Provisioning/Supporting)



Pollination (Regulating)



Flood Regulation (Regulating)



Shade / Cooling / Purification (Regulating)



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 an external 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.
- Parking for disabled residents needs to be considered

A PLAYFUL SPACE TO RELAX



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



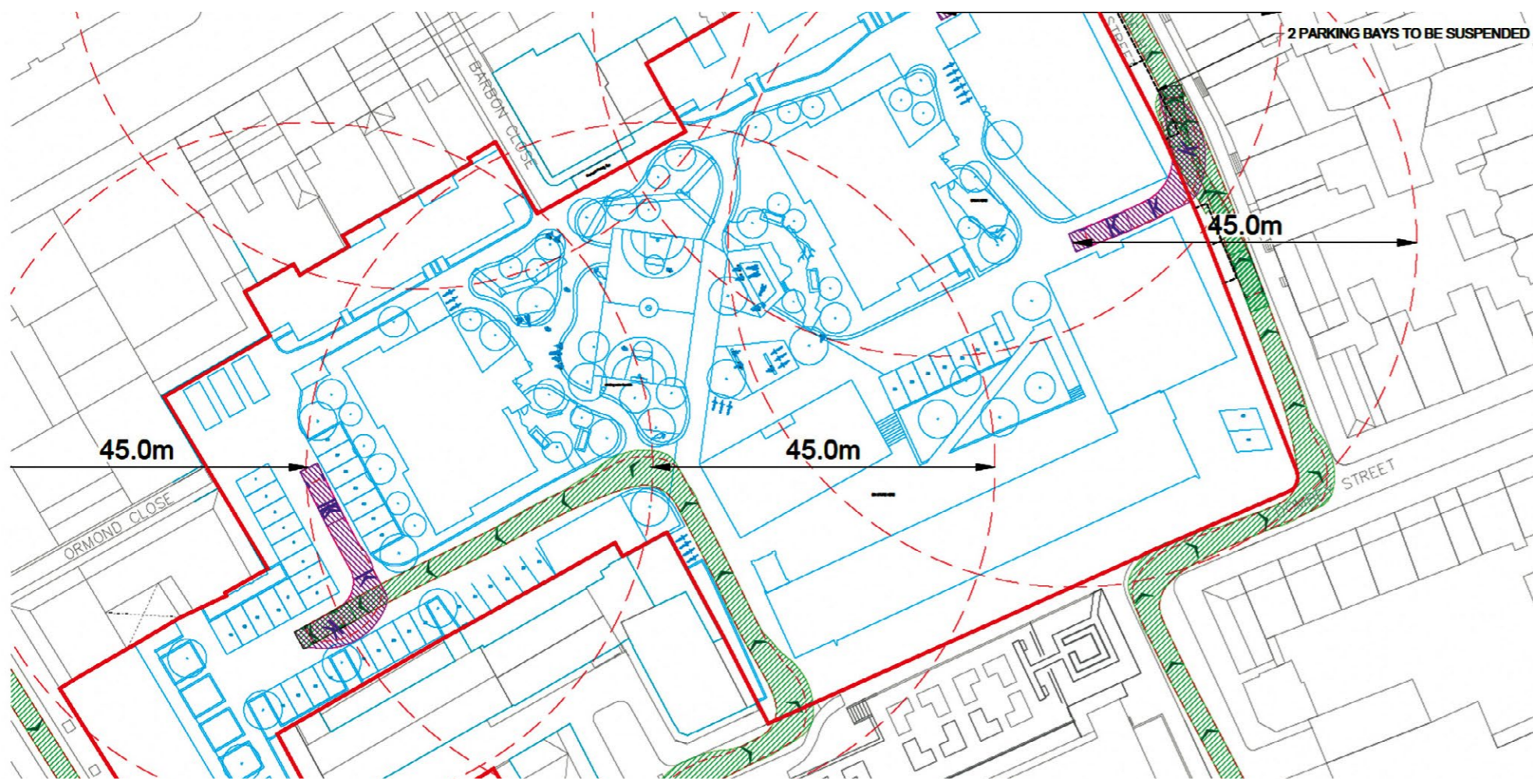
Space to bring out pots and chairs and sit with neighbours



