

## WORKSHOP 11

Welcome to Workshop 11 and thank you in advance for continuing to participate in the design and planning process for New Barnsbury.

At the last workshop, we shared details of the homes and residents' courtyard in Phase 1a and the outdoor spaces of Pultney Park and Carnegie Street Park.

At this workshop we're sharing more information on the proposals for the homes and outdoor spaces in Phase 1b, open spaces across the estate and the strategy for trees.

We're also sharing further details of the proposed phasing strategy, including which blocks it is intended will be able to move into Phase 1b, subject to agreement with Islington Council's planning department.

We'd love to hear your feedback on all the information provided and look forward to hearing your thoughts at the online sessions.



### Old Barnsbury

Old Barnsbury residents will have separate workshops to discuss the refurbishment proposals in more detail later this Spring.

## Your Feedback: You said, We did

### Show more detail on the phasing



We have provided a lot more detail on phasing including when and where it is currently intended residents in Phases 1A and 1B will be moving. This detail can be seen from pages 2-4.

### Show more detail on the types of outdoor spaces and how these will be managed



We have provided more detail about the outdoor spaces which will be managed and well maintained by Newlon.

### Show how the ball court will be managed



We've provided some suggestions on page 15 about how the ball court could be used, including that it would be accessible and lit between 8am and 8pm only. Additionally we've provided some information about how we would reduce the noise to nearby homes from the court.


### Show more home layouts for Phase 1B



We have developed these and provided the details of these home layouts on pages 6-10.

### Contact details:

 **Email** [best@newlon.org.uk](mailto:best@newlon.org.uk)

 **Call** 020 7613 7596 or 020 8709 9172



Phasing Strategy

The phasing strategy has been developed with the following key objectives in mind:

- Minimise number of residents required to move into temporary accommodation.
- Deliver high quality affordable homes first.
- Move all existing residents into their new homes as quickly as possible.
- Deliver improved open space in the early phases.
- Maintain access to key community facilities such as the community centre and sports court.
- Ensure the project is viable by providing market homes at the appropriate times.
- A construction strategy that is considerate to the residents of the estate.

TENANTS		
Block	Aiming to rehouse into	Rehousing Year
Blackmore House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Jocelin House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Messiter House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Molton House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Adrian House	Phase 1b - Blocks B3, C8, C9	2027
Thurston House	Phase 1b - Blocks B3, C8, C9	2027
Mavor House	Phase 1b - Blocks B3, C8, C9	2027
Ewen House	Phase 1b - Blocks B3, C8, C9	2027
All the other blocks	TBC	2030 - 2033
* Block B4 includes only 5-bedroom homes.		

RESIDENT LEASEHOLDERS		
Block	Aiming to rehouse into	Rehousing Year
Blackmore House	Phase 1b – Block C7	2027
Jocelin House	Phase 1b – Block C7	2027
Messiter House	Phase 1b – Block C7	2027
Molton House	Phase 1b – Block C7	2027
Adrian House	Phase 1b – Block C7	2027
Thurston House	Phase 1b – Block C7	2027
Mavor House	Phase 1b – Block C7	2027
Ewen House	Phase 1b – Block C7	2027
All the other blocks	TBC	2030 - 2033



The phasing proposal remains indicative at this stage and subject to discussions with Islington Council's planning department about the Transformation.

## Phase 1a (2023-2025)

Blackmore House residents temporarily rehoused to enable new homes to be built.

Aiming to rehouse tenants from Jocelin, Messiter, Molton and Blackmore into Phase 1a in 2025, subject to ongoing discussions with Islington Council's planning department.

Improvements to Carnegie Street Park.

## Phase 1b (2025-2027)

Aiming to rehouse tenants from Adrian, Thurston, Mavor and Ewen into Phase 1b in 2027, subject to ongoing discussions with Islington Council.

Aiming to rehouse resident leaseholders from Blackmore, Jocelin, Messiter, Molton, Adrian, Thurston, Mavor and Ewen into Phase 1b in 2027, subject to ongoing discussions with Islington Council.

Improvements to Pultney Park.

Temporary relocation of Community Centre and Nursery facilities (temporary location TBC).

## Phase 1c (2027-2030)

New permanent Community Centre

Rehoused blocks TBC

## Phase 2a (2027-2030)

Rehoused blocks TBC

2030 - 2033

## Phase 2b

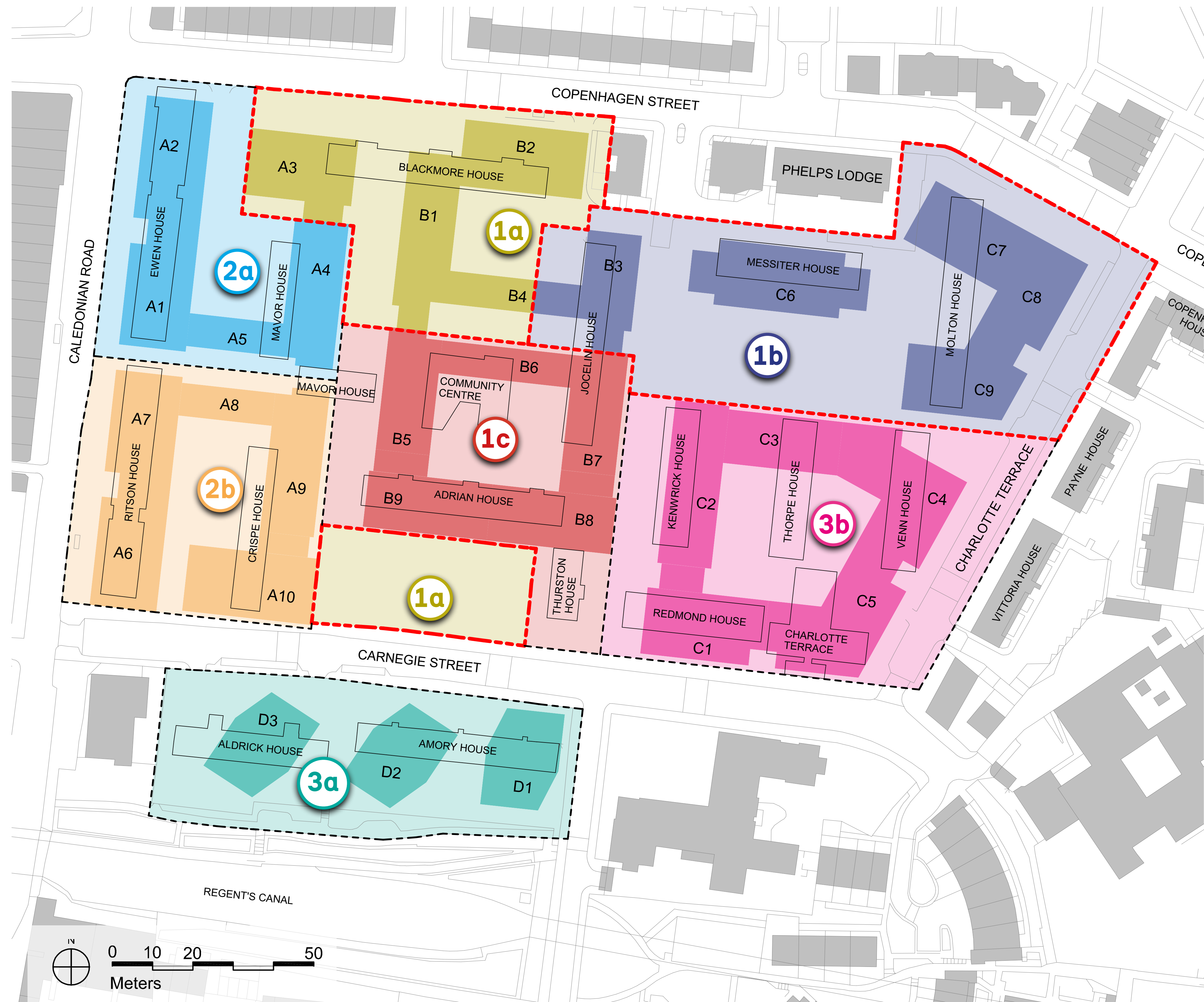
Rehoused blocks  
TBC

## Phase 3a

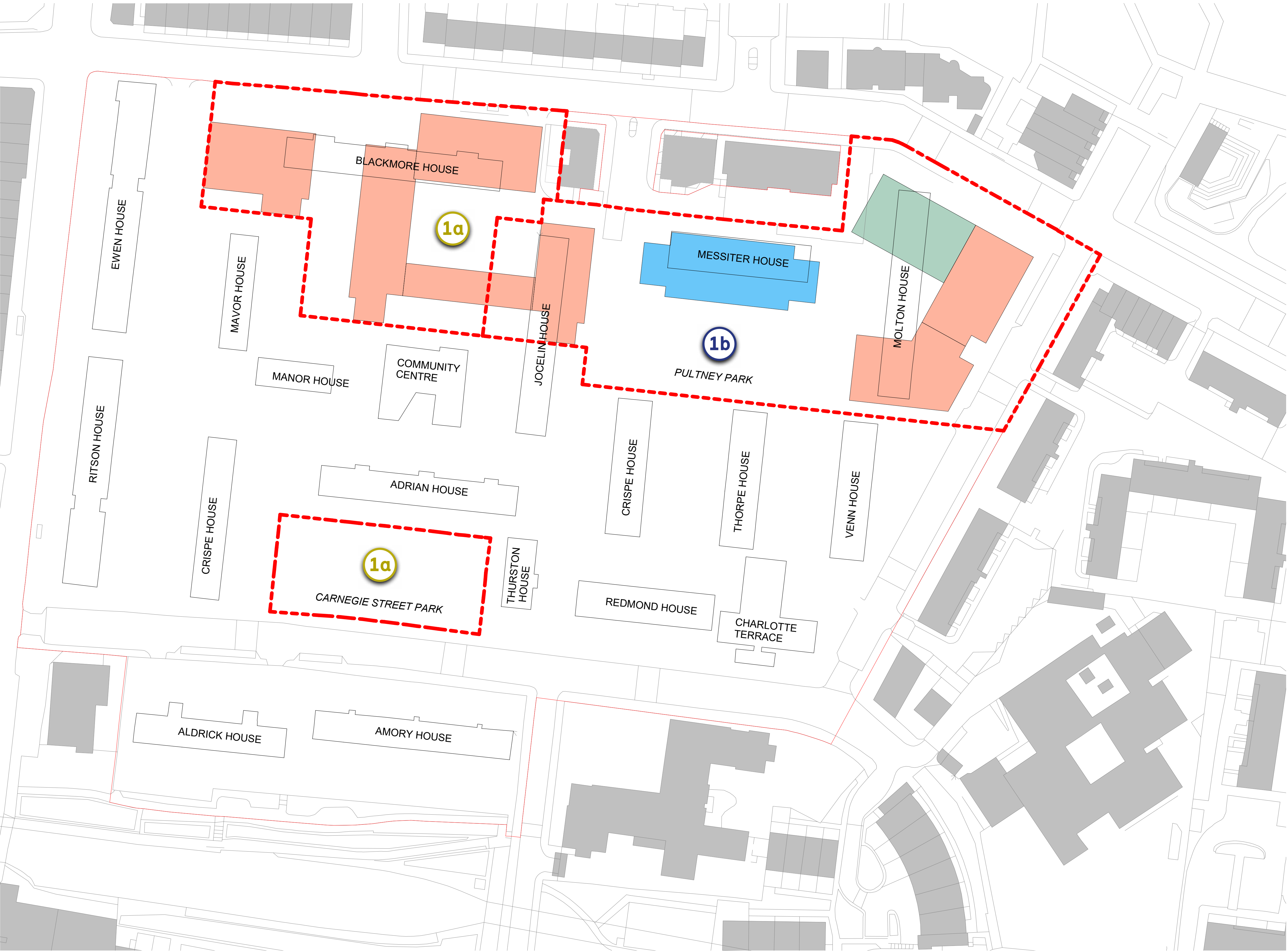
Rehoused blocks  
TBC

## Phase 3b

Rehoused blocks  
TBC





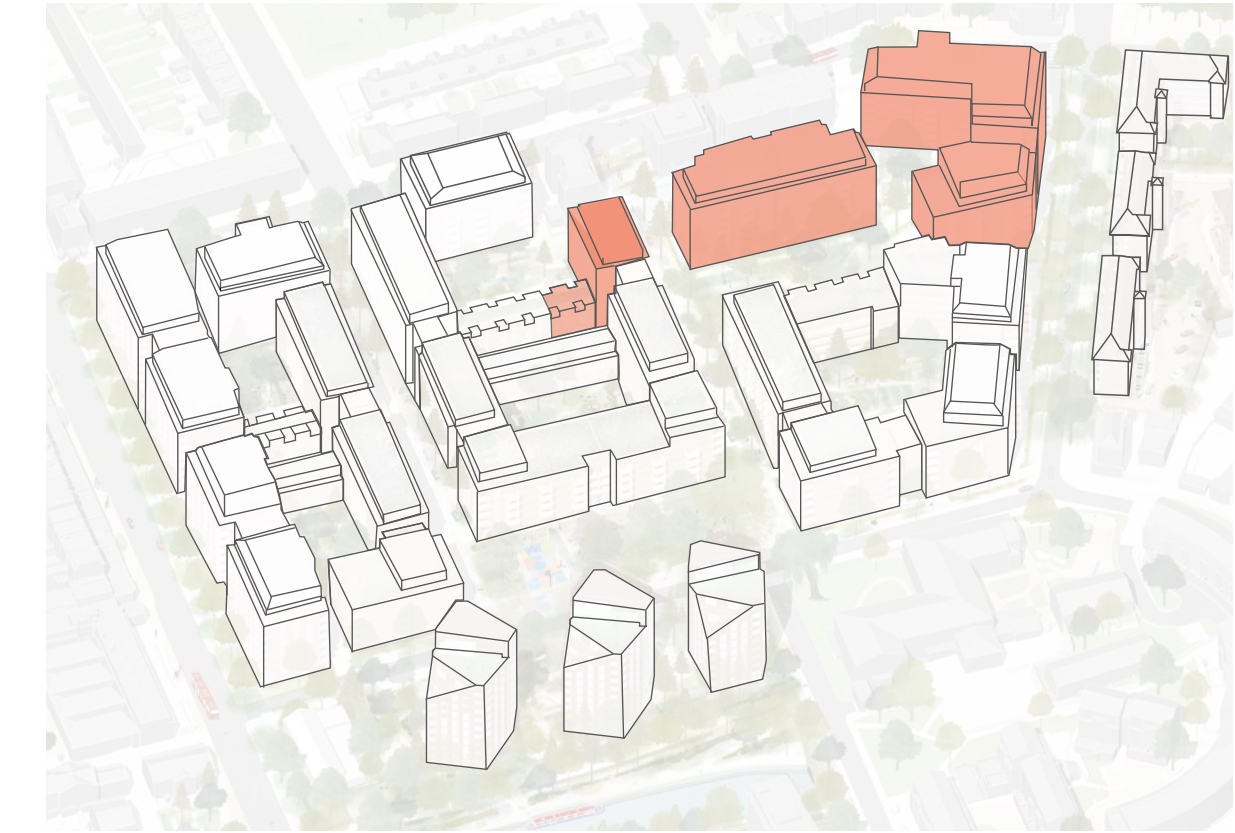
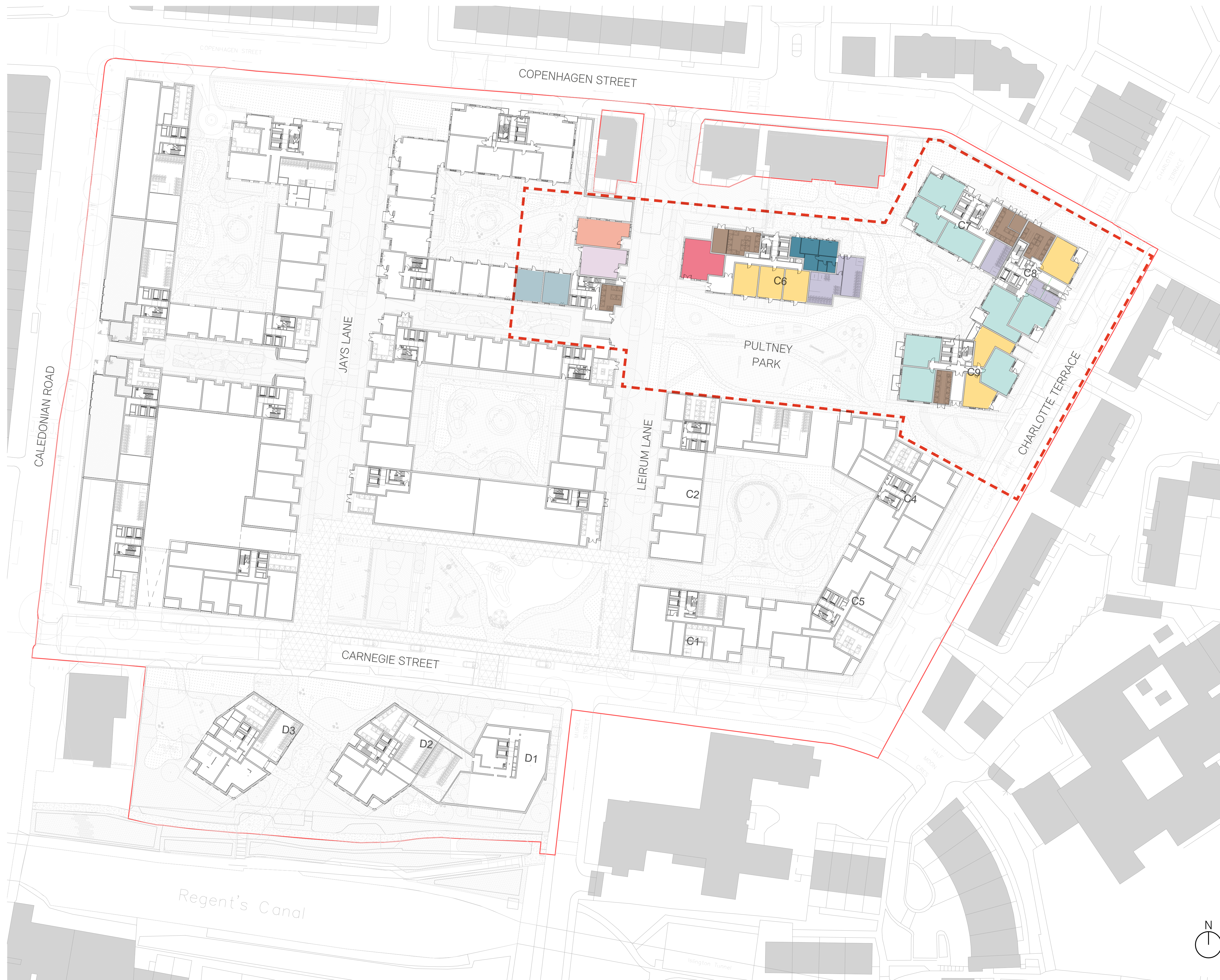


This plan shows the mix of housing tenures that will be provided across the blocks in Phase 1a and Phase 1b.

Phase 1a will provide new homes for Newlon tenants only and improvements to Carnegie Street Park.

Phase 1b will provide new homes for Newlon tenants, returning resident leaseholders as well as new homes for sale.





Phase 1b 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 1b reprovision

Phase 1b has been designed to meet the needs of approximately 60 tenanted households currently living in Adrian, Thurston, Mavor and Ewen House. It will also meet the needs of approximately 23 leaseholder households currently living in Blackmore, Jocelin, Messiter, Molton, Adrian, Thurston, Mavor and Ewen, if required. In addition it will provide new homes for sale.

## Overcrowding

If you are an overcrowded tenant in Adrian, Thurston, Mavor or Ewen House, 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. This includes Phase 1a and 1b if required.

