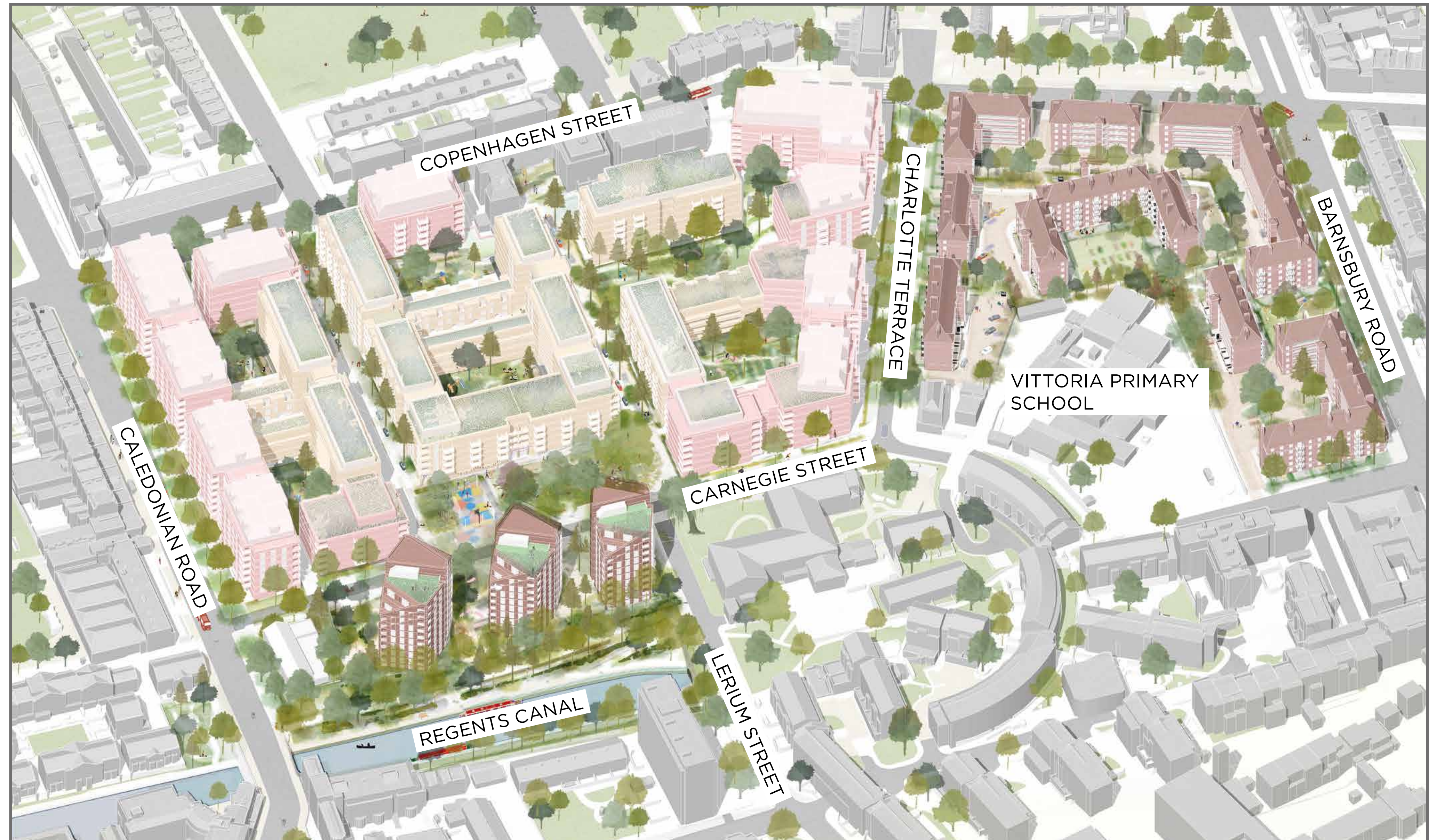


Welcome

Thank you for attending this public consultation on the proposals for the Barnsbury Estate Transformation (BEST) project. The information presented here today explains the proposed masterplan and gives you the opportunity to talk to the team and submit any feedback you might have on the proposals.

- This project started in October 2019 when the owners of the Estate, Newlon Housing Trust, began consulting with residents about the future of the Estate.
- Consultation continued through eight workshops, with the proposals updated following feedback from residents and Islington Council's planning officers.
- In February 2021, following a competitive tender process, Newlon selected Mount Anvil as Development Partner to take the project forward.
- In March 2021 residents voted 'YES' in an independently run Residents' Ballot to say they wanted the transformation to happen.
- Since the ballot result the development partners have been working to refine the masterplan and now need your feedback to create the best possible project for Barnsbury and Islington.



FINAL BALLOT RESULT

79.2% TURNOUT

72.9% YES VOTE



Meet the team - development partners

Mount Anvil was appointed as development partner 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 local 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.



Project team:

Pollard
Thomas
Edwards

**FARRER
HUXLEY**



LONDON
COMMUNICATIONS
AGENCY

AECOM

Stantec

LICHFIELDS

Greengage
Enlightened Planning



Email best@newlon.org.uk



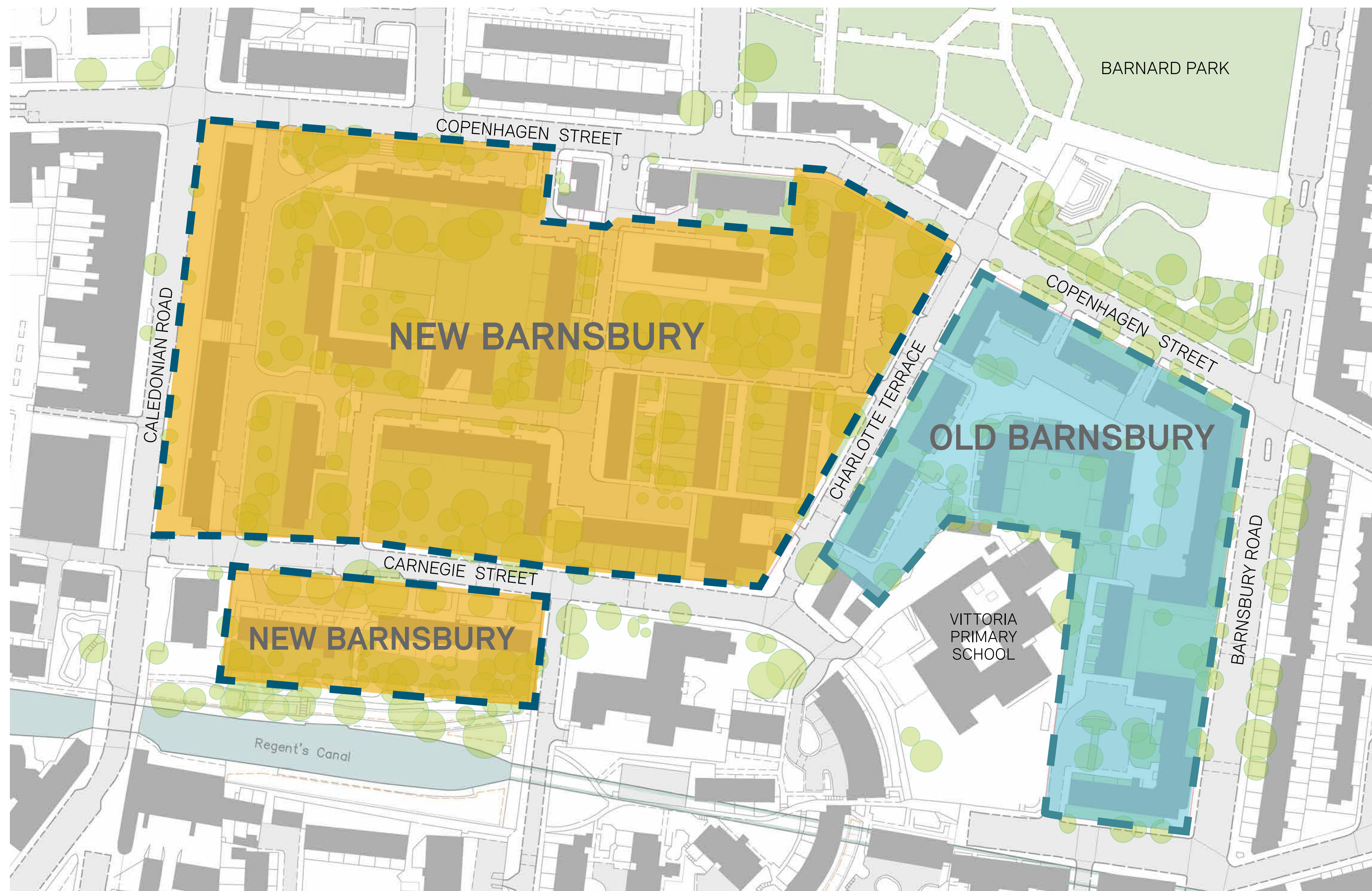
Call 020 7613 7596 or 020 8709 9172

The Barnsbury Estate is owned by Newlon Housing Trust, a not-for-profit social housing company, who took over ownership of the Estate from Islington Council in 1999.

The Estate comprises Old Barnsbury and New Barnsbury.

- Old Barnsbury is red brick housing blocks between Charlotte Terrace and Barnsbury Road. It was built in the 1930s.
- New Barnsbury is between Caledonian Road and Charlotte Terrace. It was built in the 1950s and 70s.

