

## WORKSHOP 10

Welcome to workshop 10, it was great to see residents again at our recent workshop and we have been working hard to create the materials you asked to see, which are presented here today.

This workshop focuses on your new homes on New Barnsbury, reflecting feedback given to us, and will help you visualise your new homes and understand more about the detail.



As Phase 1A will be built first, we can now show you our proposals for the layout of your homes, the private space and the blocks and spaces between the buildings. We want your feedback on this detail to help progress the plans and ensure we are delivering homes that will work for you and your families!



### Old Barnsbury

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

### Contact details:

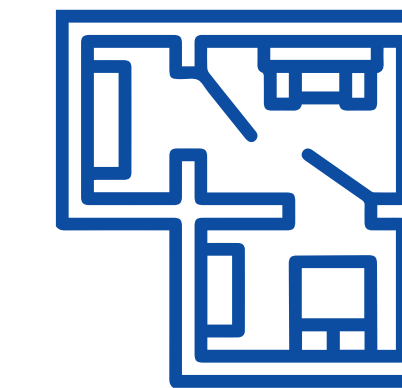
 **Email** [best@newlon.org.uk](mailto:best@newlon.org.uk)  
 **Call** 020 7613 7596 **or** 020 8709 9172

## Your Feedback: You said, We did



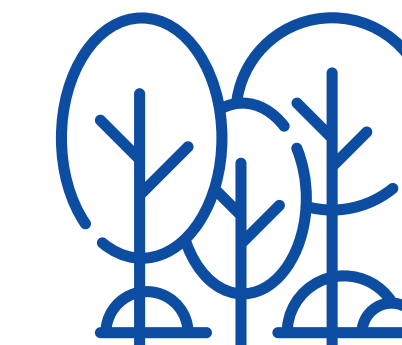
### Show more detail on the new homes

We have made scale models of different types of homes and included floor plans and space in metres squared (m<sup>2</sup>) so you can visualise how your new home could look.



### Show a range of different home types

We are showing all proposed home types in Phase 1A from one-bed to five-bed homes.



### Show how resident-only courtyards will work

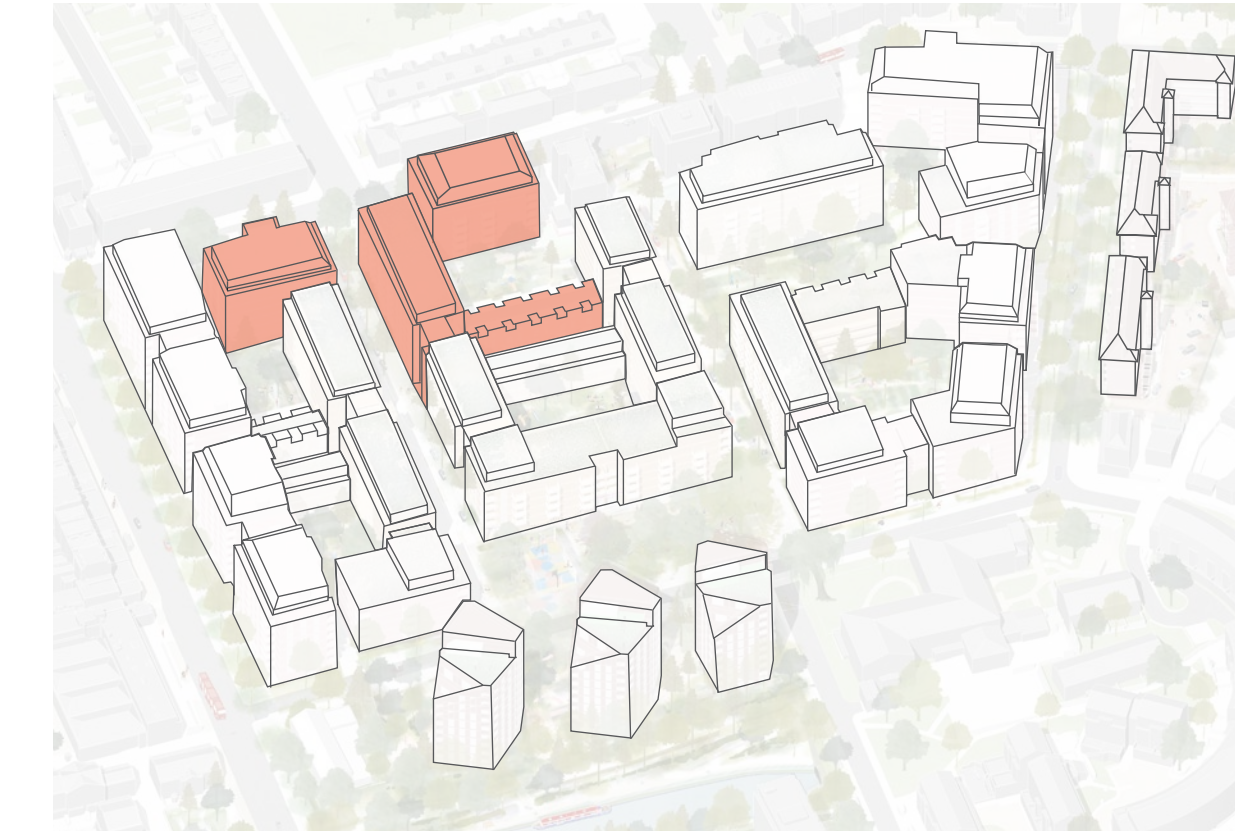
We have prepared information and images showing the detail of balconies and courtyards in Phase 1A.



### Show more detail on the shared spaces

We have provided information and a new ground floor plan to show entrances, lifts, bin and cycle stores and secure courtyard access. We have also include plans to show how we will use the level changes for car parking and plant machinery.





Location Key

## New homes for tenants

All tenants will be provided with a new home on the Barnsbury Estate based on their housing need. All new homes will be built to modern space standards.

## Phase 1a reprovision

Phase 1a has been designed to meet the needs of 113 households currently living in Blackmore, Jocelin, Molton and Messiter House.

Phase 1a is intended to provide approximately 113 homes. The final mix and number will be subject to ongoing discussions with Islington Council.

## Overcrowding

If you are an overcrowded tenant in Blackmore, Jocelin, Molton or Messiter it is intended that you will move to a new home, that is sized to reflect your housing need and provides the correct number of bedrooms for your household.

## Larger homes

The Housing Needs survey has indicated that a small number of larger family homes are required.

A number of 5 bedroom homes will be provided across New Barnsbury to meet the housing needs of you the residents.

## Wheelchair homes

10% 1, 2 and 3 bed wheelchair homes will be available across New Barnsbury to meet the housing needs of you the residents.

## KEY

- |  |  |
|--|--|
| <span style="color: orange;">■</span> 1 bedroom home | <span style="color: purple;">■</span> 4 bedroom home       |
| <span style="color: teal;">■</span> 2 bedroom home   | <span style="color: blue;">■</span> 5 bedroom home         |
| <span style="color: orange;">■</span> 3 bedroom home | <span style="color: red;">- - -</span> Phase 1a study area |





## 1 Communal Entrance

- Safe and secure entrance to building
- Welcoming entrance that is well lit
- Resident fob access
- Communal postboxes in main lobby area
- Clear wayfinding signage
- Wheelchair and pushchair accessible

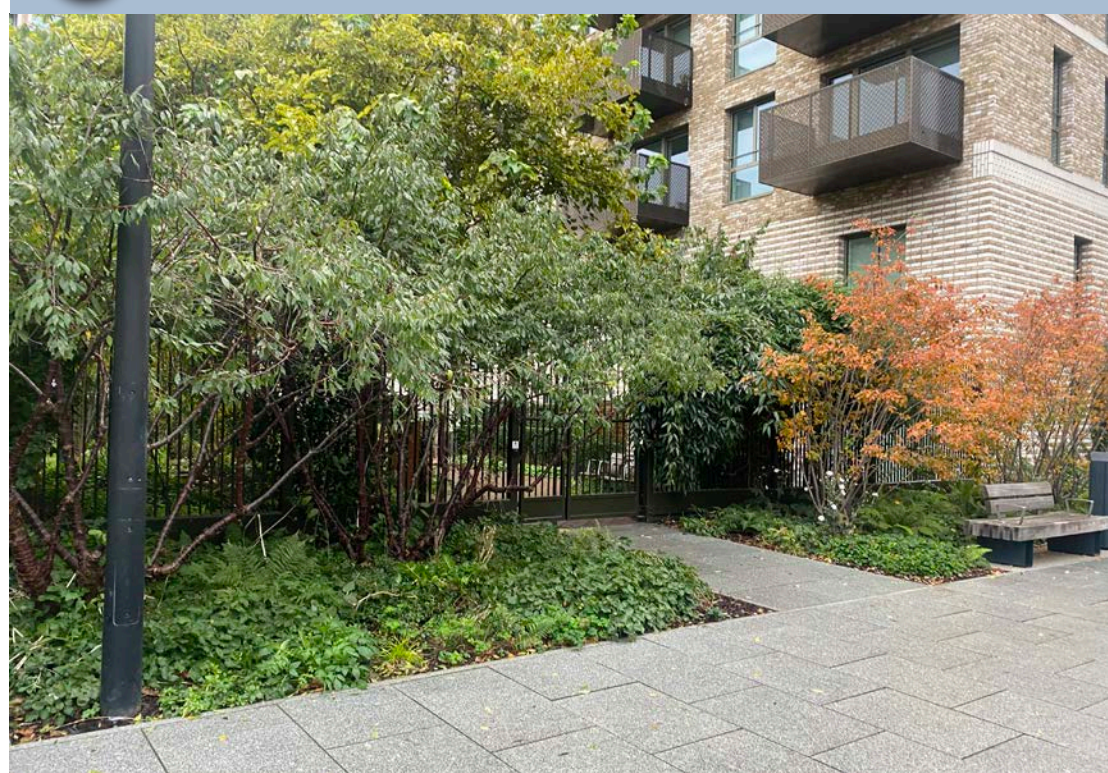


Example communal entrance

## 2 Communal Stairwell & Lifts

- Naturally daylit with window
- Generous stair and two lifts
- Wheelchair and pushchair accessible

## 3 Courtyard Access

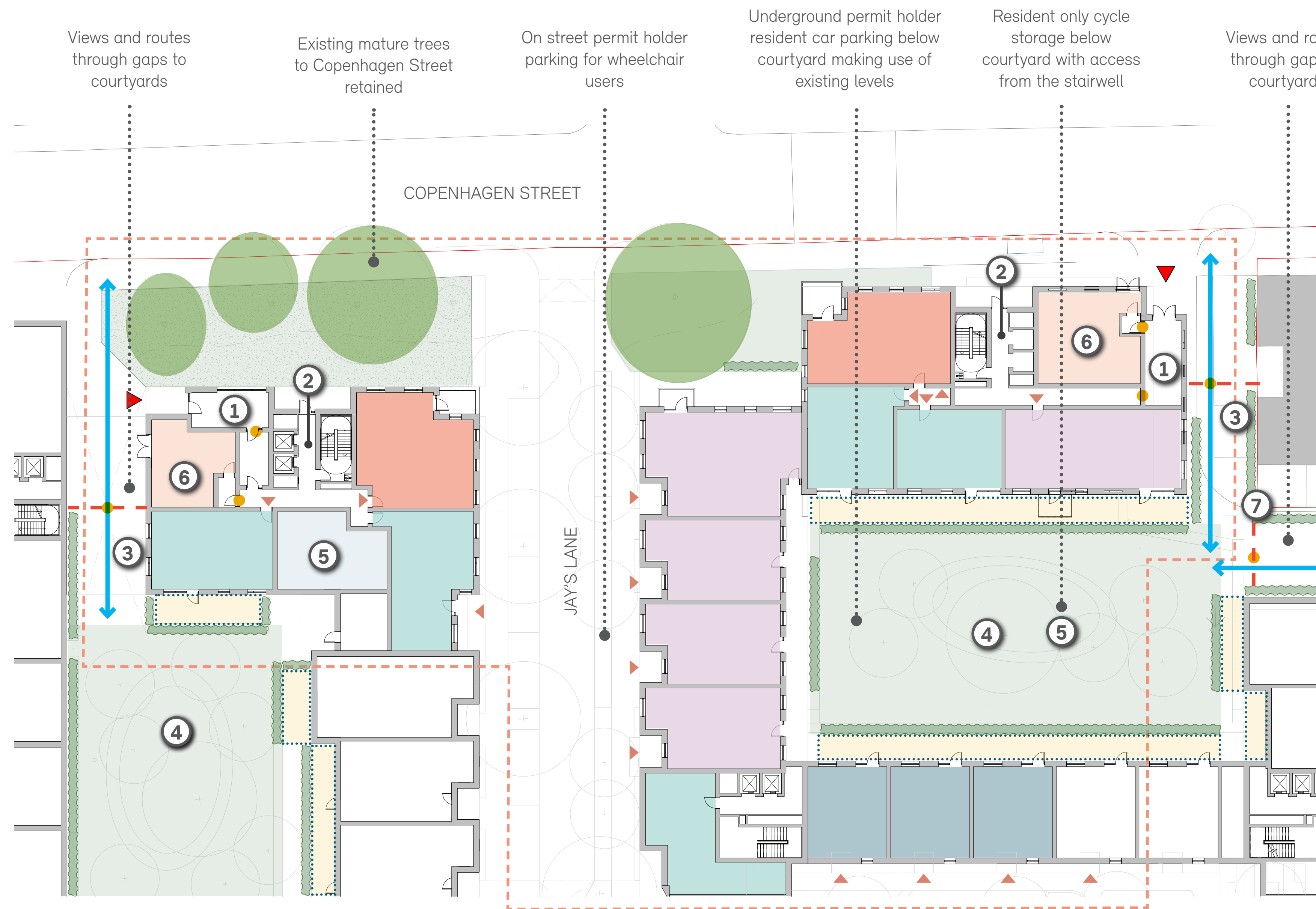


Secure resident courtyard access

## 4 Communal Courtyard



Secure resident communal courtyard



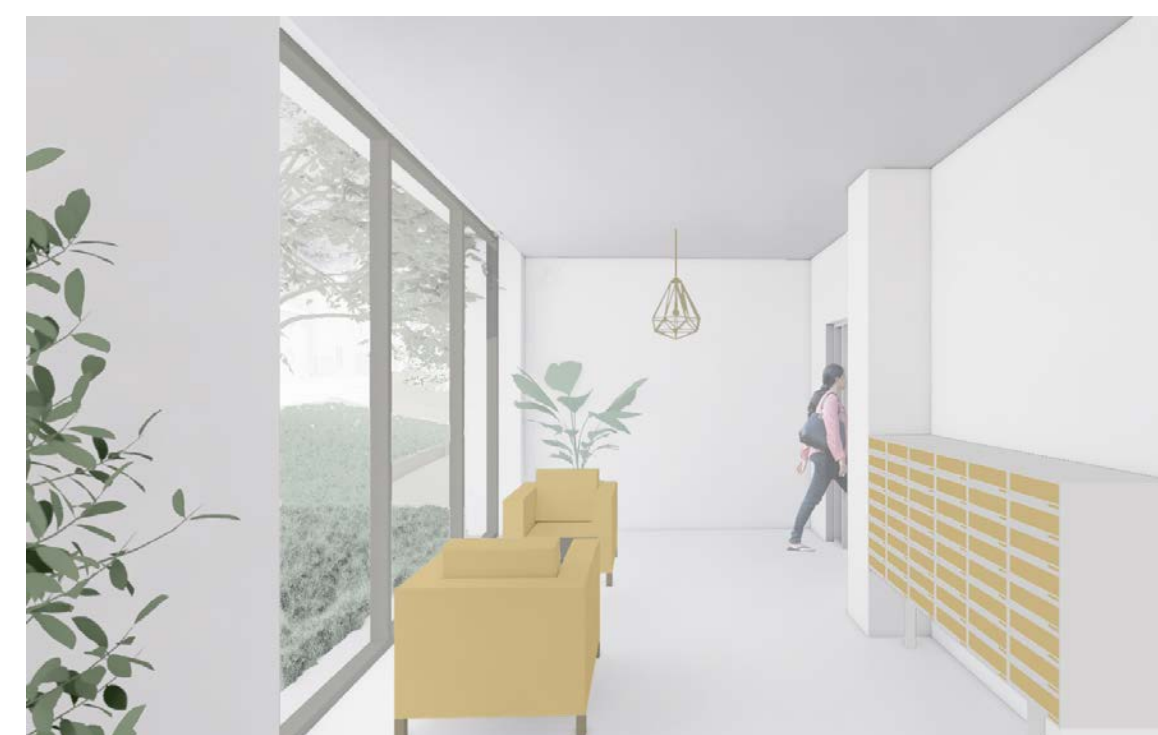
### KEY

- |  |   |  |   |   |
|--|---|--|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 1 bedroom home     | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> 4 bedroom home                  | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Cycle store | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Pedestrian routes | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Fob access points |
| <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> 2 bedroom home       | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> 5 bedroom home                    | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Bin store      | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Secure Line        | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Entrance to home  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> 3 bedroom home | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Resident communal courtyard | <span style="display:inline-block; width:15px; height:15px; border:1px dashed blue;"></span> Private resident outside space          |   |   |

## Your journey home...



Clearly signposted block entrance



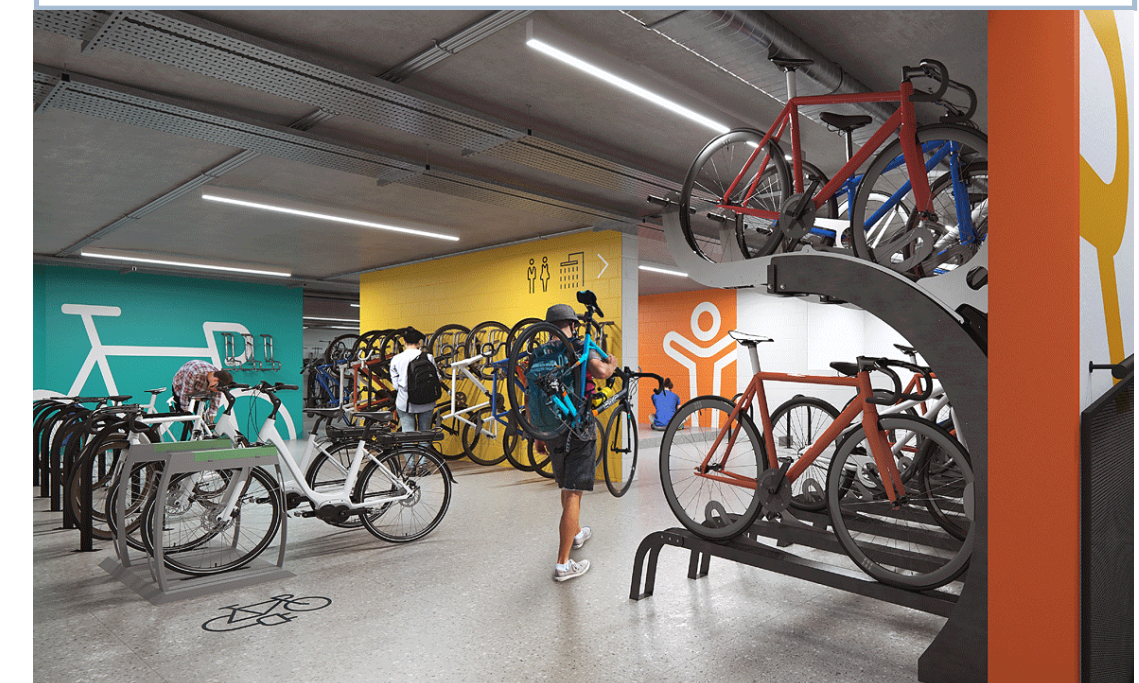
Welcoming communal lobby with post boxes



Daylit circulation with stair and two lifts up to homes

## 5 Cycle Store

- Safe and secure
- Resident only fob access
- Well lit and easily accessible
- Every home is allocated a cycle space(s)



Secure Cycle Store

## 6 Bin Store

- Enough bins provided to serve all homes
- General, recycling and food waste bins
- Safe and secure
- Accessed internally within building
- Well ventilated to reduce smells
- Well lit and easily accessible

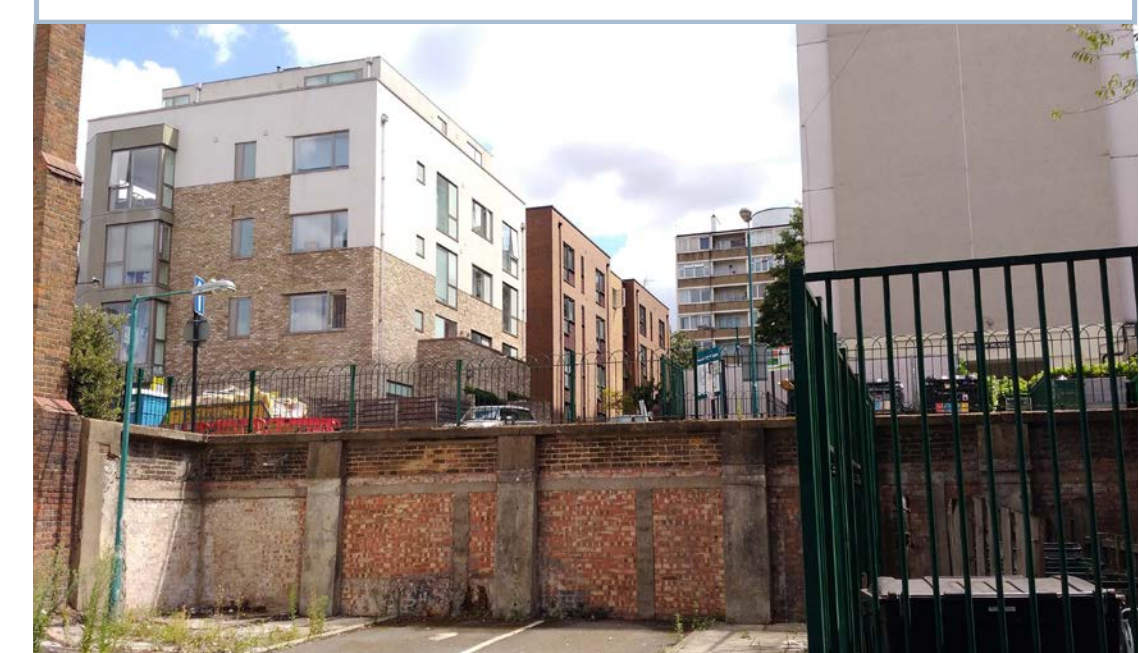


Secure Bin Store

## 6 Existing Levels

### Addressing level changes to Leirum Street and Copenhagen Street

The site levels near the junction of Copenhagen Street and Leirum Street provide an opportunity to use the existing site levels to accommodate parking (vehicle and cycle) and plant space within the lower ground floors.

