

Welcome to the consultation

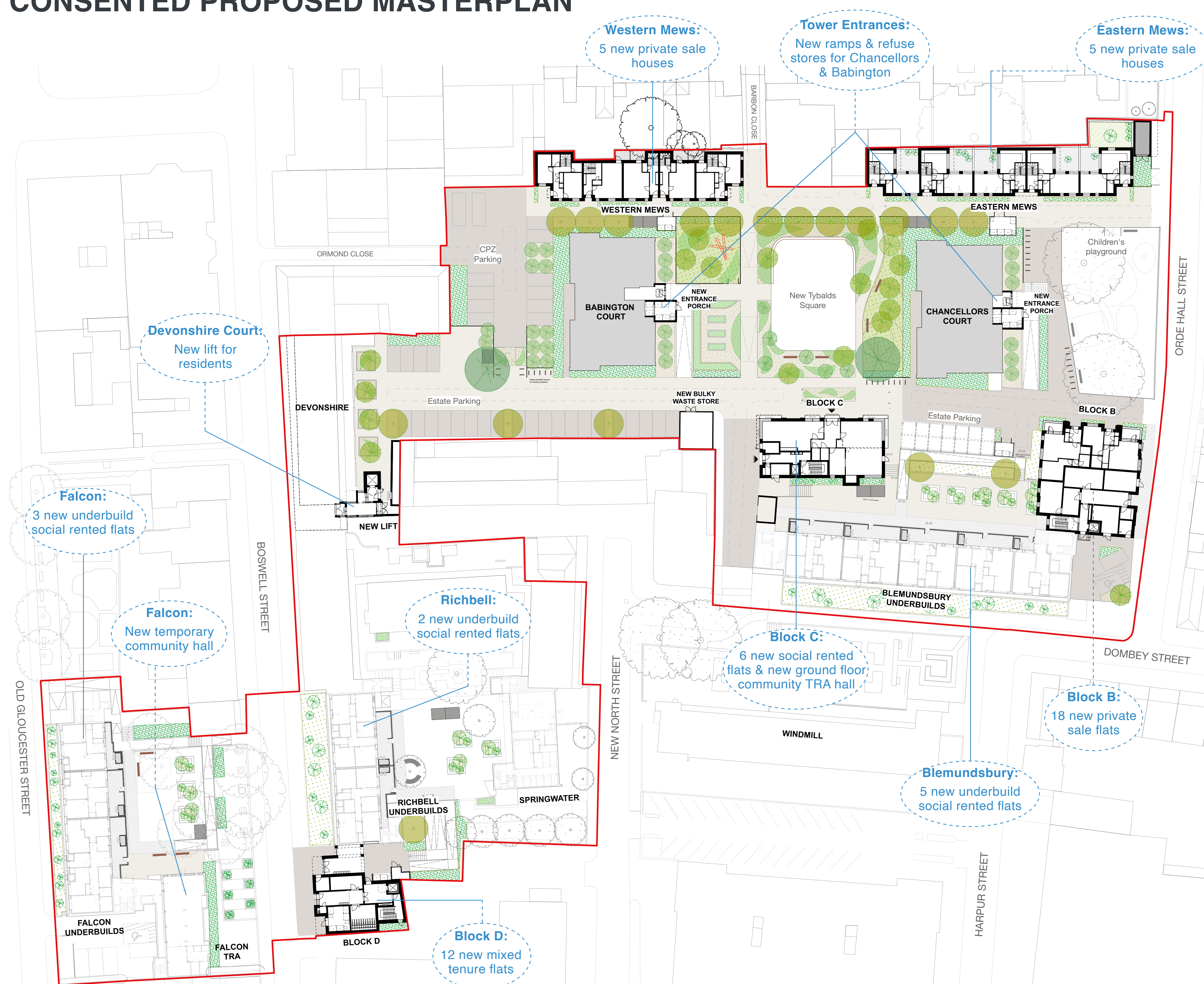
Find out more about our proposed amendments to the masterplan for the Tybalds Estate development

WHERE HAVE WE GOT TO?

In October 2022 Camden Council approved our proposals for a comprehensive redevelopment of Tybalds Estate to provide **56 new homes** and an enhanced and improved public realm. The proposals include:

- BLOCK B:** 18 Private Tenure units
- BLOCK C:** TRA Hall and 6 Social Tenure units
- BLOCK D:** 12 Mixed Tenure units
- EASTERN MEWS:** 5 Private Tenure units
- WESTERN MEWS:** 5 Private Tenure units
- UNDERBUILDS BLEMUNDSBURY:** 5 Social Tenure units & PVs on roof
- UNDERBUILDS FALCON:** TRA Hall, 3 Social Tenure units and PVs on roof
- UNDERBUILDS RICHBELL:** 2 Social Tenure units and PVs on roof
- UNDERBUILDS SPRINGWATER:** New caretaker's office
- DEVONSHIRE COURT:** New Lift
- NEW BULKY WASTE STORE**
- BABINGTON & CHANCELLORS COURT:** New entrance porches

CONSENTED PROPOSED MASTERPLAN



Why are we here?