## 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		Phase 1b study area
	1 bedroom home	Cycle store
	2 bedroom home	Bin store
	3 bedroom home	Plant
	4 bedroom home	Temporary estate management office
	5 bedroom home	



## 1 Communal Entrance

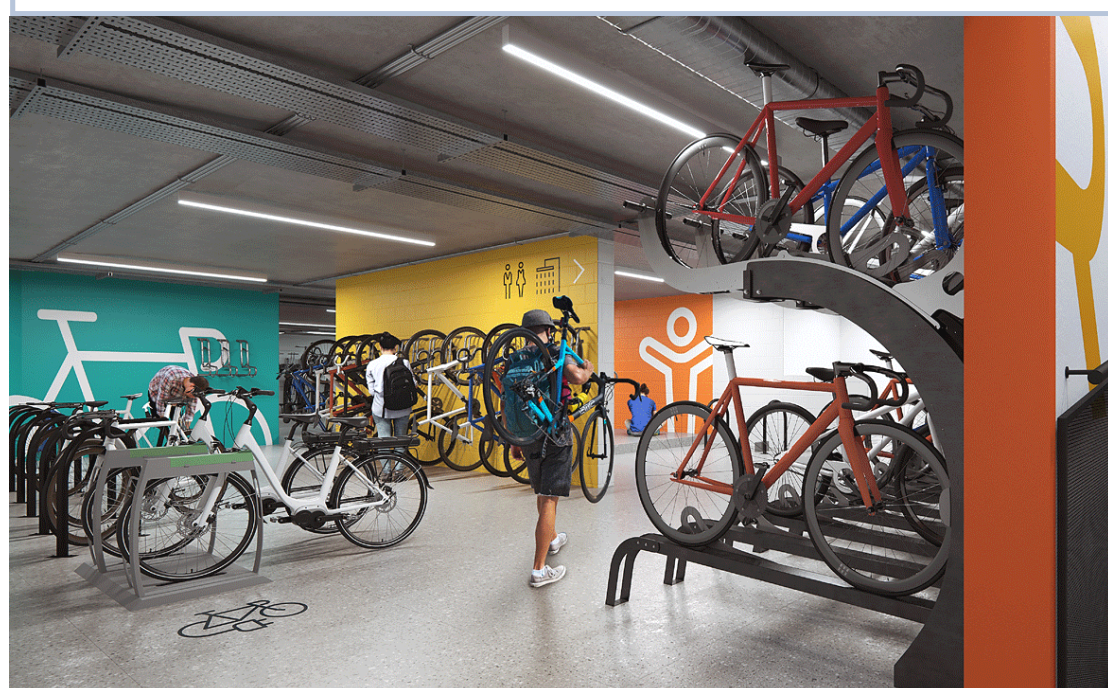
- Safe and secure entrance to building
- Welcoming entrance that is well lit
- Resident fob access
- Communal postboxes in main lobby area
- Clear wayfinding signage
- Wheelchair and pushchair accessible



Example communal entrance

## 3 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

## 4 Bin Store

- Enough bins provided to serve all homes
- General, recycling and food waste bins
- Safe and secure with resident fob access
- Well ventilated to reduce smells
- Well lit and easily accessible



Secure Bin Store

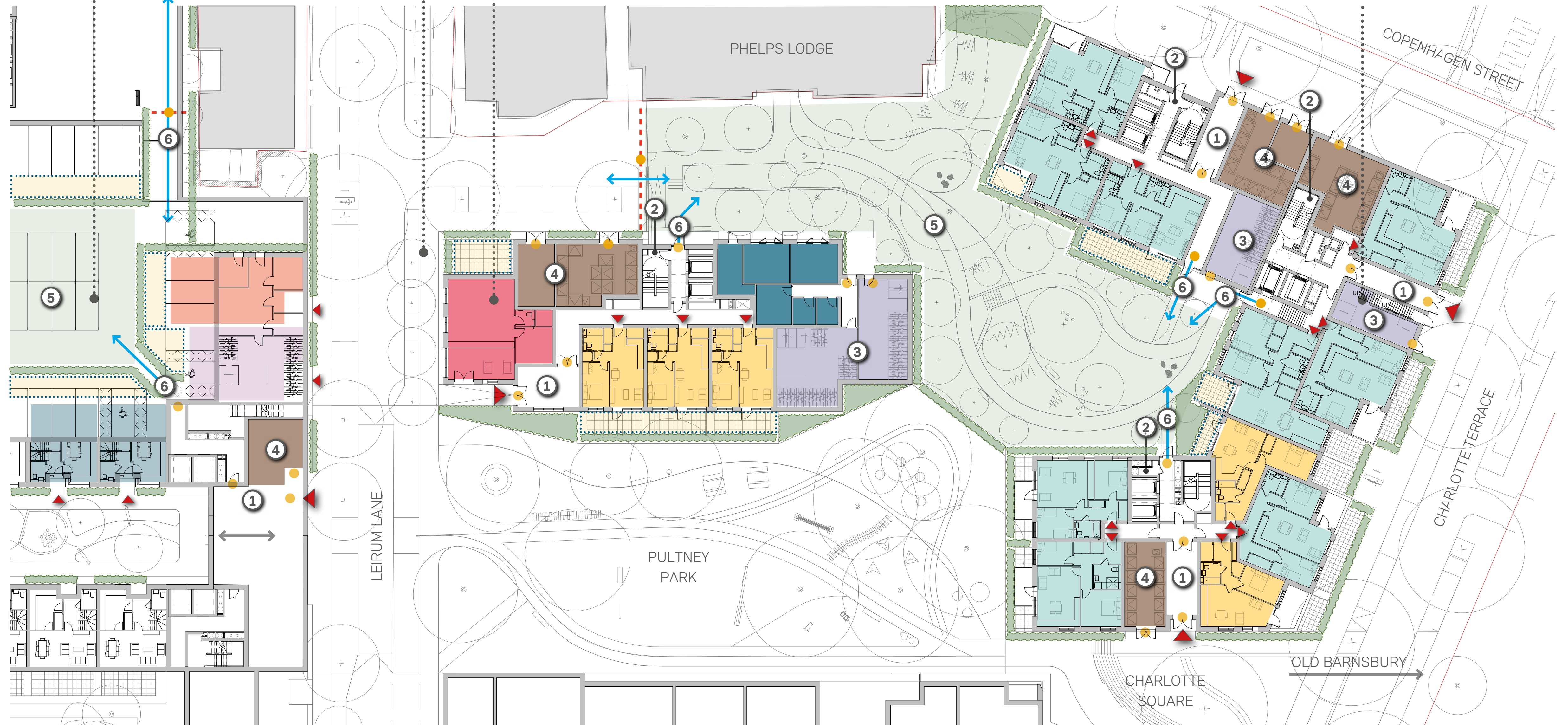
## 2 Communal Stairwell & Lifts

- Wherever possible communal stairwells will be naturally daylight with a window
- Generous stairwell and two lifts
- Wheelchair and pushchair accessible

Underground permit holder resident car parking below courtyard making use of existing levels

On street permit holder parking for wheelchair users

Location of proposed temporary estate management office serving phase 1 and 2 during demolition / construction.



Additional resident only secure cycle storage located in the lower ground.

## 5 Communal Courtyard



Secure resident communal courtyard

## 6 Courtyard Access



Secure resident courtyard access

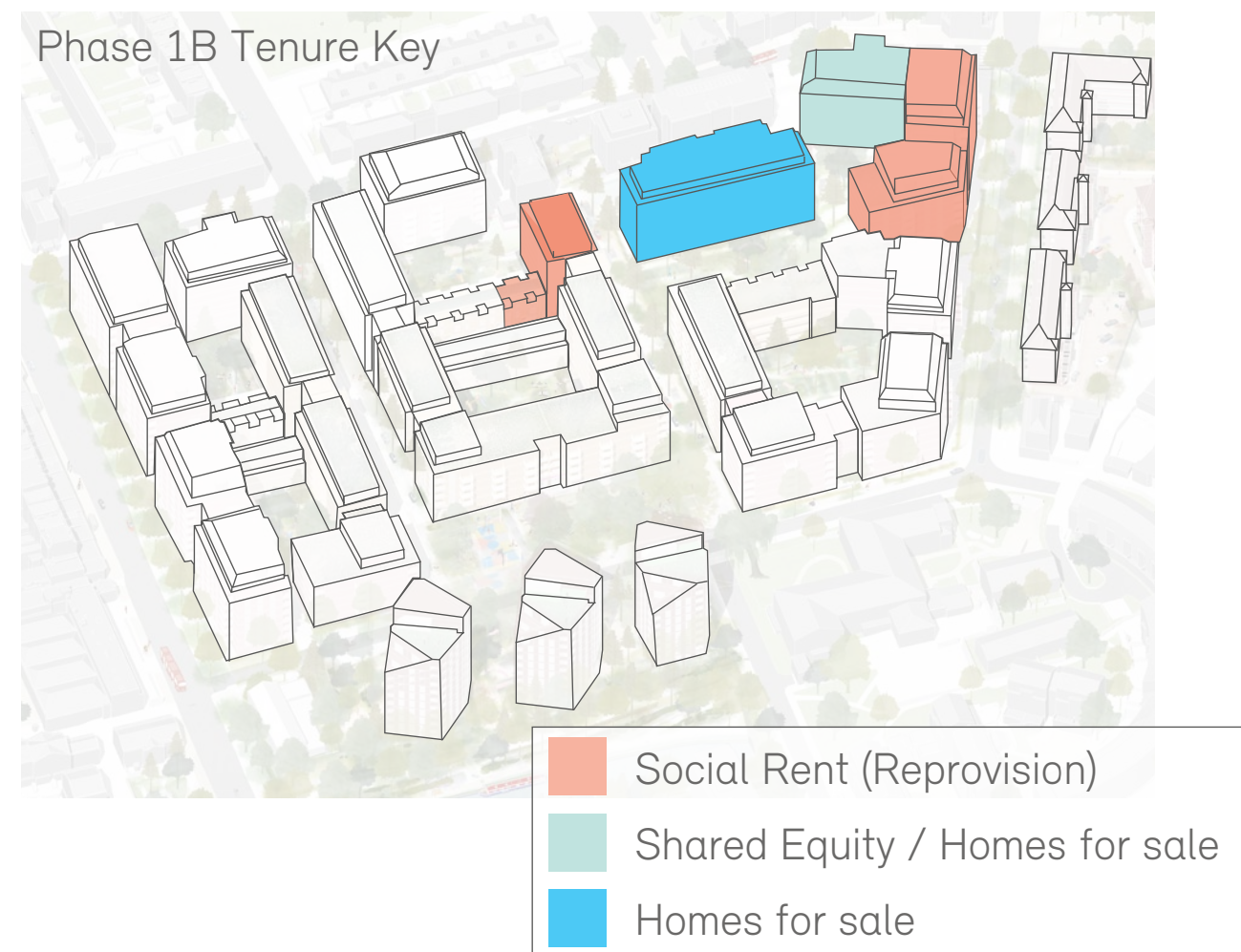
### KEY

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- 5 bedroom home

- Cycle store
- Bin store
- Plant
- Temporary estate management office

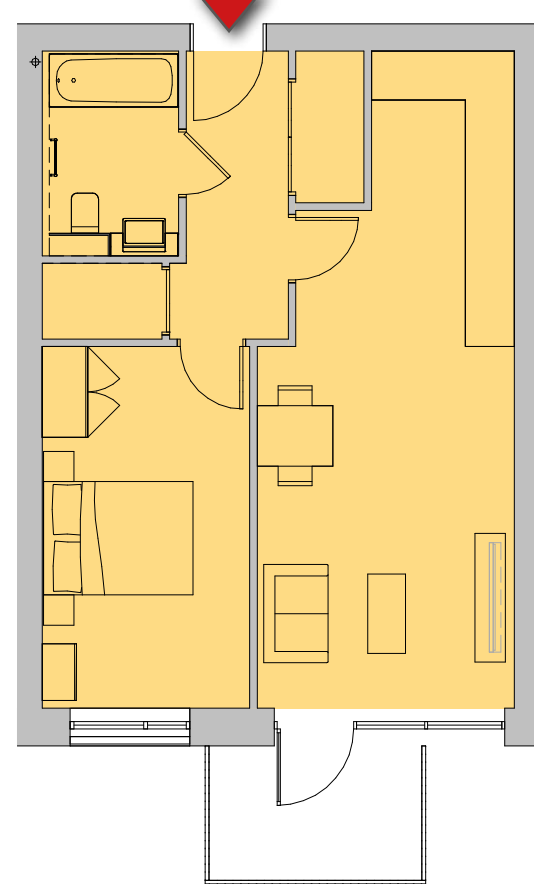
- Resident access to shared courtyards
- Secure Line
- Private resident outside space
- Resident communal courtyard
- Fob access points
- Entrance to home





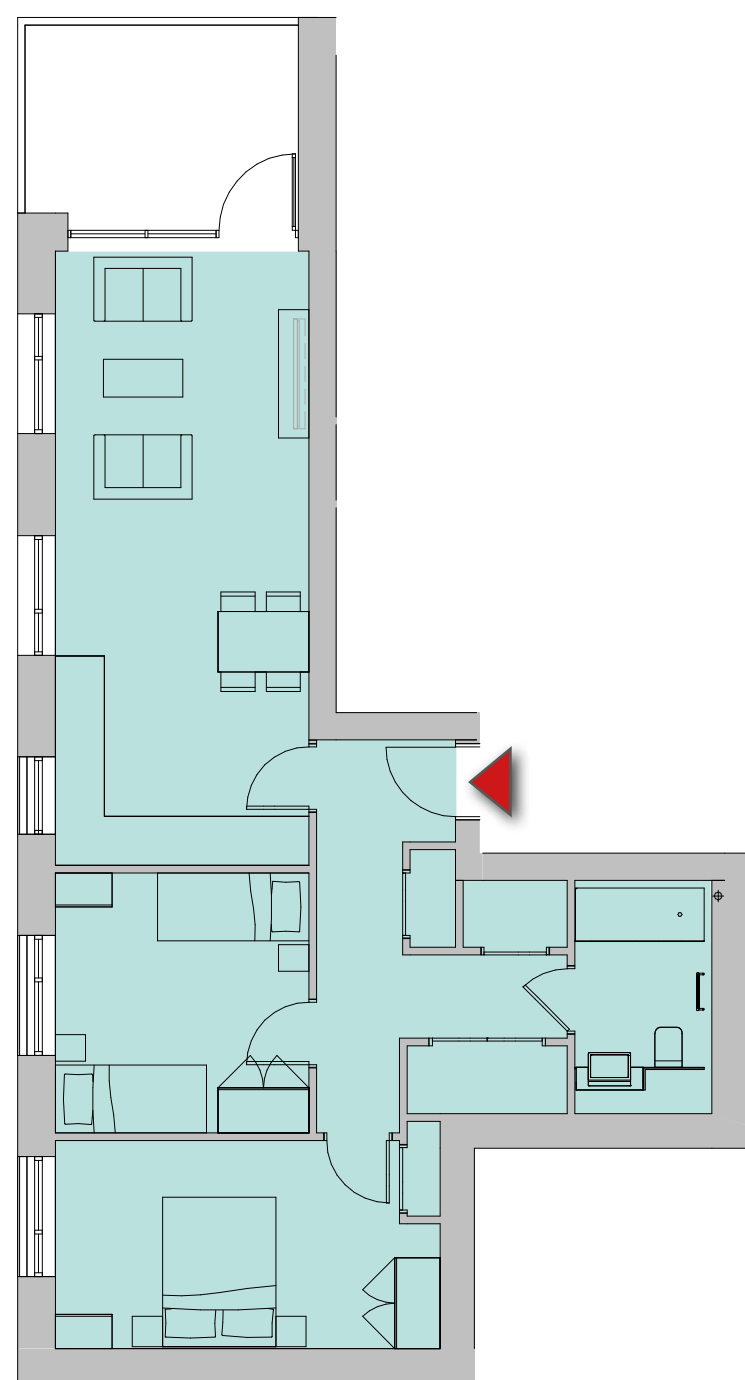
**1A** Typical 1 Bed 2 Person Flat

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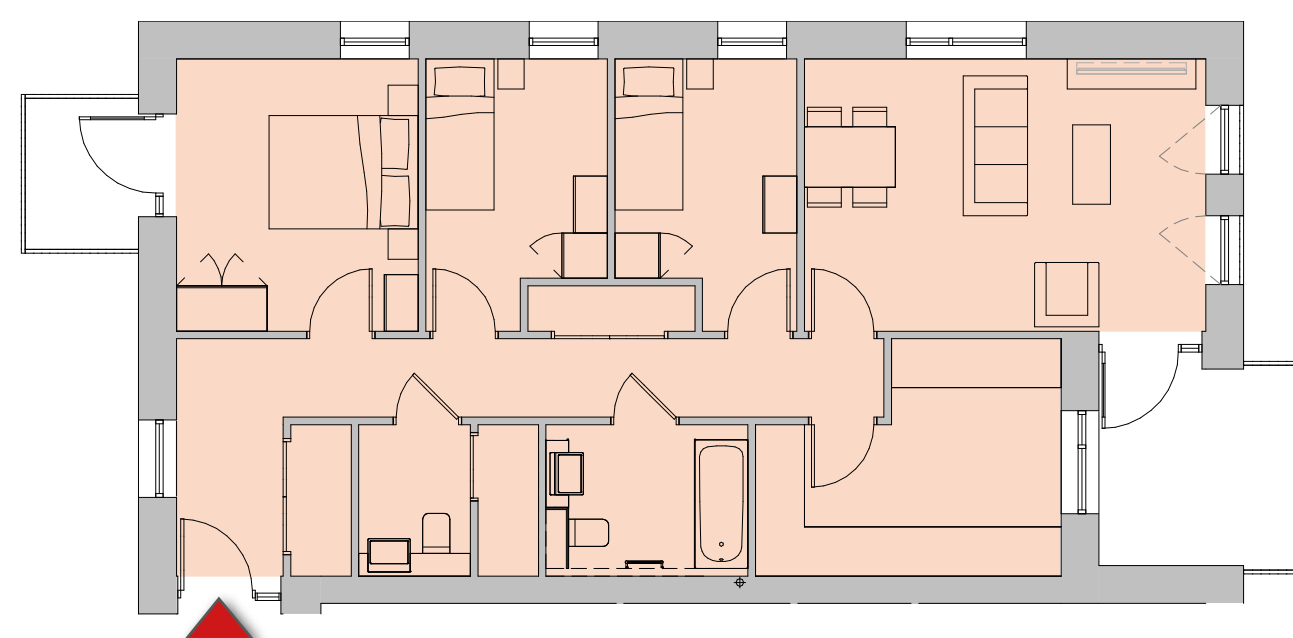
**2A** Typical 2 Bed 4 Person Flat

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**3A** Typical 3 Bed 4 Person Flat

