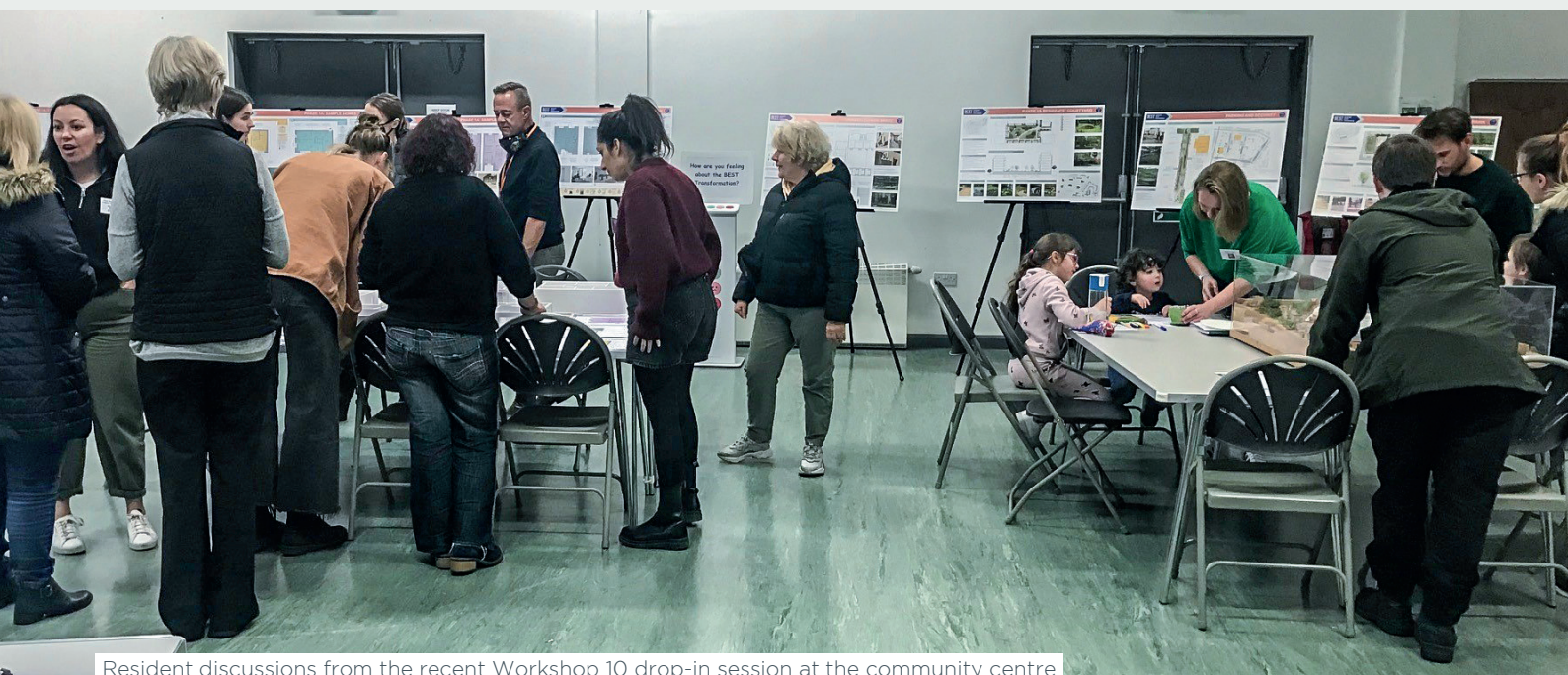


# KEEPING YOU INFORMED

Find out more about Workshops 9 and 10!



Resident discussions from the recent Workshop 10 drop-in session at the community centre

## WHAT YOU TOLD US AT THE WORKSHOPS

It was great to see so many of you at the recent workshop events - our team were excited to discuss the latest designs with you, answer your questions and hear your feedback.

At Workshop 9 we focused on the proposed buildings, parks and new routes.

During Workshop 10 we discussed the layouts of the new homes and courtyards in the first phase of the transformation and provided more detail on the design and character of the two new public parks.