The Estate currently has 371 homes across 17 blocks within New Barnsbury, and a further 275 homes across 8 blocks on Old Barnsbury. There is also a community centre and nursery located on the Estate, as well as some shops on Caledonian Road which sit at the ground floor of residential blocks.



New Barnsbury



Old Barnsbury



In 2019 and 2020 we held a series of workshops with residents to discuss the Barnsbury Estate, focusing on people's homes and the green spaces and routes through the estate. We met with residents regularly and learnt a lot about the issues on the estate currently and their hopes for how things could be improved in the future. This is what we learnt:

Current issues:

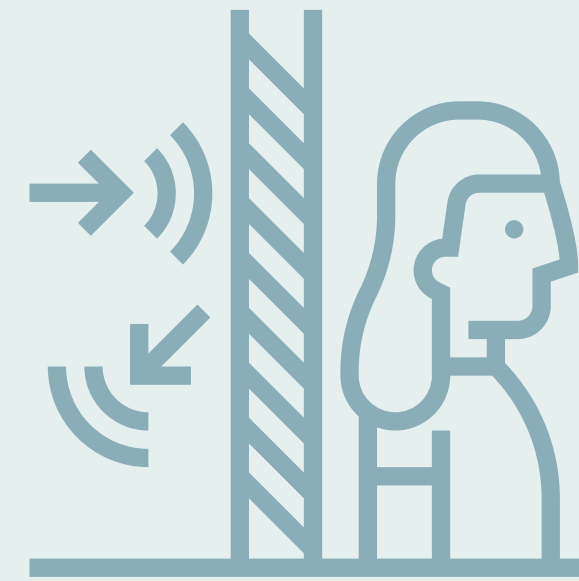
Damp and cold homes – difficult to keep warm



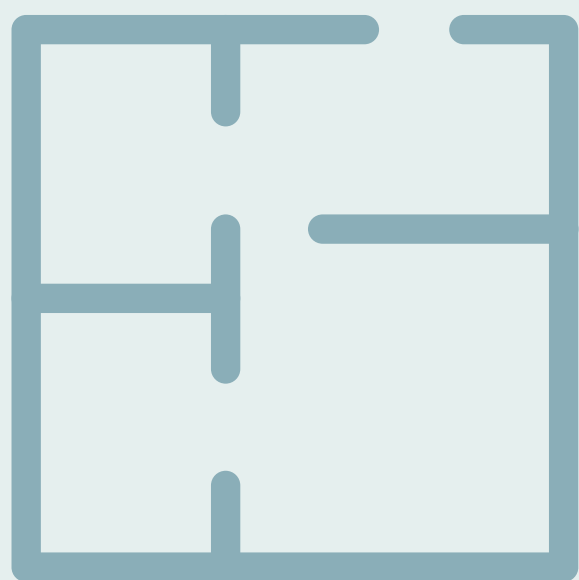
Homes that are not designed to meet modern space standards



Homes with improved acoustic insulation



Poor layout of homes – meaning cramped living conditions



Lack storage space



Gas based heating not environmentally sustainable



Overcrowding – 46 families on New Barnsbury are overcrowded



Poor quality and unusable outside space



Bins and refuse issues - including fly tipping



The Transformation of the Barnsbury Estate will provide:

Up to 950 new homes including new affordable homes on New Barnsbury

Homes that meet the needs of overcrowded families

Homes that meet modern space standards

Homes with high levels of energy efficiency

A brand new and improved community centre

Open spaces that are well lit and overlooked and buildings that are safe and secure

A greener place with more useable open space

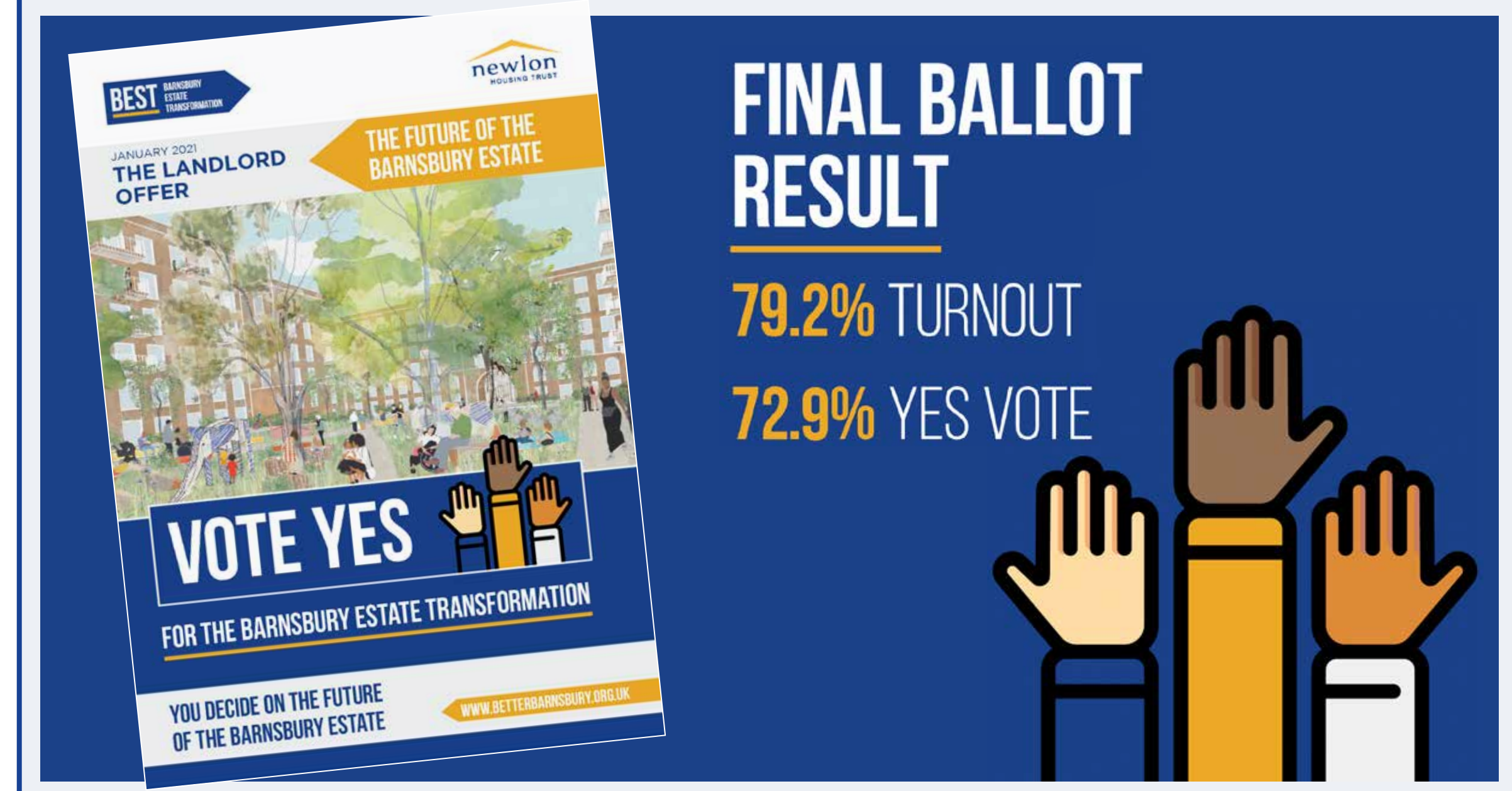
Well lit routes through the estate making journeys easier and safer

A high-quality refurbishment of Old Barnsbury

Reprovision of shopping facilities on Caledonian Road

The Offer Document and Residents' Ballot

We have worked closely with residents in order to solve the issues on the estate and in early 2021 we released the Landlord Offer document which sets out our offer to residents. In February 2021, a residents' ballot was held with residents asked whether they were in favour of the transformation proposals or not.



This Masterplan is our vision for the transformation of the Barnsbury Estate.

The image below provides an overview of the Masterplan and the streets and spaces that will become key areas within the Barnsbury Estate.



1 Caledonian Road

New blocks on Caledonian Road will reprovide shopping facilities, which Barnsbury Estate residents have told us are an important part of the community.

2 The Lanes

New Barnsbury will feature two new streets running North to South. These streets will be designed to be 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. Family homes will line the streets which feature paving and planting to create a shared space for those living there.

4 Pultney Street Park

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 form part of an improved 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 local people. A new park will offer 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 nestled among trees. New landscaping will green Carnegie Street.

The landscape transformation will take place across both Old and New Barnsbury. This will increase biodiversity by creating a range of safe, green walking routes and providing two public parks with lots of activities for the whole community to enjoy. The transformed estate will also improve the connection with Regent's Canal and a sensitive lighting strategy will ensure all spaces are safe and welcoming. Retaining high quality mature trees is a priority, and new trees and planting will help to create a green and diverse landscape that changes with the seasons and offers meaningful outdoor space for everybody all year round.

Public Parks

Carnegie Street Park and Pultney Street Park are currently fenced off with no facilities. There is an opportunity to remove the fencing and create animated and inviting amenity spaces open for everybody to enjoy. Carnegie Street Park 'spills out' from the new Community Centre, which will offer activities and space for hire for all to use. This active space will have a new multi-use ball court, outdoor exercise equipment and play features. Pultney Park will be a calm and peaceful green space, overlooked by the surrounding homes. Both parks will have existing and new trees, plenty of seating and accessible paths that connect with new and existing streets and spaces.