Go to page 9



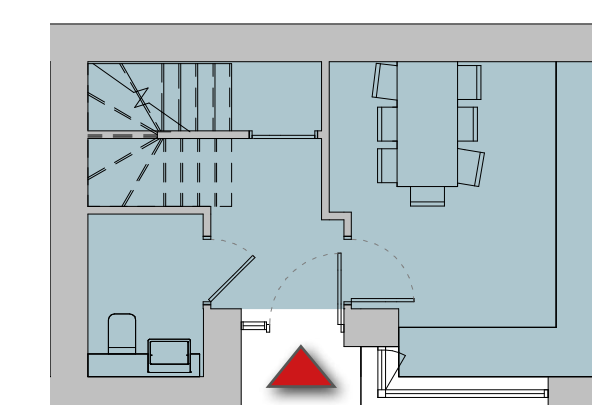
**3B** Typical 3 Bed 5 Person Flat

Go to page 9

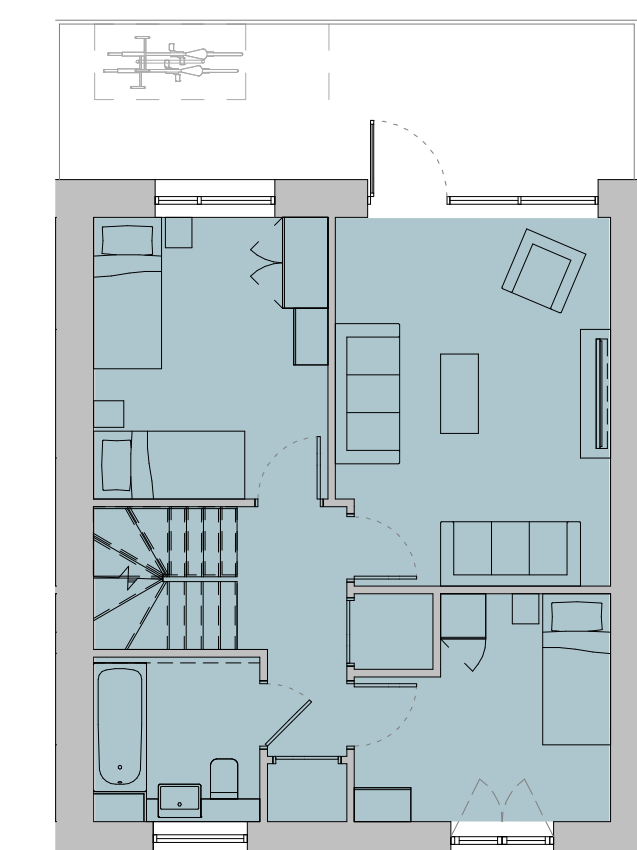


**5A** Typical 5 Bed 7 Person Flat

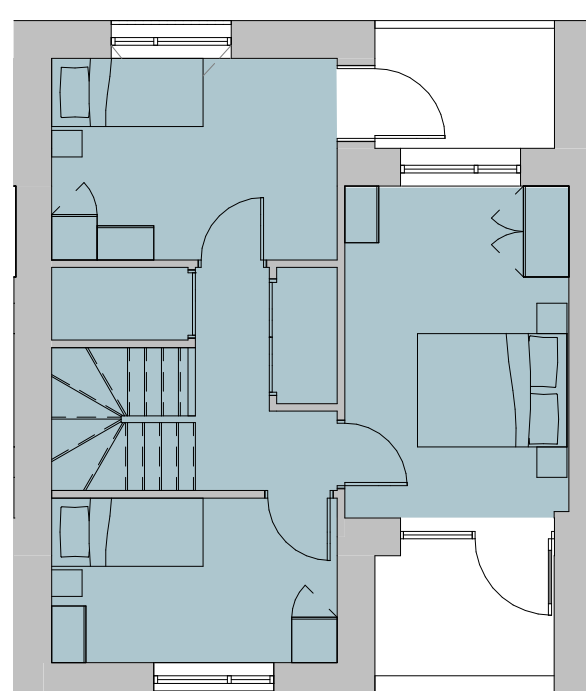
Go to page 10



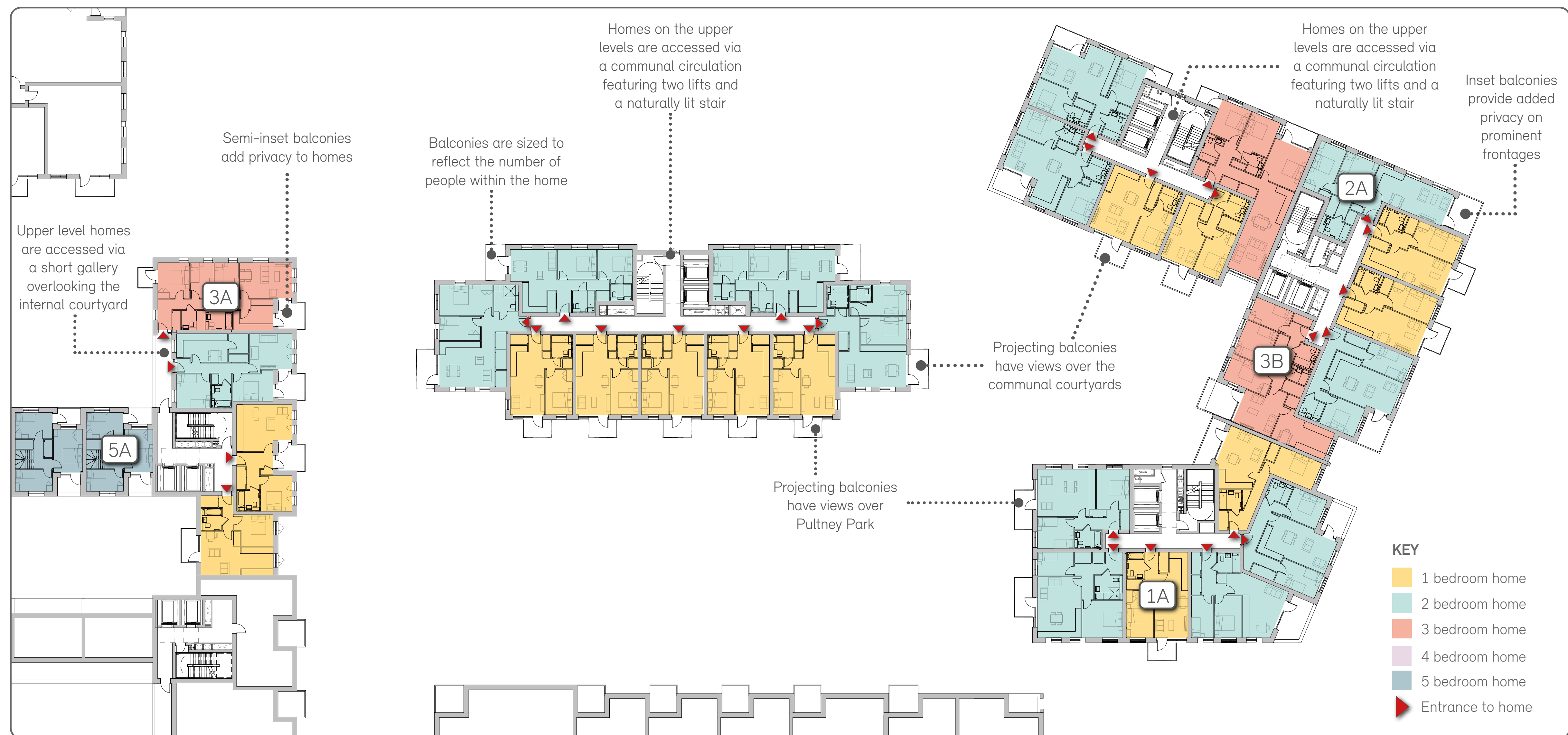
Ground Floor



First Floor

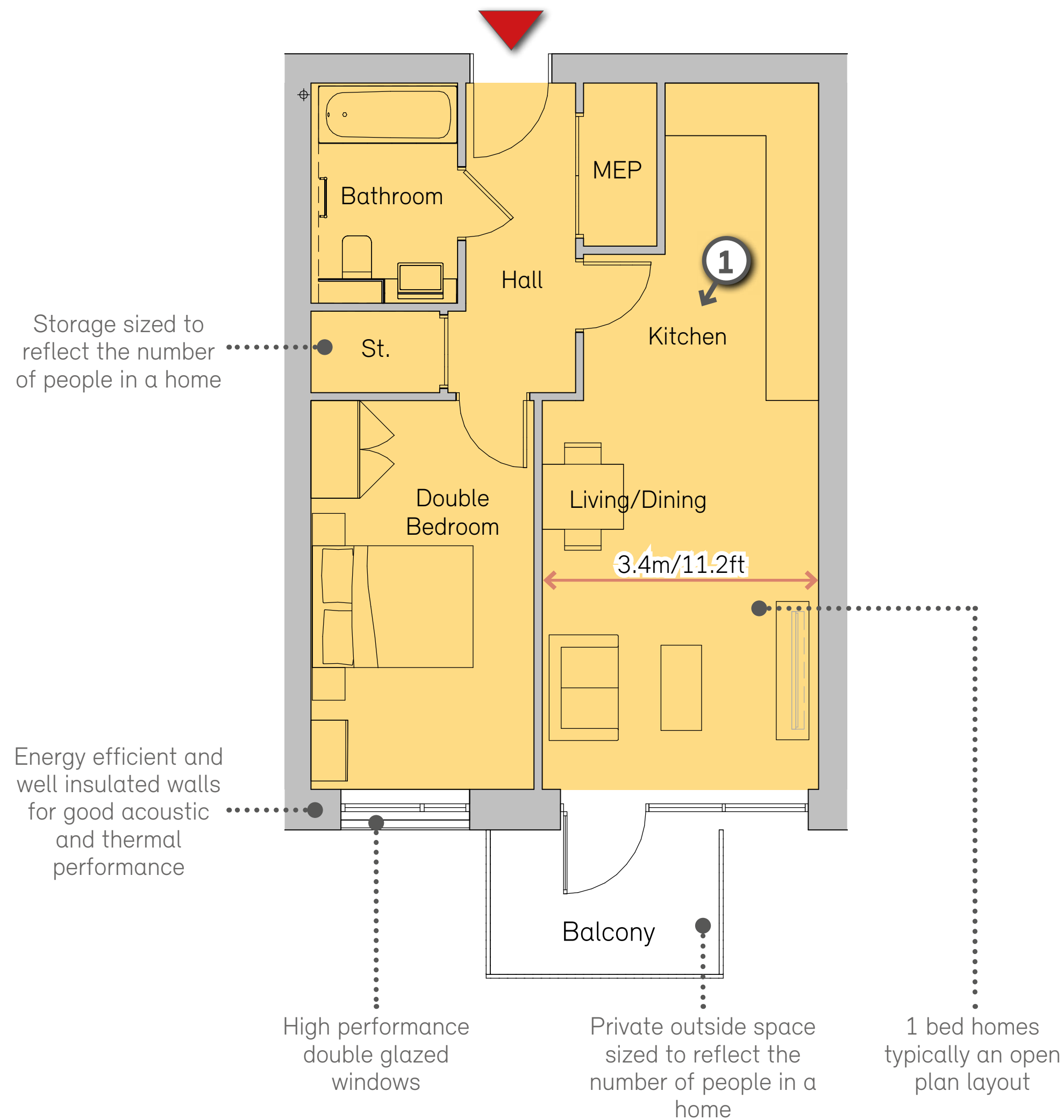


Second Floor





## 1A 1 Bed 2 Person Home



Recommended minimum space standards

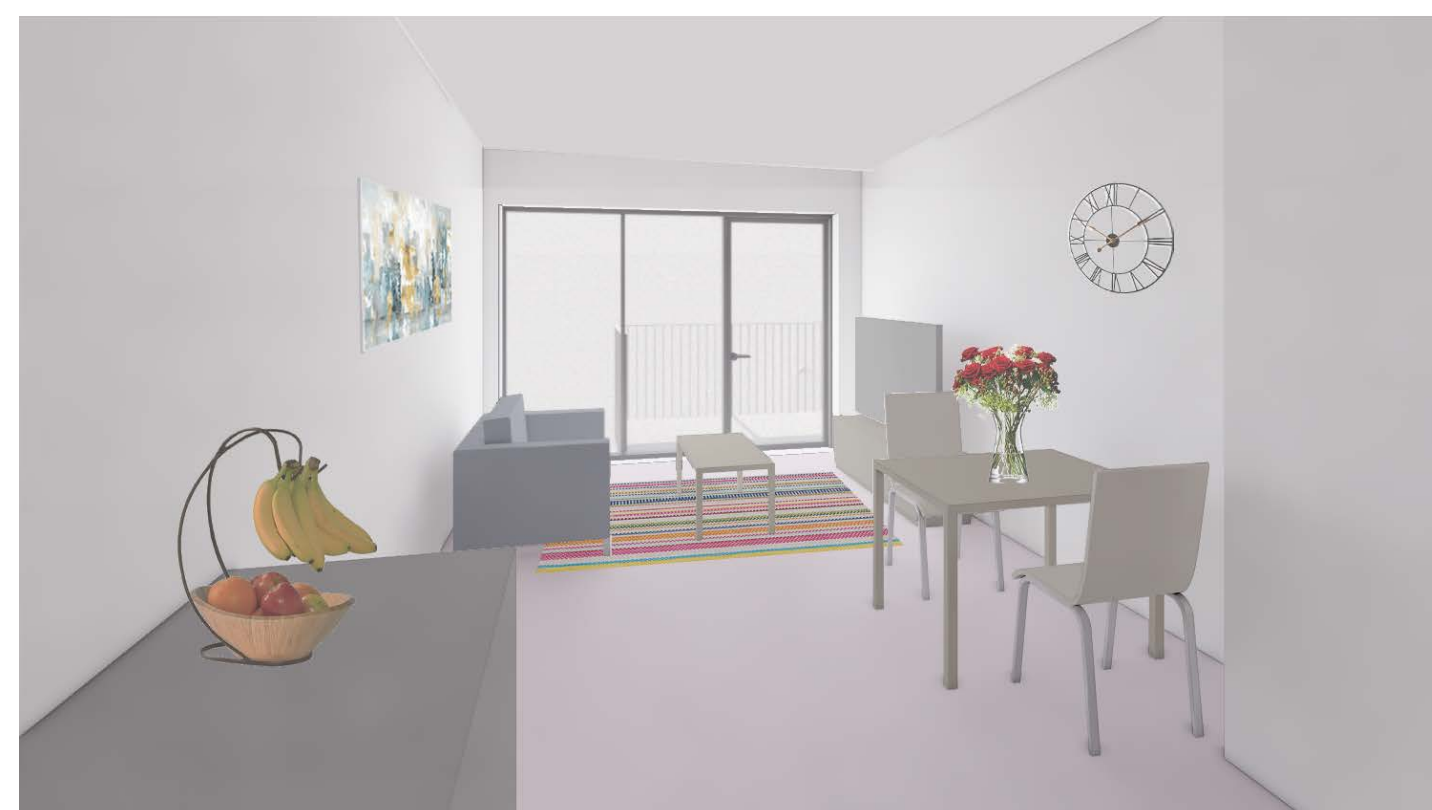
1 Bed  
1 or 2 Person  
**50m<sup>2</sup> / 538sq.ft**  
MIN AREA

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

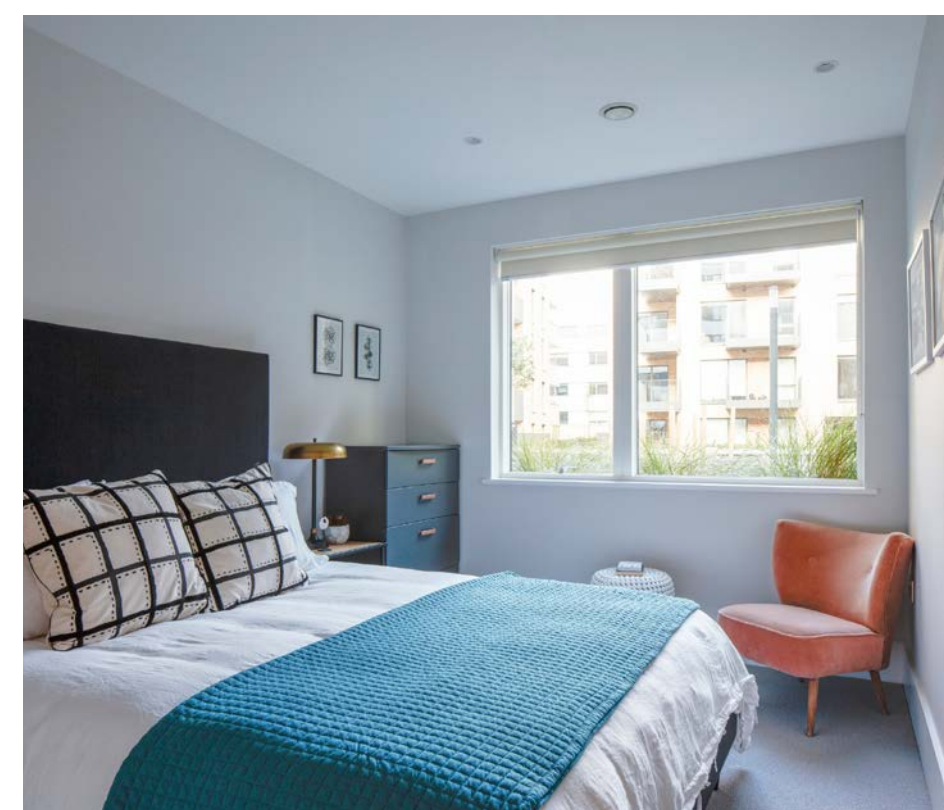
RECOMMENDED MINIMUM AREA

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

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

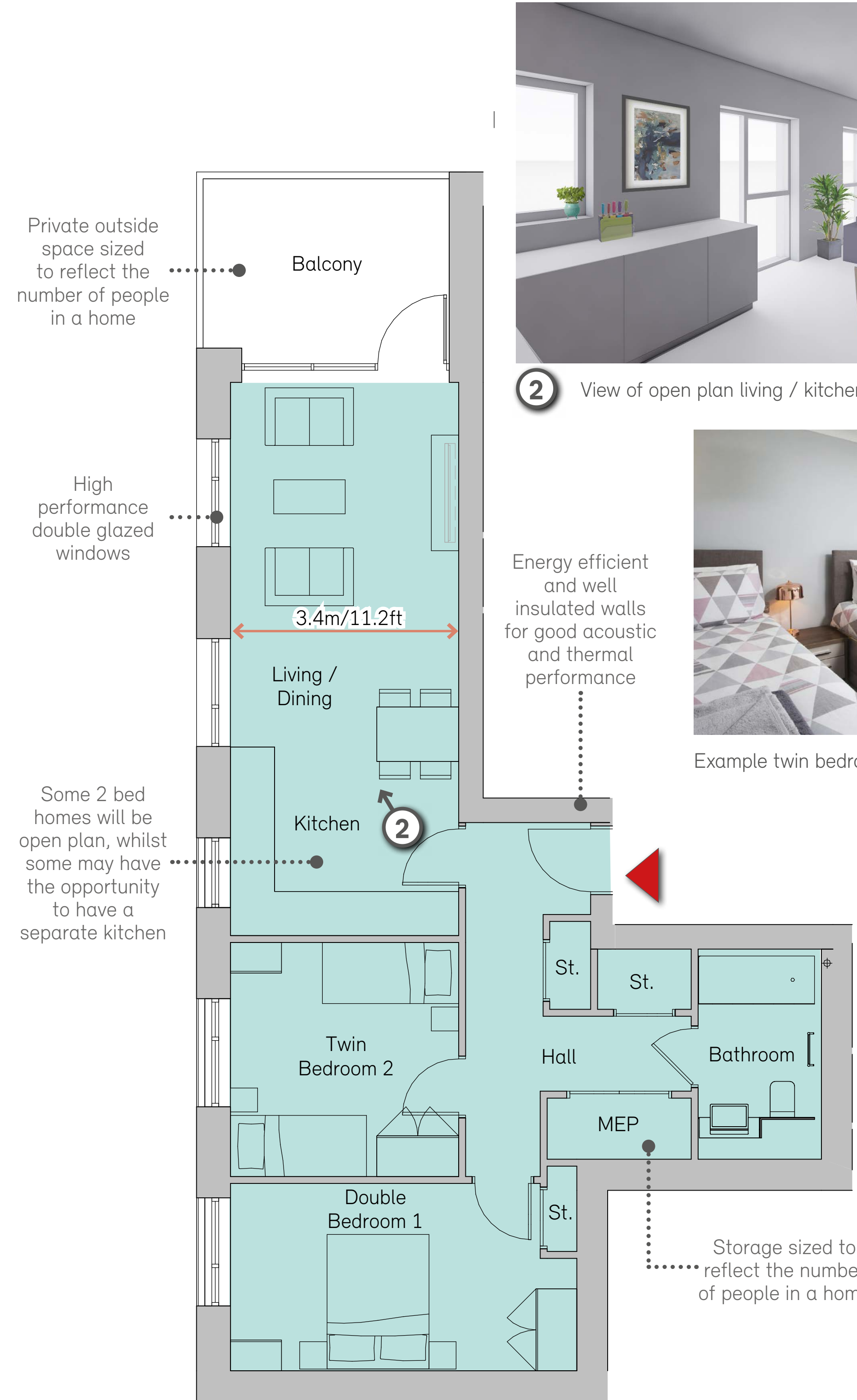


1 View of open plan living / kitchen / dining space

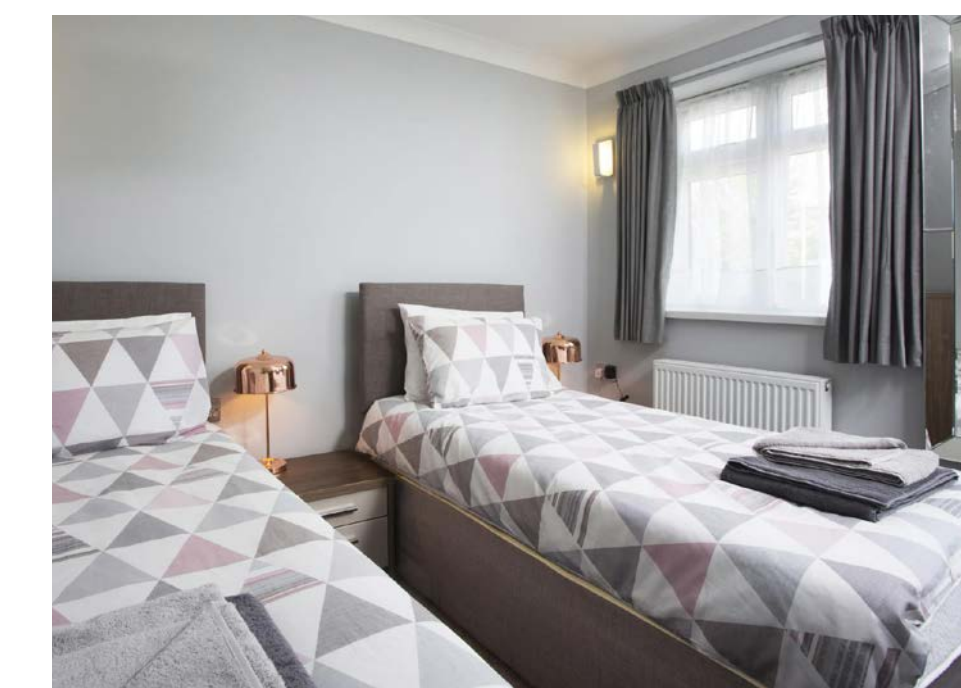


Example double bedroom

## 2A 2 Bed 4 Person Home



2 View of open plan living / kitchen / dining space



Example twin bedroom

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

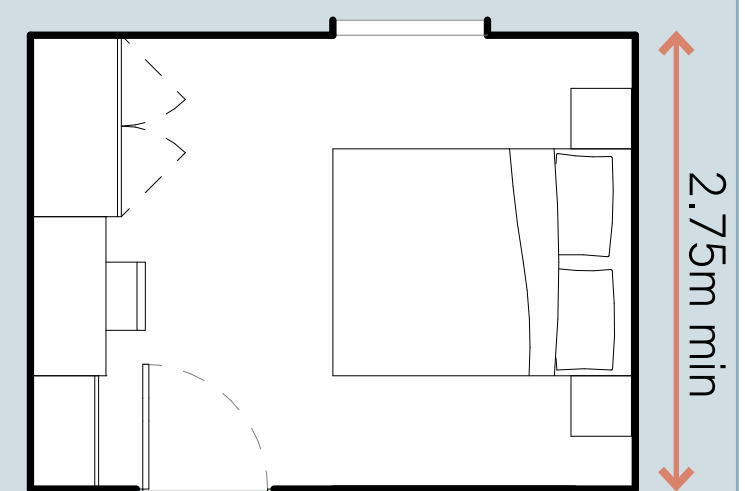
**7m<sup>2</sup> / 75sq.ft**  
Outside space  
Balcony, garden or terrace

## Modern space standards

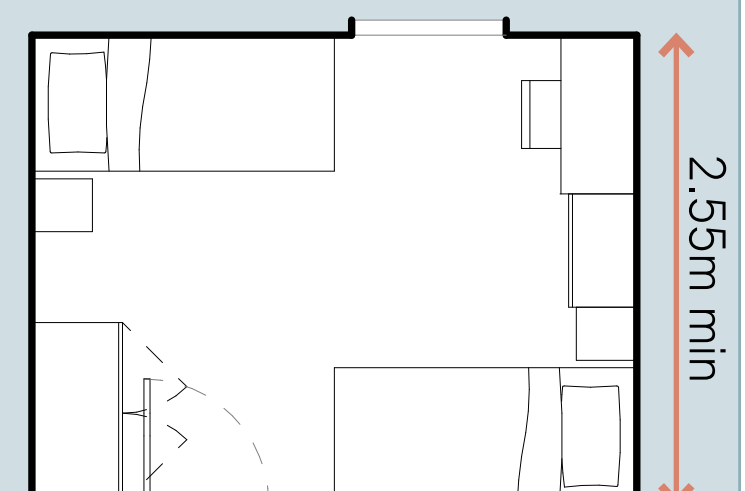
Required minimum dimensions for every home

All new homes will be designed to modern standards and sized to reflect the number of occupants. Home layouts will be thoughtfully designed and outside space / storage will be usable.