On the following pages, you can find our summary of the key feedback from the two workshops as well as what we're doing in response.

# RESPONDING TO YOUR FEEDBACK

## LAYOUT OF YOUR NEW HOME

### What you asked or told us

Lots of you would be interested in seeing the proposed layouts of the homes and the amount of space that you'll have.

You'd like to see a variety of home types, not just one type of two-bed or three-bed.

You want to know whether your new home would be a specific layout or whether you can choose between an open plan layout or a separate kitchen.

In the larger homes, some of you said that a separate kitchen space was generally preferred.

Some of you had a preference for kitchens in open plan layouts to be tucked away to the side so that they don't impact living space.

Lots of you said that you like the layout of the two-bed home we presented at Workshop 10 as this option gives flexibility as it can be either open plan or provide a separate kitchen.

Some of you would prefer that the bedrooms are not located near to the front door.

Some of you told us that you would prefer square bedrooms as this can make it easier when furnishing rooms.

### What we're doing

The planning application will include a mix of homes with different layouts. We'll continue to meet with you in order to discuss your new home and we'll try to meet your preference as far as possible.

We'll continue to develop the Phase 1A home types and will present more layout options at the next workshop e.g. more than one type of two-bed or three-bed.

Wherever possible, we'll look to provide more flexibility in the choice of open plan or a separate kitchen in the home types we develop.

We'll continue to clearly set out the modern space standards of every home so you can understand the sizes of spaces and how this varies between home types.



## HOW WE'VE PRESENTED THE HOME LAYOUTS

### What you asked or told us

We've used a number of different ways to illustrate the layouts of the new homes at the last few workshops. This included:

- **The site model** - this was a good conversation tool to talk about the whole Estate.
- **Plans on paper** - these were simple to read and understand.
- **3D doll house models of homes** - residents enjoyed being able to hold and turn the models to understand the layout of the homes.
- **3D internal views** - this was successful in helping you understand the layouts and the spaces within different layouts.

### What we're doing

We'll continue to use a variety of different tools to present the home types including plans, internal views and doll house scaled models so you can understand the homes in 3D.

We'll continue to present plans that are easy to read and will provide dimensions in both sq m and sq ft.

We'll present some more doll house 3D models of the home types not yet seen at the workshops.

We'll present some more 3D internal views and include some within bedrooms.

## BEDROOMS

### What you asked or told us

Some of you would like to understand the size/ proportion of bedrooms and how easy it is to furnish rooms.

### What we're doing

We'll continue to show furniture on plans so that you can understand how the room could be furnished.

We'll use 'doll house' models so that you can move the furniture in the rooms and see where it fits best.

## WINDOWS

### What you asked or told us

You've asked for more information about windows such as the position in the room and how this would impact where furniture could go.

Some people also had questions about privacy.

### What we're doing

We know that this is really important information for all residents and so we'll present more information on the window types at Workshop 11 such as appearance and position in the room.

## CORRIDORS AND STORAGE SPACE

### What you asked or told us

Some of you suggested that the amount of corridor space could be reduced.

You also suggested that storage in corridors could be helpful.

### What we're doing

We'll continue to develop layouts to reduce corridor space wherever possible.

We will clearly identify the amount of storage to be provided and where in the home it will be located.

## HOUSING NEED

### What you asked or told us

You'd like to know how big your new home would be and how many bedrooms you would be entitled to.



### What we're doing

New homes for tenants will be based on housing need, meaning that you'll be allocated a home with the right number of bedrooms for you and your family. Leaseholders will be offered a new home with the same number of bedrooms as you have now.

Housing need means that tenants will be offered a home size appropriate to your household plus one bedroom (unless you've told us you want a smaller home). The housing need survey will be updated before each phase to ensure we've got the right information.

## PARKING

### What you asked or told us

You wanted to know who would have access to parking spaces across the Estate.

How will the podium parking areas be made to feel safe?

### What we're doing

Residents who currently have an Estate parking permit will be re-provided with a parking space on the transformed estate. We'll also provide parking spaces for new residents who have blue badges.

The podium areas will be gated with residents able to access using a fob. Good lighting and CCTV will also ensure they feel safe at all times of the day.

We'll provide further detail on the estate-wide lighting strategy at a future workshop.



## GREEN SPACES

### What you asked or told us

The outdoor gym equipment, inclusive play features, boules area and the new, redesigned multi-use games area in Carnegie Street Park were well received by younger people and families. Some were worried about the noise from the ball court, especially in the evenings.

Overall there was support for the new public parks, though there were some concerns raised over access, disturbance and management of these spaces.

You'd like to see seating, shelter and reasons to gather such as outdoor BBQs in the courtyards.

Some of you suggested that the art groups who use the community centre could input into ideas for landscaping and public space.

There were questions over how the parks would seek to provide activities for girls. Suggestions were made including dance areas / stage with mirrors, flexible spaces to rest and sunbathe, and informal social seating areas.

There was support for the calmer and more natural areas within Pultney Street Park.

### What we're doing

This was really positive as we want to ensure that the public spaces are for everyone including the young people living on the Estate.

The sunken design of the ball court and use of specialist surface and fencing materials will reduce noise disturbance. We're also exploring options for managing use of the ball court.

We're discussing the practicalities of how and when public spaces will be used and will explore how approaches to lighting, programming and management can help govern the spaces to make sure they feel safe and welcoming for everybody. We can update you on this in the next workshop.

We want to ensure that the spaces on the Estate are places that people can sit in and relax. All courtyards will have seating and we're exploring providing shelter and whether it is possible to include outdoor cooking facilities in these spaces too.

This is a great idea and we'll get in touch with these groups to discuss their involvement.

We think this is a great question and we're really keen to explore how we can incorporate some of these ideas. We'll continue to develop the public parks and share these updates with you.

We're pleased that you like that Pultney Street Park is a calmer and more restful space and will proceed with our designs for this.

## ACCESS THROUGH THE ESTATE

### What you asked or told us

You wanted to know who would have access to the different spaces across the Estate.

Whether the green roof terraces on the canal blocks would be accessible for all residents, or just residents of those particular blocks.

If the canal area would be improved as part of the masterplan.

### What we're doing

We're proposing that the resident-only courtyards will be accessed from ground floor amenity through a fob system. We will provide further information about access, public and private space and security in the next workshops.

Due to space and level constraints, there is less available ground floor amenity for the canal homes. So like the resident-only courtyards, the roof terraces to these blocks will be for use by these residents.

We're looking to improve the safety along the top path of the canal area by sensitively lighting this route, however this will need approval from the Council. We'll share more detail on lighting the Estate at the next workshop.

## UPDATE ON OLD BARNSBURY

The refurbishment of Old Barnsbury will help to address long standing issues such as damp, mould, leaks, and poor layout where possible, as well as a lack of storage. We'll also be delivering significant improvements to homes, including high quality new kitchens, bathrooms, windows, and balcony details.

As part of Workshops 9 and 10 we provided information about some of the landscape changes that'll be made across the whole Estate, including Old Barnsbury, such as improvements to courtyards, bin stores and lighting and security. The existing green spaces on Old Barnsbury will also be transformed with planting, trees, new paths and seating.



View of the improved growing garden on Old Barnsbury

We know that those of you who live on Old Barnsbury would like to know more about the plans. Newlon will be in touch with you in the new year to set up specific consultation sessions to talk about the refurbishment plans. This will include information about kitchens, bathrooms, landscaping, and heating and energy.

## BLACK HISTORY MONTH - FILM NIGHT

We recently held a film night in the Community Centre as part of Black History Month with a number of families joining us to watch the film and spend time together. We're delighted people enjoyed the screening of Soul!



If you have any suggestions for family-friendly events you'd like us to run in the Community Centre then please do let us know by emailing [best@newlon.org.uk](mailto:best@newlon.org.uk)





## GIVE YOUR FEEDBACK AND WIN A £100 GIFT VOUCHER

We'd really like to hear feedback on your experiences as a resident of the Barnsbury Estate and your experience of the Transformation so far.

The survey can be found at the link below and takes about four minutes to complete.

