

WORKSHOP 9

Welcome to this latest period of engagement on the Barnsbury Estate Transformation project. We will be running a series of resident workshops over the next few months to give you more information on the BEST project, including the redevelopment of New Barnsbury and the landscaping works across both Old and New Barnsbury, and to listen to your feedback.

This is our ninth workshop with residents, but first since the ‘YES’ vote in the ballot in March this year. These workshops are an important step before we submit a planning application to Islington Council. The approval of this planning application would be the next step in us being able to start the transformation of the Estate.

Since the ballot we have been working hard on the detail of the buildings, homes and new landscaping. Your feedback is really important in helping to shape the designs which will be submitted to the Council.

We will also host some consultation sessions for the Estate’s neighbours and the wider, local community so they can see and comment on the plans.

Old Barnsbury

Old Barnsbury residents will have separate workshops to discuss the refurbishment proposals in more detail



FINAL BALLOT RESULT

79.2% TURNOUT

72.9% YES VOTE



Meet the team - development partners

Mount Anvil were appointed as development partners for New Barnsbury before the ballot and will manage the BEST project jointly with Newlon, continuing to put residents first and creating homes that meet your needs.

The same fantastic team of architects, landscape architects, sustainability experts, and resident independent advisors Source Partnership – are also continuing to work hard to ensure the transformation takes place to an exceptional standard that meets the needs of local people.



**Mount Anvil,
better London living**

Project team:

**Pollard
Thomas
Edwards**

**FARRER
HUXLEY**



**LONDON
COMMUNICATIONS
AGENCY**

AECOM

Stantec

LICHFIELDS

Greengage
Enlightened Farming

Contact details:



Email best@newlon.org.uk



Call 020 7613 7596 or 020 8709 9172

Consultation work so far



Roadmap to planning permission

The project must get planning permission from Islington Council before we can start building. To get this permission we have to finalise the details of design of the masterplan, your new homes and the landscaping across the estate. We will be holding discussions with Islington Council's planning team throughout the process.

What would you like to hear about at the next workshop?



We know many residents are keen to see the project start as soon as possible.

These workshops are a really important step to making sure that we create the best possible project and that building works start in New Barnsbury as planned in early 2023.

Themes for continuing engagement:

We have had hundreds of conversations and analysed thousands of points of your feedback since the first workshop back in October 2019. You have told us the following themes are most important to you and we will use these next workshops to work on the detail with you as we develop the final masterplan vision.

Home comfort (noise, insulation and damp)



High build quality



Safe entrances



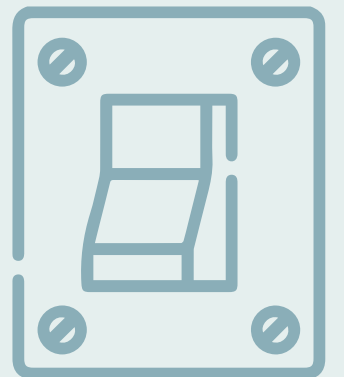
Storage



Overlooking and light



Choices of fixtures and fittings



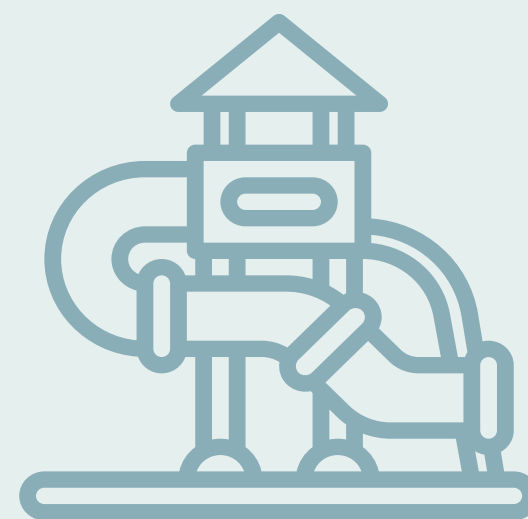
Layout of new homes



Private outdoor spaces



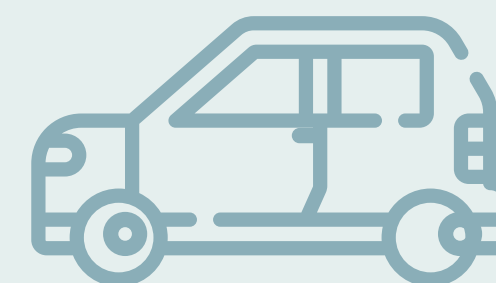
Landscaping and play spaces



Lighting and CCTV



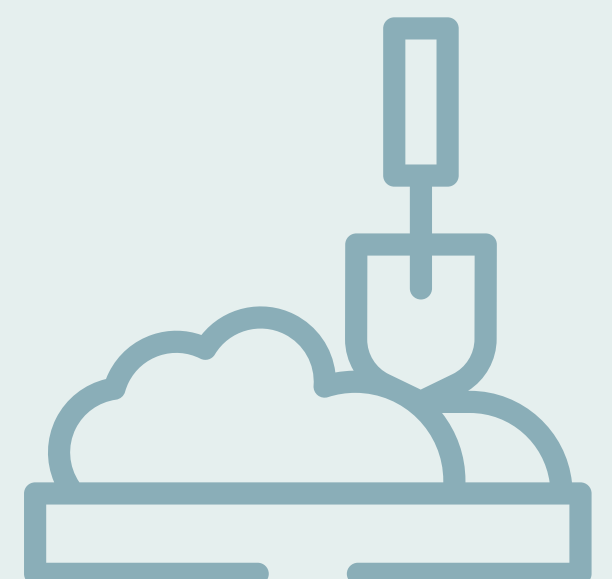
Parking and deliveries



Resident only courtyards



High quality refurbishment on Old Barnsbury



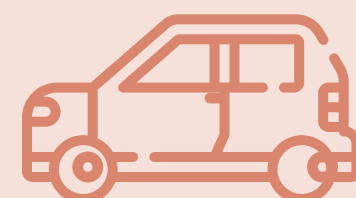
Policy decisions

There are some aspects of the project that are influenced by planning policies and guidance set by the Mayor of London and Islington Council. The project team is continuing to discuss these in detail as we finalise the masterplan. They include:

Number, mix and design of new homes



Parking



Energy (heating and cooling your homes)



New Barnsbury: Phase 1a

Proposed Timeline: 2023 - 2025

Blackmore House to be temporarily rehoused to allow for new homes to be built. Residents from Blackmore, Jocelin, Messiter and Molton will move in to the new Phase 1a homes during 2025. Improvements to Carnegie Park.

New Barnsbury: Phase 1b

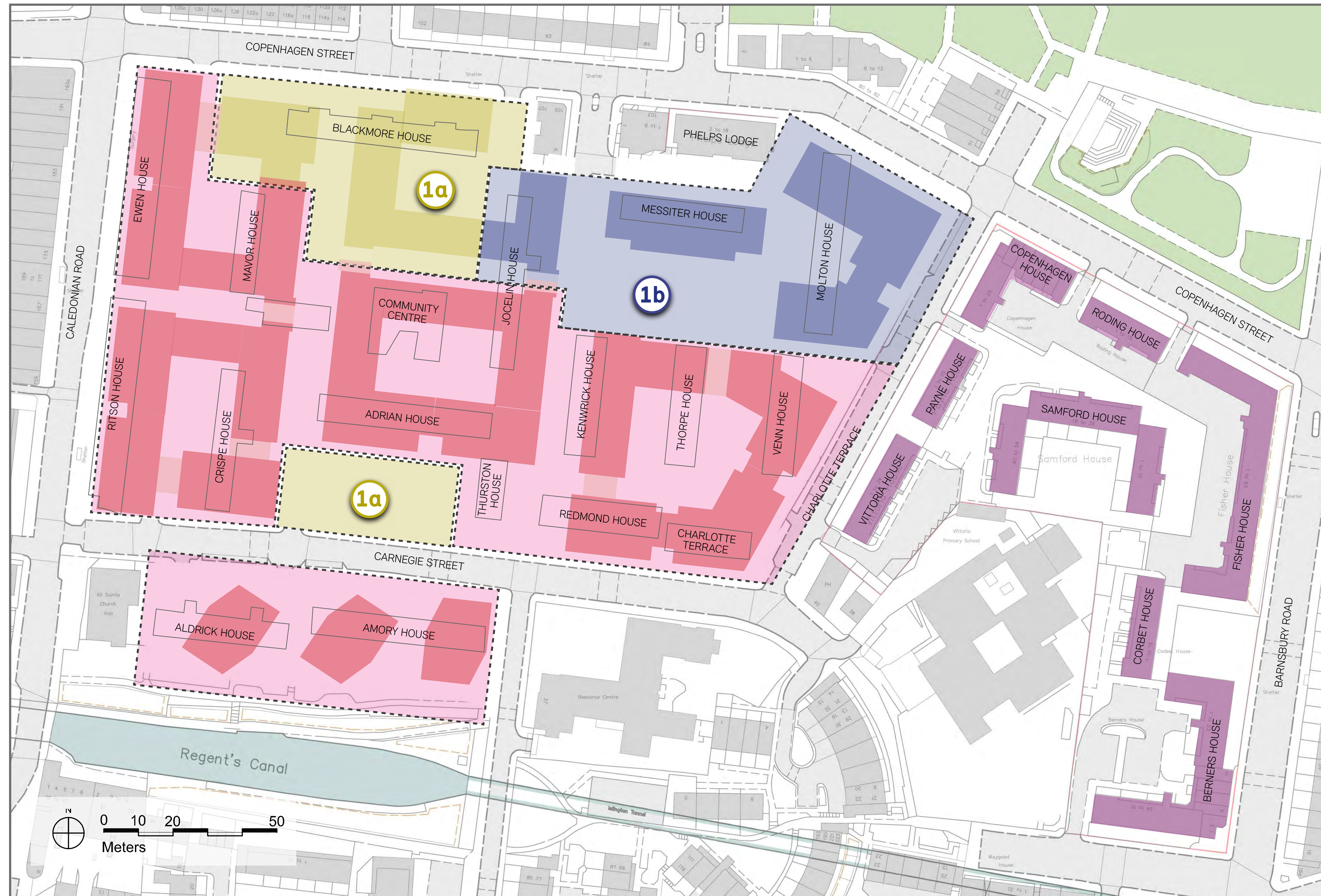
Proposed Timeline: 2024/25 - 2027

Residents from some New Barnsbury blocks can move directly into the new homes built in Phase 1b. We are intending to confirm the blocks that will move into the Phase 1b homes in Spring 2022.

Future Phase (To Be Confirmed)

Proposed Timeline: To Be Confirmed

We will be in touch with residents in the later phases at the appropriate time.

