

Exemplary Housing Estate Regeneration in Europe



THE ARCHITECTS' JOURNAL

Tybalds Estate

3 *Tybalds Estate regeneration, Camden, London, UK*
 by *Tibbalds Planning and Urban Design, Duggan Morris Architects, Mae Architects and Avanti Architects*

Tybalds Estate is part of Camden Council's Community Investment Programme – a 15-year plan to invest money in schools, homes and community facilities. Tibbalds Planning and Urban Design was appointed to lead a multidisciplinary design team to deliver the estate regeneration through a design competition.

The winning scheme was a collaborative partnership formed

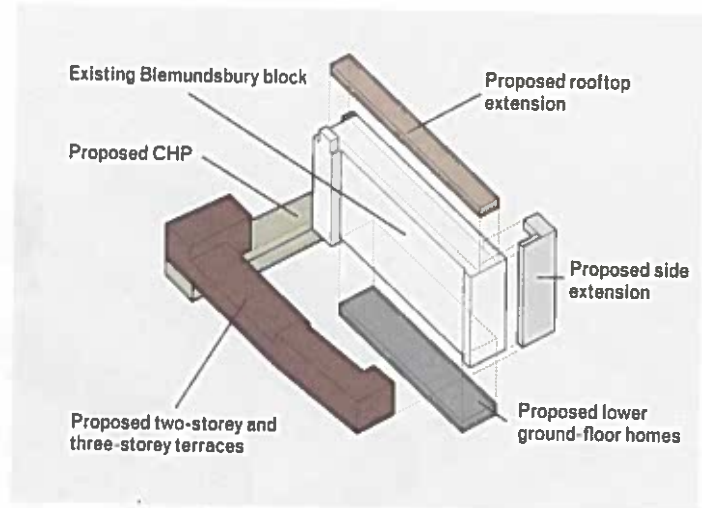
initially between Duggan Morris Architects and Mae Architects, who were selected to work alongside Avanti Architects and landscape architect Camlins.

The project will deliver 93 new infill homes occupying underused spaces with new-build apartments and houses, as well as improved public realm, such as the open play space on Orde Hall Street. The proposals create clear new routes to aid navigation through the site and give existing buildings a street address. They aim to create better defined and overlooked public space with mews houses and mid-rise blocks that have a relationship with public space.

The full project team worked closely with residents on the estate to ensure the plans reflected their needs. Building high-density schemes in historic, existing and occupied sites is highly complex and requires the careful handling of competing pressures.

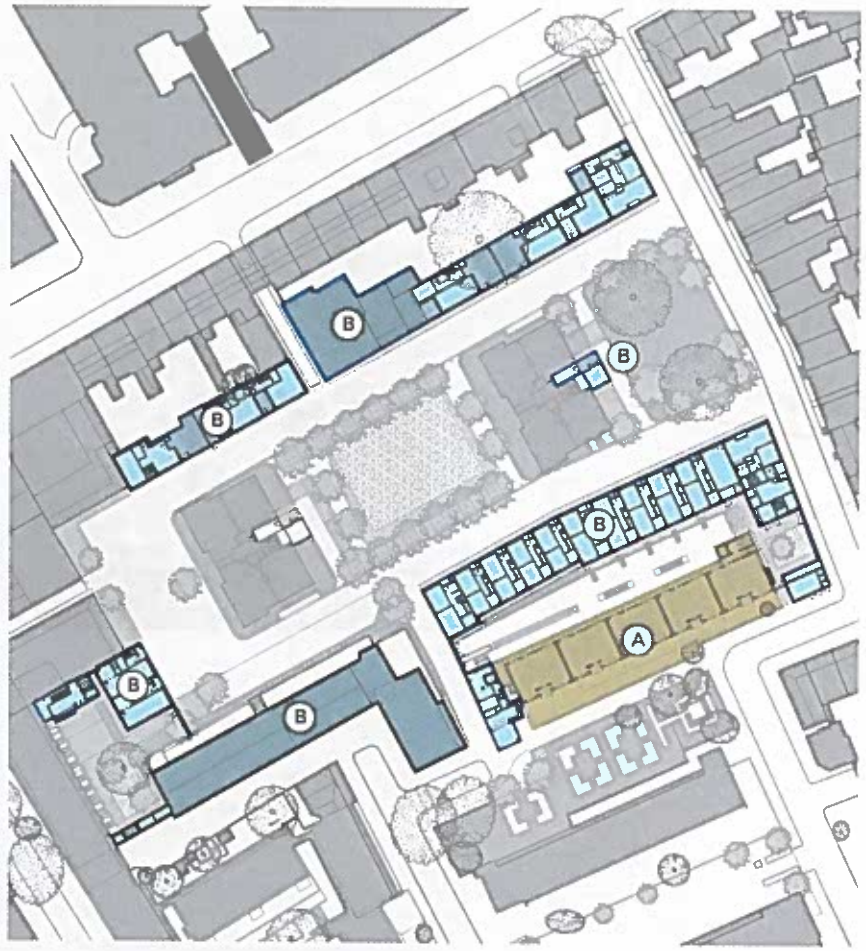
It was vital to ensure local households would move to more suitable new homes nearby. This was achieved by designing a more secure, distinctive and attractive estate, which was tested and communicated in consultation events. The desire to build beautiful, viable homes and spaces is challenging but is the core essence of this collaborative project.