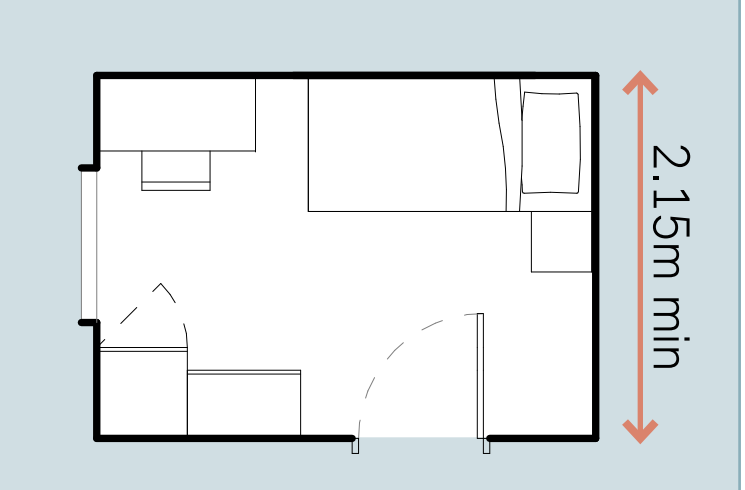
**Double Bedroom**  
11.5m<sup>2</sup>/124sq.ft



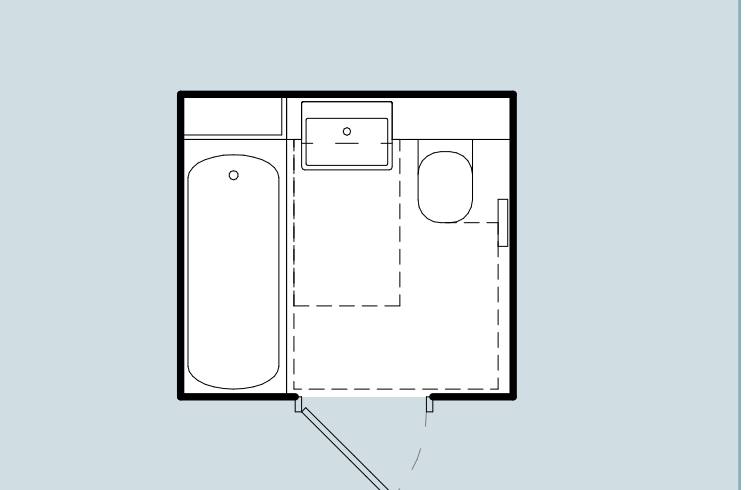
**Twin Bedroom**  
11.5m<sup>2</sup>/124sq.ft



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



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



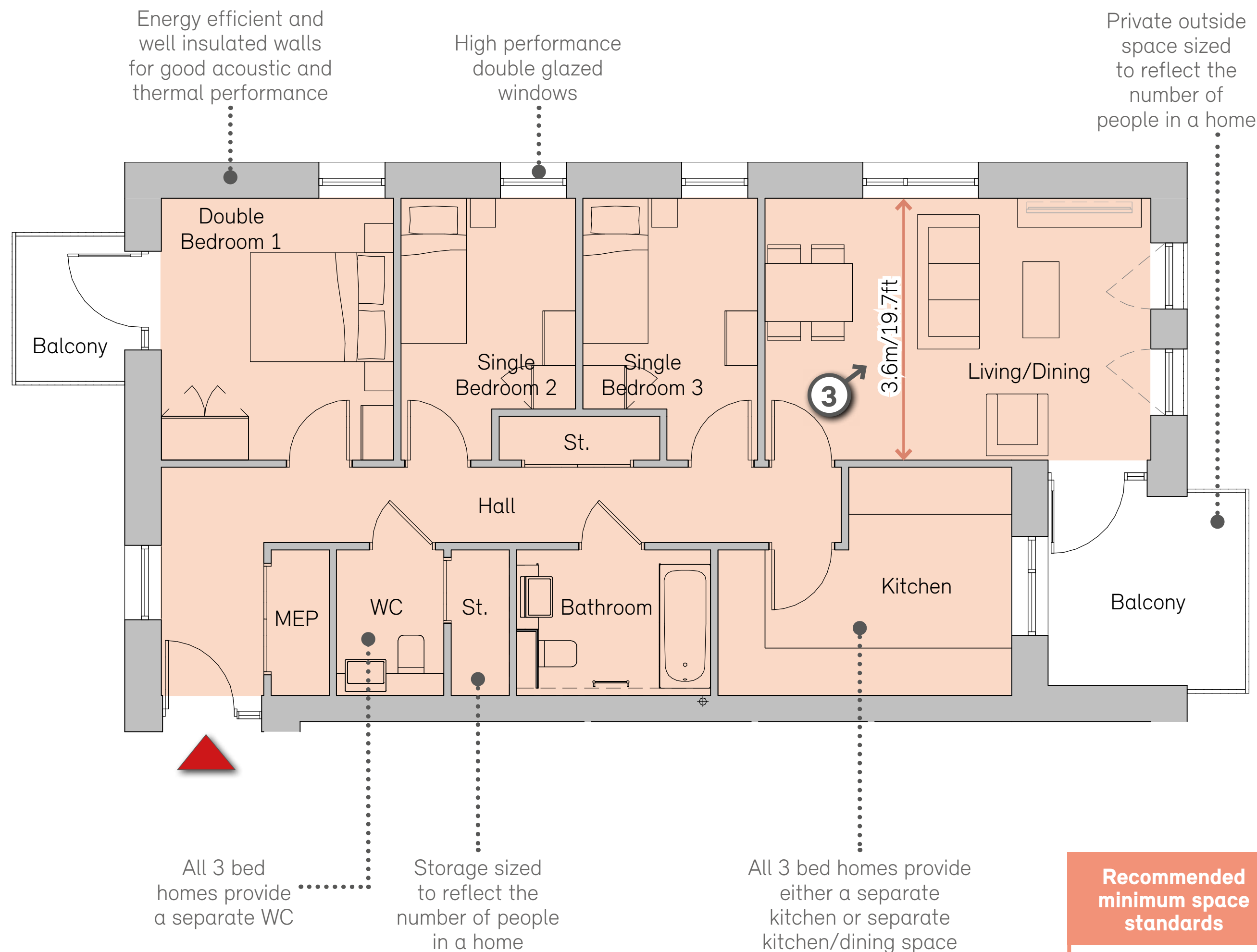
## We want your feedback...

Tell us what you think about the proposals for the typical one and two bed homes.

What other detail or information would you like?



## 3A 3 Bed 4 Person Home



3 View of living/dining space with separate kitchen



Example single bedroom

### Recommended minimum space standards

3 Bed  
5 Person  
**86m<sup>2</sup> / 926sq.ft**  
MIN AREA

Combined living, kitchen & dining total area  
**29m<sup>2</sup> / 312sq.ft**

RECOMMENDED MINIMUM AREA

**2.5m<sup>2</sup> / 27sq.ft**  
Built in storage

**8m<sup>2</sup> / 86sq.ft**  
Outside space  
Balcony, garden or terrace

## 3B 3 Bed 5 Person Home

### Recommended minimum space standards

3 Bed  
5 Person  
**86m<sup>2</sup> / 926sq.ft**  
MIN AREA

Combined living, kitchen & dining total area  
**29m<sup>2</sup> / 312sq.ft**

RECOMMENDED MINIMUM AREA

**2.5m<sup>2</sup> / 27sq.ft**  
Built in storage

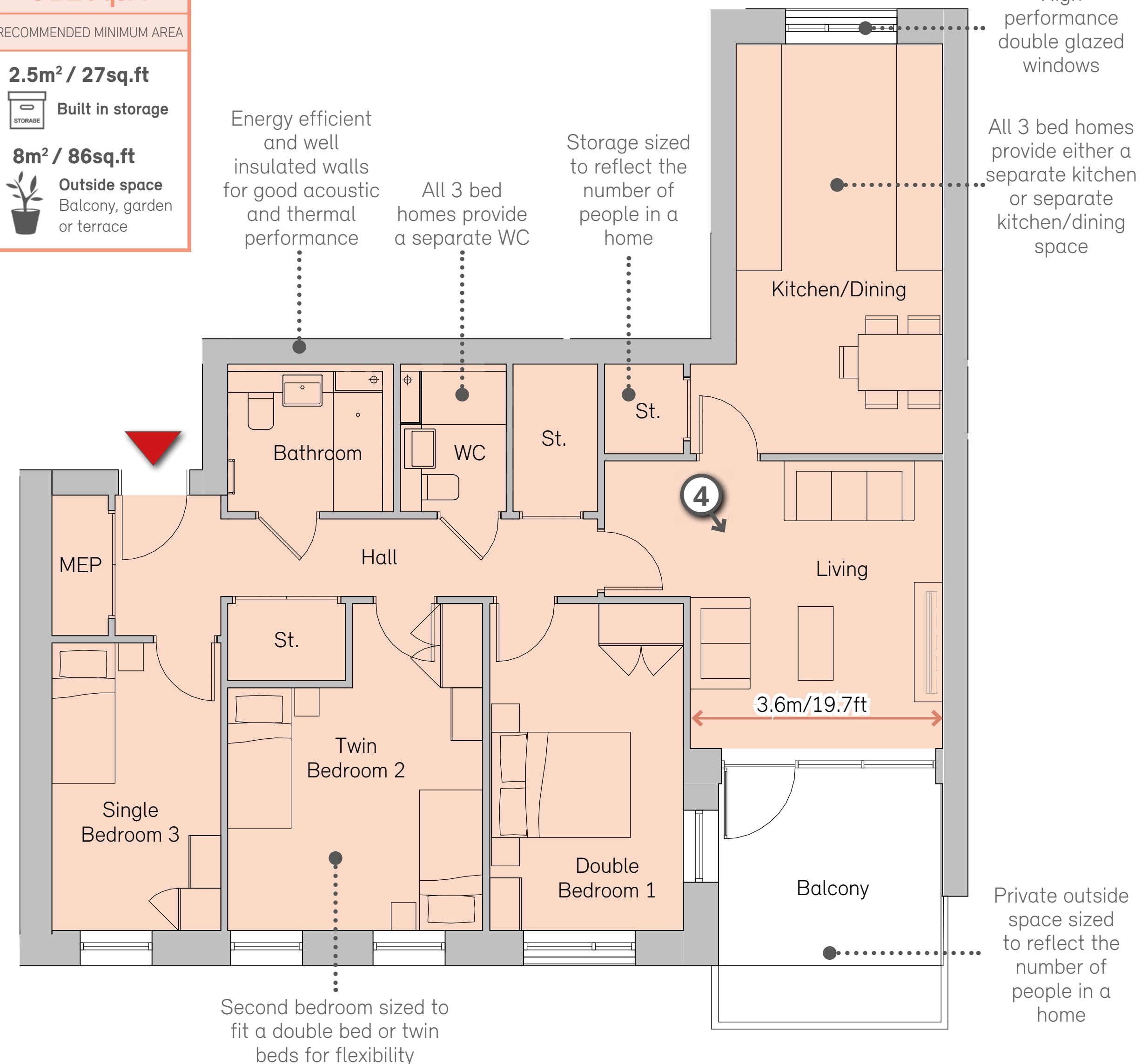
**8m<sup>2</sup> / 86sq.ft**  
Outside space  
Balcony, garden or terrace



4 View of living space with separate kitchen/dining area



Example double bedroom



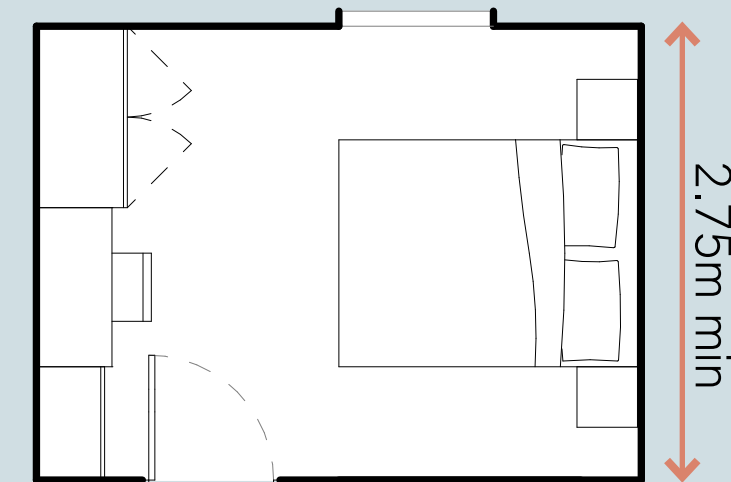
## Modern space standards

Required minimum dimensions for every home

All new homes will be designed to modern standards and sized to reflect the number of occupants. Home layouts will be thoughtfully designed and outside space / storage will be usable.

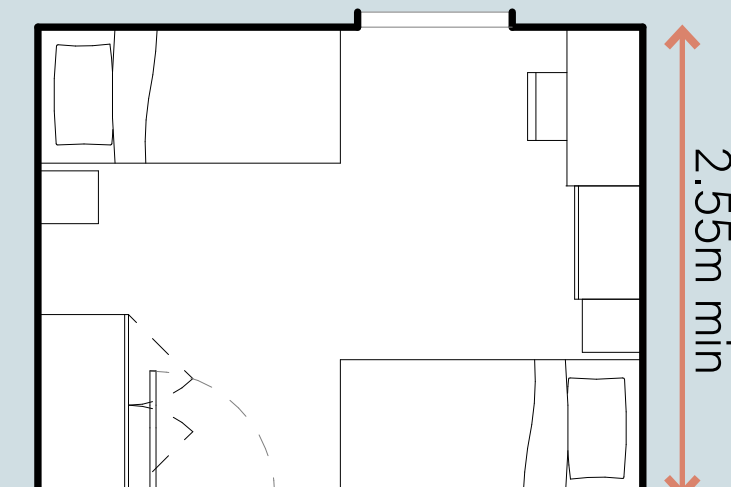
### Double Bedroom

11.5m<sup>2</sup>/124sq.ft



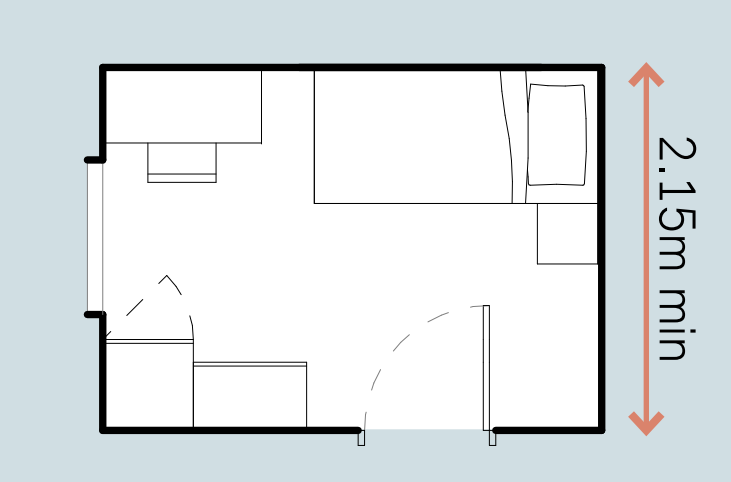
### Twin Bedroom

11.5m<sup>2</sup>/124sq.ft



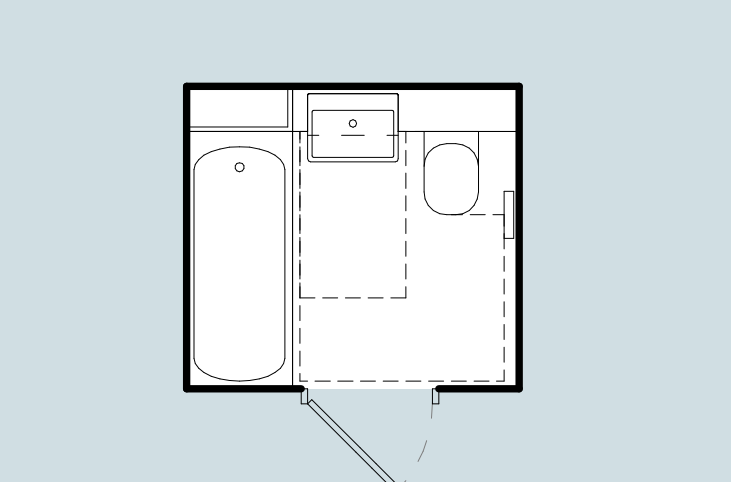
### Single Bedroom

7.5m<sup>2</sup>/81sq.ft



### Family Bathroom

4.4m<sup>2</sup>/47sq.ft



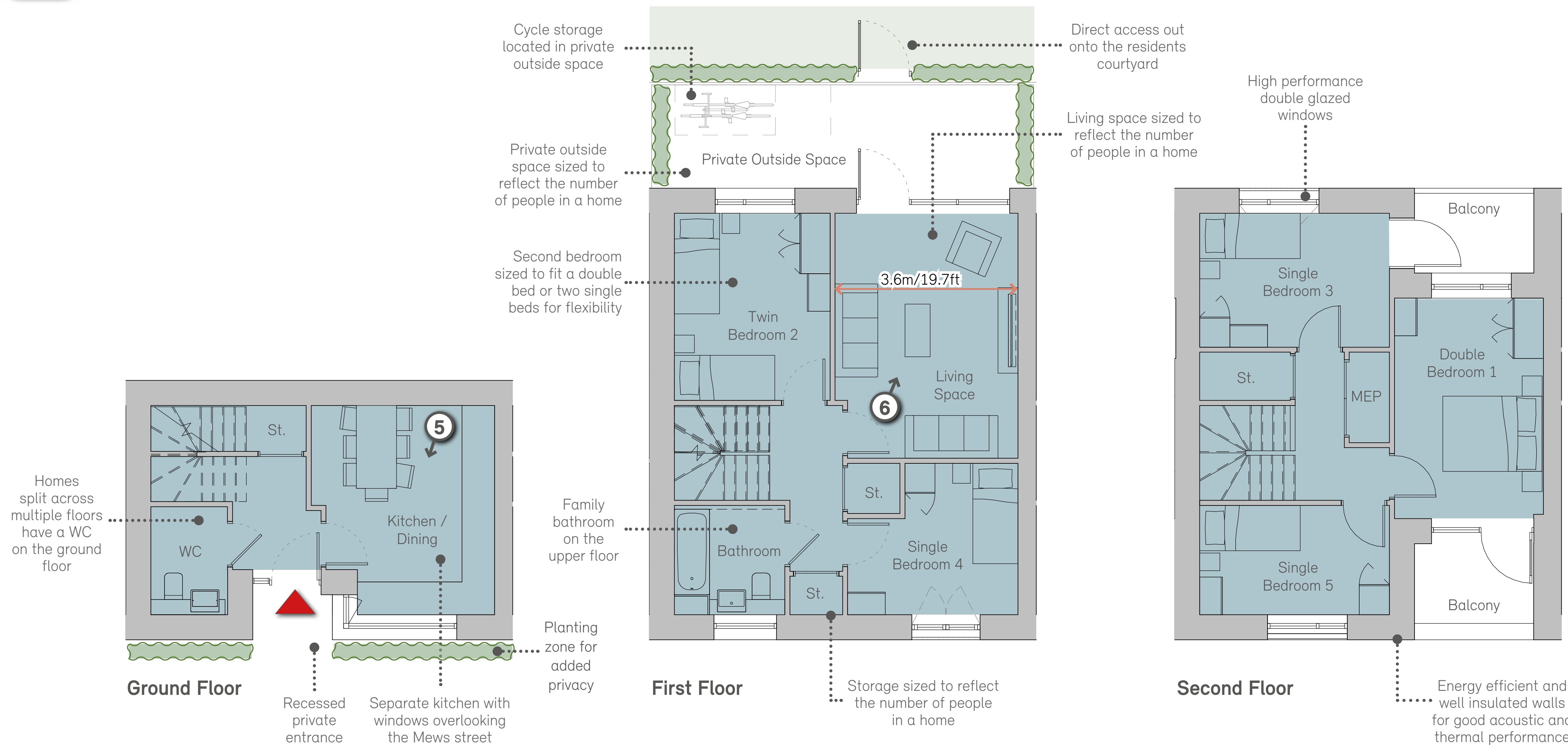
## We want your feedback...

Tell us what you think about the proposals for the typical three bedroom homes.

What other detail or information would you like?



