

Project background

Plans for the estate

The BEST project is a long-term plan to transform Barnsbury Estate to ensure it can provide high quality homes for current residents and future generations, whilst creating new homes for local people. In consultation with residents, as well as surveys on all Barnsbury blocks, we believe the best way to achieve this is a full refurbishment of Old Barnsbury, and a redevelopment (demolition and rebuilding) of New Barnsbury.

How we have consulted with you so far

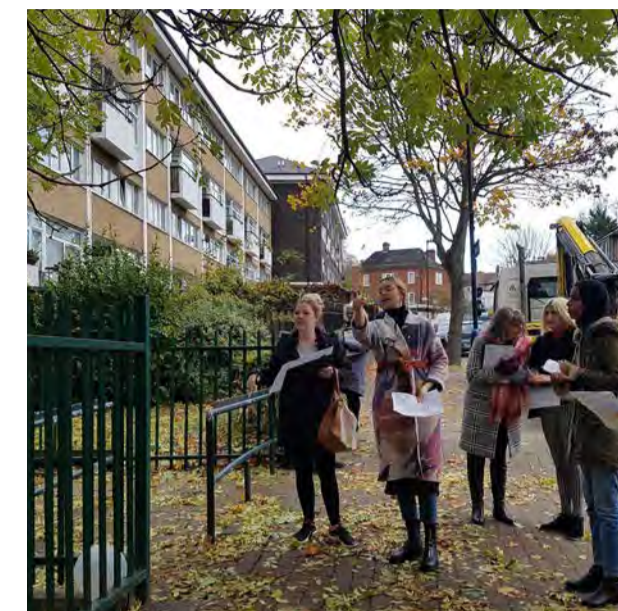
Since starting in October 2019 there have been six workshops with residents split across twenty individual sessions. In addition, there has been a Community Centre Vision workshop, home visits, estate walkarounds, coffee mornings and online polling.

To date, **78%** of Old Barnsbury and **82%** of New Barnsbury Housing Needs Surveys have been completed. In response to Covid-19, all face-to-face engagement with residents was put on hold. During this time the BEST team maintained contact with the most vulnerable residents and those not previously involved in consultation exercises.

We now feel that the time is right to recommence engagement with you. We have already collected hundreds of pieces of feedback which has helped us shape the designs we are presenting in this workshop.



Oct/Nov 2019:
Resident Home Visits



Nov 2019:
Resident Estate Walkabout



Nov 2019:
Workshop 3



Jan 2020:
Community Vision Workshop



Feb 2020:
Workshop 6



Feb 2020:
Workshop 6

What are the different ways Workshop 7 is being run?



Online: Sign up for one of the webinar sessions to discuss this material with the project team, participate in a live Q&A session and submit your feedback. Or simply view our virtual exhibition at www.betterbarnsbury.org.uk and complete the online feedback form.

In-person: If you do not have internet access we have arranged for in-person one-to-one meetings with members of the project team in the Barnsbury Community Centre. To ensure social distancing measures are observed you will need to sign-up for a timed slot. This can be booked by emailing or phoning us.

Over the phone: We want to hear from everyone, so if you prefer you can call the BEST team or arrange for us to call you.

How can you share your feedback?



We would like feedback from every resident on the estate

We have sent everyone a feedback form along with a copy of the Workshop 7 boards.

Once you have completed the feedback form you can leave it in the drop box in the community centre or even take a picture of it and email it in.

The feedback form is also available on the website – www.betterbarnsbury.org.uk – or you could call us and tell us your feedback.

What happens next?



Every piece of feedback will be recorded and all comments will be analysed so that we understand what residents are telling us. This feedback will help to shape our proposals for the estate.

The BEST team will incorporate feedback into revised drawings, plans and images for the scheme to present back to you at the next workshop.

What is the resident ballot?



Ahead of a ballot on the future plans for the estate, we will provide you with an 'Offer Document' which will outline the final plans and how we have incorporated your feedback.

All eligible residents will then be asked to vote Yes or No in a formal, confidential ballot.

You will have the final say and the project can only go ahead if the ballot delivers a YES vote.

We expect that the ballot is likely to take place in Spring 2021, however, we have not set a fixed date for this yet.

We did previously think it would be possible to hold the ballot in December 2020, but the delay to the project due to Covid-19 has meant we have revised this.

Guide to Workshop 7

Due to Covid-19 regulations it is not possible to run the workshops as we have done previously.

These information boards have been posted to every address on the estate, and are available to view online at:

www.betterbarnsbury.org.uk

This workshop will last for a month with a wide range of ways you can get involved, ask questions and leave your feedback.



STEP 1

VIEW: The boards from the comfort of your home either online or looking through the paper version posted to you.



STEP 2

SIGN UP: For an online workshop in groups or a socially distanced meeting in the community centre.



STEP 3

TALK TO US: Online, in-person or over the phone. Discuss these boards with residents and the project team.



STEP 4

FEEDBACK: Fill out a feedback form with your comments and questions about the project.



STEP 5

INFLUENCE: See how your feedback has influenced the project at future workshops.

Newlon are always here to help

If you have any questions or need help and advice, please do not hesitate to get in touch.

BEST Team: best@newlon.org.uk
020 7613 7596 / 020 8709 9172

This Masterplan is our vision for the transformation of the Barnsbury Estate. It has been created using the feedback from the first six workshops and will continue to be developed with your input.

The image below provides an overview of the Masterplan and the streets and spaces that will become key areas within the Barnsbury Estate. For more detail and images on the areas highlighted on this Masterplan please refer to the Masterplan: Streets and Spaces board



TO KINGS CROSS

TO ANGEL

TO CLERKENWELL

1 Caledonian Road

New blocks on Caledonian Road will retain the shops which you have told us are an important part of the community.

2 The Lanes

New Barnsbury will feature two new streets running North to South roughly following Jays Street and Leirum Street. These streets will be designed to be shared spaces accessible to cars but pedestrians will be prioritised. The design will ensure they do not become vehicle rat-runs.

3 The Mews

The Mews are pedestrian-only streets connecting Caledonian Road and Pultney Street Park. Large family houses line the streets which feature paving and planting to create a shared space for those living there.

4 Pultney Street Park

This area of New Barnsbury will transform the existing green space between Messiter House and Pultney Street.

5 Old Barnsbury Courtyards

The parking courts of Old Barnsbury will be transformed to create a more pleasant environment for everyone. Parking will be softened with planting and lighting. New bin and cycle stores will be integrated into the landscape.

6 Old Barnsbury Green Space

Improved landscaping, planting and growing beds will provide areas for relaxation, play, learning and exercise for Old Barnsbury residents.

7 Charlotte Terrace

New street trees will create a green avenue along Charlotte Terrace, retaining car parking and the cycle hire station.

8 Community Hub

A new community centre will offer improved facilities for residents and is part of a new park. Seating, play equipment, a ball court and exercise equipment will provide activity for all ages.

9 Canal Side

The canal side area will include three new buildings located among the existing trees. New landscaping will enliven Carnegie Street and along the canal.



The Masterplan is made up of a variety of streets and open spaces, both existing and new.

These streets and spaces will make the estate a more interesting place to live and offer something for everyone.

The height of proposed buildings relate to the width of the streets and spaces. Narrower streets will have small houses, while larger buildings are located on wider streets and around open space.

All of the streets and open spaces will have front doors and windows looking onto them to make sure the estate is active and there are no unsafe corners or dead ends.

The majority of the new homes will be dual-aspect meaning that most residents will have two views. Some windows may face the street or courtyard and some will look out over green space and trees.

We want to hear your feedback...

Tell us what you like about the proposed streets and spaces, and what else you feel needs to be included.



1 Caledonian Road
Shops and cafés along Caledonian Road, with safer walking routes into the estate.



2 The Lanes
New streets with two-storey family homes at the lower levels, each with a private garden on the courtyard side.



3 The Mews
These pedestrian-only routes are lined with large family houses and provide playable streets.



4 Pultney Street Park
This existing park will be transformed, and new homes will surround it, with views of the open space and trees.



5 Old Barnsbury Courtyards
New landscaping, improved surfaces, lighting and new bicycle and bin stores to create a pleasant environment for residents.



6 Old Barnsbury Green Spaces
Existing underused space will be opened up to all Old Barnsbury residents and provide planting, seating and new play areas.



7 Charlotte Terrace
New trees and landscaping will create a green and attractive street.

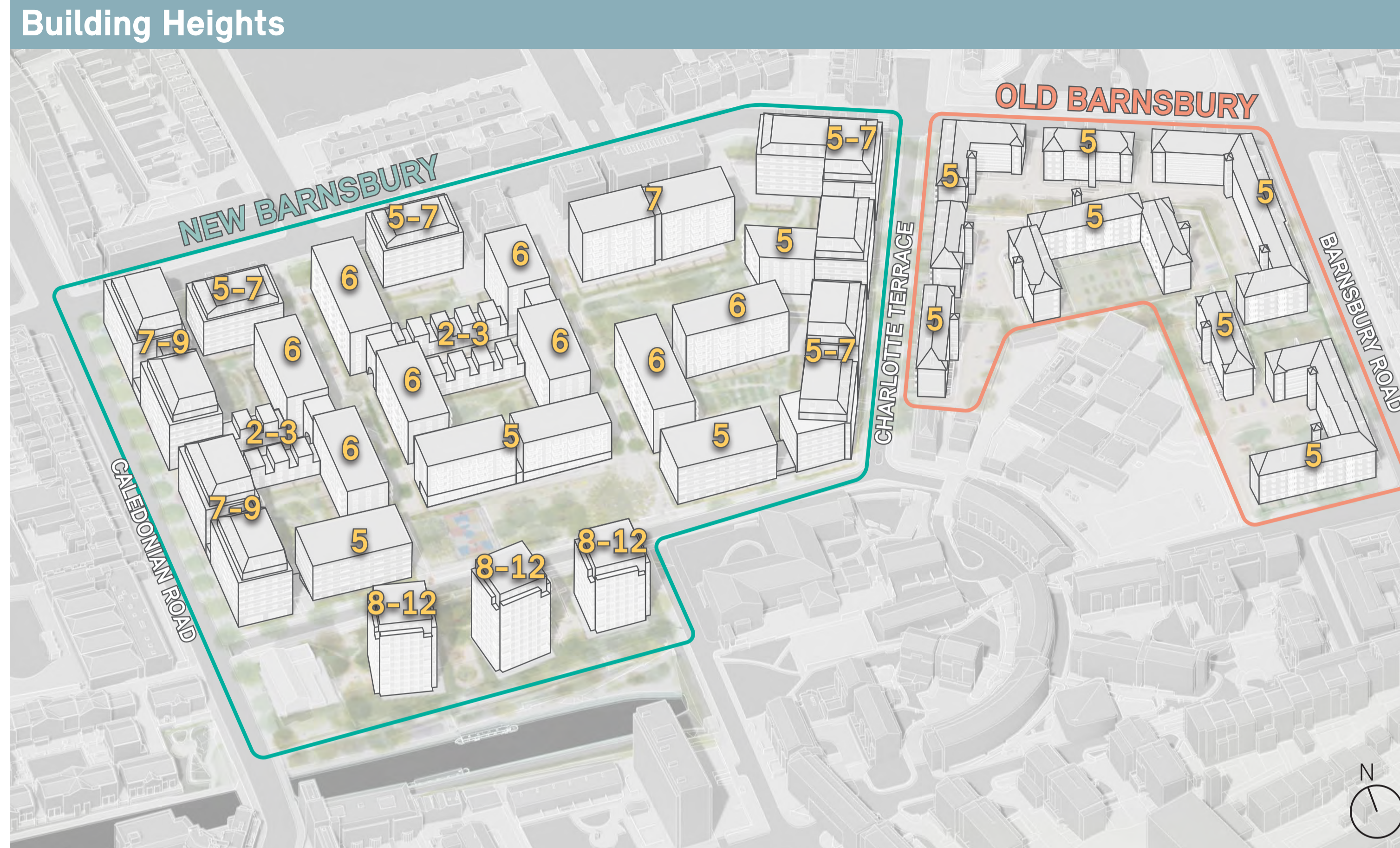


8 Community Park and Canal Side
The largest open space is located along Carnegie Street and will be transformed to provide activities for all ages including play and sports.