View of the transformed Pultney Park

Streets and Courtyards

New lanes between Copenhagen and Carnegie Street will restore Jays and Leirum Streets to their pre-war alignment before New Barnsbury was built. These streets will enable car access and a small amount of parking but will prioritise walking and cycling, with new trees and planting helping to create pleasant green routes and strengthen important green corridors for wildlife by providing habitat for foraging and nesting from the canal to Barnard Park. Residents of New Barnsbury will have access to their own shared courtyards. These will offer quiet communal gardens with play features for younger children and plenty of seating in the sun or shade.



View of Jay's Lane

Walking Routes

New walking routes will improve east-west access across the Estate between Barnsbury Road and Caledonian Road, opening up the existing green space along Barnsbury Road for public access during the day. 'Play on the way' elements will be integrated along this route through Old Barnsbury to Charlotte Terrace, where a new accessible connection leads to Pultney Street Park and on through the new Mews to Caledonian Road. The proposed Garden Walk will run north to south, passing through parks and green courtyards to a new pedestrian connection down to the Regent's Canal. All walking routes will be well-lit to ensure they feel safe at all times.



View of new accessible connection from Charlotte Terrace



View of the transformed Carnegie Street Park at night



View of resident courtyard



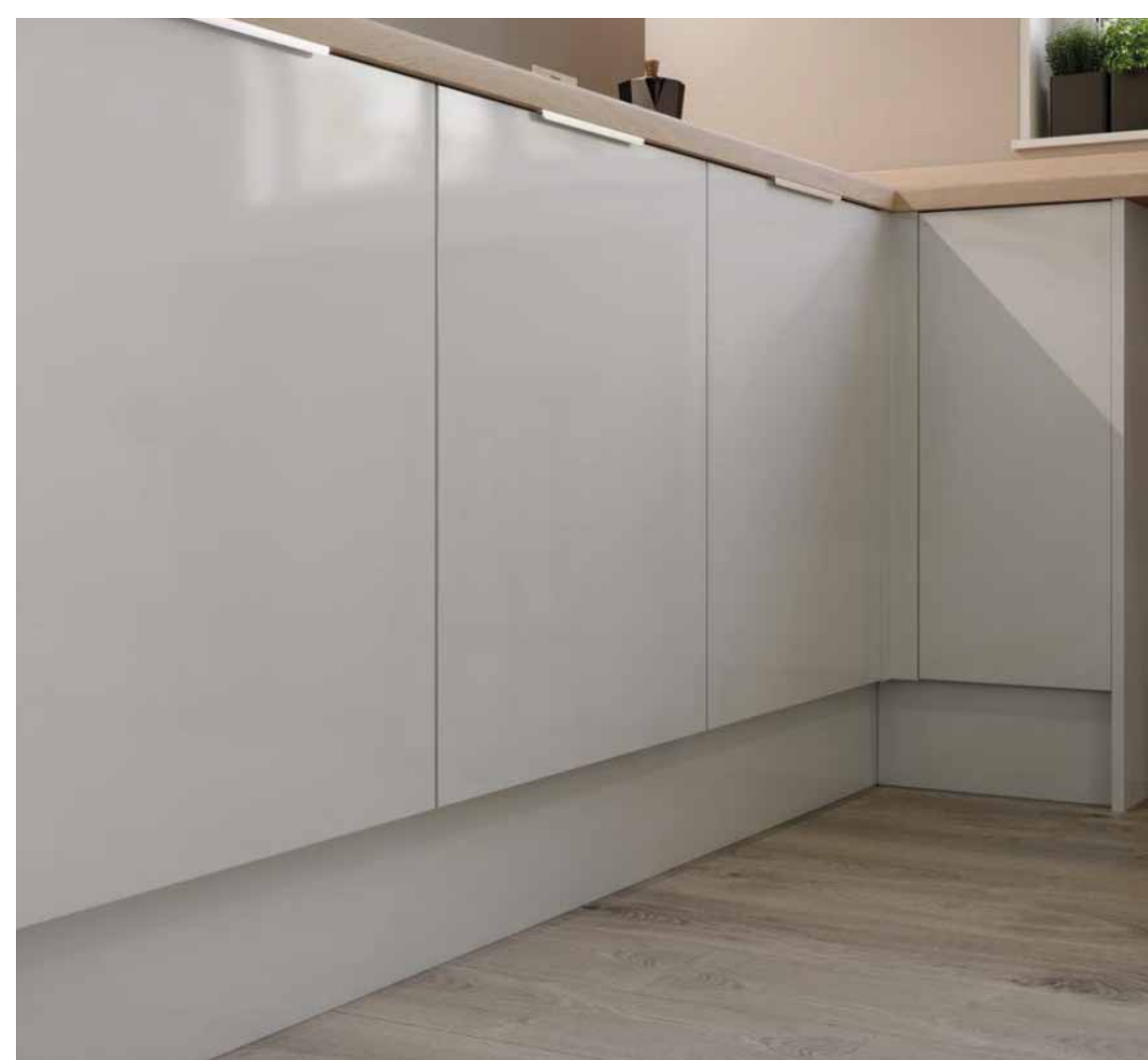
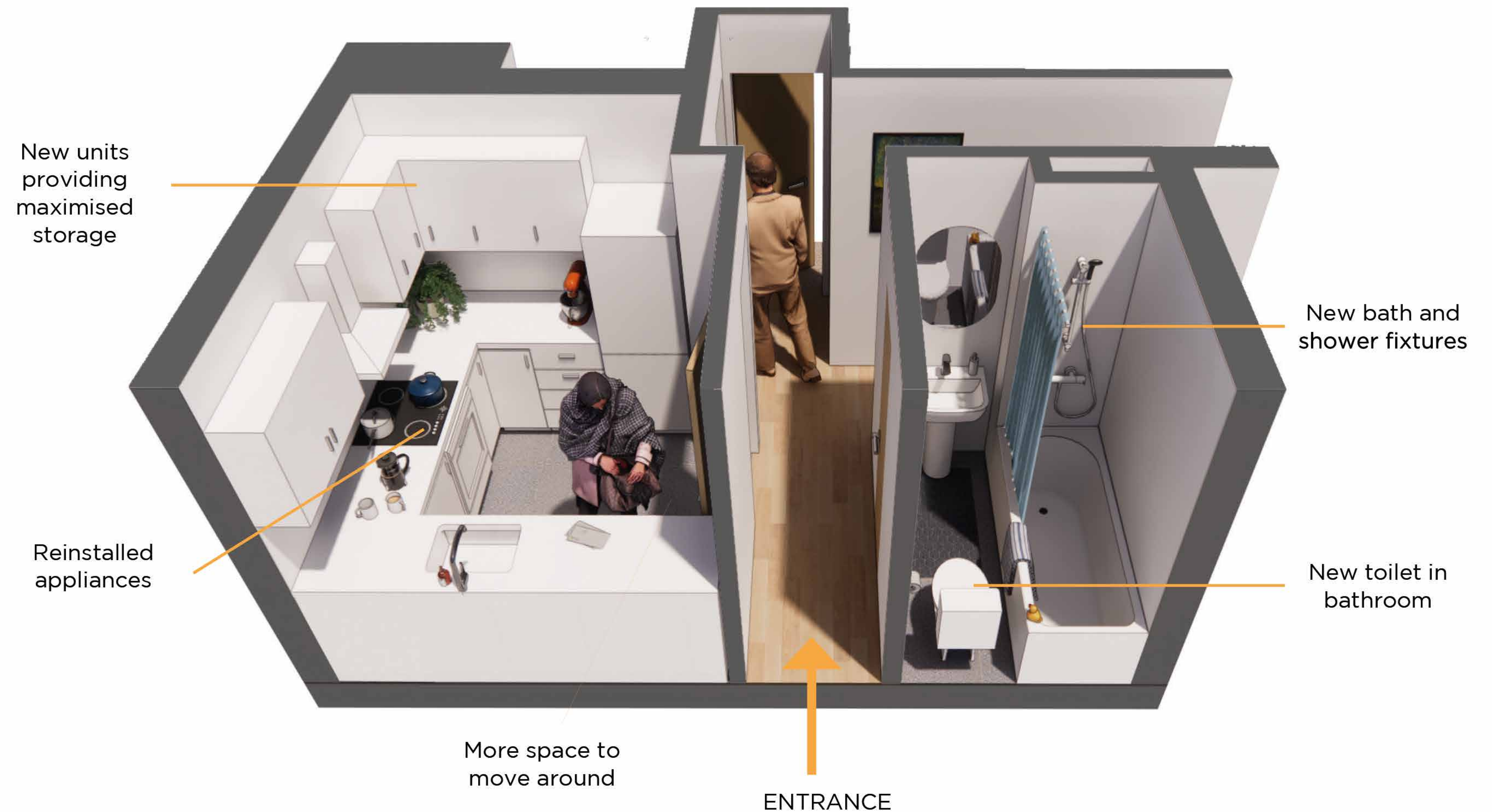
View of the new Garden Walk

Refurbished Homes

As part of the Landlord Offer the Old Barnsbury blocks and communal areas will be refurbished. Tenants will also receive **comprehensive internal works to their homes.**

This includes:

- Kitchens including a reconfigured layout to make the kitchen larger, where possible.
- Bathrooms including a reconfigured layout where possible.
- New heating and ventilation system if required.
- Improved or increased storage.
- New doors and double glazed windows.
- Roof and exterior brickwork repairs.
- Repairs and refurbishment to entrances and communal areas.