## 5A 5 Bed 7 Person Home



**Recommended minimum space standards**

**5 Bed 7 Person**  
**125m<sup>2</sup> / 1345sq.ft**  
MIN AREA

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

RECOMMENDED MINIMUM AREA

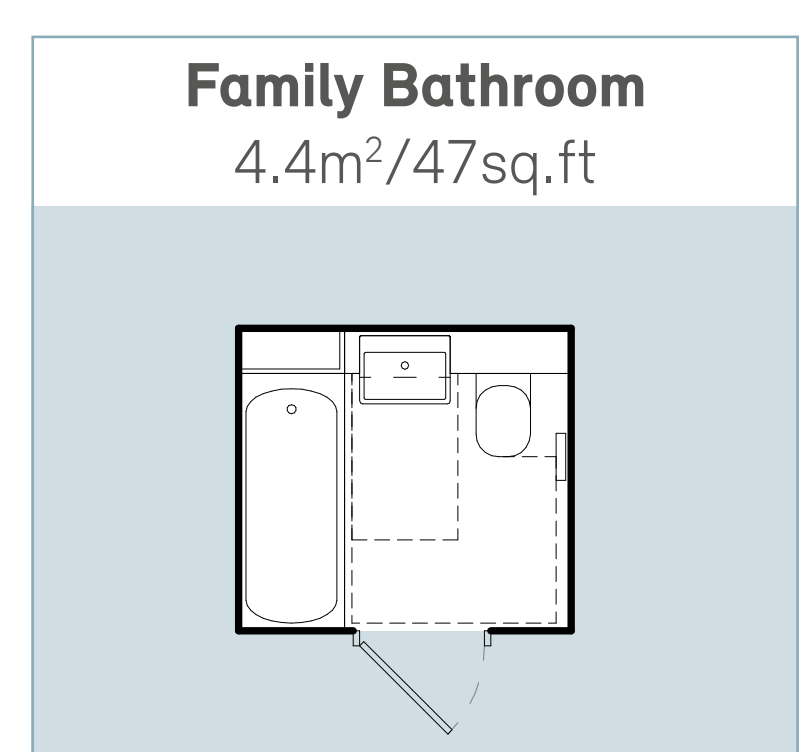
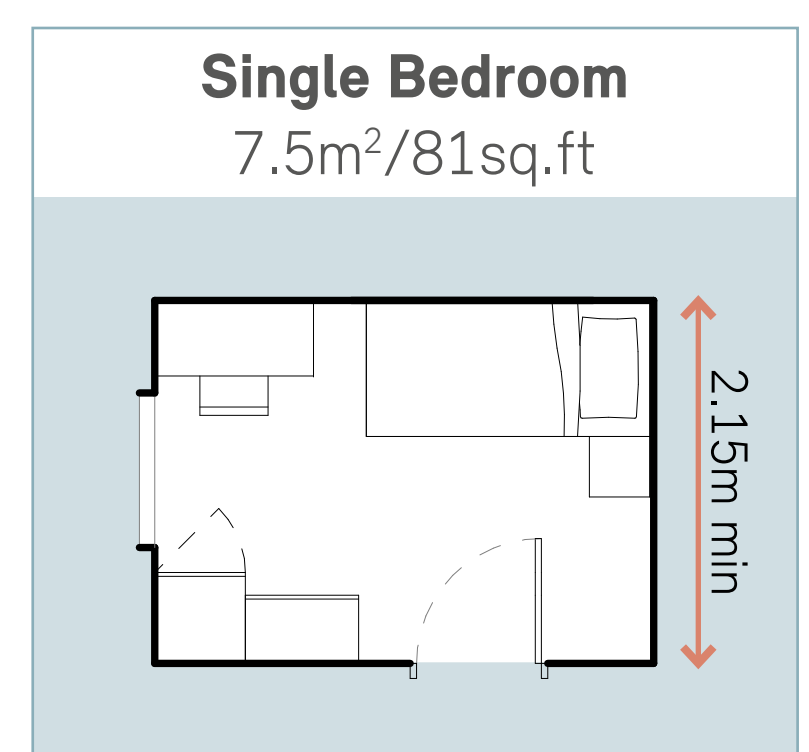
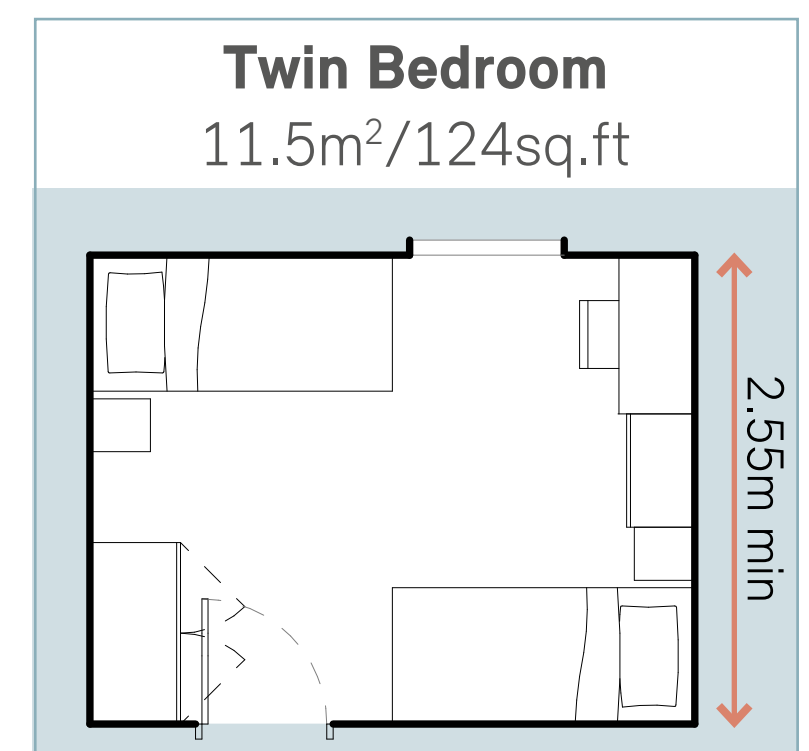
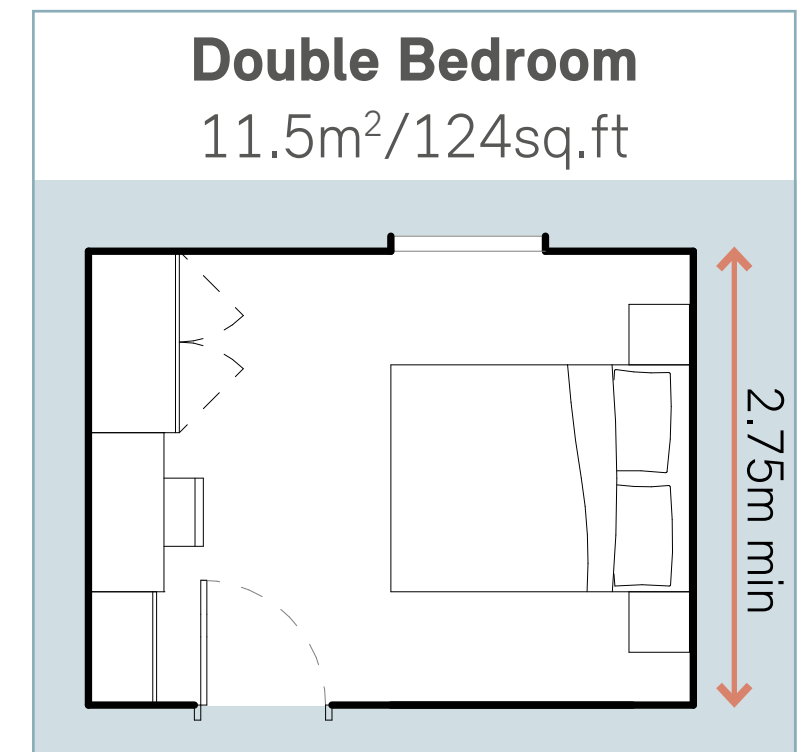
**3.5m<sup>2</sup> / 38sq.ft**  
Built in storage

**10m<sup>2</sup> / 108sq.ft**  
Outside space  
Balcony, garden or terrace

### Modern space standards

Required minimum dimensions for every home

All new homes will be designed to modern standards and sized to reflect the number of occupants. Home layouts will be thoughtfully designed and outside space / storage will be usable.



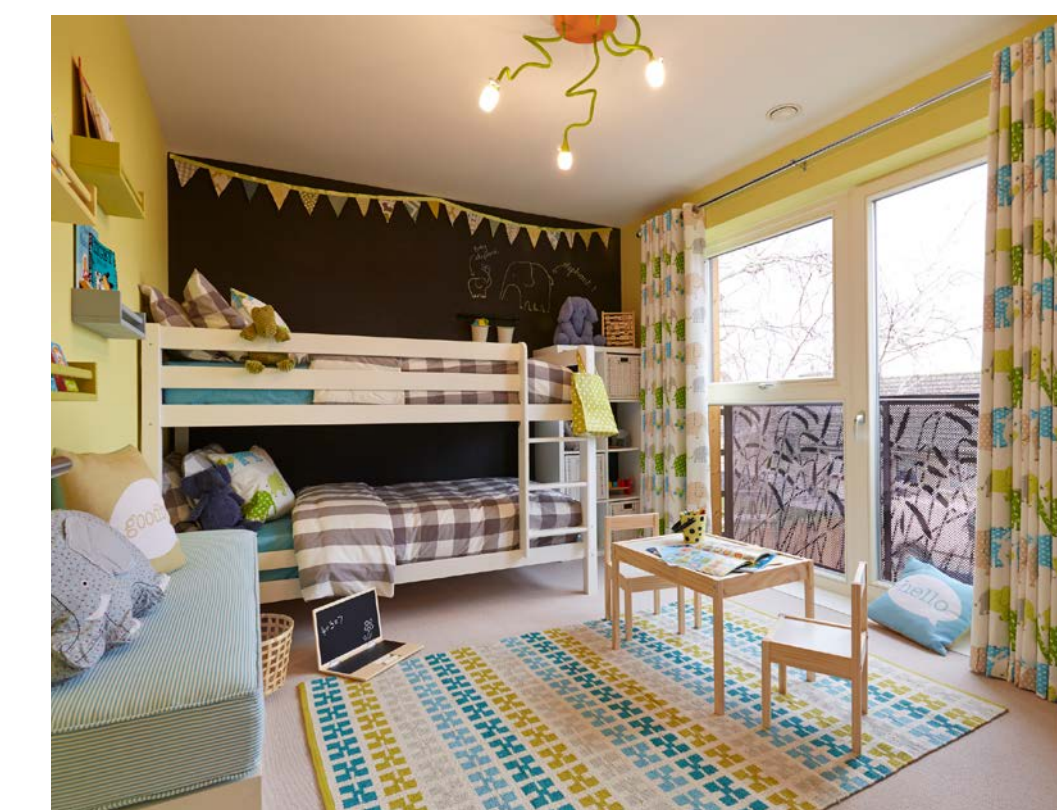
5 View of separate kitchen / dining space with corner window



Example living space



6 View of living space opening out on to private outside area



Example twin bedroom

**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** +20%

**DOUBLE BEDROOMS** +5%

**LIVING, KITCHEN & DINING** +16%

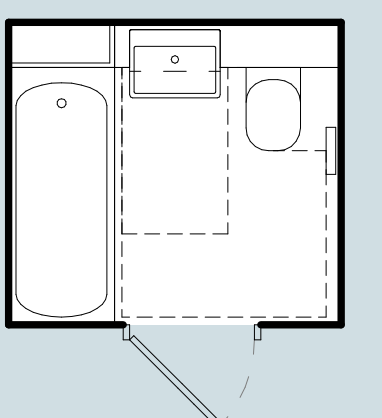
**BATHROOM / TOILET** +39%

**STORAGE** +22%

**BALCONY** +53%

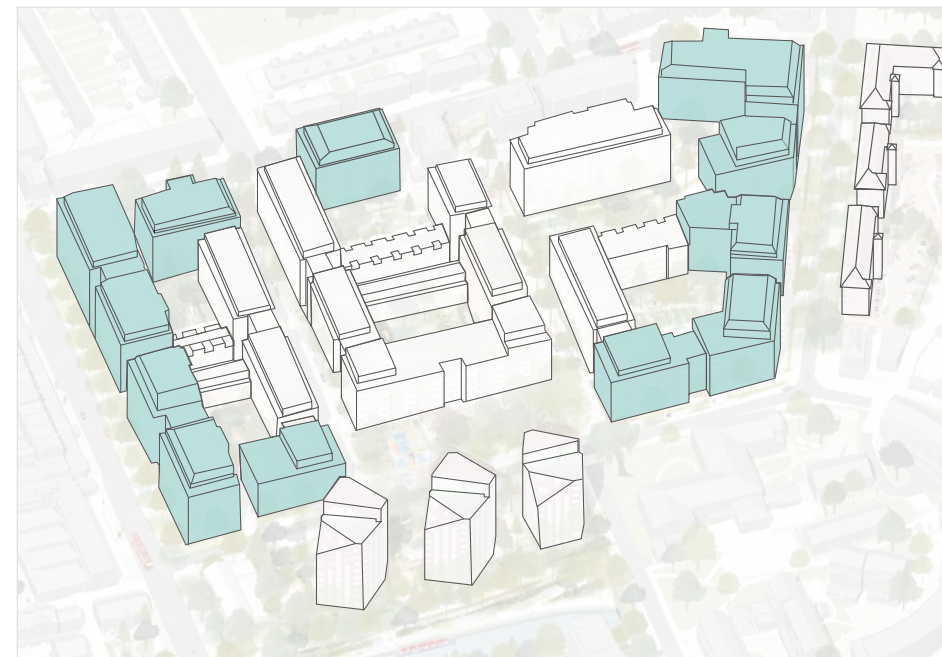
### We want your feedback...

Tell us what you think about the proposals for the typical five bed mews house in Phase 1B.  
What other detail or information would you like?

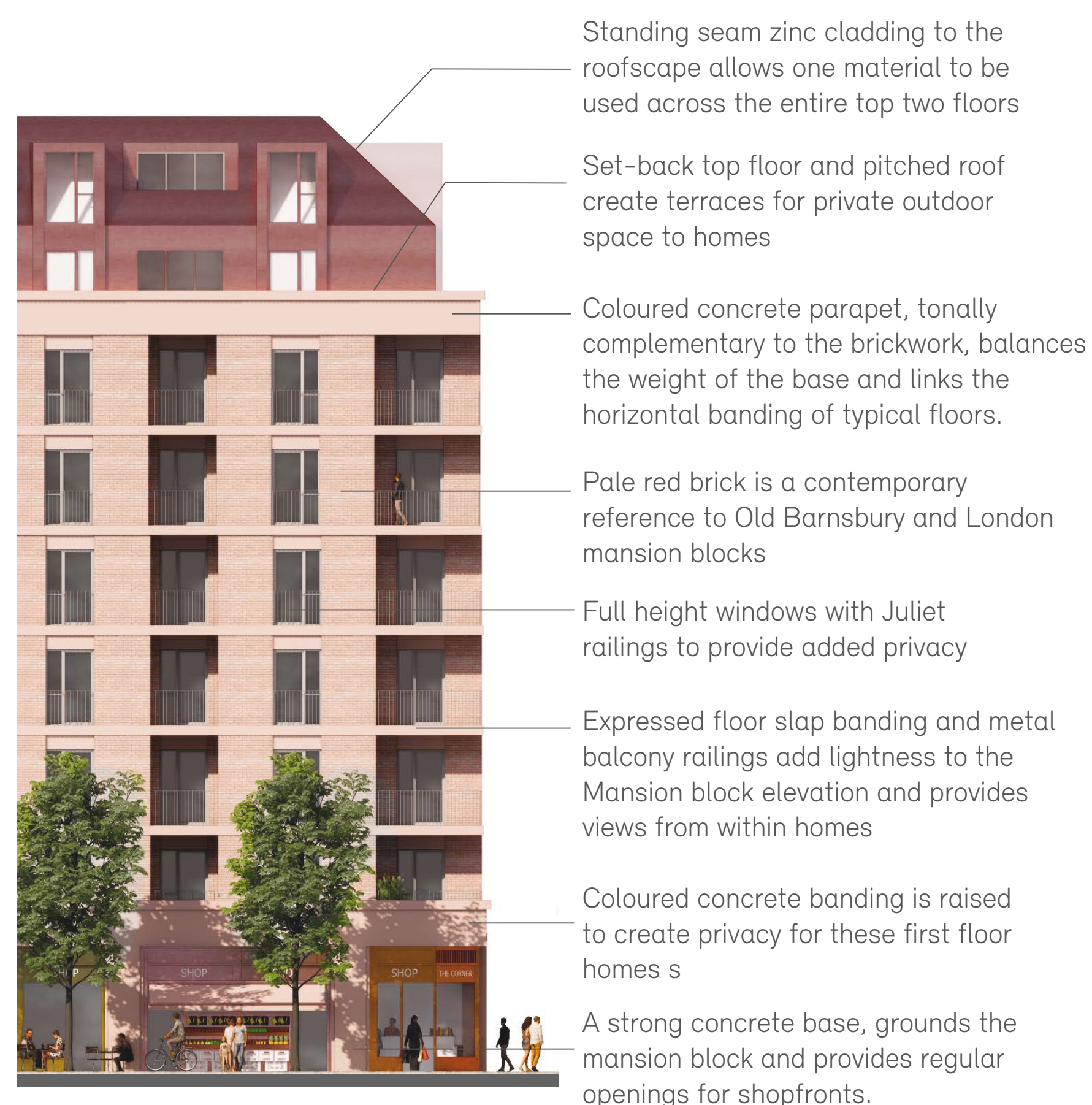
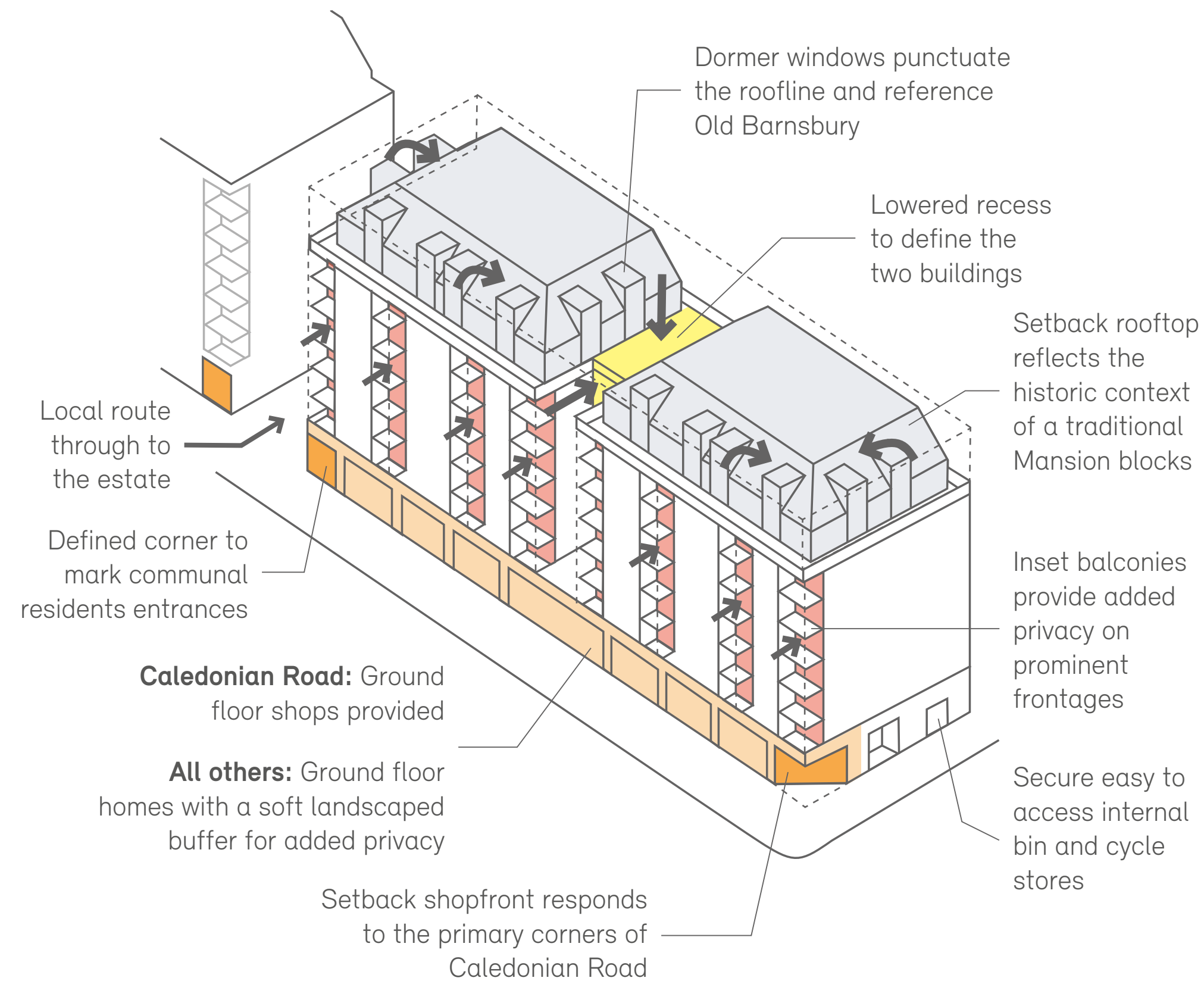




## MANSION BLOCKS



Key Plan



Strip elevation

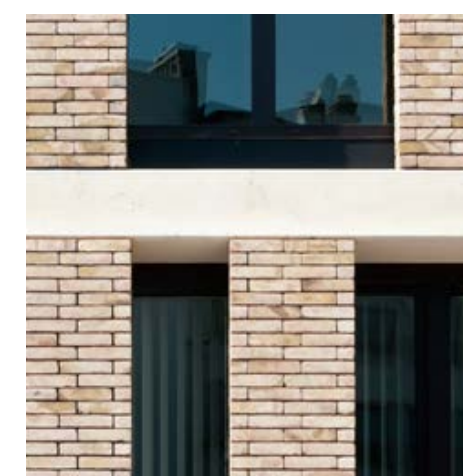
Example images of what the building could look like and the types of materials that could be used. **What do you think?**