The Masterplan must address a number of factors to ensure the proposals for both Old and New Barnsbury are suitable and achievable. These include:

- Responding to the needs of residents and the feedback provided on the plans for the estate.
- Financially, Newlon needs to be able to deliver the proposals.
- The proposals for the new buildings, streets and spaces need to be built to a high standard.
- The impact on the environment needs to be minimised and mitigated as much as possible.



These initial building heights show how the required number of homes can be accommodated. Some blocks show a range of possible minimum and maximum heights being considered at this stage of Masterplan development.

KEY
5 Indicative number of floors proposed

Making the plans for transformation work



How the proposals respond to Residents' feedback

- Source Partnership have been working with residents to shape a Residents' Charter to go alongside the Offer Document from Newlon. The Charter outlines the key commitments that residents have asked for including your rights, what you are entitled to, and what will happen if the plans go ahead.
- The transformation aims to ensure that new homes are built to meet the housing needs of the residents. Tenants who are currently overcrowded will get a home with a suitable number of bedrooms based on their Housing Need.
- As part of a shared equity offer, all New Barnsbury resident leaseholders will be offered a new home with the same number of bedrooms as their current home.
- All Old Barnsbury residents will benefit from external wall and roofing repairs, as well as new window replacements. Tenants will also receive a general refurbishment to the interior of their homes, and resident leaseholders will have the option to buy into the internal refurbishment works programme. Resident leaseholders will not be expected to financially contribute to any communal area refurbishment works, however non-residents leaseholders will be required to financially contribute.



How the proposals achieve viability

- New Barnsbury will see approximately 900–950 total homes being built. There will be approximately 520–570 new homes built in addition to replacing the existing homes for residents. At least 50% of new homes will be affordable, including rented and shared ownership homes.
- The additional rental income from the new socially rented homes and the new private sale will completely fund all new build works and fund the Old Barnsbury refurbishment works.
- The diagrams opposite show how we have accommodated these homes, while trying to keep building heights down and maintaining open space.



How the proposals achieve buildability

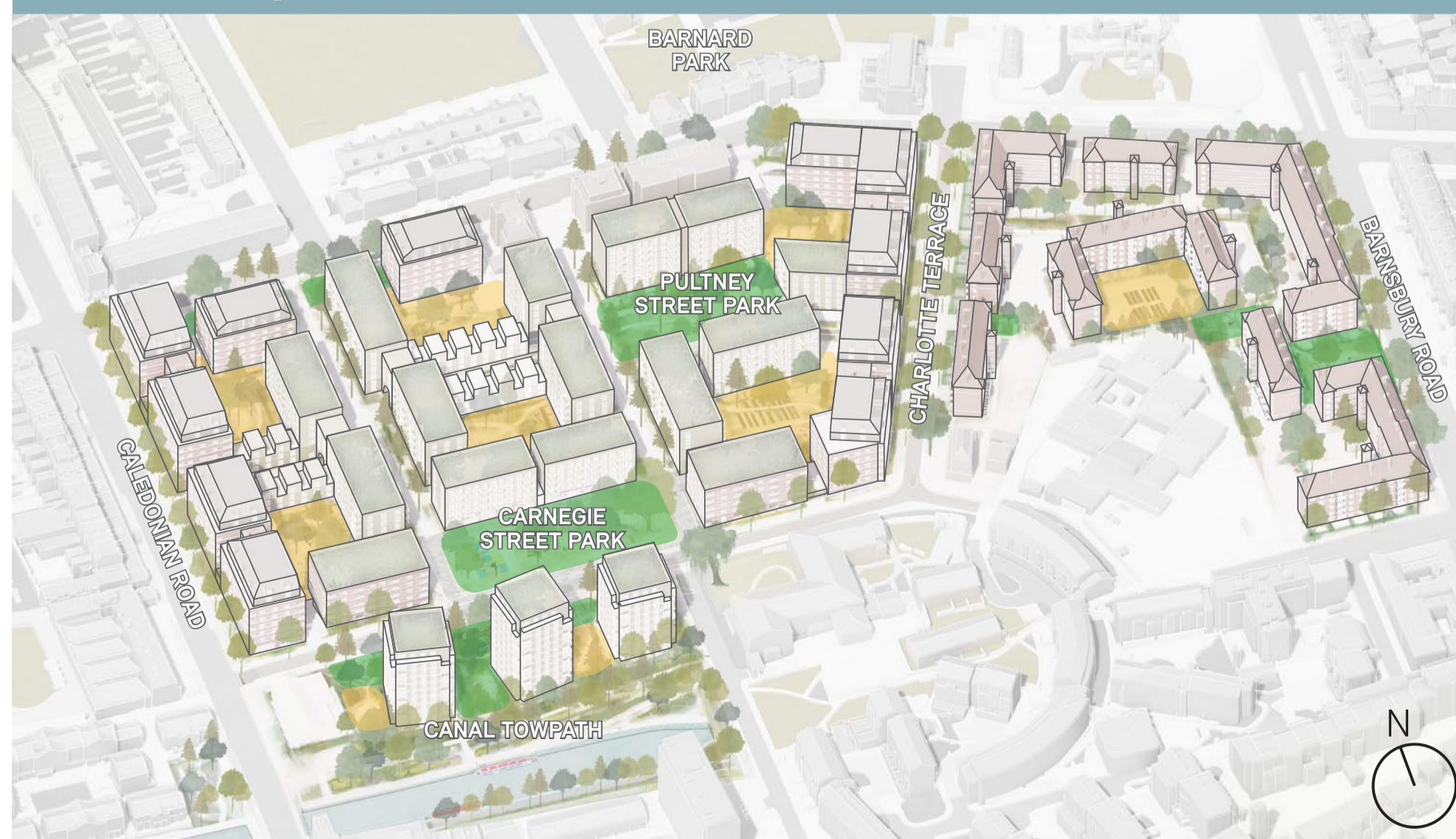
- The layout of the Masterplan allows New Barnsbury buildings to be demolished in phases and replaced with new buildings, with minimal disruption to the rest of the estate.
- The order of the phases has not been decided yet, but a proposal will be presented to you prior to the resident ballot.
- The refurbishment of Old Barnsbury will aim to be carried out between the earlier and middle phases of the development. This phasing plan would include details of when the refurbishment of Old Barnsbury will take place.
- Our aspirations are to have high quality, attractive materials that are reliable with minimal maintenance requirements. We will be working on the building's appearance soon and will share this with you.



How the proposals will be sustainable

- A 'fabric first' approach is proposed for new buildings on New Barnsbury. This means increasing the performance of insulation and windows, beyond what is required by regulations.
- Various renewable energy technologies are being considered to provide low carbon energy which we would expect will lead to lower energy bills for residents.
- The proposed landscaping and green roofs will improve biodiversity and provide an environment for local wildlife.
- Replacement windows and doors on Old Barnsbury will improve thermal performance and lead to relatively lower heating bills.
- Secure bicycle storage will be included to encourage cycling.

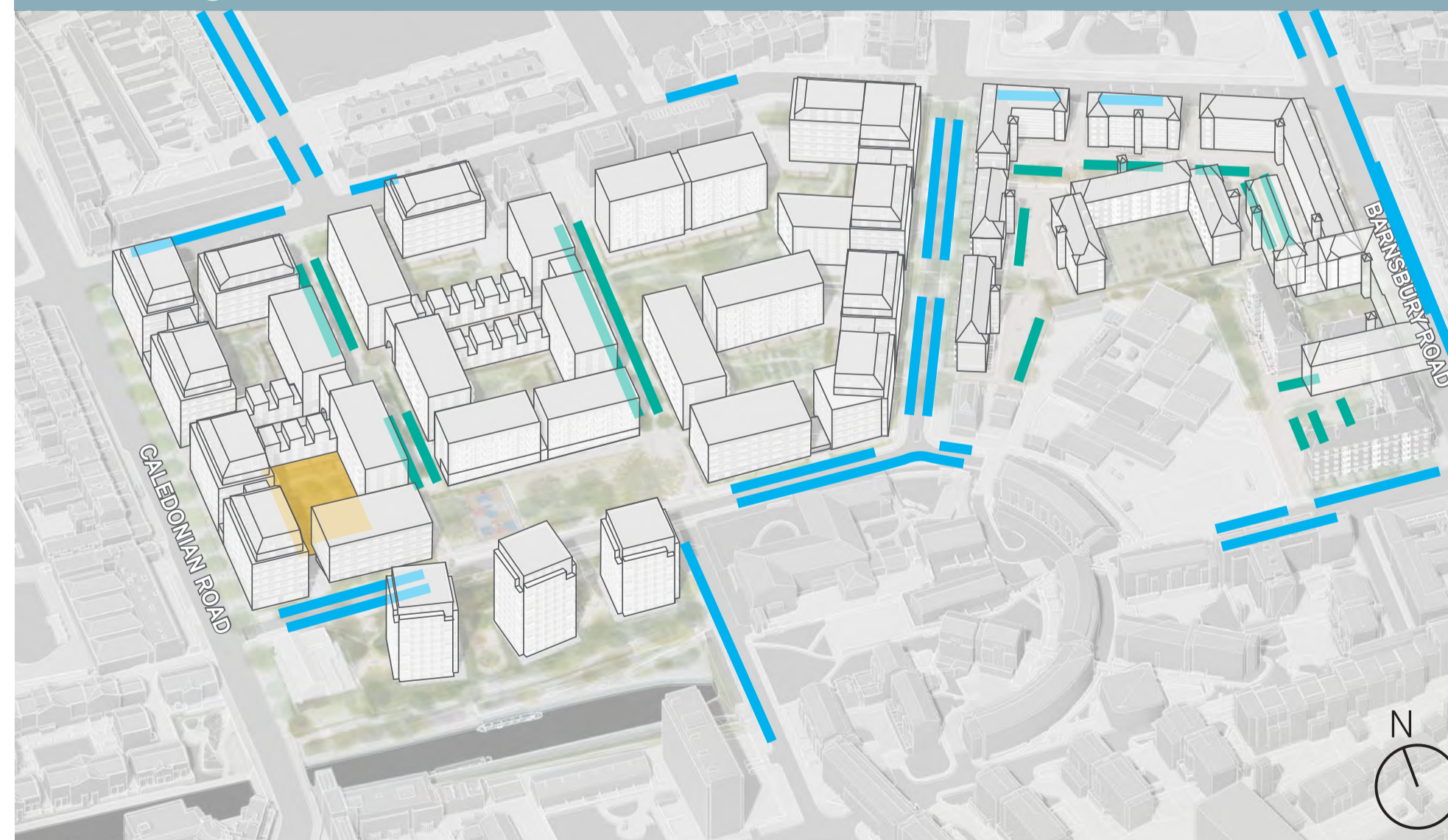
Outside space



Some of the new and existing outside spaces will be open to all while others will only be for you and your direct neighbours.