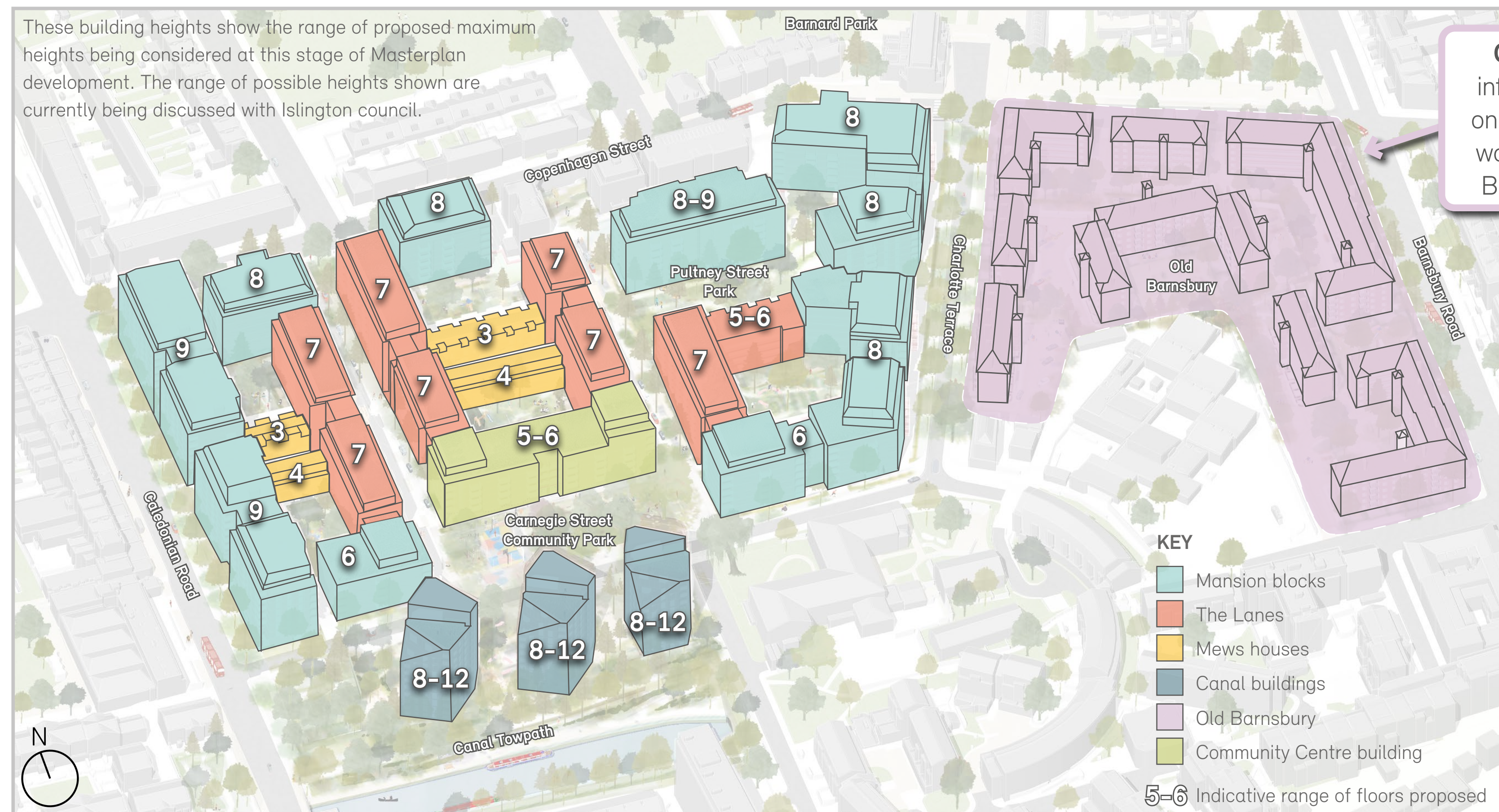


Old Barnsbury blocks

There will be a variety of different home types across the New Barnsbury part of the estate, including one, two, three, four and five bedroom homes for people and families with different needs. We are also proposing to deliver a new community centre at the heart of the estate.

On Old Barnsbury, an extensive and high quality refurbishment of residents' homes will take place. This includes new kitchens and bathrooms as well as improvements to the blocks and communal areas.

Below we have outlined some of the different types of homes that will be built on the Estate with the colour coded map to the right showing where they will be located.



Old Barnsbury: More information to be shared on planned refurbishment works in a dedicated Old Barnsbury consultation.

Q. Is there anything specific you are looking for in your new or refurbished building?



1 Mansion Blocks

- Contemporary interpretation of the historic London Mansion block.
- Will deliver ground floor retail space to Caledonian Road Mansion blocks
- A variety of flat types
- Balconies fronting the street are inset to provide protection and privacy
- Projecting balconies for homes overlooking resident courtyard



3 The Mews

- Traditional mews street typology providing opportunities for a playful, rich style of architecture, materials & details
- Will deliver a variety of family houses
- Private ground floor terrace with direct access onto resident courtyard
- Private roof terrace
- Mews houses are located along intimate east-west pedestrian routes, creating zones of family housing and 'play streets'.



5 Old Barnsbury

- Extensive refurbishment to improve tenants' homes
- Extensive improvement works to existing blocks and communal areas.
- New double glazed windows and front doors to all homes to reduce outside noise, drafts and improve security.
- Accessibility improvements



2 The Lanes

- This typology takes inspiration from the surrounding Islington terraced streets.
- Will deliver a range of home types including some ground floor family duplex homes and upper level 1-4 bed flats.
- Many upper level flats overlook resident courtyard at the rear via gallery access.
- Semi recessed balcony's on the Lane provide privacy to outside space



4 Canal Buildings

- The canal buildings take inspiration from the brick kilns which are part of the history of the Barnsbury site
- Will deliver a range of flat types to suite the housing needs of residents
- Inset balcony's with views across Regents Canal or the Community Park
- They will be set within the landscape and existing trees



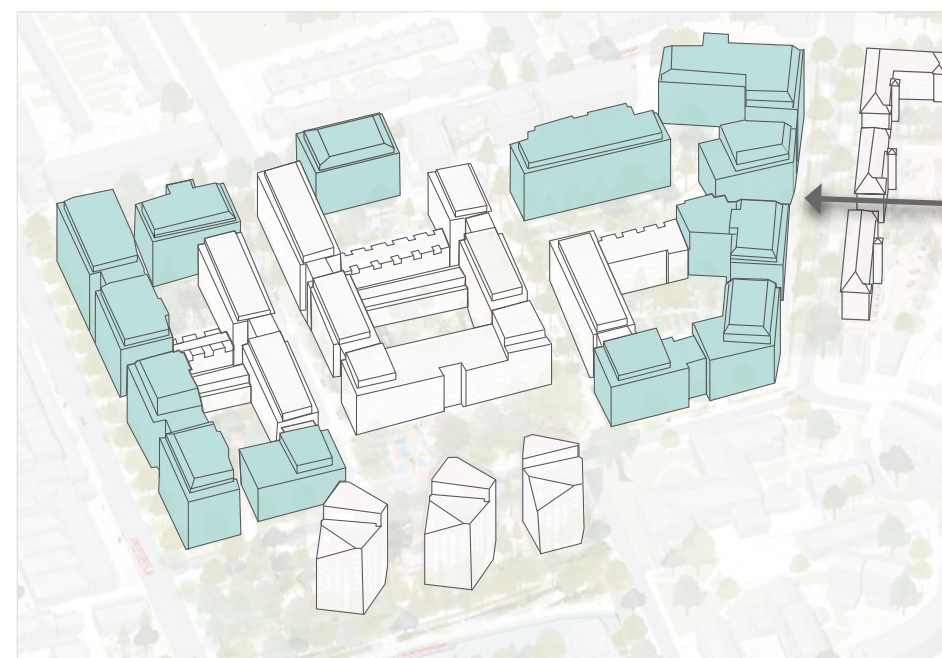
6 Community Centre Building

- Will deliver a new, larger community centre with residents at the heart of the design.
- It will have flexible spaces and rooms suitable for classes, meetings and children's activities.
- It will overlook and open up onto the new Community Park along Carnegie Street.



1 Mansion Blocks

The Mansion blocks will provide a wide variety of homes that share a communal entrance and occupy key frontages across the New Barnsbury Estate. They are designed to provide flexibility and allow this building type to respond to its individual context e.g. Mansion blocks on Caledonian Road provide shops at ground floor whilst all other Mansion blocks provide ground floor flats.



Key Plan

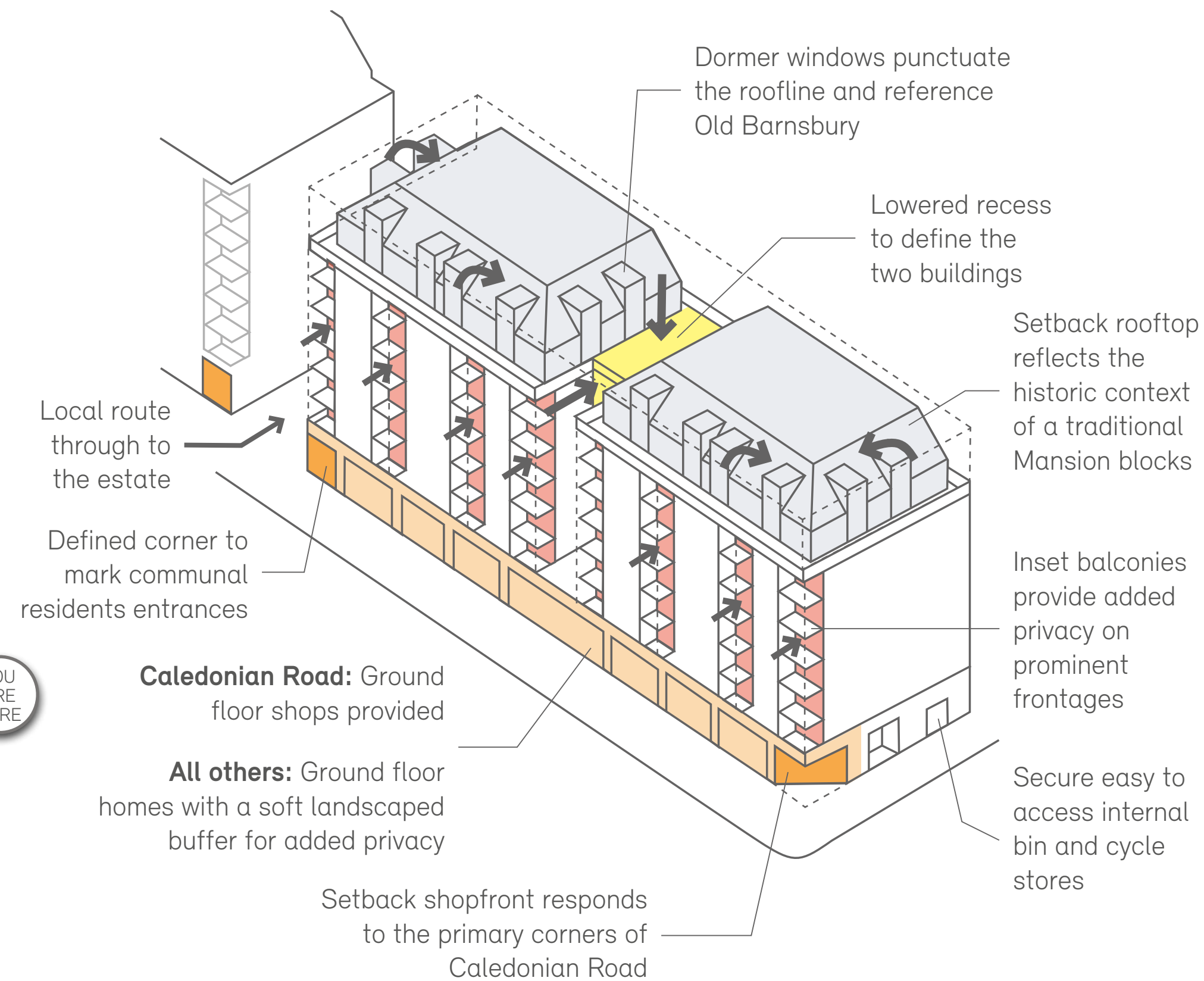
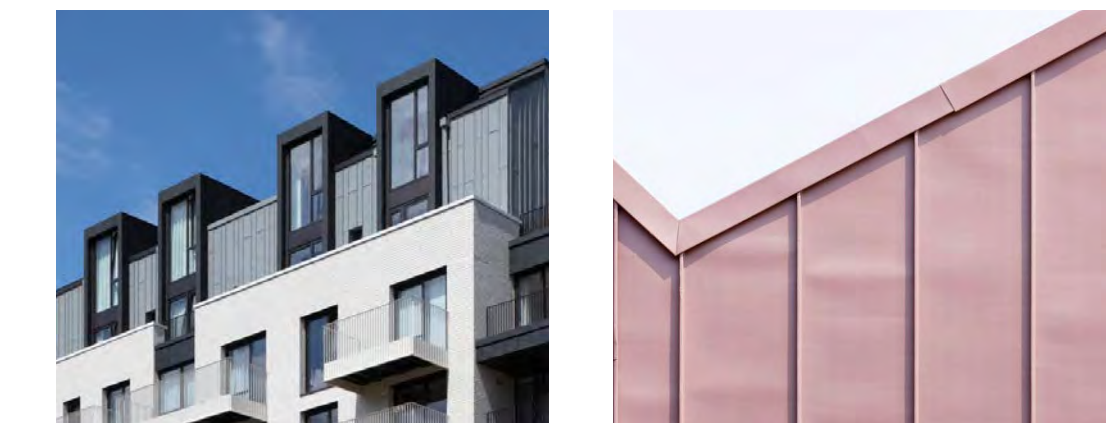