Newlon have refurbished a home in Old Barnsbury to show you the high quality refurbishment that is planned.

Scan this QR code to view a video and online tour of this refurbished Show HomeTerrace.

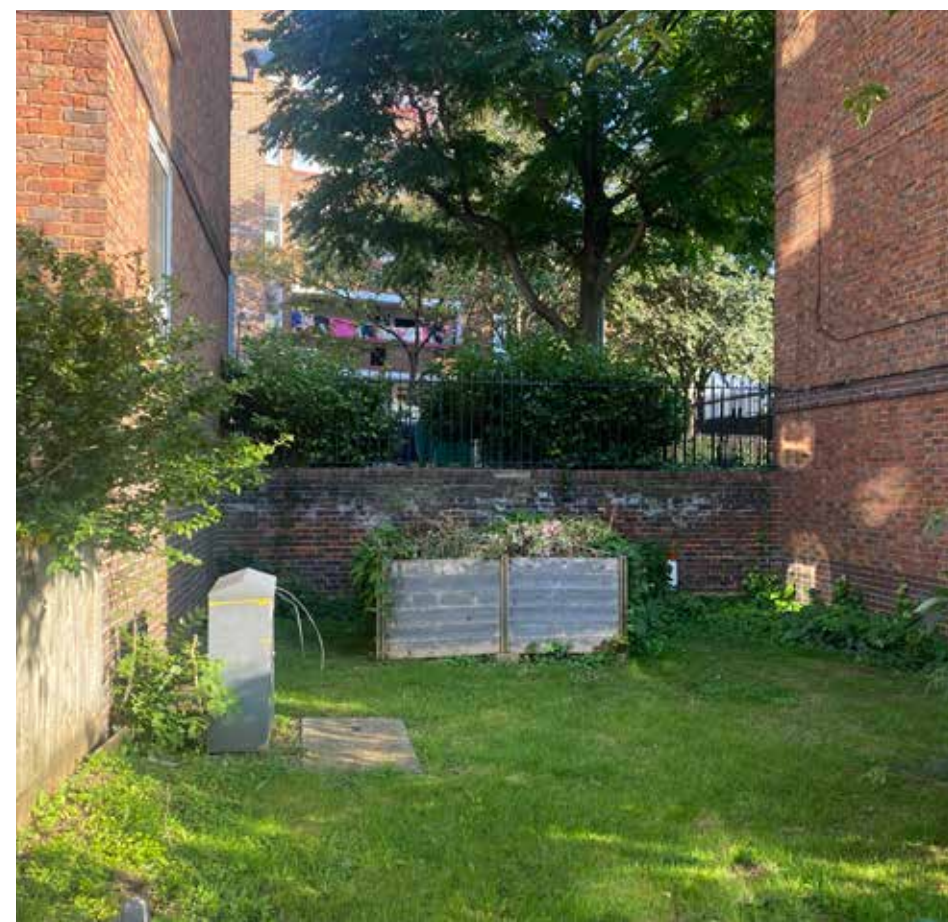


Scan me

The landscape across both Old and New Barnsbury will be transformed to create a coherent environment that incorporates new planting, safer, more accessible walking routes and better access to high quality outdoor spaces for residents and the surrounding community. Retaining high quality, mature trees is a priority and many new trees will be planted to improve the streets and public spaces across the estate. Empty, fenced-off grass areas will be enhanced with new planting to attract wildlife and create spaces that change with the seasons.

Improved Streetscape and Connections

A green avenue of Plane trees will transform Charlotte Terrace to create a leafy street connecting Barnard Park with Regent's Canal. New paving and soft planted boundaries will improve the experience of the Estate at street level for pedestrians and cyclists, making it greener, safer and more accessible. A New Green walk will improve east-west connections.



Old Barnsbury from Charlotte terrace



Charlotte terrace

Playable Landscape

The courtyards of Old Barnsbury will be improved with new, integrated bin stores, secure cycle shelters and playable landscape elements away from cars. Barnsbury Road Park will be opened up and animated with seating and play features, and the existing playground will be completely transformed with new equipment for all abilities.



Barnsbury road park



Old Barnsbury play space

The Green Walk and Barnsbury Road Park

A new Green Walk will help to encourage and improve accessibility from Barnsbury Road to Caledonian Road, integrating play-on-the-way and offering a quiet green link through Old Barnsbury. This accessible route passes through Barnsbury Road Park, past the improved growing gardens and on to Charlotte Terrace and Pultney Park.



Local examples of green links



Culpepper Community Gardens, Islington



King Henry's Walk, Islington



View of the green avenue along Charlotte Terrace



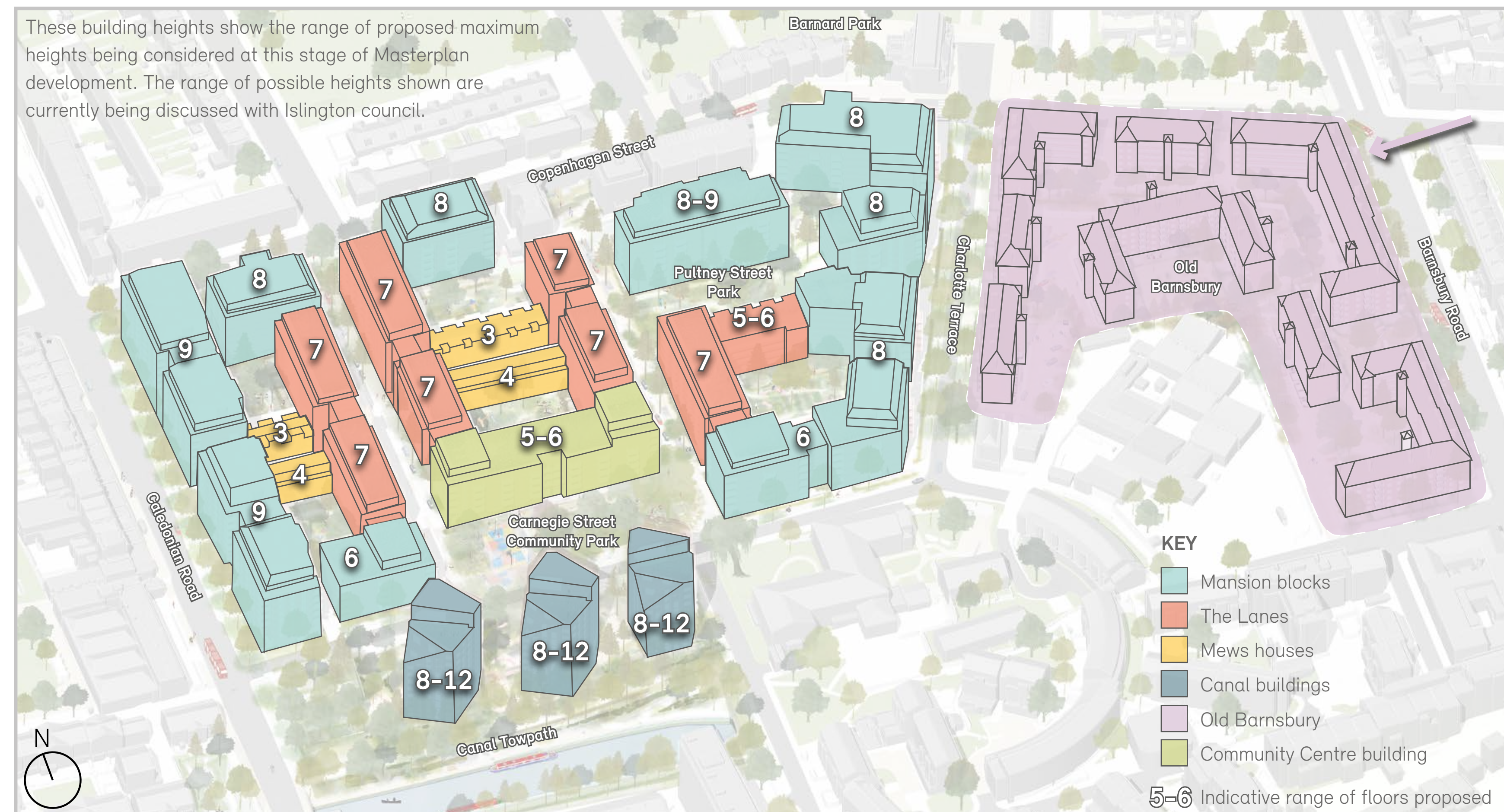
View of the transformed Barnsbury Road Park

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.

Alongside the new homes where existing residents will be rehoused, there will also be a range of affordable and private sale homes across these new buildings.

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.



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 suit 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.