KEY
■ Estate outdoor space
■ Communal outdoor space for you and your neighbours

Parking



The Masterplan allows for existing parking permit holders, drop-off spaces and some for Blue Badge holders.

KEY
■ Street parking
■ Estate parking
■ Proposed resident basement parking

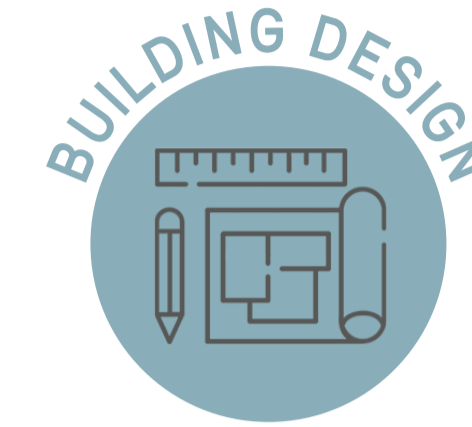
What we have learnt from you so far

We want to ensure that the Masterplan responds to the needs of residents and so we have been carefully considering all of the feedback received during the first six workshops. This feedback has helped us to shape the Masterplan that we are presenting as part of Workshop 7.

Below we have collated the key themes from the first six workshops and indicated how we have responded.



What you have told us so far	BEST Team's response
Overcrowding: This project is a once in a generation opportunity to fix the overcrowding in some of your homes.	Overcrowding: Old and New Barnsbury tenants who are overcrowded in their current homes could be offered a new home in the redeveloped New Barnsbury. This home will provide the required number of bedrooms based on their Housing Need.
Choice: You have told us you want as much choice as possible in your refurbished and new homes. We are working on an indicative list of choices to show at a future workshop before the ballot.	Choice: We are working on a list of choices to show at a future workshop before the ballot. This is likely to include a choice of kitchen and bathroom. New homes may also have the choice between open plan living or separate kitchen/diner.
Storage: Increasing storage space across the estate is a priority for many residents.	Storage: Old Barnsbury refurbishment plans for tenants homes includes a reconfiguration option for kitchens and bathrooms which will improve storage. The layout of all new homes across New Barnsbury will be designed to provide the required built in storage.
Home comfort: You have told us about issues with noise, insulation, damp and condensation.	Home comfort: All new buildings will be built to the latest building regulation requirements, ensuring modern standards on insulation, noise transference and condensation are met. Old Barnsbury will also be assessed to improve the thermal and noise transference in homes, alongside addressing any damp and condensation problems throughout the buildings.
Layout: You liked the example layouts of new homes shown in February at Workshop 6, and asked for more detailed information.	Layout: Please refer to Old and New Barnsbury boards for more information for more detail on the proposed new and refurbished homes.



What you have told us so far	BEST Team's response
Height: You want to see more detail on the height of the proposed buildings in New Barnsbury, and what they will look like.	Height: There are a range of building heights proposed across New Barnsbury. Please refer to both the Masterplan: Explained and the Masterplan: Streets & Spaces boards for information on the proposed building heights. The 3D views throughout these boards give you an idea of the buildings, streets and spaces and we will be working more on their appearance soon.
Light: You told us you don't want to lose light in the newly created public spaces.	Light: The proposed buildings for New Barnsbury have been designed to maintain light to the outside spaces and the new homes. We have a specialist sunlight and daylight consultant on board to ensure this.
Privacy: You told us you are concerned about overlooking and buildings being too close together	Privacy: The majority of the new homes will be dual-aspect meaning residents will have two views with some windows facing the streets and some looking out over green space and trees.



What you have told us so far	BEST Team's response
Routes: You have told us to make streets and spaces that are well lit, overlooked, and active. You want an Estate without dark and tight corners. You want thorough, integrated and well-maintained monitored CCTV.	Routes: Old and New Barnsbury will feature improved CCTV and lighting. Both the buildings and landscape have been designed to remove dark corners, and some routes will be accessible only to residents via gates and doors with fob access.
Private Outside Space: You want balconies and gardens with secure boundaries.	Private Outside Space: All homes on New Barnsbury will have private outdoor space, such as a balcony, terrace or garden.
Secure Storage: You want bin stores that can help eliminate fly-tipping. You want secure bicycle parking so that you don't have to bring your bike into your flat.	Secure Storage: Secure bicycle is proposed across Old and New Barnsbury with every building having a secure bike storage area.



What you have told us so far	BEST Team's response
Parking: You told us you wanted more information on parking provision, and some people suggested underground parking on New Barnsbury.	Parking: Final designs for parking will be explored at future workshops. The updated Masterplan shows new streets in New Barnsbury which will include on-street parking for residents. Old Barnsbury residents will benefit from transformed landscape that will remain accessible to cars.
Greening: You told us you like the amount of green space, but that it needs to be more accessible with activities for all ages	Greening: More green space will be made accessible with new public parks, as well as new private resident only courtyards.
Bins: You told us any new bin system needs to be accessible and close to your homes, and that you liked the idea of hidden bins.	Bins: We propose to create a new bin system for all residents across the Estate. A safer & more secure neighbourhood board shows more detail on how this could work in Old Barnsbury, as a key part of the transformation of the landscape.



What you have told us so far	BEST Team's response
Community Centre: You want to have priority use of a new community centre, with an offer for residents of all ages	Community Centre: We are starting to develop ideas for the community centre and will present this to you at future workshops. Let us know if you would like to be involved.
Shops: You have told us the shops are an important part of the Estate and would like them to remain.	Shops: The commercial spaces on Caledonian Road will be retained in any proposals for New Barnsbury and we will work with shop owners and operators to help them during the rebuilding phase. The shops on Old Barnsbury will not be affected and will remain.

Tenants & Leaseholders

Greener Old Barnsbury: Improved Boundaries, Landscape & Parking

Old Barnsbury residents will benefit from refurbishment to:

- All existing blocks
- Communal entrances
- Landscape and open spaces
- Tenants' homes

The redevelopment of Old Barnsbury would provide residents with the following benefits:

Home Comfort

- New front doors
- New double glazed windows
- New modern heating system for tenants

Quality Construction

We will work with you to select a specialist contractor to carry out work to the highest possible standard.

Safety and Security

- New CCTV to landscaped areas
- New and improved lighting
- Secure fob entry door system
- Secure bin and cycle storage

Peace and Quiet

All replacement windows will be double glazed to reduce outside noise.

Layout

The layout of all tenant homes will be adjusted to provide, wherever possible, improvements to the size and/or layout of kitchens and bathrooms.

- Other improvements could include:
- Modernised kitchens and bathrooms to make the most of your space
 - Improved new storage solutions

Resident leaseholders will have the option to buy into this option if they wish.

Choices Available

As a tenant we want your refurbished home to feel like your own therefore you will be able to choose from a range of options which will include choice of colours, finishes, kitchens and bathrooms. Resident leaseholders will have the option to buy into this option if they wish.



Map of the Masterplan showing the location of Charlotte Terrace.



This view looking down Charlotte Terrace shows how new trees, paving and soft planted boundaries will improve the experience of the estate at street level, making it greener and more accessible.



Examples of possible landscape improvements that could be made to Old Barnsbury

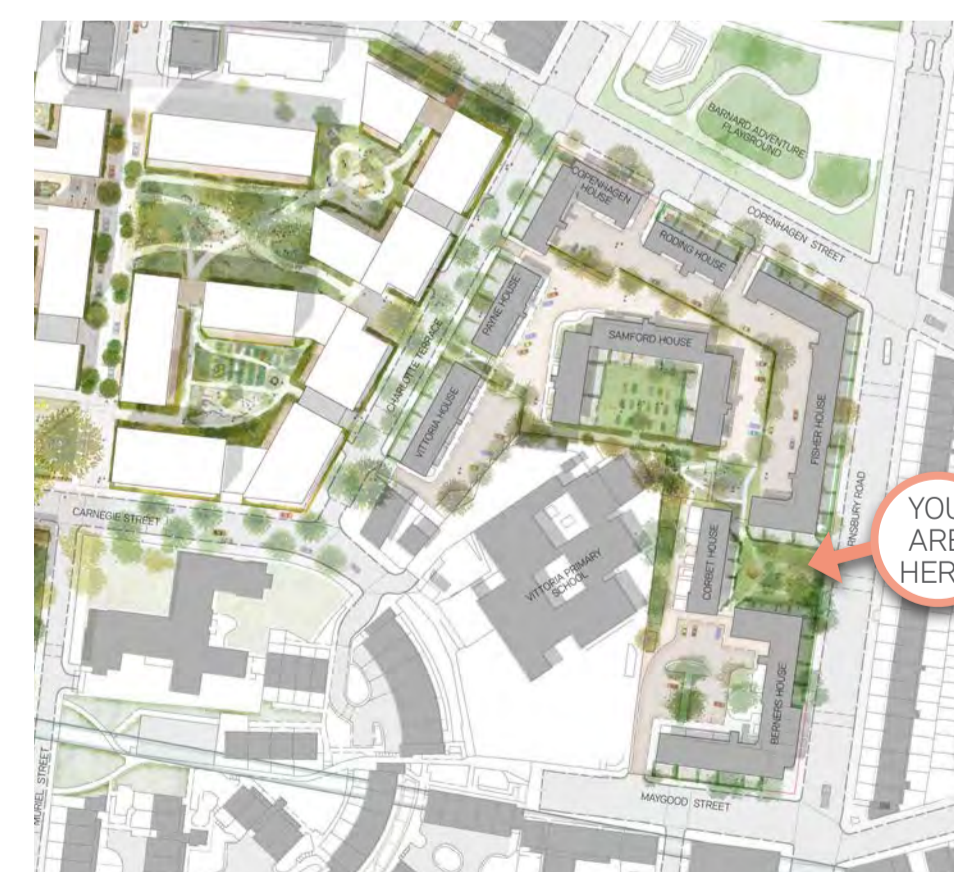
We want your feedback...