Image showing the proposed design of the Mansion blocks and route through to Pultney Park

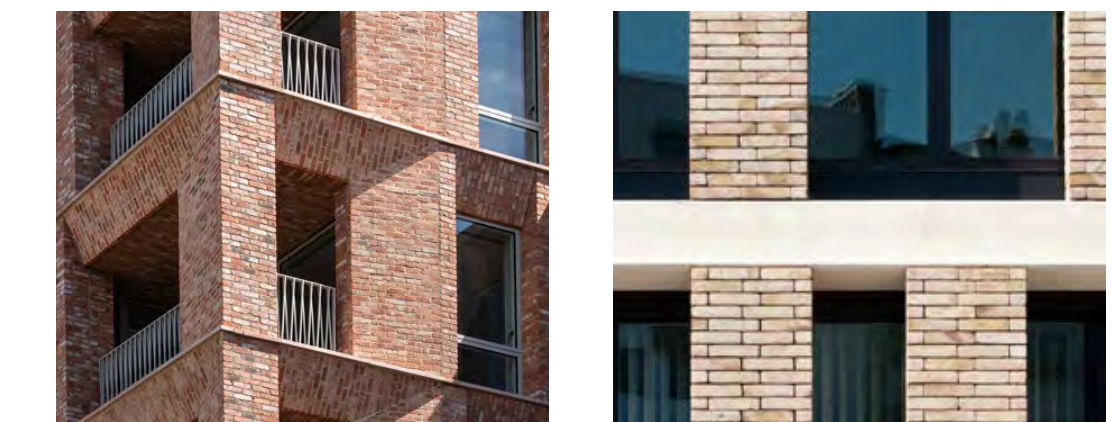
Example images of what the building could look like and the types of materials that could be used.

What do you think?



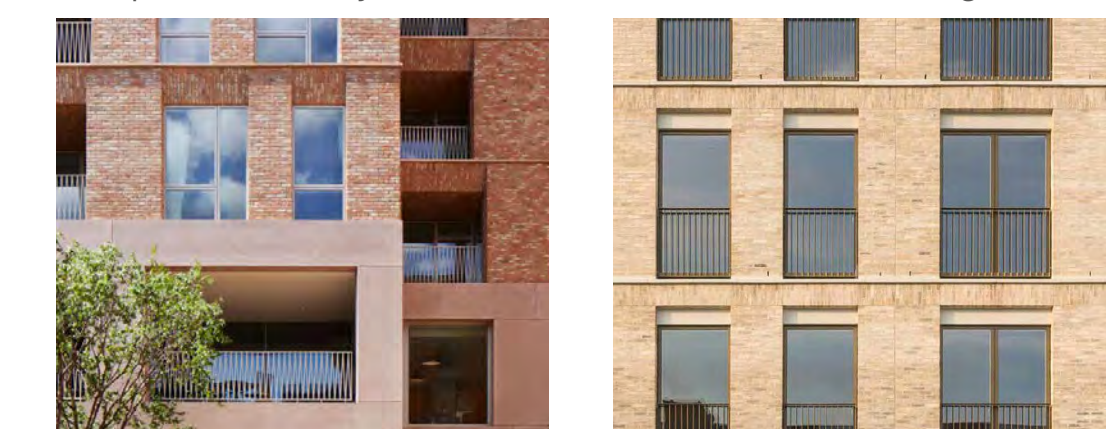
Contemporary dormers

Standing seam zinc



Simple brick bays

Horizontal banding

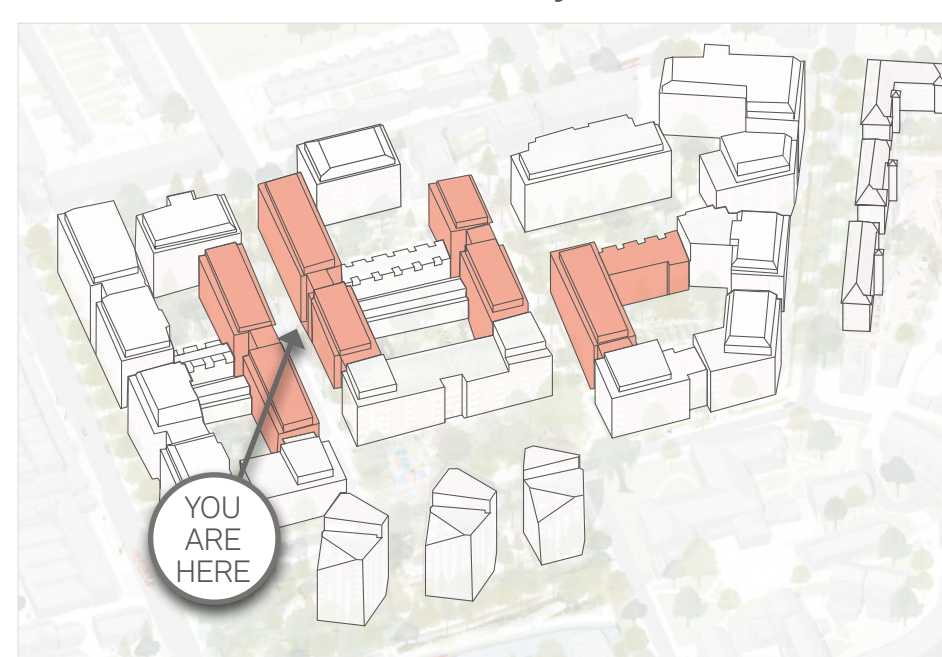


Tonal concrete base

Window head details

2 The Lanes

The Lanes are two new streets running north to south of New Barnsbury. The Lanes will be accessible to cars, but prioritise pedestrians. The Lanes will provide a variety of different home types with some larger, two-storey family homes on the ground floor and a mixture of flat types on the upper levels. Upper level homes are accessed via a gallery overlooking the communal courtyard.



Key Plan

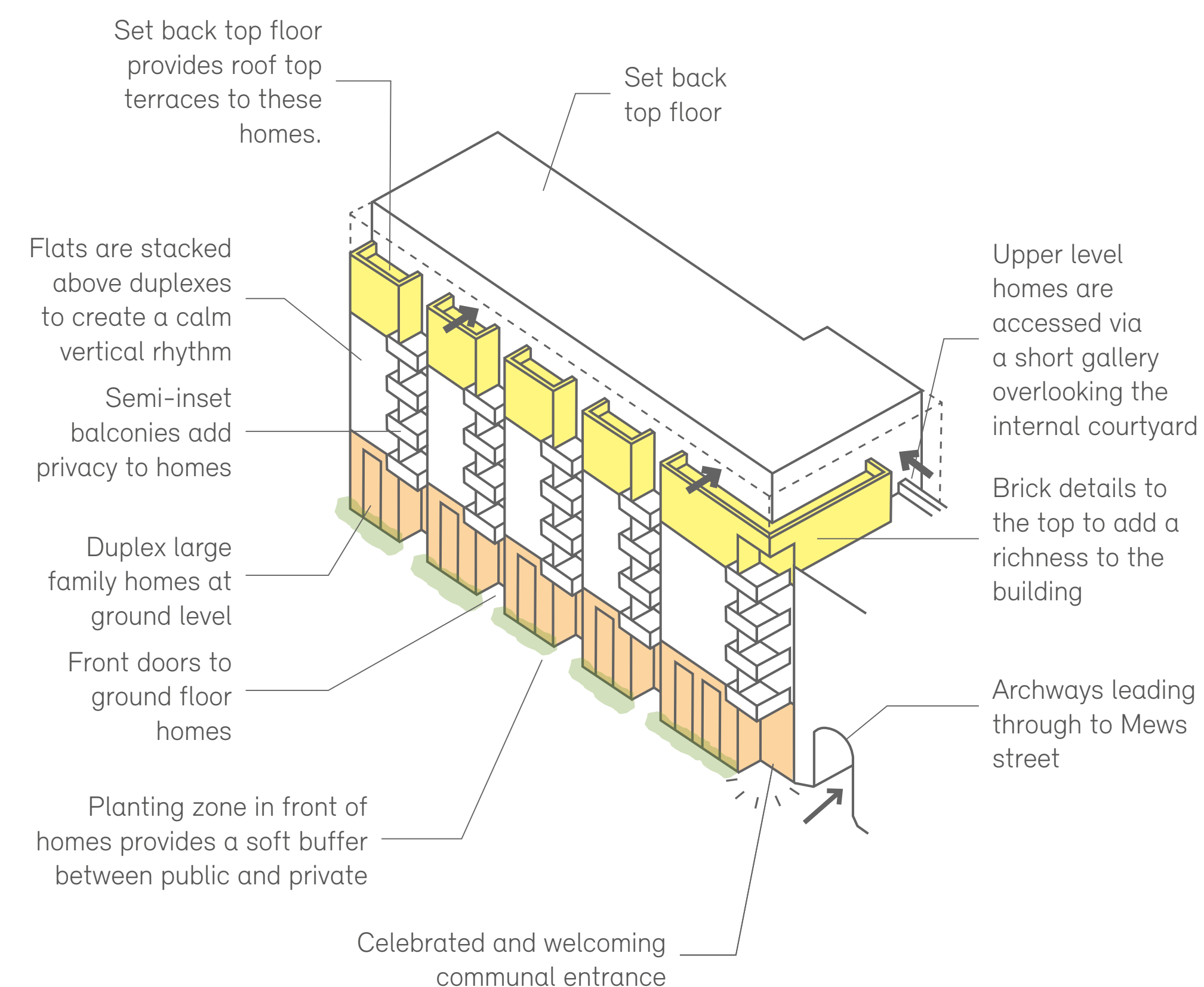
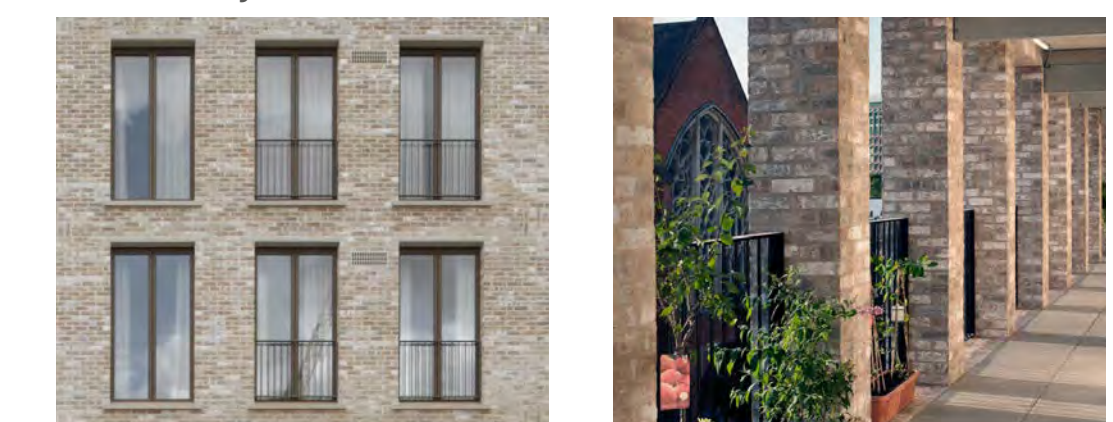


Image showing the proposed design of The Lanes and arched route through to Mews street

Example images of what the building could look like and the types of materials that could be used.

What do you think?