Credits
 Start on site 2016
 Completion 2018
 Units 93
 Gross internal floor area 6,304m²
 Form of contract Design and build (two stage)
 Construction cost £28 million
 Client London Borough of Camden

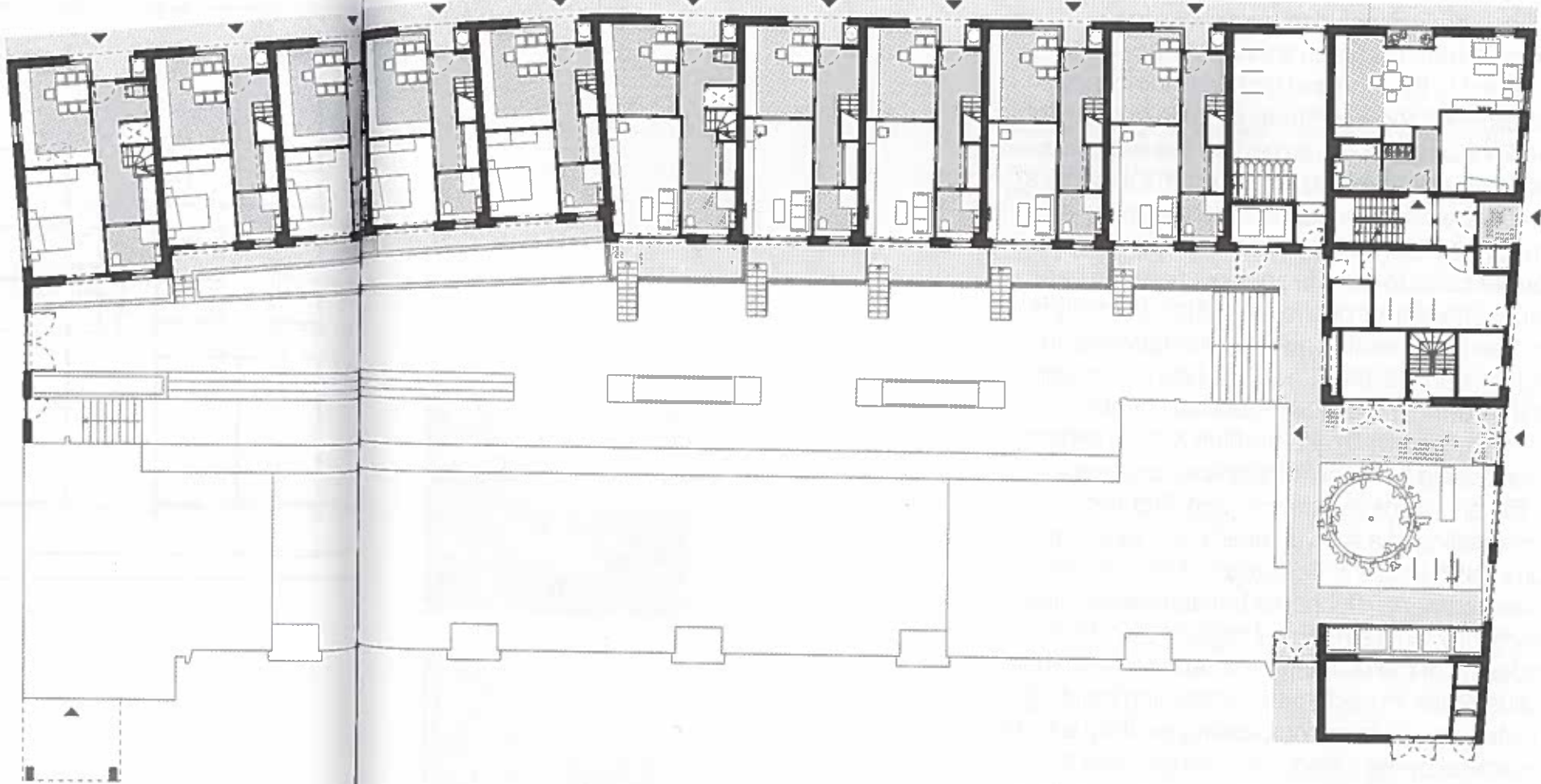


Far left Design diagram
 Left The existing scheme (top) and render of proposal (bottom)

Key
 A. Remodelled block
 B. New terraces



Buildings: Infill and densification



Tybalds Estate ground floor plan