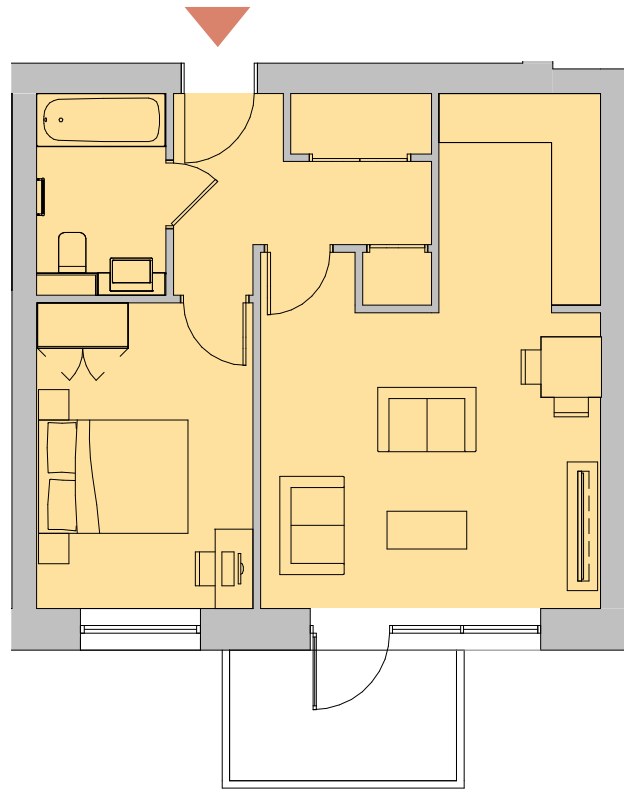


Photos of existing levels



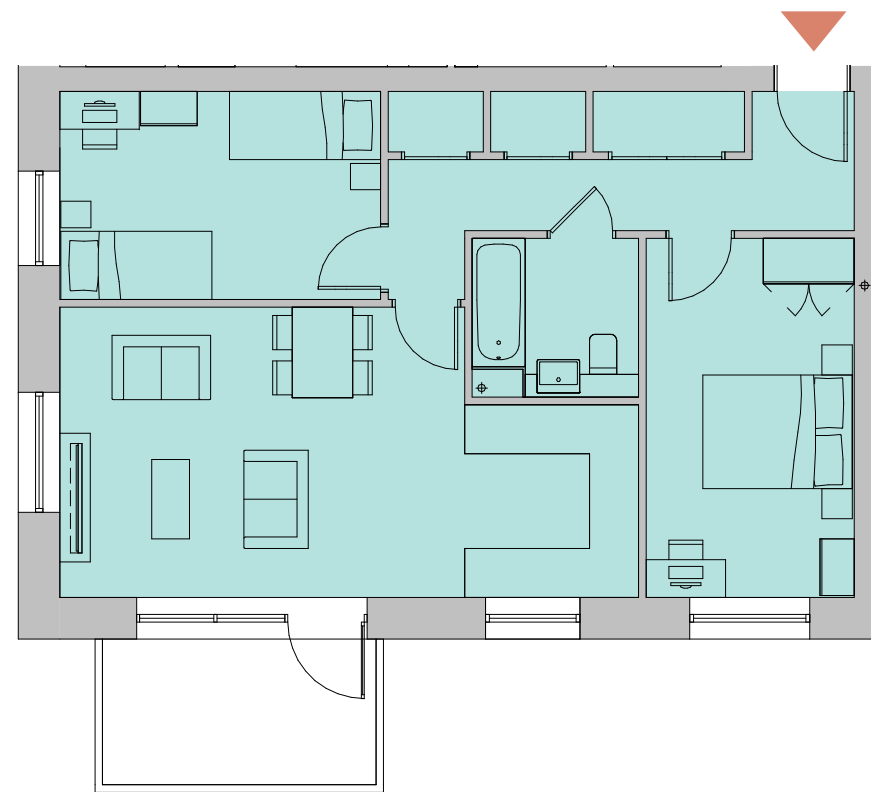
① Typical 1 Bed 2 Person Flat

Go to page 5



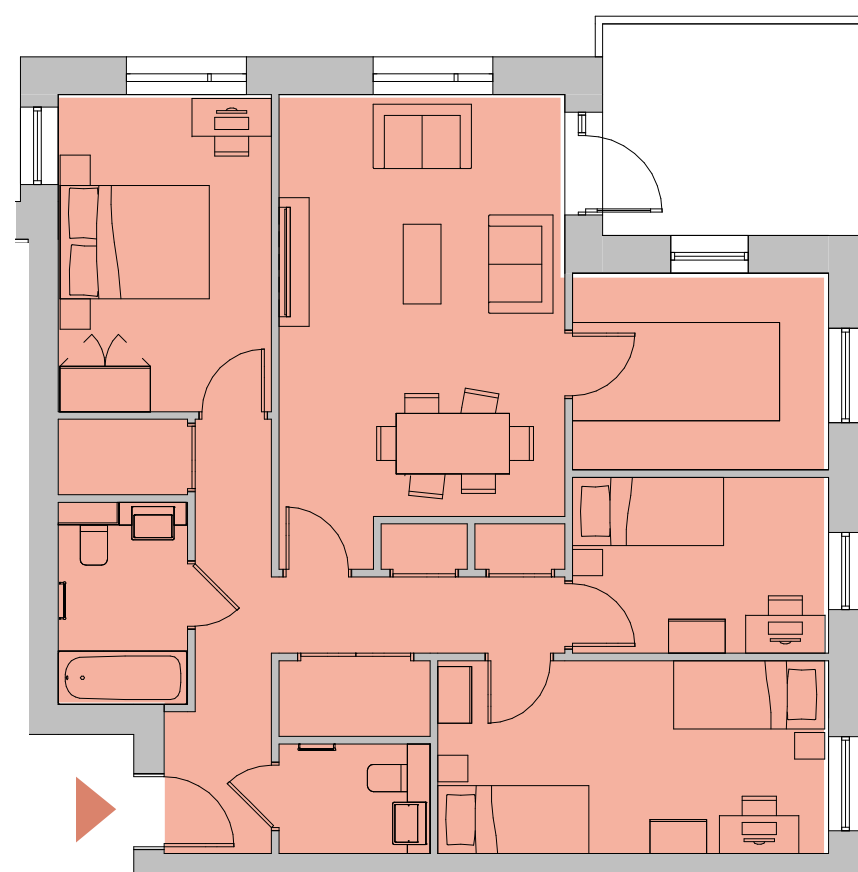
② Typical 2 Bed 4 Person Flat

Go to page 5



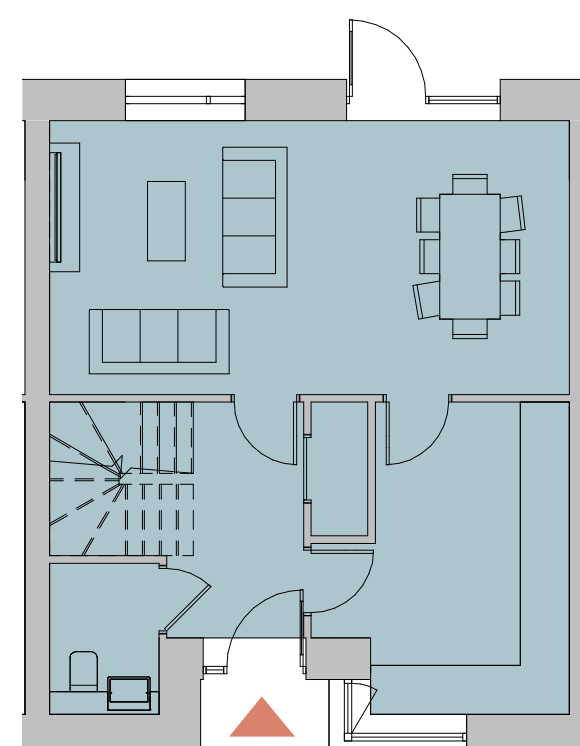
③ Typical 3 Bed 5 Person Flat

Go to page 6

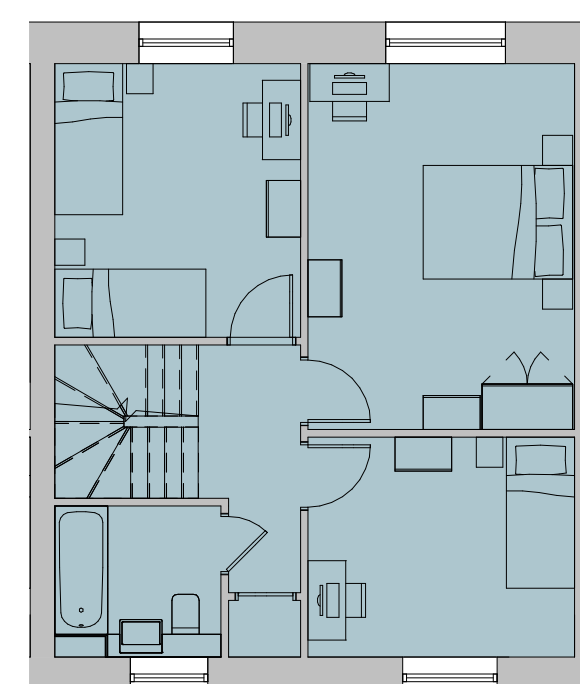


⑤ Typical 5 Bed 8 Person Home

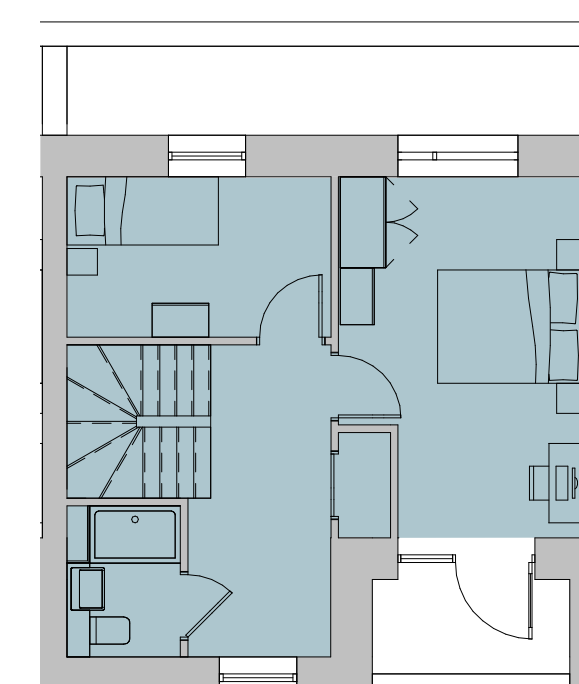
Go to page 7



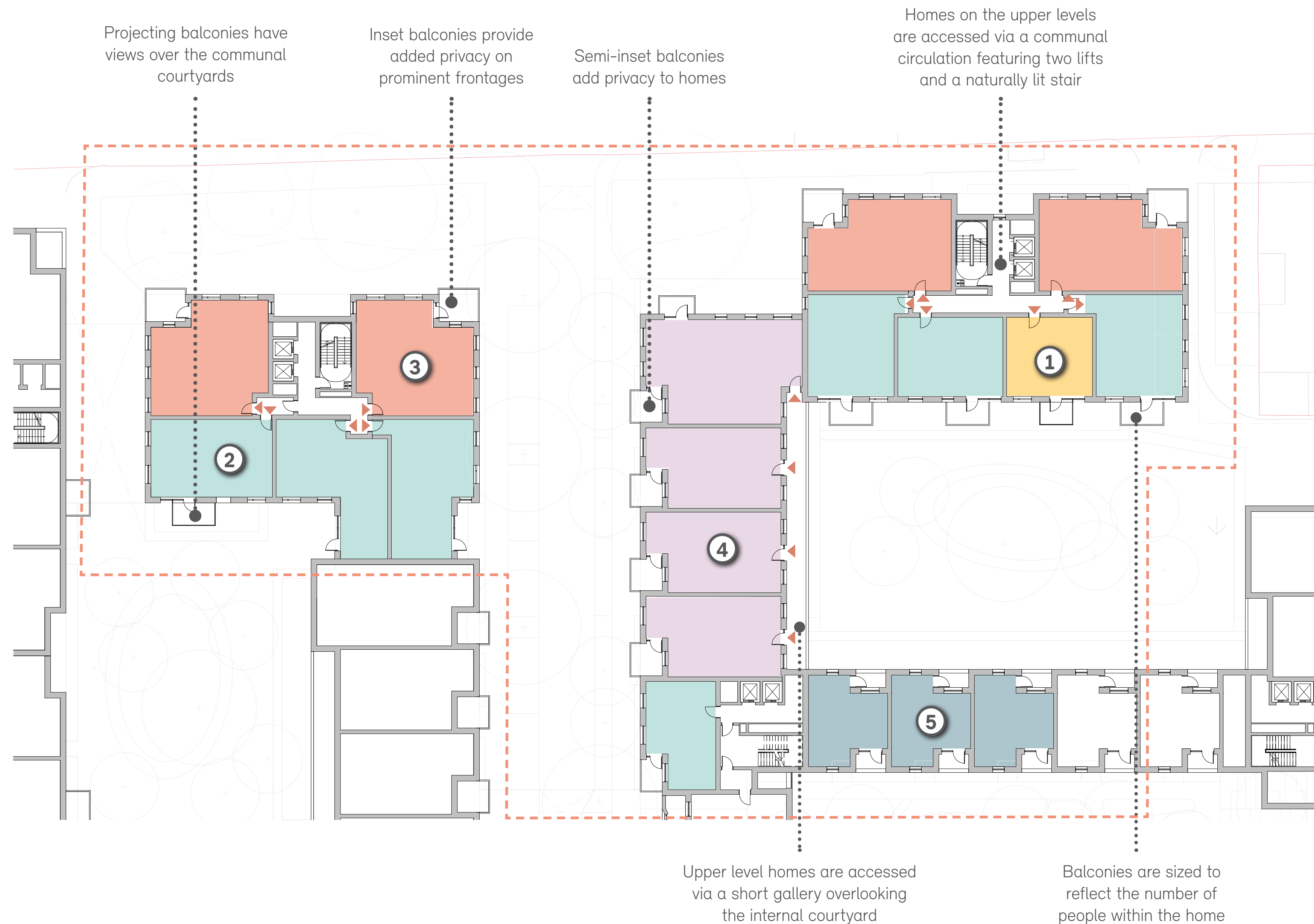
Ground Floor



First Floor

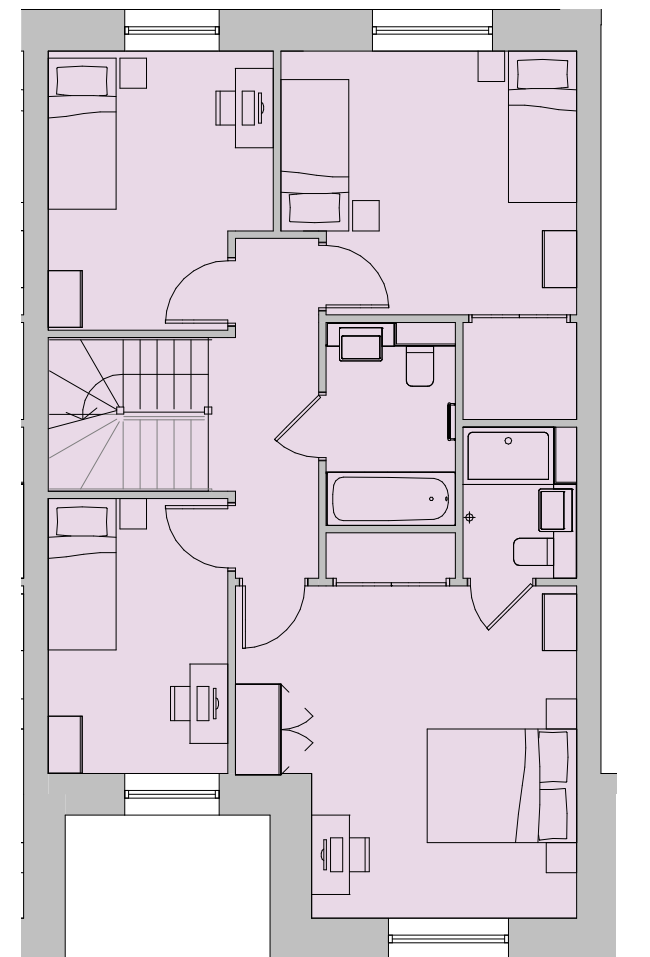


Second Floor

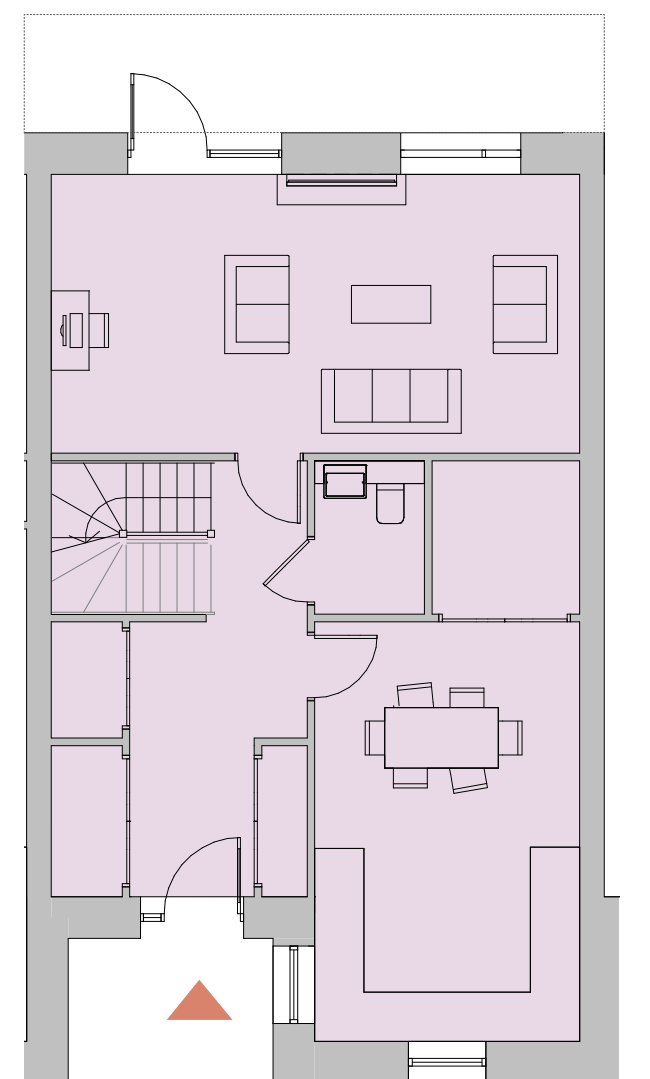


④ Typical 4 Bed 6 Person Duplex

Go to page 6



First Floor



Ground Floor

KEY

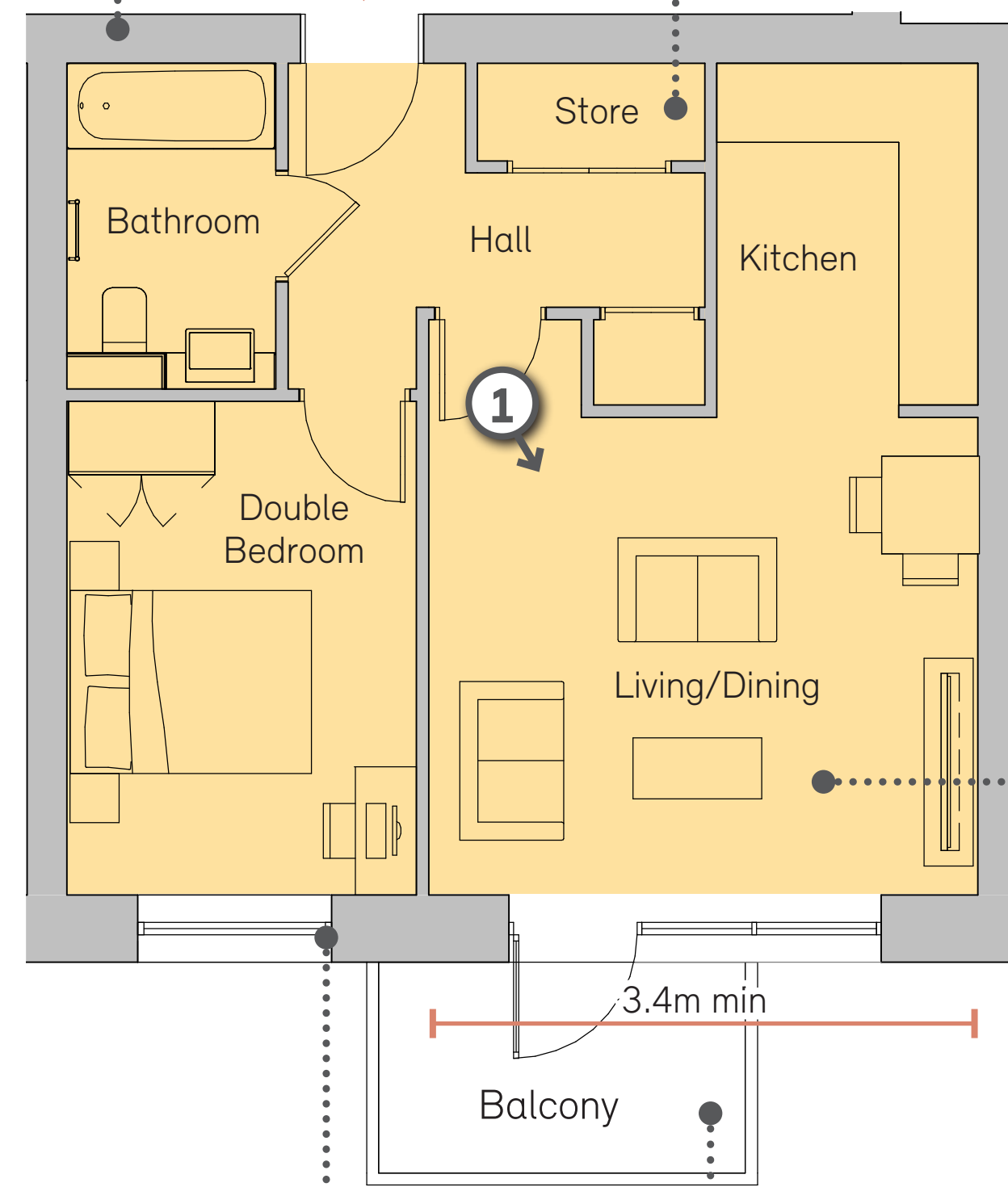
1 bedroom home	4 bedroom home
2 bedroom home	5 bedroom home
3 bedroom home	Entrance to home



## 1 1 Bed 2 Person Home

Energy efficient and well insulated walls for good acoustic and thermal performance

Storage sized to reflect the number of people in a home



High performance double glazed windows

Private outside space sized to reflect the number of people in a home

1 bed homes typically an open plan layout

**Recommended minimum space standards**

**1 Bed  
1 or 2 Person**  
**50m<sup>2</sup> /  
538sq.ft**  
MIN AREA

Combined living, kitchen & dining total area  
**23m<sup>2</sup> /  
248sq.ft**

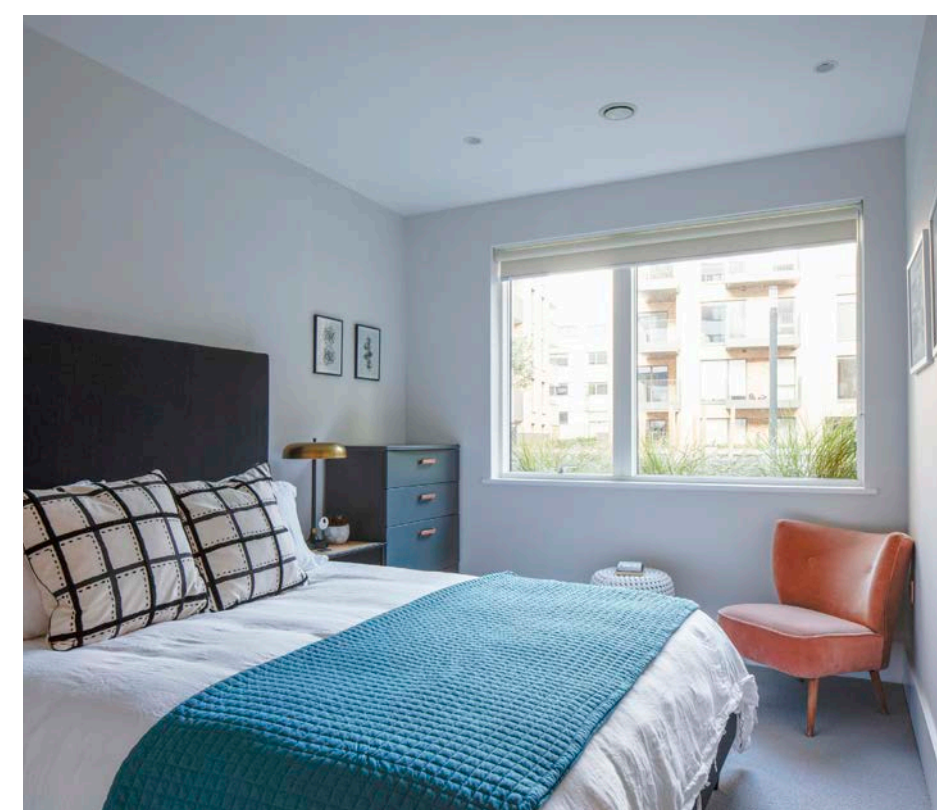
RECOMMENDED MINIMUM AREA