Hard surfaces used for play

SERVICING AND DELIVERIES

The amended proposals for the estate are being designed to ensure safe and convenient access by all relevant vehicle types, including cars, refuse trucks, fire appliances and ambulances (associated with Great Ormond Street Hospital (GOSH), as illustrated by the vehicle tracking drawings shown here (Please note that the carriageway layouts, bin stores and parking spaces are subject to change). Through liaison with Veolia, the estate's waste collection contractor, the new proposals seek to make refuse vehicle manoeuvres safer by reducing long reverse movements within the estate. Planning the space needed for these vehicles ensures essential access is maintained, allowing the remaining spaces to be converted to a more functional, greener and attractive environment.

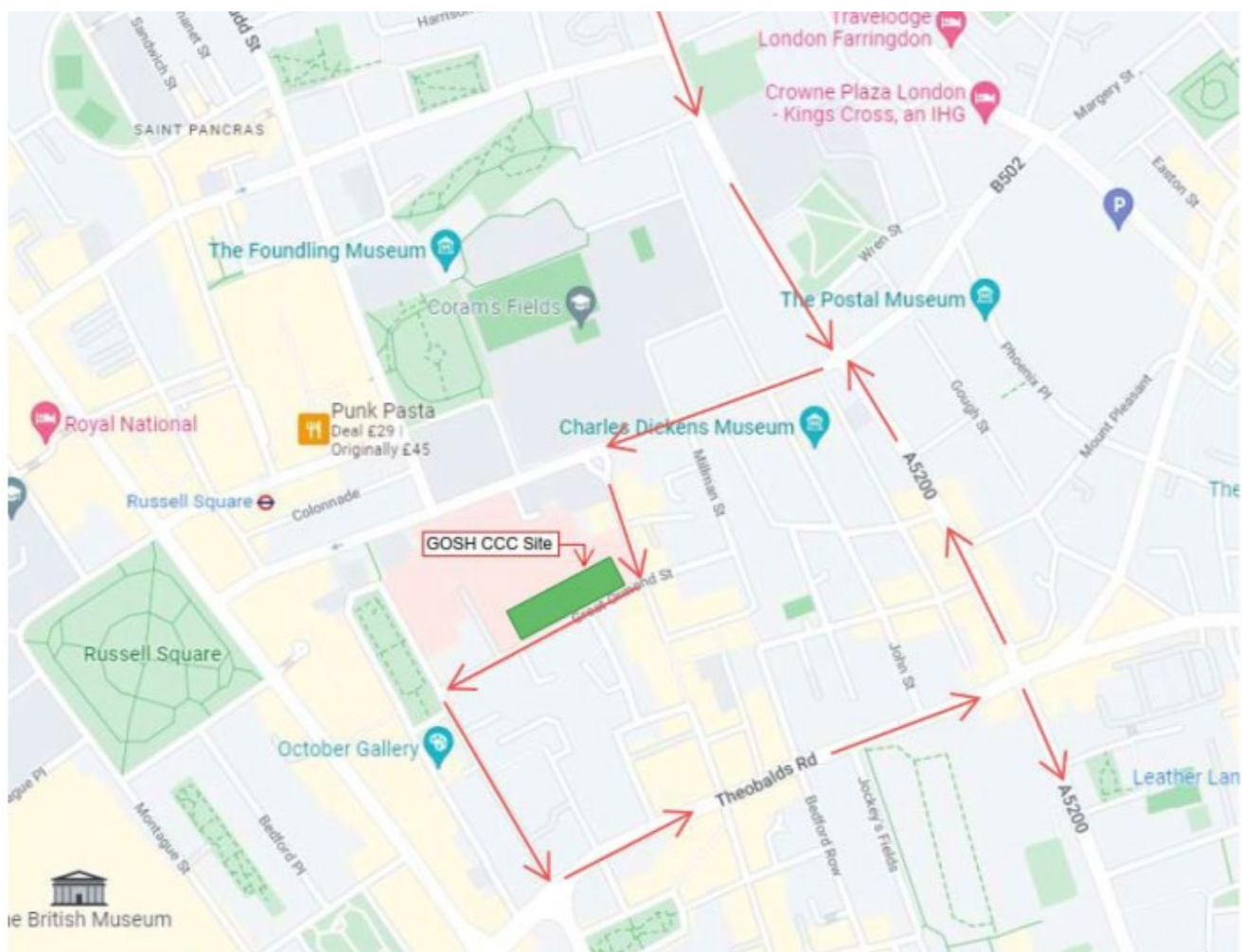


Fire Tender Tracking Diagram - in development

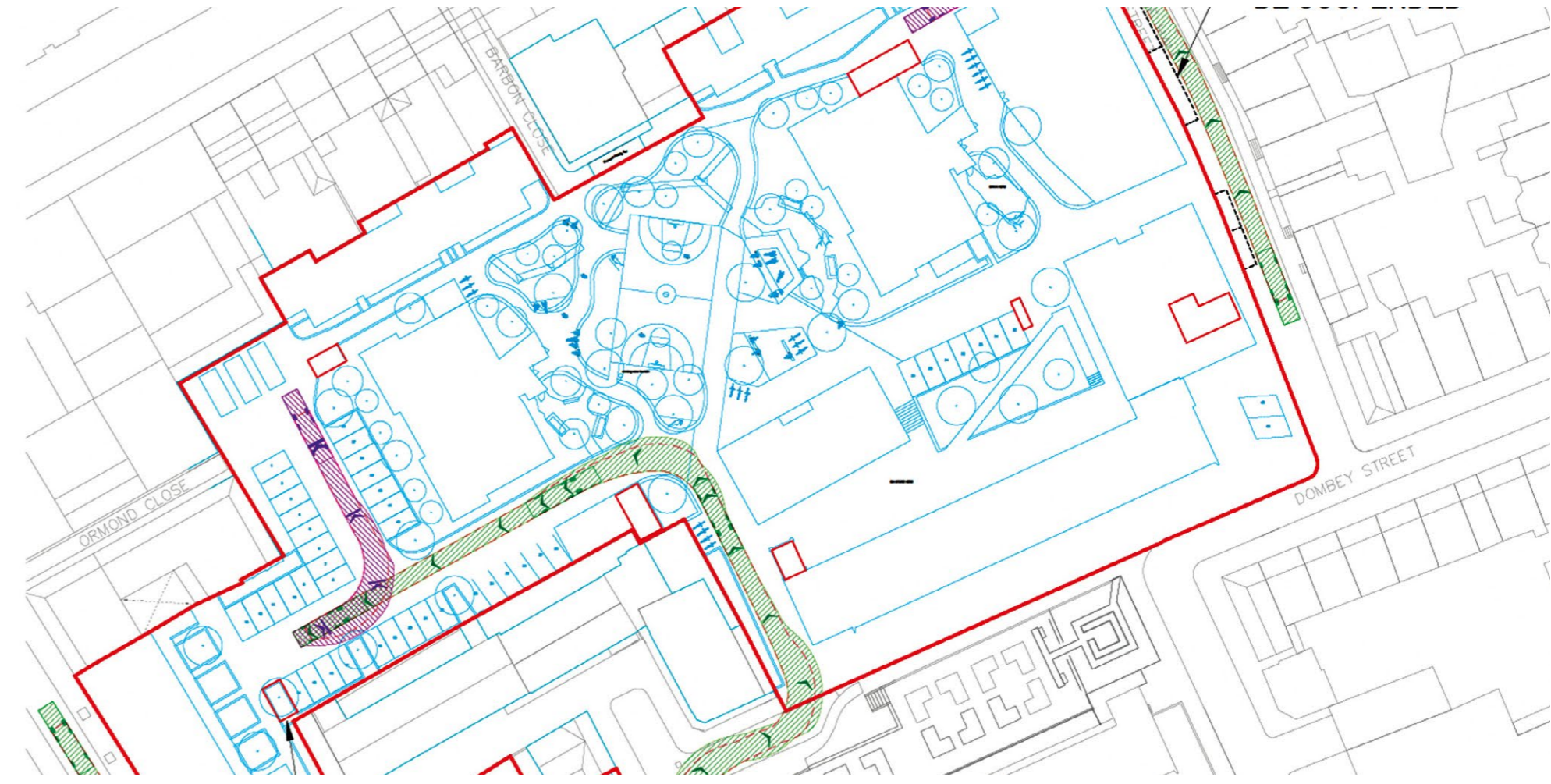
CONSTRUCTION

Planning for demolition and construction is understandably at a preliminary stage and may be subject to review and modification during detailed construction planning. Construction will be phased to minimise impacts across the estate. Site compounds and hoarding will be set up around the relevant building to ensure a safe working environment, with space reserved nearby for vehicles to allow deliveries/ collections of materials. Pedestrian access to each existing block will be maintained at all times, and works will be planned to minimise impacts to residents.

Due to the narrow width of Old Gloucester Street and Boswell Street and the presence of parked cars on at least one side of the road, some parking bays may need to be temporarily suspended for the construction period. Given the ongoing construction works taking place at GOSH to the north of the site, alternative vehicle routes towards and away from the site will be arranged and agreed upon amongst stakeholders and the Council, where possible.