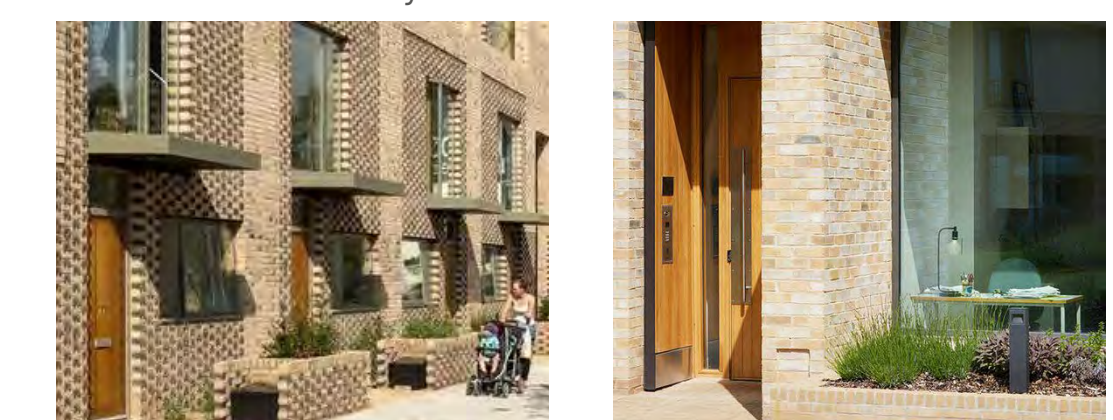
Vertical windows

Gallery access



Semi inset balcony

Brick texture

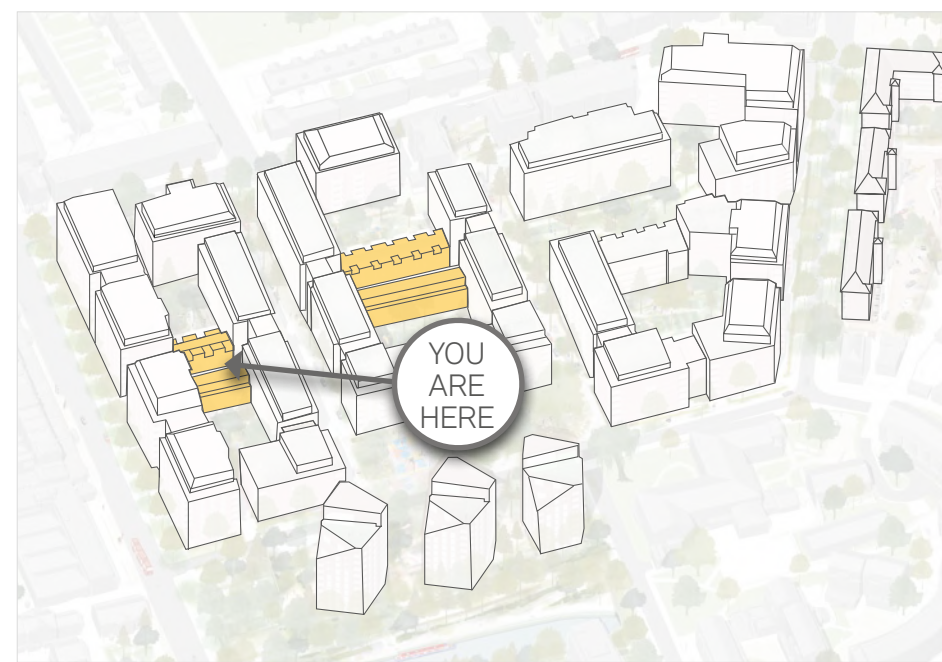


Expressed duplex homes

Entrances to street

3 Mews Houses

The Mews Houses are large family sized homes located along intimate east-west pedestrian only routes. The Mews streets creates zones of family housing and 'play streets' for residents living there. This contributes to the richness of the buildings across New Barnsbury and the variety of spaces, routes and housing types on offer to residents.



Key Plan

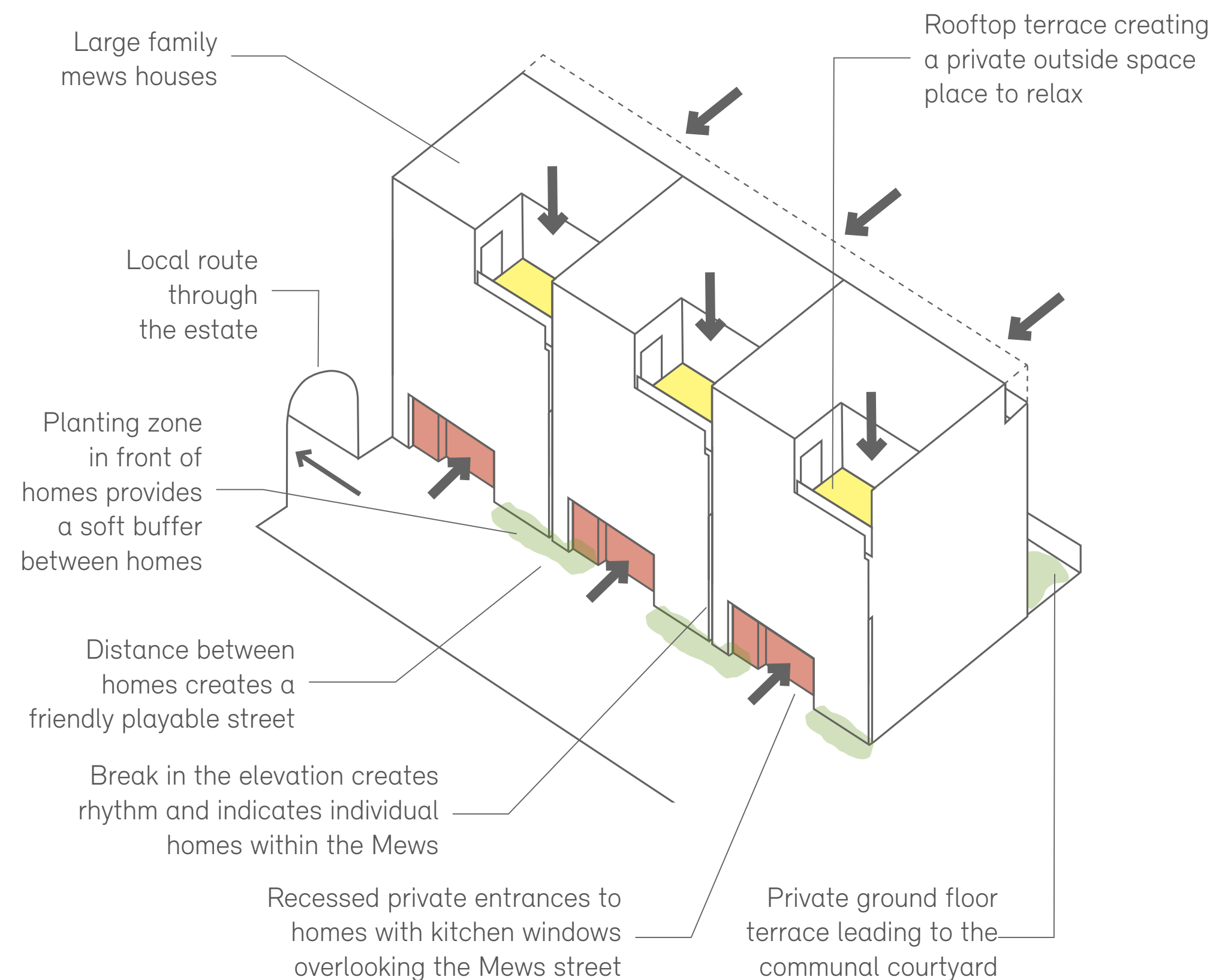


Image showing the proposed design of the Mews

Example images of what the building could look like and the types of materials that could be used.
What do you think?



Playful features



Roof terraces



Feature windows



Juliet balcony



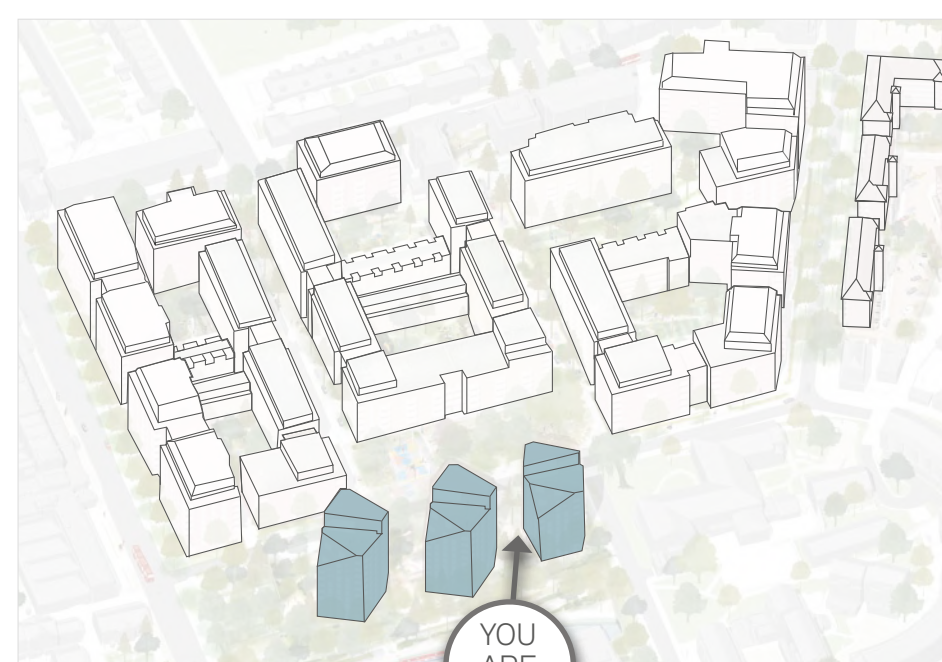
Corner kitchen window



Recessed entrance

4 Canal Buildings

The Canal buildings will be located along Carnegie Street and will front on to the Regents Canal. They have been designed to be a playful architectural form which draws historical reference to the brick kilns that were once located close to the site. The canal buildings are wrapped by landscape and the homes provide panoramic views and a communal roof top terrace.



Key Plan

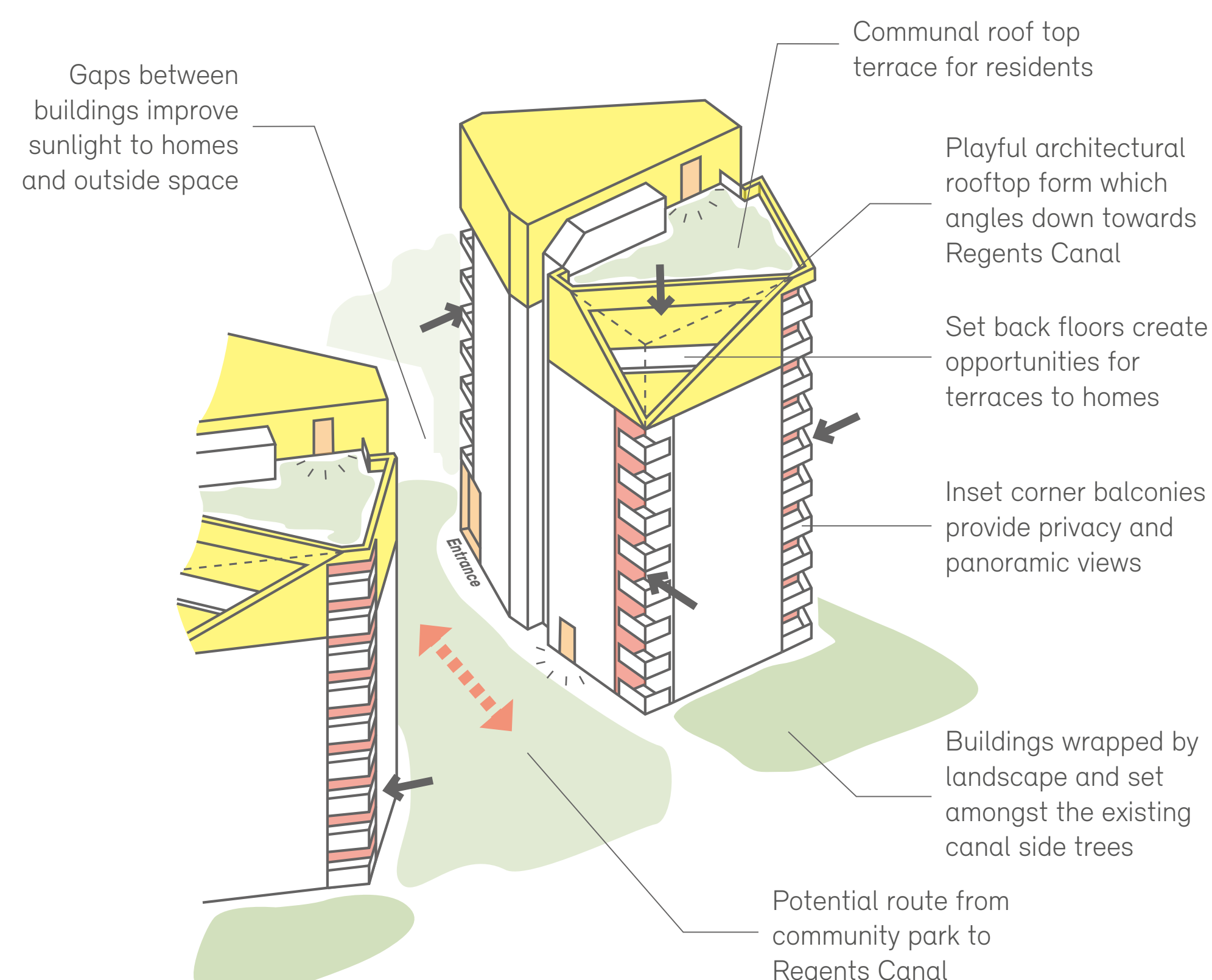


Image showing the proposed design of the Canal blocks

Example images of what the building could look like and the types of materials that could be used.
What do you think?