**1.5m<sup>2</sup> / 16sq.ft**  
Built in storage

**5m<sup>2</sup> / 54sq.ft**  
Outside space  
Balcony, garden  
or terrace



**1** View of open plan living / kitchen / dining space



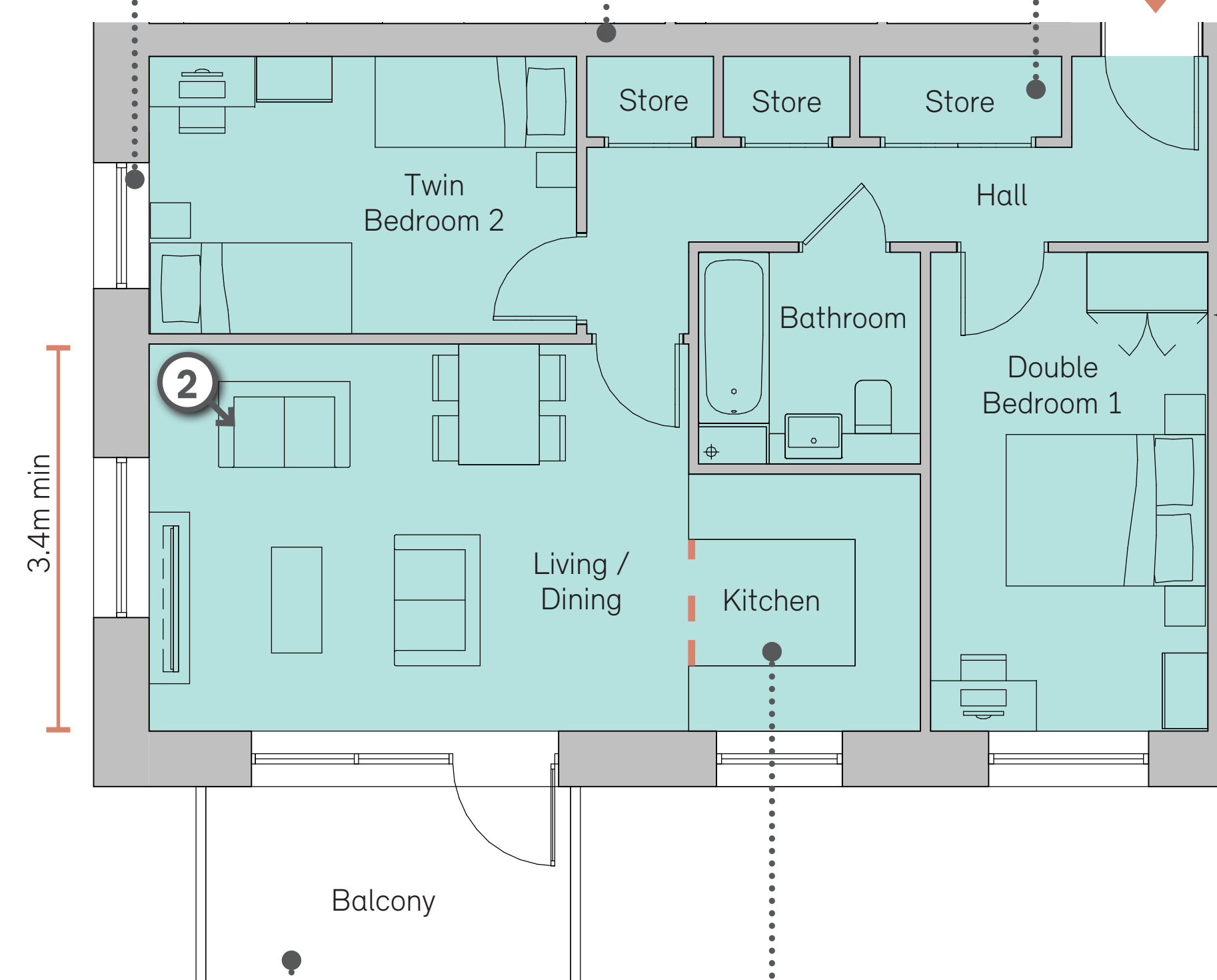
Example double bedroom

## 2 2 Bed 4 Person Home

High performance double glazed windows

Energy efficient and well insulated walls for good acoustic and thermal performance

Storage sized to reflect the number of people in a home



Private outside space sized to reflect the number of people in a home

Some 2 bed homes will be open plan, whilst some may have the opportunity to have a separate kitchen

**Recommended minimum space standards**

**2 Bed  
4 Person**  
**70m<sup>2</sup> /  
753sq.ft**  
MIN AREA

Combined living, kitchen & dining total area  
**27m<sup>2</sup> /  
291sq.ft**

RECOMMENDED MINIMUM AREA

**2m<sup>2</sup> / 22sq.ft**  
Built in storage

**7m<sup>2</sup> / 75sq.ft**  
Outside space  
Balcony, garden  
or terrace



**2** View of open plan living / kitchen / dining space



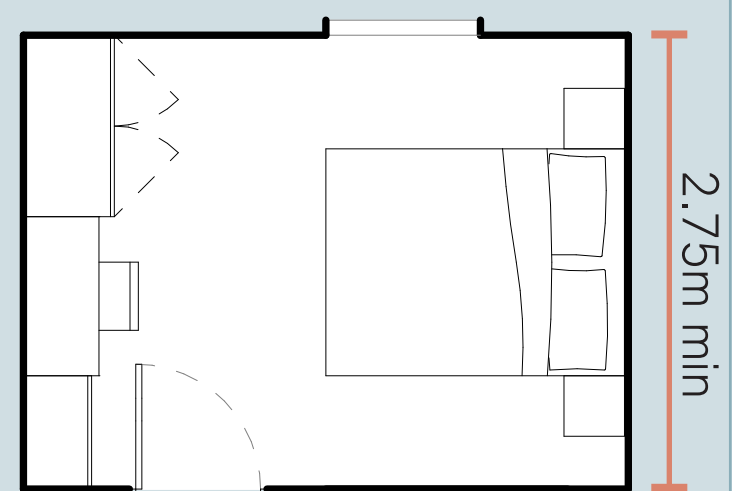
Example twin bedroom

## Modern space standards for every home:

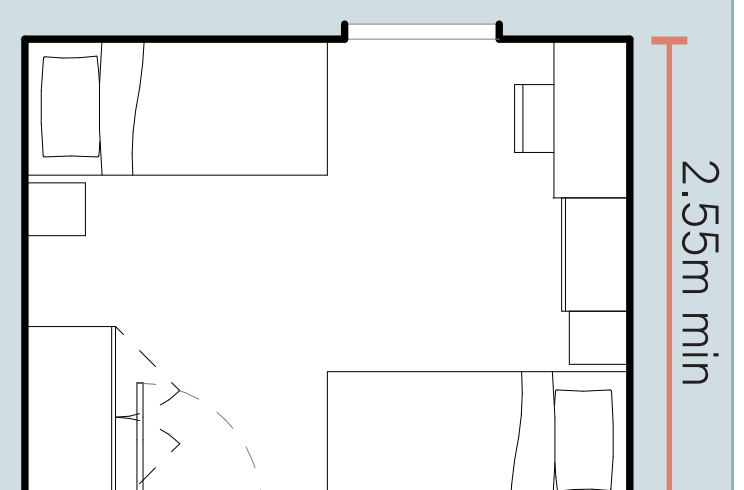
Required minimum dimensions

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

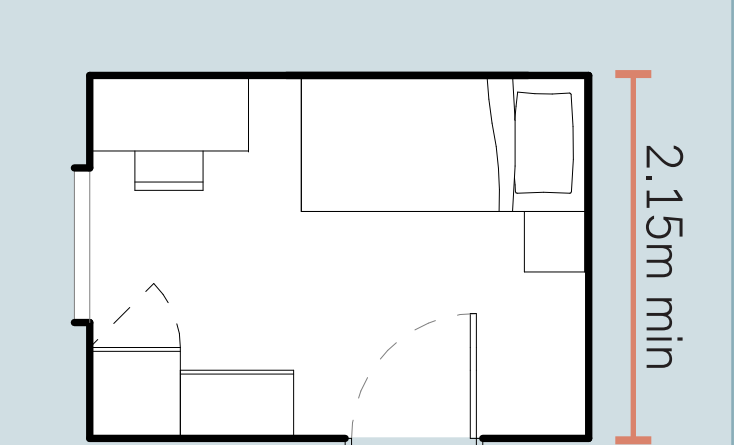
**Double Bedroom**  
11.5m<sup>2</sup>/124sq.ft



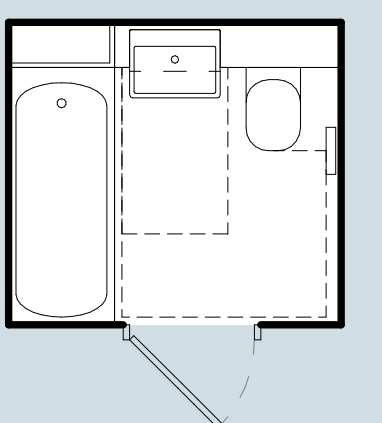
**Twin Bedroom**  
11.5m<sup>2</sup>/124sq.ft