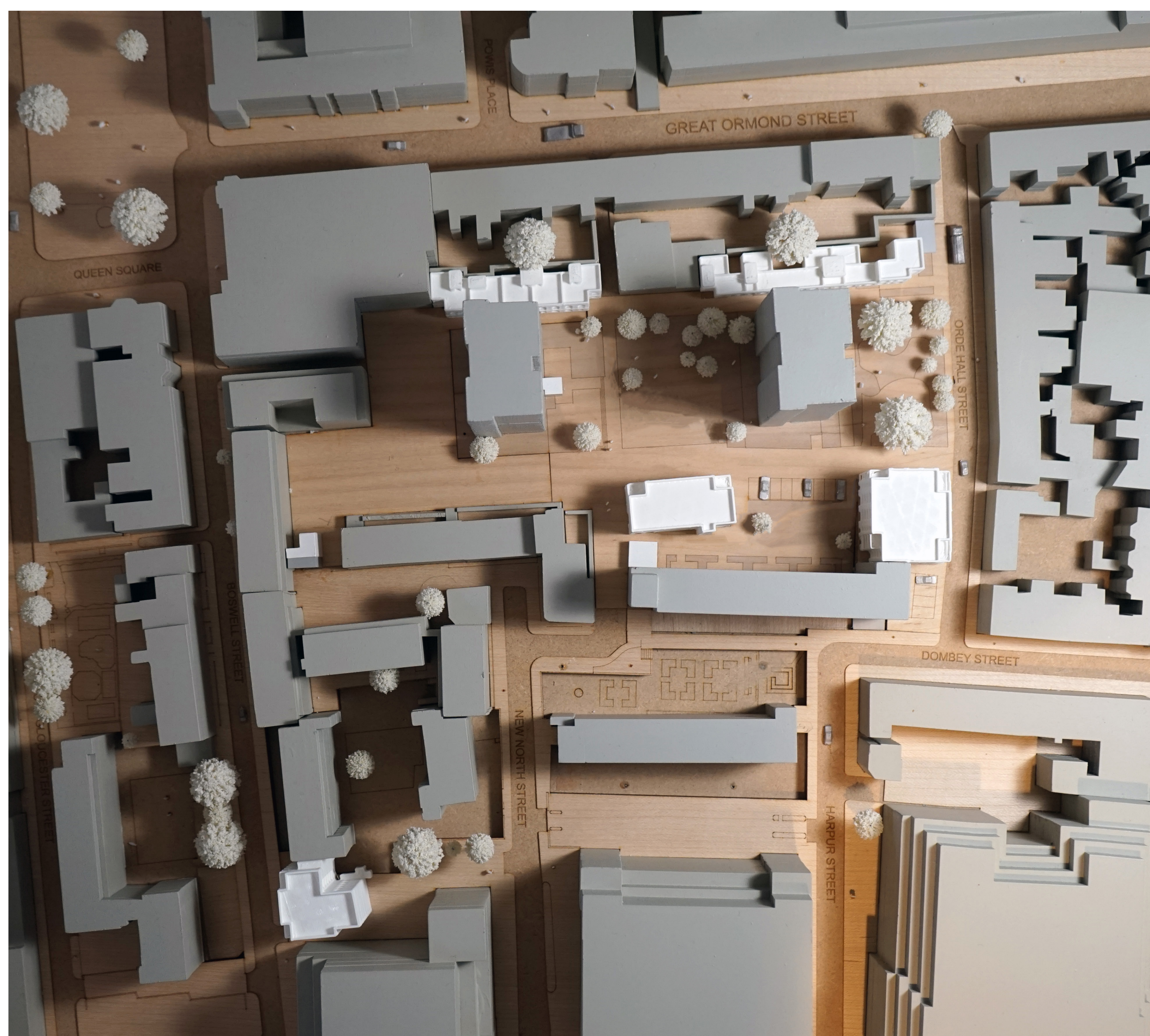
We propose to make the following changes to the masterplan for the Tybalds Estate development, to be secured through a Section 73 (S73) planning application

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, for it will adapt the project to the changing regulatory and economic environment, so that we can carry on fulfilling our commitment to deliver homes, services, public spaces and more.

The Building Safety Act 2022

This act represents the most significant reform in building safety in a generation, impacting all buildings. It includes additional requirements, such as second staircases, for high-rise residential buildings over 18m (seven stories) with at least two residential units. The 2020 permission needs to be updated to respond to these new safety requirements.



What are we proposing?