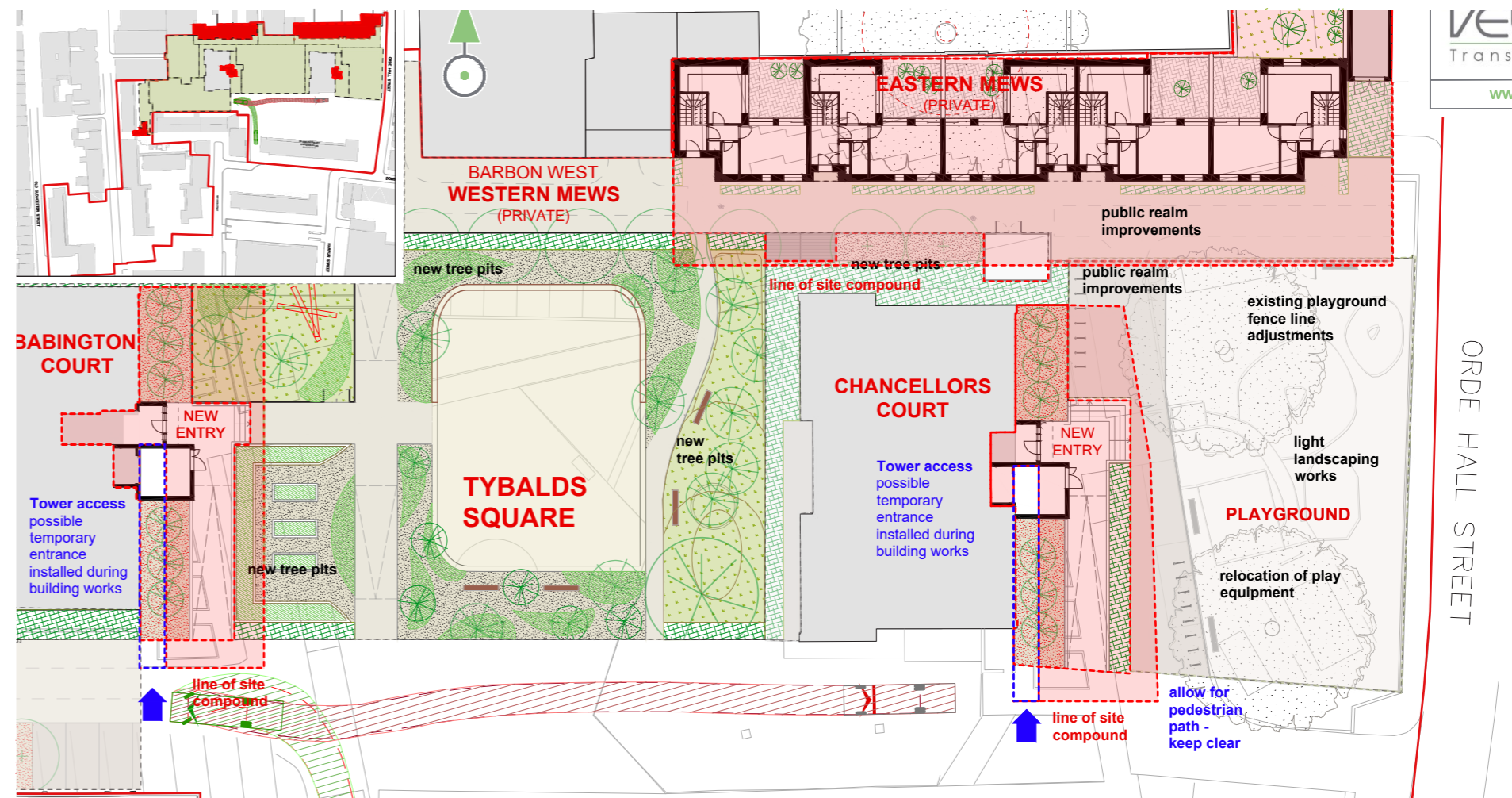
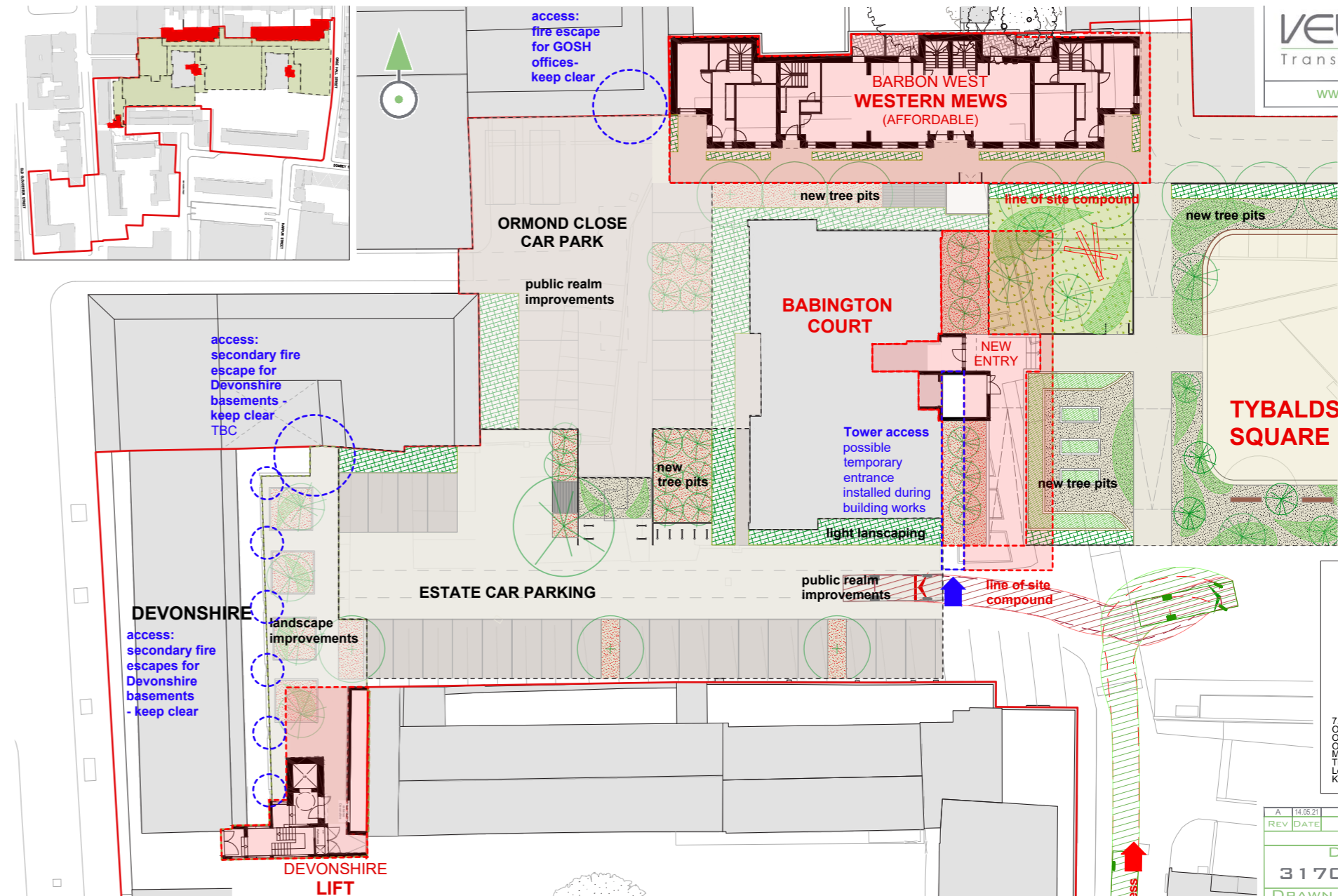
Proposed construction vehicle route to the Great Ormond Street Hospital (GOSH) Children's Cancer Centre (CCC) site