**Single Bedroom**  
7.5m<sup>2</sup>/81sq.ft



**Family Bathroom**  
4.4m<sup>2</sup>/47sq.ft



**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**



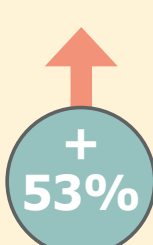
**LIVING, KITCHEN & DINING**



**BATHROOM / TOILET**



**STORAGE**



**BALCONY**

## We want your feedback...

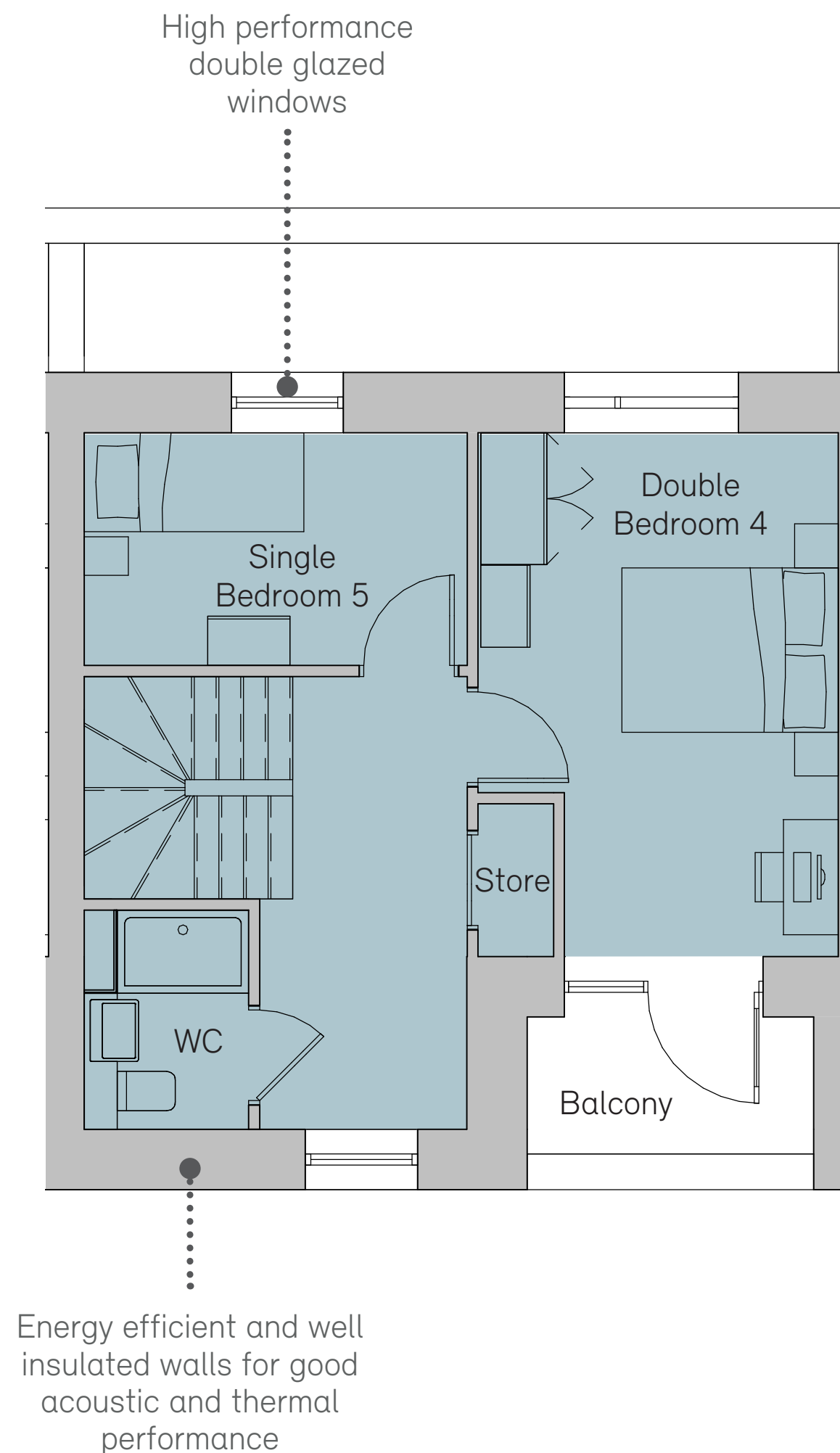
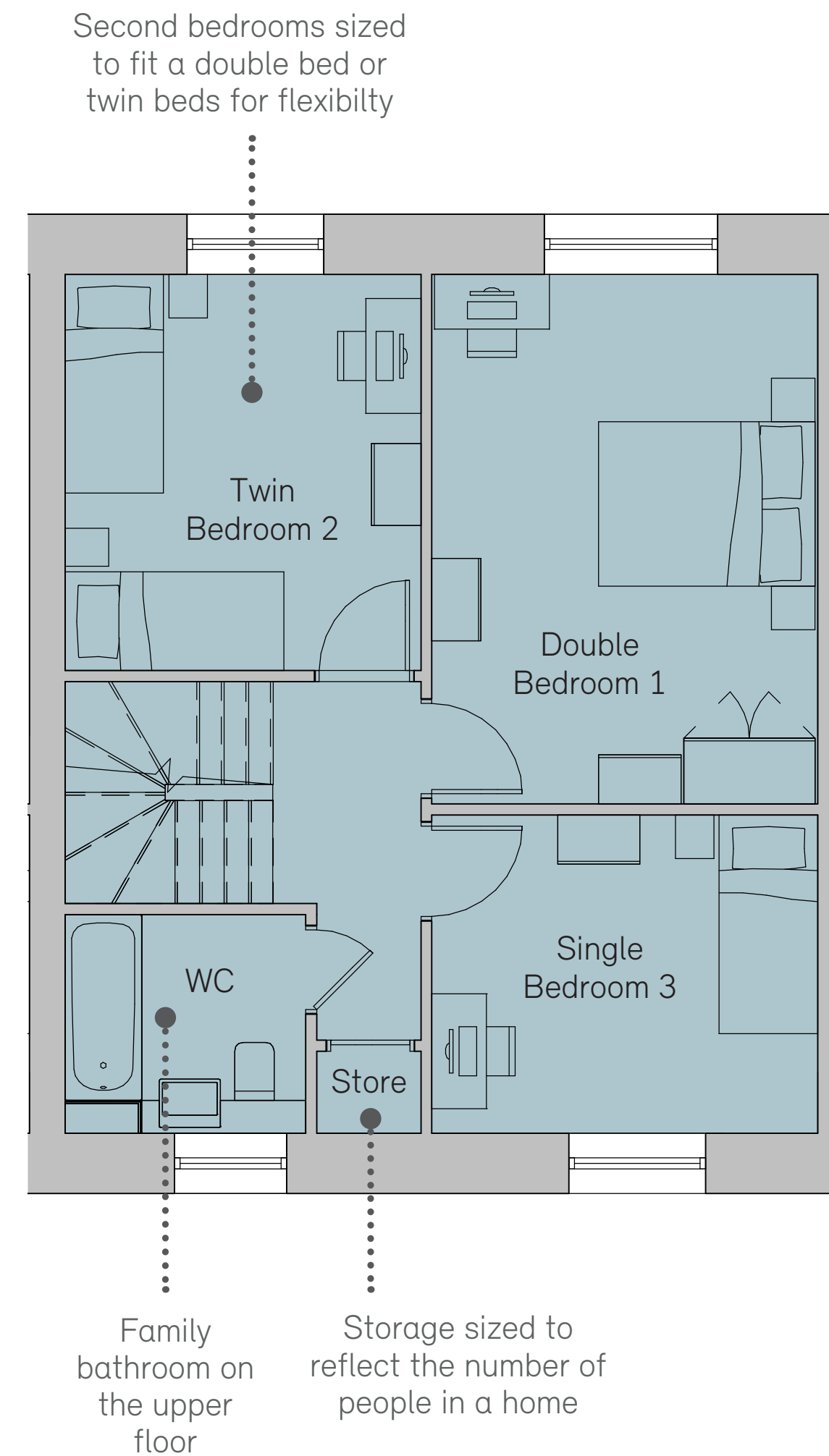
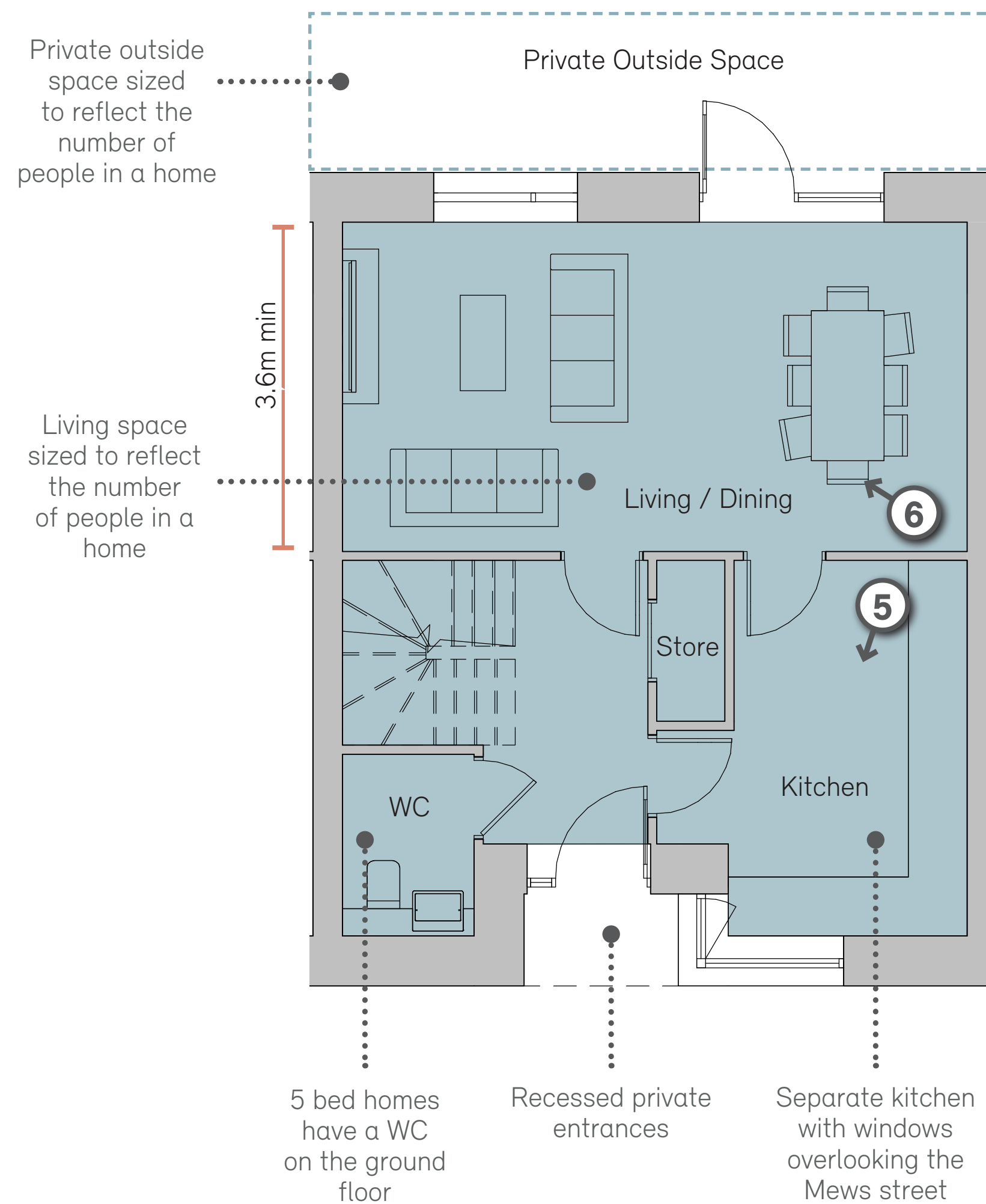
Tell us what you think about the proposals for a typical one bedroom and typical two bedroom home. What other detail or information would you like?



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



## 5 5 Bed 8 Person Home



**Recommended minimum space standards**

**5 Bed 8 Person**  
**121m<sup>2</sup> / 1302sq.ft**  
MIN AREA

Combined living, kitchen & dining total area  
**33m<sup>2</sup> / 355sq.ft**

RECOMMENDED MINIMUM AREA

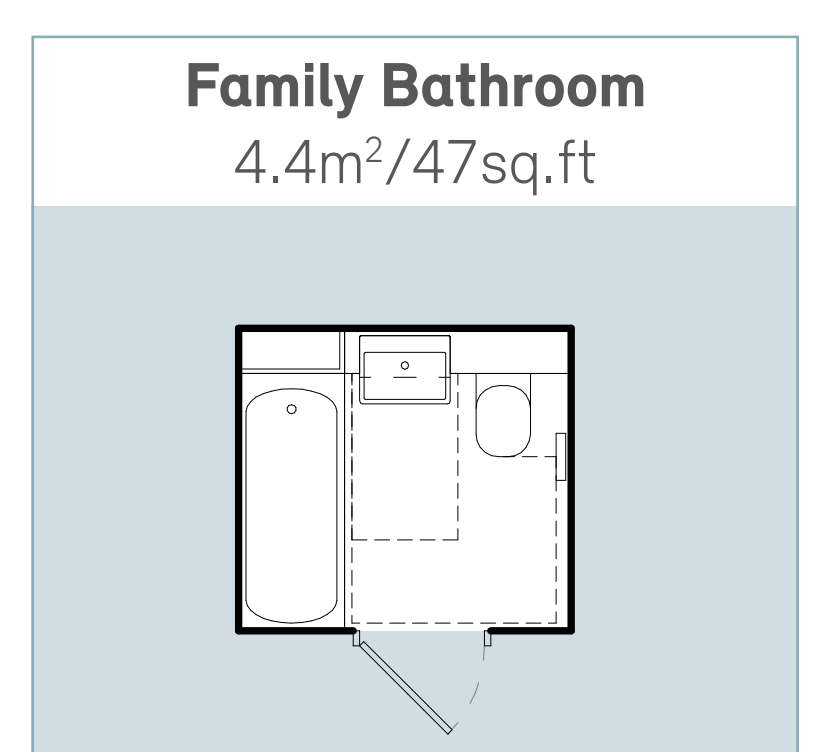
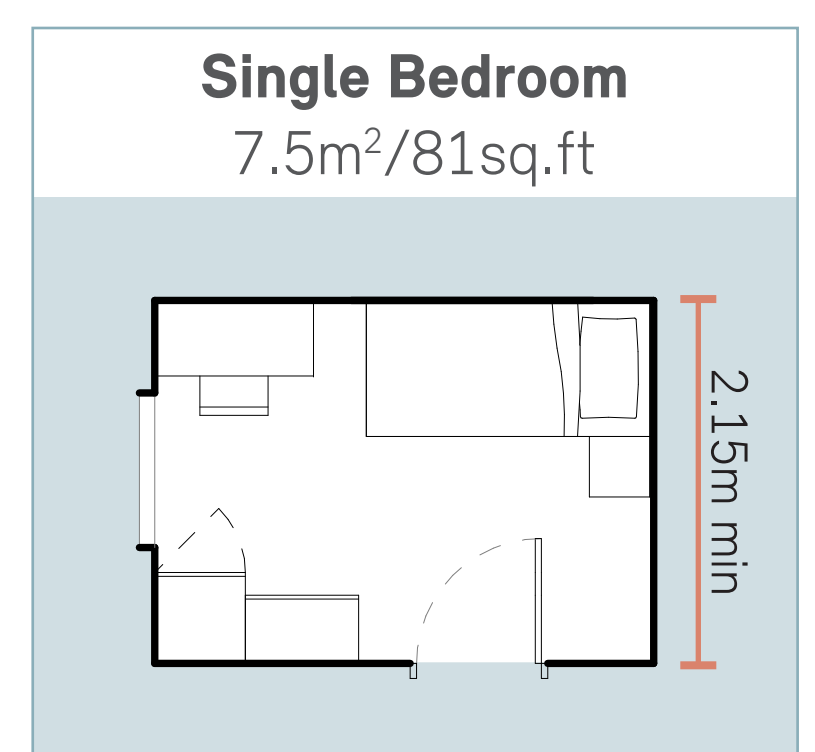
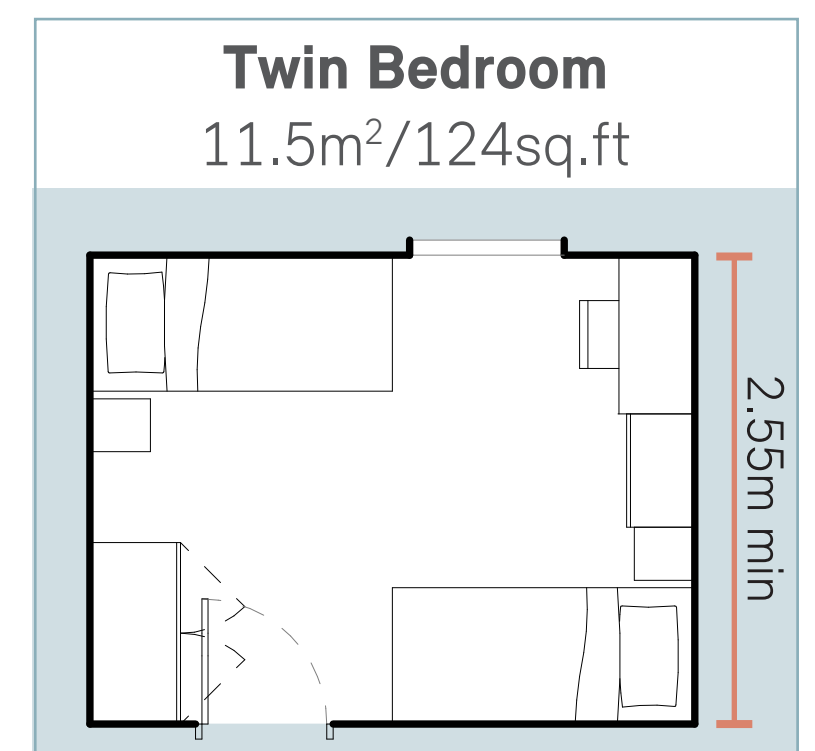
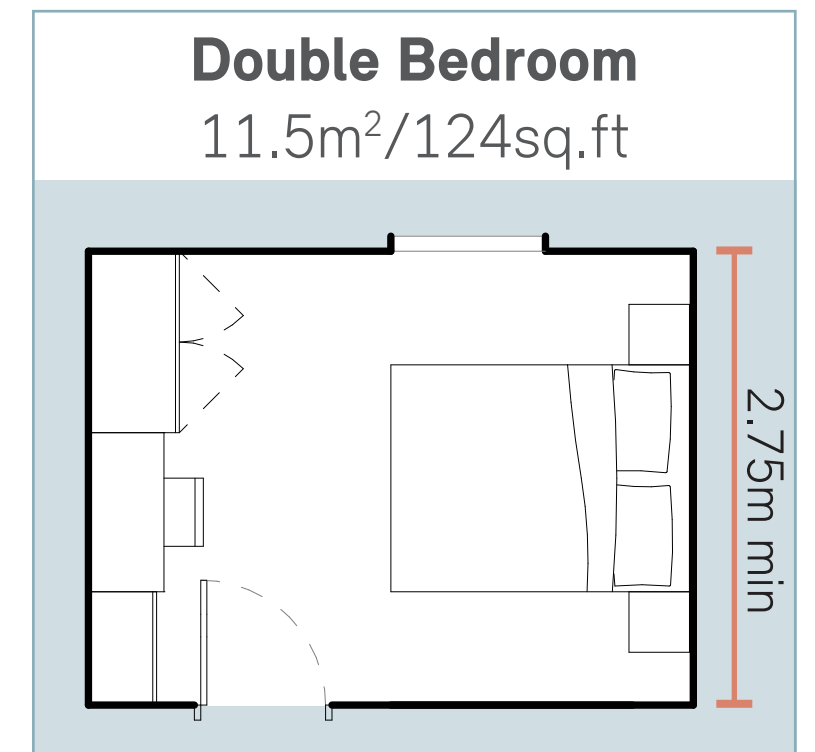
**3.5m<sup>2</sup> / 38sq.ft**  
Built in storage

**11m<sup>2</sup> / 118sq.ft**  
Outside space  
Balcony, garden or terrace

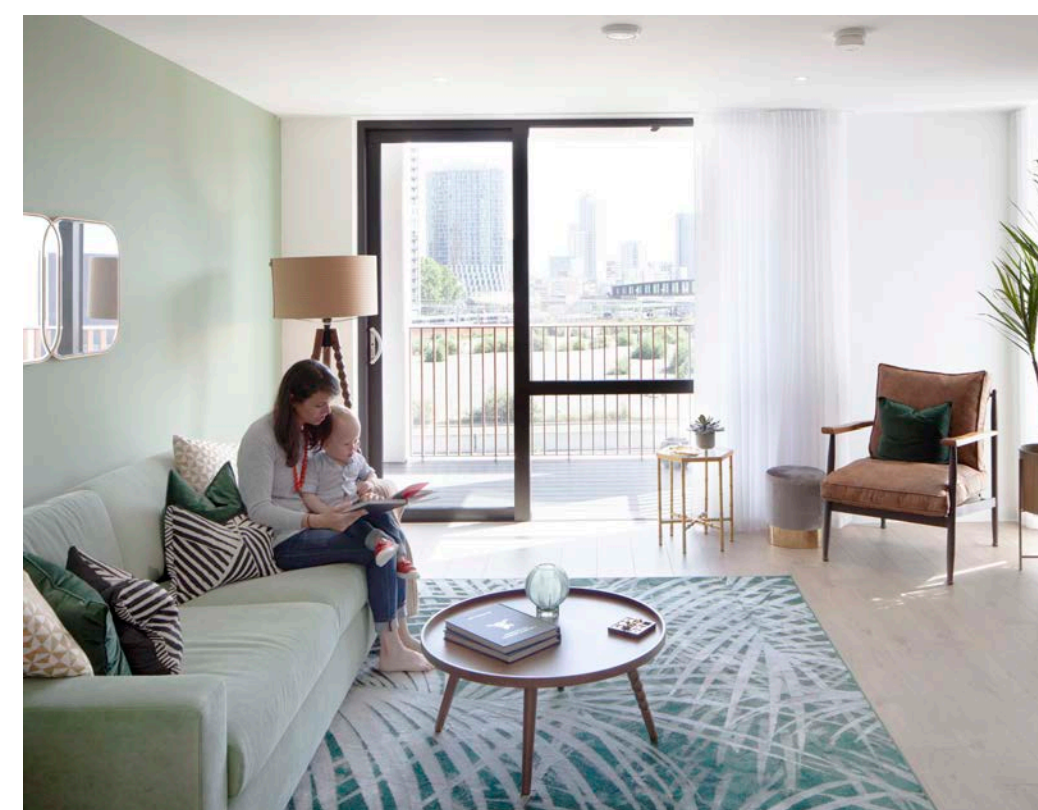
### Modern space standards for every home:

Required minimum dimensions

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



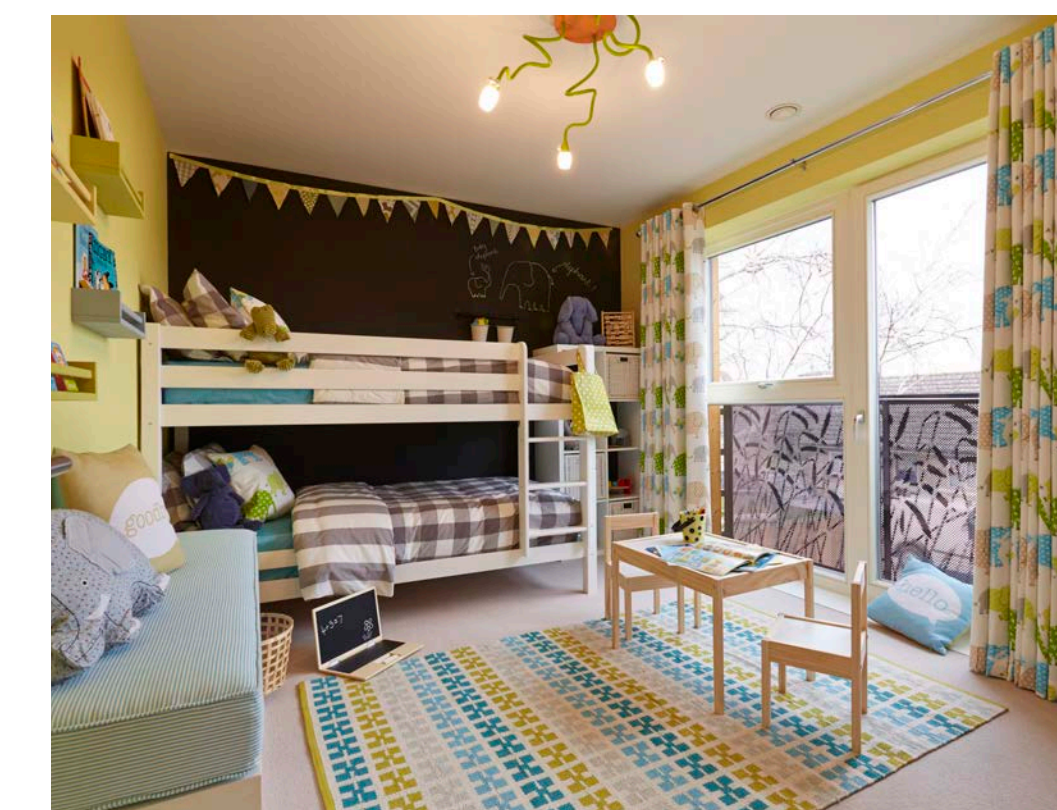
5 View of separate kitchen with corner window



Example living space



6 View of living / dining space



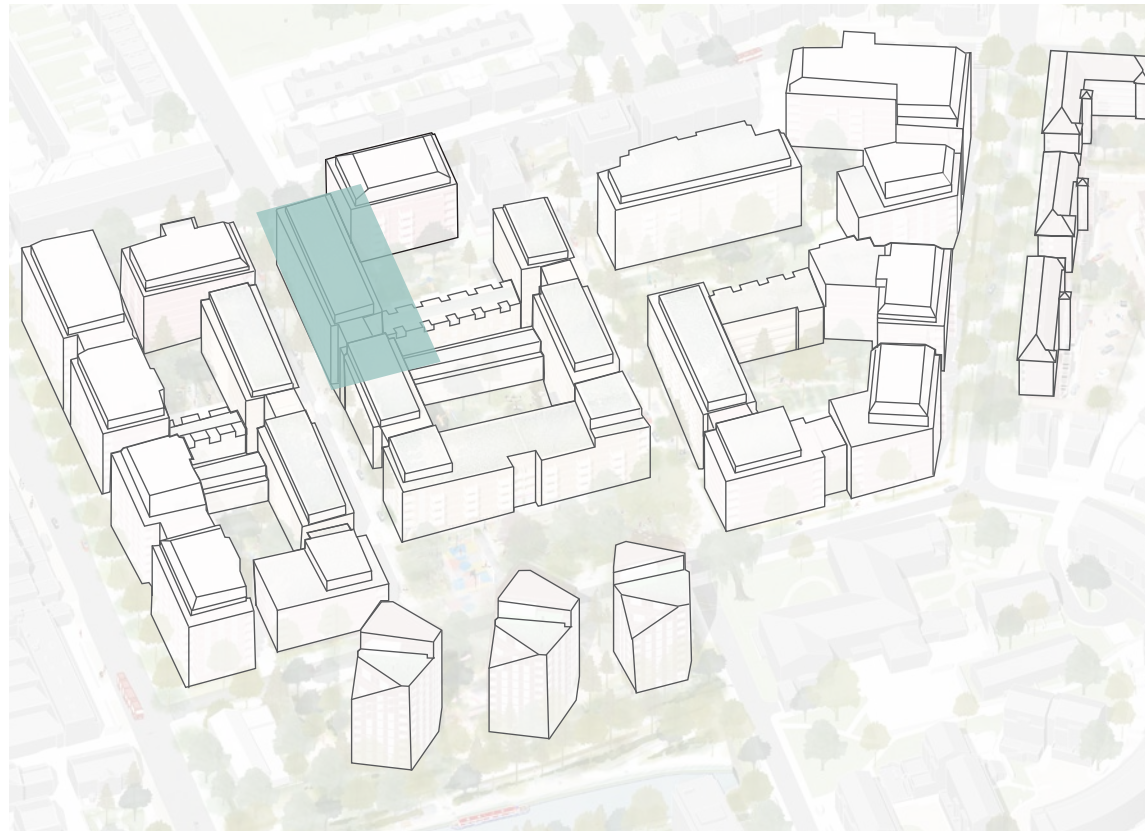
Example twin bedroom

<p><b>AVERAGE SIZE INCREASE OF A NEW HOME</b> 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><b>AVERAGE SIZE OF HOME</b></p>	<p><b>DOUBLE BEDROOMS</b></p>	<p><b>LIVING, KITCHEN &amp; DINING</b></p>	<p><b>BATHROOM / TOILET</b></p>	<p><b>STORAGE</b></p>	<p><b>BALCONY</b></p>
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### We want your feedback...

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










Location Key

## Private Outside Space

Each home will have its own private outside space. This will be sized to suit the number of people in your home. This could be a ground floor terrace or balcony. Soft landscape boundaries will buffer and provide privacy.

 <b>1 Bed</b> <b>1 or 2 person</b> 5m <sup>2</sup> / 53.8sq.ft	 <b>2 Bed</b> <b>4 person</b> 7m <sup>2</sup> / 75.3sq.ft
 <b>3 Bed</b> <b>5 person</b> 8m <sup>2</sup> / 86.1sq.ft	 <b>4 Bed</b> <b>6 person</b> 10m <sup>2</sup> / 107.6sq.ft
 <b>5 Bed 7 person</b> 11m <sup>2</sup> / 118.4sq.ft	

## You have told us:

- Access to your own private space is important
- Consider privacy and security at ground floor level
- You like being able to connect with your neighbours but also want to have privacy

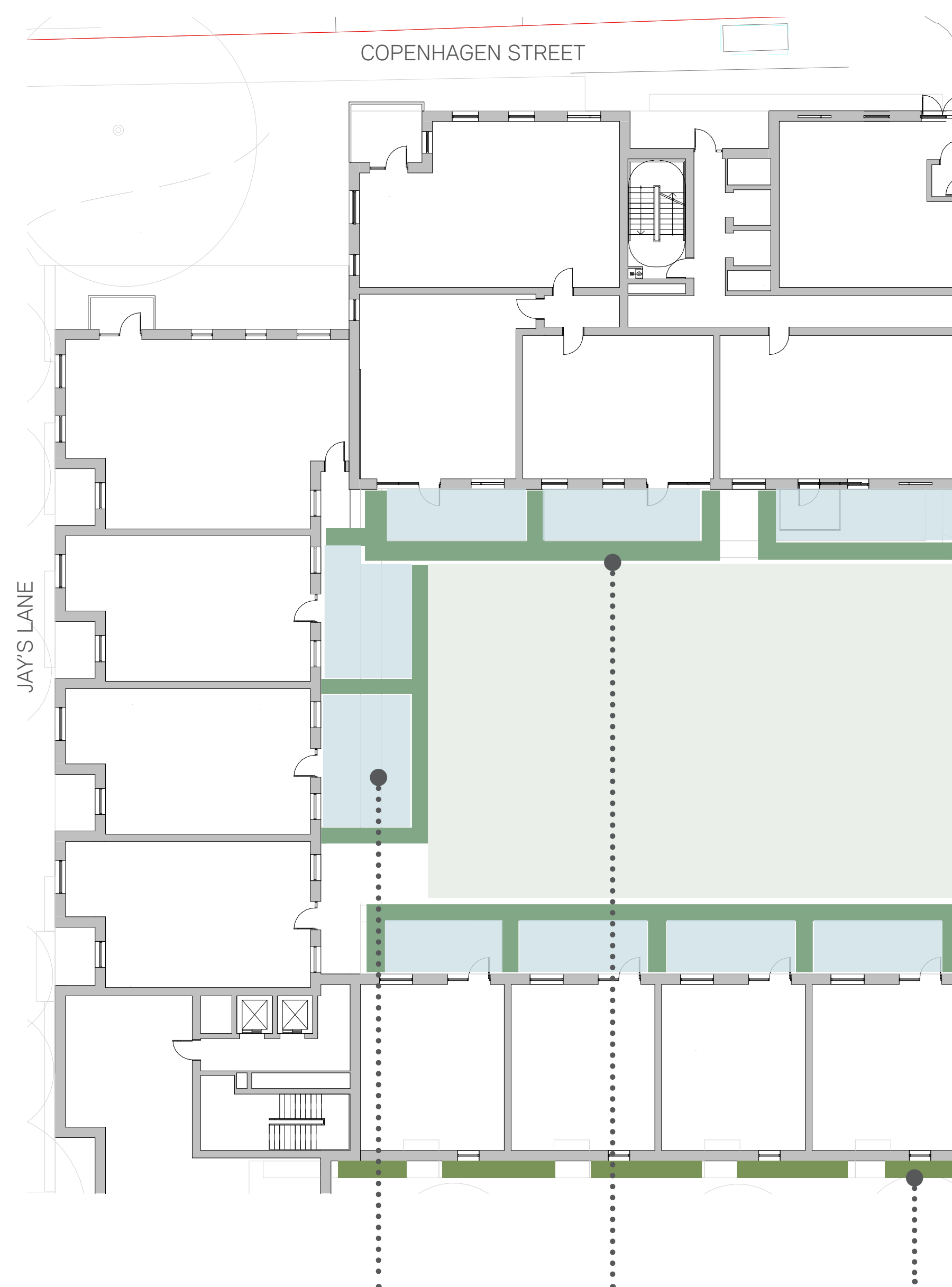
## So we have:

- Followed space standards to ensure every home has good access to their own private outdoor area
- Varied balcony typologies to maximise privacy while retaining a sense of openness
- Provided generous planted buffers to ground floor terraces and entrances to ensure privacy and security
- Designed boundaries at a height that enables you to connect with your neighbours if desired

## We would like to know:

- Should ground floor homes have direct access from their terraces into the shared resident courtyard?
- What are your thoughts on the soft planted buffers?
- What are your thoughts on the different balcony types?
- What would you like to know more about?

## Ground floor plan



Private terraces to ground floor homes back on to the shared residents' courtyard

Low wall and rail set in planted hedgerow provides a soft buffer between public and private spaces

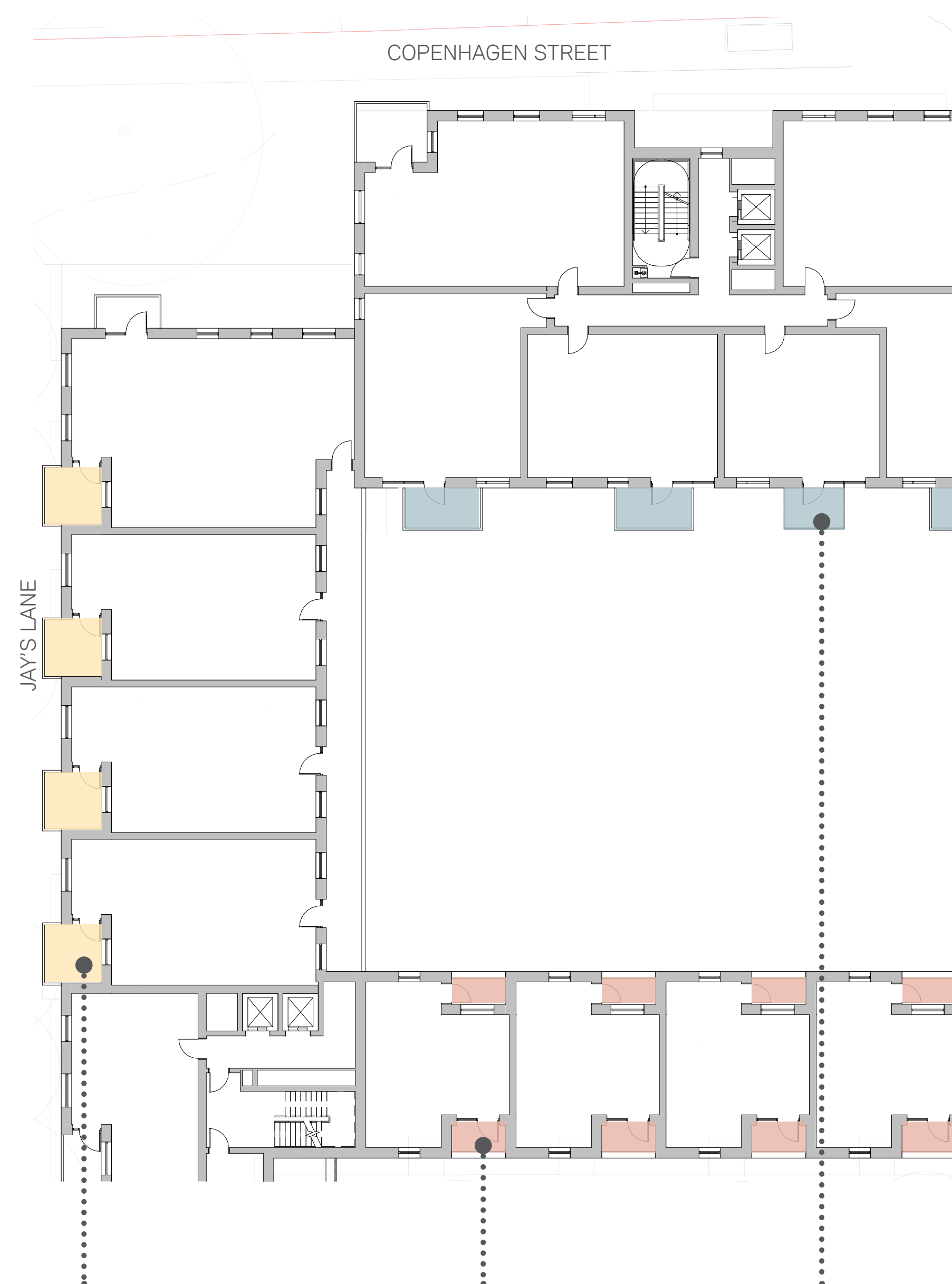
Soft planted buffer to entrances

## Section showing boundary to ground floor terrace



Mounding to courtyard provides privacy Path Low wall with planted rail Private terrace

## First floor plan

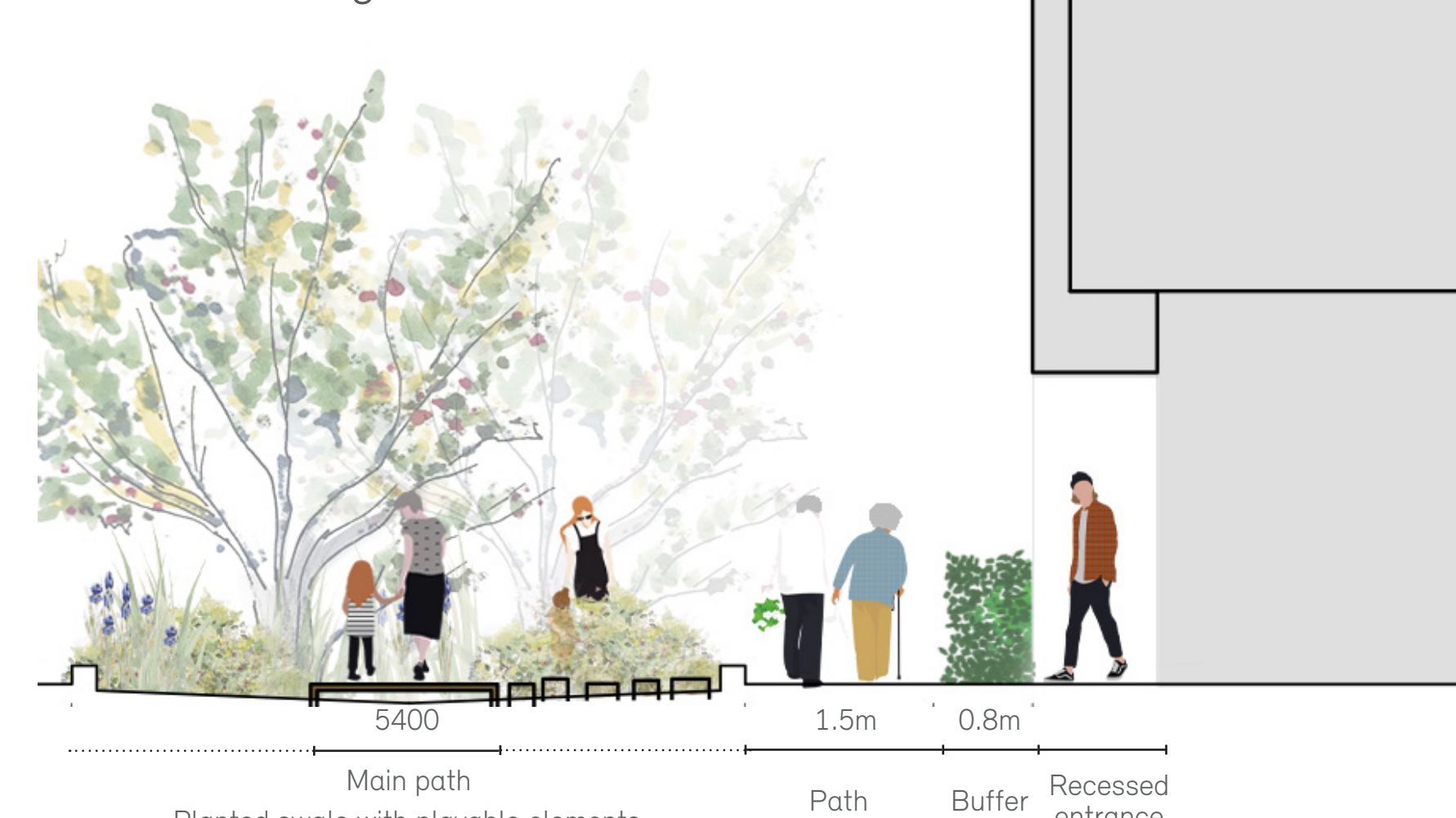


Semi-recessed balconies add privacy to homes

Recessed balconies provide added privacy on prominent frontages

Projecting balconies on upper levels have views over the communal courtyards

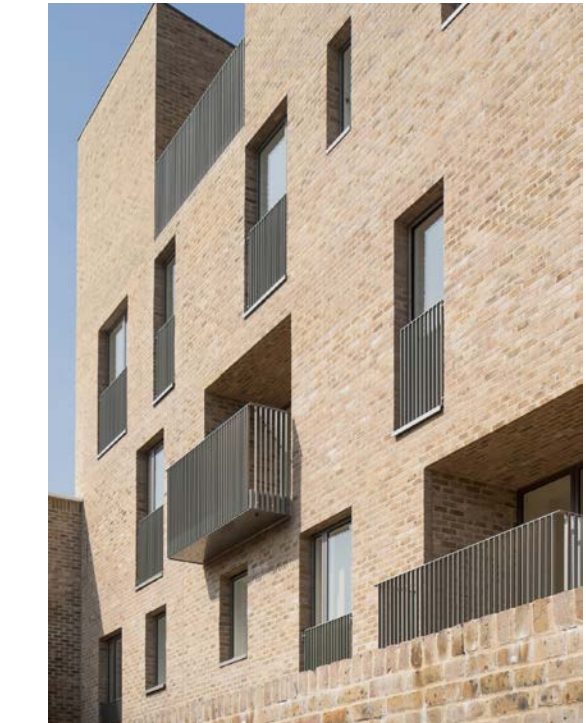
## Section showing inset entrance to mews