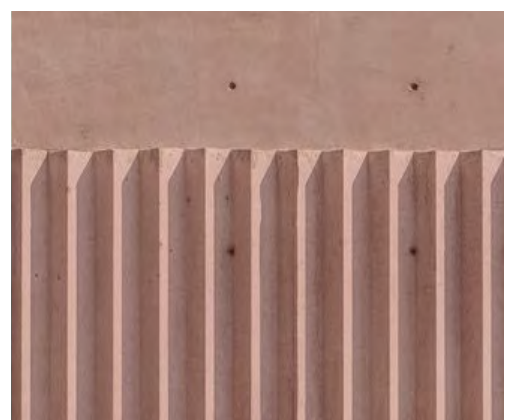
Angled roof form



Communal roof terrace



Balcony to home



Brick texture



Brick details



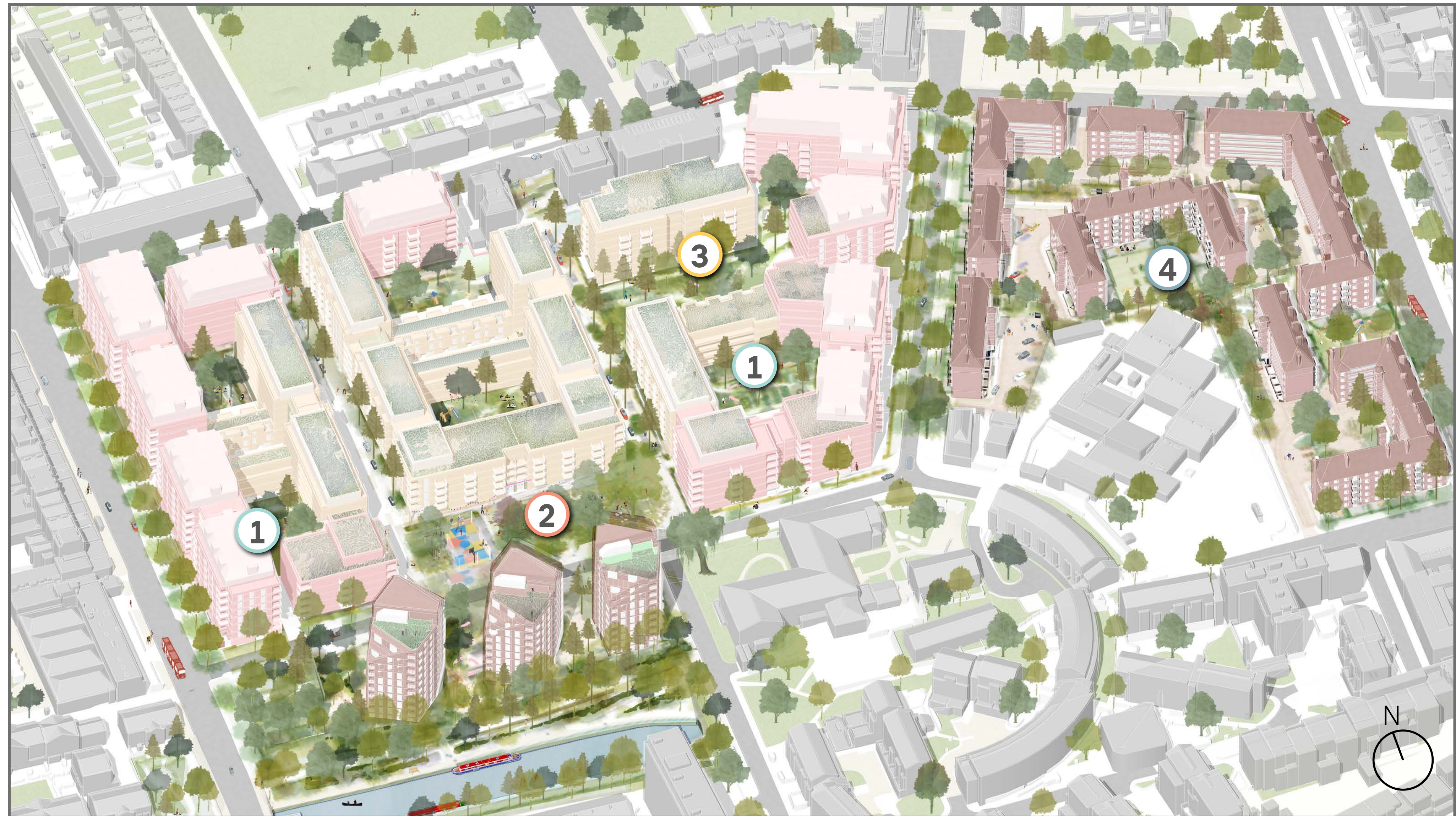
Welcoming entrances

We want to ensure that a transformed Barnsbury Estate meets as many of its residents' needs as possible. We would like to create safe and welcoming landscaped spaces that are playable and attractive. This will include the provision of informal play and opportunities for day to day recreation.



1

Residential Courtyard



2

Carnegie Street Park



3

Pultney Street Community Park



4

Old Barnsbury Improved Community Growing Gardens

What is the Green Walk ?

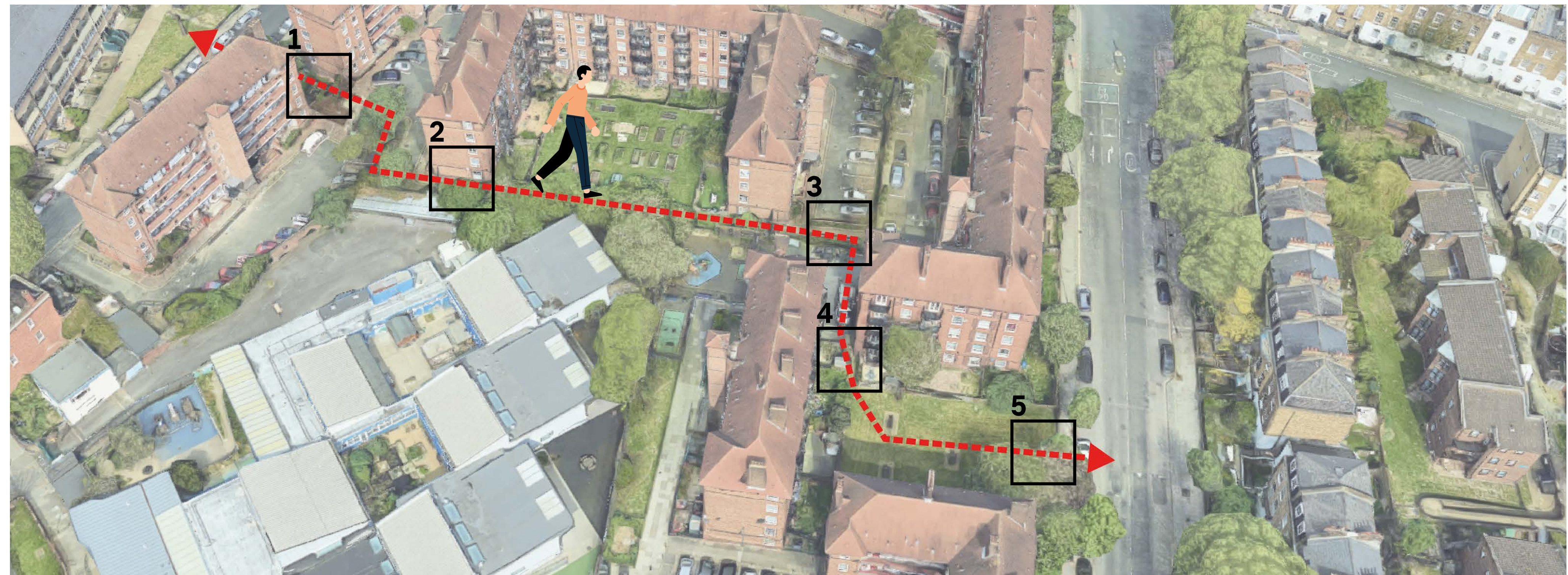
This new garden walk will help to encourage and improve accessibility through Old Barnsbury and include integrated play 'on the way' elements. The walk will connect with the proposed garden walk in New Barnsbury, providing a link through the Estate.

Benefits

- A refreshed greener landscape
- Better signage
- Better accessibility and connections
- Lighting to create more visibility and improve safety
- Reorganised and greener parking

The route will go through the following spaces on Old Barnsbury:

Green link East to West

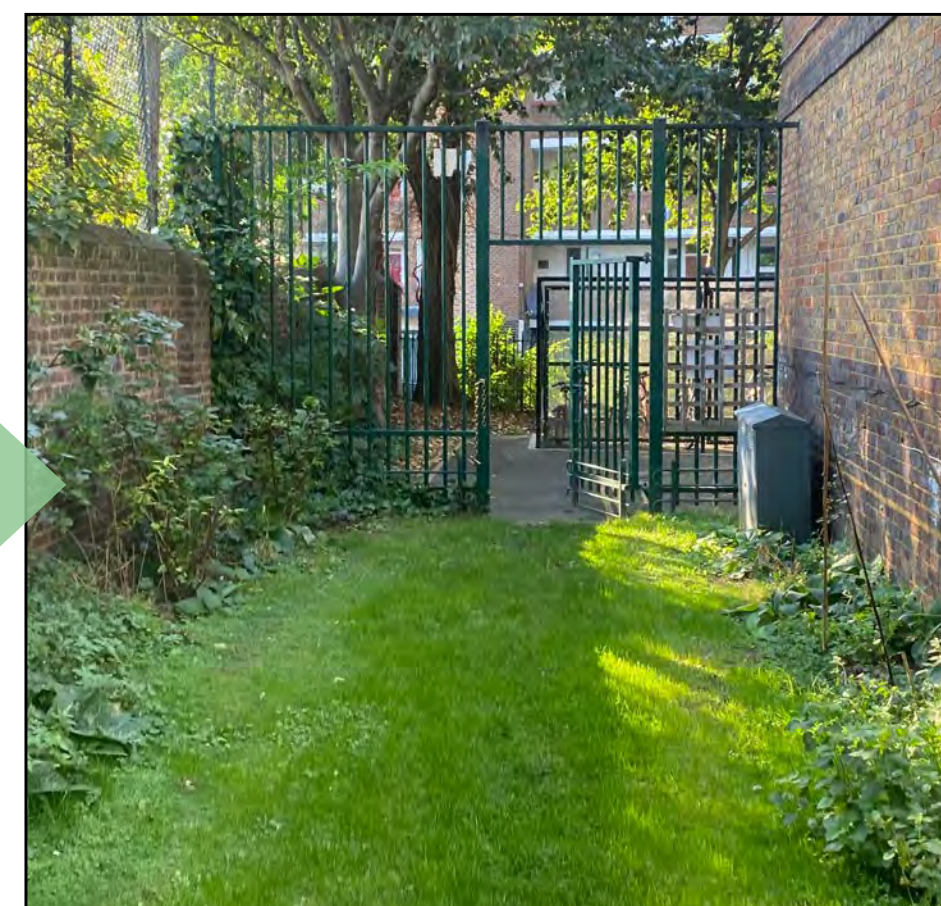


1



Access from Charlotte Terrace

2



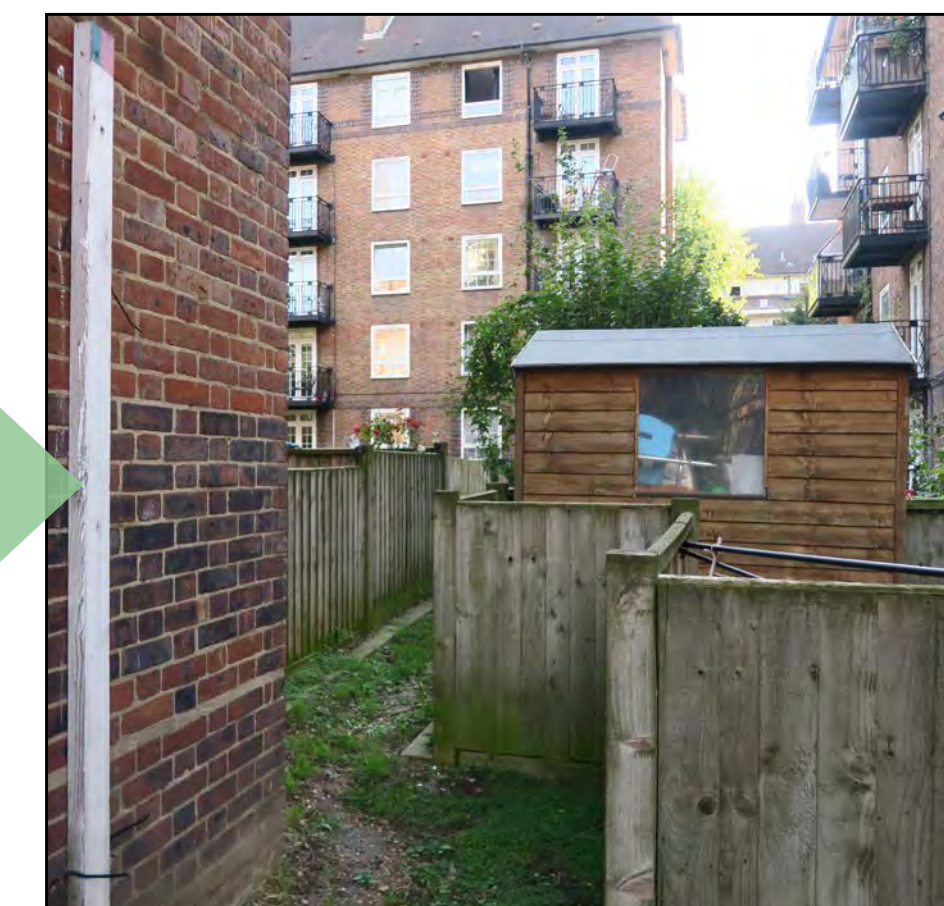
Access to allotments by Samford House

3



Space between Fisher and Cobert House

4



Access to Barnsbury road gardens

5



Barnsbury road gardens



What this
could look like?



Bonnington Square Gardens,
Vauxhall



Culpepper Community
Gardens, Islington



King Henry's Walk,
Islington



The use of hedges as
defensible space

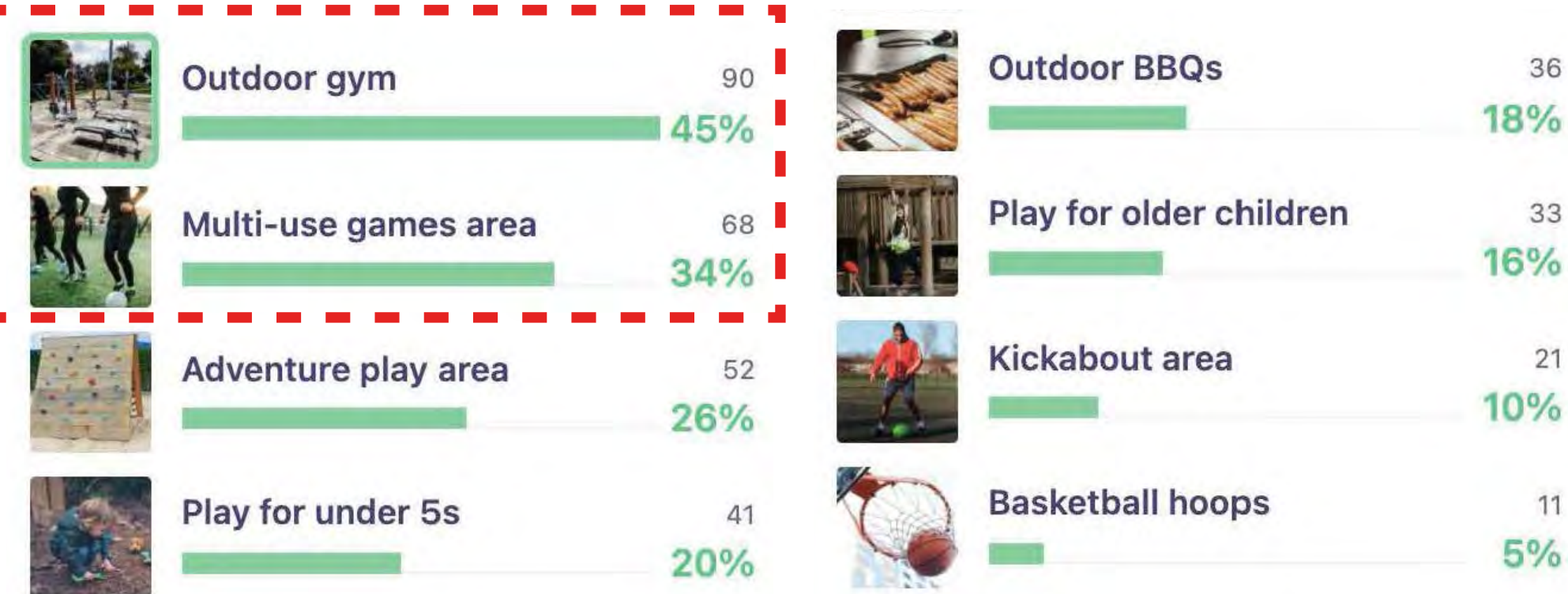
The Green Walk Connection

Would you be willing to give it a go?

Yes

No

You said. January 2021 Built-ID results



In this workshop, when considering the public spaces we want to focus on health and wellbeing. This includes outdoor gym, multi use games areas (MUGA) and amenities for older people to enjoy. In the next workshop we will focus on play.

Opportunity for change

Carnegie Street Park and Pultney Street Park are fenced off with no amenity facilities. There is opportunity to remove the fencing, and create a dynamic park. Carnegie Street Park can 'spill out' from the new Community Centre.

The park can offer a range of activities for all ages and residents of both Old and New Barnsbury and the kick-about court can be relocated to this more accessible location and managed by the Community Centre as it currently is.

Location of the Public Parks



Outdoor Gym questions

1. What would encourage you to be more active?

2. What gym equipment would you like?

(Callisthenic, Cardio or Strength)



Callisthenic equipment



Strength equipment

Multi use games area (MUGA)

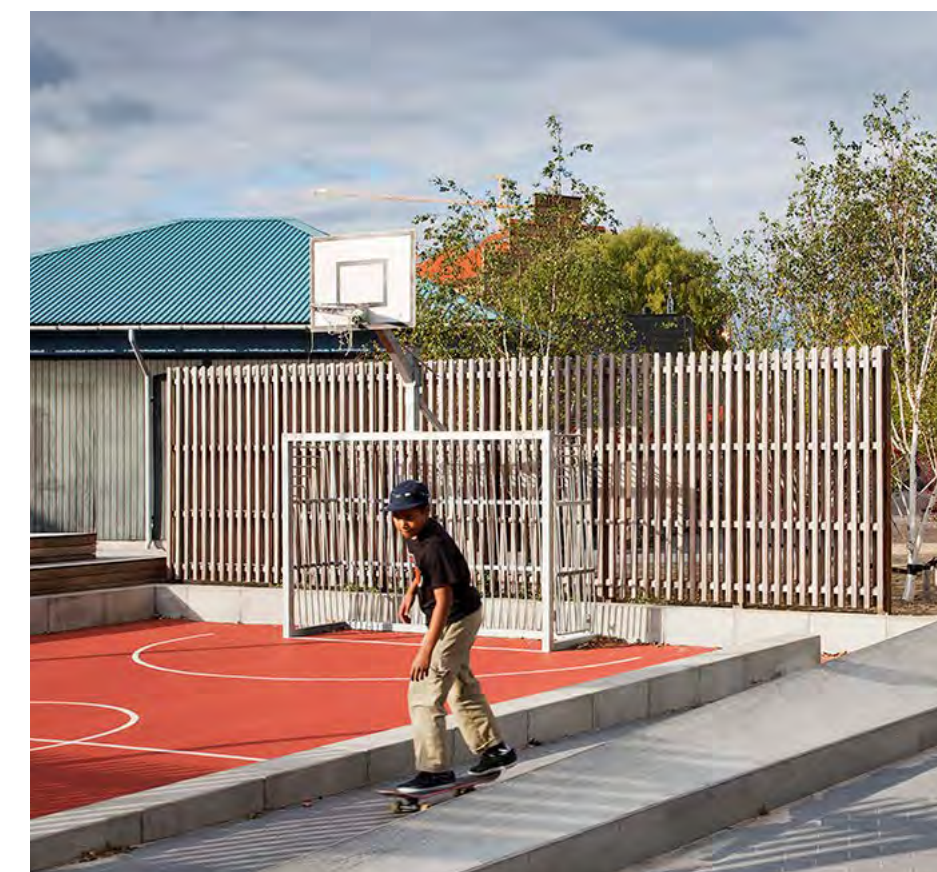
1. Do you use the current ball court?

2. What ball sports do you play?

3. What would you like to play?



Existing (MUGA)



Multi Use Games Area (MUGA)