Refuse Vehicle Tracking Diagram - in development



Ambulance Tracking Diagram - in development



Indicative Construction Site Plans from the 2021 consented planning application

WE ARE CURRENTLY FURTHER DEVELOPING THE FOLLOWING AREAS:

Existing door set into wall at Western Mews

We are gathering information about the door set into the garden wall of No.55-59 Great Ormond Street. If the door is still required, we may need to adjust the layout of the Western Mews Houses.

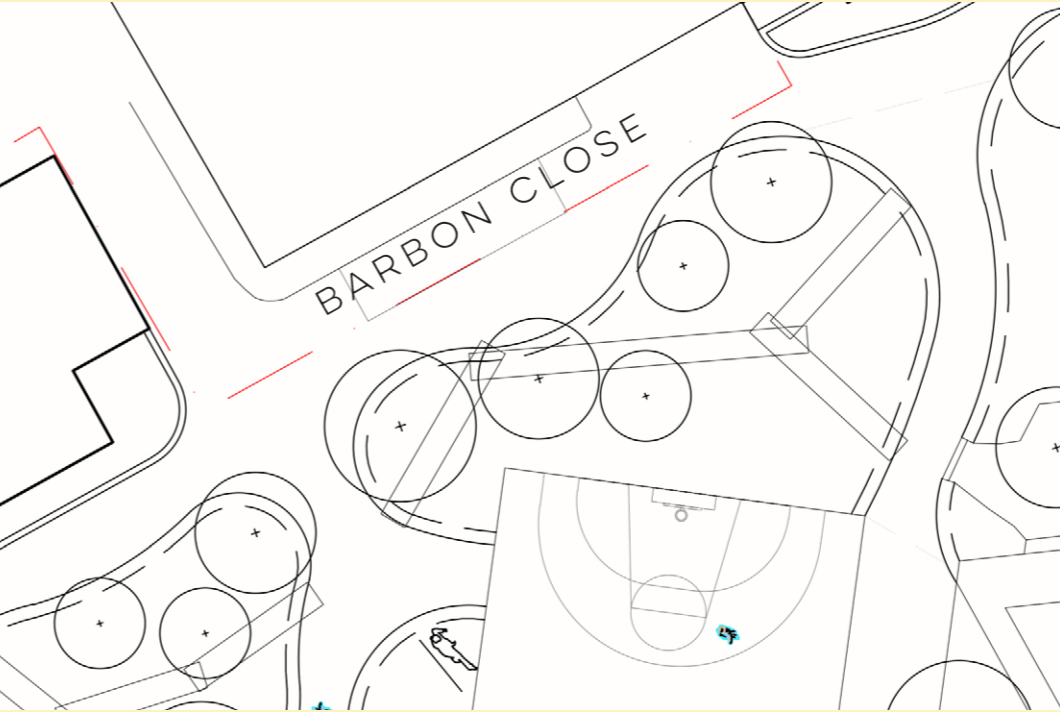


Further landscaping refinements

We will further refine the landscaping proposals, working with our transport and waste consultants and informed by their guidance on vehicle tracking and waste storage requirements. We may need to introduce some hardstanding areas for temporary storage of bulky waste.

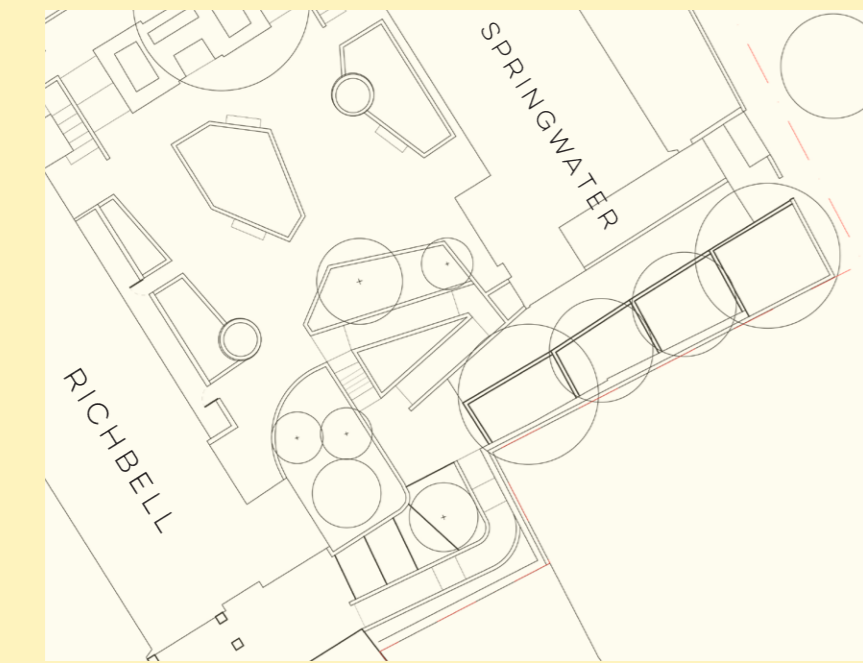
Land Ownership at Barbon Close

The landscaping design at Barbon Close may need to change, subject to our legal discussions regarding land ownership.



Proposed ramps re-design at Richbell and Springwater Buildings

We are currently looking at a re-designing the ramped access routes to the south of Springwater and Richbell Buildings, for both entrances to be compliant with Disability Discrimination Act (DDA) 2010. The design proposals are currently under cost review.



Provision for a substation

We are currently consulting UK Power Networks who will advise whether the new homes would require a substation to handle the increased electricity load. If the substation is required, we will seek a suitable alternative site within the proposed public realm.

BOX FOR COMMENTS

TIMELINE

Indicative timeline for the Tybalds Estate development:

October 2025: S73 Application

Spring 2026: Tendering following S73 Approval, mobilization and start of construction work

How residents can further contribute comments

If you have any comments on our evolving design, please drop us a email at: tybaldsdevelopment@camden.gov.uk

Thank you for taking the time to review our Pre-S73 submission exhibition information.



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