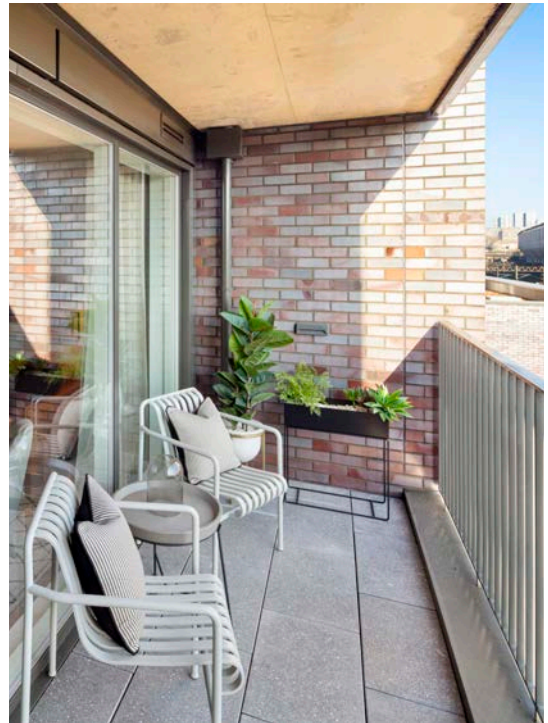
Main path Planted swale with playable elements Path Buffer Recessed entrance

## Balconies

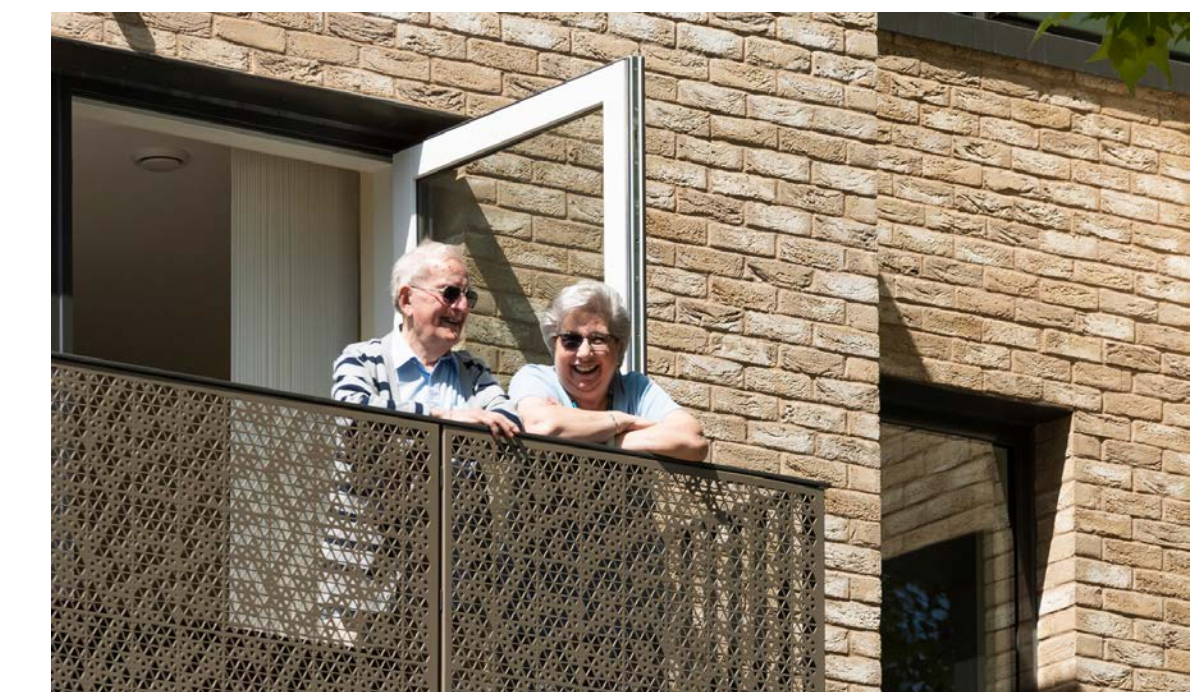
There will be a range of different balcony types across the masterplan. Below are examples of what they may look like:



Semi-recessed balcony



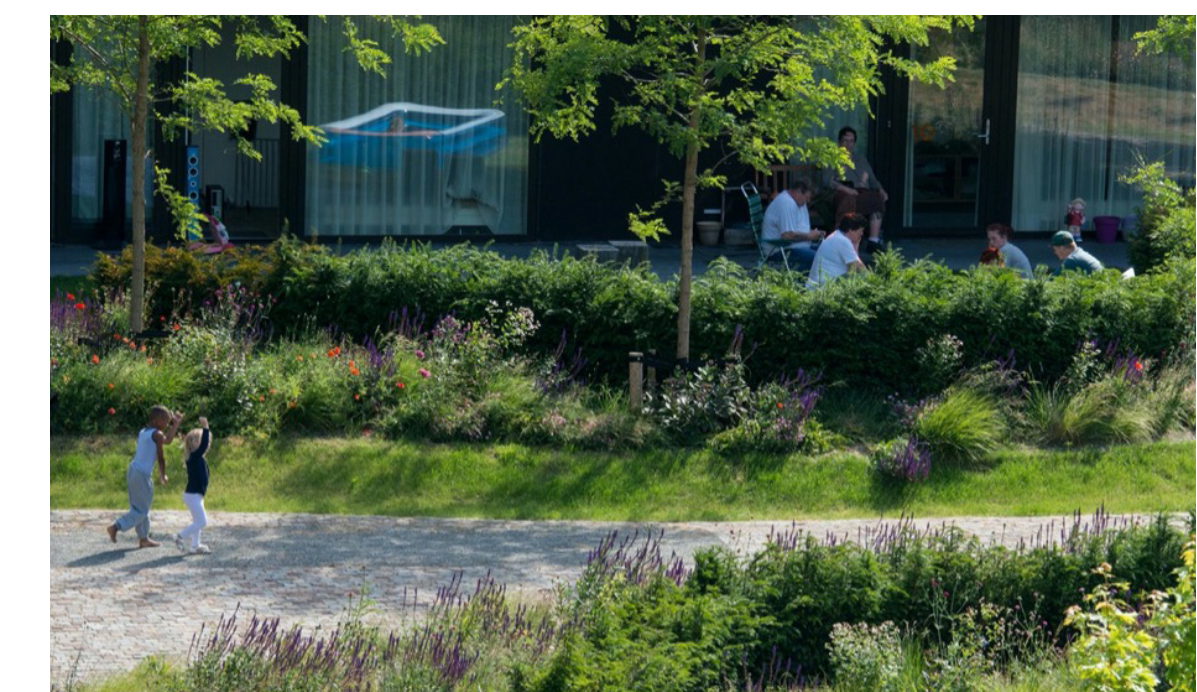
Recessed balcony



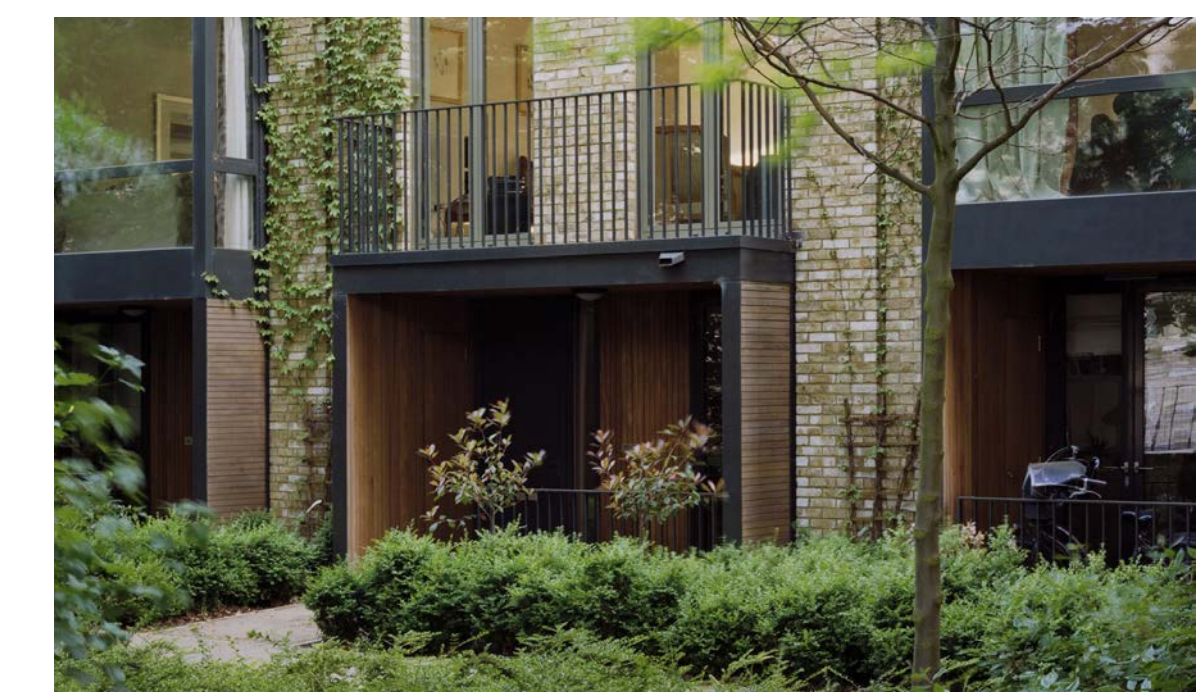
Projecting balcony

## Private terraces and defensible space

All ground floor homes will have a private terrace edged by hedgerow. Defensible space to the front of homes will be provided by a planted buffer.

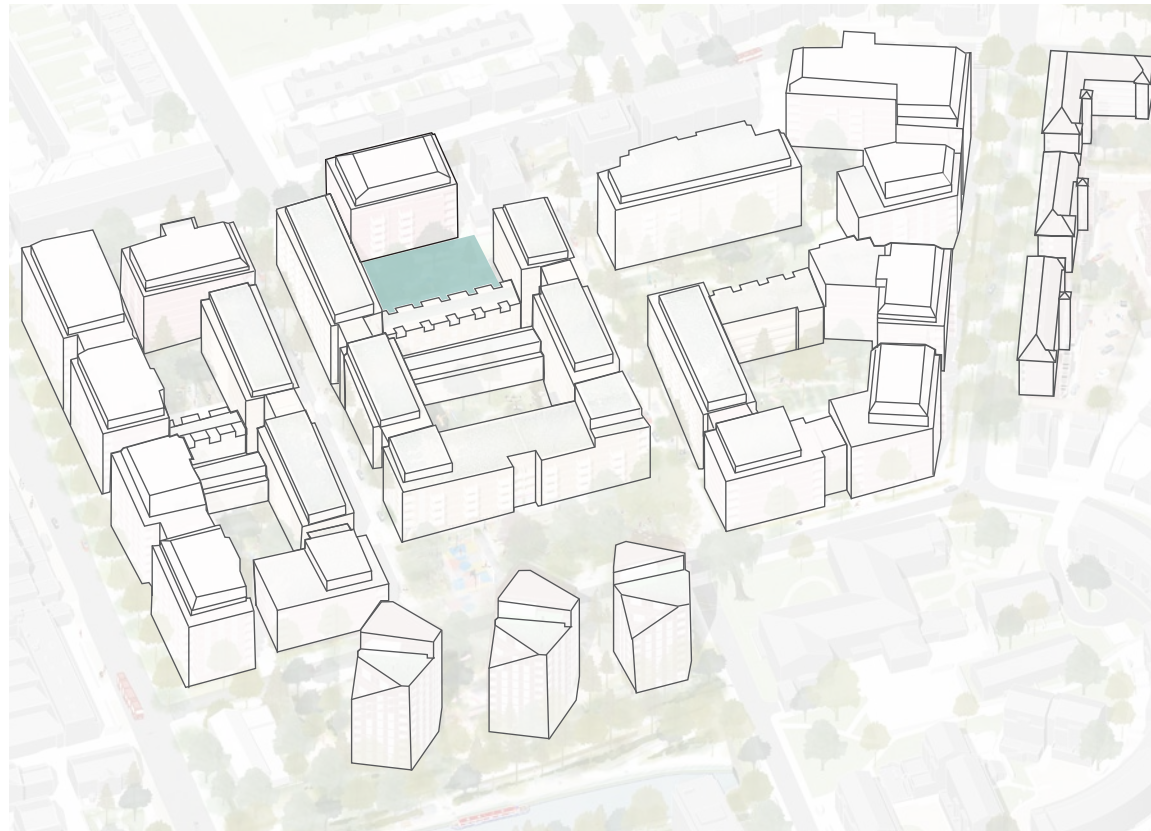


Ground floor terrace bounded by soft hedgerow



Inset entrance with buffer





Location Key

## You have told us:

- You would like the masterplan to offer a balance between public, private and shared spaces
- Independent mobility of children and young people is important in the existing estate
- You would like to understand better how large the courtyards are
- The boundary treatment between public and private spaces needs to be considered
- You are concerned about how much daylight and sunlight these spaces will receive

## So we have:

- Suggested these spaces are only accessible to residents of the surrounding blocks
- Discussed the possibility of having all courtyards open to everyone during the day
- Provided scale comparisons for the courtyards
- Illustrated our approach to the boundaries of private space (see board 8 for more information)
- Continued working with daylight and sunlight testing to these spaces

## We would like to know:

- If these courtyards should be open to everybody during the day?
- What do you think about the design?
- What might stop you using these spaces?
- What would you like to know more about?

## Surface Materials

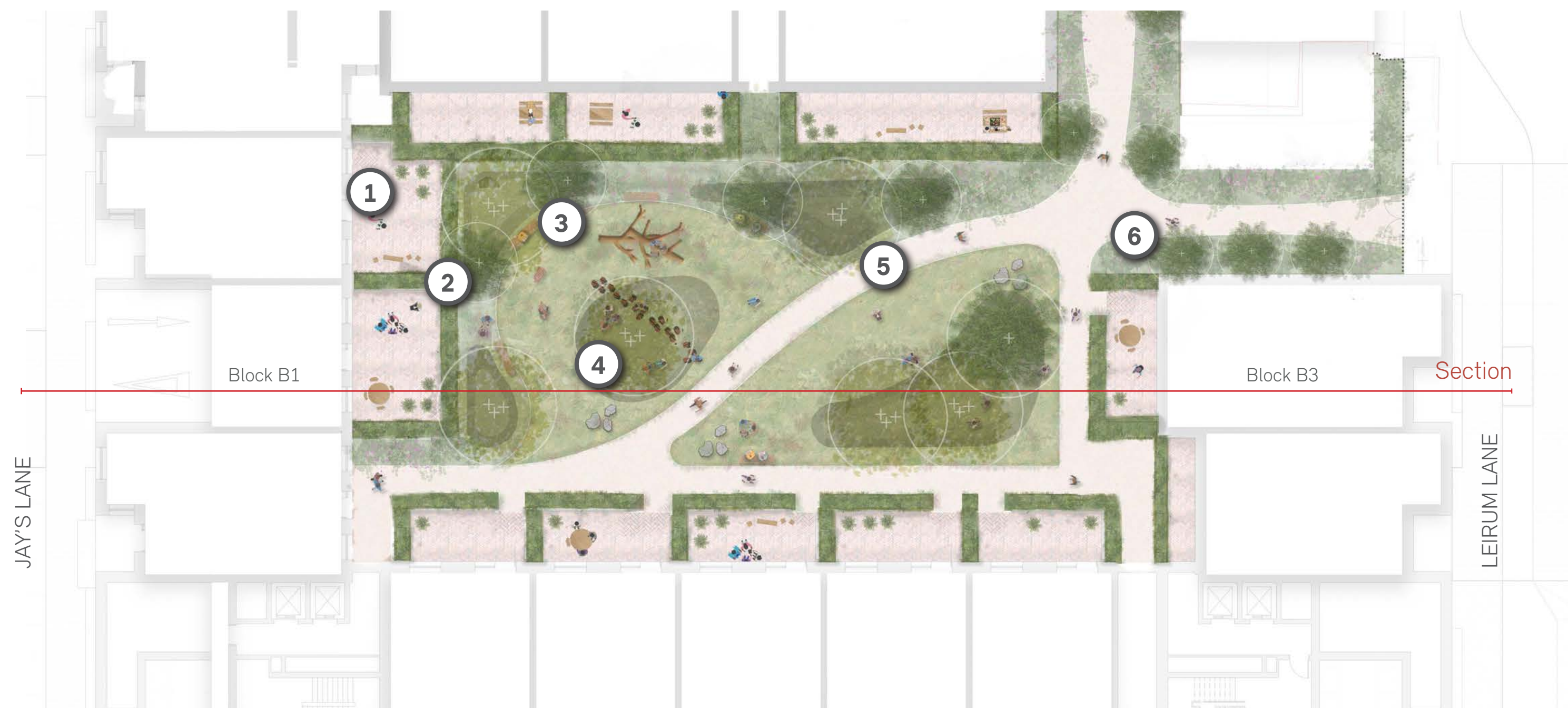


Self-binding gravel to paths



Concrete block paving to terraces

## Illustrated plan of residents' podium courtyard (1a)



## Section through Resident's Courtyard



- 1 Private terrace
- 2 Planted buffer
- 3 Seating and planting
- 4 Mounding with play
- 5 Generous paths
- 6 New trees

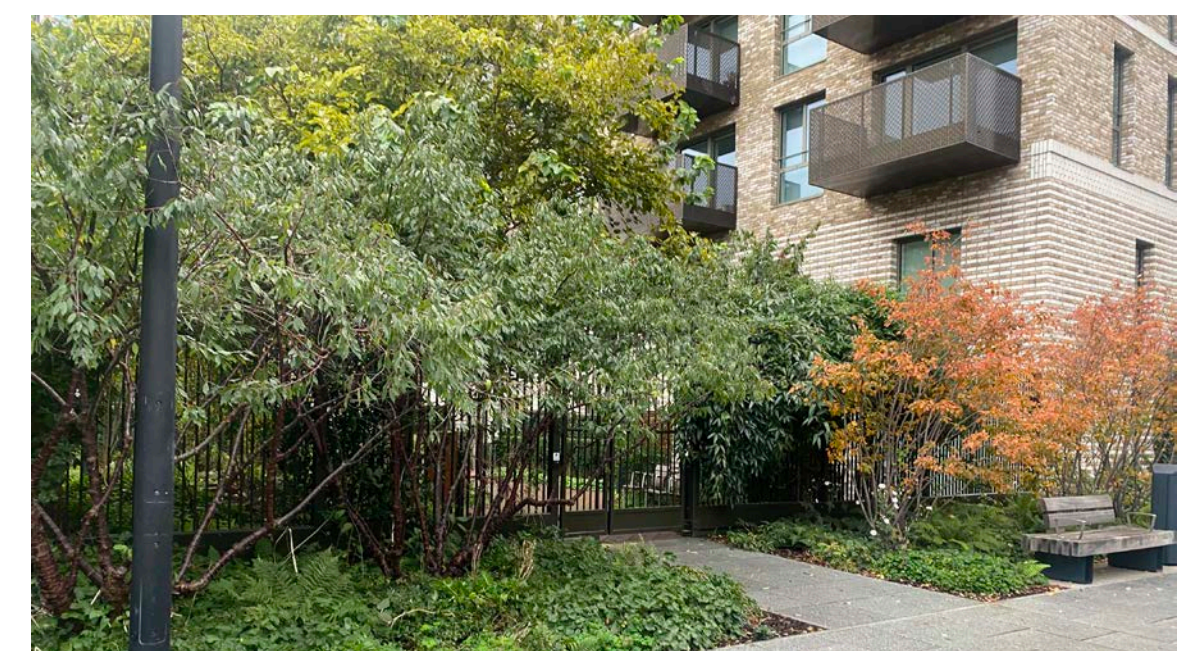
## Landscape Features



Playful mounding

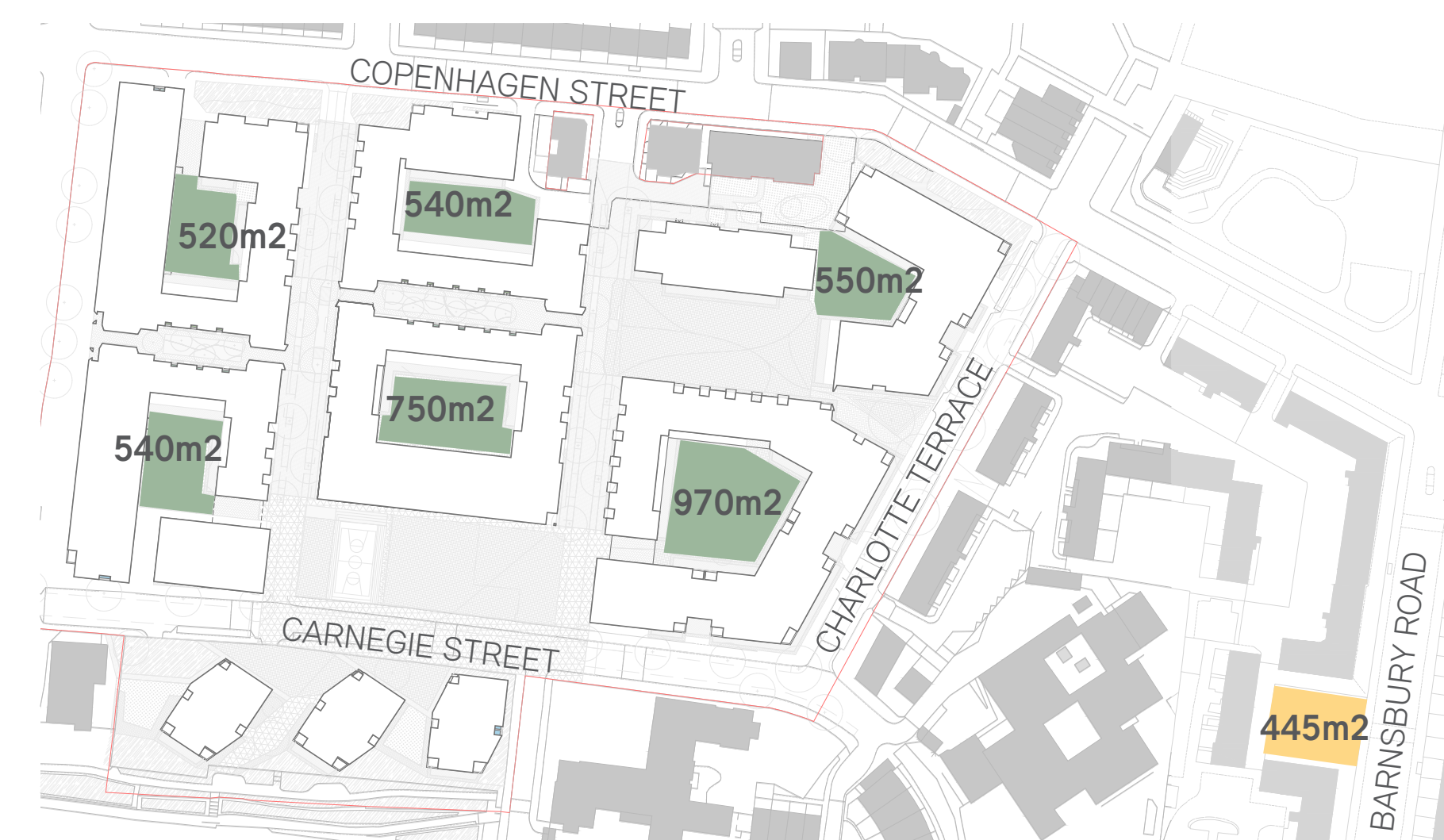


Seating close to play elements



Fences and gate greened with planting

## Courtyards: Indicative Scale Comparisons



Key map showing size of proposed Resident Courtyards in relation to the existing Banbury Road Park

## Boundaries



Flowering hedgerow boundary to the ground floor terraces



Low rail set in planted buffer



Seating set in planting



Natural play features



Play boulders

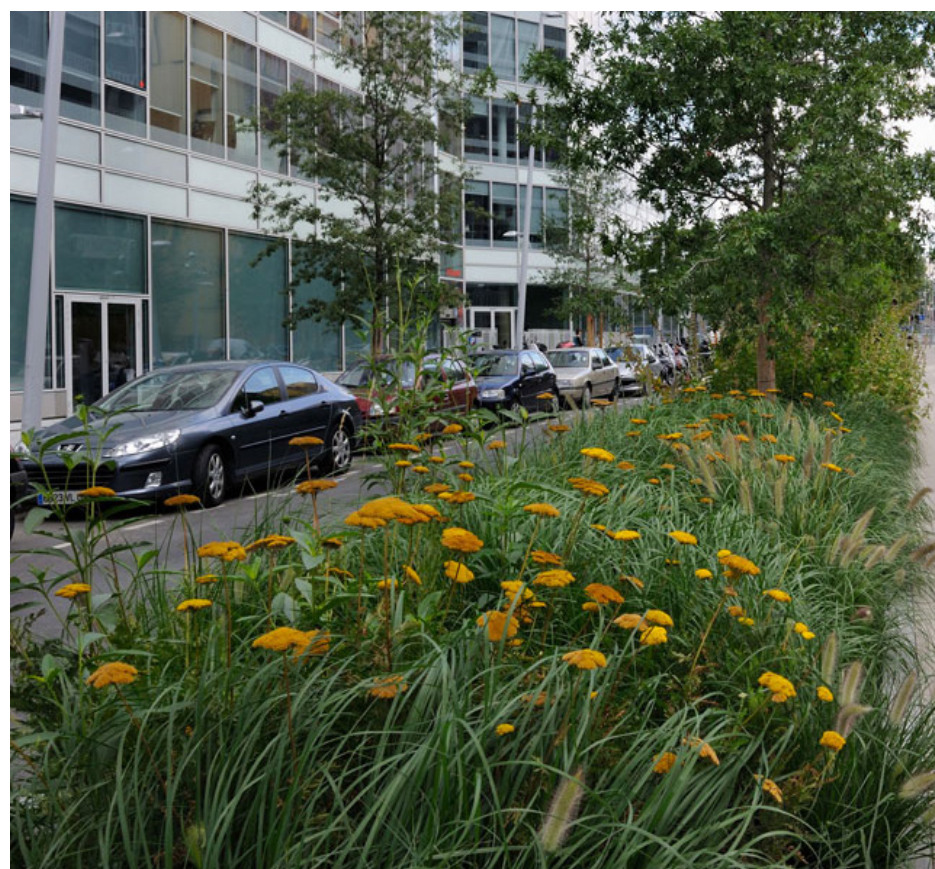
## Furniture and Play



## Landscape Features



Levels and materials demarcate continuous footway



Planted rain gardens

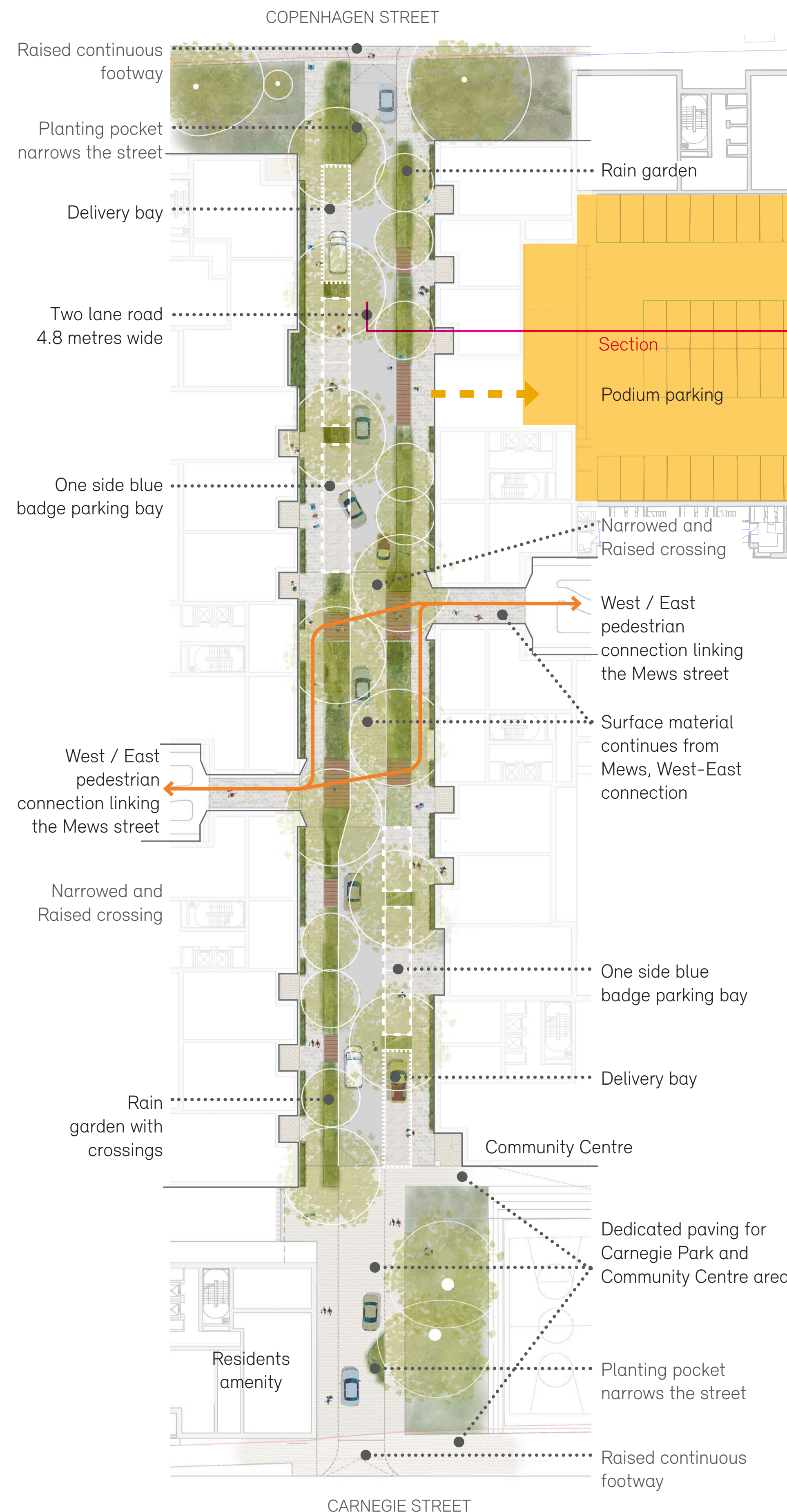


Pedestrian crossings over rain gardens

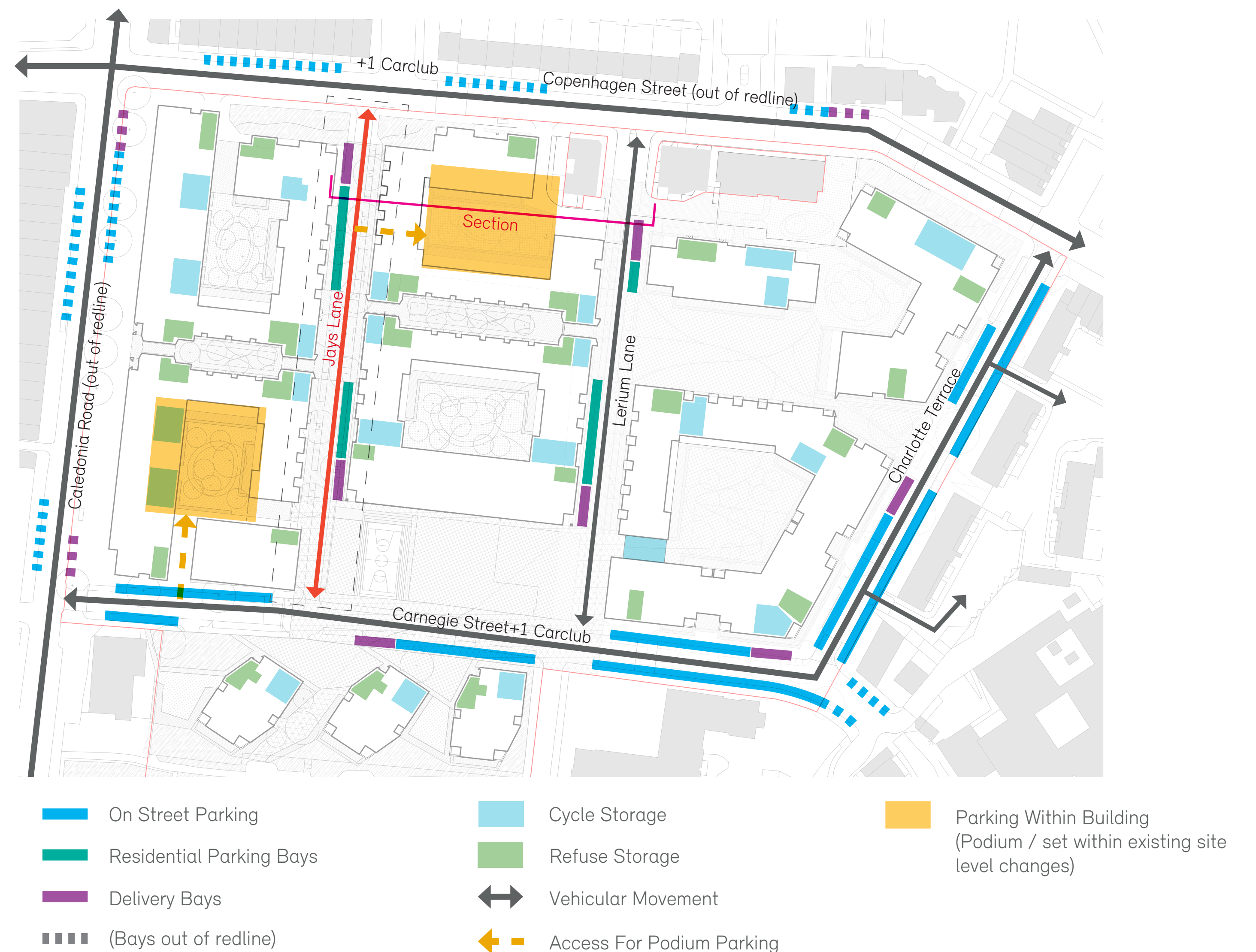
## We would like to know:

- What do you think about the traffic calming/slowing measures?
- What do you think about the proposed location of parking?
- Is there anything you'd like to know more about?

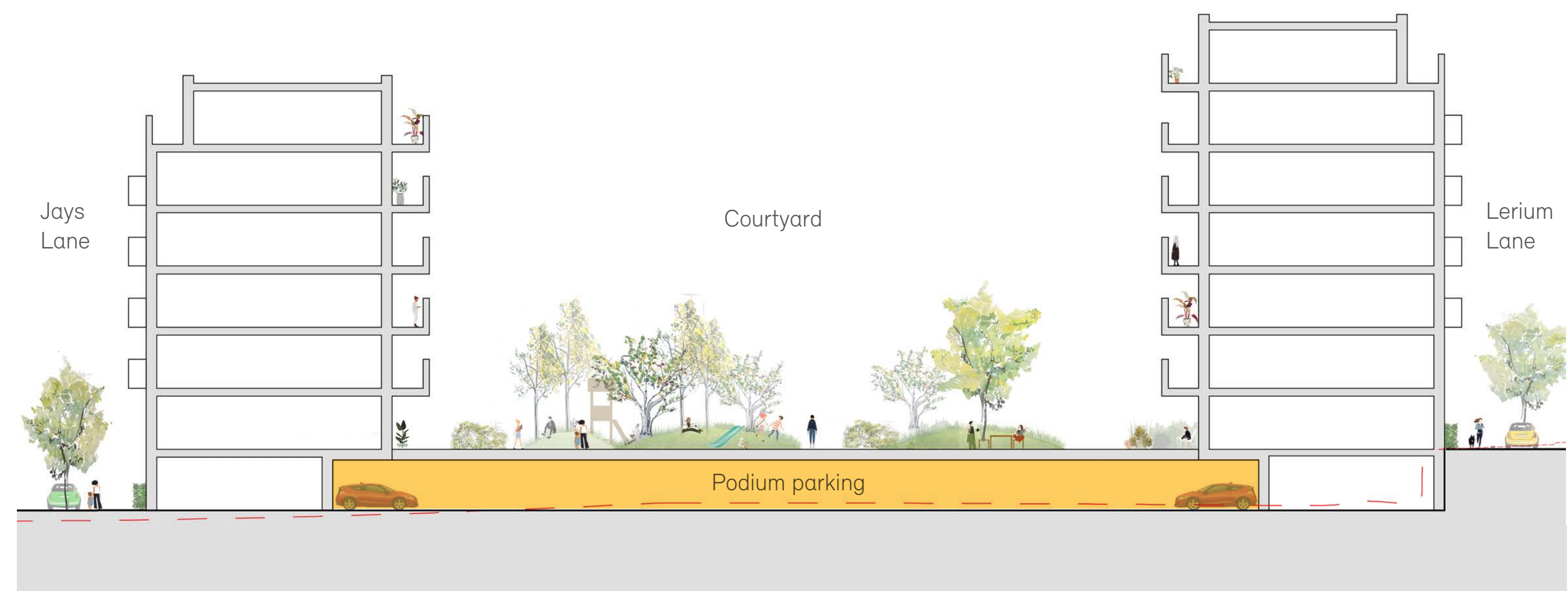
## Illustration of on-street parking along Jay's Lane



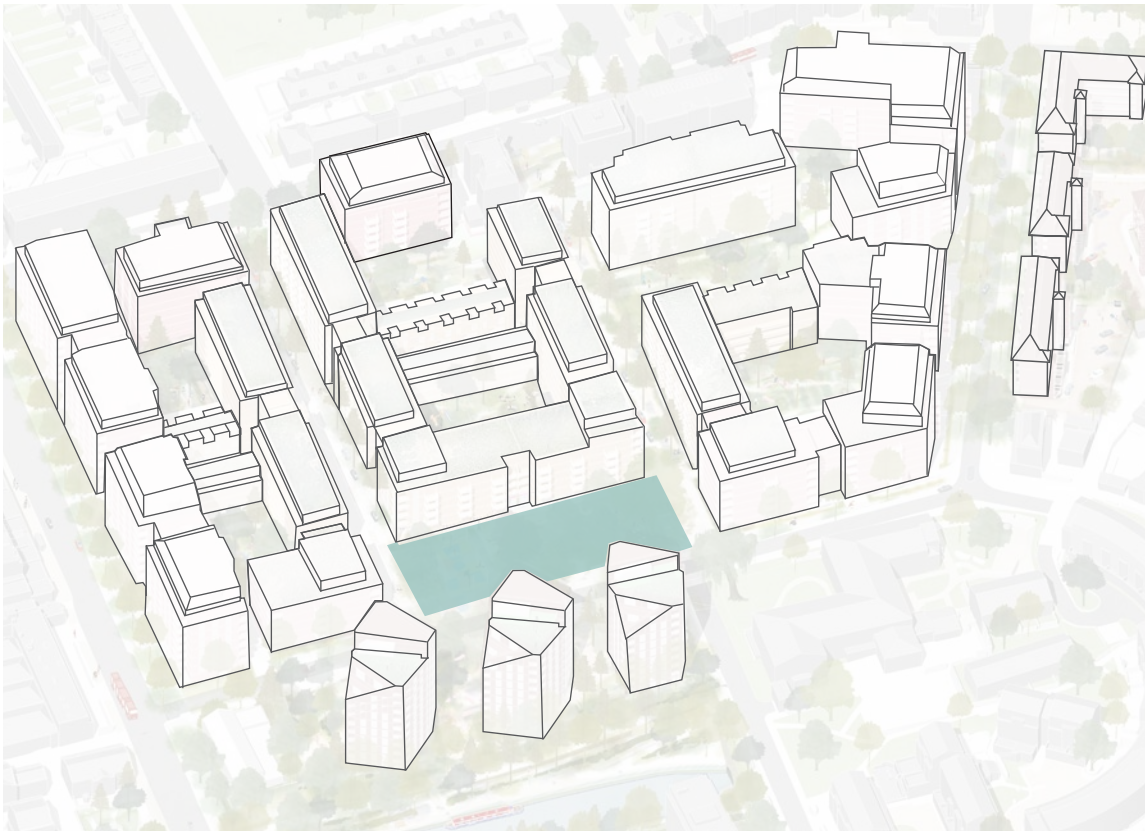
## Plan illustrating current proposed strategy for parking and servicing to New Barnsbury



## Illustrative section of Lanes and Podium Parking







Location Key

You have told us:

- Spaces which are open and overlooked feel safer
- Retaining existing trees is important
- This should be a place for everyone - all ages and abilities
- Spaces should be better lit
- There aren't enough places to sit
- Wayfinding and connectivity should be improved
- Consider noise from the ball court
- Not to design everything - flexible spaces

So we have:

- Proposed a public park with subtle boundaries
- Worked with the existing trees and planted new ones
- Provided activities for a range of ages and abilities
- Appointed a specialist lighting consultant
- Offered a range of seating opportunities
- Proposed generous paths and a playble landmark
- Considered the materiality of ball court reduce noise
- Provided open, sunny, flexible areas to use as you like

We would like to know:

- How you feel about this new public park?
- What are your thoughts on the activities and equipment being proposed?
- Would you play boules or prefer games tables?
- What do you think about the materials for surfaces and the types of furniture?
- What other activities or elements should we consider?

Illustrated plan of Carnegie Street Park



Section through Carnegie Street Park



- 1 Cycle parking
- 2 Fitness equipment
- 3 Rain garden
- 4 Sunken ball court
- 5 Stepped seating
- 6 Inclusive play such as a nest swing
- 7 Natural play area with climbing nets
- 8 Low gabion wall
- 9 Playable landmark
- 10 Equipped play mound
- 11 Playable bench
- 12 Sunny lawn
- 13 Portable seating
- 14 Boules
- 15 Seating with arm and backrests

Landscape Features



Fitness / calisthenics equipment



Equipped play features



Inclusive play elements



Boules

Surface Materials



Self-binding gravel to paths within the park



Good quality clay or concrete block paving to spill out areas



Acoustic softening surface to ball court

Boundaries



Low gabion walls with integrated timber seating



Rain garden



Partially fenced ball court

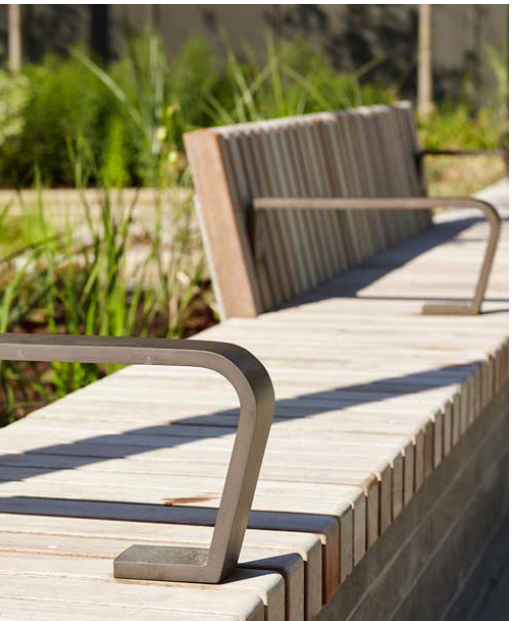
Furniture



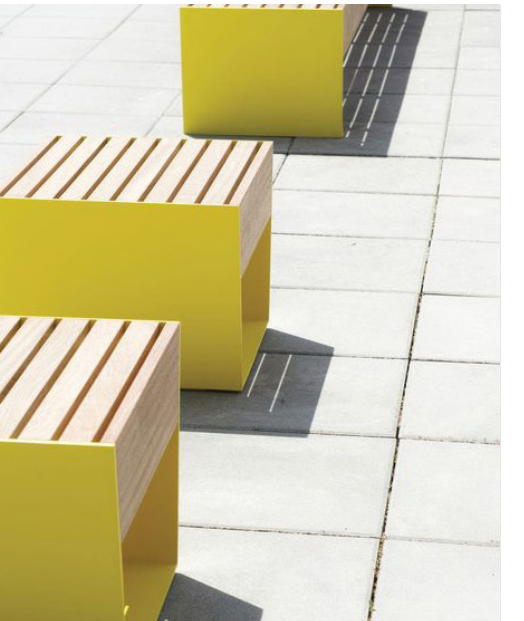
Stepped seating



Playable seating

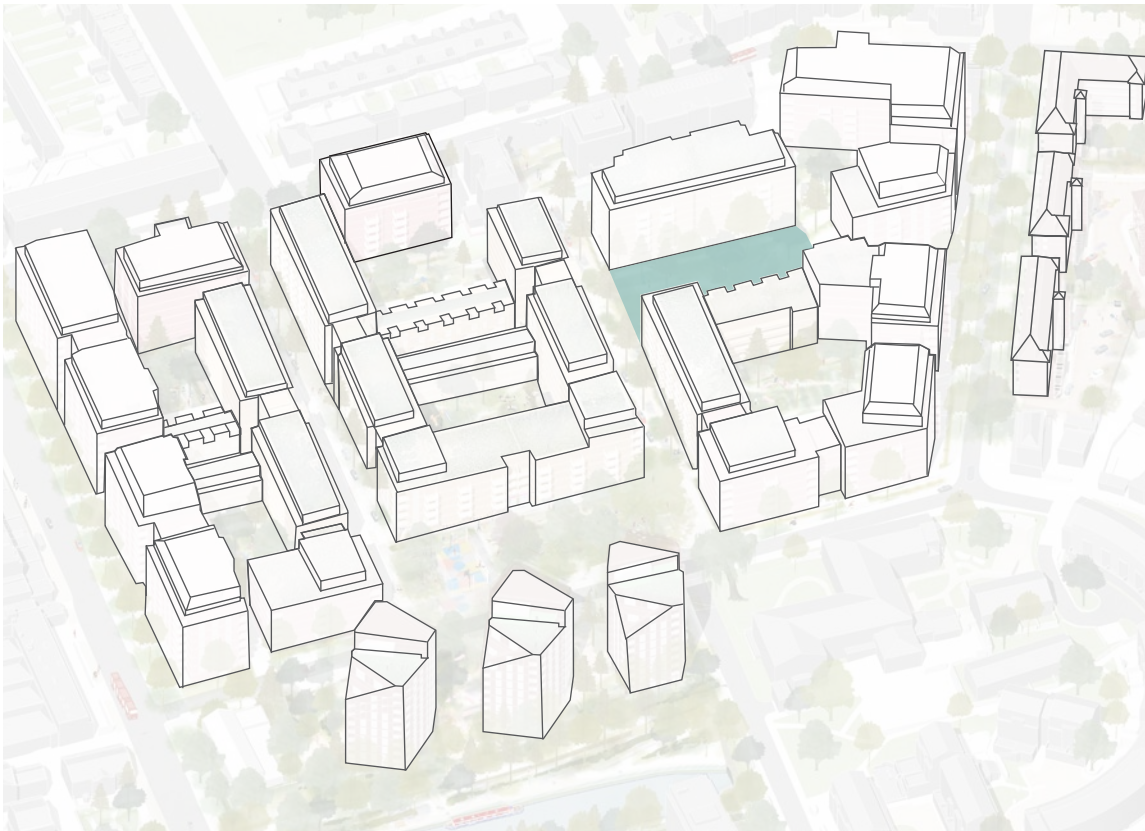


Timber bench with arm and backrests



Portable seating





Location Key

You have told us:

- Spaces which are open and overlooked feel safer
- Retaining existing trees is important
- The design should balance active spaces with quieter, more restful spaces
- There are not enough places to sit
- Planting is important but it should not be expensive to maintain
- Not to design activity in everywhere - include spaces which can be used flexibly
- Better connectivity and wayfinding is needed

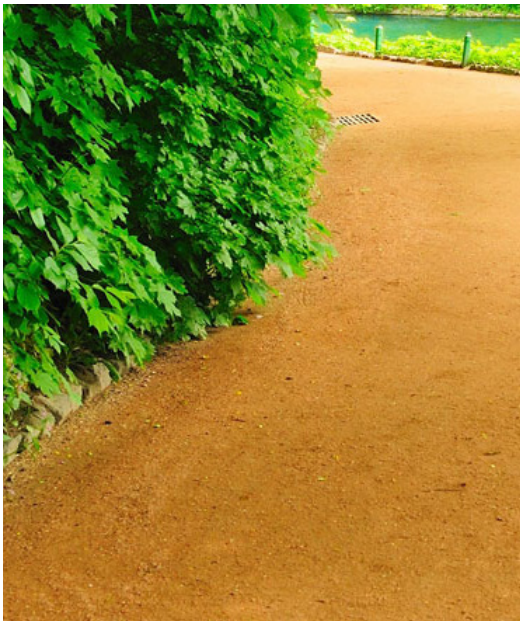
So we have:

- Proposed a public park overlooked by homes
- Worked with existing trees and planted new ones
- Envisioned Pultney Street Park as a quieter parkland area for rest and relaxation
- Proposed plenty of seating of different types
- Considered biodiverse planting that is easy to maintain such as meadow
- Left open flexible spaces for you to use as you like
- Included generous paths and accessible routes

We would like to know:

- What you think about the design
- What are your thoughts on the materials and furniture?
- What else would you like us to consider?
- What would you like to know more about?

Surface Materials

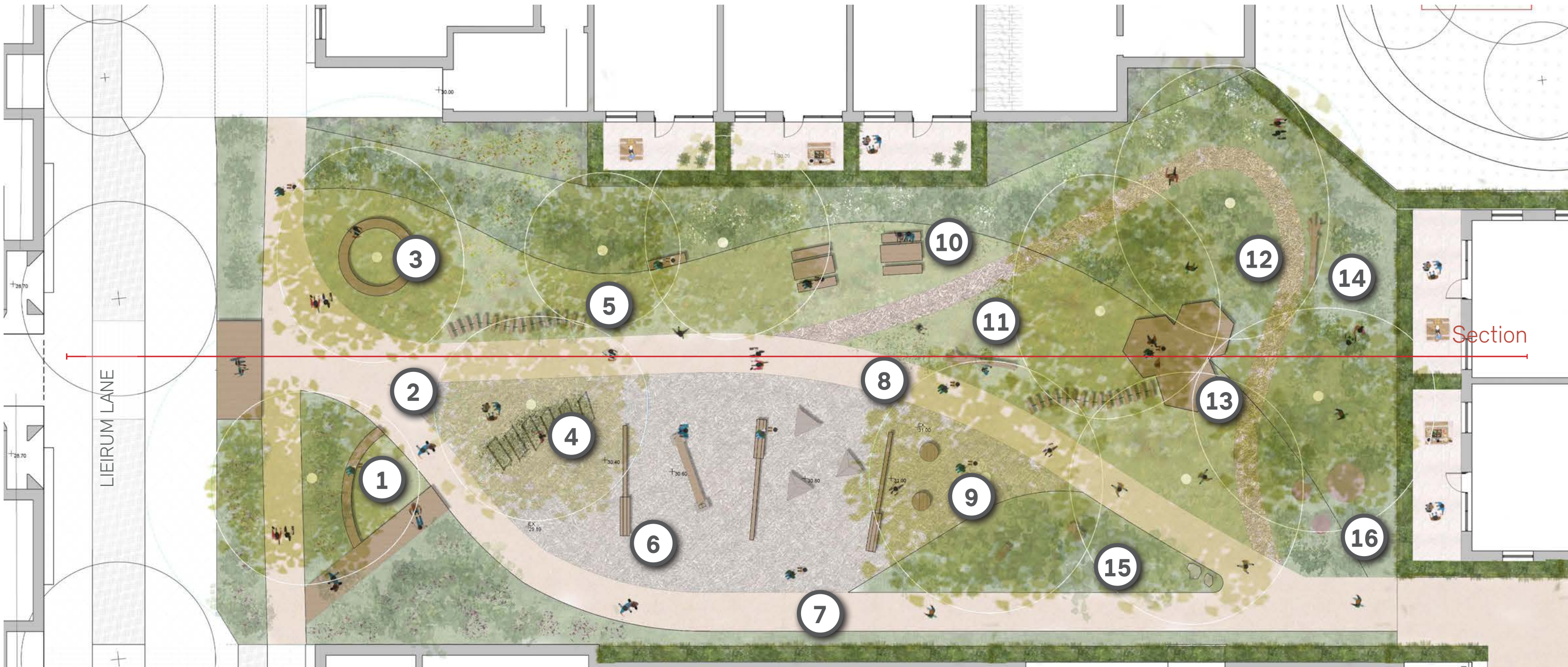


Self-binding gravel to paths within the park



Bonded rubber mulch to accessible play elements

Illustrated plan of Pultney Street Park



Section through Pultney Street Park

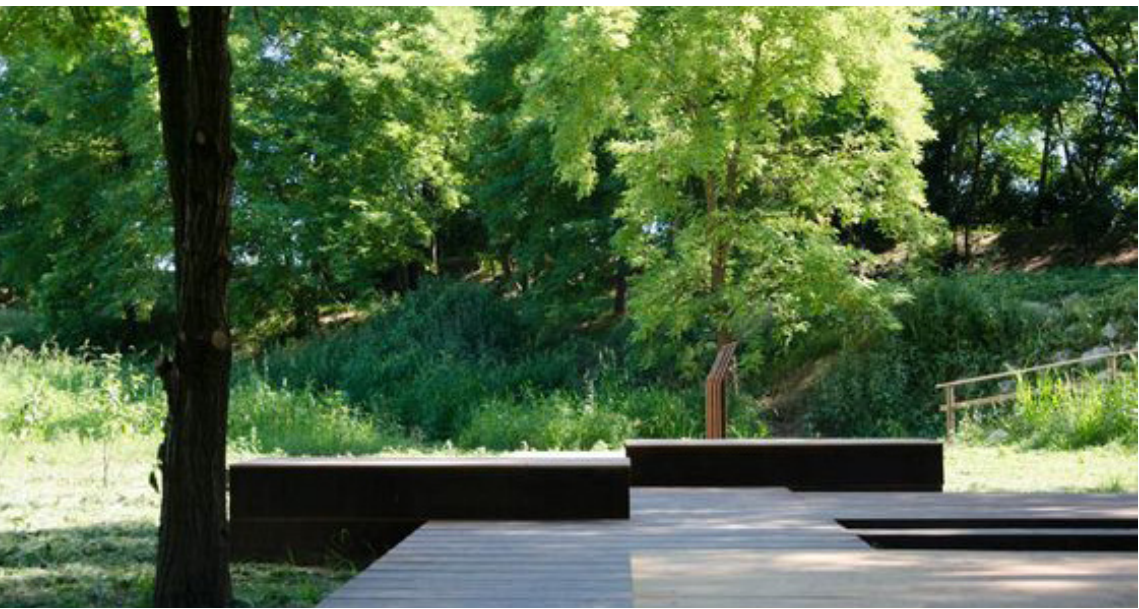


- 1 Seating within planting
- 2 Wayfinding point
- 3 Circular seating
- 4 Planted pergola
- 5 Play on the way
- 6 Timber retaining edge
- 7 Accessible path
- 8 Gently sloped path
- 9 Natural play area
- 10 Picnic area
- 11 Seating cubes
- 12 Woodland trail
- 13 Stepped decks
- 14 Natural play features
- 15 Sensory meadow
- 16 Look out dome

Landscape Features



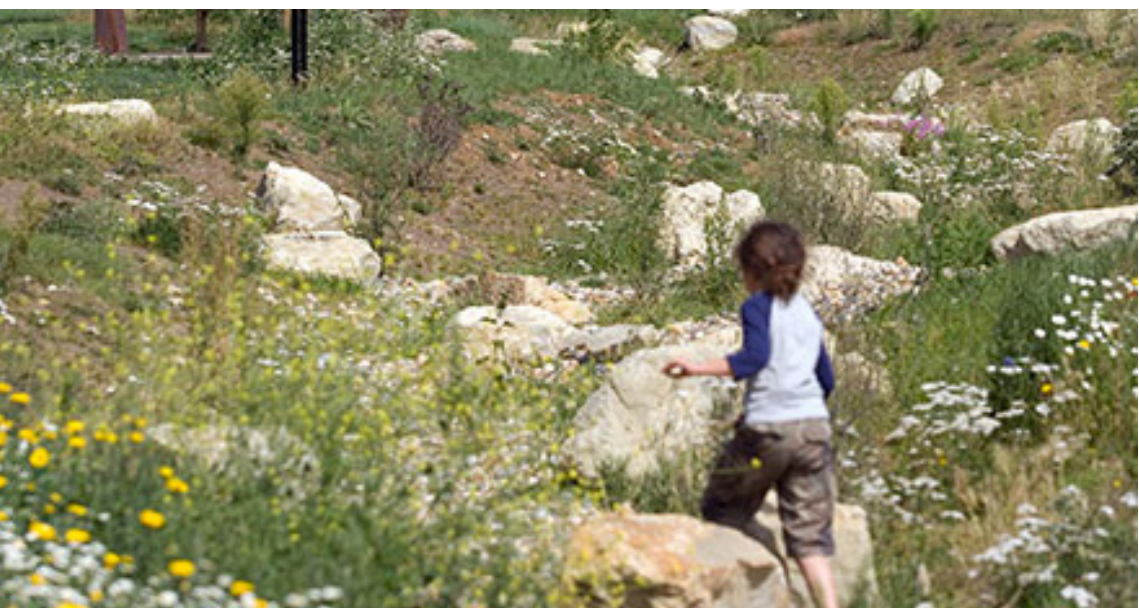
Planted pergola



Stepped decks



Look out dome



Sensory meadow

Boundaries

Furniture and Play



Buffer to ground floor homes



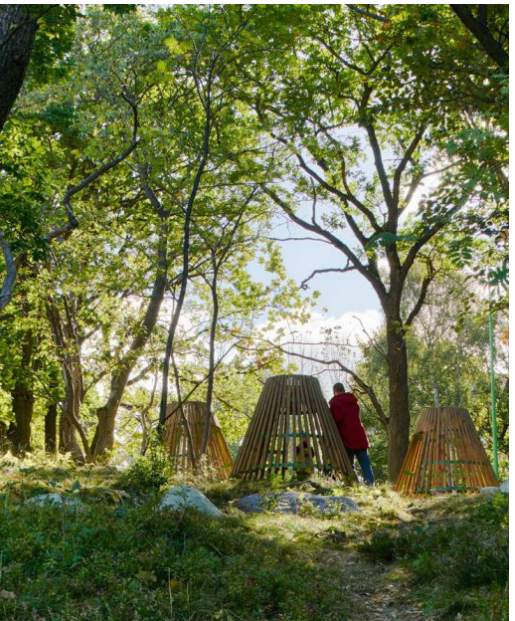
Circular seat beneath tree



Picnic benches



Seating cubes



Play tipis






Habitat interventions



## LEAVING YOUR FEEDBACK:

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

-  Emailing us at [best@newlon.org.uk](mailto:best@newlon.org.uk)
-  Calling us on 020 7613 7596 **or** 020 8709 9172
-  You can also leave your feedback and find out more information on [www.betterbarnsbury.org.uk](http://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](mailto:info@sourcepartnership.com) or by calling **0800 616 328**.

## Next residents' events

We'll be hosting further resident events in the near future, and we'll be in touch soon with details on when and where these take place.

## Consultation Timeline:

December 2021



January 2022

Resident 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

## Project team:

