

TYBALDS ESTATE

PRELIMINARY MARKET ENGAGEMENT

LONDON BOROUGH OF CAMDEN

TYBALDS ESTATE
REGENERATION

PRELIMINARY MARKET ENGAGEMENT NOTICE



January 2026

TYBALDS ESTATE

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Project Address

Tybalds Estate, New North Street, Camden, London, WC1N 3JT

Employer

London Borough of Camden (LBC)

Site Overview and Location

The Tybalds Estate in Holborn is a post-war estate belonging to Camden Council and consists of eight post-war blocks: six slab blocks and two towers. The northern part of the estate centres around large, generally undefined, open spaces, whilst the southern part of the estate has a more integrated layout.



Tybalds Estate regeneration is included in Camden's Community Investment Programme (CIP). This programme seeks to provide new Council and affordable homes and new and improved education and community facilities through the development of existing land and assets and the raising of cross-funding through land disposals and homes for sale. High quality and environmental standards are inherent to the CIP and new homes are built to M4(2) standards (formerly Lifetime Homes standards). **Public consultation is fundamental to development of CIP projects.**

Tybalds Estate



Existing city routes generally circumnavigate the estate due to its disjointed and undefined arrangement. There is the potential to enhance this north-south connection and to provide improved connectivity from the Estate to Great Ormond Street Hospital and the future plans to open up Powis Place to create access to Guildford Street to the north. There is also an opportunity to improve connectivity to the south toward Holborn Station.

Site Characteristics

Whilst most of the application site has no listed buildings, the far western part of the site is located within the Bloomsbury Conservation Area. There are multiple physical factors which have been taken into consideration when designing the proposed scheme, including a variety of parking, mature trees and a substation to be retained

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Site Amenities

Tybalds Estate sits to the south of Great Ormond Street Hospital between Russell Square and Holborn. There are strong public transport links, and the Estate has a PTAL rating of 6a. There are several GP practices, shops and amenities located along Great Ormond St and The British Museum next to Russel Square, all within 0.5-mile of the site.

Site Views



Figure 1 – View of the proposed Block B



Figure 2 – Proposal for mews houses



Figure 3 – Site section looking South

Planning Status

The proposed scheme has planning approval but requires an amendment via a s73 application, which has now been submitted and validated by the Local Planning Authority with determination expected on 17th February 2026. The amendments are not radical and reduce the height of one of the new blocks to make it a non-HRB.

The application reference for original planning approval is: 2021/3580/P

S73 information is available from LBC Planning Portal under: 2025/5171/P
<https://accountforms.camden.gov.uk/planning-search/>

It is anticipated the s73 application will be approved within the tender period.
Proposed Scheme

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Block B – will be situated on Orde Hall Street, on the East corner of the existing Blemundsbury building - opposite Orde Hall Playground. Mediating between the 3 storey Georgian houses on Orde Hall Street and the 10 storey Blemundsbury block, Block B will be a 4-storey building, comprising of 18 nr 1-2 bed units (1,453m² or 15,645ft² GIA) with recessed balconies.

Block C – framing a new landscaped courtyard to Blemundsbury, Block C will be situated on the West corner of Blemundsbury, delivering 6 units (852m² or 9,170ft² GIA) and a new multi-use TRA Community Hall on the Ground Floor. Orientated to face what will be a new landscaped Tybalds central Square.

Block D – will be an apartment building delivering 10 nr new 1-2 bed units (953m² or 10,258ft² GIA). As it will sit adjacent to the Richbell block, Block D is designed to accommodate a small entrance courtyard into the existing Richbell flats on the ground floor as well as setting back on the top floor.

Eastern and Western Mews – The Eastern Mews will comprise of 5 new 2-storey houses with roof terraces on the South side of the estate. Together with Block B, these two buildings help to frame the entrance of the estate and the children's playground for Orde Hall Street. Total GIA for Mews houses is 1,203m² or 12,949ft²

Extensive site wide landscaping and external works package – revised estate landscaping, updated bin/cycle storage, renewed entrances to existing high-rise blocks and a lift installation to another existing block.

Key Design Team appointed by the Employer:

Architect	-Matthew Lloyd Architects LLP
Employer's Agent	-Potter Raper Limited
Quantity Surveyor	-Cast Consultancy
Planning Consultant	-DWD Property and Planning
Civils/Structural	-Mason Navarro Pledge
MEP Consultant	-Harley Haddow
Landscape Architect	-Farrer Huxley

Procurement Objective

Camden Council seeks to appoint and work with a Design and Build Contractor who has a successful proven track record of constructing mixed-use development in urban environments, on constrained sites. The Contractor will need experience of delivering new build, mixed-use regeneration schemes developed around existing buildings where stakeholder and resident engagement is crucial. These requirements will need to be demonstrated and substantiated where Contractors are invited to selection questionnaire.