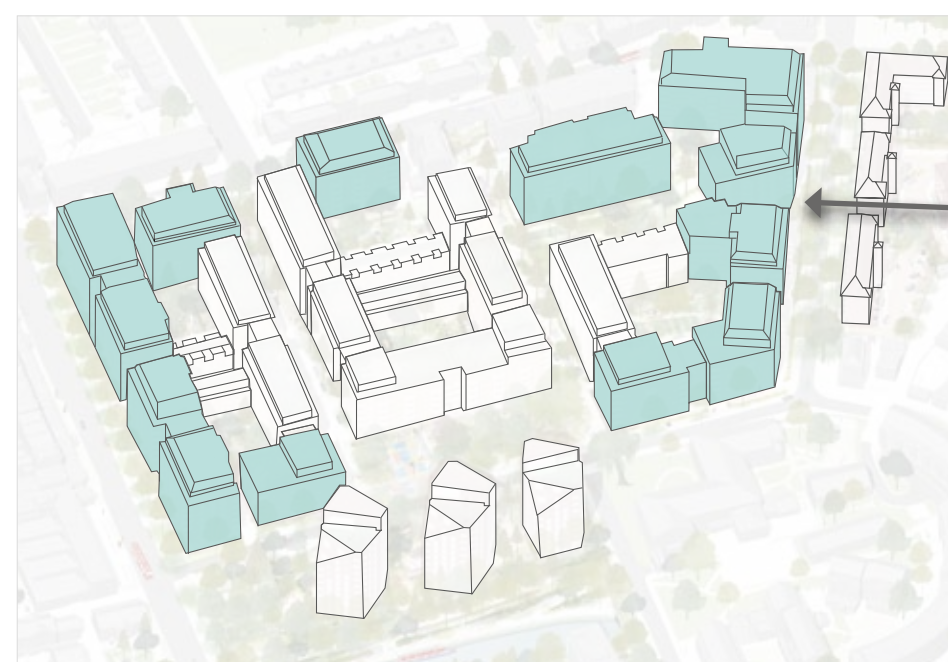
6 Community Centre Building

- 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

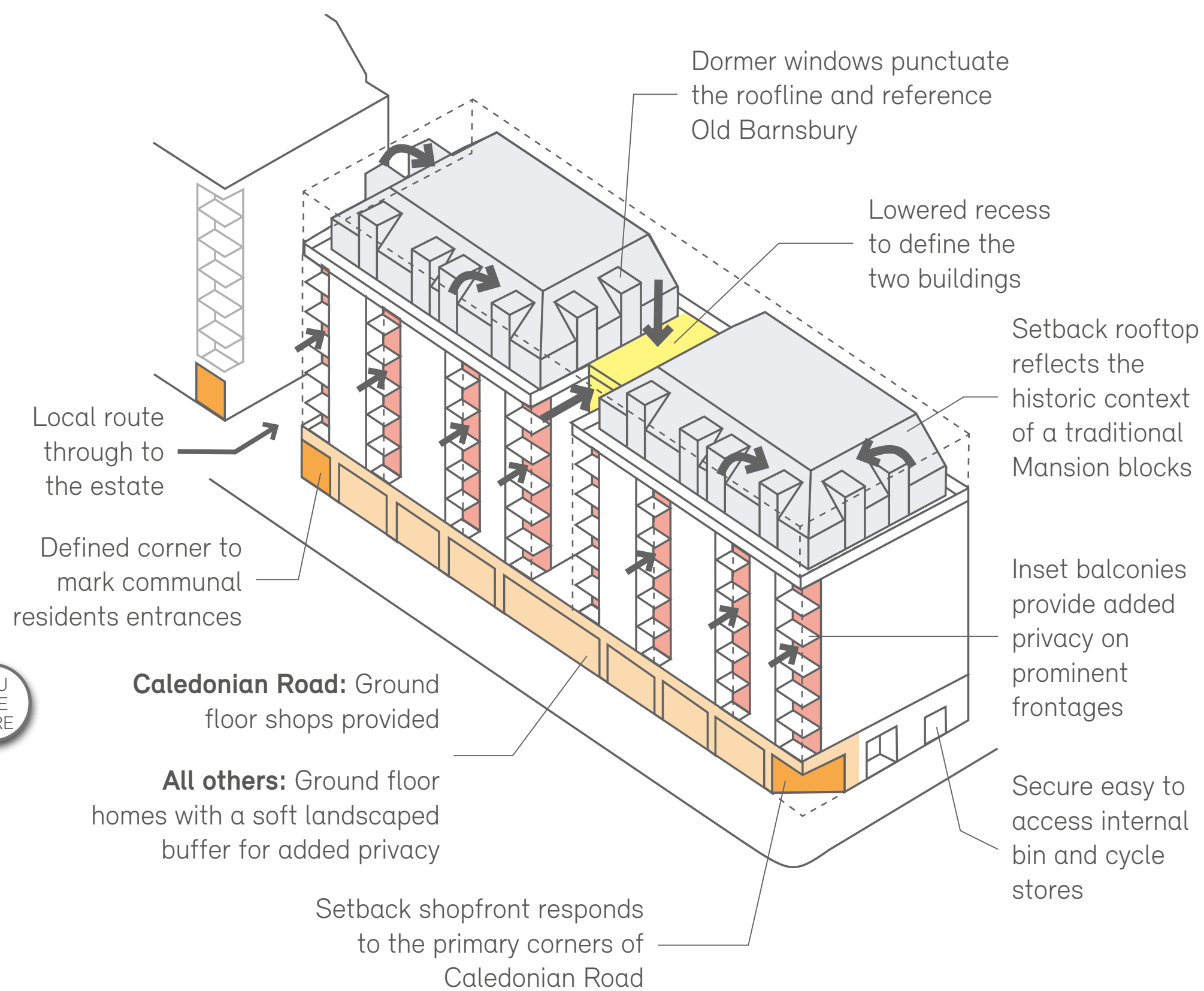


Image showing the proposed design of the Mansion blocks and route through to Pultney Park

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



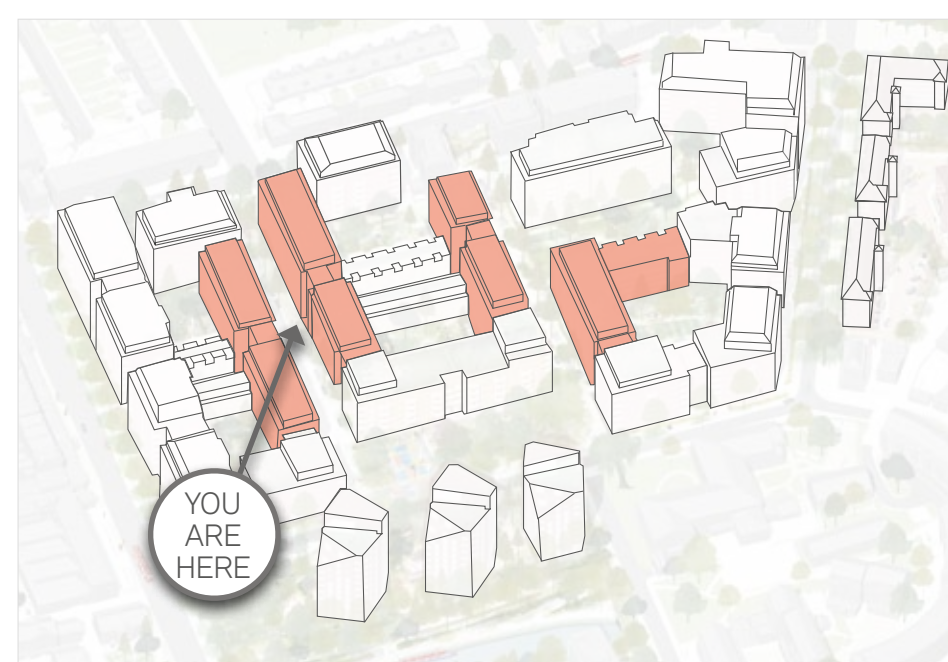
Tonal concrete base



Window head details

2 The Lanes

The Lanes are two new streets running north to south of New Barnsbury. They 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