Are you in favour of preserving the existing Old Barnsbury allotments or would you like to see something different like a playground or sports area?

Tenants & Leaseholders

Shared Green Spaces: For Relaxing, Play & Exercise

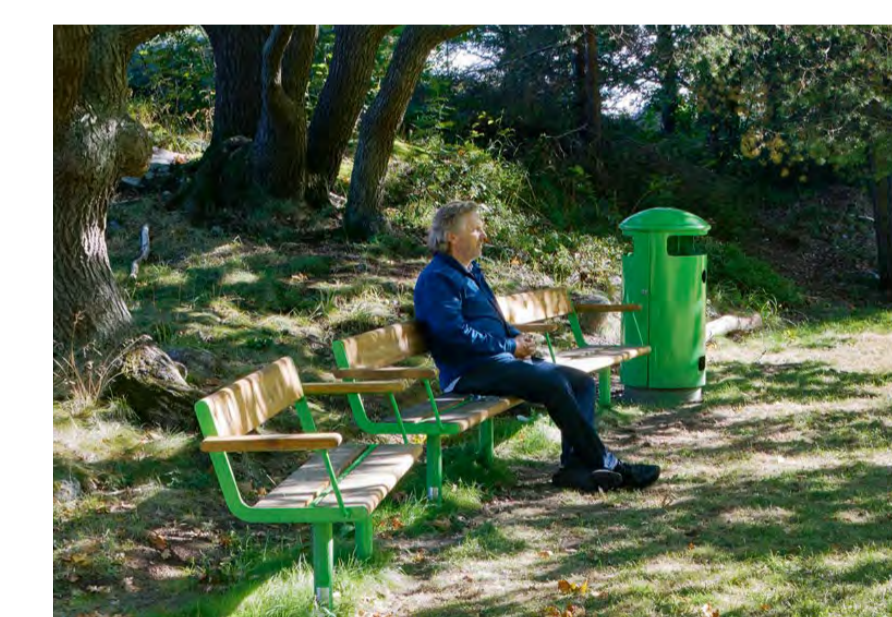
Bring underused spaces to life with planting, seating, play space and growing beds.



Map of the Masterplan showing the location of Barnsbury Road Park.



When green spaces like this are used more they become safer. A range of seating, exercise equipment and play space will provide activity and relaxation for everybody.



Examples of possible landscape improvements offering play, rest and exercise

We want your feedback...

Do you like the idea of new play space and would you or your family use it? Would you like to be able to access this type of space via the estate and also Barnsbury Road?

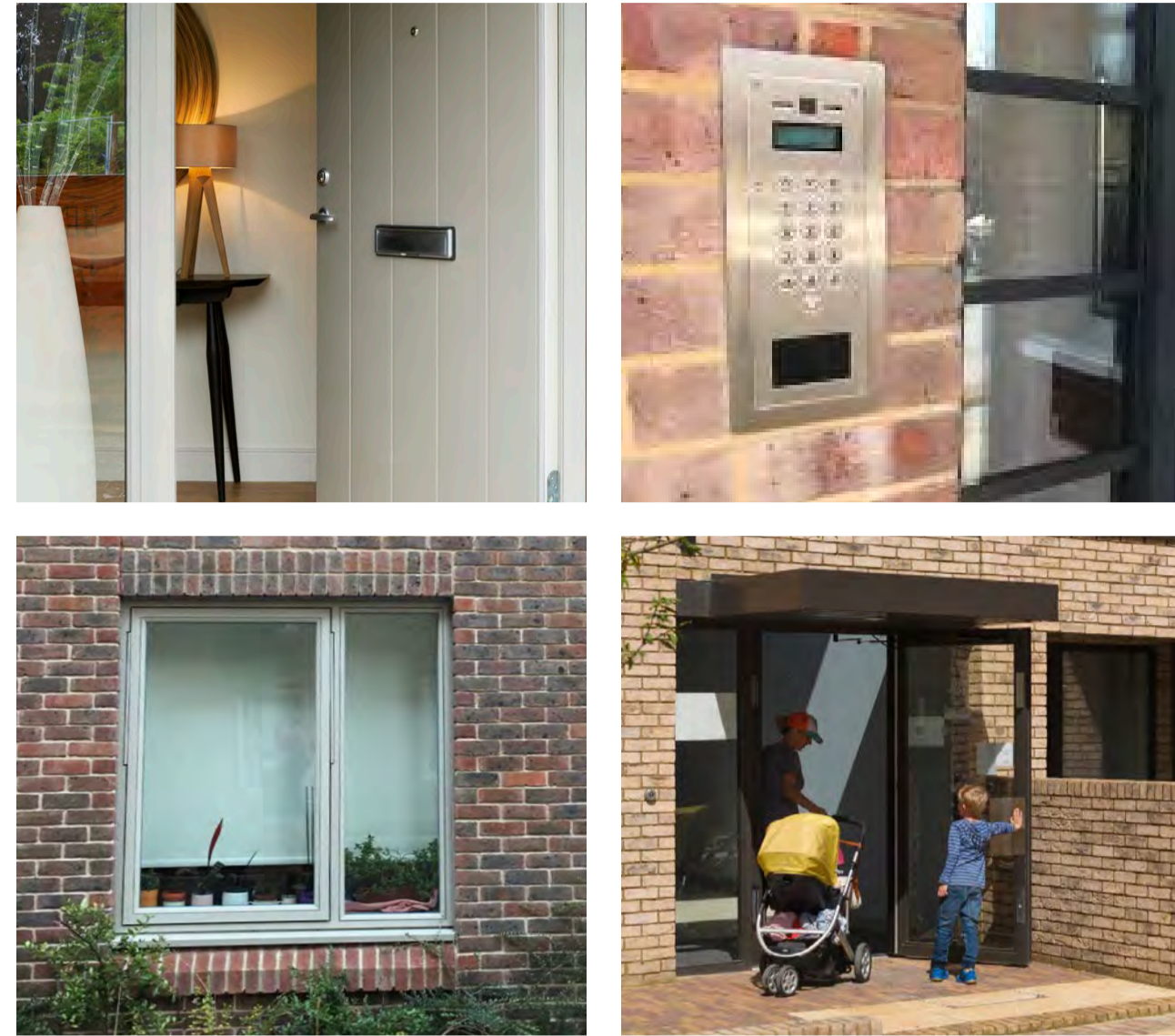
Tenants & Leaseholders

Refurbishment of blocks

Communal areas & blocks

The refurbished areas and blocks will provide the following benefits to Old Barnsbury residents:

- New, useable landscaped areas
- New windows and front doors for all homes
- New floor coverings for communal areas
- Improved cycle and bin storage
- Improved play areas
- Improved security and better lighting
- Roof repairs
- Extensive, wholesale repairs to the external brickwork for the entire building
- Improved accessibility across the estate and block entrances



Leaseholders

What is the buy in offer?

All works to the external and the communal areas will also apply to the private leaseholder flats. This includes window/balcony door replacements and front door replacements.

Resident leaseholders will also have the opportunity to buy into the internal fit out. These works could include all of the refurbishment items or a select number of items.

Our aim is to provide resident leaseholders with the opportunity to benefit from the economies of scale of the scheme should they wish to.

Indicative Floor plan: Proposed Show Home

The following indicative floor plan shows the possible layout of a refurbished Old Barnsbury home. It is our aim to convert an existing property in Old Barnsbury so that residents can come and see what a refurbished property could look like.

Full details of the show home will follow after Workshop 7, however, we can confirm the show home will be a four-bedroom property with a typical kitchen and bathroom layout.

What will a refurbishment of my own home look like?

The aim of the show home is to show residents the positive impact of our proposals to enlarge the kitchen and reconfigure the bathroom. We are also excited to show residents the quality of material finish we propose as well as the improved storage solutions.

How to book a viewing

We will inform you once the show home is ready and you will be able to book a viewing through the BEST team.

This will be after Workshop 7.