[www.surveymonkey.co.uk/r/MDQXYB8](https://www.surveymonkey.co.uk/r/MDQXYB8)

By completing the survey, you'll be entered into the draw to win one of three £100 gift vouchers. The draw will take place at the end of January.

Your feedback is really important to us and it will help us to:

- Hear what you think about the way we communicate with you and how we could improve; and
- Better understand your experience of living on the Barnsbury Estate and how it could be improved.

This feedback will help us to make improvements and ensure we can invest in the areas you see as a priority.

## ART CLASSES

We're currently running some family art classes in the community centre on a Wednesday between 4.30pm and 6pm. This is a great opportunity for children (and their adults!) to come along and have a go at painting, drawing, arts and crafts, or just generally getting messy!

If you'd like more details then please email [community.services@newlon.org.uk](mailto:community.services@newlon.org.uk) or call 020 7613 7596 or 020 8709 9172.



## ANSWERING YOUR QUESTIONS

We know that the recent workshops have been successful because you've all given us lots of questions to answer – something we're really grateful for as this is helping us create a better Barnsbury for you all. We've created a summary of the most asked questions throughout the workshops and included these below. They'll also be available on the FAQs section of the website shortly: [www.betterbarnsbury.org.uk/faqs](http://www.betterbarnsbury.org.uk/faqs)

### Q. Will I get a choice about where I move to? Will I get to choose my home?

All existing Newlon tenants will have an individual meeting with Newlon before they move to discuss their housing choices and possible options. The homes available to you will depend on what phase you are in and within each phase not everybody will be able to have their first choice. Any offers will be made in accordance with your needs. We expect that these discussions would take place a year in advance of your potential move, depending on your needs.

### Q. I like the proposed green walk through the Estate, but I don't want it to become a hub for anti-social behaviour. How will you light this space and keep it safe for us?

The routes will be overlooked by homes providing natural surveillance. In addition to this, we'll be working with our lighting partners, Light Follows Behaviour, to make sure all routes are well lit to deter anti-social behaviour. CCTV is also going to be installed to improve safety. We'll provide more detail on the routes in the next workshops and there's also an opportunity to understand the impact of different lighting during our evening walking tours in the new year.

### Q. When do you think you'll be able to start building the new homes?

We need to submit a planning application to Islington Council for the transformation which we're planning to do in early 2022. If approved, we would then hope to start building the first phase in early 2023. Each phase of the transformation will take approximately 24-30 months to build. Once construction begins we'll update residents regularly on the programme.

### Q. If parking spaces are going down, will there be enough space for visitors to park on site?

In accordance with the Mayor of London's and London Borough of Islington planning policies, car parking spaces specifically for visitors will not be provided. Existing residents with a parking permit will be offered a replacement parking space. The scheme will also provide spaces for blue badge holders, and spaces for delivery vehicles.

### Q. Will you consult us again on the designs as you move through the phases of the transformation?

Definitely! We'll continue talking to you throughout the life of the transformation to understand your needs and to discuss the plans for your new home. You're always welcome to contact us as well with any of your questions. Just email [best@newlon.org.uk](mailto:best@newlon.org.uk) or call 020 7613 7596 or 020 8709 9172.





## ANY MORE QUESTIONS?

Do you have any questions about the Estate Transformation or would you like to look at the Workshop materials? Then you can always visit [www.betterbarnsbury.org.uk](http://www.betterbarnsbury.org.uk).

Everything we've shown in the resident workshops is available online on the Consultation So Far page.

There is a Frequently Asked Questions (FAQs) page with lots of questions we've been asked by residents and the answers to these.

If you'd like to talk to a member of the BEST team about these proposals, then please email [best@newlon.org.uk](mailto:best@newlon.org.uk) or call 020 7613 7596 or 020 8709 9172.

Also you can contact your independent advisors, Source Partnership, on 020 8299 2550, freephone 0800 616328 or by emailing [info@sourcepartnership.com](mailto:info@sourcepartnership.com)



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



020 7613 7596 or 020 8709 9172



[www.betterbarnsbury.org.uk](http://www.betterbarnsbury.org.uk)