The following proposed changes to the consented Tybalds Estate development scheme will help ensure the project continues to benefit the local community

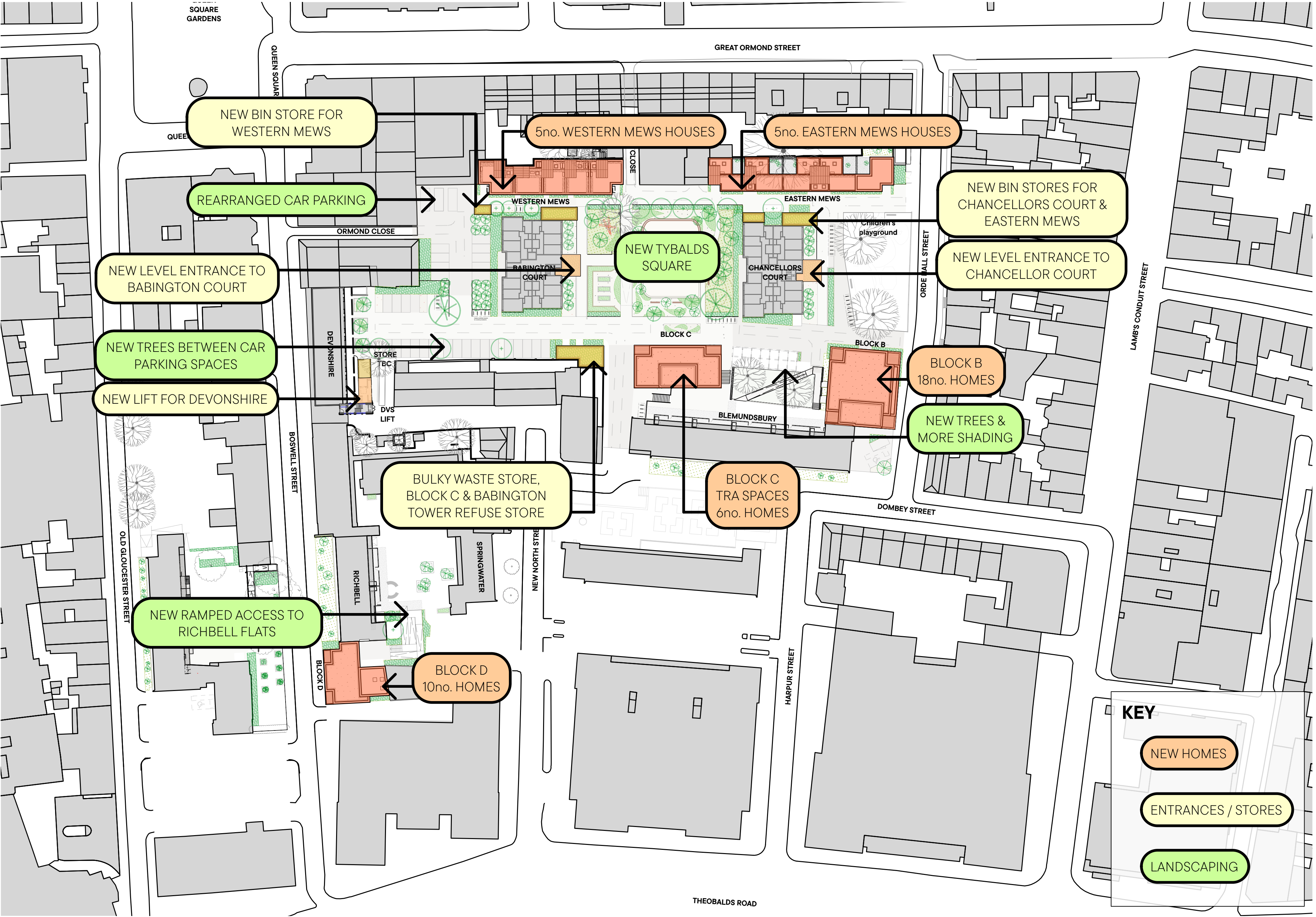
Tenure change from private/affordable mix to 100% social rent

Design changes in response to fire safety requirements imposed by the 2022 Building Safety Act

General design improvements including bin stores and rearranged car parking spaces

Further improvements to landscaping and play spaces

KEY S73 ISSUES AFFECTING THE MASTERPLAN



The following proposed changes to the consented Tybalds Estate development scheme will help ensure the project continues to benefit the local community

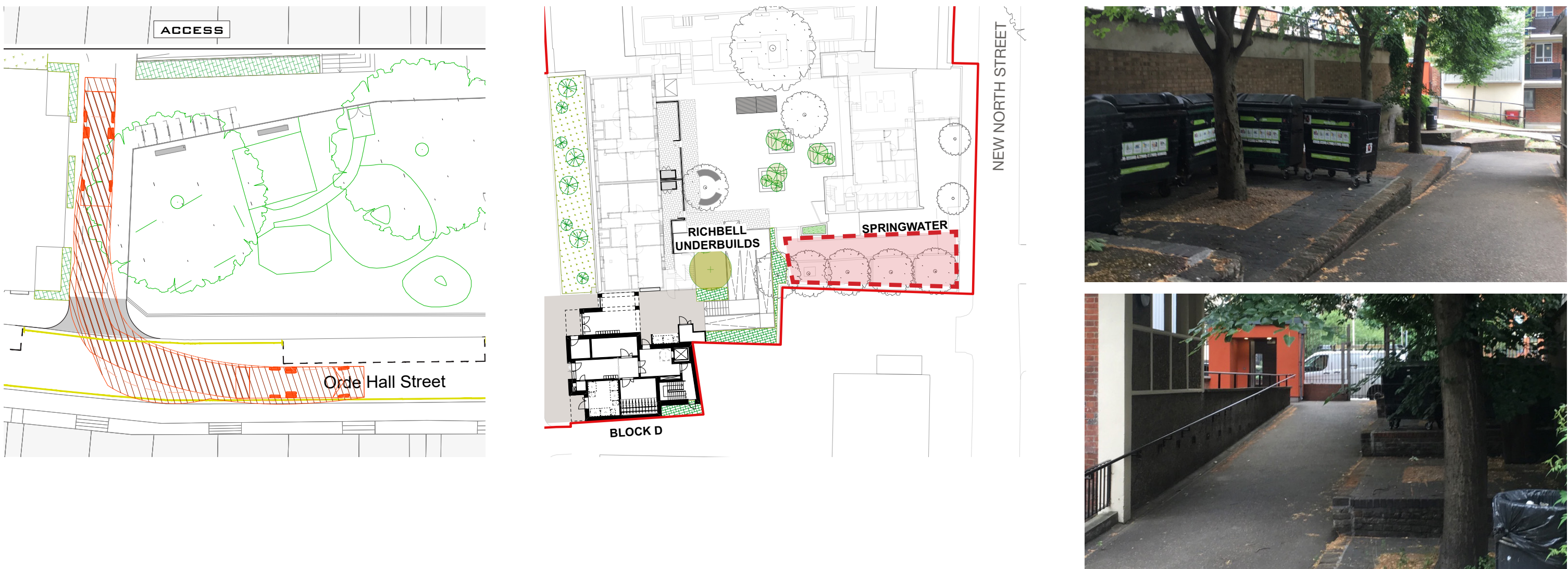
PARKING SPACES

- Review number of CPZ and permit parking spaces required



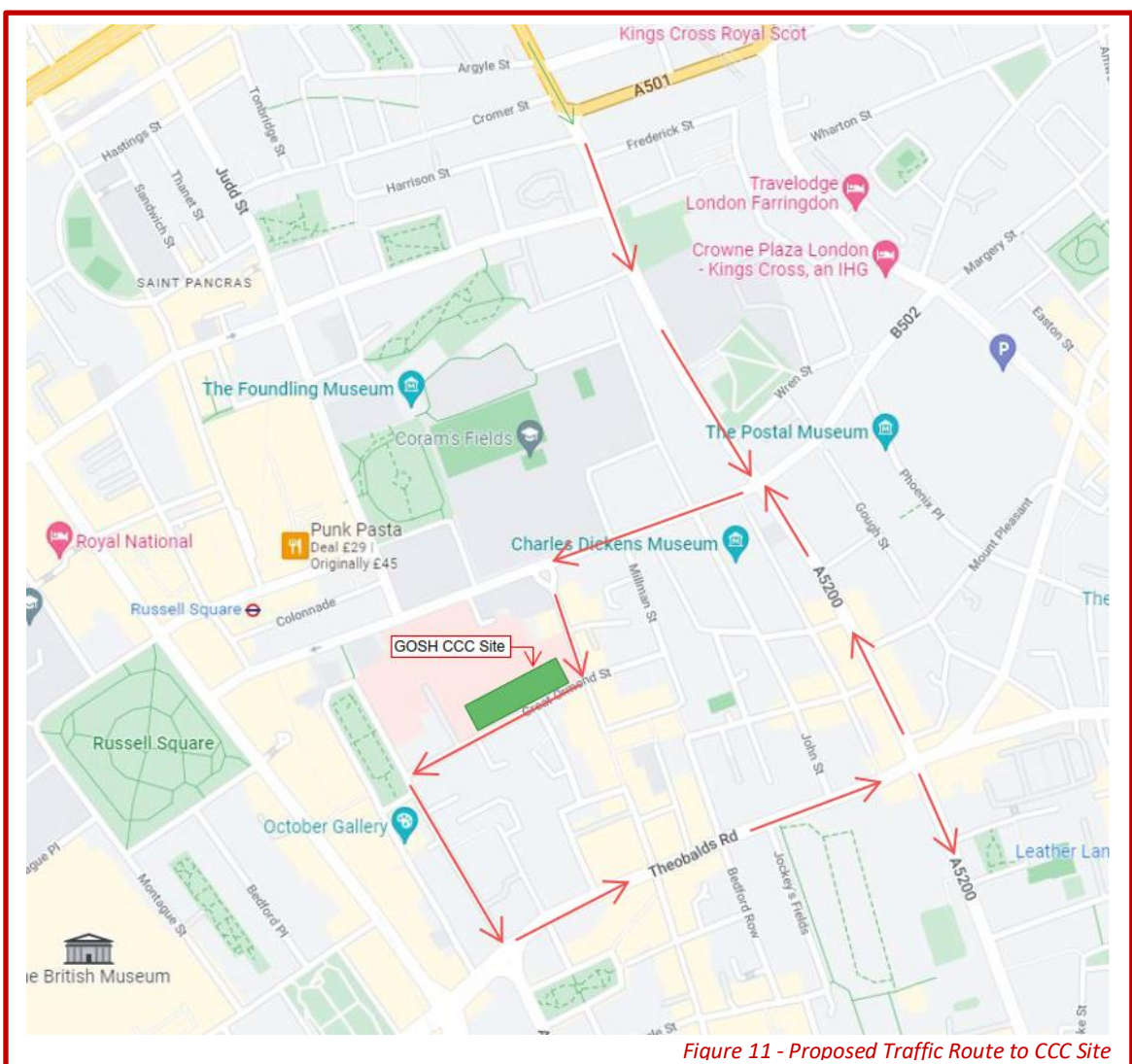
WASTE MANAGEMENT STRATEGY

- New bin stores proposed, with up-to-date refuse vehicle tracking analysis
- Improve accessibility in specific bin storage zones



CONSTRUCTION MANAGEMENT

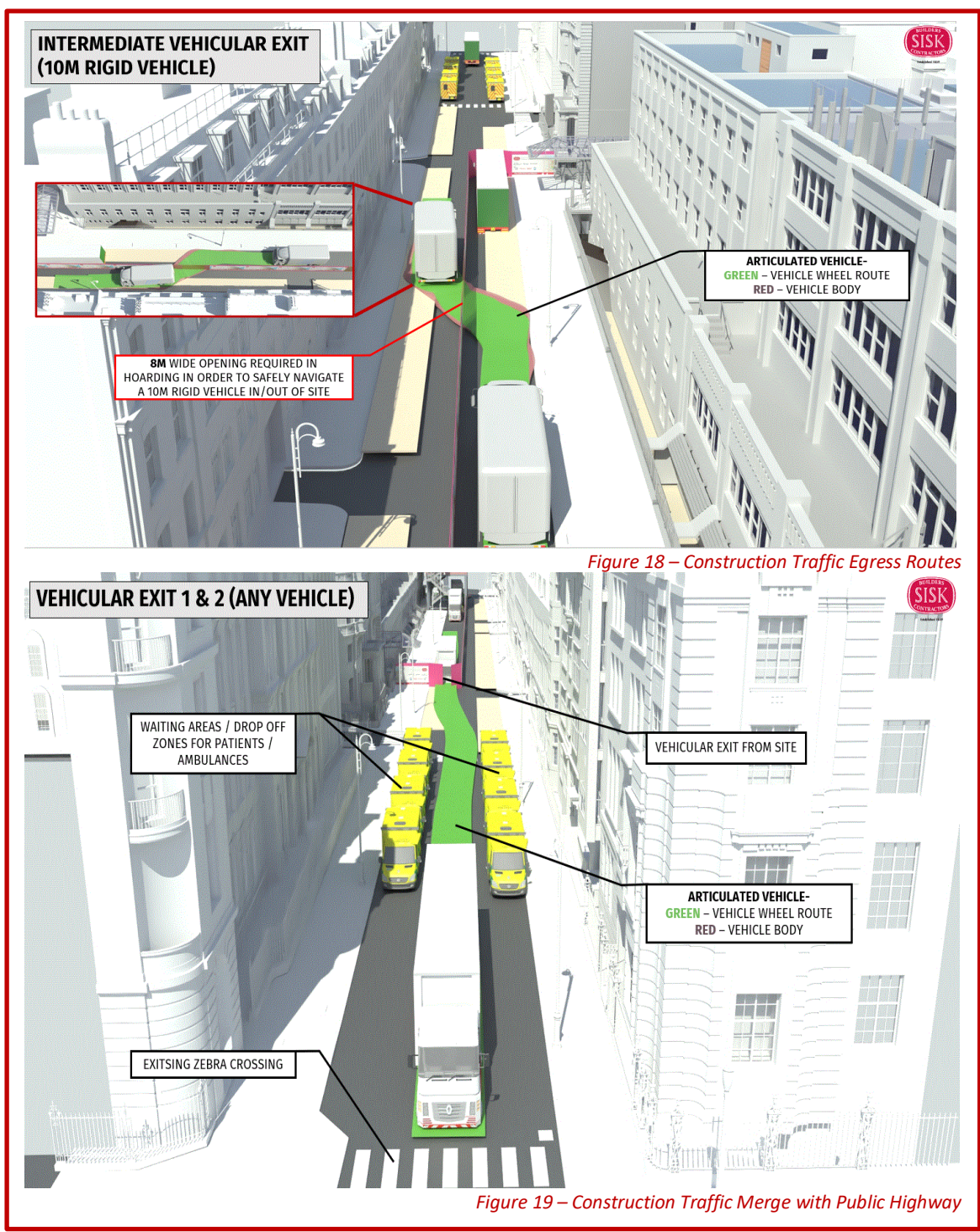
- Construction Management Plan including setting out Construction traffic routes and swept path analysis



- GOSH CCC – Construction traffic route.
1. All plant and delivery vehicles are to travel westbound on Guilford Street.
 2. All plant and delivery vehicles are to turn left heading south on Guilford Place.
 3. All plant and delivery vehicles are to continue southbound on Guilford Place.



Figure 12 - Street View of Vehicular Access



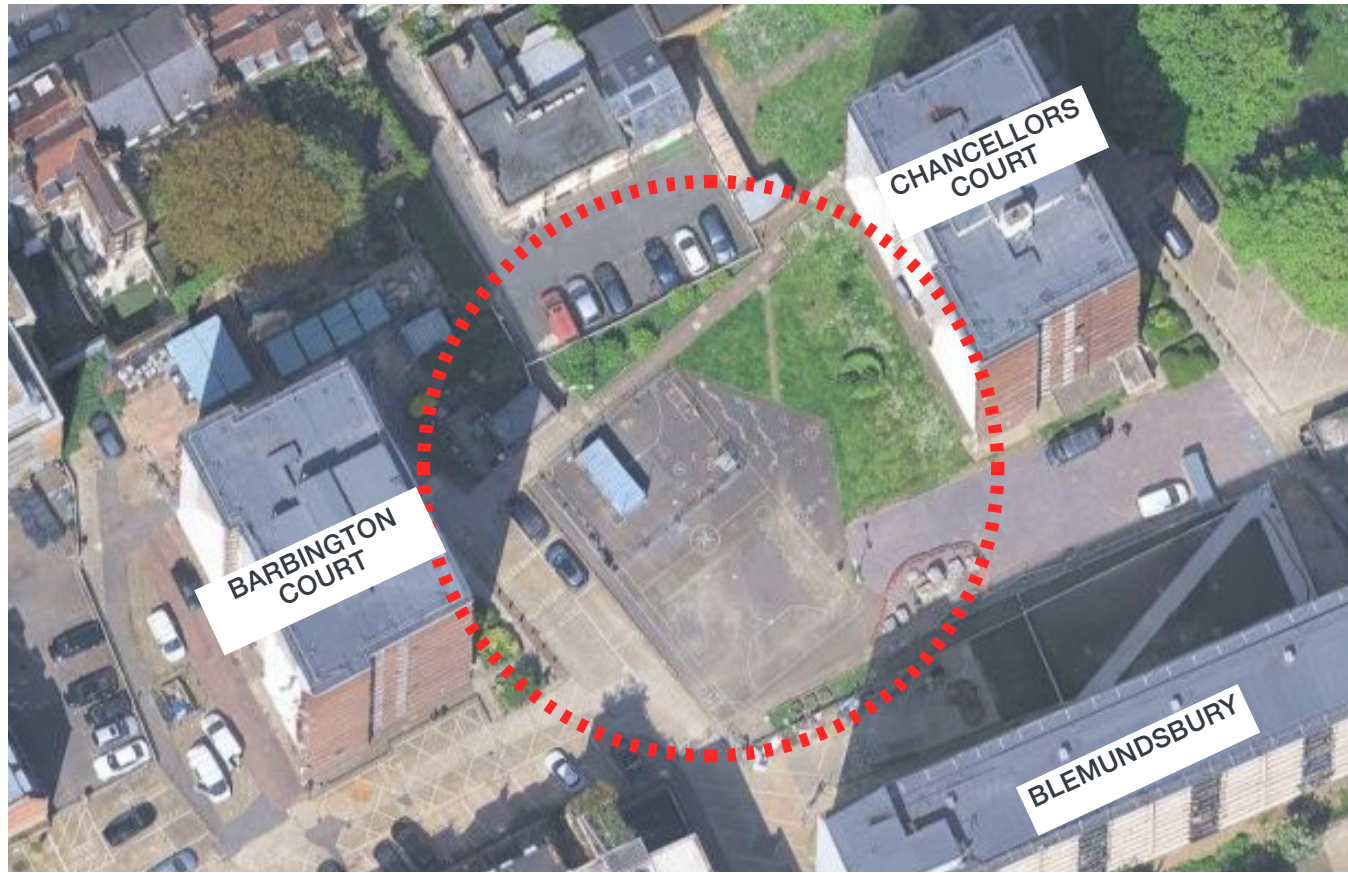
7.3 Swept Path Analysis

As part of our traffic management feasibility study Sisk have carried out a swept path analysis. As shown in the tracking diagram above we have tested the current proposed logistical strategy to identify maximum transport capacity. The proposed logistical layout is able to support the arrival of 40ft rigid articulated vehicles. The findings of this analysis will be shared with the Sisk supply chain to inform pre-construction development.

WHAT'S YOUR VISION FOR THE LANDSCAPE?

TYBALDS SQUARE

- Do you feel like the central area is a place for you to enjoy? How would you like to change it?
- How would you like to play in the new square?
- Where do you currently feel comfortable to hang out/play?
- Do you find getting about the estate easy and enjoyable?
- What kind of planting do you want to see?



The existing central area - to be turned into a new square for everyone



A space for all ages and activities



A place to shelter and relax under large trees



A place to come together with neighbours and grow



An active place for sports



A space for informal ball games



A space for informal ball games



Formal planting around the square



Playable routes through planting



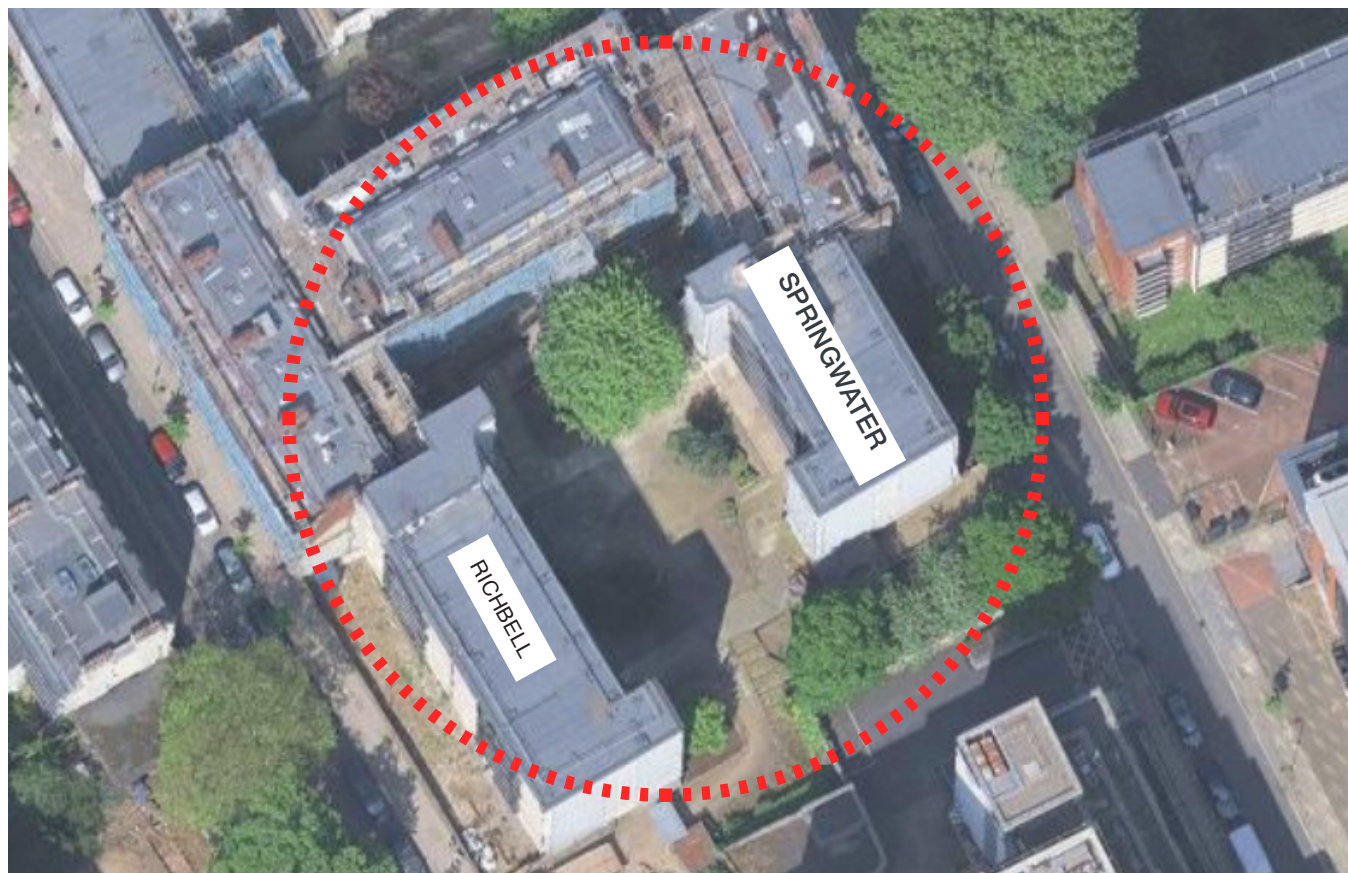
A shelter from the weather

WHAT'S YOUR VISION FOR THE COURTYARD?

THE COURTYARD AT RICHBELL & SPRINGWATER

- How do you currently use the courtyard?
- What would you like to do in the courtyard?
- Do you feel that you can enjoy the space?
- Do you want the space to be greener?

ARE WE MISSING ANYTHING?



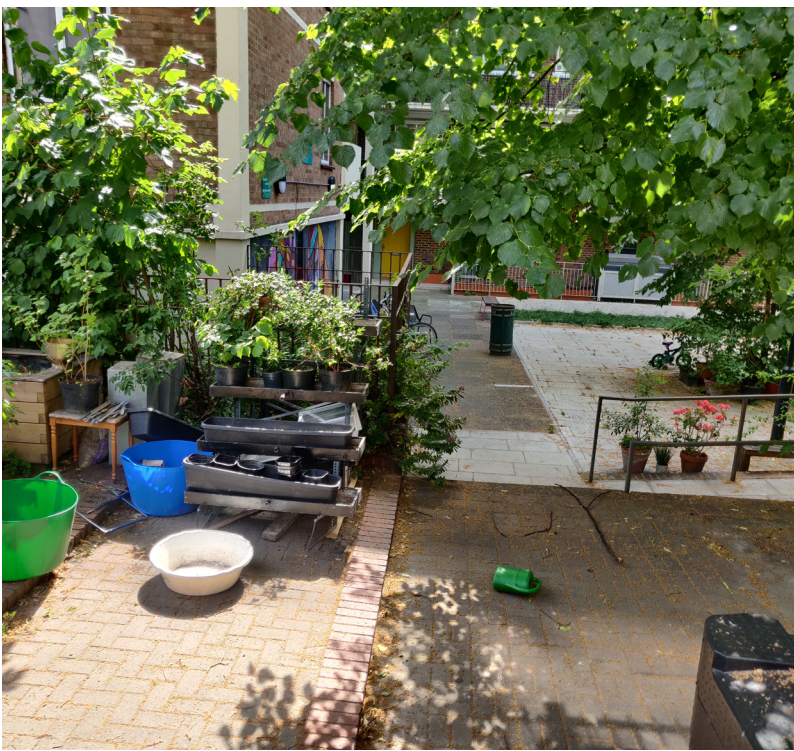
The existing courtyard at Richbell and Springwater



The existing courtyard is very hard



Ramps and steps down by Springwater



A place for residents to put out pots



A place for residents to put out pots



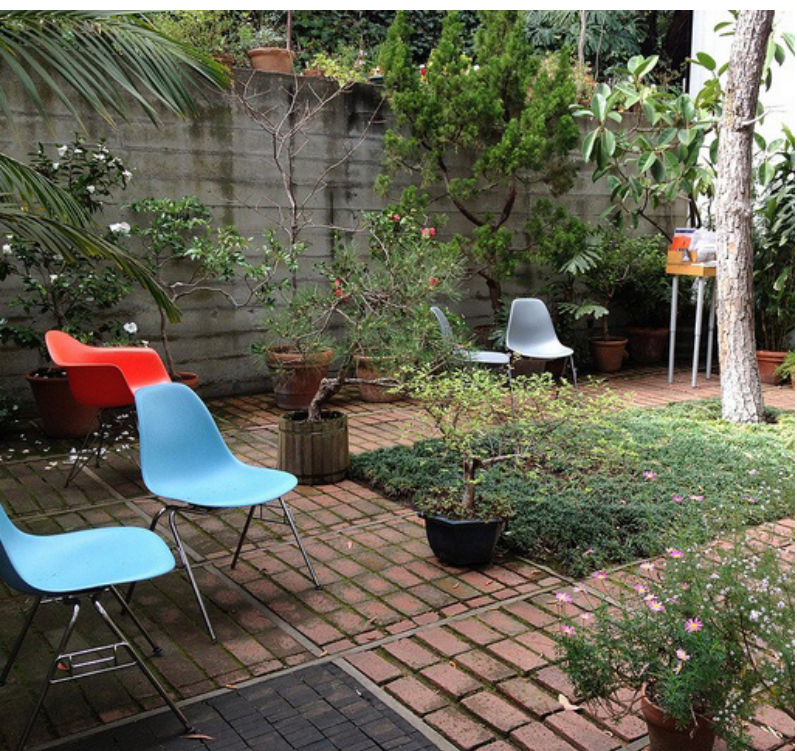
Hard surfaces used for play



More active play



Somewhere to sit and relax



Space to bring out chairs and sit with neighbours



We will be seeking changes to buildings in the areas of the development, and the following are examples from some of the building blocks

CHANGES TO BLOCK C

- Refinement of the Tenants and Residents Association (TRA) Hall layout, improving functionality of communal kitchen, inclusion of an office and more storage spaces
- Introduction of internal cycle storage spaces on ground floor for Block C residents
- Air source heat pumps introduced at roof level for operational carbon reduction



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



Proposed Block C S73 application north elevation

CHANGES TO BLOCK D

- Reduction of 1no. floor to limit the building under 18 metres in height, in compliance of rules from Building Safety Act 2022
- Overall massing to be better aligned with surrounding buildings



Consented Block D West elevation



Proposed Block D West elevation for S73 application

TIMELINE

Indicative timeline for Tybalds Estate Section 73 works:

28th & 31st July 2025: Public Consultation Pop-Up Events

22nd September 2025: Pre-S73 Submission Exhibition

October 2025: S73 Application

Spring 2026: Tendering following Planning Approval, Mobilization and Start on site

Summer 2028: Anticipated Completion

QUESTIONS/ SUGGESTIONS

As part of the Section 73 application we are reviewing these key areas. Please let us know if you have suggestions for what we should consider/improvements we could make around:

Landscaping	Shade Protection
Accessibility	Transport routes and parking
New community hall	Waste management

If you could make one improvement to the estate what it would it be?

Thank you for taking the time to review our s.73 information update.