Older people

1. What would help improve your health and wellbeing?

2. Would you like fitness equipment and amenities for older people?

3. What would encourage you to socialise and participate in community events?



Boules/ Petanque



Obstacle course

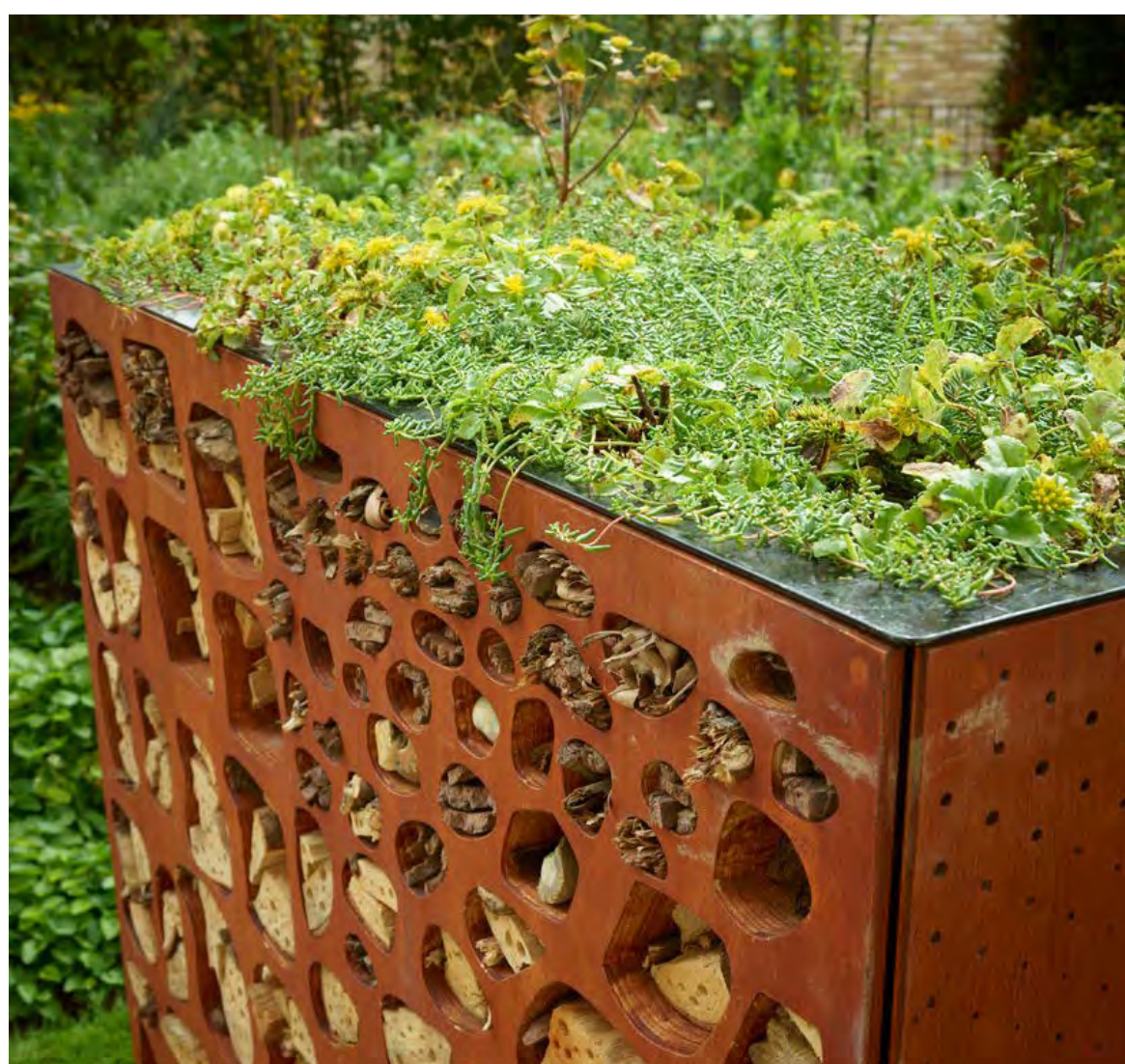
1

Would you like
fitness equipment
in the courtyards?

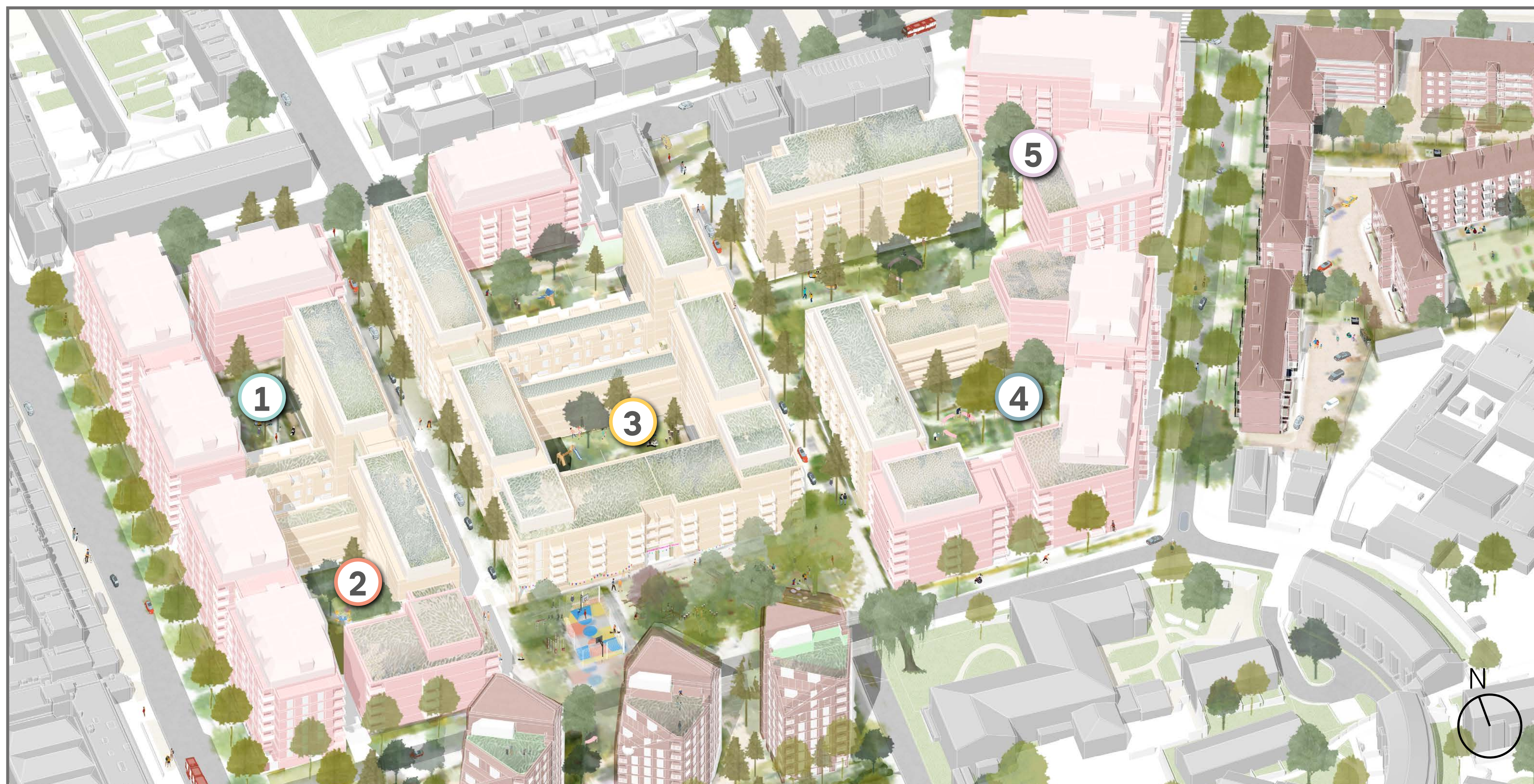


2

Would you like a
wildlife friendly
courtyard?

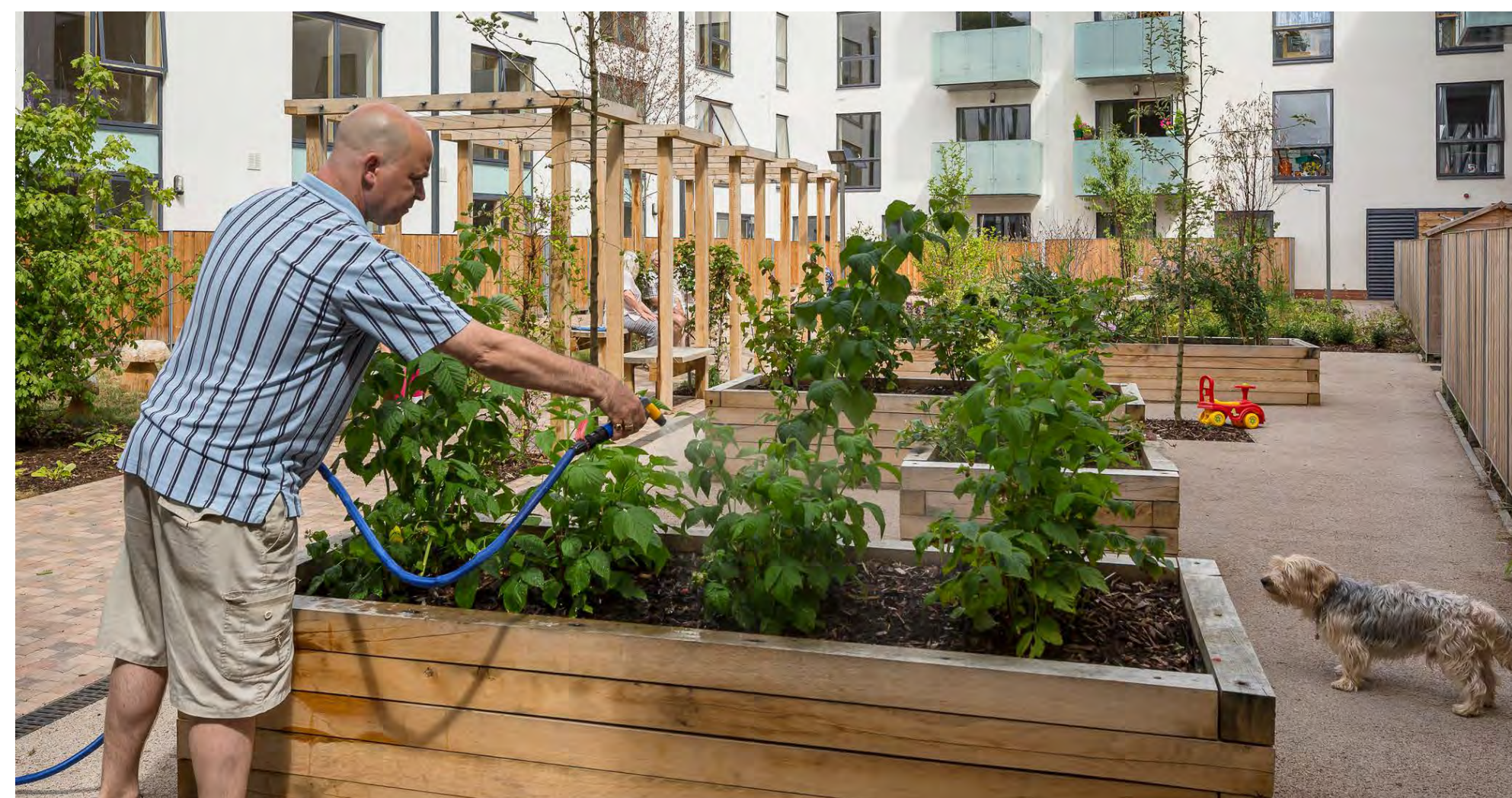


New Barnsbury Courtyards



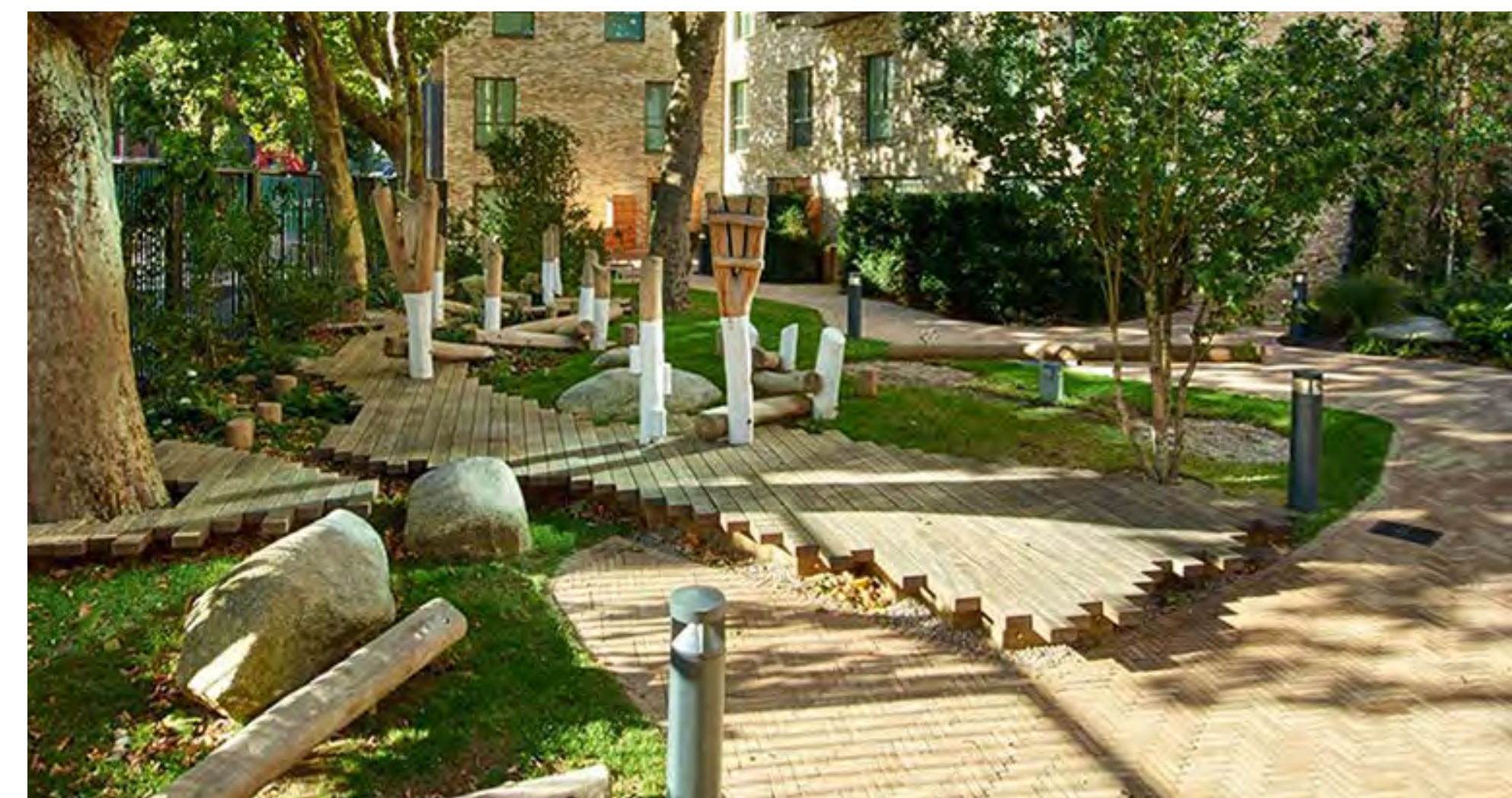
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Would you like quiet seating in the courtyards?