Procurement Timescales

Table 1 below sets out the indicative procurement timeline:

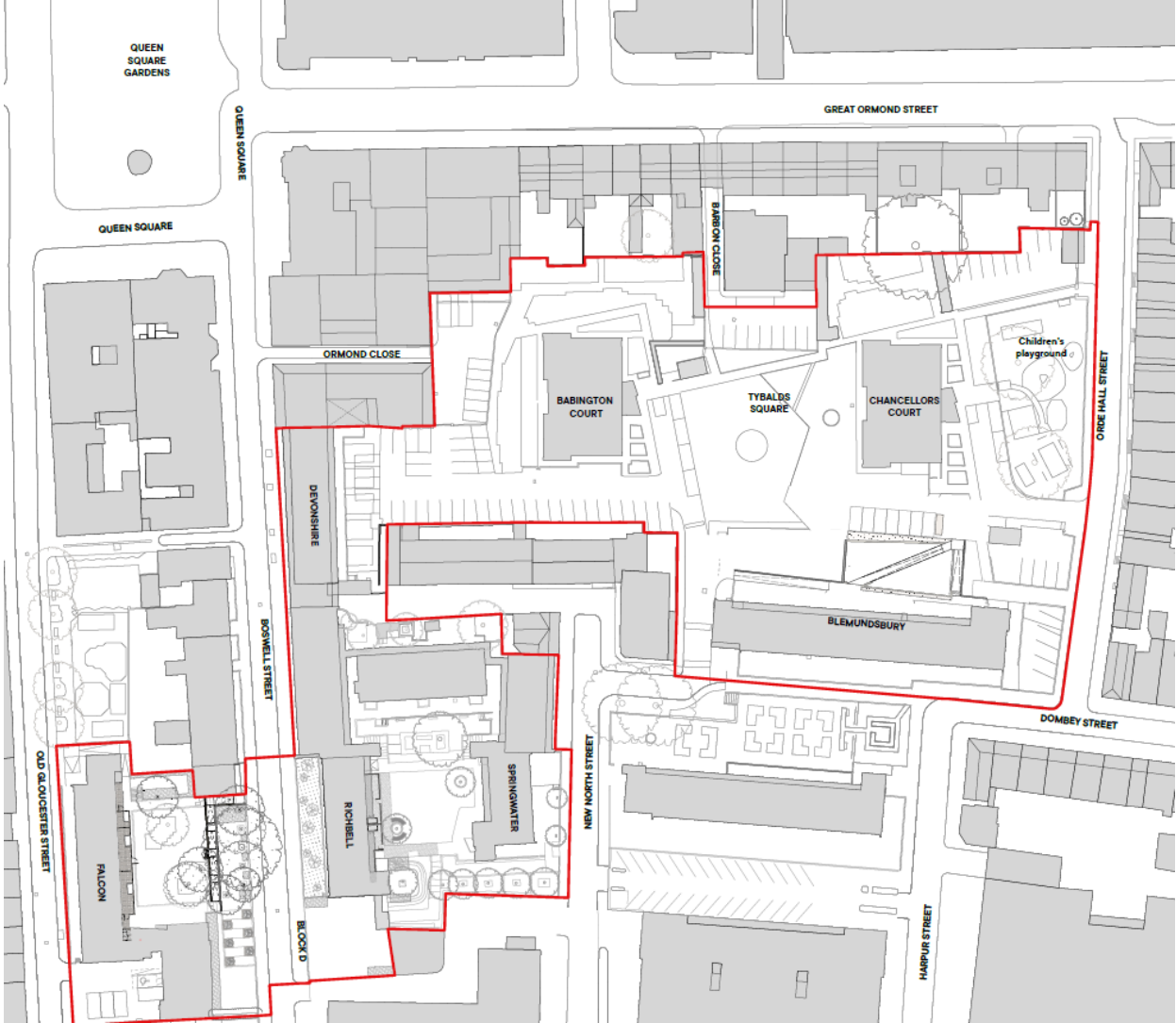
TABLE 1: INDICATIVE PROCUREMENT TIMELINE*

Activity	Date
Preliminary Market Engagement Notice	14 January 2026
Preliminary Market Engagement Notice Returned	30 January 2026
Preliminary Market Engagement Notice Analysis	2 February to 13 February 2026
Expression of interest published	16 February 2026
EOI returns	27 February 2026
ITT issued	16 March 2026
Contract Award	30 June 2026

***This procurement programme is indicative and is subject to LBC internal approvals and Planning consent.**

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Existing site plan



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Proposed site plan