Contemporary dormers



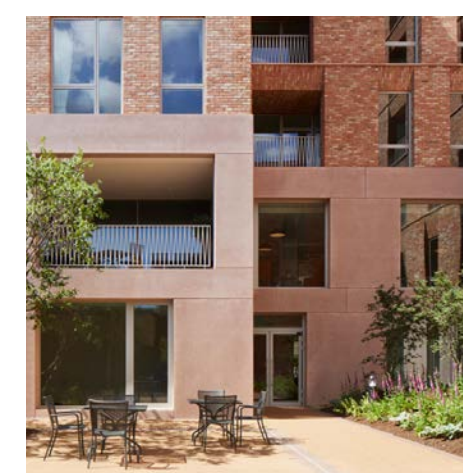
Zinc cladding



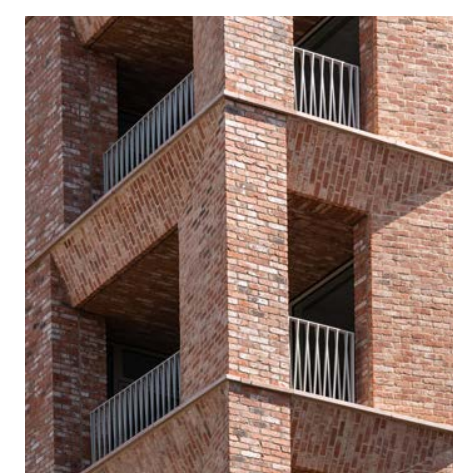
Expressed floor slab



Window brick header

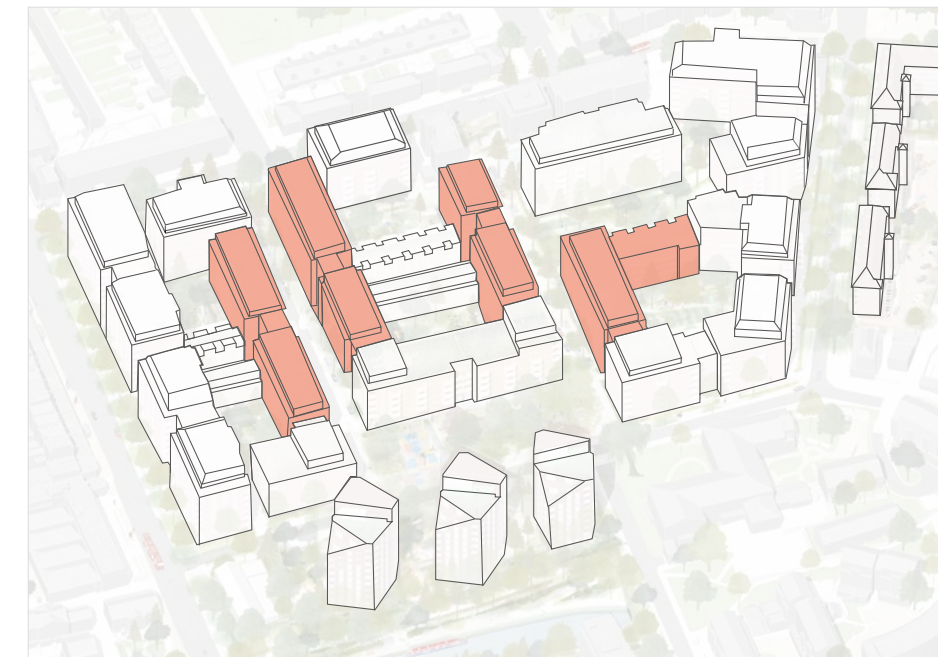


Tonal concrete base

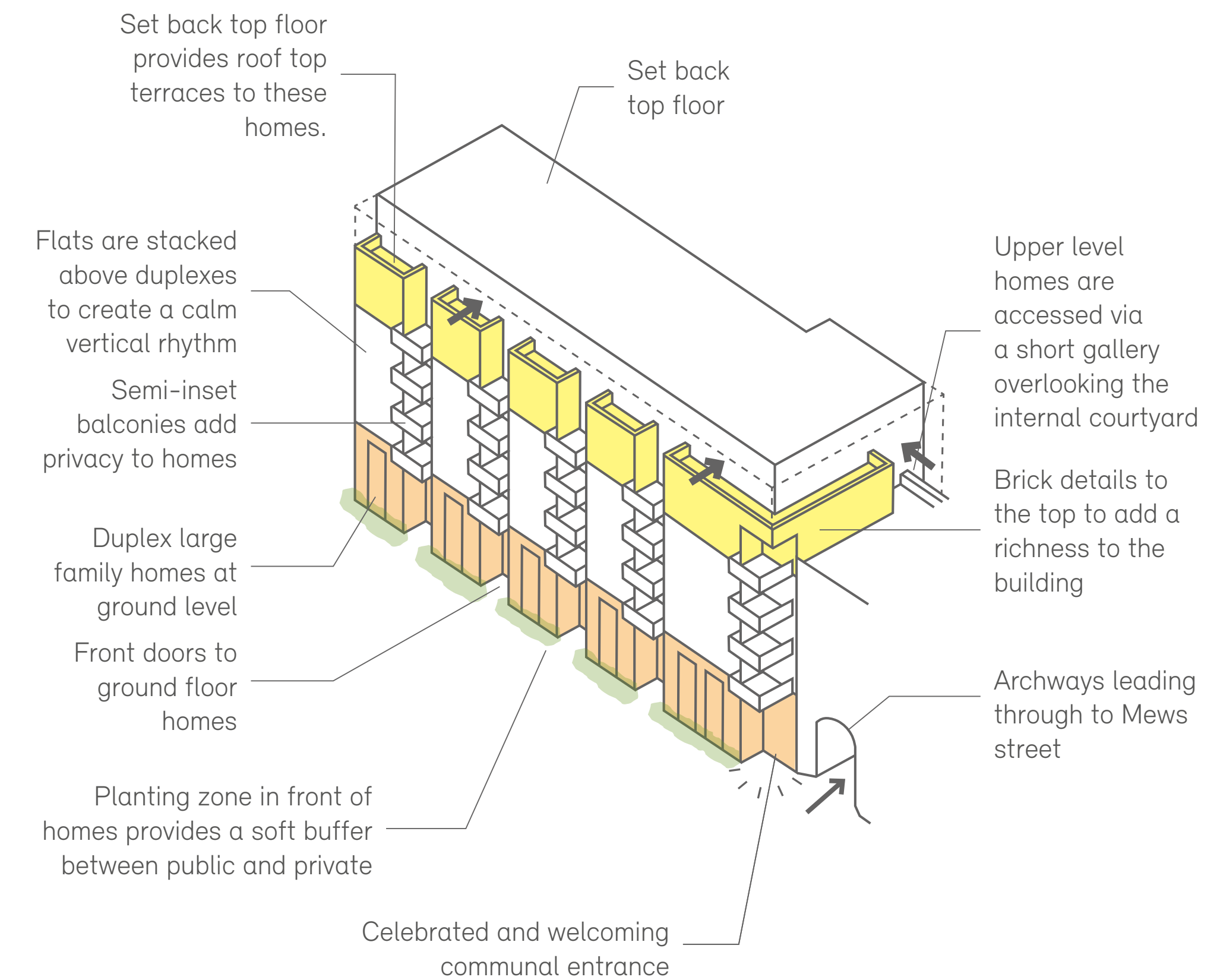


Simple brick bays

## THE LANES



Key Plan

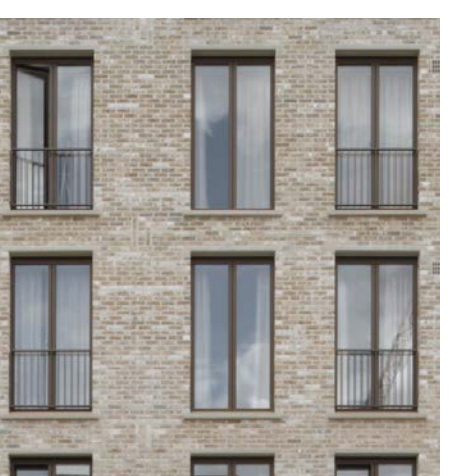


Strip elevation

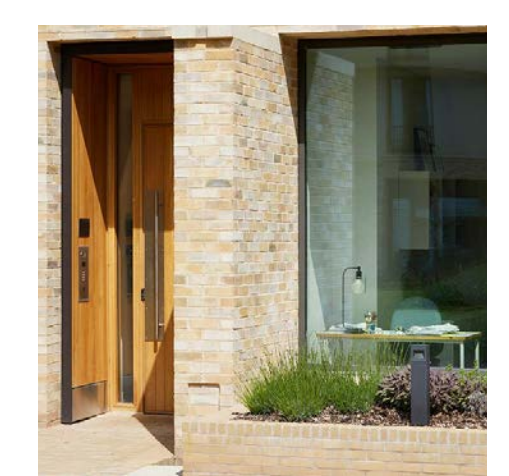
Example images of what the building could look like and the types of materials that could be used. **What do you think?**



Expressed duplex homes



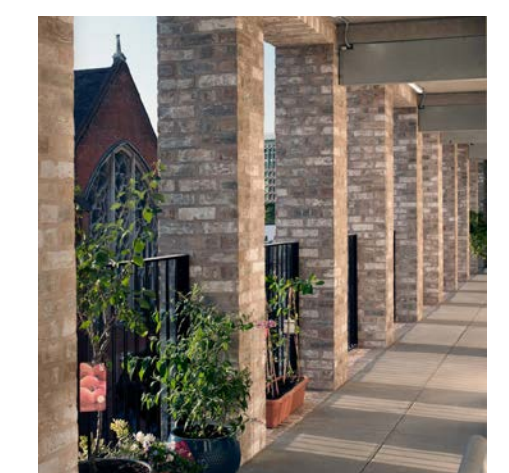
Floor to ceiling windows



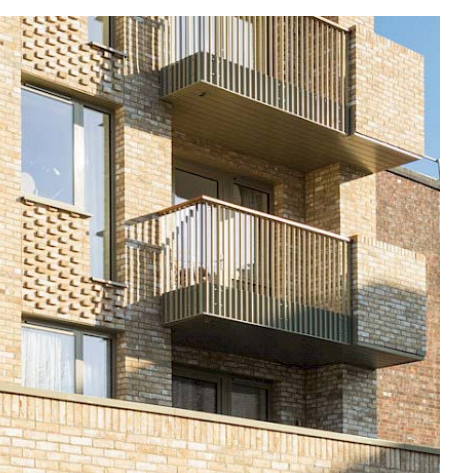
Entrances to homes



Brick texture



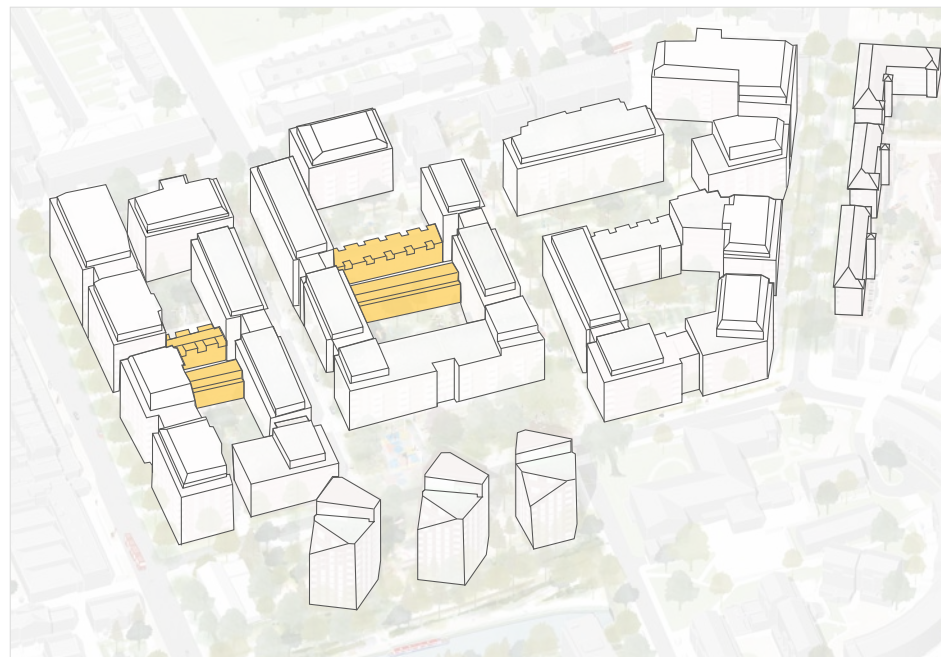
Gallery (balcony) access



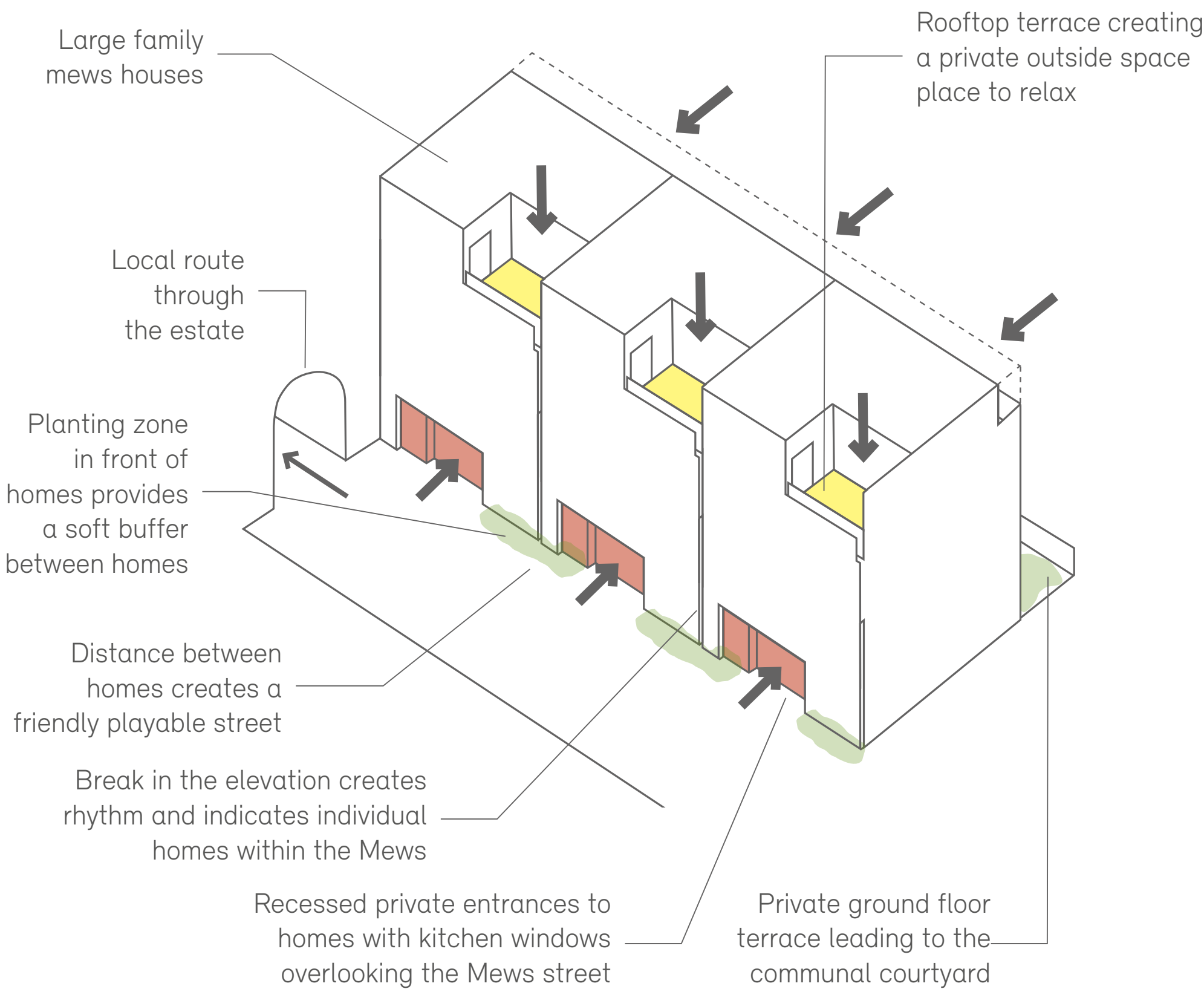
Semi inset balconies



## MEWS HOUSES



Key Plan



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



Strip elevation

- Solider brick course caps the top of each home
- Special windows add to the playful character of Mews, including frame colour and depth of reveal.
- Light brick references historic examples and adds to the special nature of a mews street.
- External rainwater pipes provide visual separation between homes
- Metal Juliet balcony provides variety along the Mews and a characterful historic reference
- A wide recessed entrance allows a side kitchen window for increased visibility and space for residents to inhabit and make their own