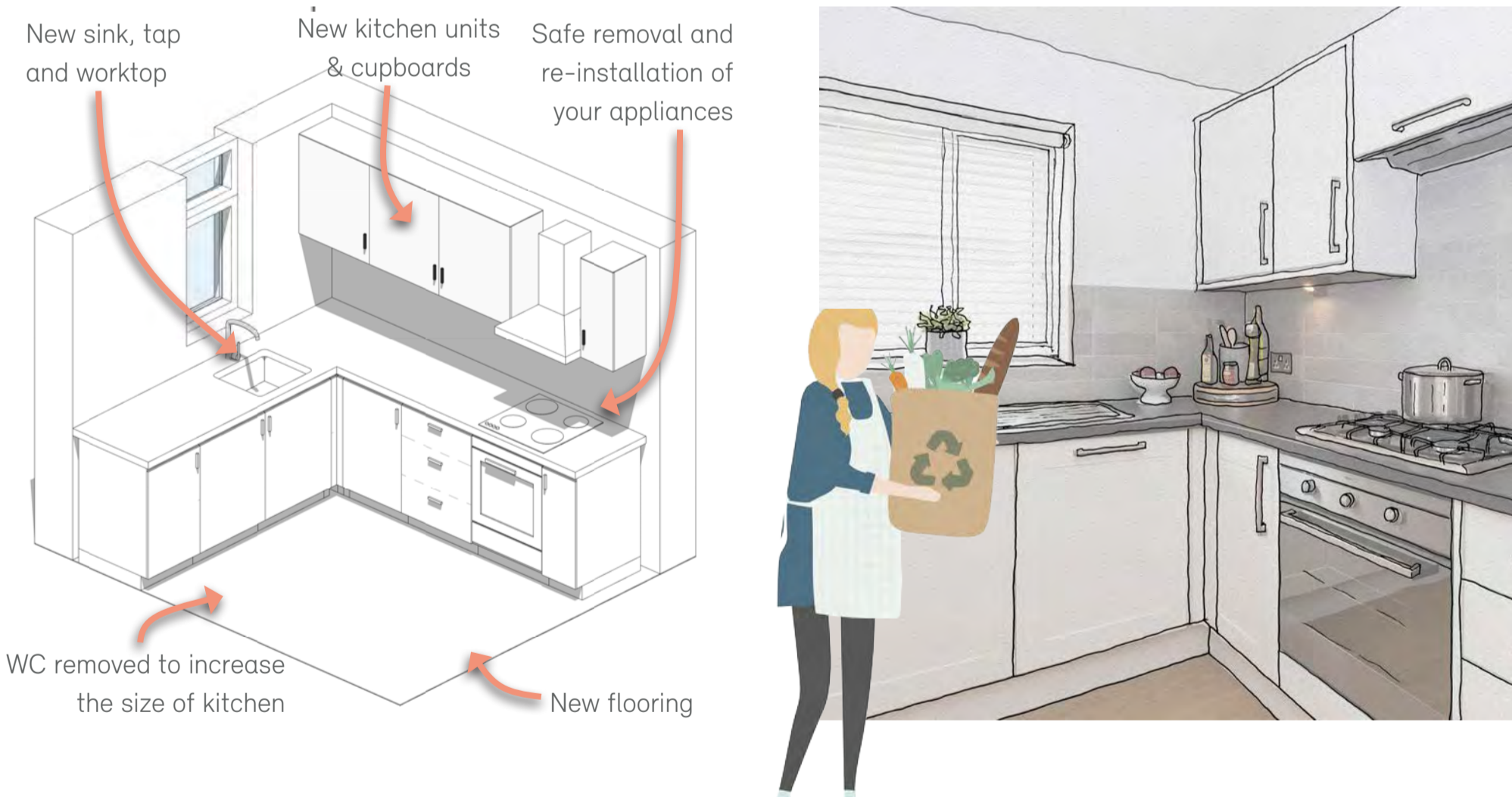
Tenants

What will a refurbishment of my home include

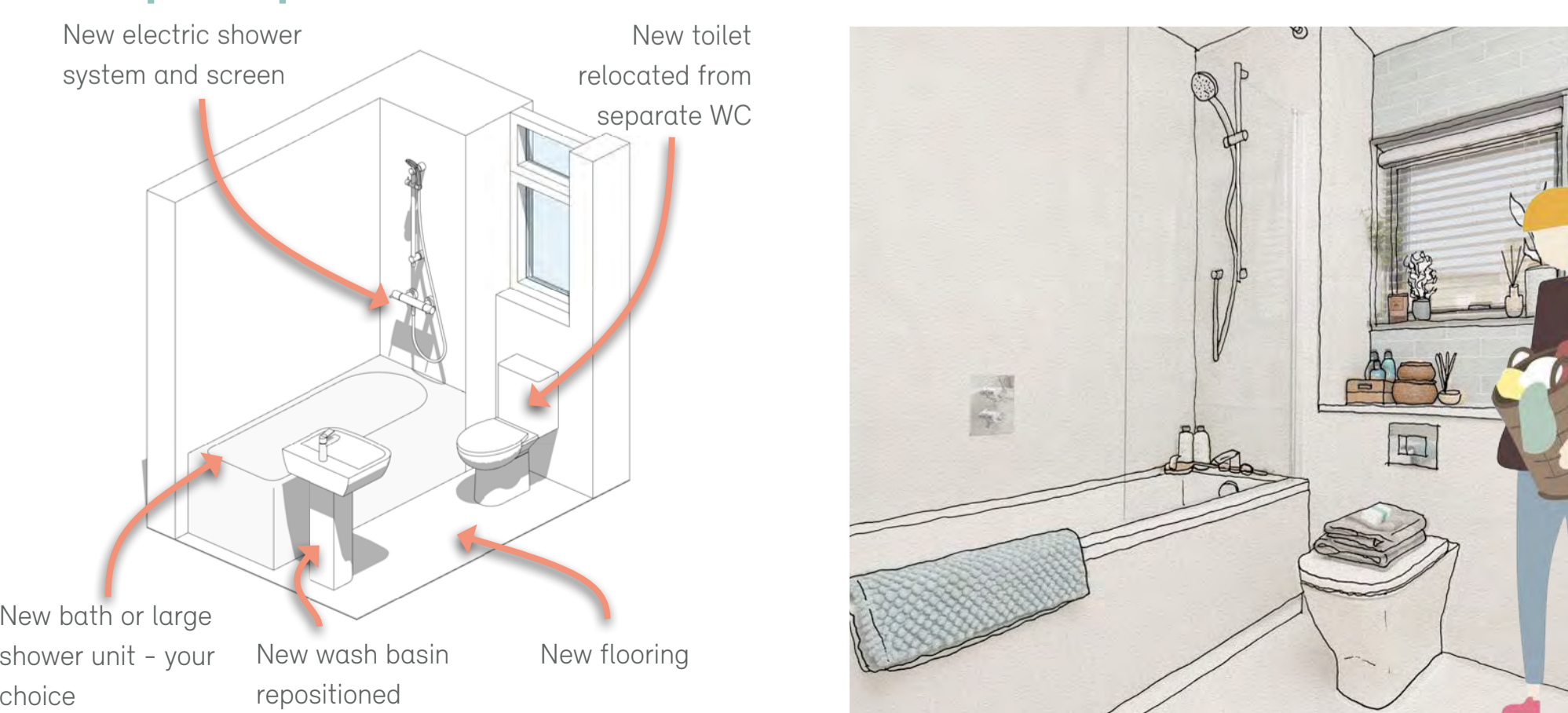
Any refurbishment would be completed to the highest quality finish and design with tenants having an input into the changes that are made.

Newlon tenants would be eligible for a number of internal refurbishments if the ballot is successful. These refurbishments will be agreed with individual tenants in advance of any refurbishment work taking place.

Example of possible refurbished kitchen



Example of possible refurbished bathroom



What choices are available?

We want your home to feel like your own and so all tenants will be provided with a number of design and material choices as part of the internal refurbishment. This will include choices in terms of the layout and the finishing.

Layout Choices:

- Option 1:** Enlarge the kitchen by removing the separate toilet room. The toilet will be moved into a reconfigured bathroom (as shown on the 3D plan of the **show home**)
- Option 2:** Keep the separate toilet room, and provide smarter storage solutions in the kitchen

Finishing Choices:

- A choice of worktop and kitchen unit doors
- Choice of paint colour to redecorate walls
- Choice of replacement flooring in kitchen and bathroom

A range of possible choices will be presented by Newlon for each of these items listed above following a positive resident ballot.

Redecoration of walls within any room substantially refurbished

All wall and ceilings surfaces disturbed will be redecorated



KEY

- Outside Space
- Living/Kitchen/Dining
- Bedroom
- Bathroom
- Hall

What is included?

- Reconfigured kitchen layout where possible to increase size of kitchen.
- New kitchen units including the safe removal and re-installation of your appliances.
- Reconfigured bathroom layout to include a toilet.
- New bathroom fittings of either a new bath or large shower (which you can decide).
- New flooring finishes to kitchen and bathroom.
- Redecoration of walls within any room substantially refurbished.
- Improved and/or increased storage where possible.
- Improved smoke and fire detection.
- New heating system.
- Rewiring.
- Ventilation system upgrades.

For residents of New Barnsbury our proposals will mean that the existing blocks would be redeveloped. This means they will be demolished and rebuilt to create homes for existing residents, and additional new homes. The redevelopment of New Barnsbury would provide residents with the following benefits:

Home Comfort

- High performance insulation
- Energy efficient heating system
- Large double glazed windows

Quality Construction

Newlon are committed to providing high quality, well built homes that will stand the test of time. Modern construction, plus Newlon's commitment to quality will ensure that new homes are robust and attractive places to live.

Safety and Security

- No dark corners or alleyways
- Fob and video entry systems
- New CCTV
- Modern lighting

Peace and Quiet

- Thick walls and floors to prevent noise
- Double glazed windows

Spacious Homes

All new homes will be designed to modern standards and will be designed to make the most of the new space through better layouts and new storage.

Choices Available

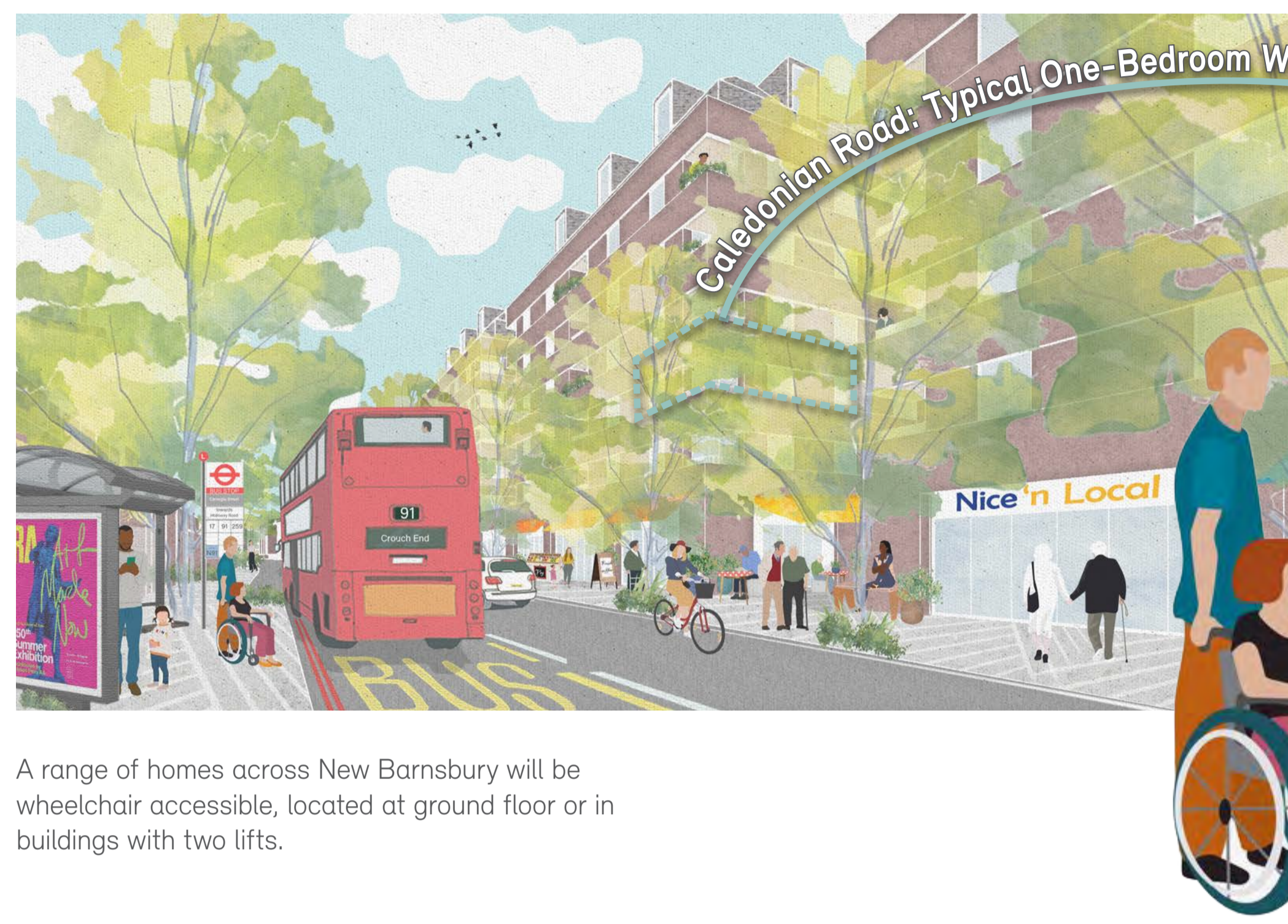
Residents will be able to select their design preferences from a range of options including a choice of colours, finishes, kitchens and bathrooms. There may also be options to choose between different internal layouts, such as open plan or separate kitchen/dining and living area.

Caledonian Road: Typical One-Bedroom Wheelchair Home

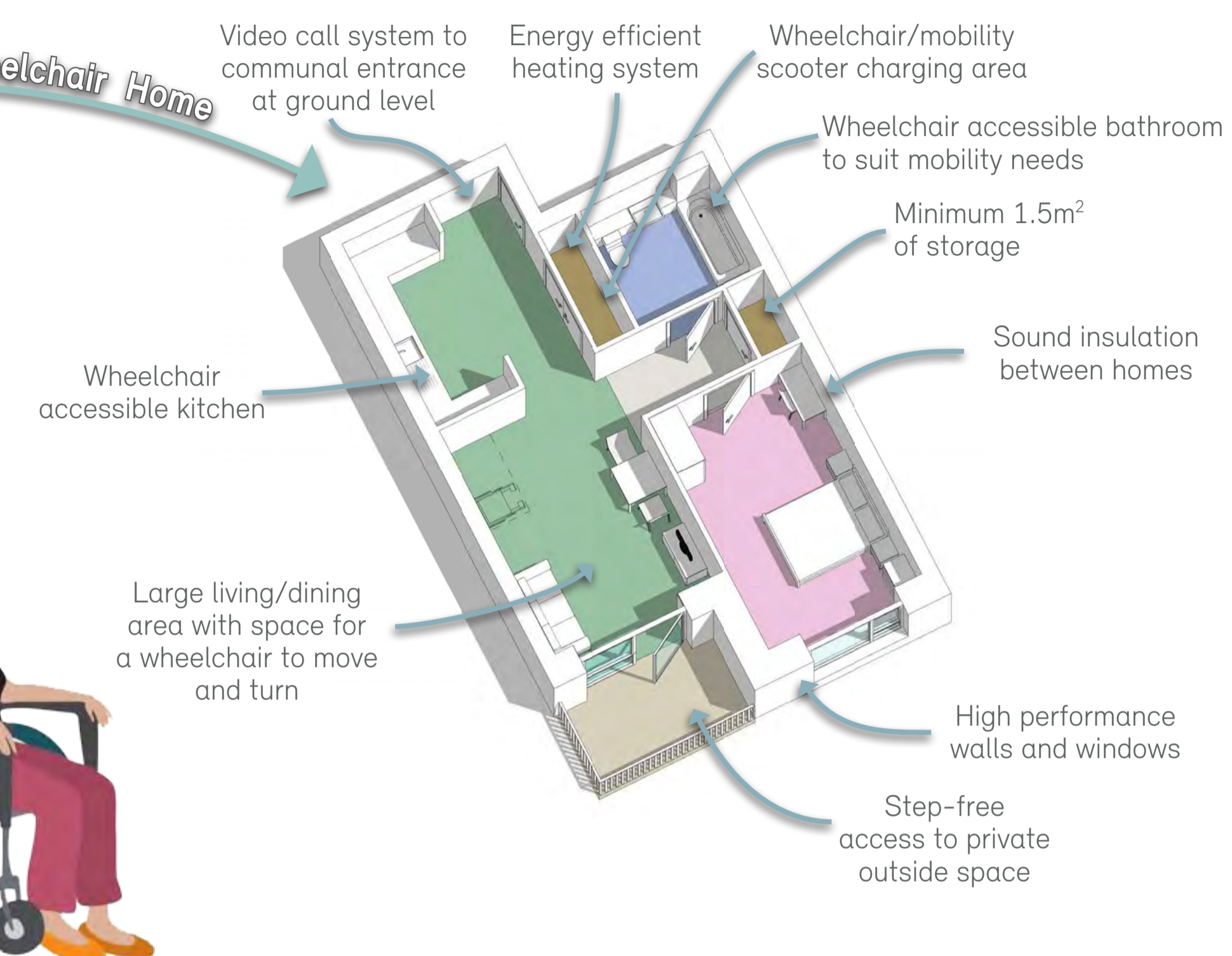
These images show the location, exterior and proposed layout of a one-bedroom wheelchair accessible home in a block fronting onto Caledonian Road.



Map of the Masterplan showing the location of Caledonian Road

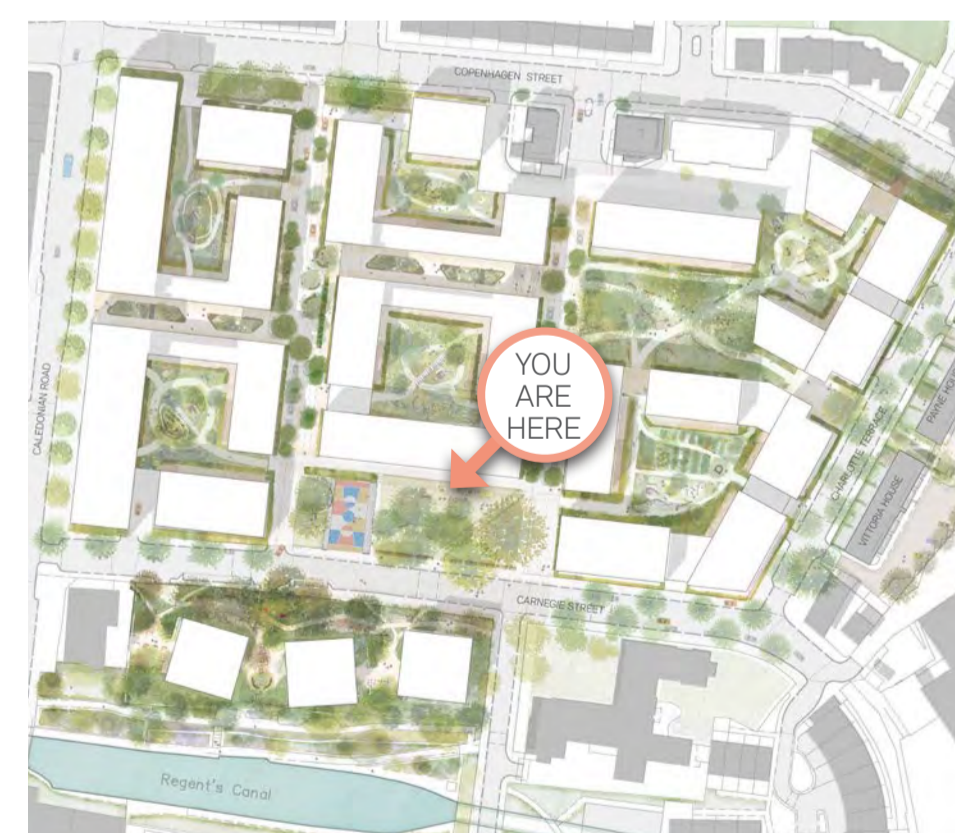


A range of homes across New Barnsbury will be wheelchair accessible, located at ground floor or in buildings with two lifts.



Canal Side: Typical Two-Bedroom Home

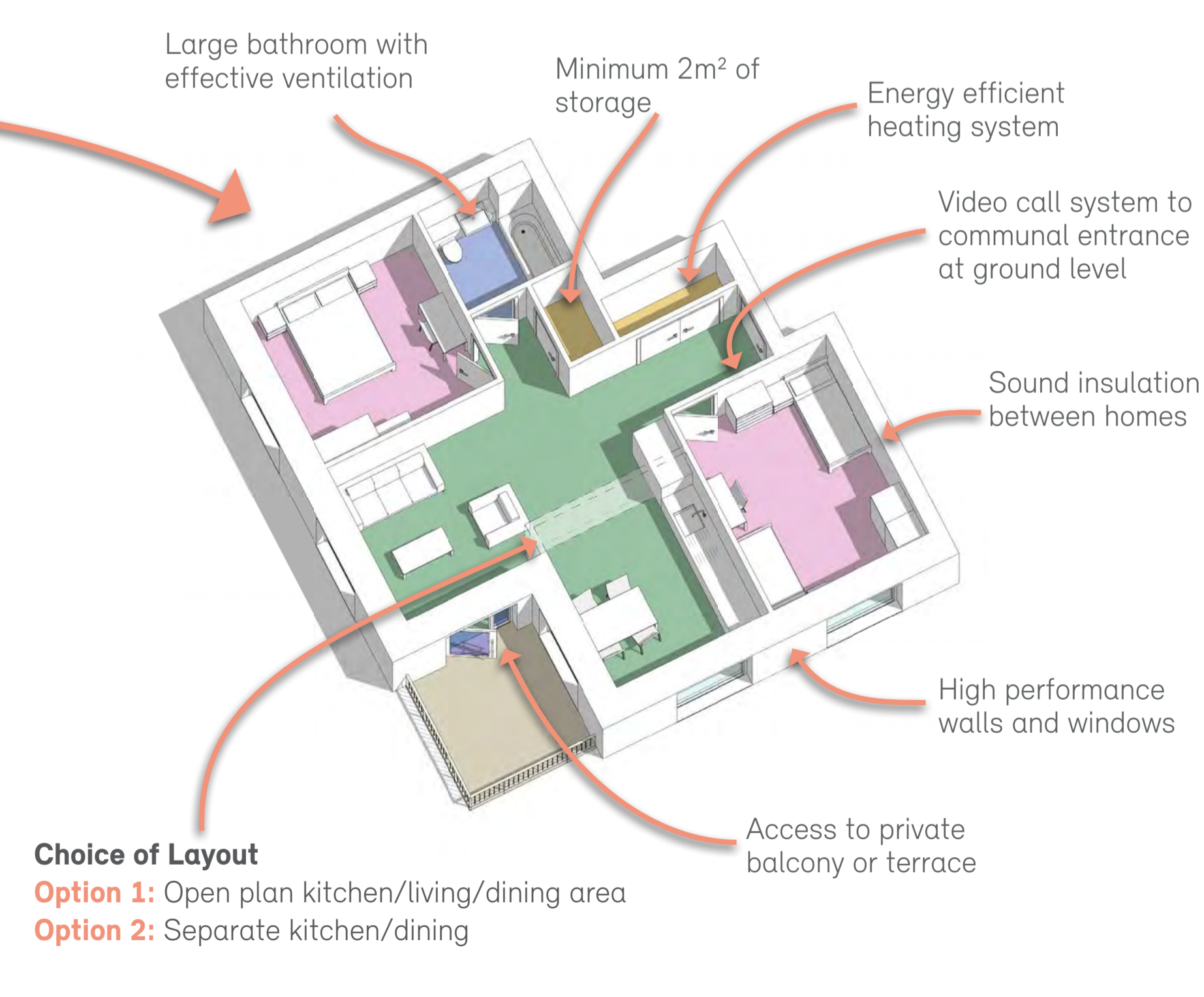
These images show the location, exterior and proposed layout of a typical two-bedroom flat in one of the canal side blocks.



Map of the Masterplan showing the location of Canal Side



The canal side buildings will contain corner homes with large balconies overlooking Regent's Canal and the new community park on Carnegie Street.



<p>AVERAGE SIZE INCREASE OF A NEW HOME We appreciate all homes are different, but on average from the homes we surveyed there was an increase in the size of spaces a new home would provide.</p> <p>+20%</p>	<p>AVERAGE SIZE OF HOME</p> <p>+5%</p>	<p>DOUBLE BEDROOMS</p> <p>+16%</p>	<p>LIVING, KITCHEN & DINING</p> <p>+39%</p>	<p>BATHROOM / TOILET</p> <p>+22%</p>	<p>STORAGE</p> <p>+53%</p>	<p>BALCONY</p>
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We want your feedback...
 Tell us what you think about the proposals for a typical one bedroom wheelchair and typical two bedroom home. What other detail or information would you like?

KEY

Outside Space	Bathroom
Living/Kitchen/Dining	Store/MEP
Bedroom	Hall

For residents of New Barnsbury our proposals will mean that the existing blocks would be redeveloped. This means they will be demolished and rebuilt to create homes for existing residents, and additional new homes. The redevelopment of New Barnsbury would provide residents with the following benefits:

Home Comfort

- High performance insulation
- Energy efficient heating system
- Large double glazed windows

Quality Construction

Newlon are committed to providing high quality, well built homes that will stand the test of time. Modern construction, plus Newlon's commitment to quality will ensure that new homes are robust and attractive places to live.

Safety and Security

- No dark corners or alleyways
- Fob and video entry systems
- New CCTV
- Modern lighting

Peace and Quiet

- Thick walls and floors to prevent noise
- Double glazed windows

Spacious Homes

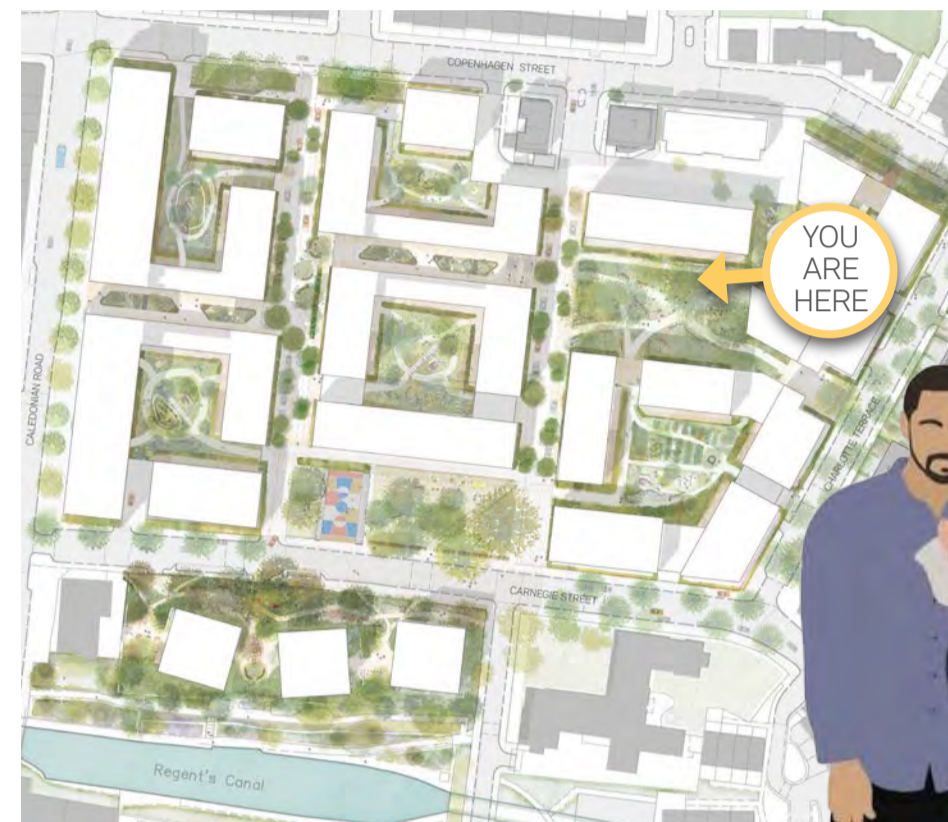
All new homes will be designed to modern standards and will be designed to make the most of the new space through better layouts and new storage.

Choices Available

Residents will be able to select their design preferences from a range of options including a choice of colours, finishes, kitchens and bathrooms. There may also be options to choose between different internal layouts, such as open plan or separate kitchen/dining and living area.

Pultney Street Park: Typical Two-Bedroom Home

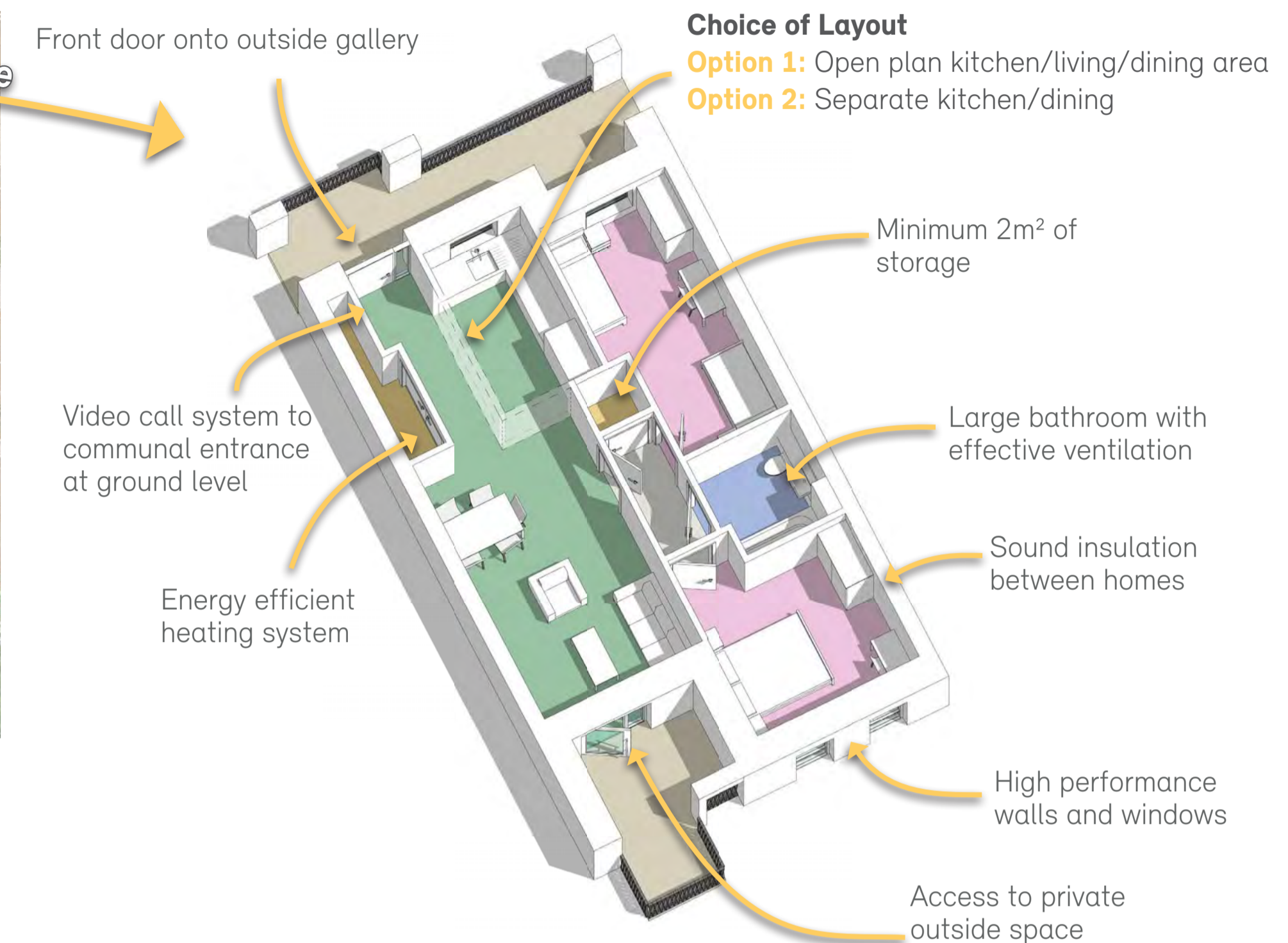
This example home is situated in the transformed Pultney Street Park, which is the area of grass next to the current Messiter House.



Map of the Masterplan showing the location of Pultney Street Park.



Most new homes will overlook green spaces such as Pultney Street Park or quiet resident gardens.



The Lanes: Typical Three-Bedroom Home

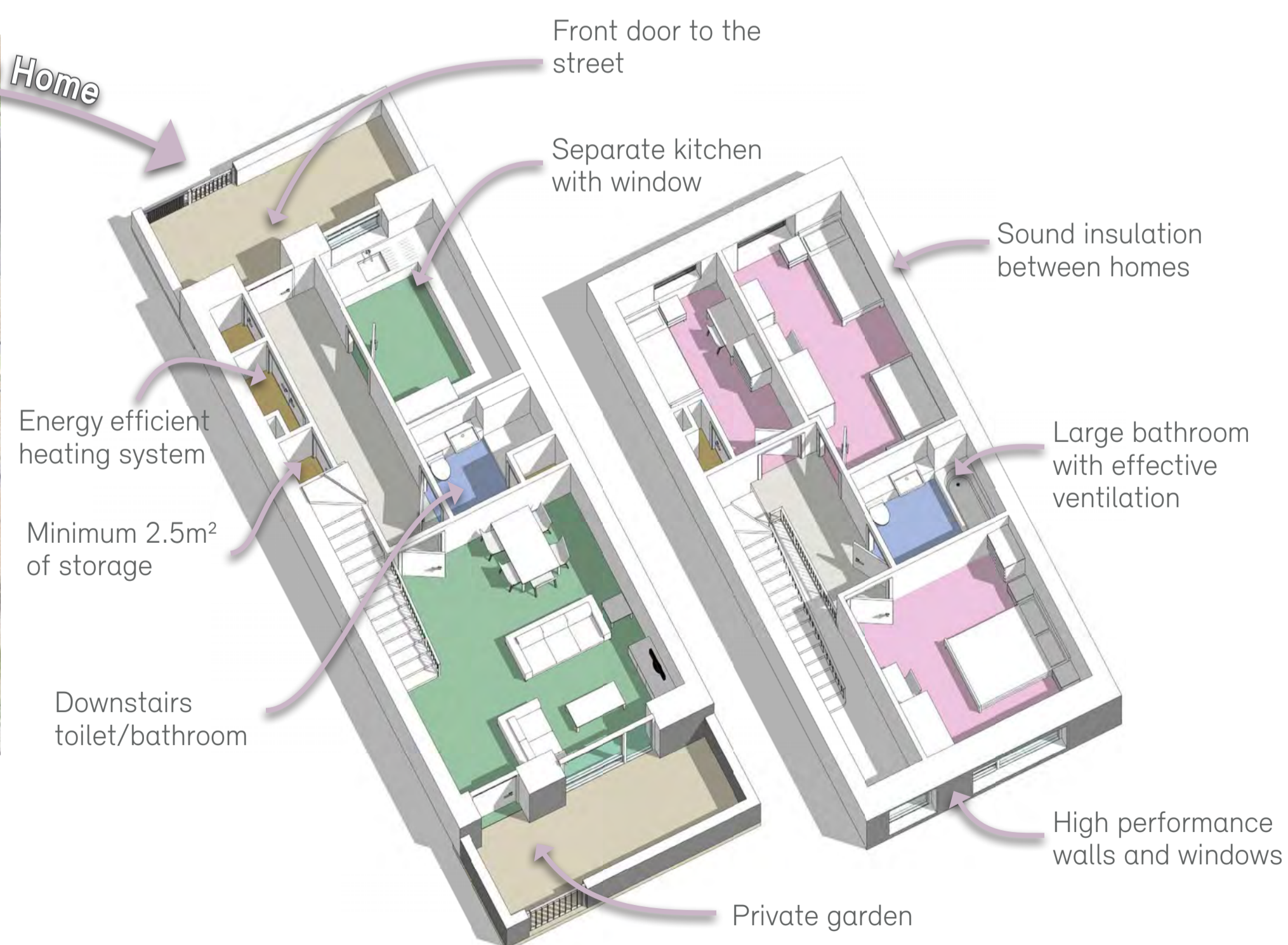
This example home is situated on one of the two new 'lanes' that will be created running roughly on the lines of Jays and Leirum Street. The lanes will be accessible to cars but prioritise pedestrians.



Map of the Masterplan showing the location of The Lanes.



Many family homes will be located at ground level with a private garden and access to a shared garden providing secure play space.



	AVERAGE SIZE INCREASE OF A NEW HOME We appreciate all homes are different, but on average from the homes we surveyed there was an increase in the size of spaces a new home would provide.		AVERAGE SIZE OF HOME 		DOUBLE BEDROOMS 		LIVING, KITCHEN & DINING 		BATHROOM / TOILET 		STORAGE 		BALCONY
+20%		+5%		+16%		+39%		+22%		+53%			

We want your feedback...

Tell us what you think about the proposals for a typical two and three bedroom home. What other detail or information would you like?

KEY

- Outside Space
- Bathroom
- Living/Kitchen/Dining
- Store/MEP
- Bedroom
- Hall



From the feedback provided in the previous workshops, we understand that safety and security are top priorities for residents across Barnsbury.

Taking on board the feedback you have given, we have developed four key principles that will underpin the transformation of the Estate.

These images show how these principles will be applied to spaces across the whole estate

Improved Visibility



This image shows one of the proposed new 'Mews' which will run east-west in New Barnsbury.

The Masterplan will provide routes across Old and New Barnsbury which feel welcoming and safe, with no dead ends. The buildings in the Masterplan will be designed to ensure that routes are overlooked by front doors, windows and balconies.

Feeling Safe



This image shows the front of the new community centre and community park.

Both Old and New Barnsbury will be fitted with new CCTV cameras and improved lighting to ensure routes are well lit. Resident-only areas will be accessible using a fob key making these spaces more secure.

Secure Bin and Cycle Stores



This image shows the proposals for new bins, storage and parking on Old Barnsbury.

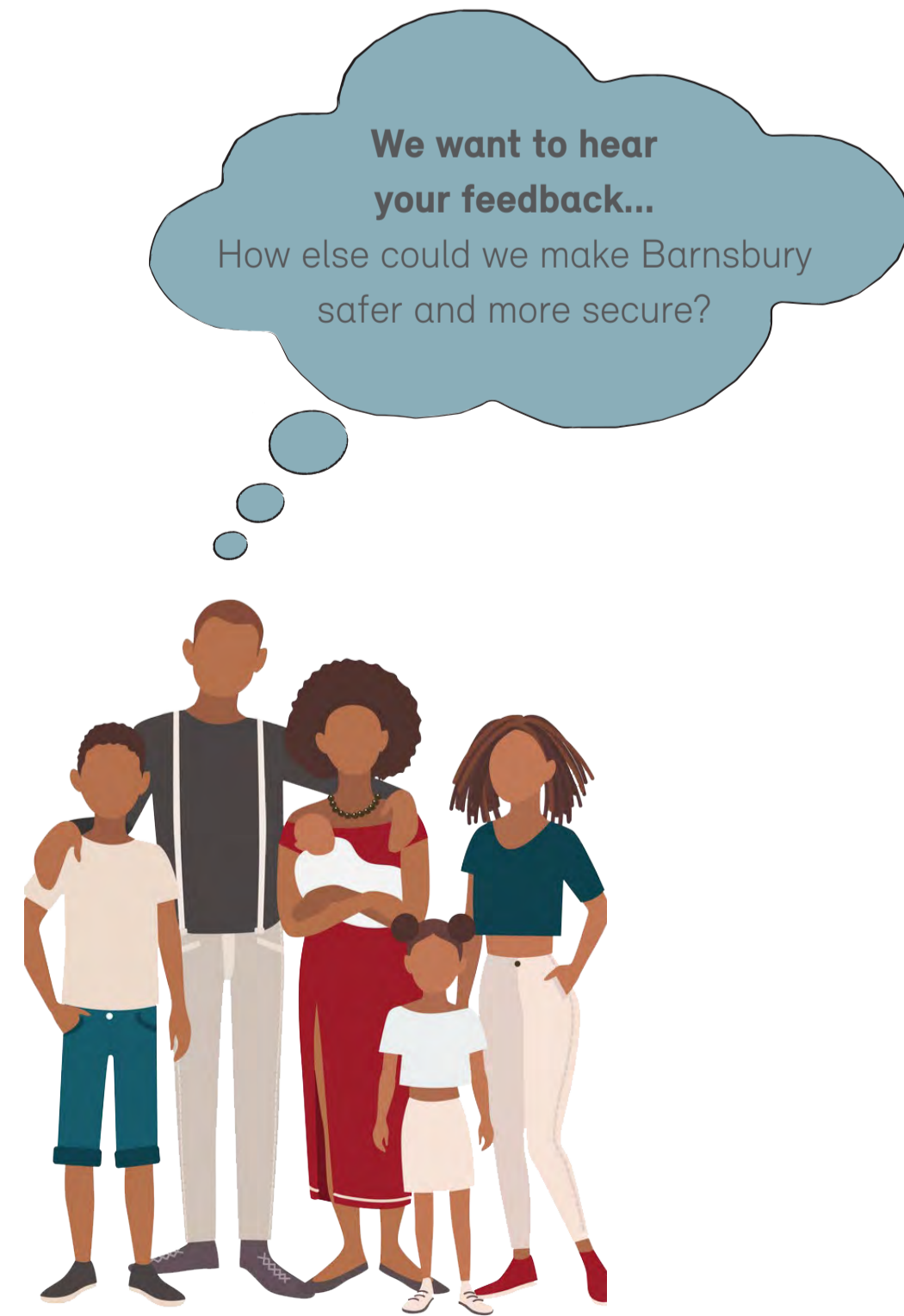
New bin stores will help to keep rubbish and recycling contained in specific areas, reducing unwanted smells and fly-tipping. Secure cycle stores will be designed into new buildings (New Barnsbury) and integrated into the landscape (Old Barnsbury).

Communal Entrances



This image shows a proposed new entrance of a block on New Barnsbury.

Both Old and New Barnsbury will benefit from secure entry systems. Key fobs and door entrance systems will create safer buildings





Now more than ever, access to open space is vital to our physical and mental wellbeing.

You have told us that you want a variety of green spaces to suit the needs of all residents. The Masterplan will transform existing parks and create new ones. Some spaces will be for everyone while courtyard gardens will be more private, only for you and your neighbours.

The existing mature trees across the estate are an asset and the Masterplan will retain the highest quality trees, with new trees and planting replacing any removed.

Parks and Green Spaces



This image shows a view looking onto Pultney Street Park.

The transformation of New Barnsbury provides the opportunity to create a variety of new green usable spaces. Parks on Carnegie Street and at Pultney Street will be at the heart of the community, open to all featuring planting, grass and play equipment as well as areas for quiet enjoyment.

Improving Green Spaces in Old Barnsbury



This image shows the proposed Barnsbury Road shared green space which is part of the refurbishment plans for Old Barnsbury.

Old Barnsbury will benefit from improved allotment space at Stamford House and a better play area on Barnsbury Road at the front of Corbet House. The internal areas will include extra storage for bikes, hidden bin systems and parking to make the environment pleasant for all to use.

Green Streets



This image shows the proposed new green avenue on Charlotte Terrace.

New plants, hedges and greenery will be planted along boundaries bordering the streets across both Old and New Barnsbury. These green boundaries will reduce noise, provide privacy and improve the experience at street-level for pedestrians and cyclists.

Private Gardens and Balconies



This image shows the proposed Carnegie Street park, with the Community Centre below new homes to the rear.

We understand the importance of providing a private outdoor space for residents to call their own. Whether this is a balcony or garden, we want these spaces to be relaxing and easily accessible so that residents can enjoy them throughout the year.

We want to hear your feedback...
What else would you like to see in terms of green and open spaces?



Your feedback

Your feedback during this workshop is extremely important to us as your comments will help to shape the proposals for the estate.

We want to ensure that the proposals respond to the needs and priorities of residents, and so your feedback is vital in helping us to do this.

How you can provide feedback

OPTION 1:

Filling out the hard copy feedback form that was posted to you. This can be returned to us at the BEST office or the community centre. Alternatively you can complete it via the website – www.betterbarnsbury.org.uk – or you can take a photo of your comments and email it to us.

OPTION 2:

Emailing us directly on best@newlon.org.uk.

OPTION 3:

Phoning us on 020 7613 7596 / 020 8709 9172.

OPTION 4:

Speaking to the team at one of the online or face-to-face events.

What happens next?

Following the completion of Workshop 7 we will write to you to provide a summary of the feedback we have received.

We will also use this as an opportunity to provide information on the next workshop, including dates and how you can get involved.



Recruiting a Development Partner

Newlon are looking at bringing a development partner on board who would help to deliver the proposed refurbishment and redevelopment plans for the Barnsbury Estate.

The development partner will be experienced in the property and development industry with a strong track record of delivering high-quality sustainable housing.

How can residents get involved?

We are looking for residents to be involved in the developer selection process by setting up a resident panel who will be consulted on the short-list of potential developers. Full details of how the residents panel will be formed will be communicated to you after Workshop 7, but if you are interested then please do let us know.

What is the proposed timeline?