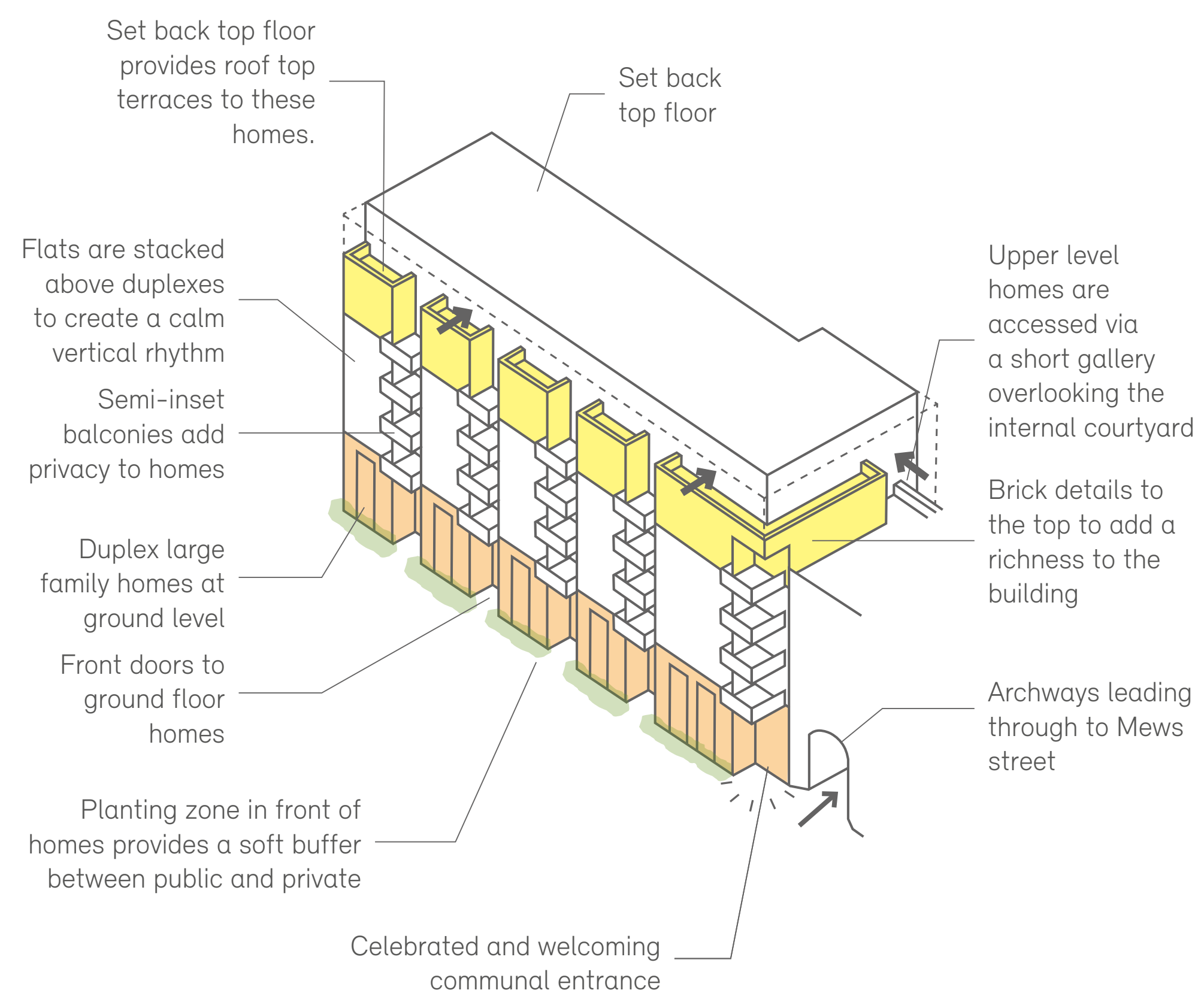


Image showing the proposed design of The Lanes and arched route through to Mews street

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



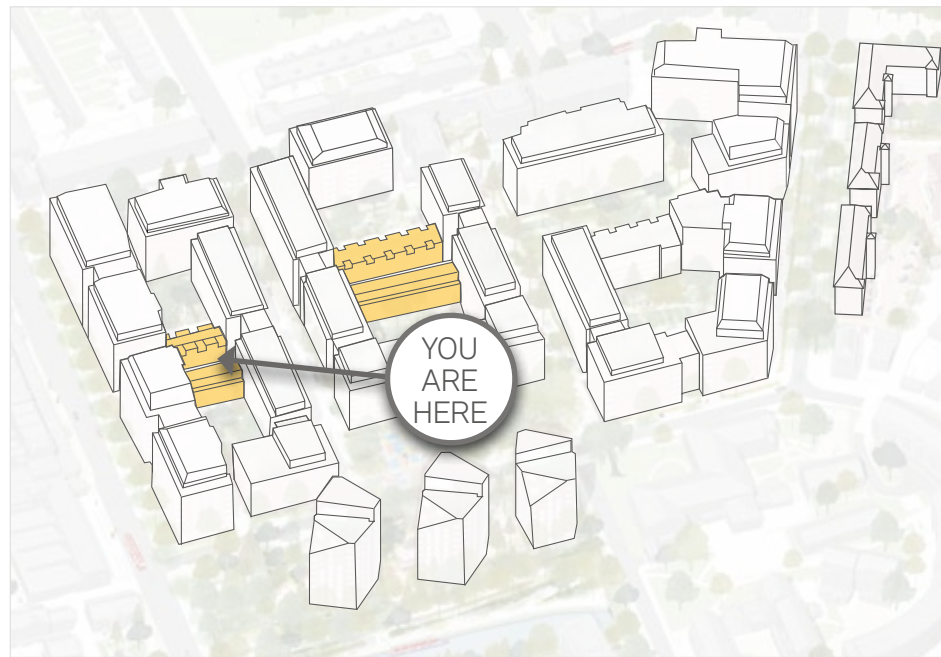
Expressed duplex homes



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

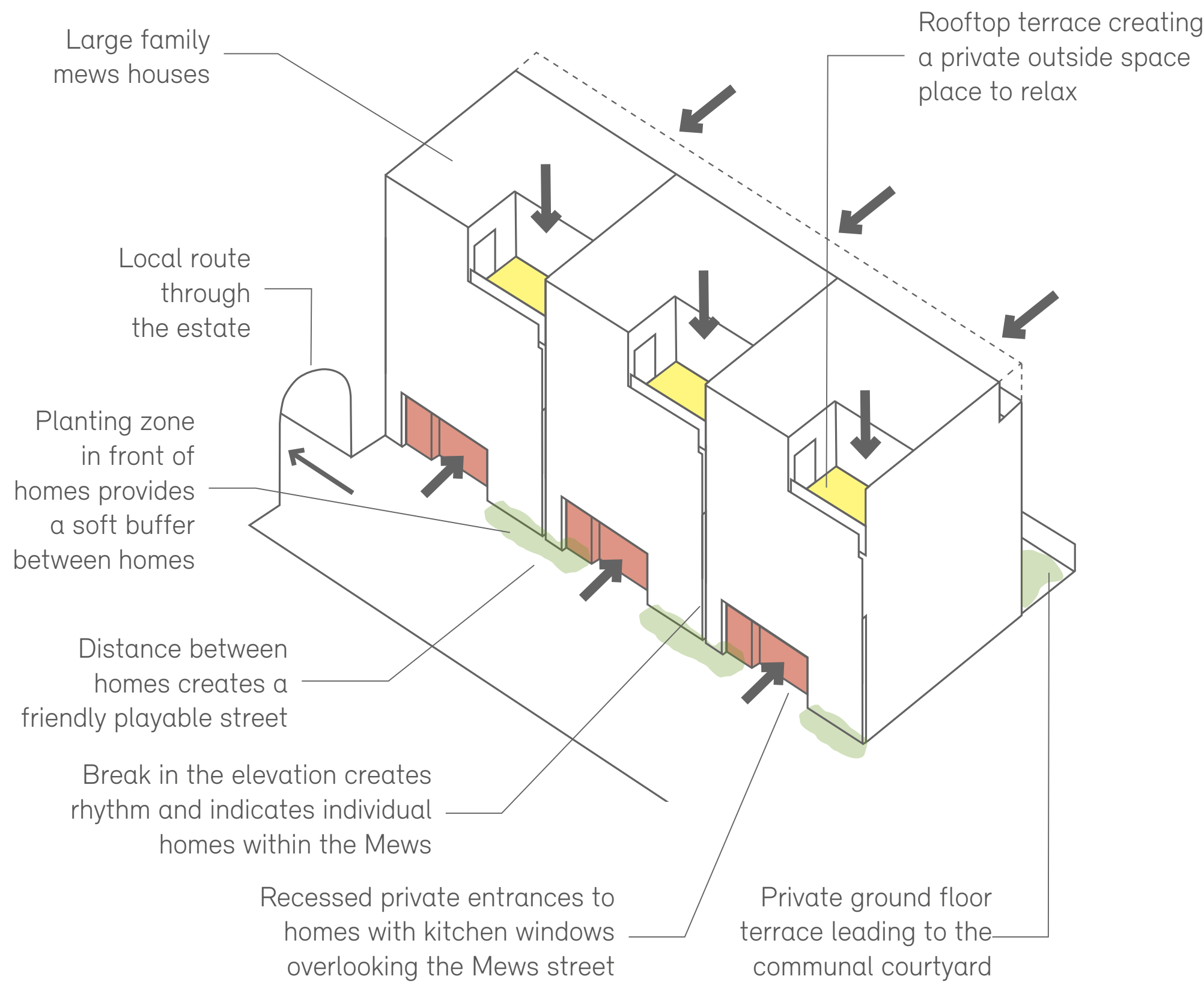


Image showing the proposed design of the Mews

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



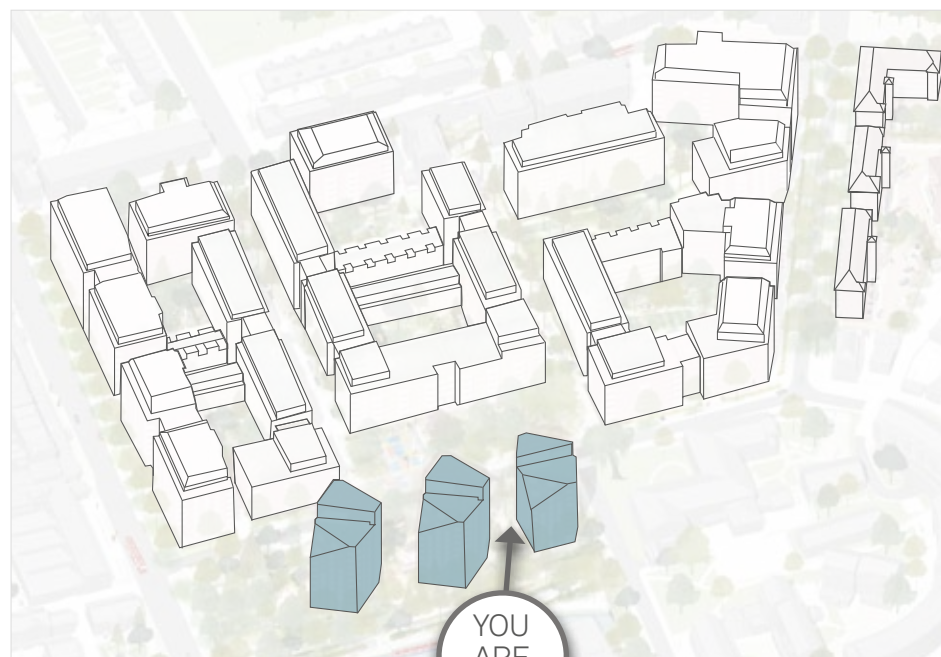
Corner kitchen window



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 buildings are wrapped by landscape and the homes provide panoramic views and a communal roof top terrace.



Key Plan

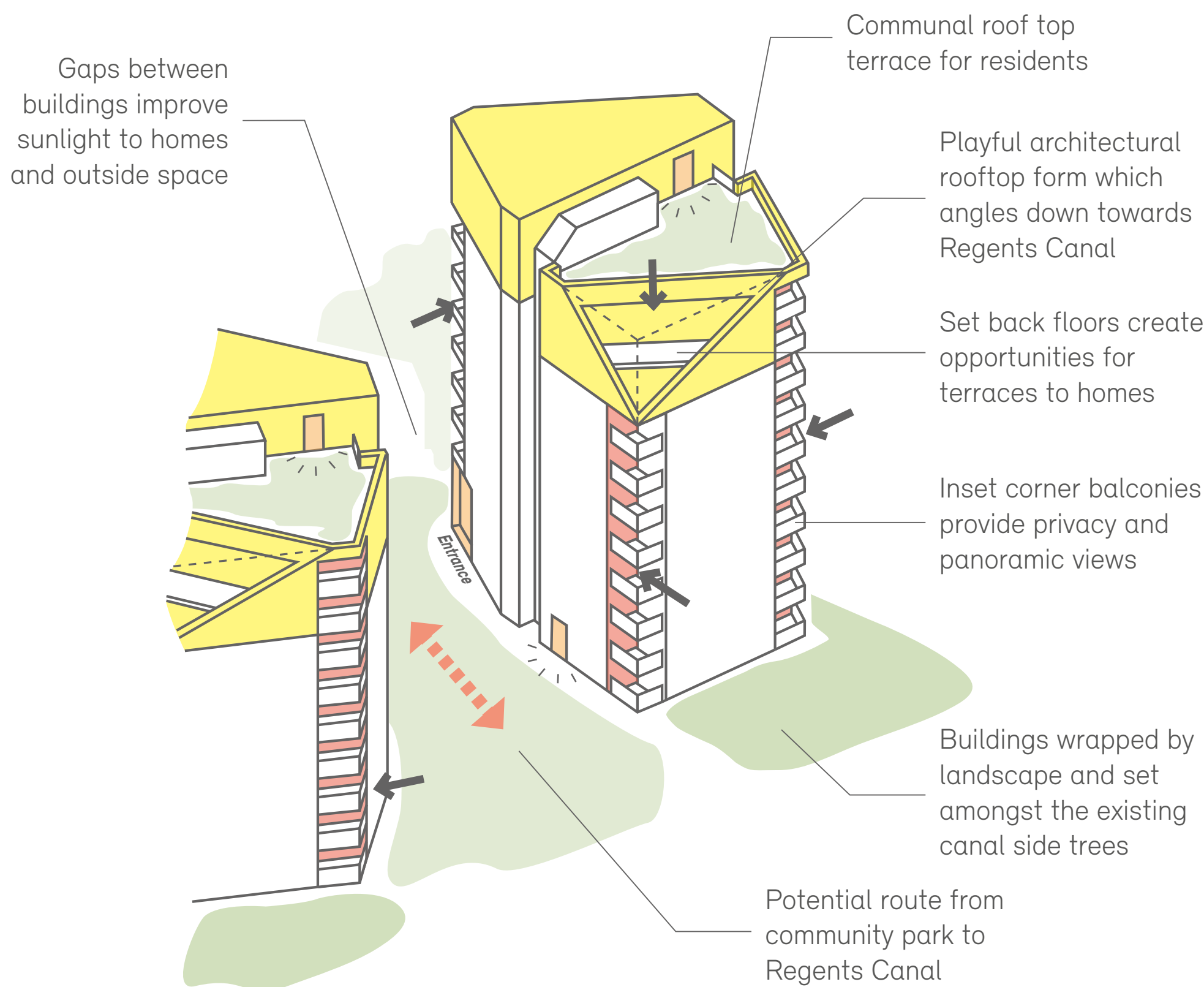


Image showing the proposed design of the Canal blocks

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



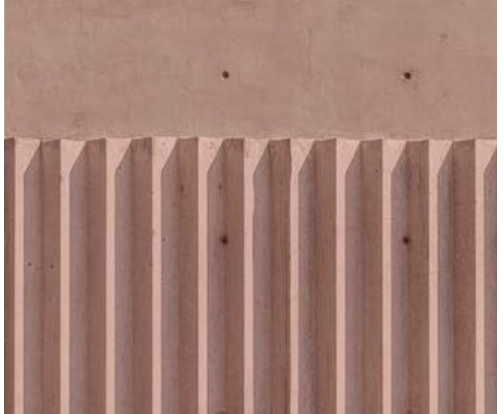
Angled roof form



Communal roof terrace



Balcony to home



Brick texture



Brick details



Welcoming entrances

Phasing explained

The construction of the buildings will be phased. This means that areas of the estate will be demolished and rebuilt one after another and enables most residents to move directly into their new home and moves into temporary accommodation are minimised. Construction in phases will also result in less disruption at any one time to residents, neighbours and the wider community.

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

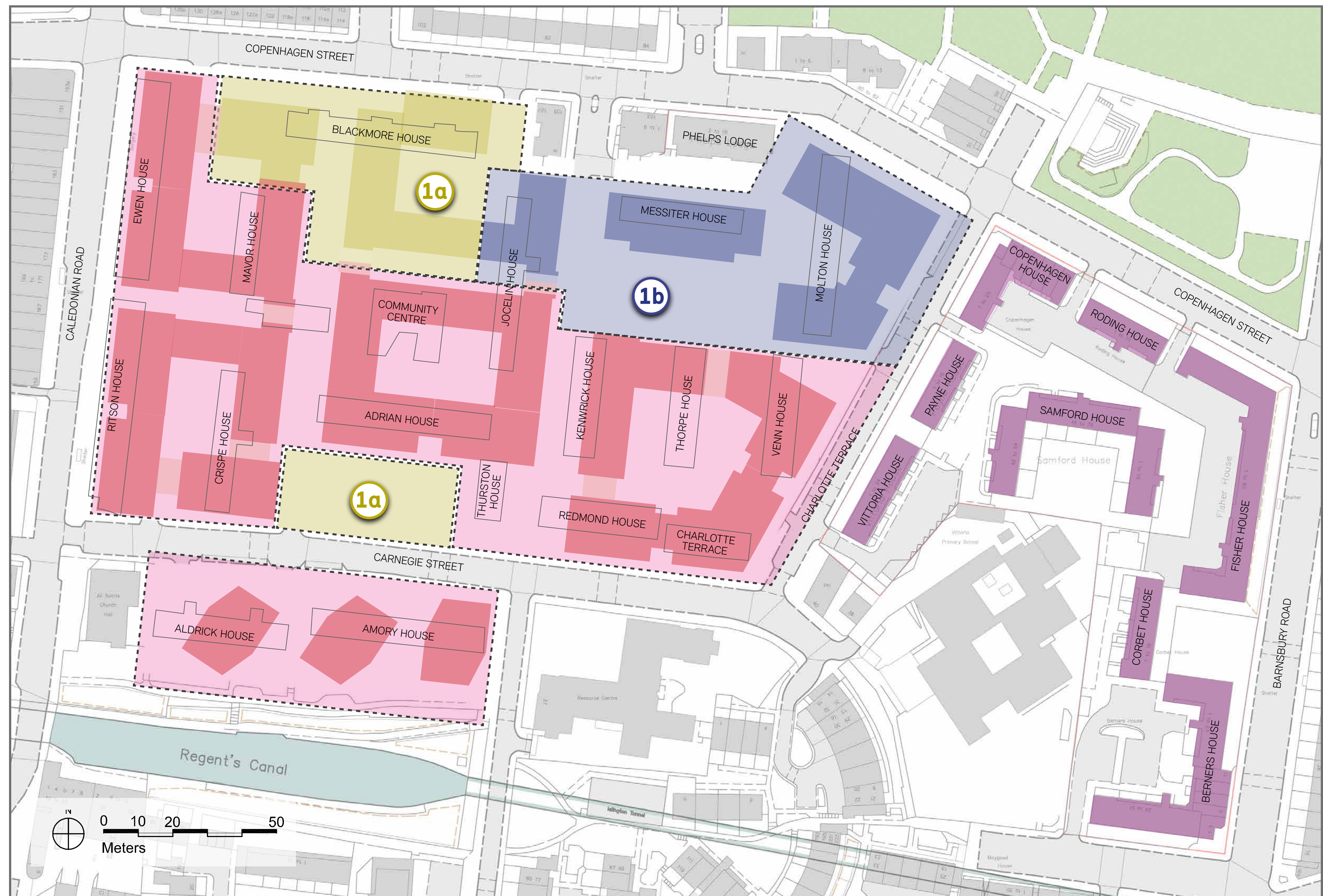
Proposed Timeline: 2024/25 - 2027

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

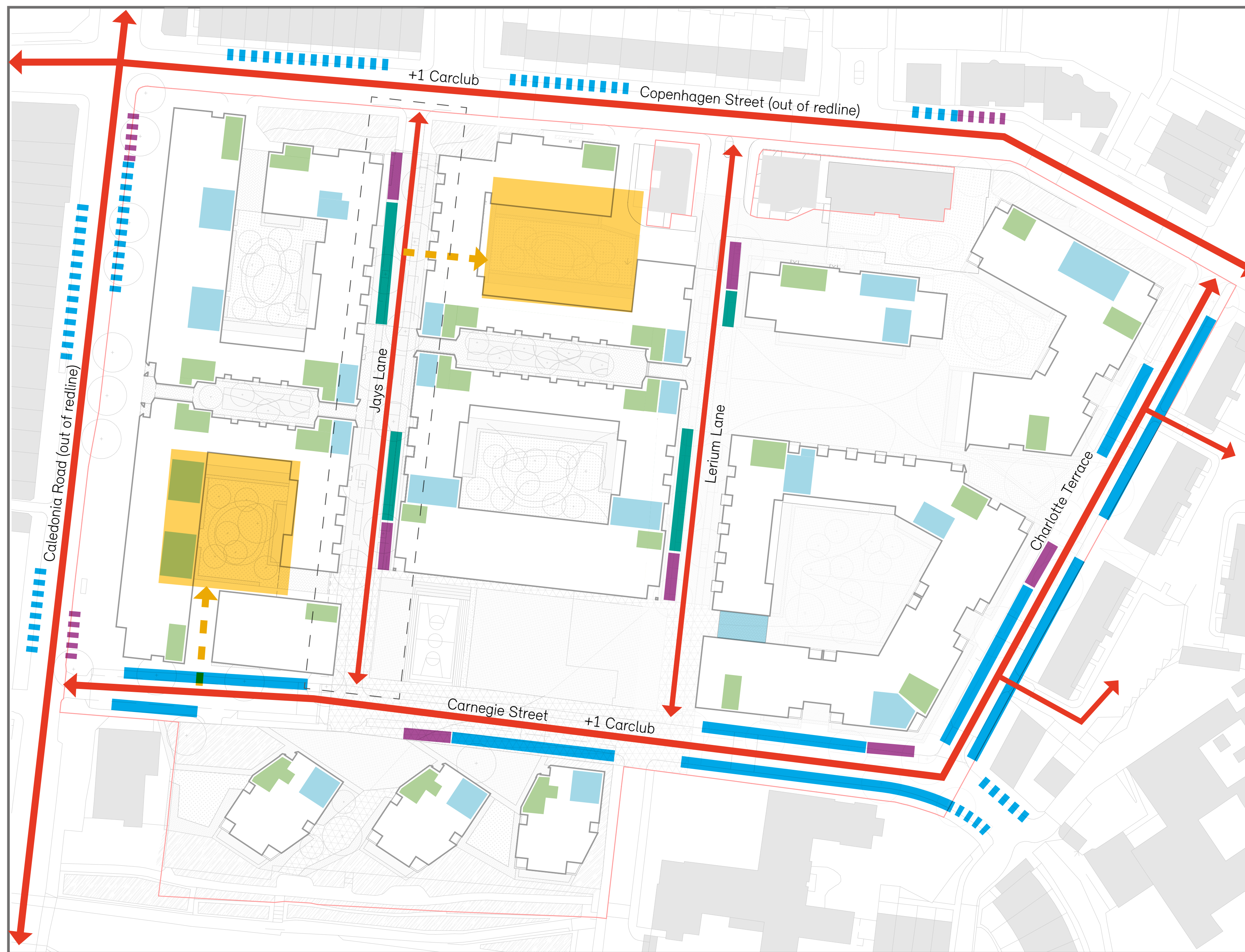
We will be in touch with residents in the later phases at the appropriate time.



The masterplan will not place additional pressure on the existing road network.
Current estate residents who have parking permits will retain their permits.
Their replacement parking will be located on streets and under podiums which utilise the existing stepped levels of the site.

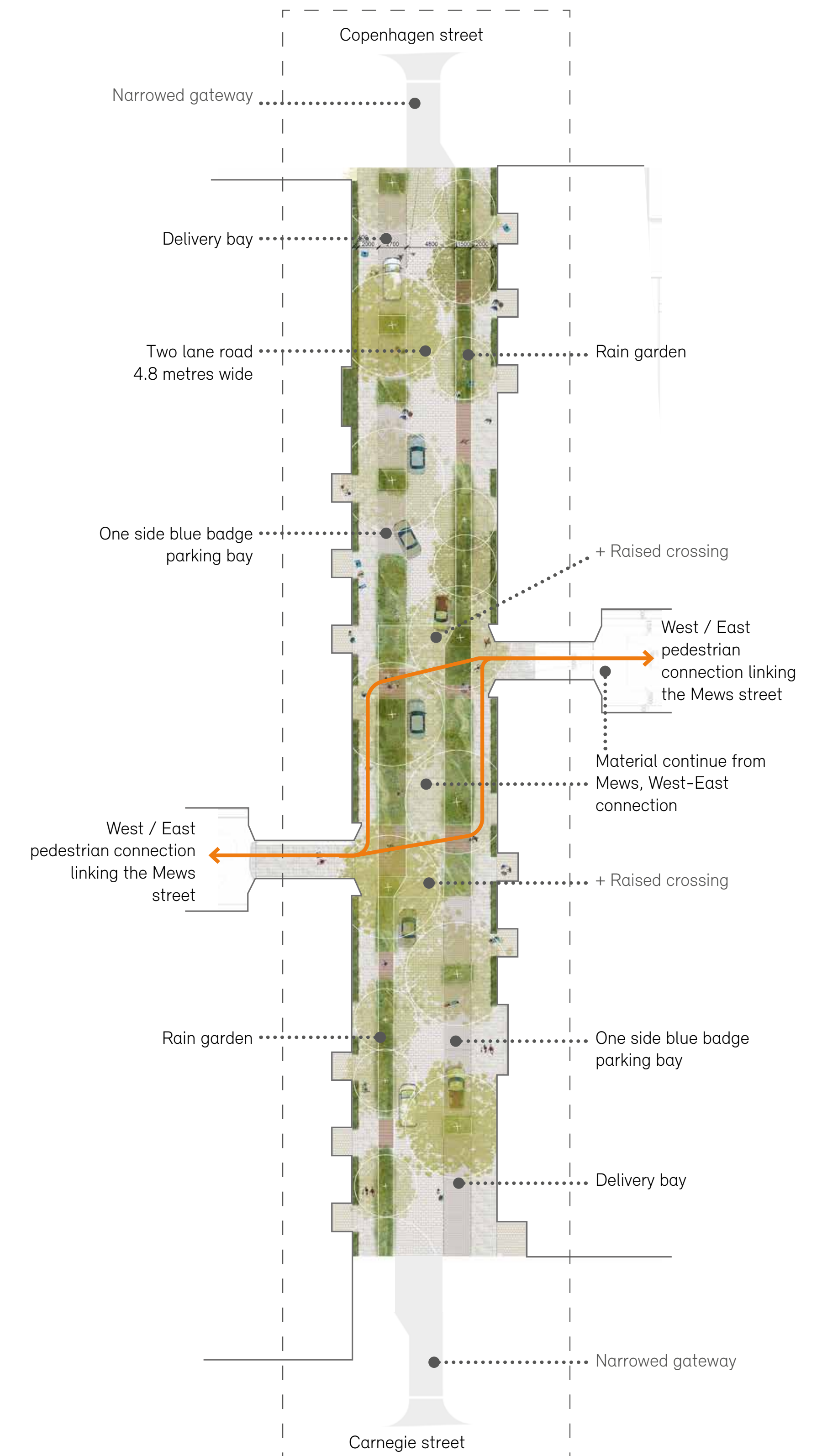
New residents will not be eligible for a parking permit other than blue badge holders because planning policy dictates that new homes should be car free.
The new north south lanes will be accessible to vehicles but prioritised for pedestrian and cycles.

Plan illustrating current proposed parking and servicing strategy for New Barnsbury







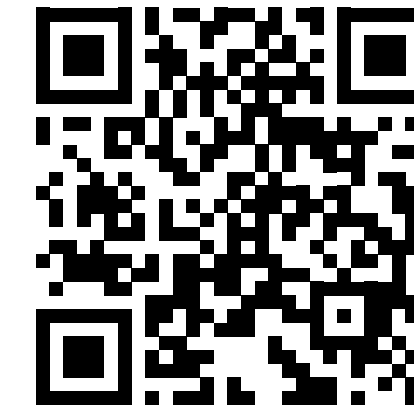
- On Street Parking
- Residential Parking Bays
- Delivery Bays
- (Bays out of redline)
- Cycle Storage
- Refuse Storage
- Vehicular Movement
- Access For Podium Parking
- Parking Within Building (Podium / set within existing site level changes)

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**.

Ongoing Public Consultation

Thank you for coming to this public consultation session, we will be holding further sessions for the whole community over the coming months before submitting our planning application.

Future events are likely to be held early in 2022 and if you would like to be notified of them by email please include it on your feedback form or speak to a member of the team. If you have any questions before the next consultation please do get in touch using the contact details provided.

Consultation Timeline:

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