4

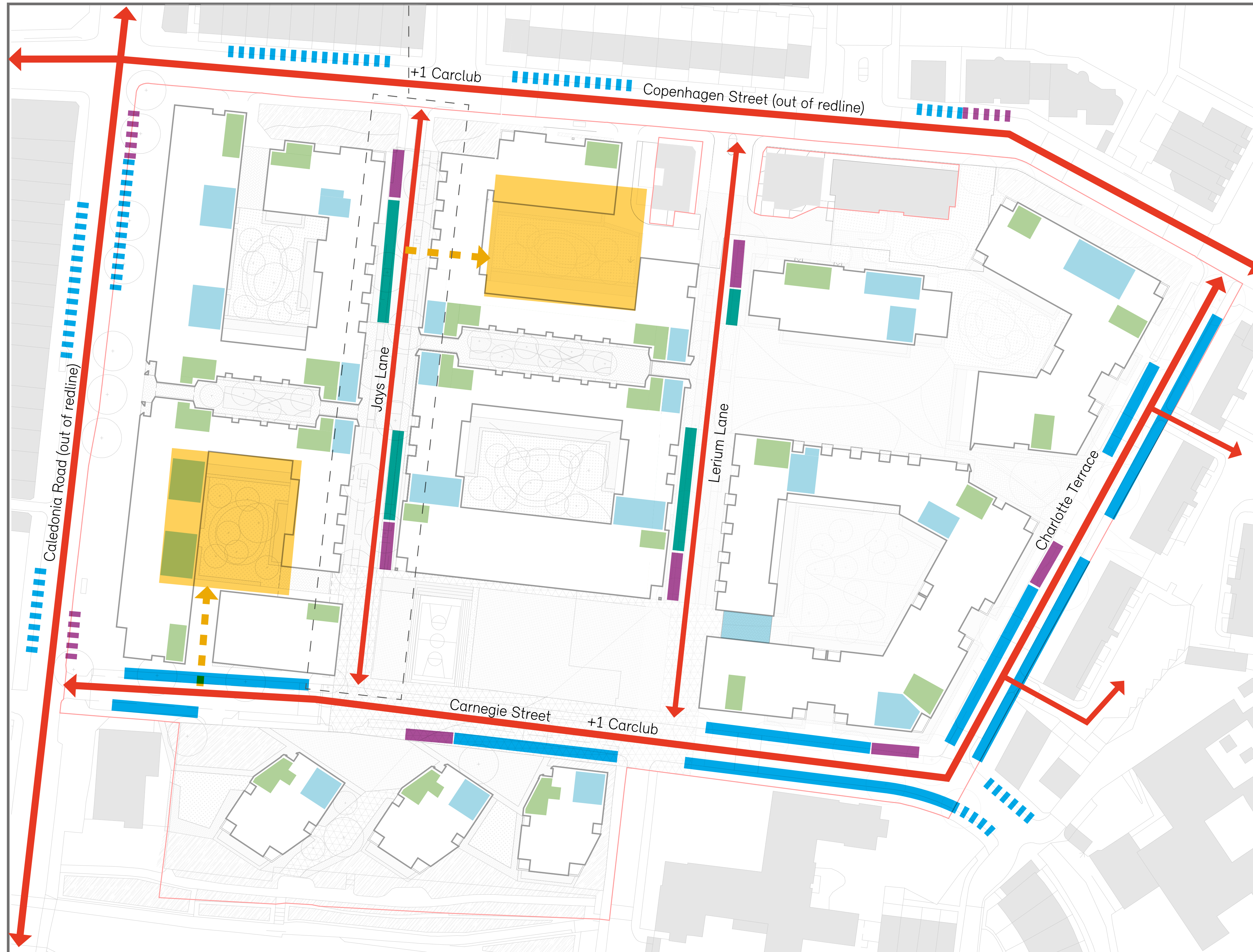
Would you like to be able to grow food in the
courtyards?



5

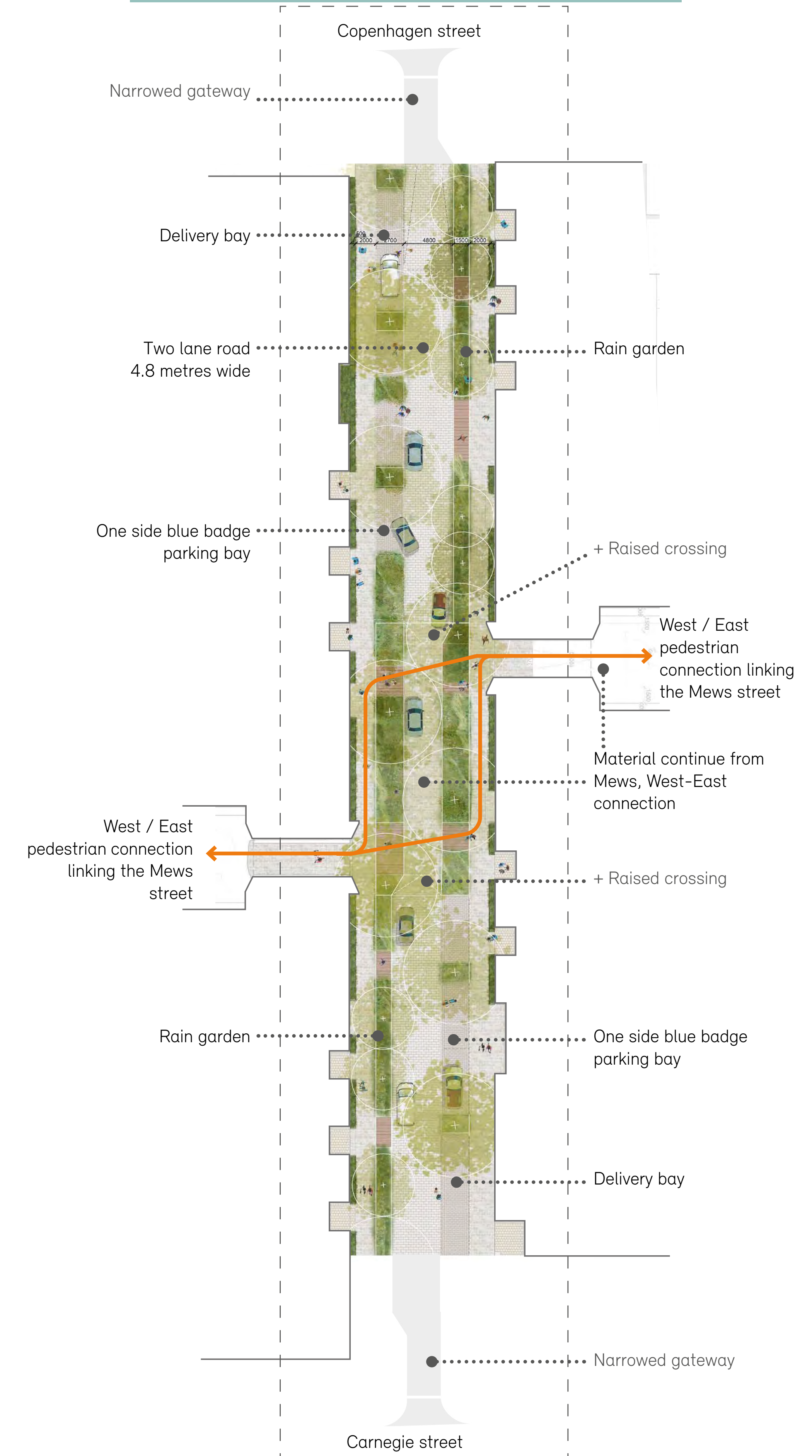
Would you like informal play in the courtyards?

Plan illustrating current proposed parking and servicing strategy for New Barnsbury






- On Street Parking
- Residential Parking Bays
- Delivery Bays
- (Bays out of redline)
- Cycle Storage
- Refuse Storage
- Parking Within Building (Podium / set within existing site level changes)
- Vehicular Movement
- Access For Podium Parking

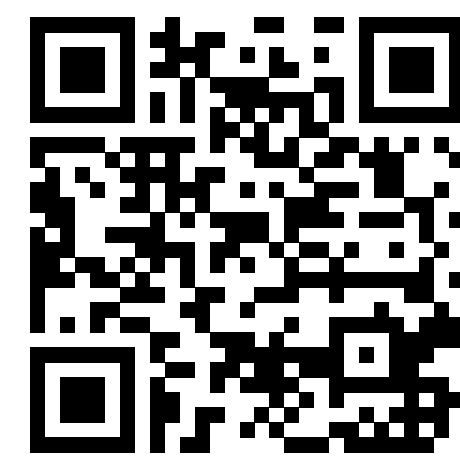
Illustration of parking on Jays Lane



LEAVING YOUR FEEDBACK:

Filling out one of our feedback forms and handing back to us today

-  Emailing us at best@newlon.org.uk
-  Calling us on 020 7613 7596 **or** 020 8709 9172
-  More information can also be found on www.betterbarnsbury.org.uk.



Scan me

Are there any other ways you want to hear from us and give your feedback? Let us know through the above ways or talk to us.

You're also able to get in touch with your independent resident advisors, Source Partnership, by emailing info@sourcepartnership.com or by calling **0800 616 328**.

Next Resident Workshop:

We're delighted you've been able to come along today, and we remain keen to continue our conversation with you.

We'd love for you to attend our next workshop, which will focus on your new homes. We are proposing that these will take place on:

- **Tuesday 16 November**, 4pm–8pm *
- **Wednesday 17 November**, 2pm–4pm & 6.30pm–8pm *

However, we will confirm this with you nearer the time.

*Both sessions will cover the same content so you only need to attend one.

Public Consultations:

The public consultation will ensure that we get feedback from people who don't live on the Estate.

Whilst residents will continue to lead this process, at this time we need to consider the views of your neighbours and the businesses around the estate and will therefore explain the project to the wider community and ask for their feedback during these sessions.

Tuesday 2 November, 4–8pm

Saturday 6 November, 4–8pm

Consultation Timeline:

October 2021

Resident workshop 9

November 2021



January 2022

Resident workshops and public consultations

Early 2022

Target date to submit a planning application to Islington Council

Autumn 2022

Target date for decision by Islington Planning Committee

Early 2023

If planning permission is granted, construction will start on Barnsbury Estate