Stepped building form



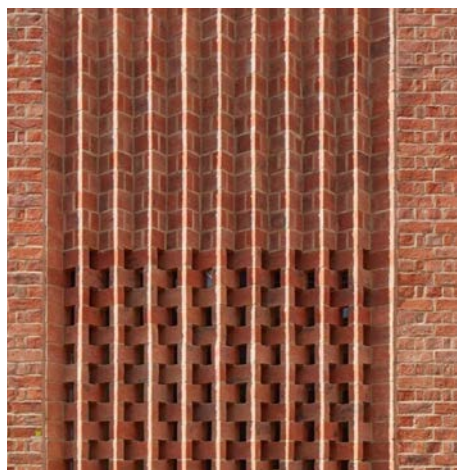
Playful materials



Playful windows



Corner kitchen window

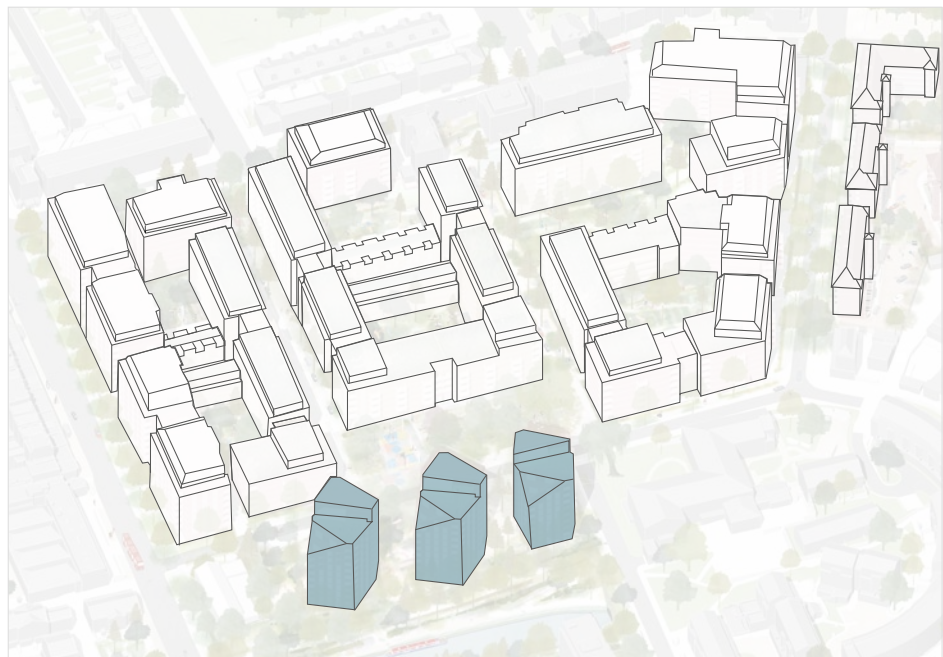


Brick textures

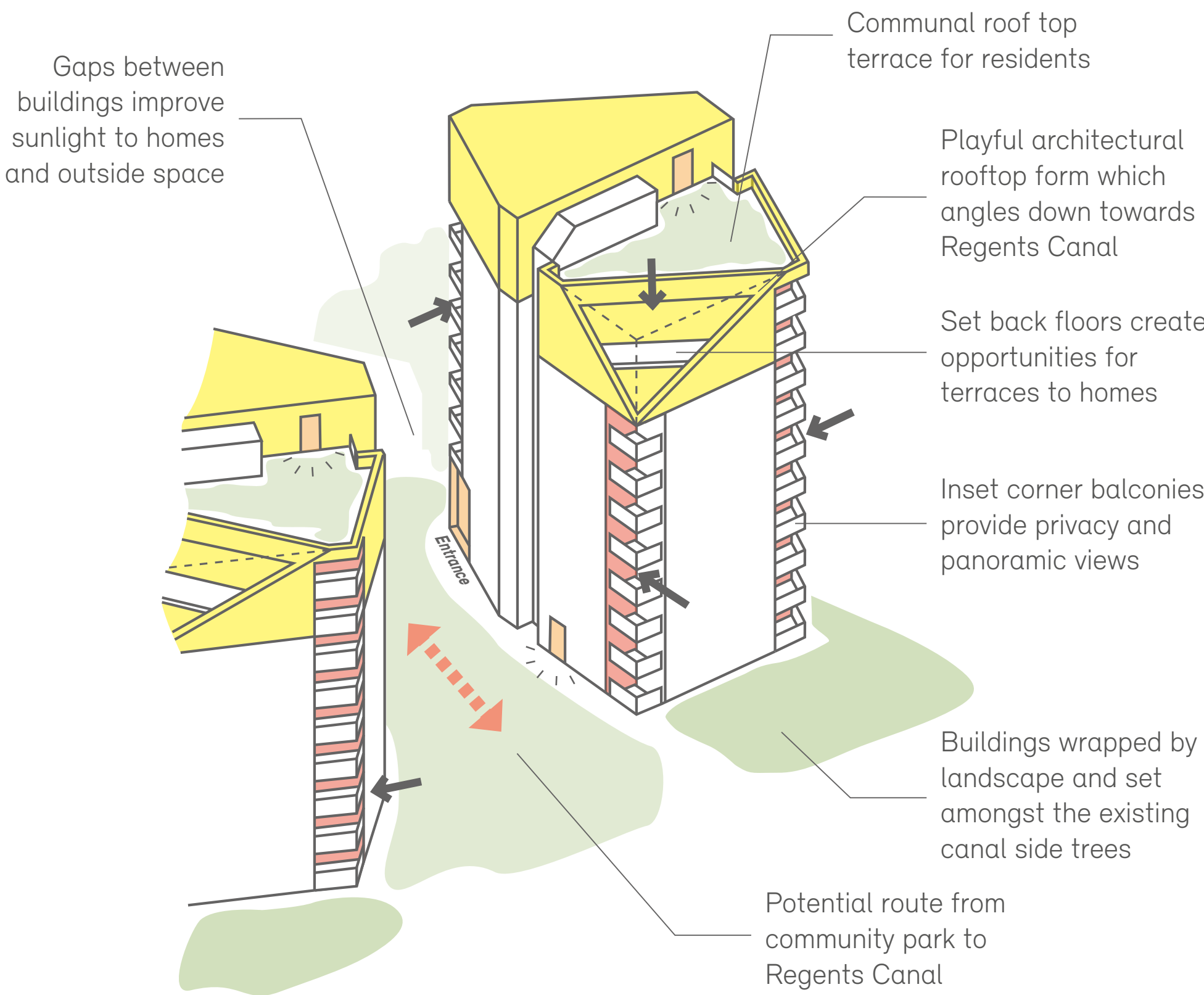


Recessed entrance

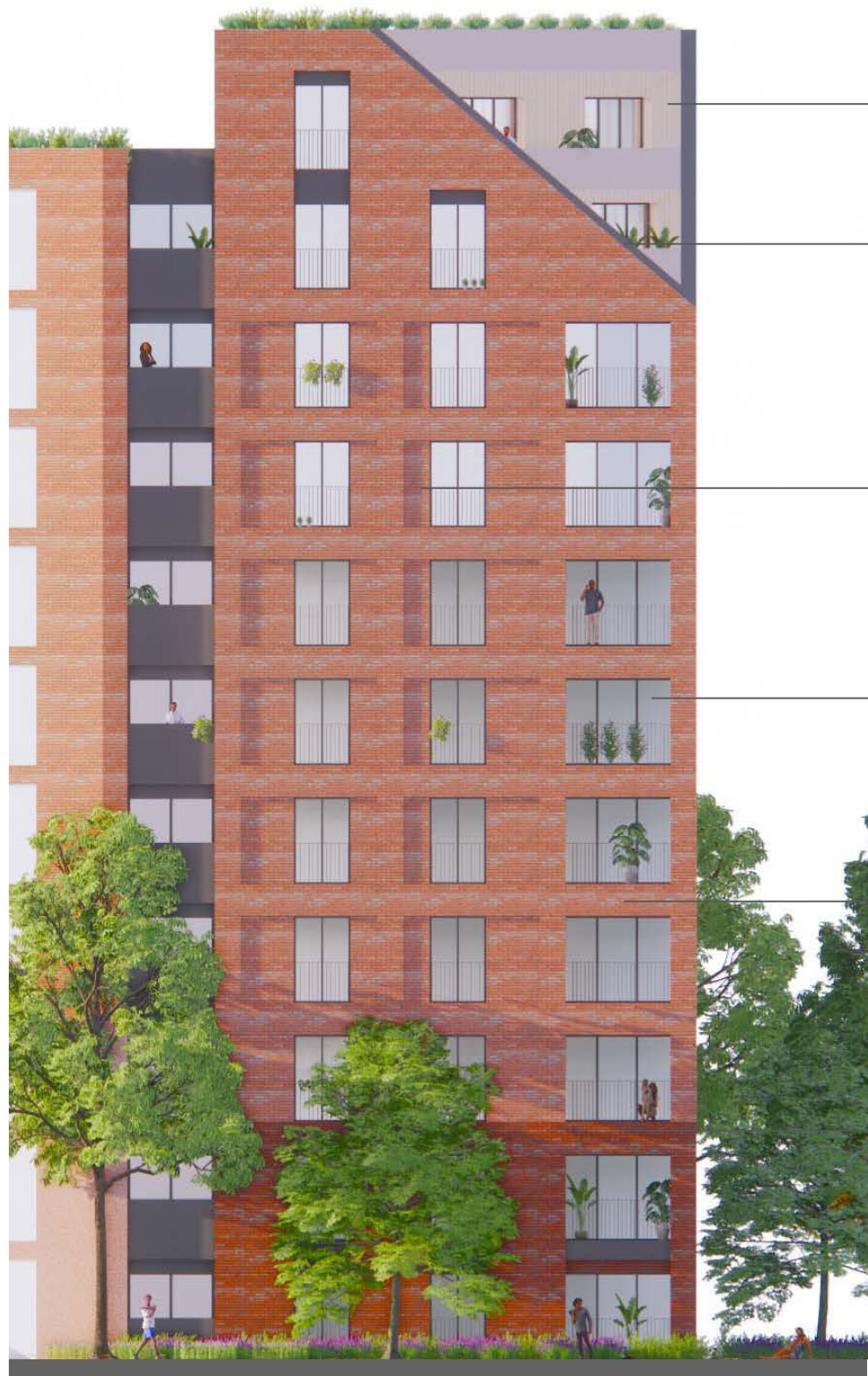
## CANAL BUILDINGS



Key Plan



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



Strip elevation

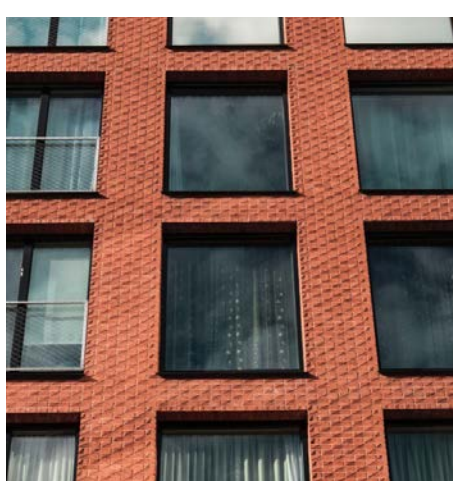
- Set-back top floor mostly concealed from view, with generous private terraces
- Angled parapet adds to the faceted jewel form and reduces perceived height on canal and street sides.
- Changes to window size and reveal depth to create movement up the building.
- Corner balconies offer wider views while the brick pier maintains the sharp edge of the jewel shape
- Rich red brick tones celebrate the bold forms and reference traditional industrial canal buildings
- Ground and first floor homes grouped by a darker red brick



Regents Wharf, Islington



Angled roof form



Repeating window



Brick details



Balcony to home



Material details



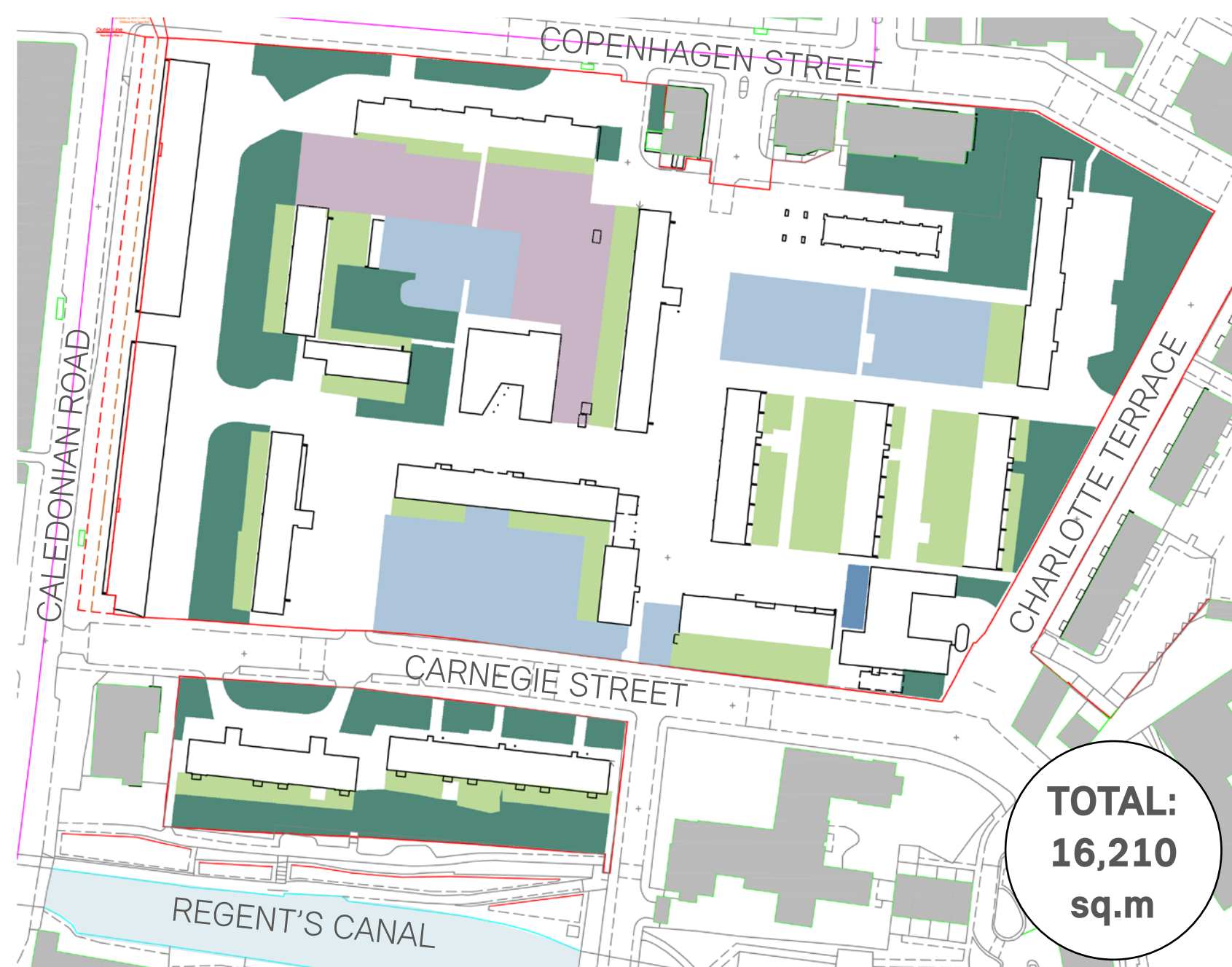
## You have told us:

- Islington is deficient in open space
- The landscape should provide for people of all ages and abilities
- A view of open green space is valuable in itself
- Residents should have equal access to outdoor space
- Your own private outdoor space is important to you
- You care about nature: the estate should provide for wildlife as well as people

## So we have:

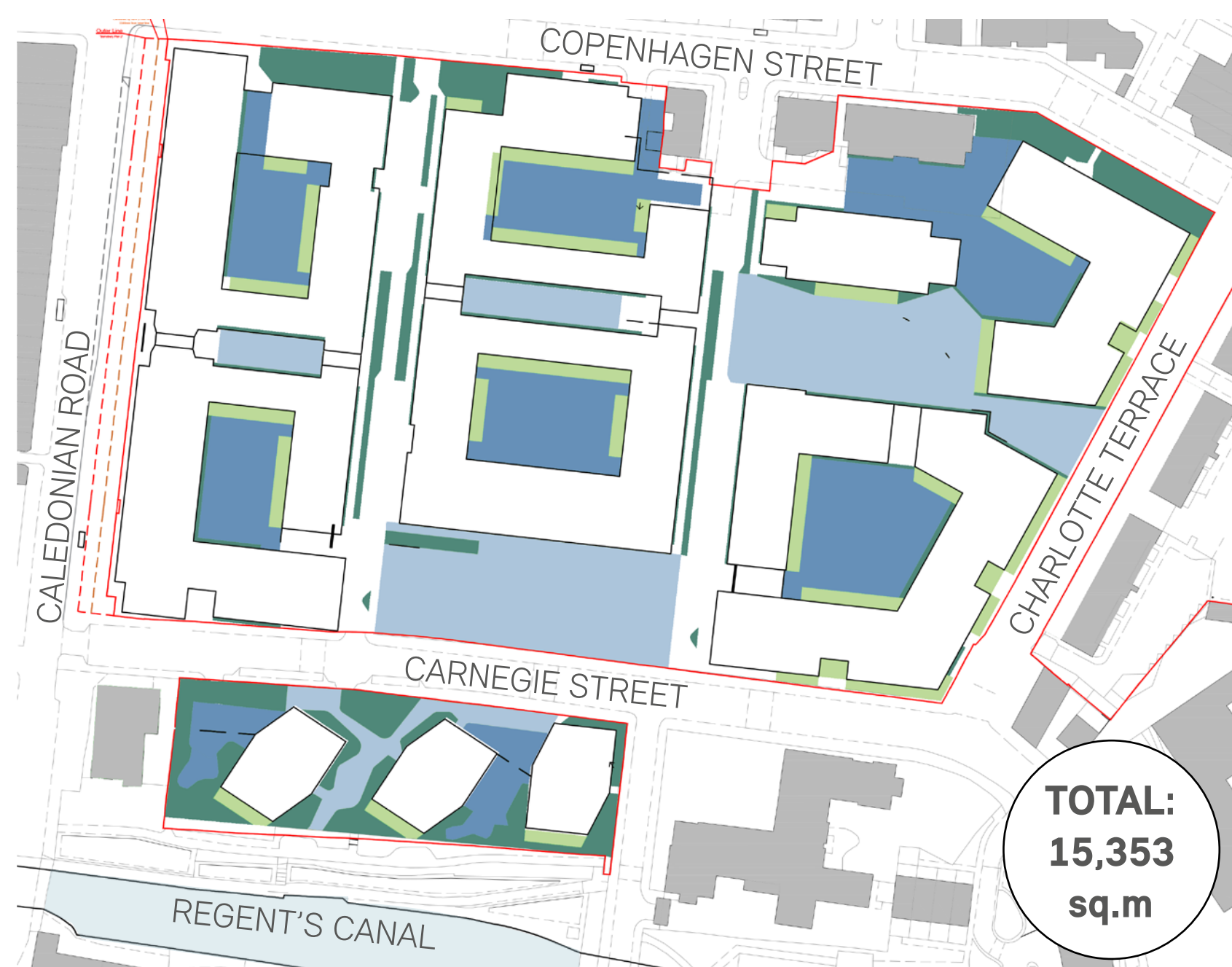
- Worked hard to keep as much existing open space as possible while also providing new homes
- Designed open spaces which offer facilities for everyone to play, meet and rest
- Greened views by integrating open green space
- Democratised access to open space by increasing proportion of shared and 24-hour accessible spaces
- Provided every home with private amenity in line with space standards
- Diversified the types of planting across the estate to increase biodiversity

## Map of existing open space across New Barnsbury



- Estate dominated by amenity grassland which offers limited value to people or wildlife
- Large proportion of open space is given over to private gardens
- Existing open space with 24-hour access generally unanimated with very few places to sit, meet or play.

## Map of proposed open space across New Barnsbury



- Increase in accessible open space for more residents to use
- Democratisation of open space to enable more equal access
- Increase in secure, communal space shared between neighbours
- Increase in 24-hour open space for all to use spontaneously
- Note, these publicly-accessible spaces serve local residents - not designed as bustling destinations

## Breakdown of existing open space

Landscape buffer (non-accessible)  
6672 m<sup>2</sup>

Private amenity  
3833 m<sup>2</sup>

Communal garden  
1934 m<sup>2</sup>

Shared resident garden  
82 m<sup>2</sup>

24 hour open space  
3690 m<sup>2</sup>

## Breakdown of proposed open space

Landscape buffer (non-accessible)  
3295 m<sup>2</sup> ↓ Decrease of 3,377 m<sup>2</sup>

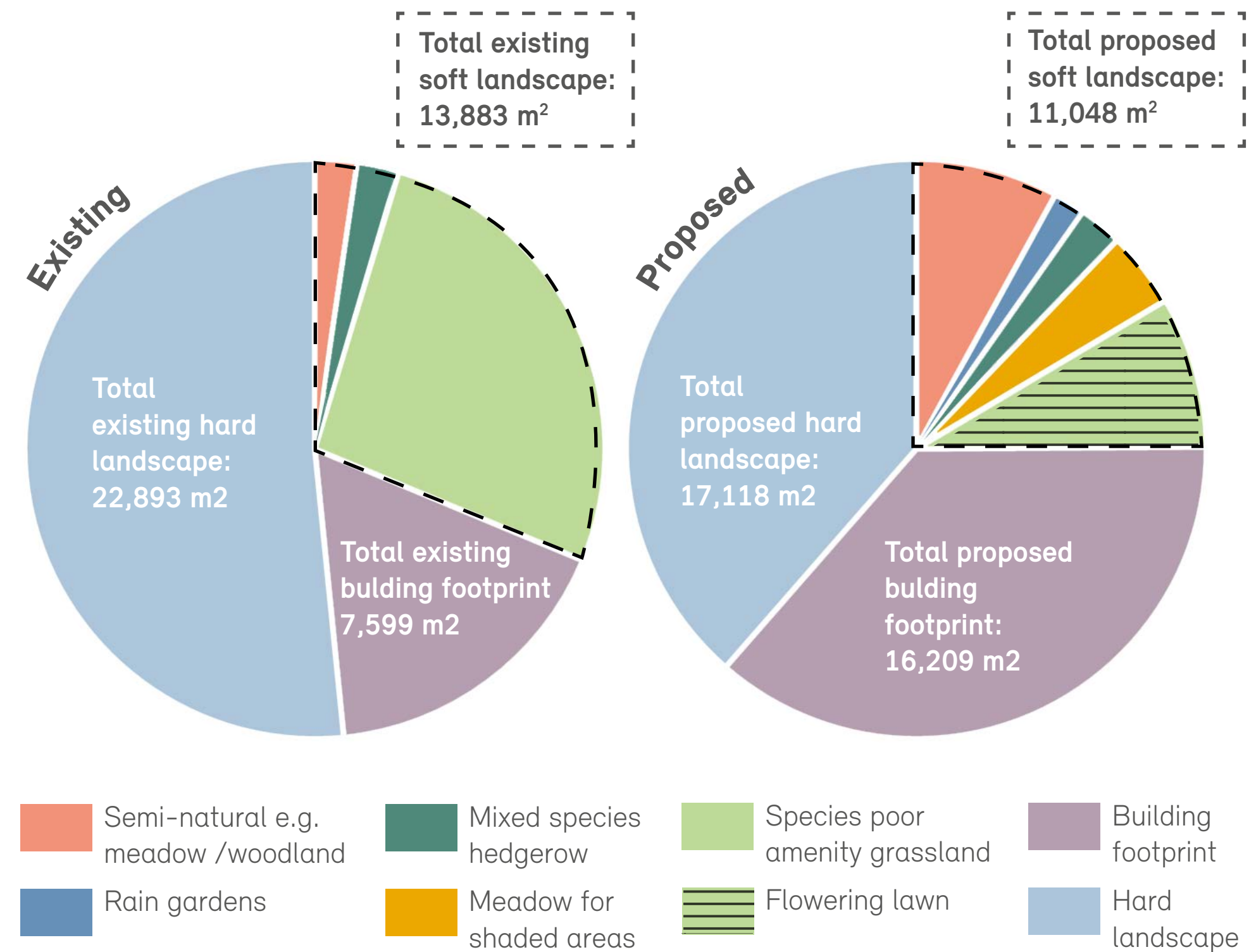
Private amenity  
1838 m<sup>2</sup> ↓ Decrease of 1,995 m<sup>2</sup>

Shared resident garden  
5482 m<sup>2</sup> ↑ Increase of 5,400 m<sup>2</sup>

24 hour open space  
4738 m<sup>2</sup> ↑ Increase of 1,048 m<sup>2</sup>

Loss of 857 m<sup>2</sup>

## Comparison of existing and proposed planting types



## Precedents showing proposed planting types



Flowering lawn



Mixed species hedgerow



Planted rain gardens

## Meanwhile uses

- 'Meanwhile use' is the term given to an interim project that makes good use of existing spaces during a phased development.
- A successful meanwhile use meets the needs of the community and enables temporary transformation and testing of new ideas.

We want to hear your ideas for different meanwhile uses across the Barnsbury Estate.

Whether it's a food growing project, a pop-up play area, a workshop that teaches new skills, or something completely different, tell us all about it!



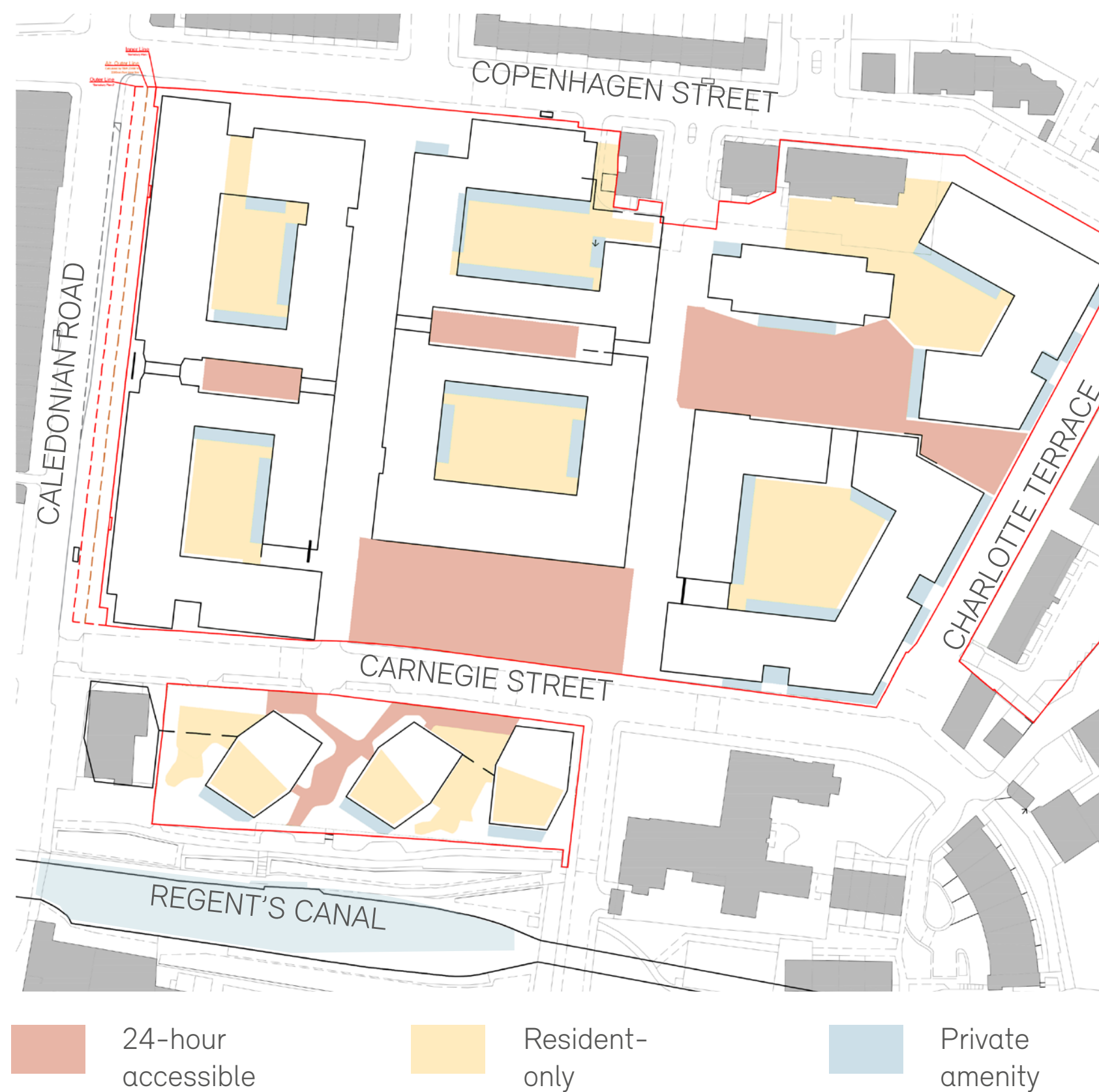
## You have told us:

- To balance private, shared and 24-hour accessible space
- A range of opinions on how access to resident-only courtyards should be managed
- You want to know how the sunken sports court will mitigate noise disturbance, especially during Phase 1
- You want reassurance that spaces will feel welcoming and inviting to everybody
- You are concerned about anti-social behaviour, especially in publicly accessible spaces

## So we have:

- Proposed a fairer balance between private, shared and publicly accessible spaces
- Begun exploring the logistics of different options for how access to the resident-only courtyards is managed.
- Shown how the ball court will mitigate noise disturbance
- Discussed how publicly accessible spaces will be carefully managed
- Designed well-lit, well-used and well-managed spaces that the public may access spontaneously, but which are not designed to be bustling destinations

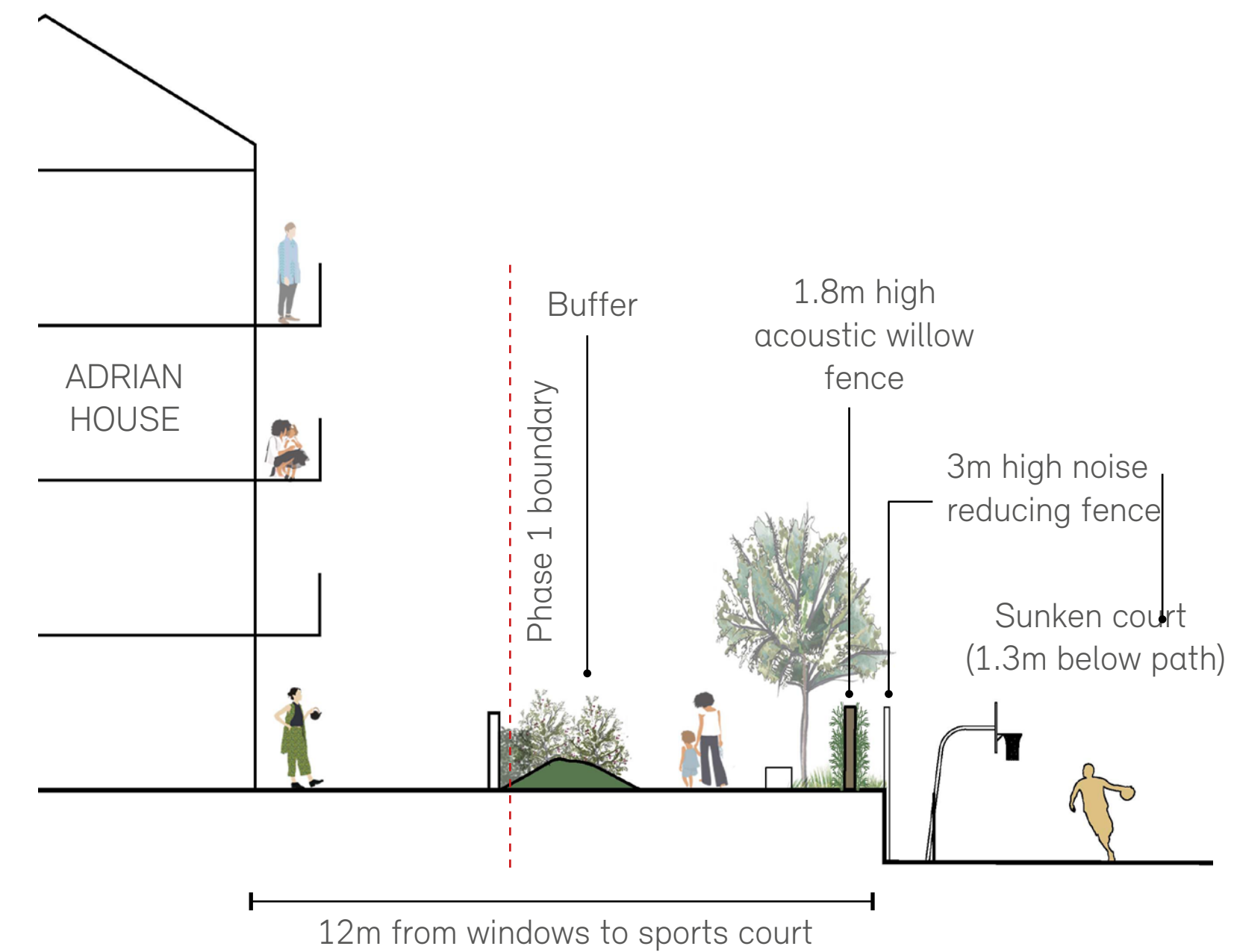
## Map of proposed private, resident-only and public space



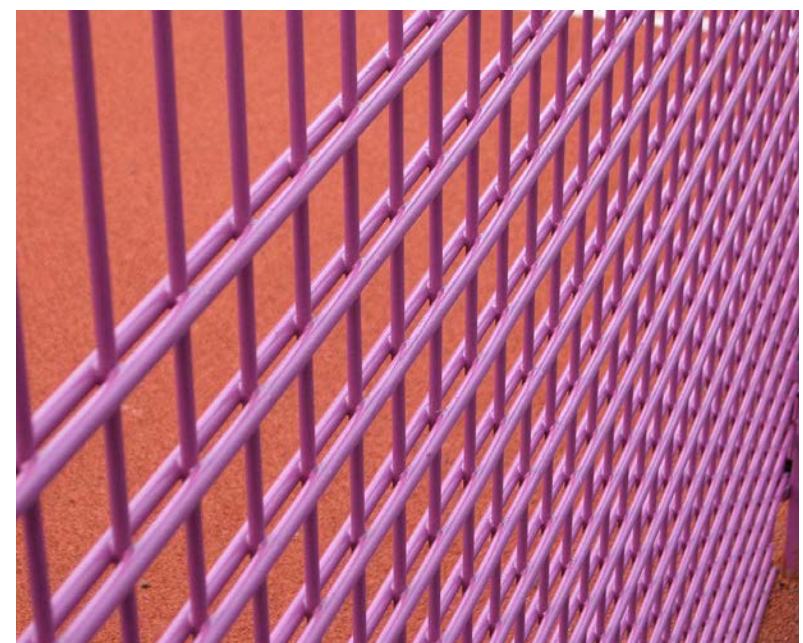
## Carnegie Street Park: Managing the sports court

- The sunken sports court will be provided as part of Phase 1a.
- Before the new Community Centre is built as part of phase 1c, we will ensure privacy and defensible space is retained to the ground floor homes of Adrian House.
- In the long-term, the design of the court will mitigate noise disturbance through use of levels, surface materials and specialist boundaries.
- The court will be lit and accessible from 8am to 8pm to enable use only between these times.

### Section of interim sunken sports court in Phase 1



Acoustic willow wall works provides absorption and sound insulation

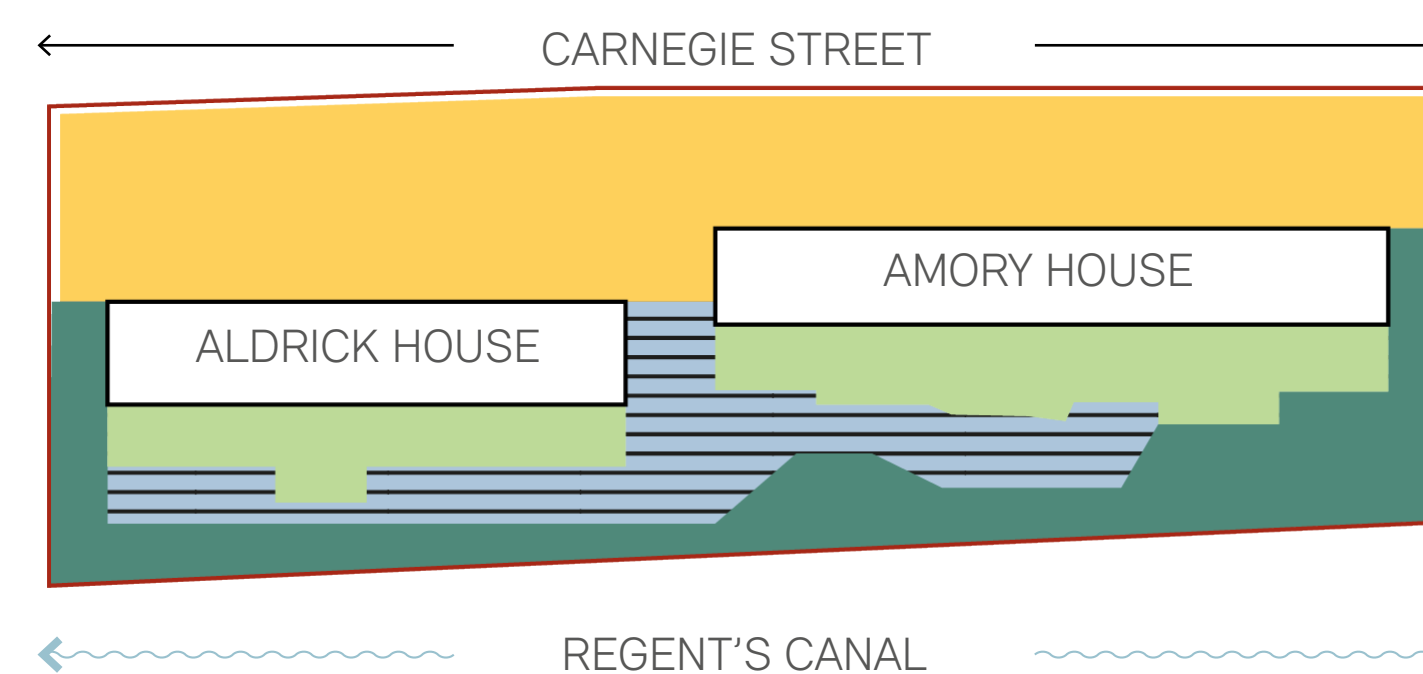


Noise reduction fencing works by eliminating rattling from contact

## Impact of canal options on public, private and shared space

- The canal homes and landscape are in the process of being developed
- We'd like to know your thoughts on the following options:

### Existing canal landscape



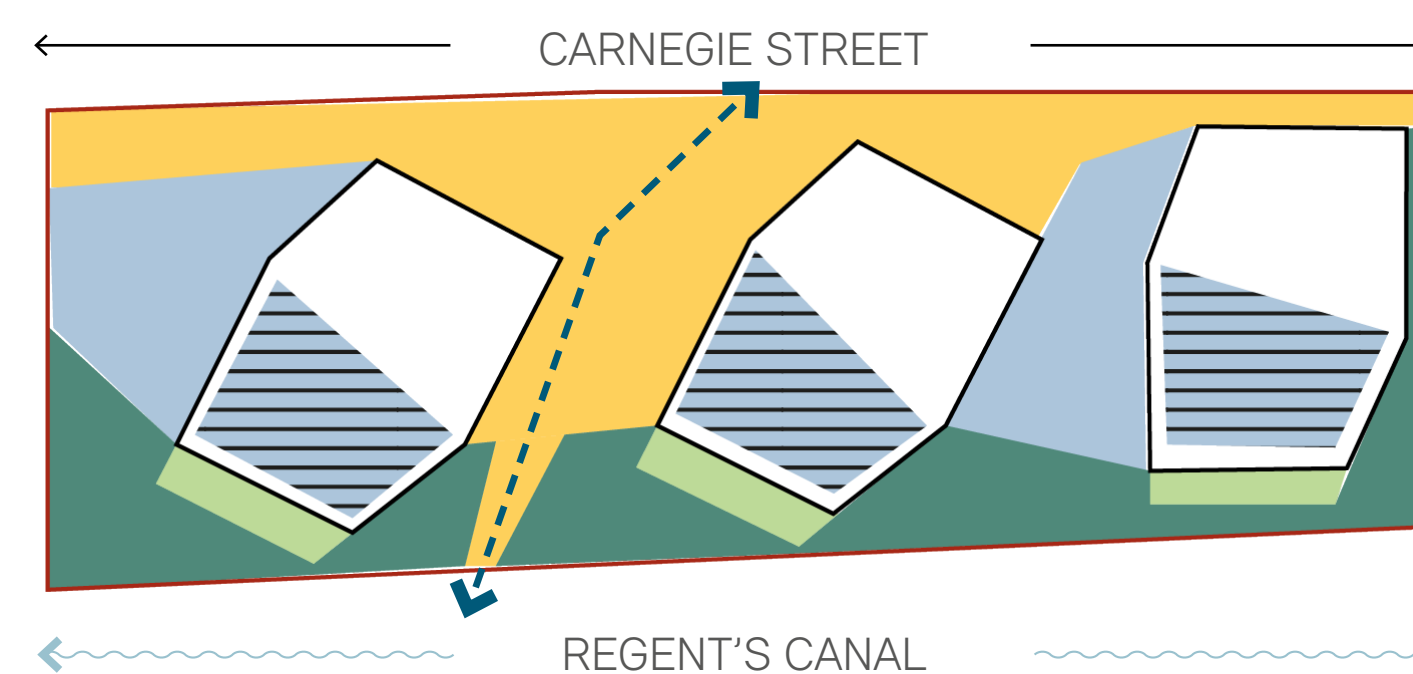
#### Pros

- Private gardens enjoyed by those who have them
- Residents of these blocks are making use of the available open space

#### Cons

- Private gardens benefit the few
- Shuts off connection from estate to the canal

### Option 1 - Public route



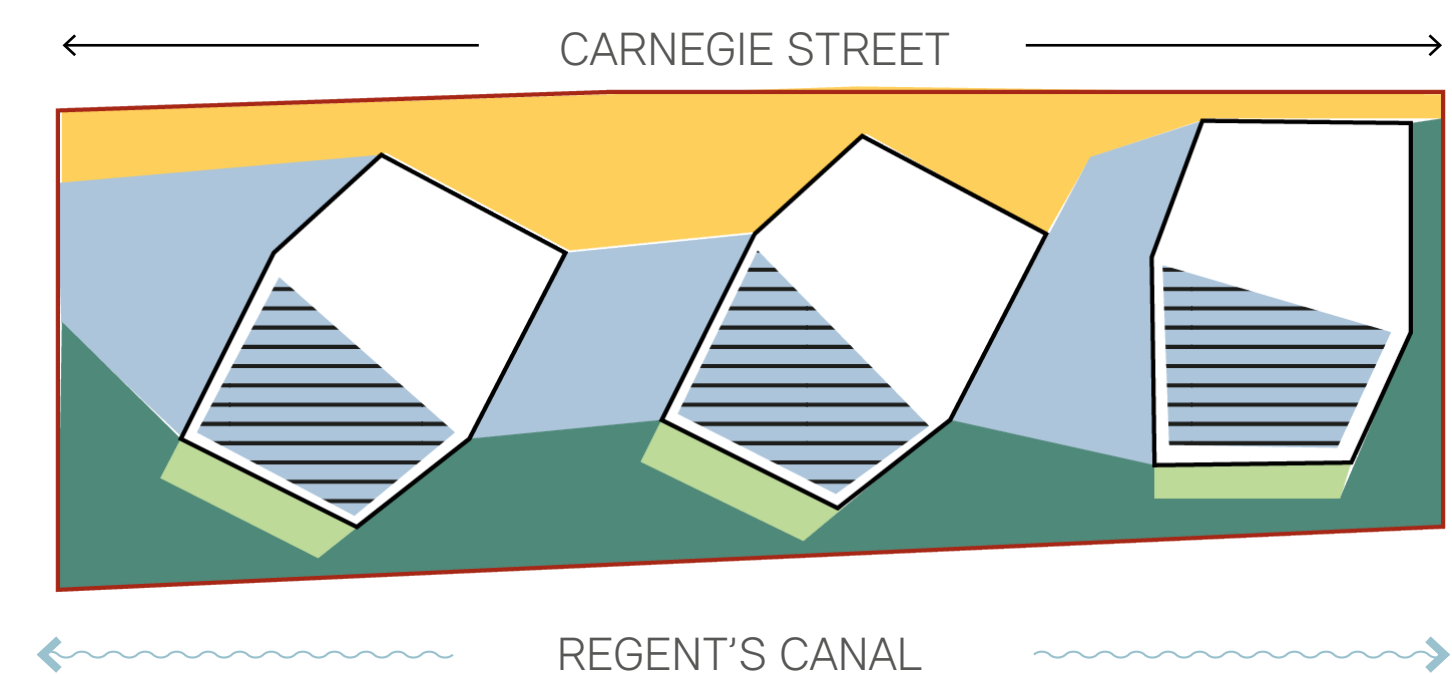
#### Pros

- Increase usage of top path could improve safety
- Communal square or courtyard offers all residents a different kind of outdoor space
- Pleasant green north-south link for walking or running

#### Cons

- Loss of resident-only space

### Option 2 - Closed courtyards



#### Pros

- All residents have access (through single fob)
- Larger courtyards for residents only
- Increase / enrich SINC buffer

#### Cons

- Shuts off connection from estate to the canal

### Key

- Site boundary
- 24-hour accessible
- Private gardens
- Residents-only
- Residents-only (surrounding blocks)
- Vegetated buffer
- Proposed public route



You have told us:

- There are currently issues with the local London Plane trees in Highbury Grove
- Trees help to create spaces that feel green and leafy
- You are concerned about new trees causing overshadowing to homes and blocking out light
- Shared worries about trees disrupting services or building foundations

So we have:

- Made a note of this and will select trees carefully to provide a diversity of species, which is a good way to prevent the spread of disease and resilient canopy cover.
- Retained as many healthy trees as possible while also providing much-needed new homes
- Smaller deciduous trees that lose their leaves in the winter help maximise daylight to homes
- All tree species are carefully selected and planted to ensure no disruption to services or building foundations

Please be aware

- The health of some trees has naturally declined and may continue to do so
- Existing tree works are being undertaken as part of Newlon's on-going estate works
- TPO'd trees are not necessarily safe, healthy or planted for longevity

Tree removal plan



Assessing existing trees

- We have been working closely with Islington Council's recommended arboriculturalist who has surveyed the health and longevity of all trees on site
- Urban trees provide many benefits: contact with nature; a green backdrop for recreation and wellbeing; cooling and improving air quality and providing foraging, commuting and nesting places for wildlife
- Trees are more than just a category, even the wonkiest wildest trees can bring joy, be excellent for climbing, or fill a rainy autumn day with colour
- We have kept as many trees as possible that are safe and healthy

Category	Individual existing	Individual removed	Individual retained
A	5	0	5
B	63	37	26
C	135	112	23
U	15	15	0
TOTAL	218	164	54

Tree proposal plan



Approach to planting new trees

- New trees will be planted throughout the estate open spaces and streets to create a green and leafy Barnsbury Estate
- A range of tree species will be planted - both native species and non-native species
- Planting a mix of different species increases biodiversity and helps to prevent the spread of disease
- We are proposing to plant trees of different sizes
- Where possible we will plant larger, slower-growing trees that will thrive for many years to come
- Where appropriate we have suggested smaller, faster growing trees

Canopy diameter (m)	No. of trees proposed
10+	14
8-10	41
4-6	86
TOTAL	141



## LEAVING YOUR FEEDBACK:

Filling out one of our feedback forms sent with this information pack and posting to the comment box by the BEST office.

 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**.

## Consultation Timeline:

January 2022



March 2022

Resident and public consultations

April 2022

Target date to submit a planning application to Islington Council

Winter 2022

Target date for decision by Islington Planning Committee

2023

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

## Project team:

