



Mount Anvil,  
better London living



**BEST** BARNSBURY  
ESTATE  
TRANSFORMATION

**WORKSHOP 11**  
DESIGN AND APPEARANCE  
OF NEW BUILDINGS

# WELCOME TO WORKSHOP 11!

## We'll be getting started very soon

- ▶ Your audio and video is automatically turned off and will remain off throughout the presentation.
- ▶ For technical help, please contact us at **Best@Newlon.org.uk**
- ▶ On the screen you can see the panellists from the project team.
- ▶ This meeting will be recorded, purely for reference and reporting purposes, and won't be shared outside of the project team.
- ▶ There'll be a Q&A session at the end, as well as the chance to ask questions after each presentation.
- ▶ We'll be running polls throughout the session which you can answer via the dedicated button at the bottom of your screen. Please do fill out the feedback form – via the copy sent to you, through the website or by emailing us – as well as answering these polls.
- ▶ If you think of a question, please type it in the Q&A box at any time.

# PHASING INFORMATION

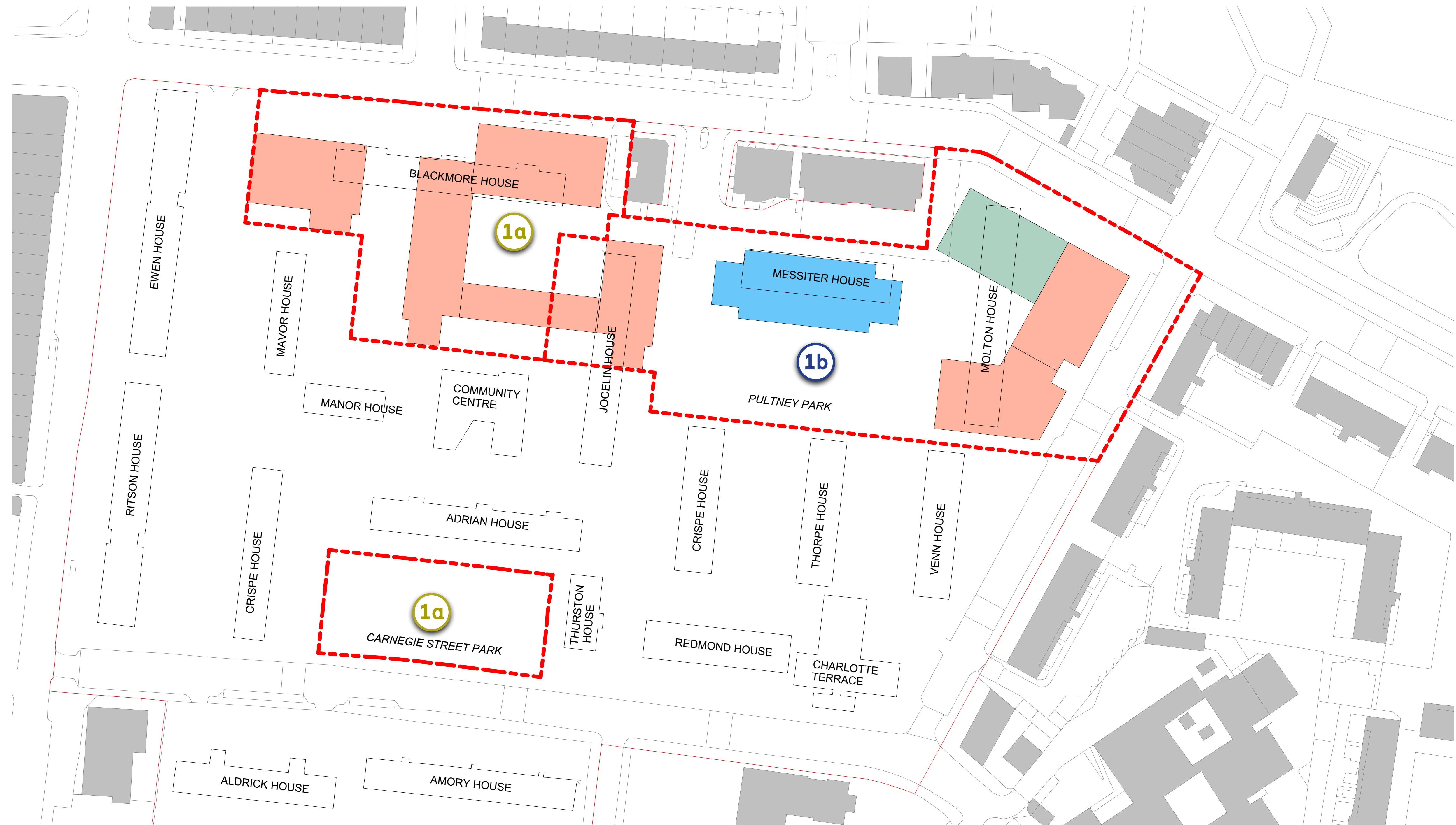
TENANTS			RESIDENT LEASEHOLDERS		
Block	Aiming to rehouse into	Rehousing Year	Block	Aiming to rehouse into	Rehousing Year
Blackmore House	Phase 1a - Blocks A3, B1, B2, B4*	2025	Blackmore House	Phase 1b – Block C7	2027
Jocelin House	Phase 1a - Blocks A3, B1, B2, B4*	2025	Jocelin House	Phase 1b – Block C7	2027
Messiter House	Phase 1a - Blocks A3, B1, B2, B4*	2025	Messiter House	Phase 1b – Block C7	2027
Molton House	Phase 1a - Blocks A3, B1, B2, B4*	2025	Molton House	Phase 1b – Block C7	2027
Adrian House	Phase 1b - Blocks B3, C8, C9	2027	Adrian House	Phase 1b – Block C7	2027
Thurston House	Phase 1b - Blocks B3, C8, C9	2027	Thurston House	Phase 1b – Block C7	2027
Mavor House	Phase 1b - Blocks B3, C8, C9	2027	Mavor House	Phase 1b – Block C7	2027
Ewen House	Phase 1b - Blocks B3, C8, C9	2027	Ewen House	Phase 1b – Block C7	2027
All the other blocks	TBC	2030 - 2033	All the other blocks	TBC	2030 - 2033

\* Block B4 includes only 5-bedroom homes.







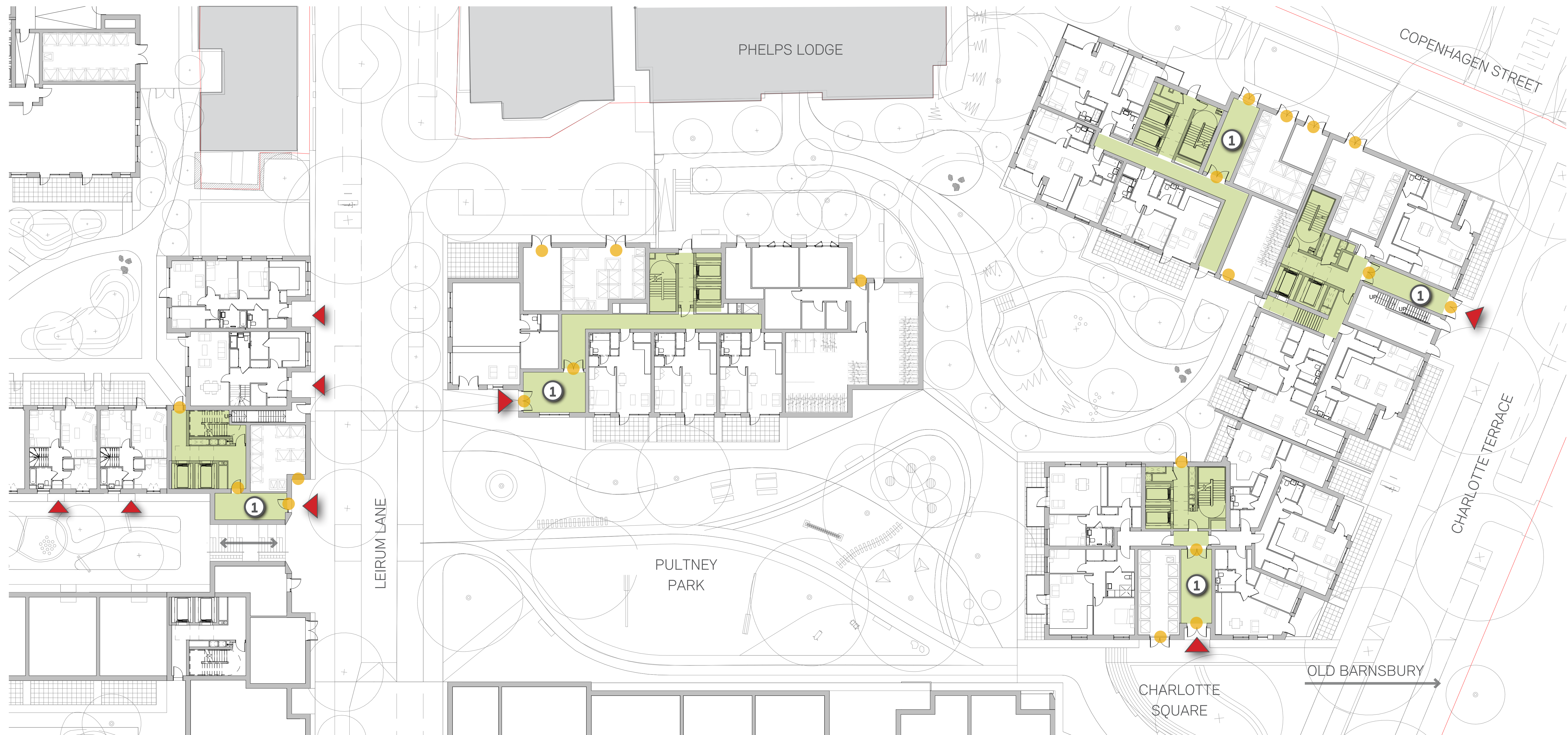












**W11 Document  
Reference**

**Page 6**

## 1 Communal Entrance

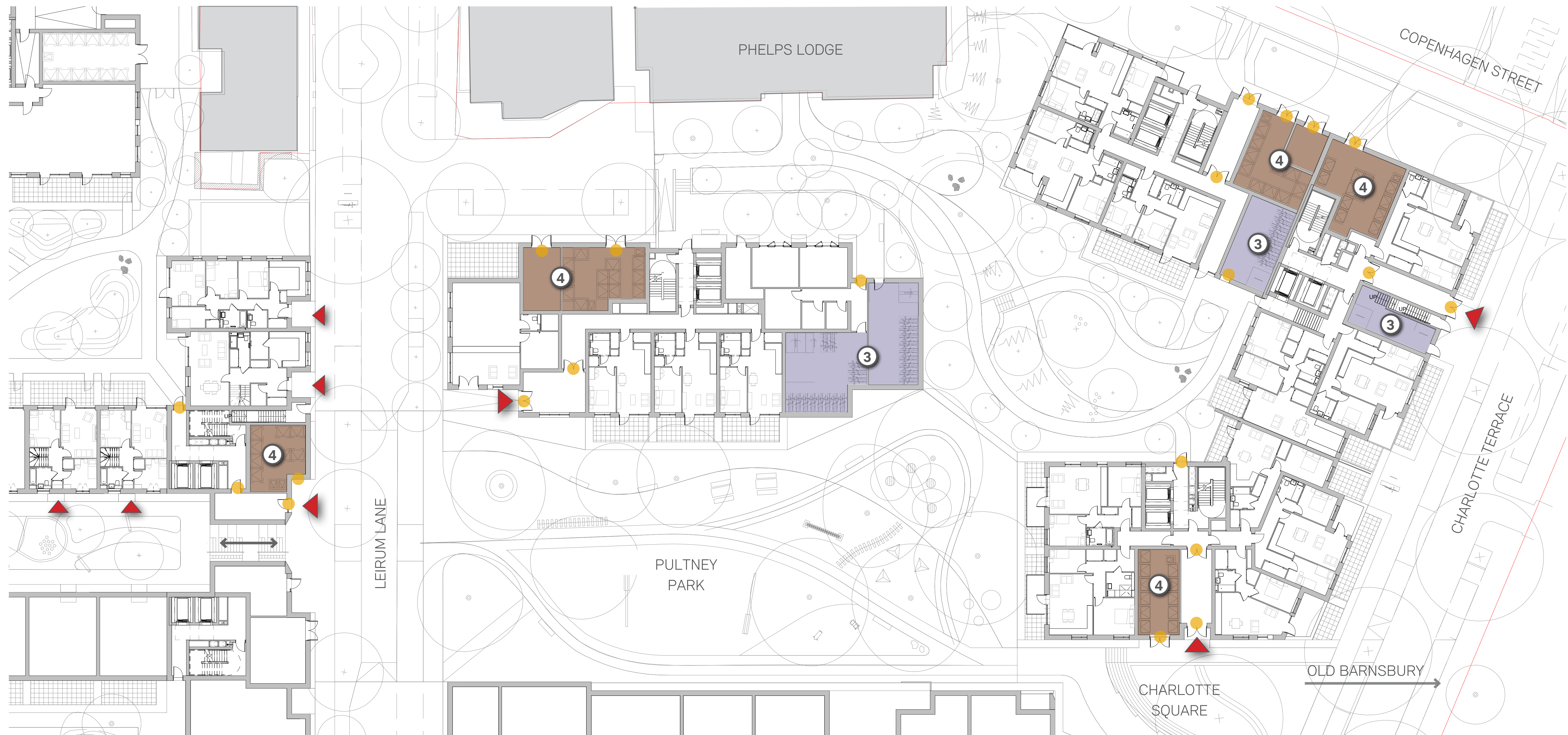
- Safe and secure entrance to building
- Welcoming entrance that is well lit
- Resident fob access
- Communal postboxes in main lobby area
- Clear wayfinding signage
- Wheelchair and pushchair accessible



Example communal entrance

- Fob access points
- ▶ Entrances
- Communal entrances and circulation space



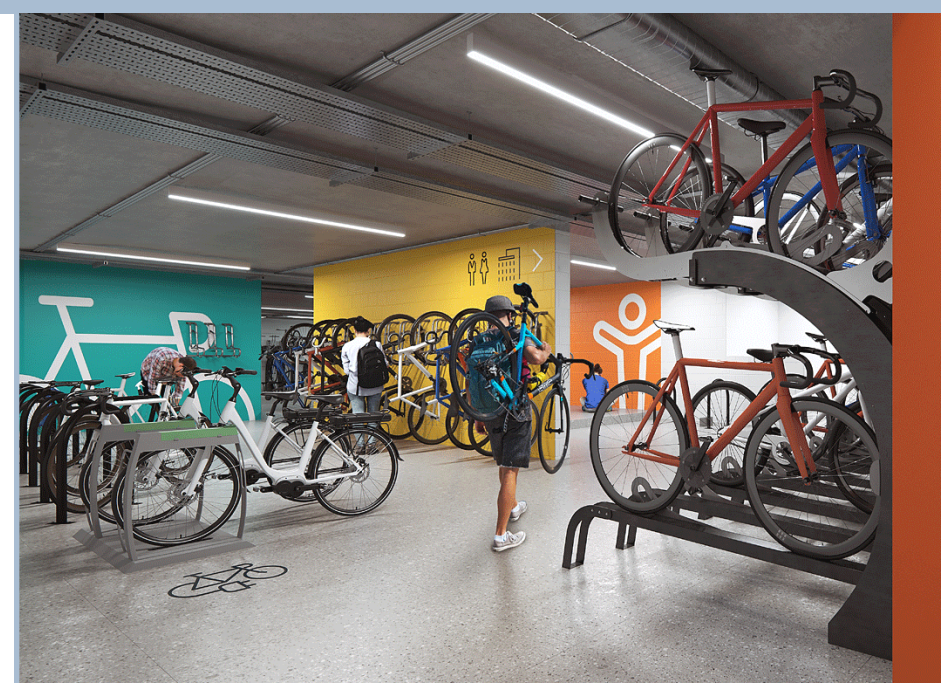


## W11 Document Reference

Page 6

### 3 Cycle Stores

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



Example cycle store

### 4 Bin Stores

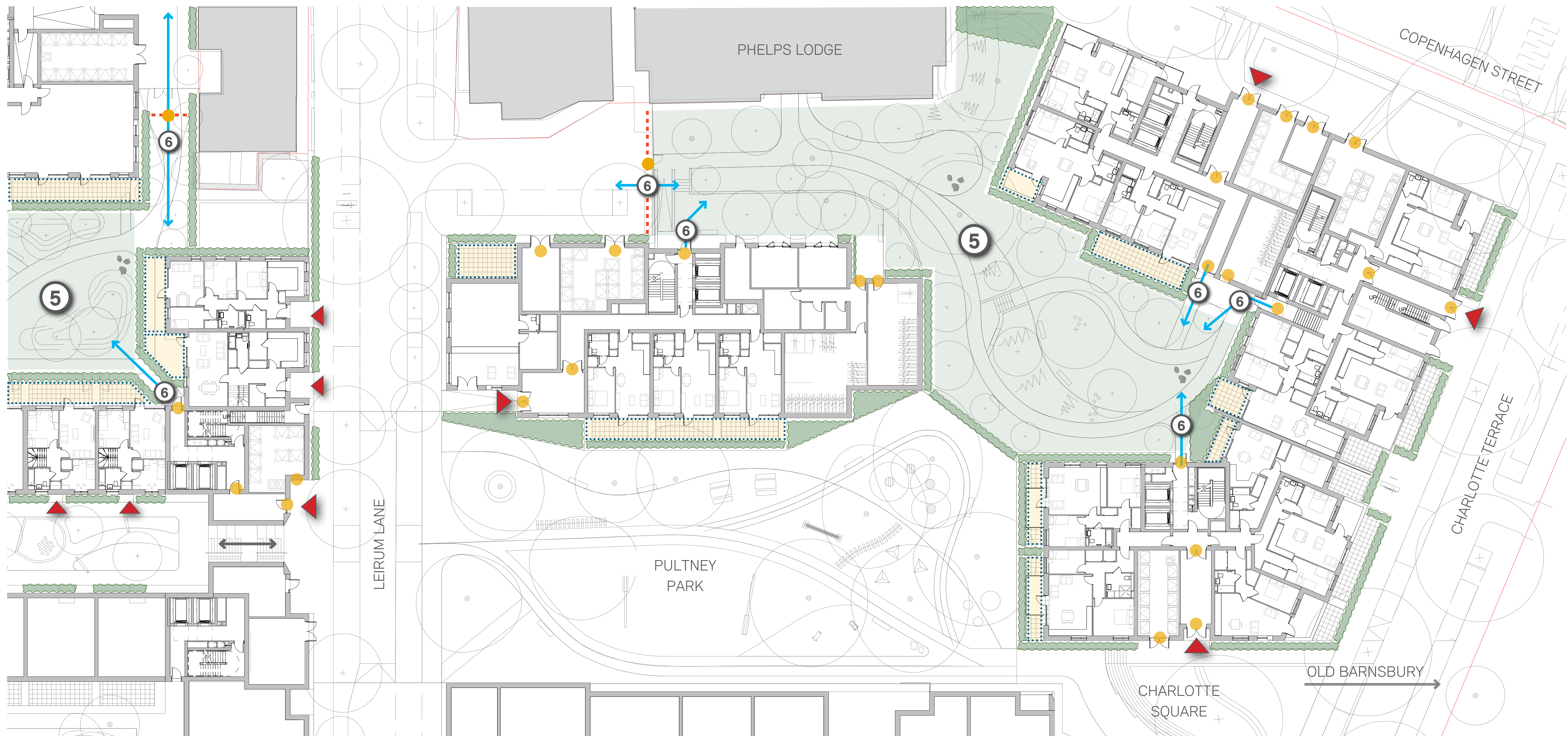
- Enough bins to serve all homes
- General, recycling and food waste bins
- Safe and secure resident fob access
- Well ventilated to reduce smells
- Well lit and easily accessible



Example bin store

- Fob access points
- ▶ Entrance to home
- Cycle store
- Bin store





W11 Document  
Reference

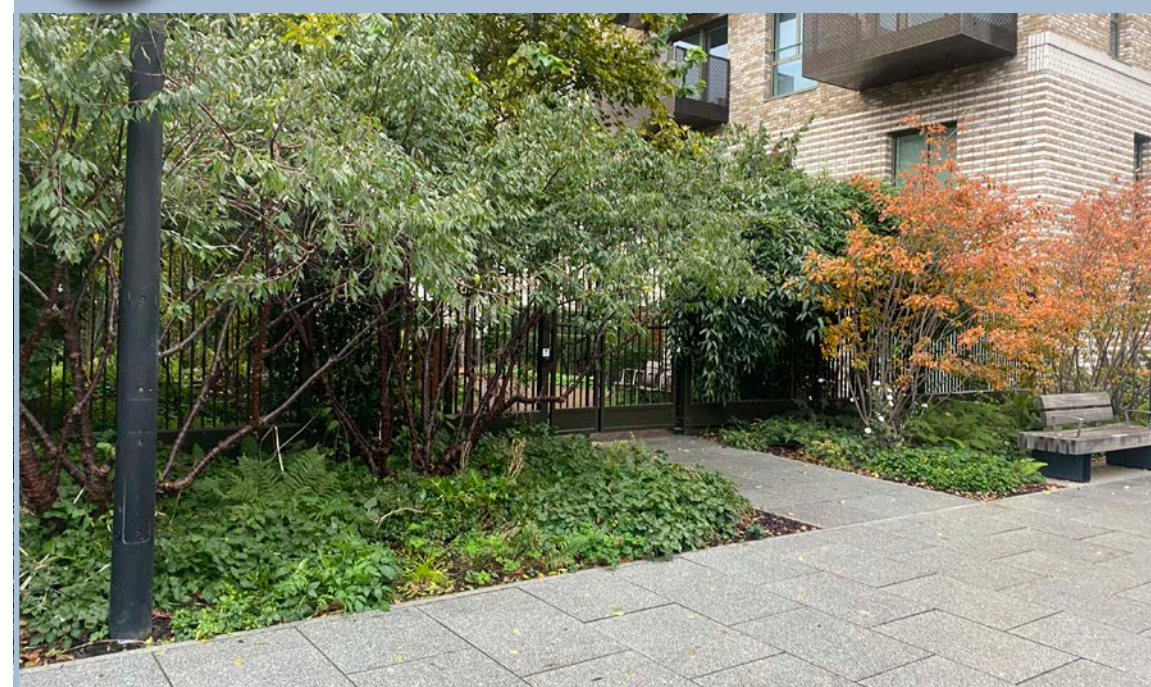
Page 6

## 5 Communal Courtyard

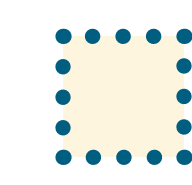



Example communal courtyard

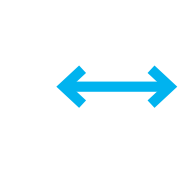
## 6 Courtyard Access



Example courtyard access

 Private resident  
outside space

 Resident communal  
courtyard

 Resident access to  
shared courtyards





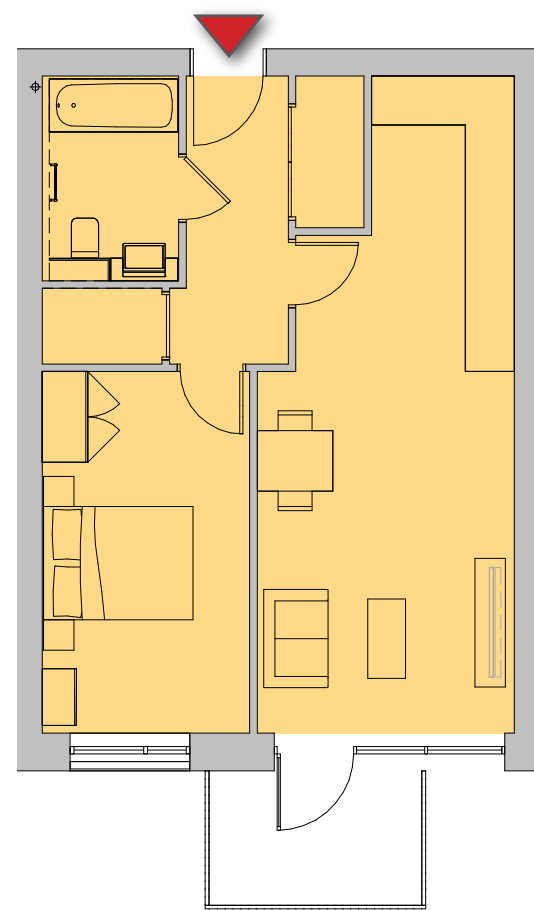
-  1 bedroom home
  Plant
-  2 bedroom home
  Temporary estate management office
-  3 bedroom home
-  4 bedroom home
-  5 bedroom home



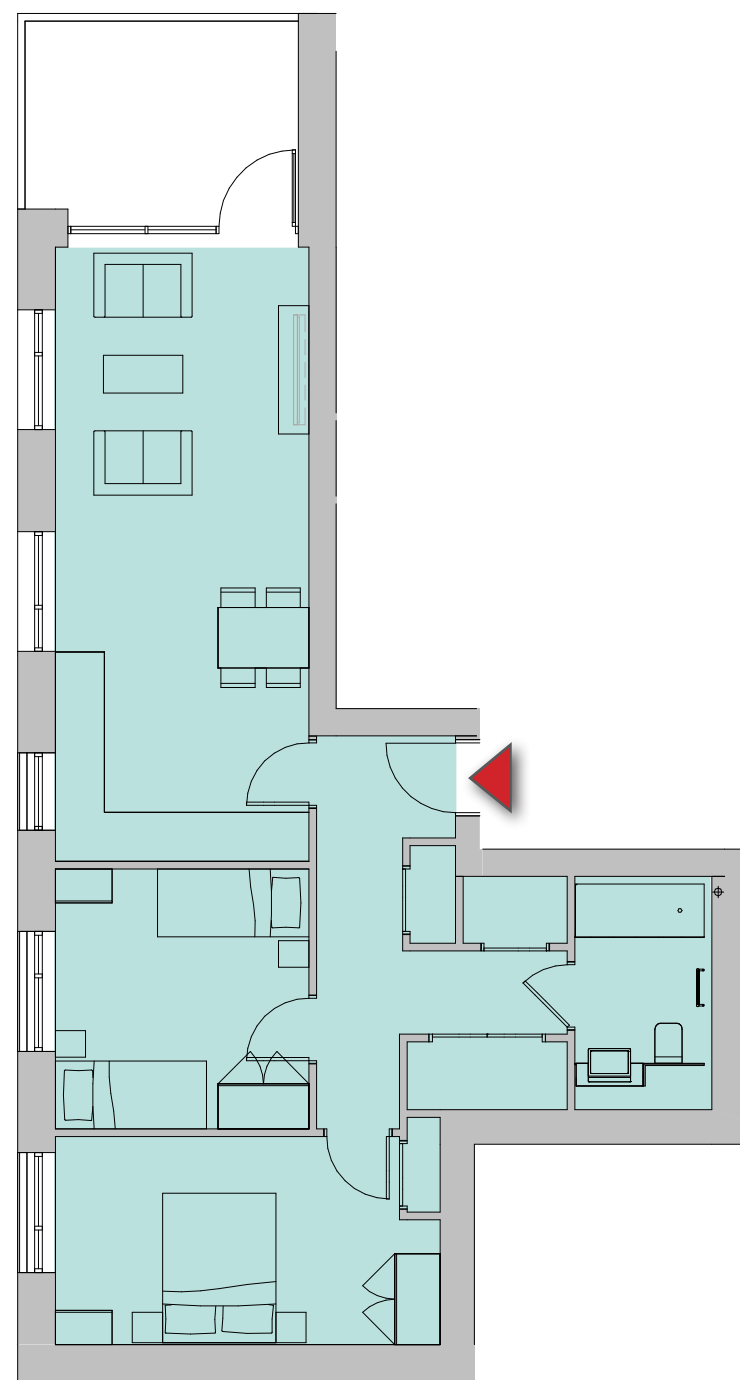
W11 Document  
Reference

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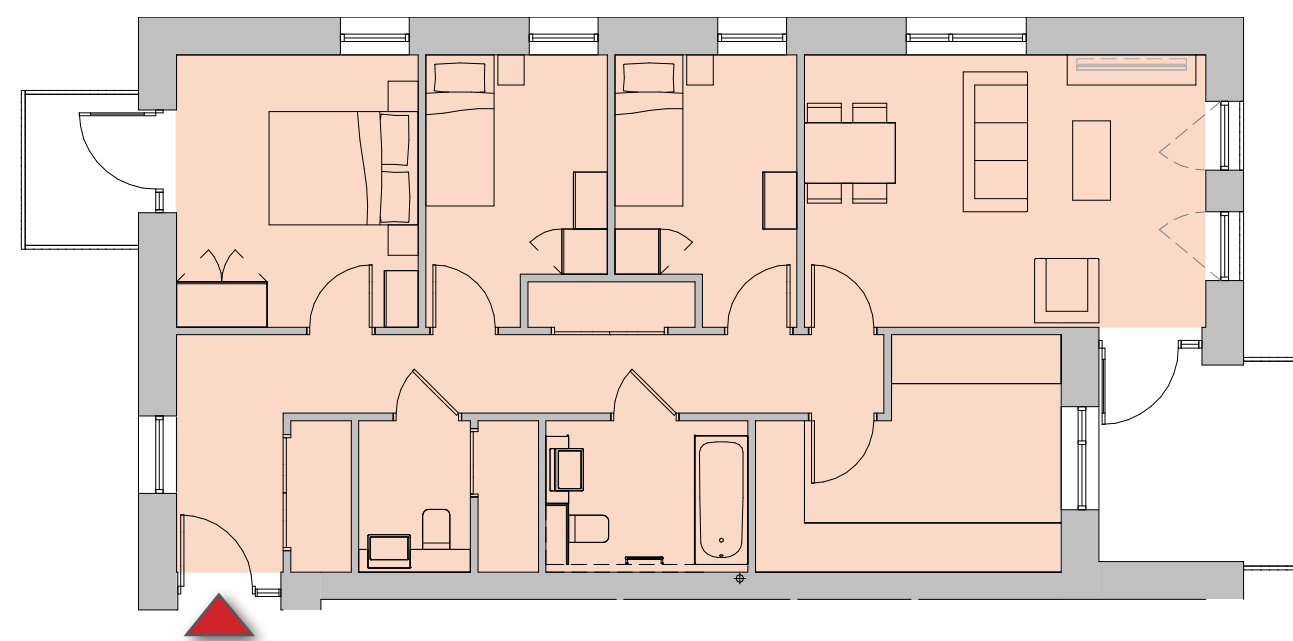
1A Typical 1 Bed 2 Person Flat



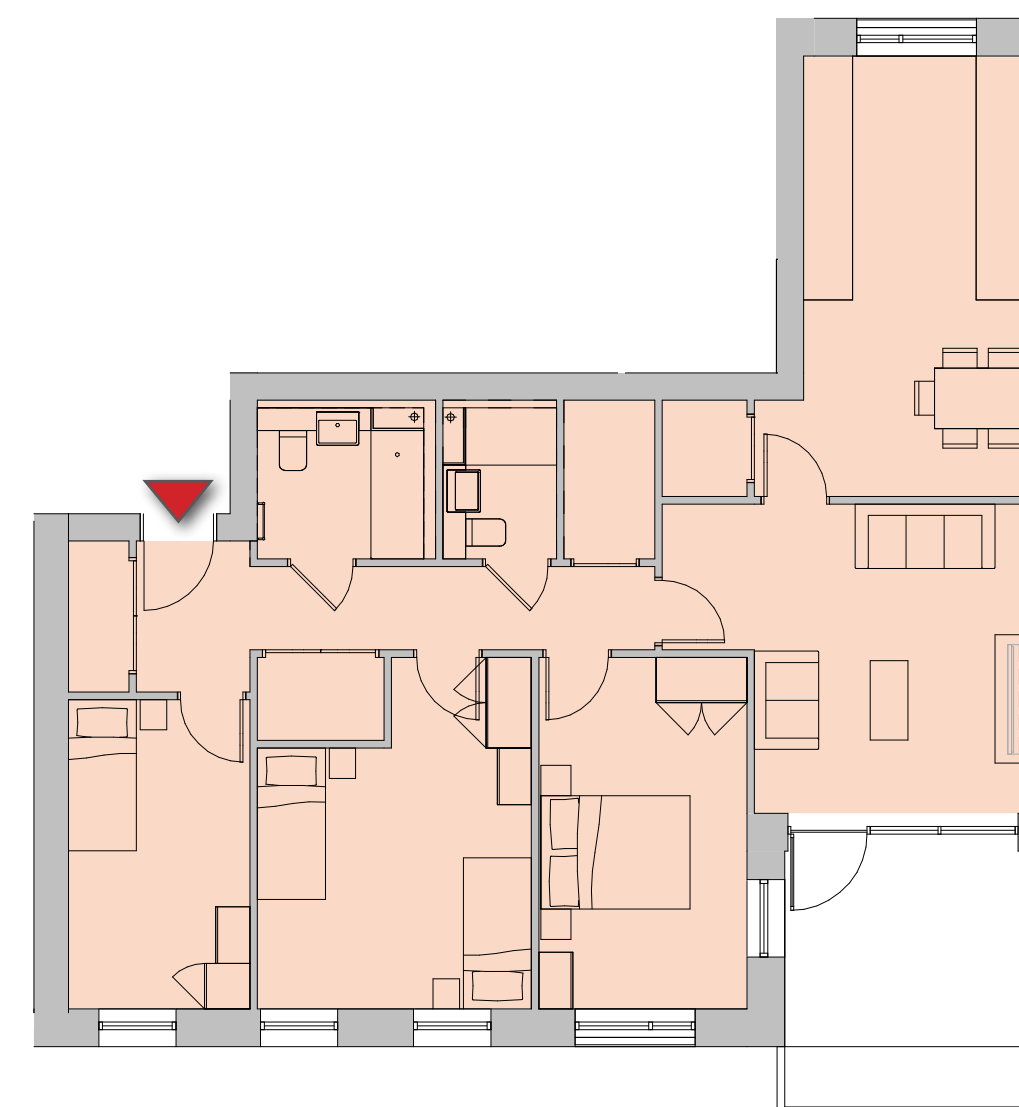
2A Typical 2 Bed 4 Person Flat



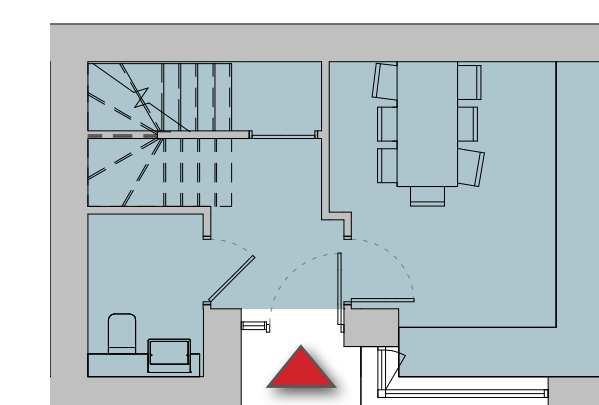
3A Typical 3 Bed 4 Person Flat



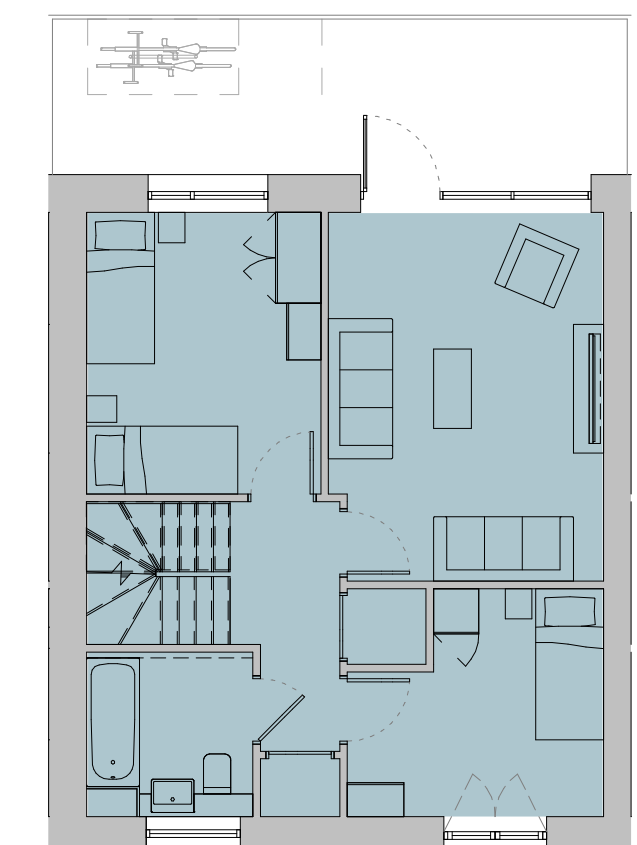
3B Typical 3 Bed 5 Person Flat



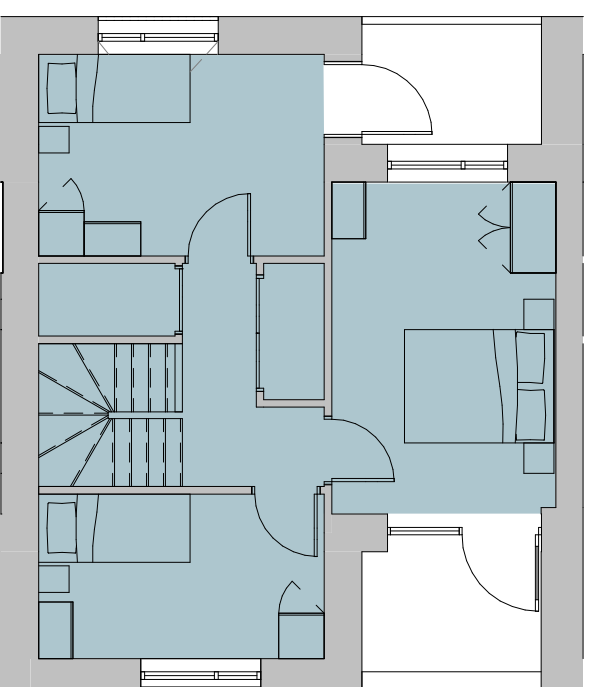
5A Typical 5 Bed 7 Person Mews House



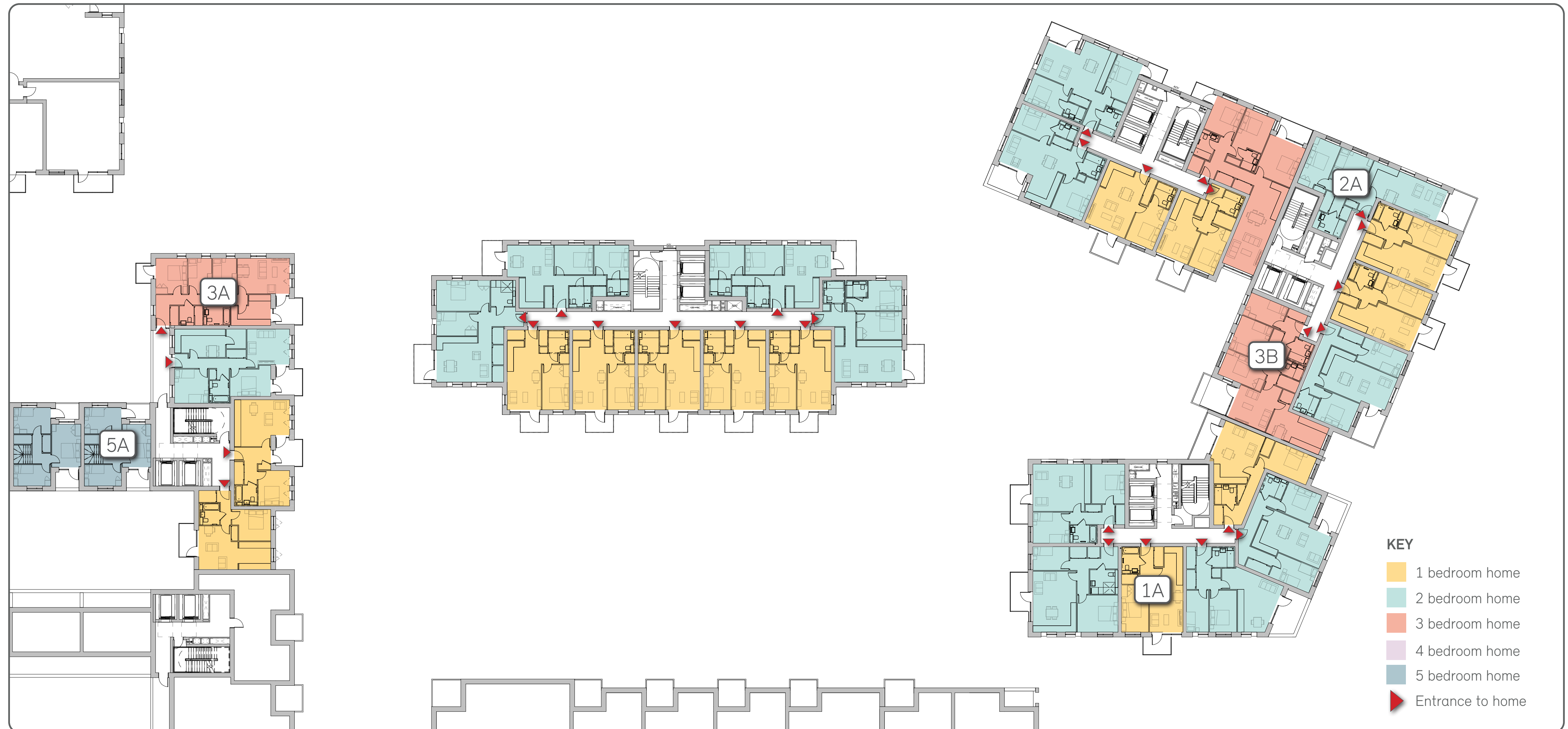
Ground Floor



First Floor



Second Floor





W11 Document  
Reference

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Recommended  
minimum space  
standards

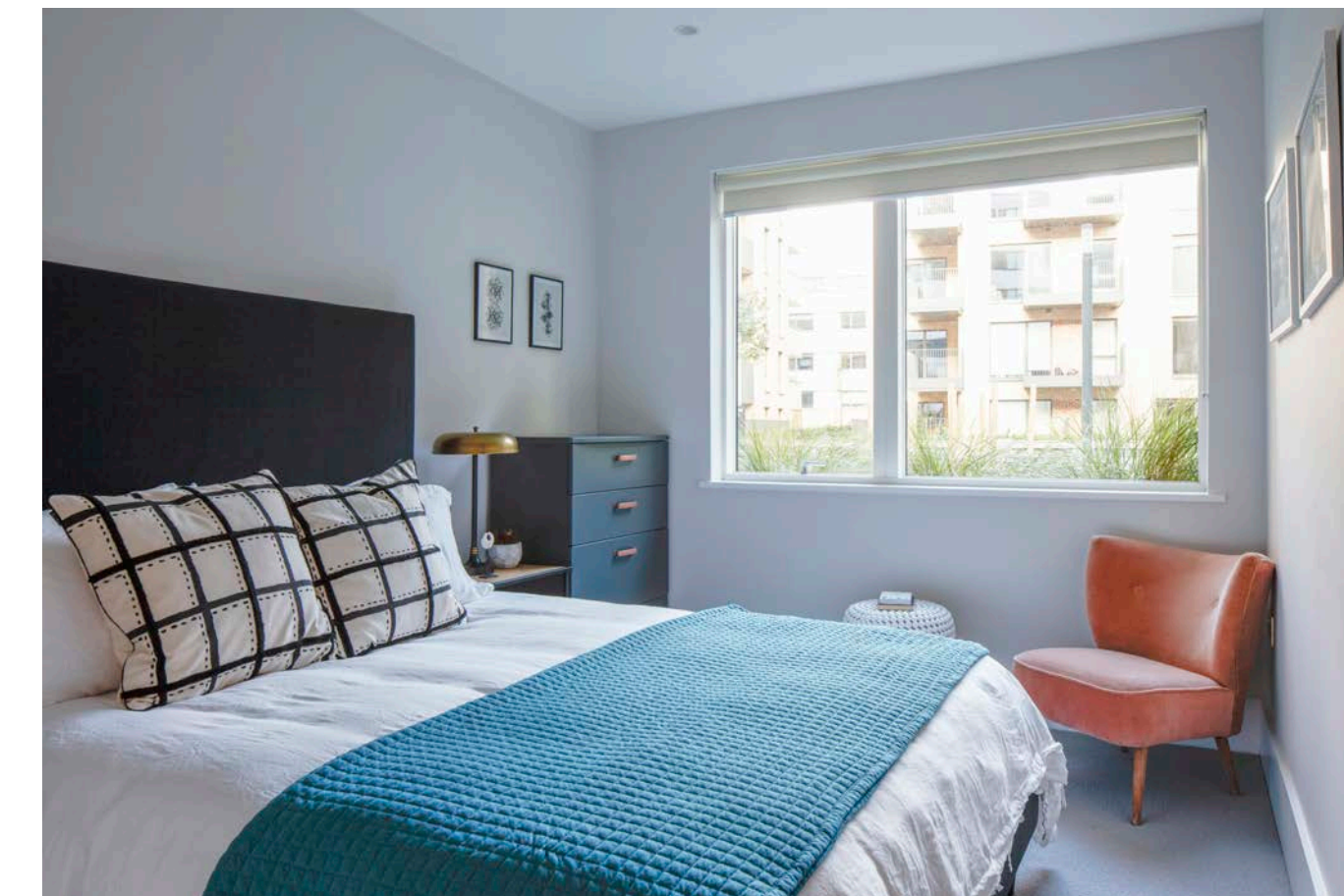
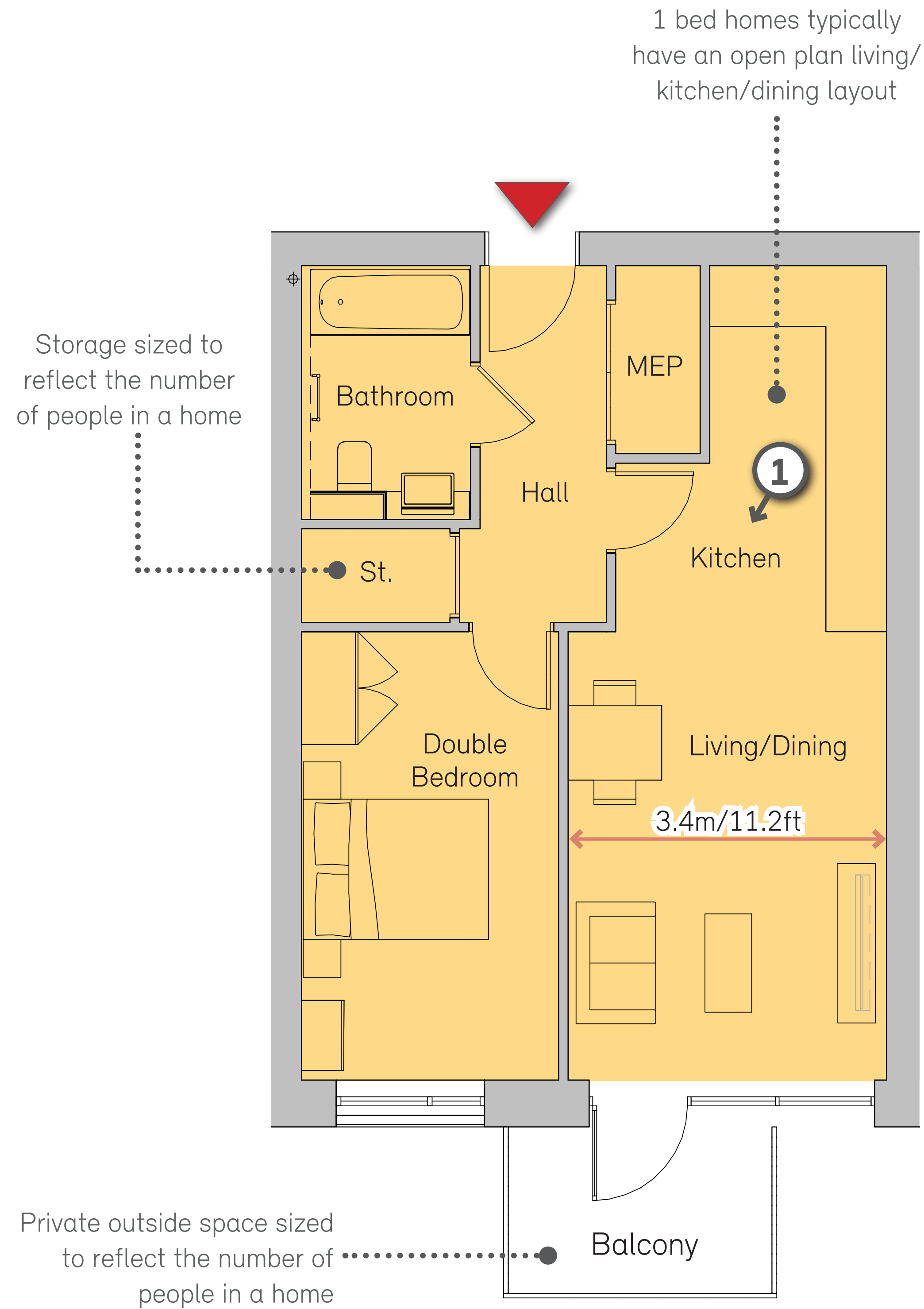
1 Bed  
1 or 2 Person  
**50m<sup>2</sup> /  
538sq.ft**  
MIN AREA

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



Example double bedroom



① View of open plan living / kitchen / dining space



W11 Document  
Reference


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Recommended  
minimum space  
standards

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

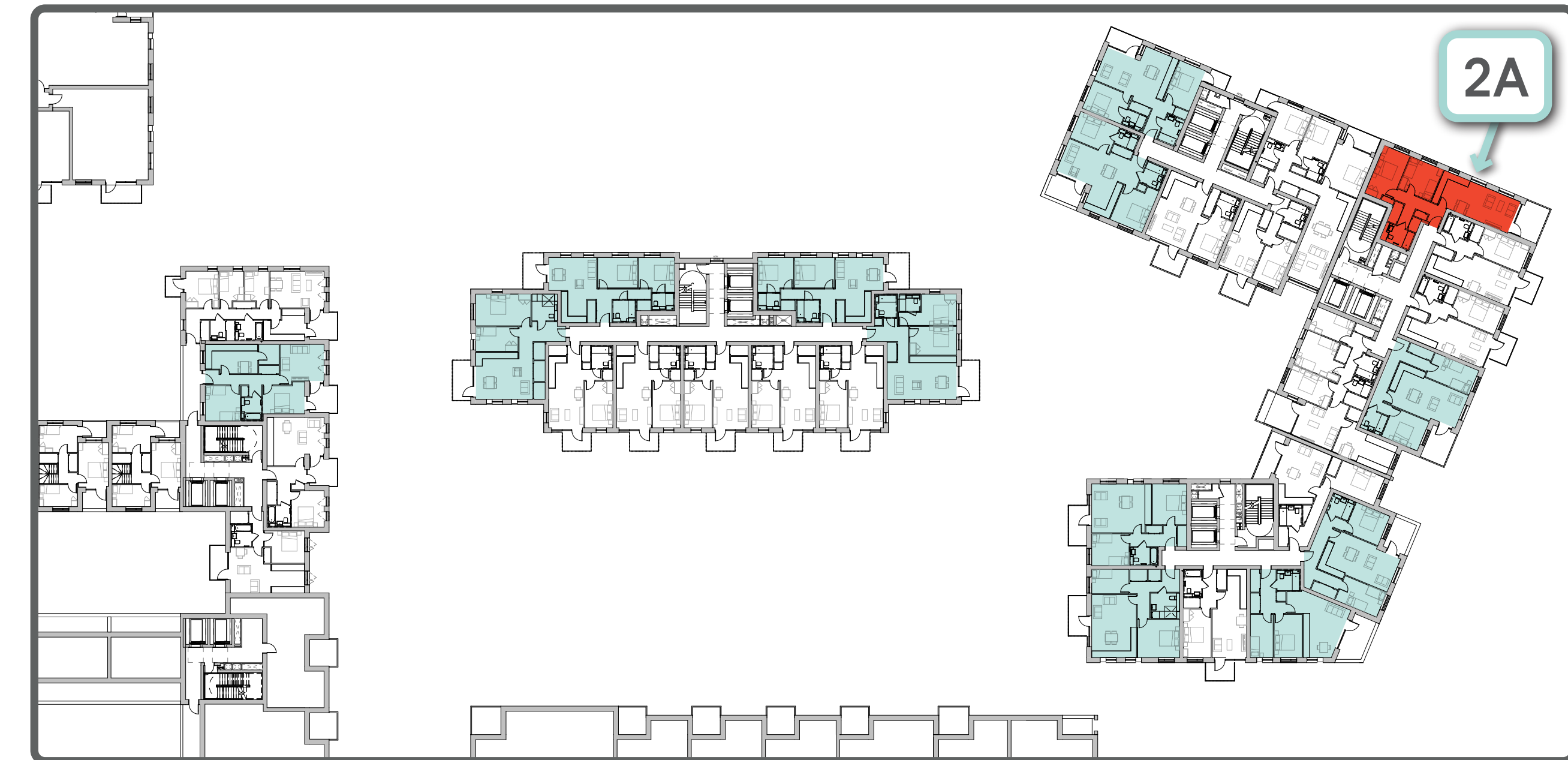
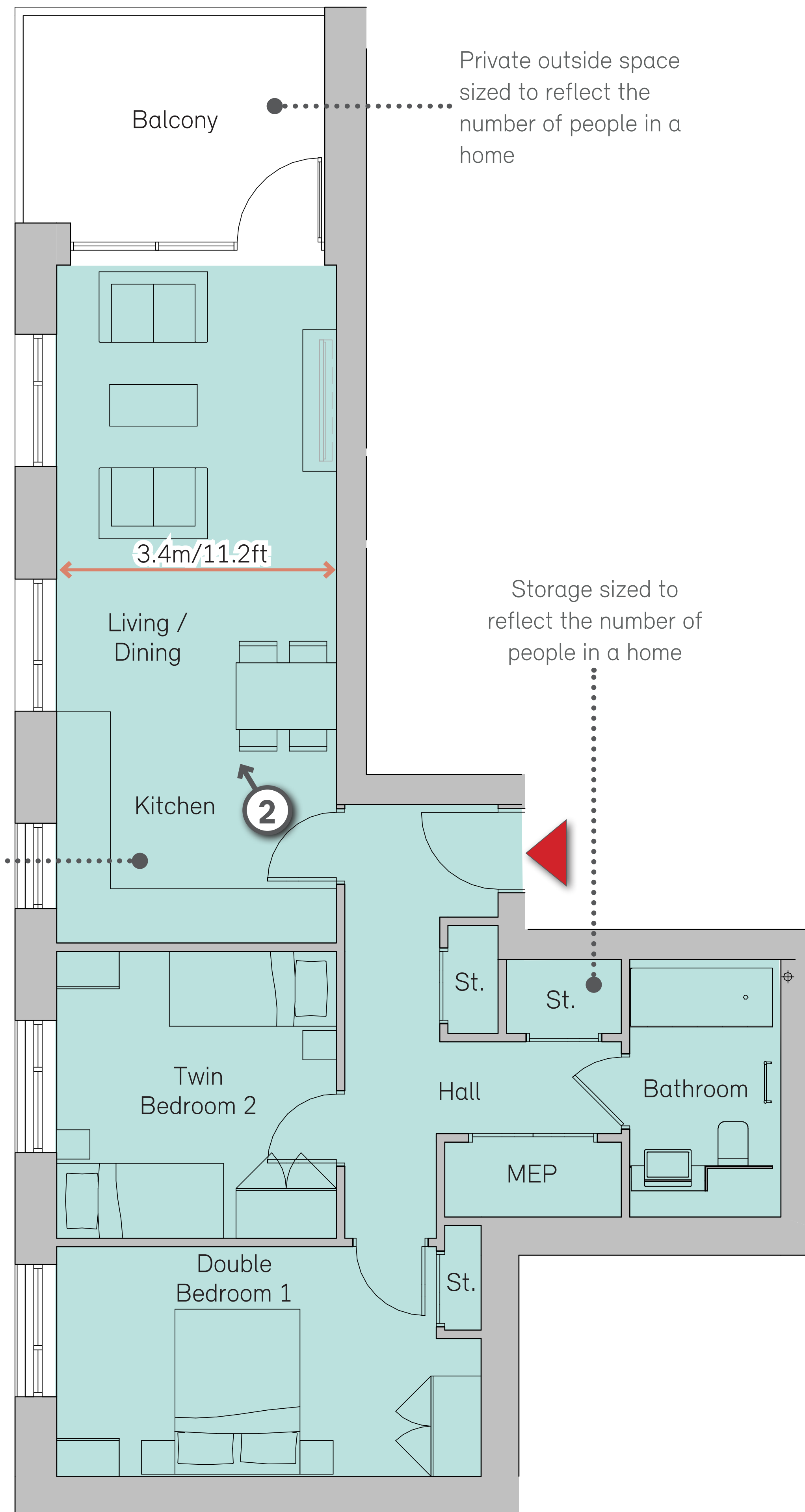
Combined living, kitchen &  
dining total area  
**27m<sup>2</sup> /  
291sq.ft**

RECOMMENDED MINIMUM AREA

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

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

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



Home Location Plan



Example twin bedroom



② View of open plan living / kitchen / dining space



W11 Document  
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Recommended  
minimum space  
standards

3 Bed  
4 Person  
**74m<sup>2</sup> /  
797sq.ft**

MIN AREA

Combined living, kitchen &  
dining total area

**27m<sup>2</sup> /  
291sq.ft**

RECOMMENDED MINIMUM AREA

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



Built in storage

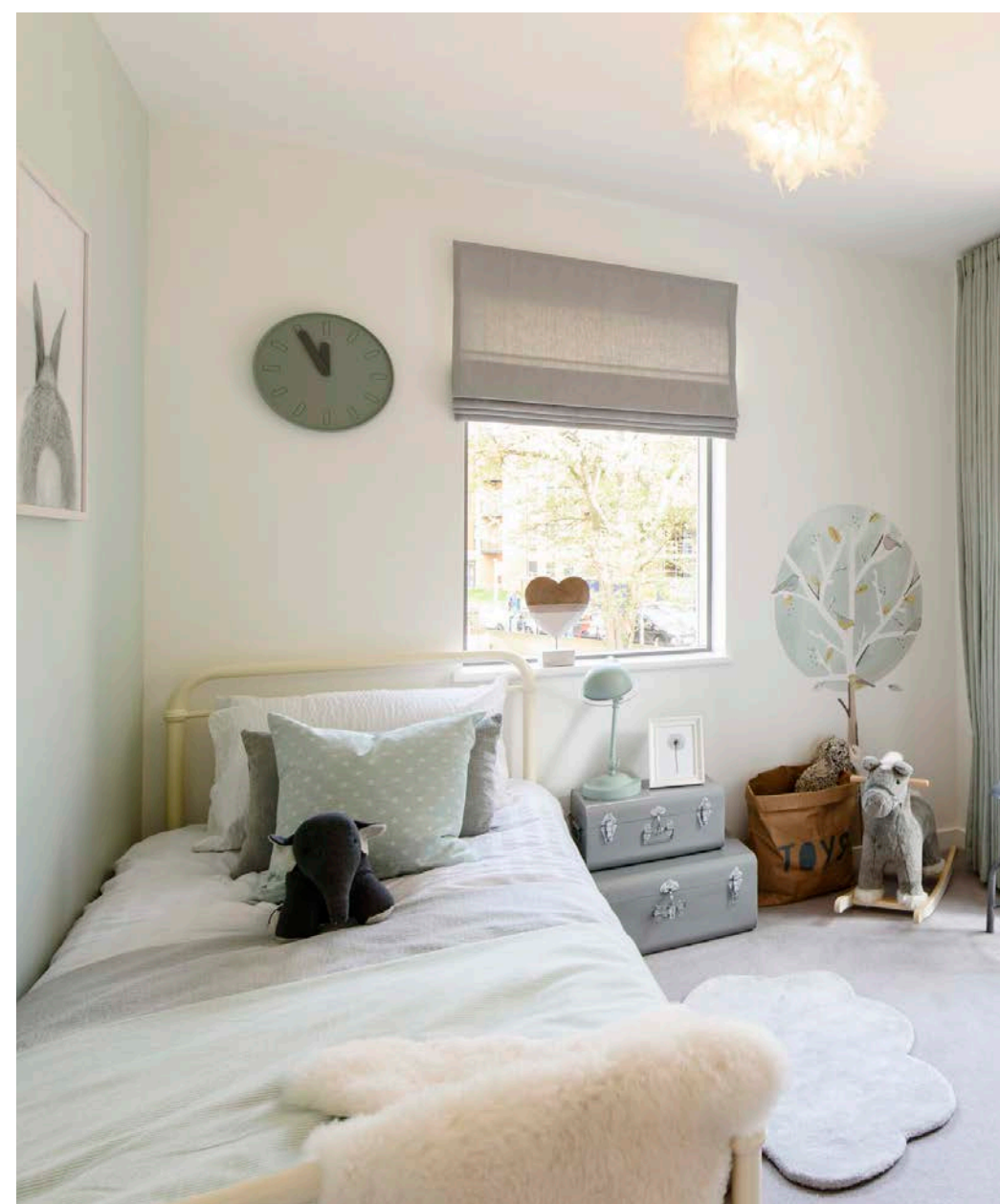
**7m<sup>2</sup> / 75sq.ft**



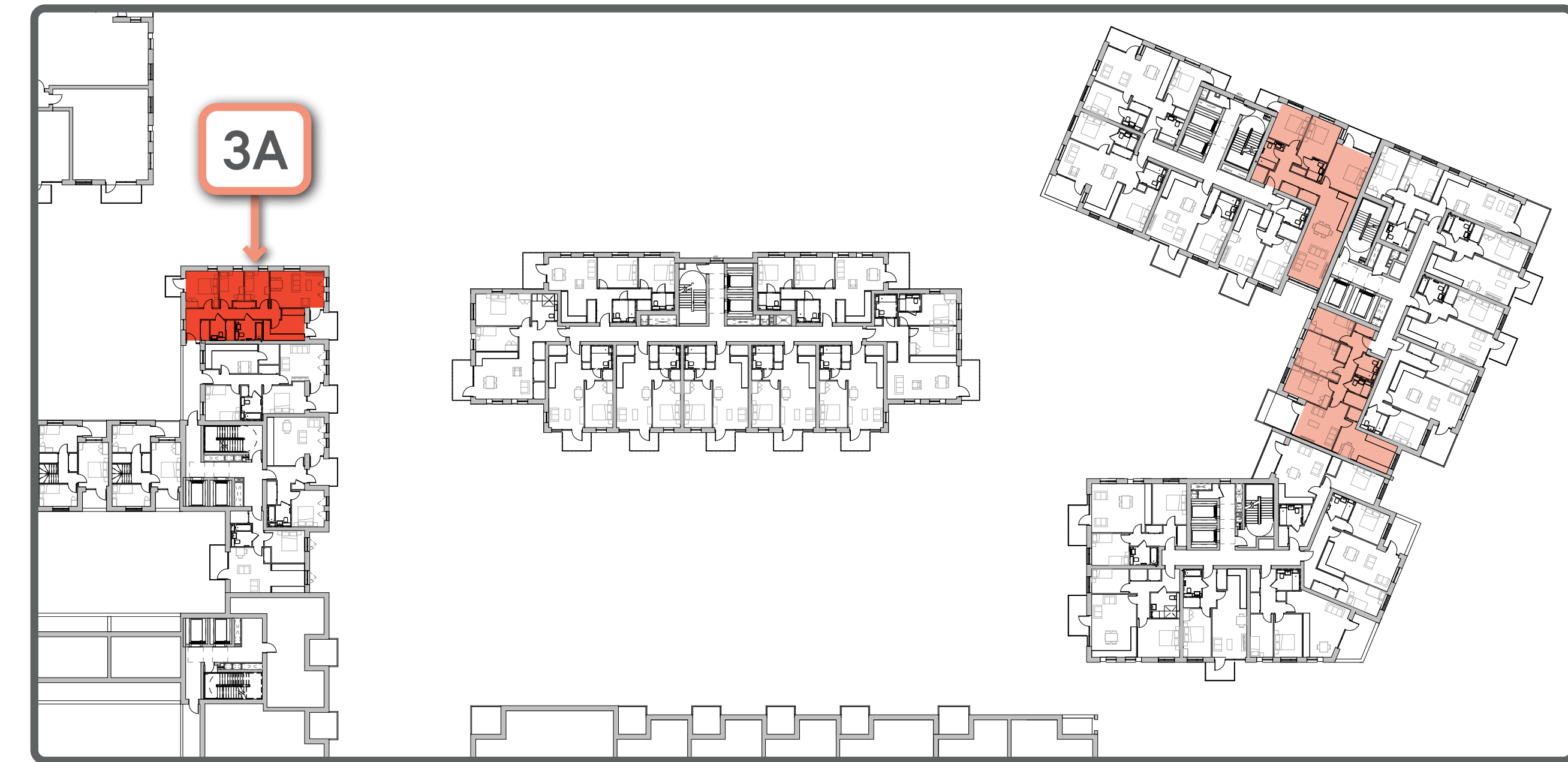
Outside space  
Balcony, garden  
or terrace



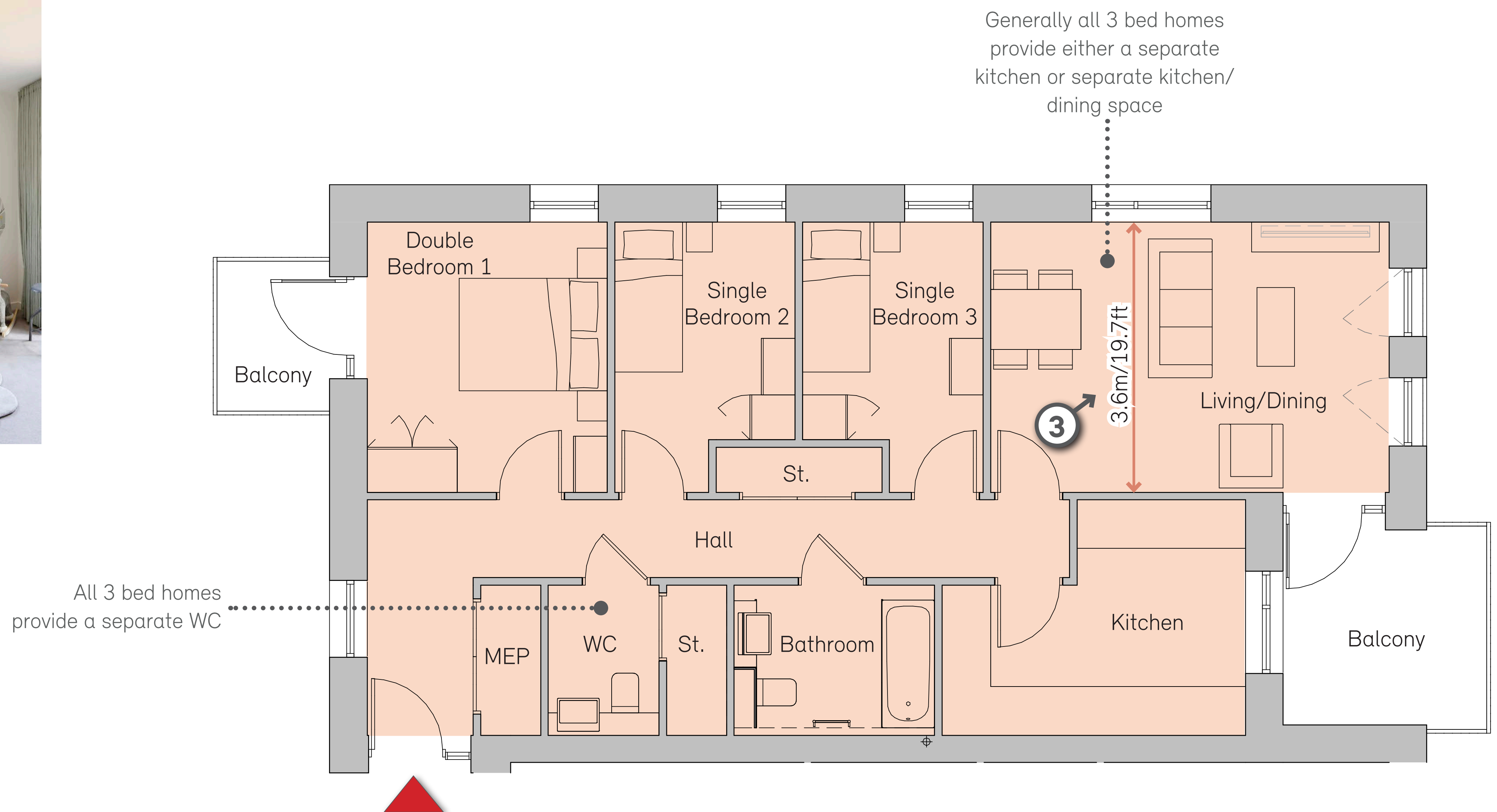
**3** View of living/dining space with separate kitchen



Example single bedroom



Home Location Plan





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Reference

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Recommended  
minimum space  
standards

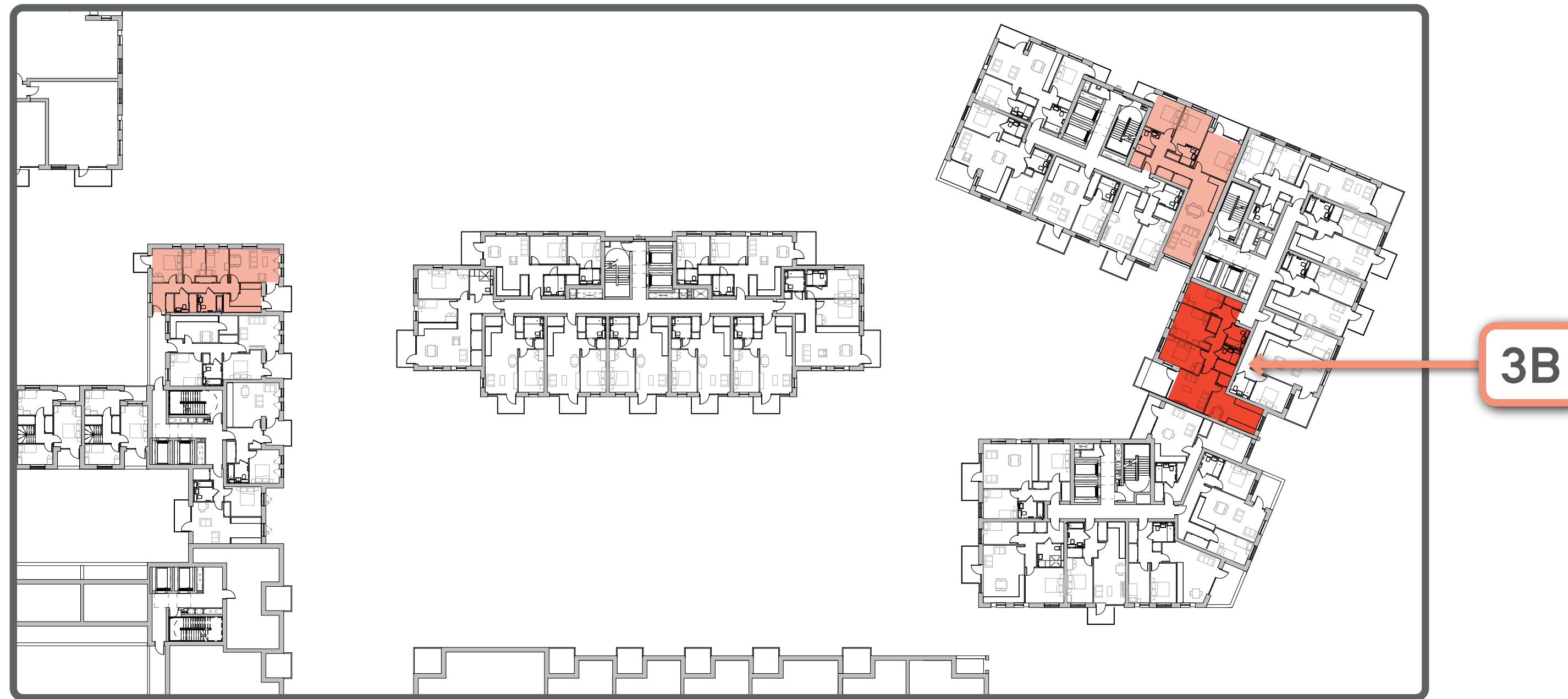
3 Bed  
5 Person  
**86m<sup>2</sup> /  
926sq.ft**  
MIN AREA

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

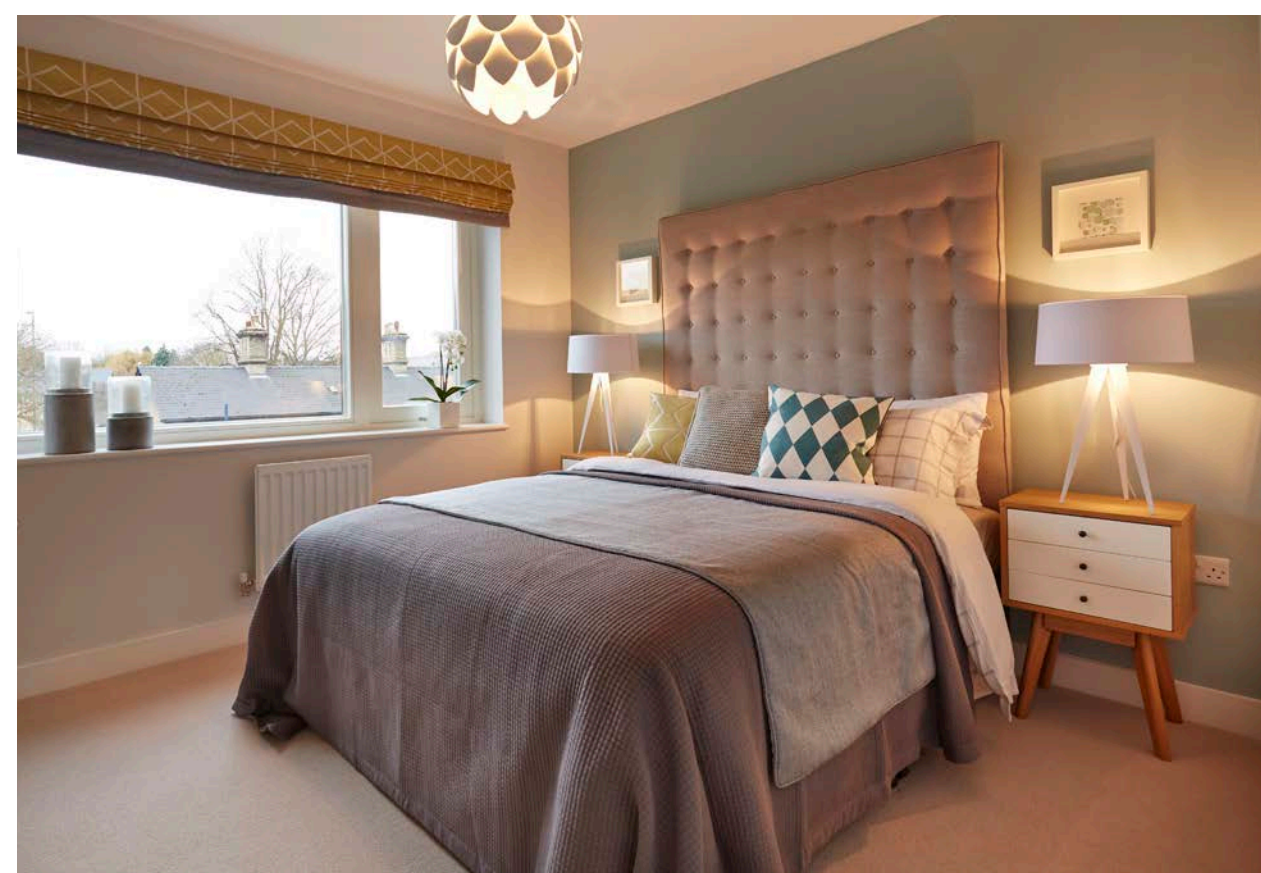
**8m<sup>2</sup> / 86sq.ft**  
Outside space  
Balcony, garden  
or terrace



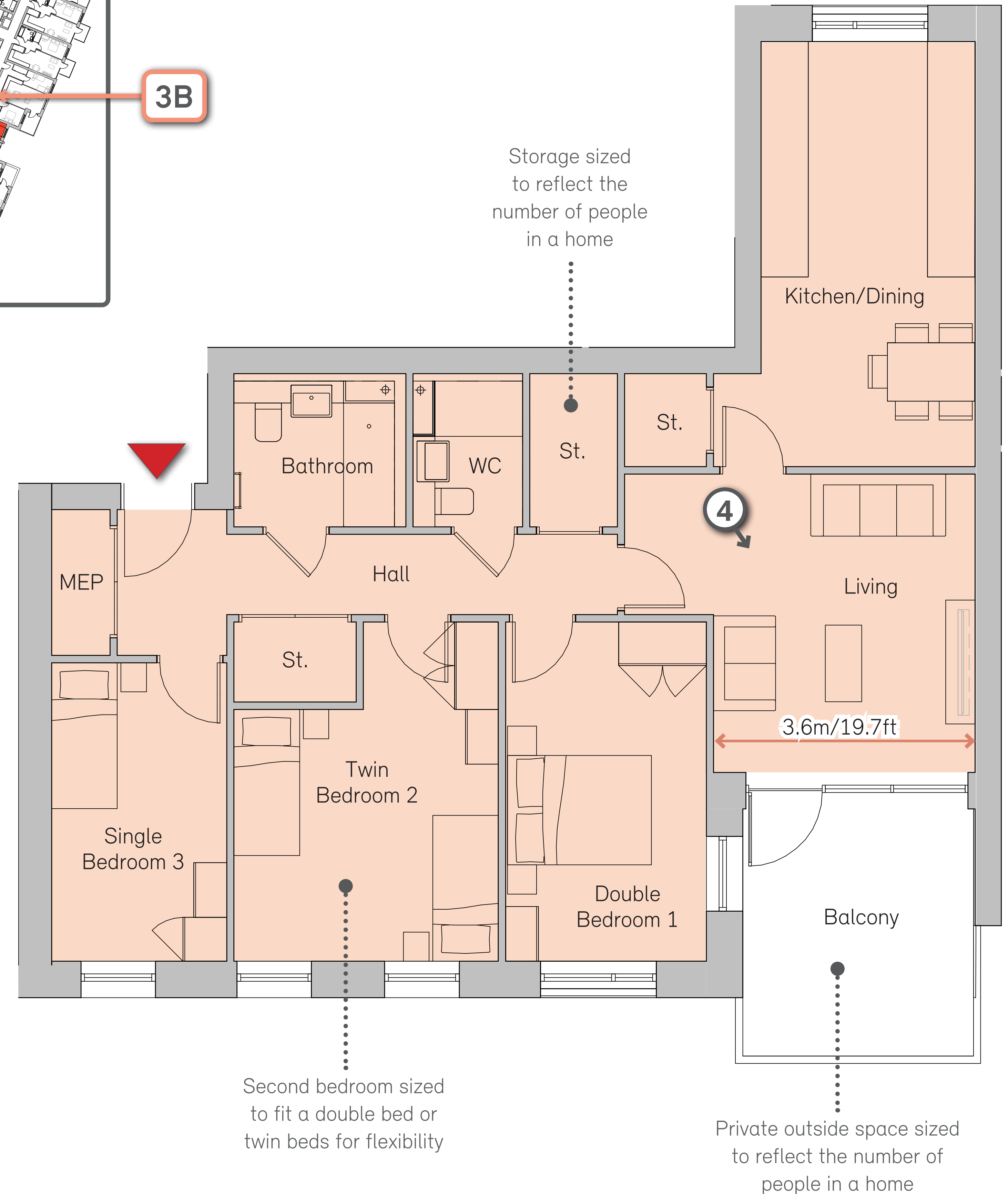
Home Location Plan



④ View of living space with separate kitchen/dining area



Example double bedroom





**W11 Document  
Reference**


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**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**

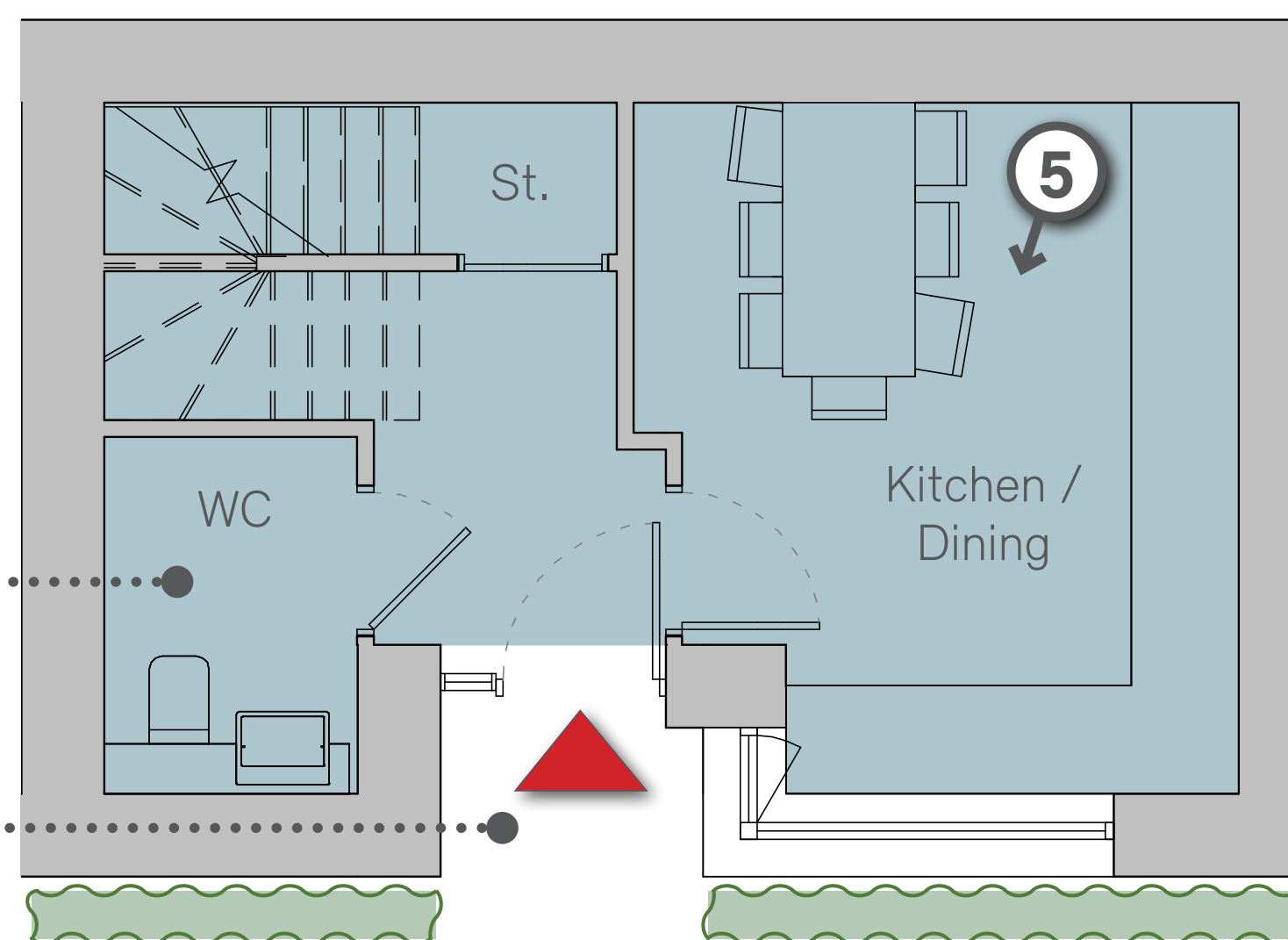
**10m<sup>2</sup> / 108sq.ft**  
 **Outside space**  
Balcony, garden  
or terrace



**5** View of separate kitchen /dining space with corner window



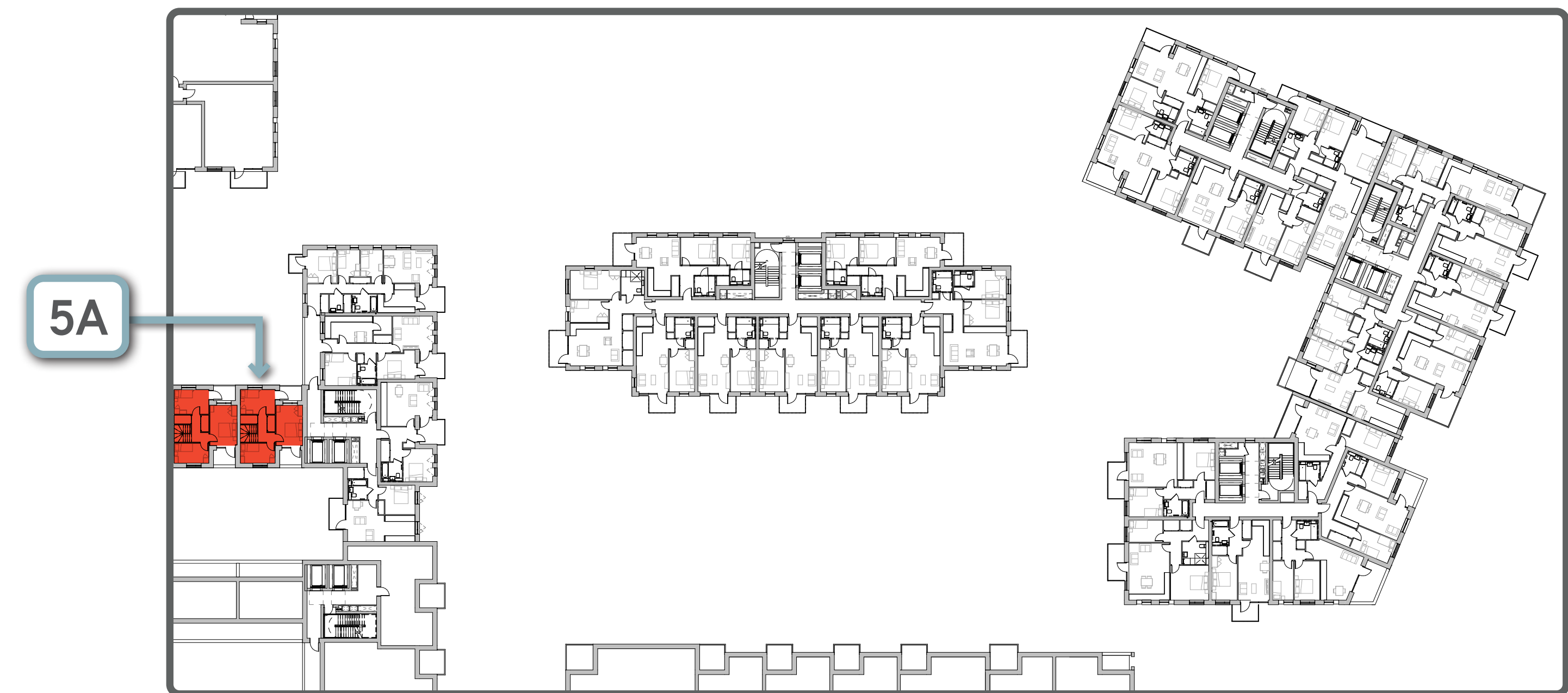
**6** View of living space opening out on to private outside area



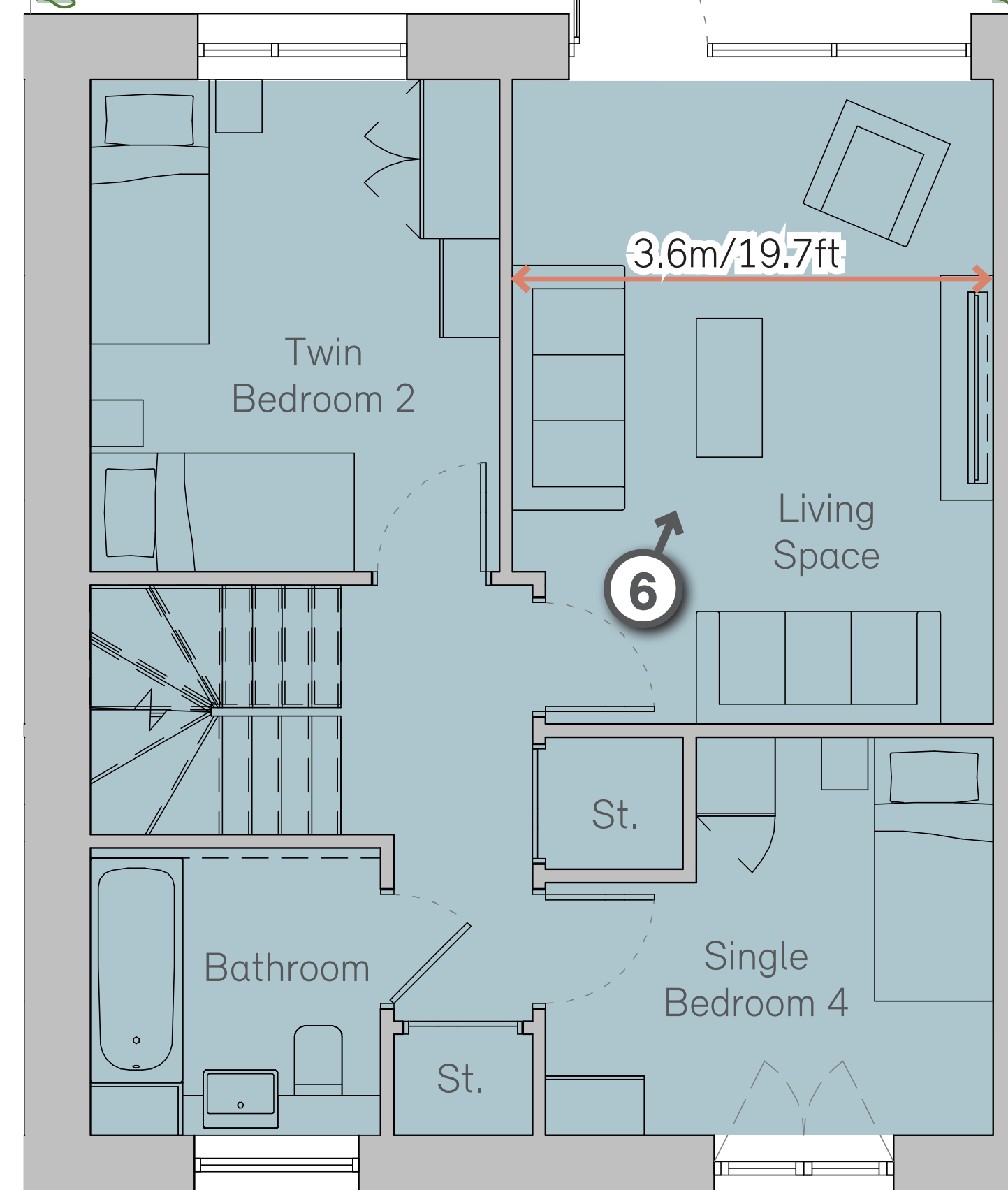
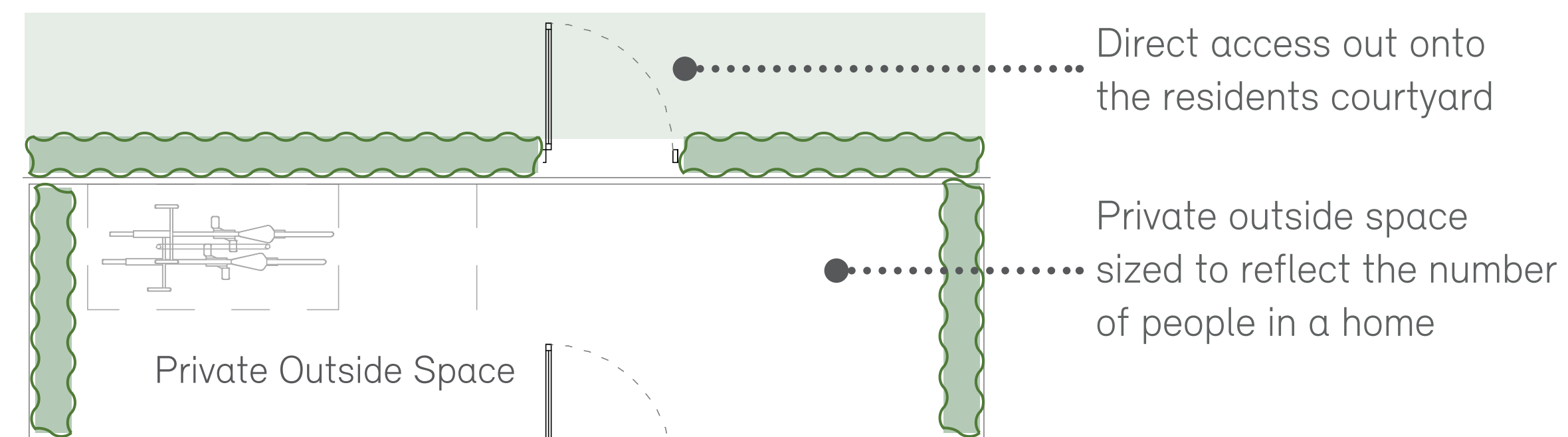
**Ground Floor**

Homes split across multiple floors have a WC on the ground floor

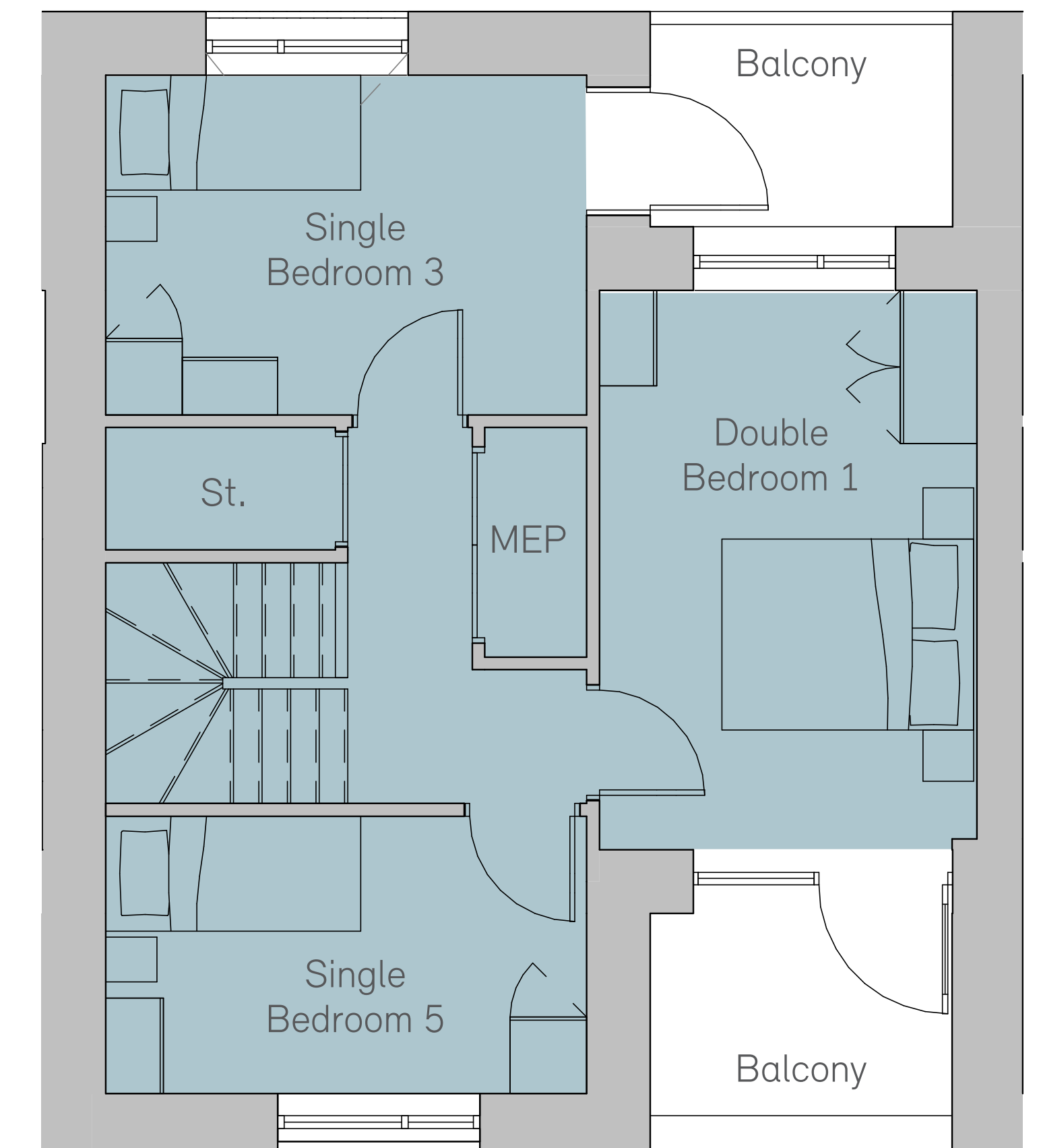
Recessed private entrance



**Home Location Plan**



**First Floor**



**Second Floor**

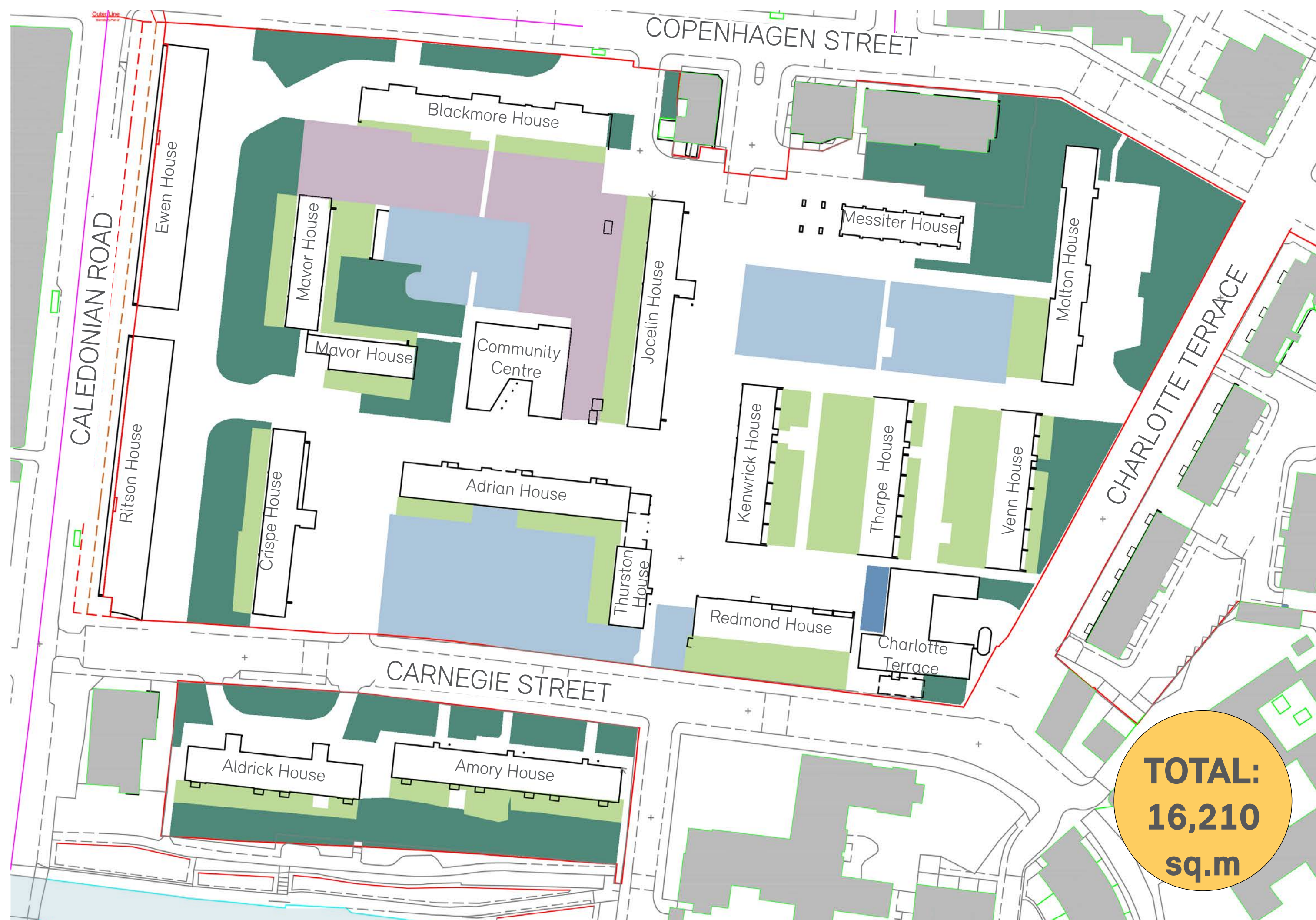


**OPEN SPACE**

**OPEN SPACE**



## Map of existing open space across New Barnsbury



### Breakdown of existing open space

**Landscape buffer  
(non-accessible): 6672 m2**

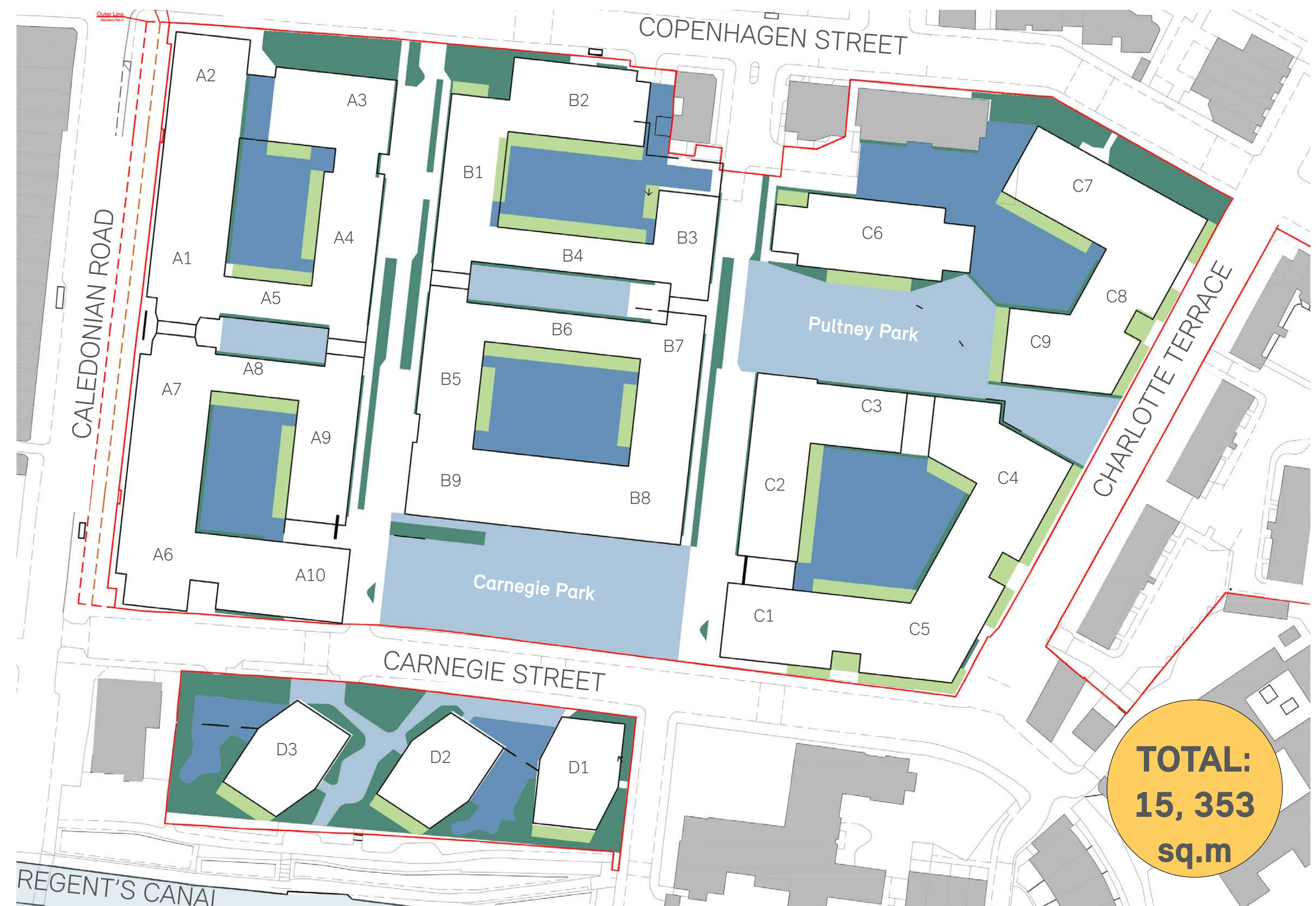
**Private amenity  
3833 m2**

**Shared resident  
garden: 82 m2**

**24 hour open  
space: 3690 m2**

**Communal garden:  
1934 m2**

## Map of proposed open space across New Barnsbury



### Breakdown of proposed open space

**Landscape buffer  
(non-accessible): 3295 m2** ↓ Decrease of 3,377 m2

**Private amenity:  
1838 m2** ↓ Decrease of 1,995 m2

**Shared resident garden:  
5482 m2** ↑ Increase of 5,400 m2

**24 hour open space:  
4738 m2** ↑ Increase of 1,048 m2

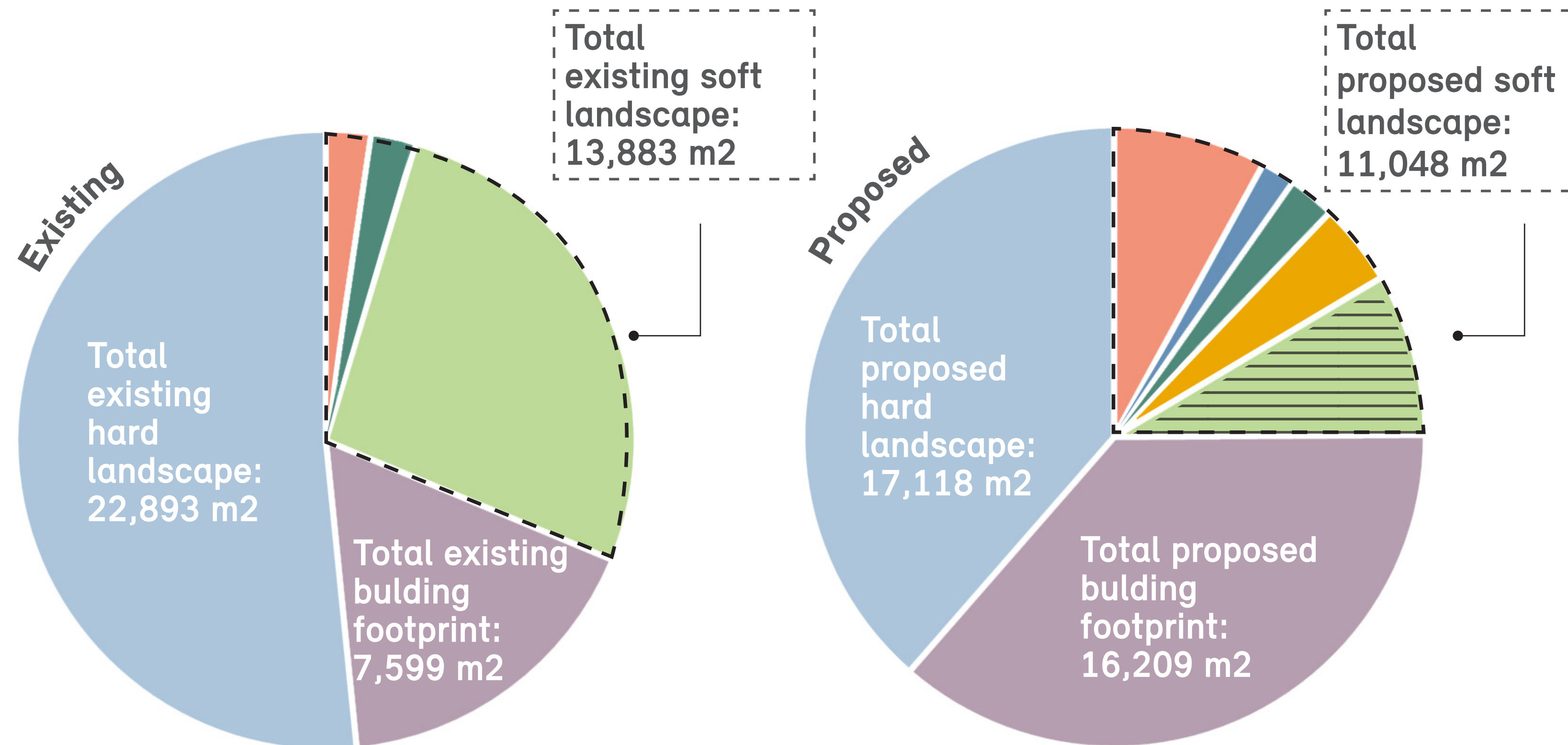
Loss of 857 m2



## Comparison of existing and proposed planting types

### Key

- Building footprint
- Hard landscape
- Amenity grassland
- Flowering lawn
- Mixed hedgerow
- Meadow for shade
- Planted rain gardens
- Semi-natural habitat e.g. meadow or woodland



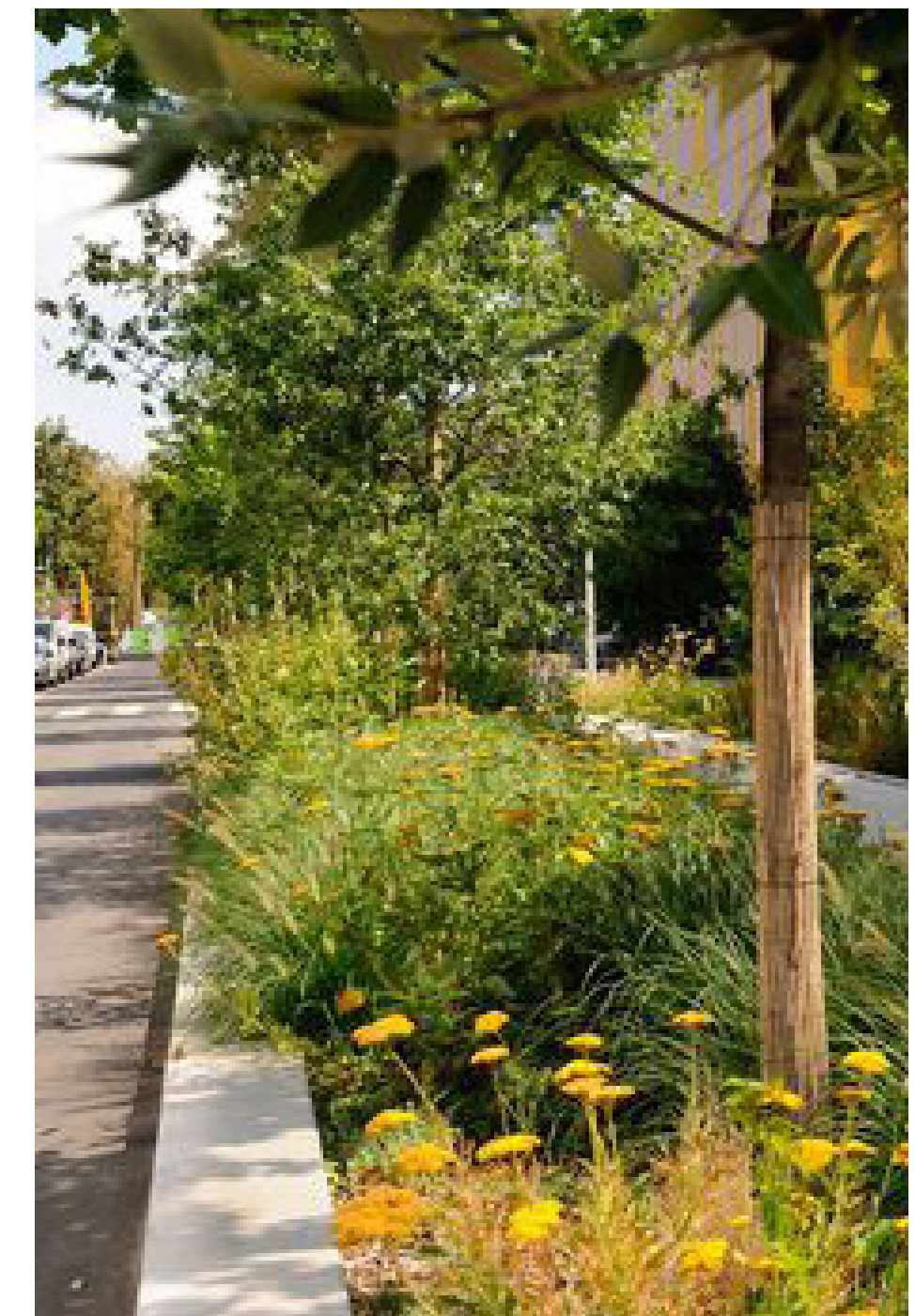
## Proposed planting types



Flowering lawn



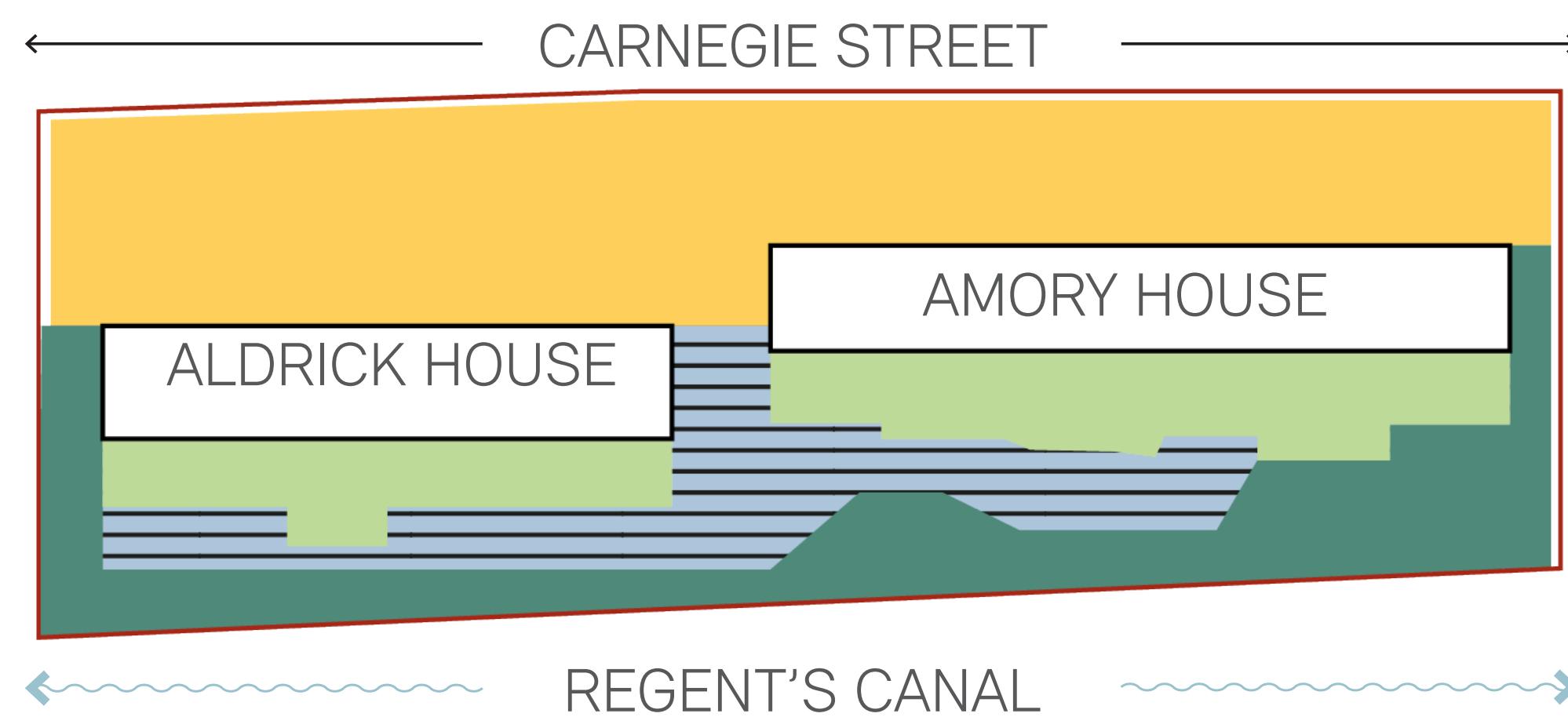
Mixed hedgerow



Planted rain gardens

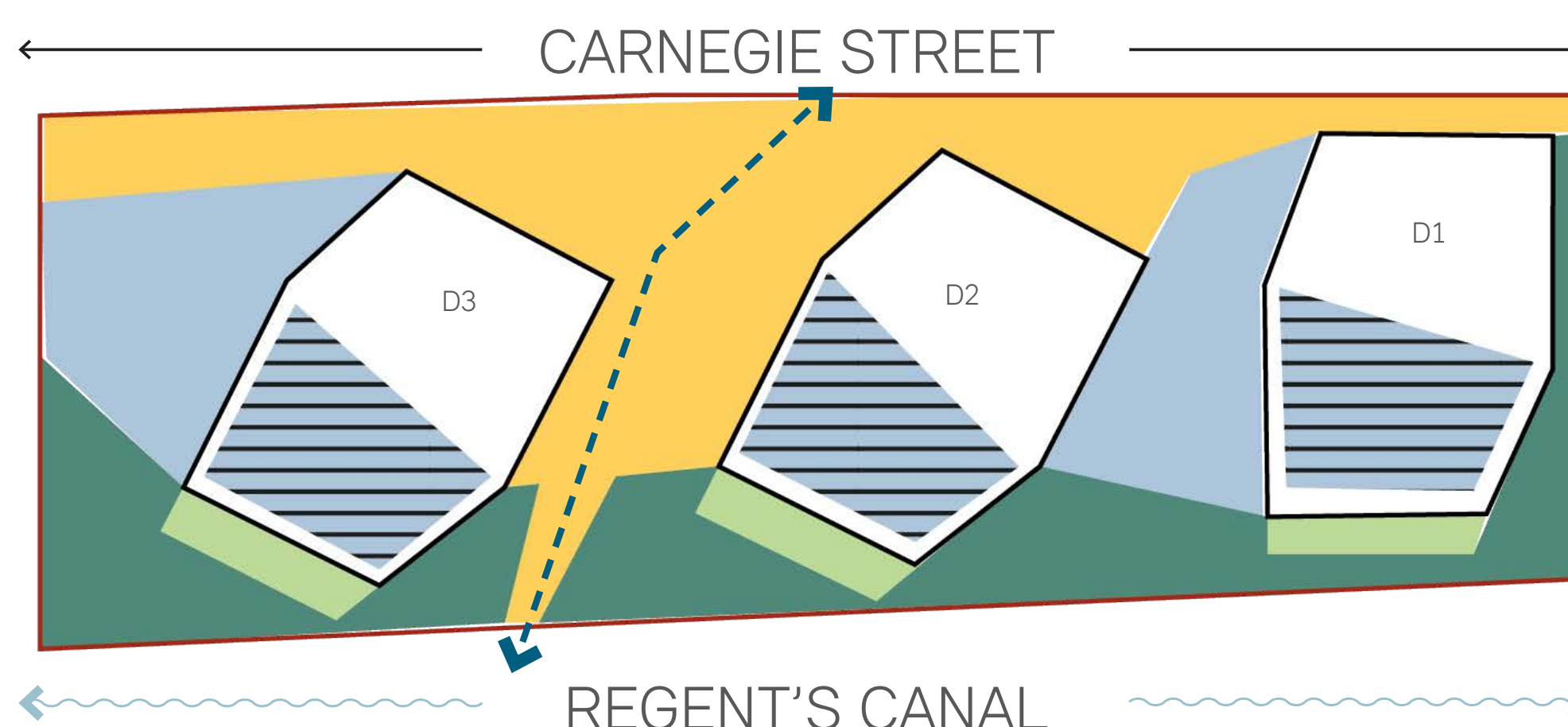
## Impact of canal options on private and shared space

### Existing canal landscape



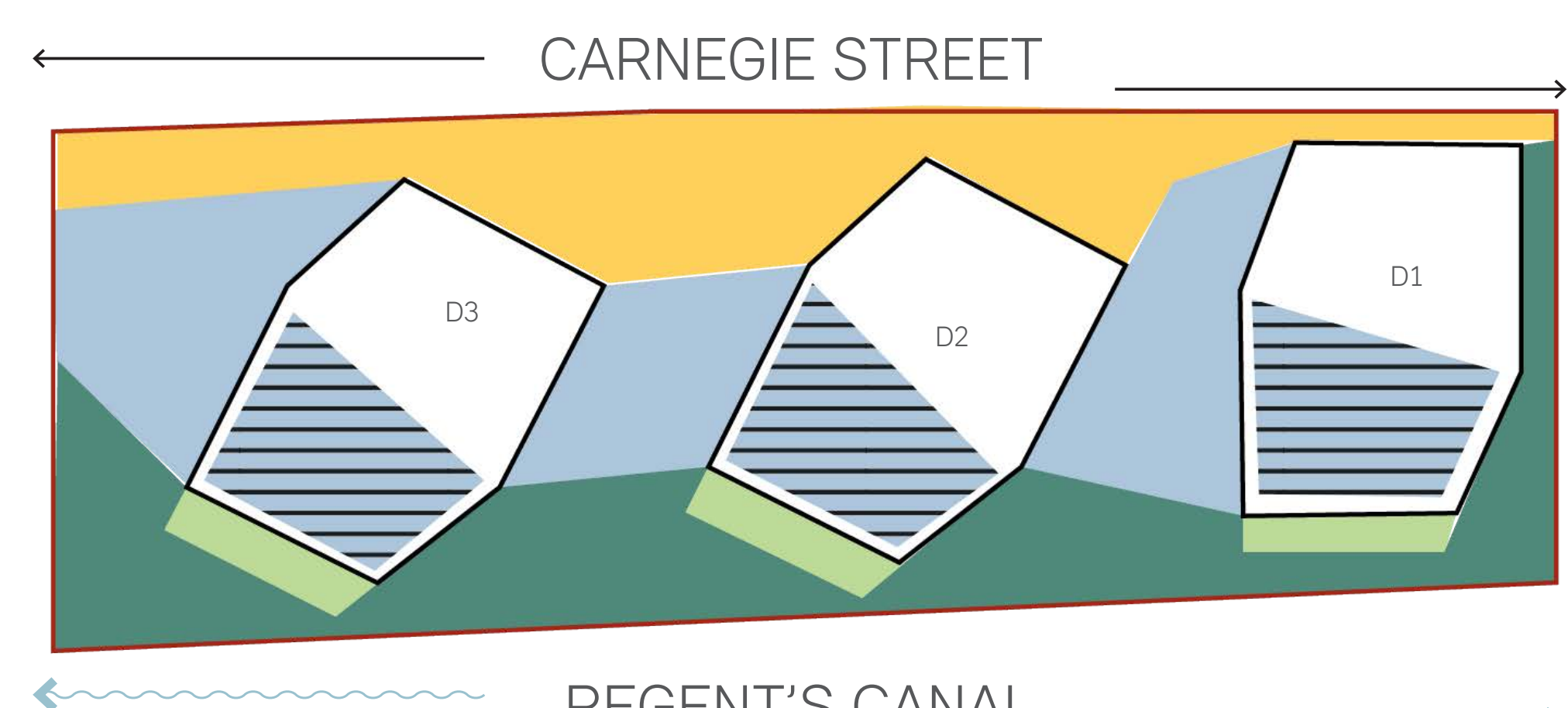
- Site boundary
- 24-hour accessible
- Proposed public route
- Private amenity
- Residents-only (surrounding blocks)

### Option 1: Pedestrian connection to canal



- Residents-only (same block)
- Vegetated buffer

### Option 2: Closed resident-only courtyards



**W11 Document  
Reference**

**Pages 12-13**



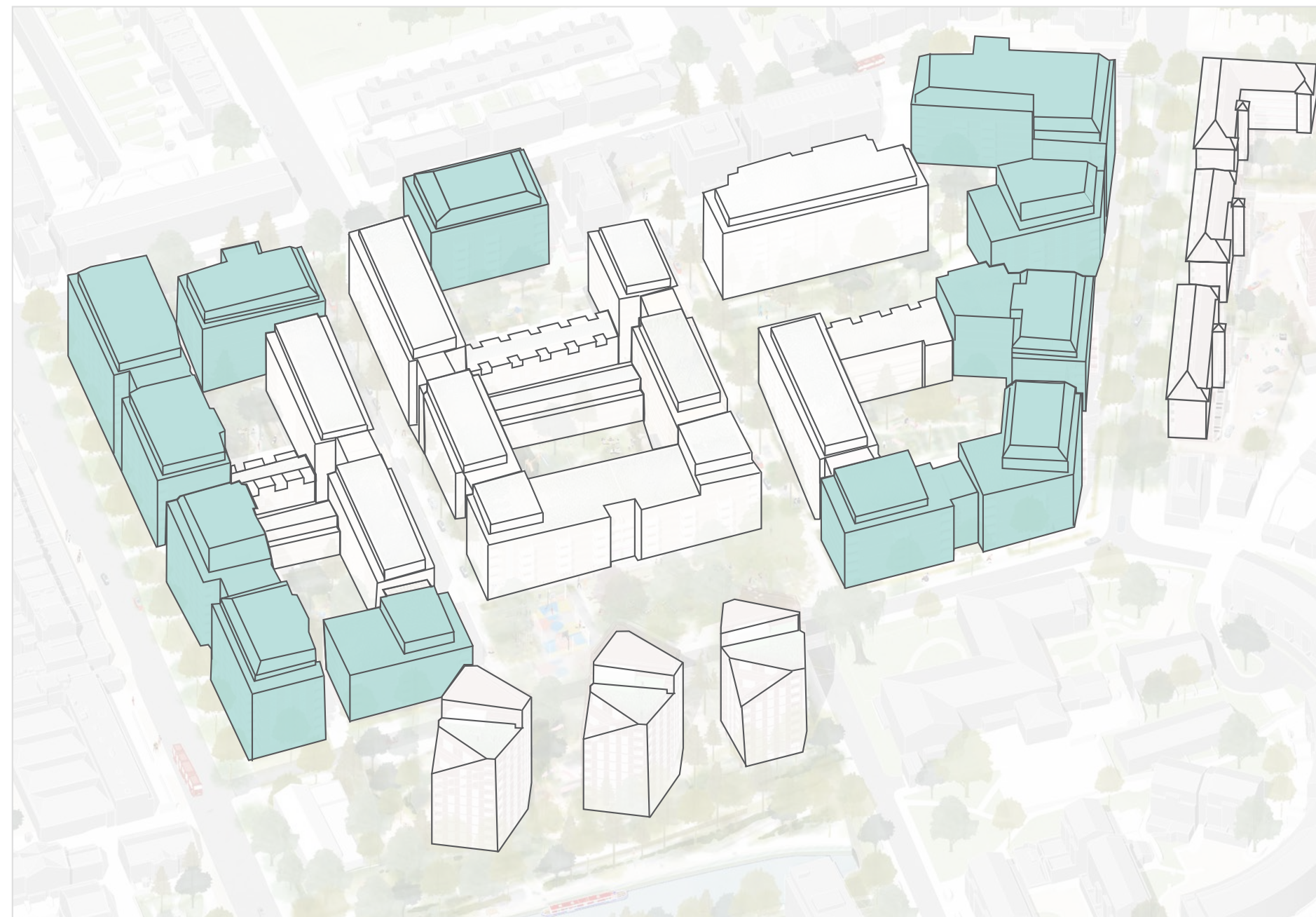
# BUILDING APPEARANCE

## BUILDING APPEARANCE

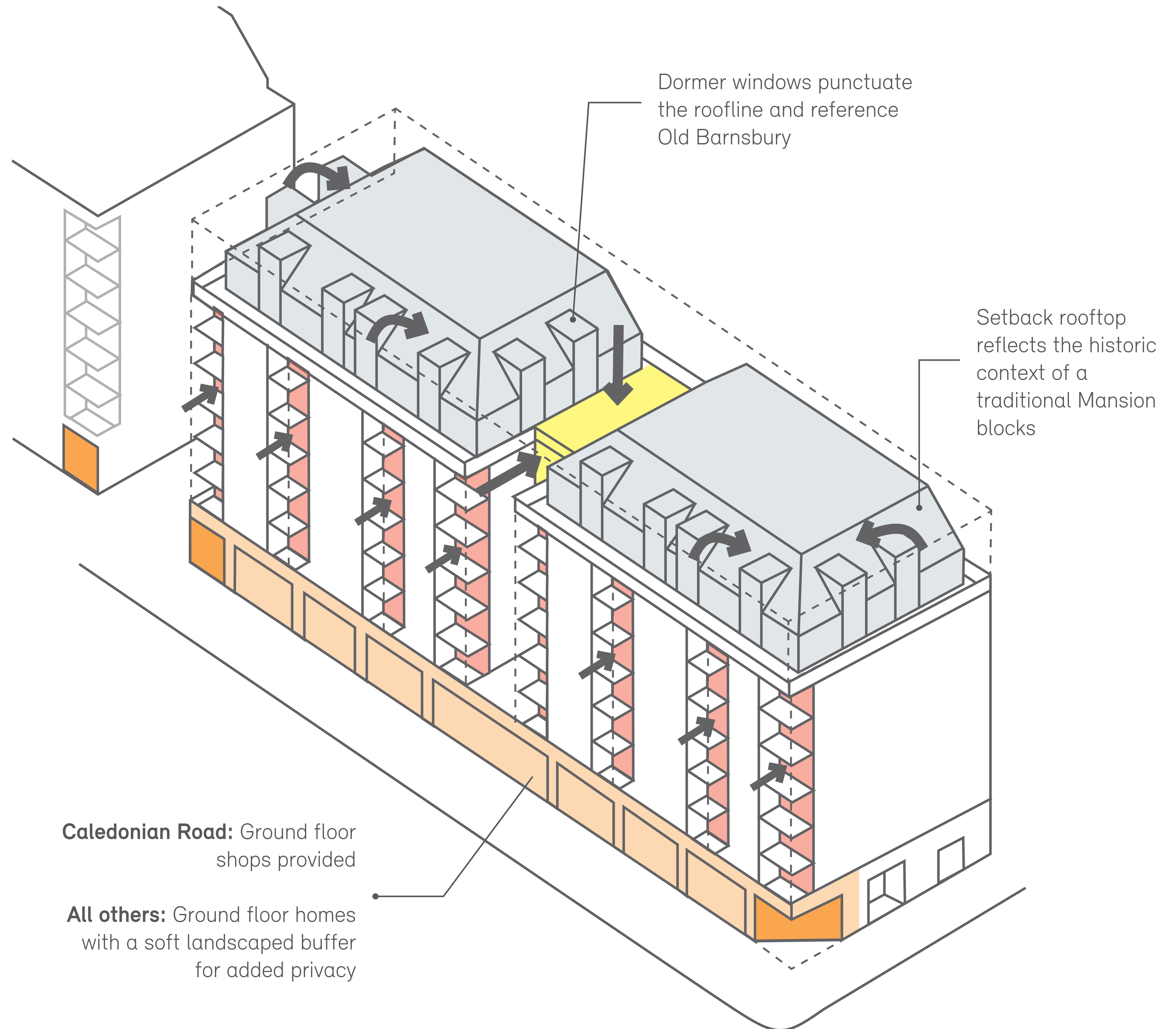


W11 Document  
Reference

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Location Key Plan







Strip elevation

Standing seam zinc material to the roof allows one material to be used across the entire top two floors

Set-back top floor and pitched roof create terraces for private outdoor space to homes

Pale red brick is a contemporary reference to Old Barnsbury and London mansion blocks

Recessed corner balconies provide added privacy

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 roof material



Expressed floor slab



Window brick header

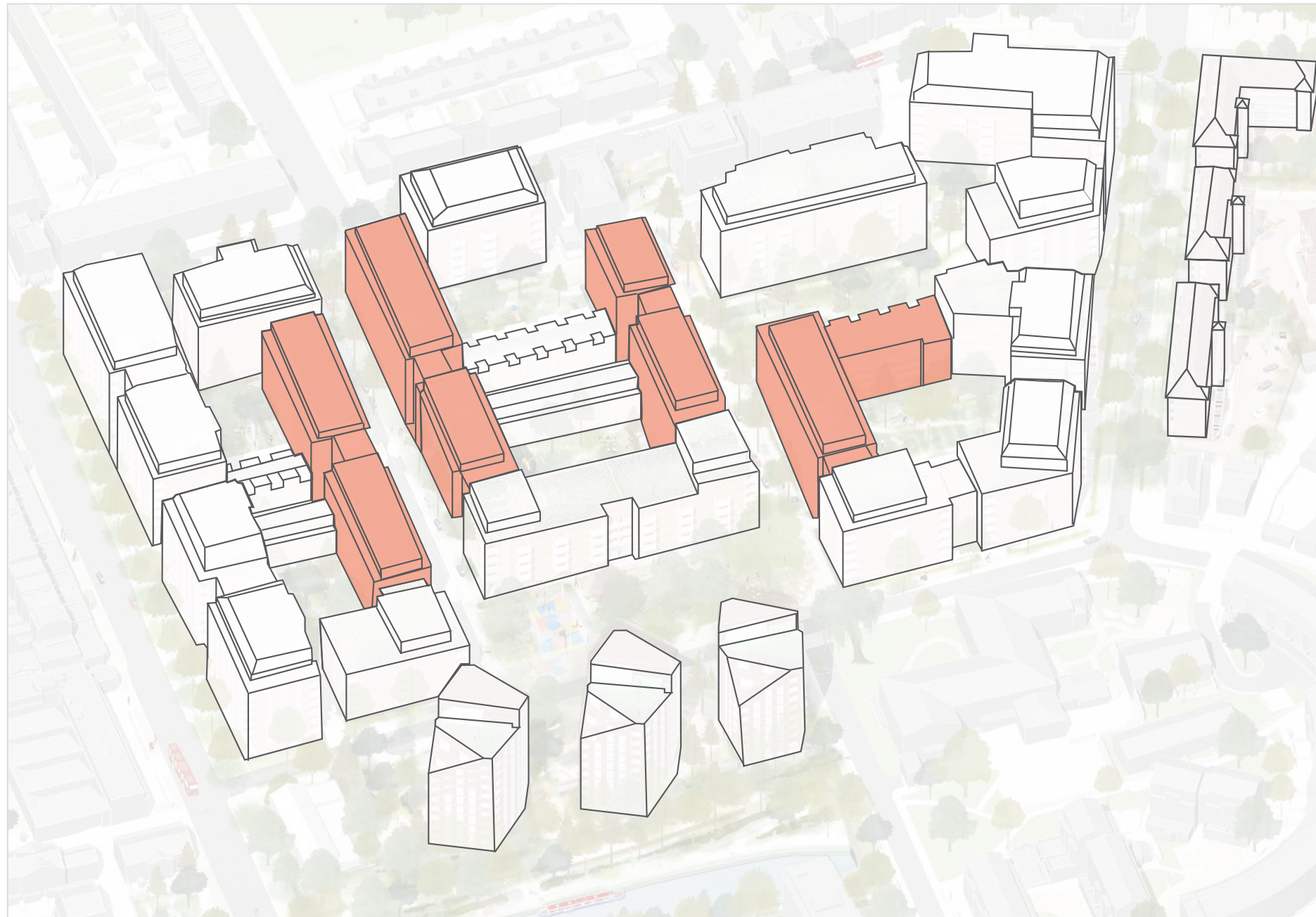


Tonal concrete base



Simple brick bays





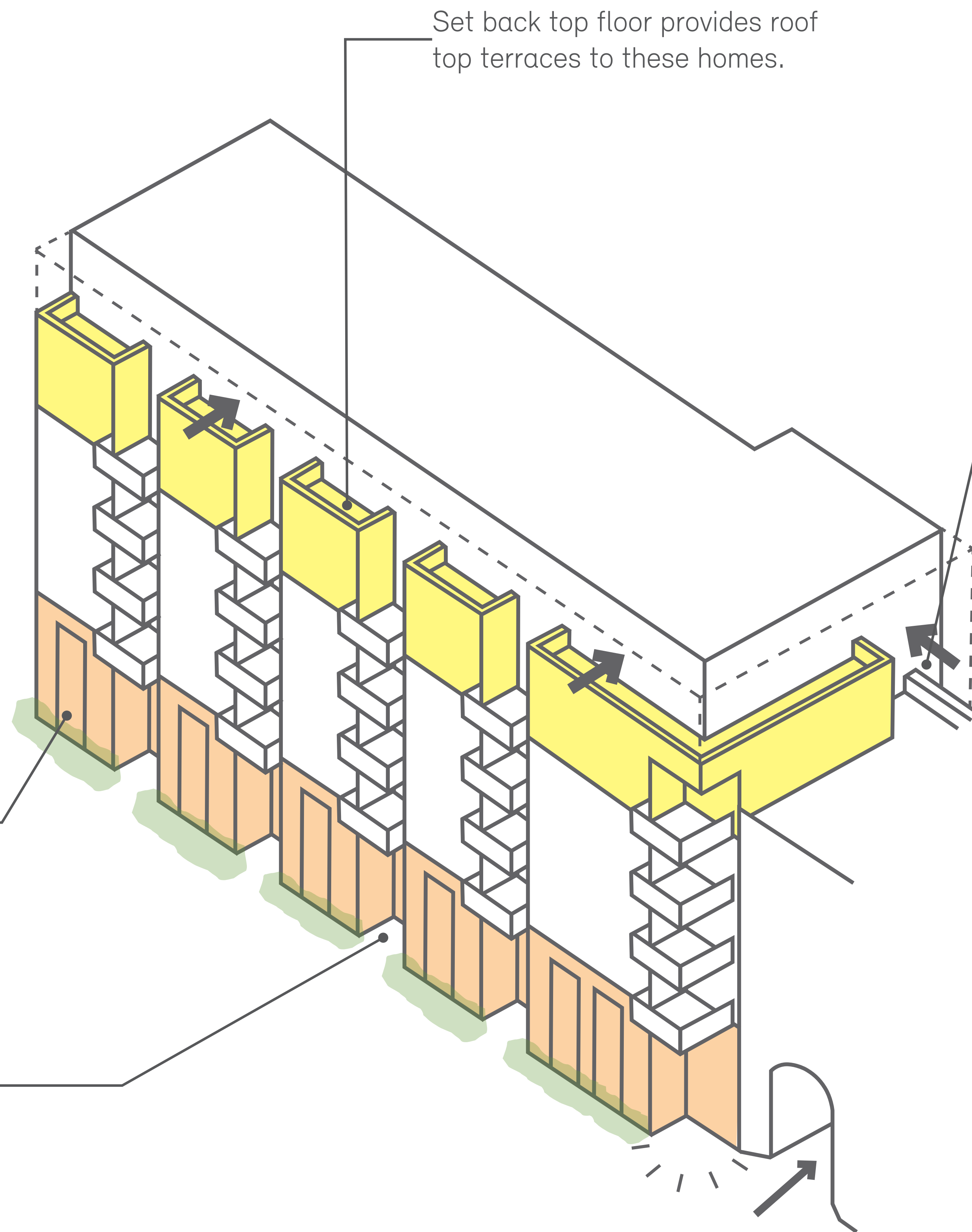
Location Key Plan

Duplex large family  
homes at ground level

Front doors to  
ground floor homes

Set back top floor provides roof  
top terraces to these homes.

Upper level homes are  
accessed via a short  
gallery overlooking the  
internal courtyard







Strip elevation

Balconies with metal balustrades project from a recess and animate the streetscape

Pale buff brick contrasts the Mansions Blocks identifying the Lane Blocks as inner pieces of the estate

Duplex homes are expressed through a double height recess. Feature sawtooth brickwork separates the ground and first floor

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



Expressed duplexes



Floor to ceiling windows



Entrances to homes



Brick texture

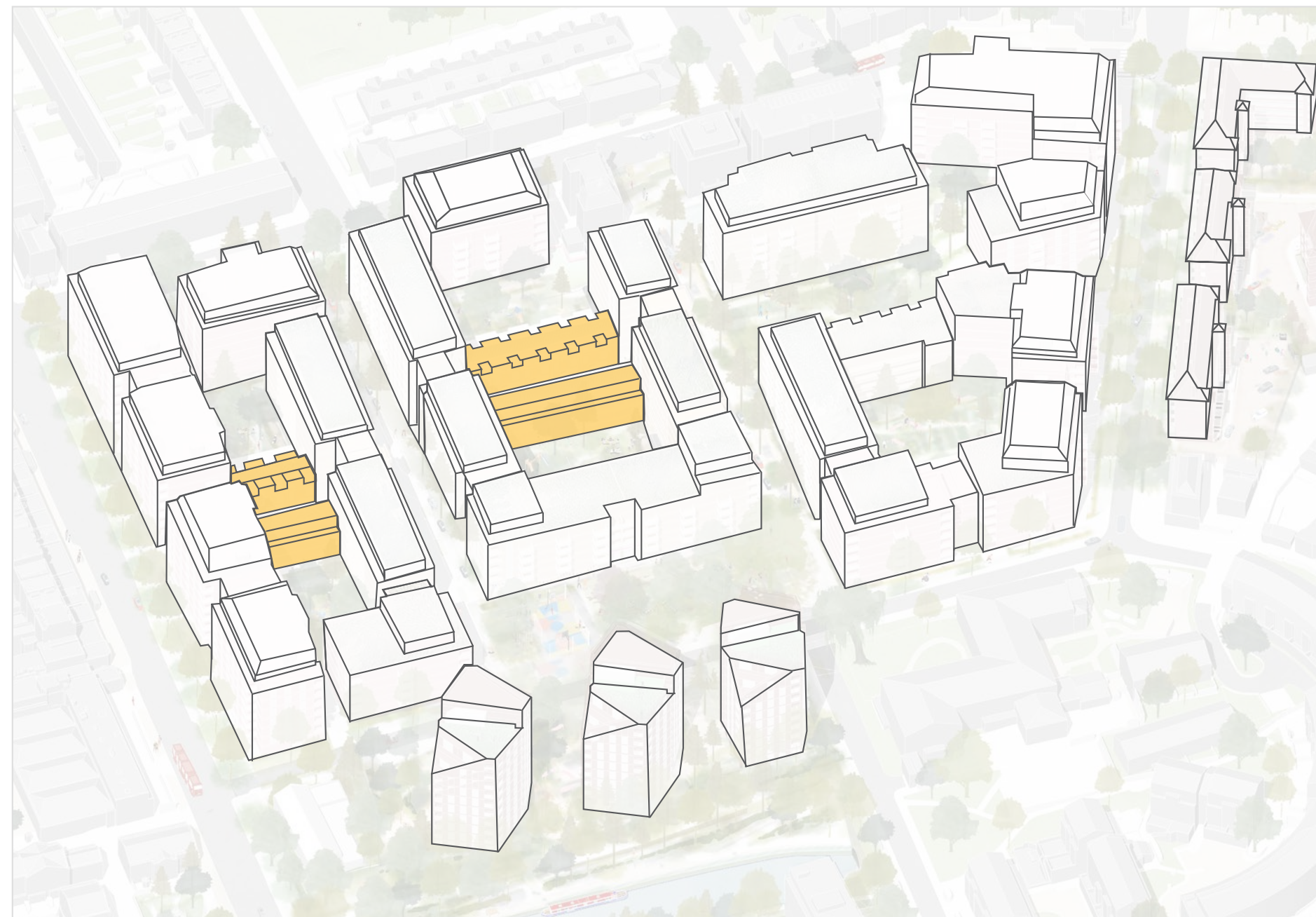


Gallery (balcony) access

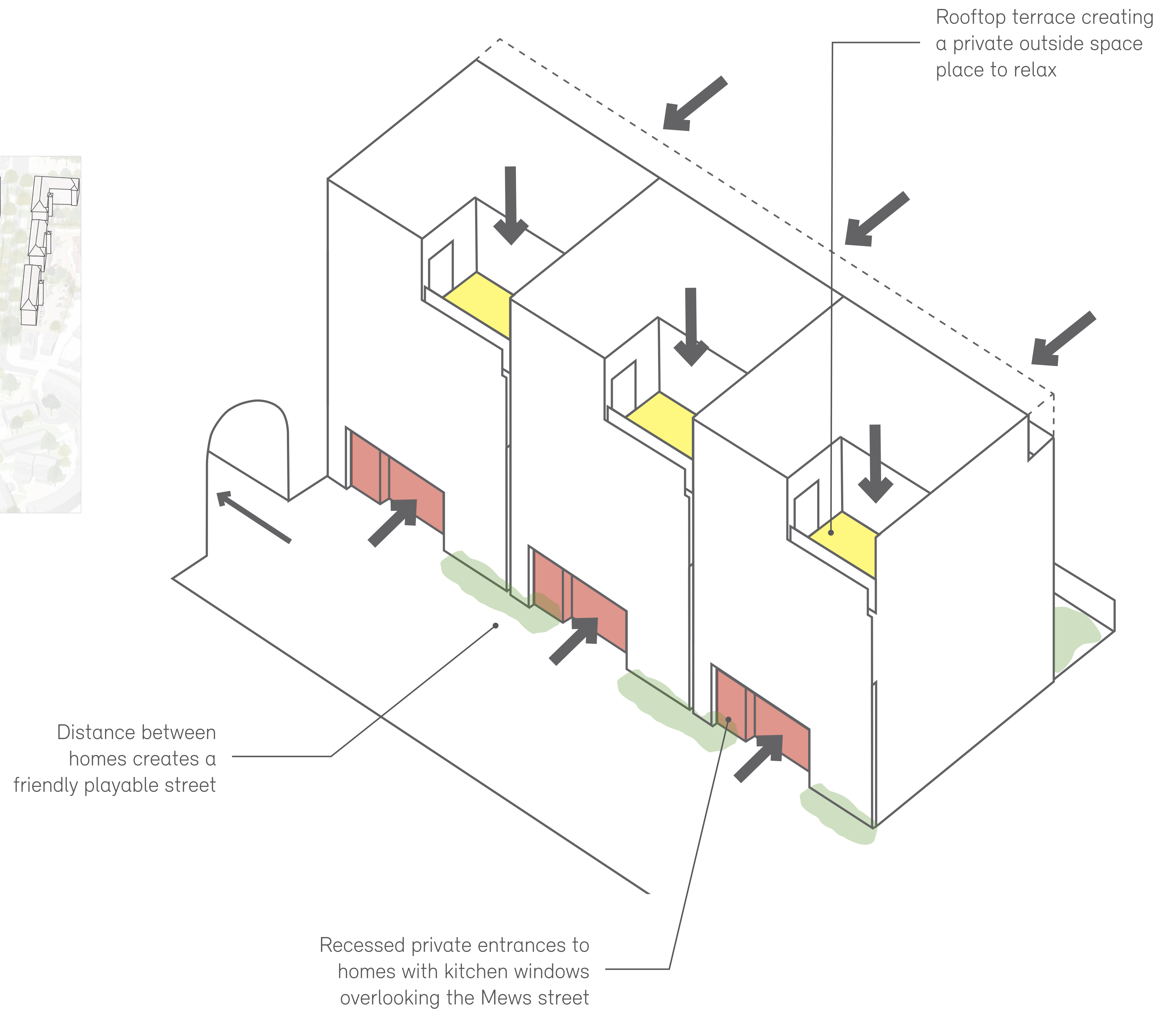


Semi inset balconies





Location Key Plan







Strip elevation

Special windows add to the playful character of Mews, including frame colour and depth of reveal.

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

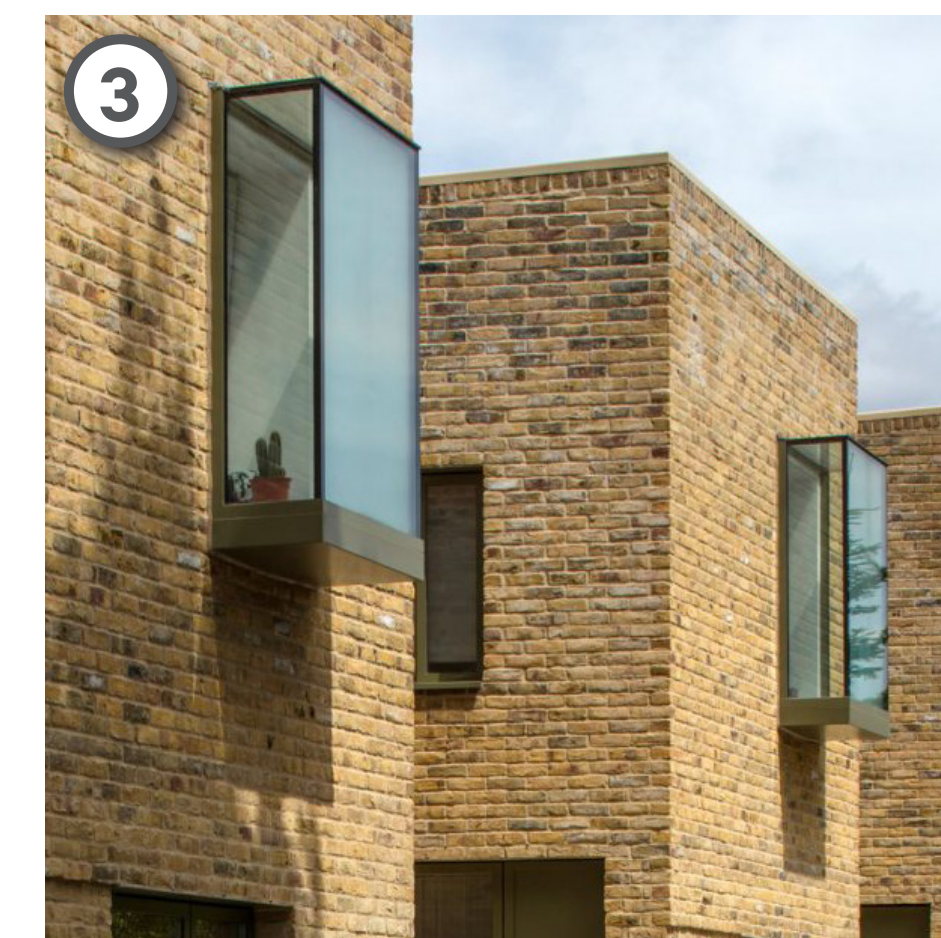
Example images of what the building could look like and the types of materials that could be used.  
**What do you think?**



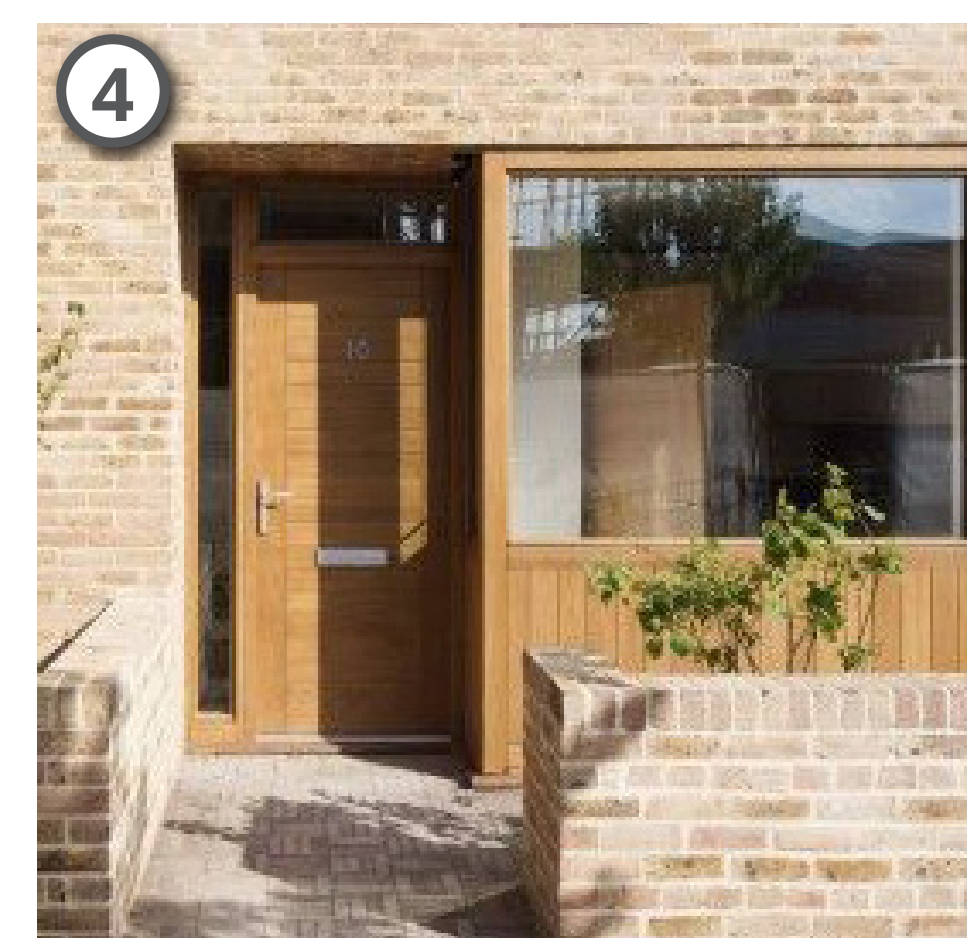
Stepped building form



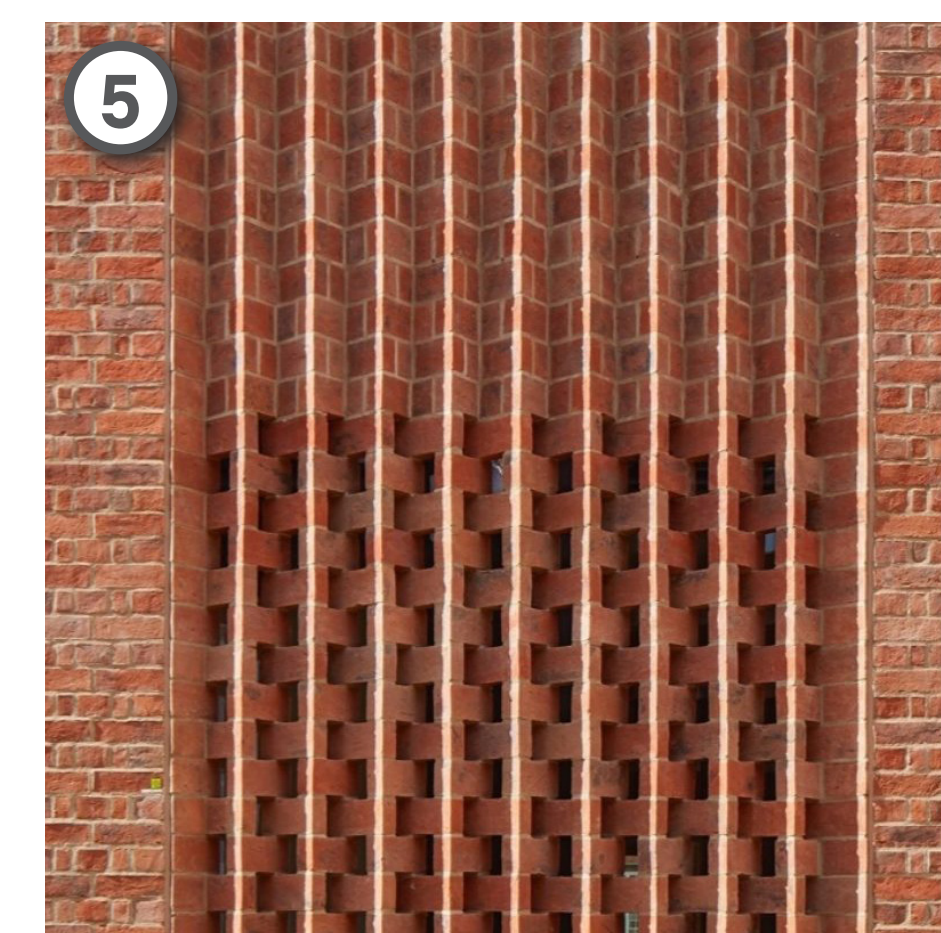
Playful materials



Playful window features



Corner kitchen windows

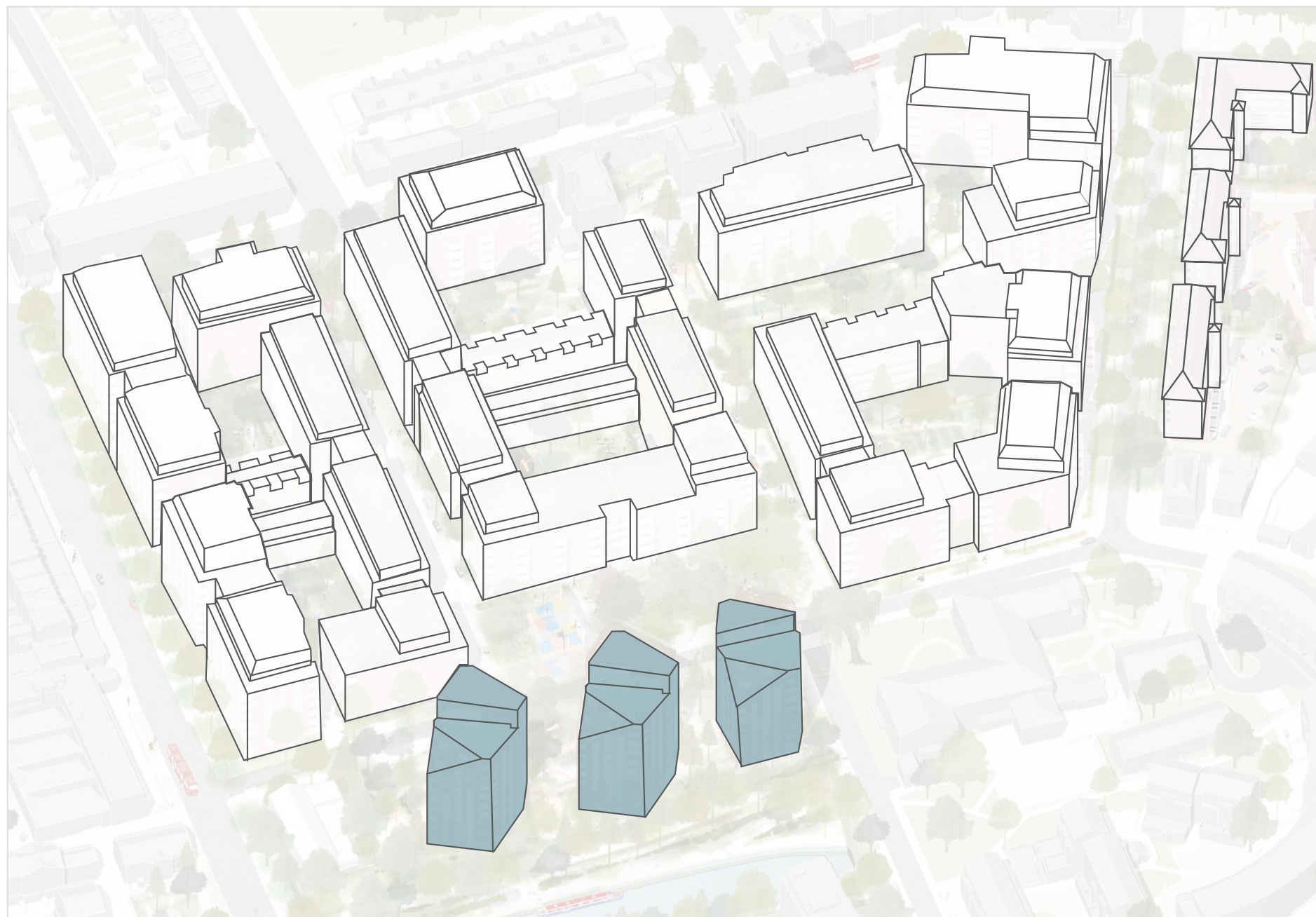


Brick textures

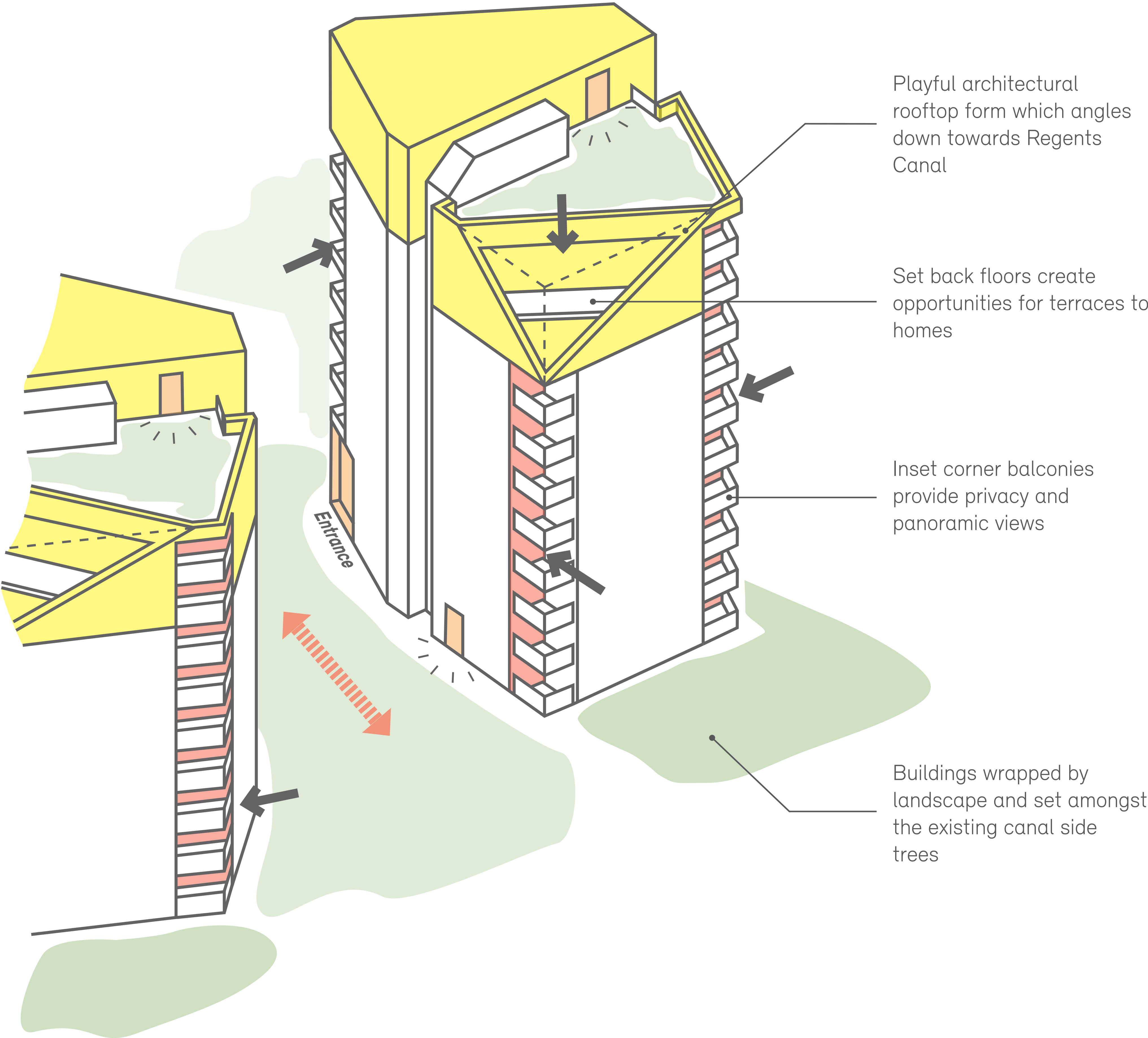


Recessed entrance





Location Key Plan







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

Strip elevation

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



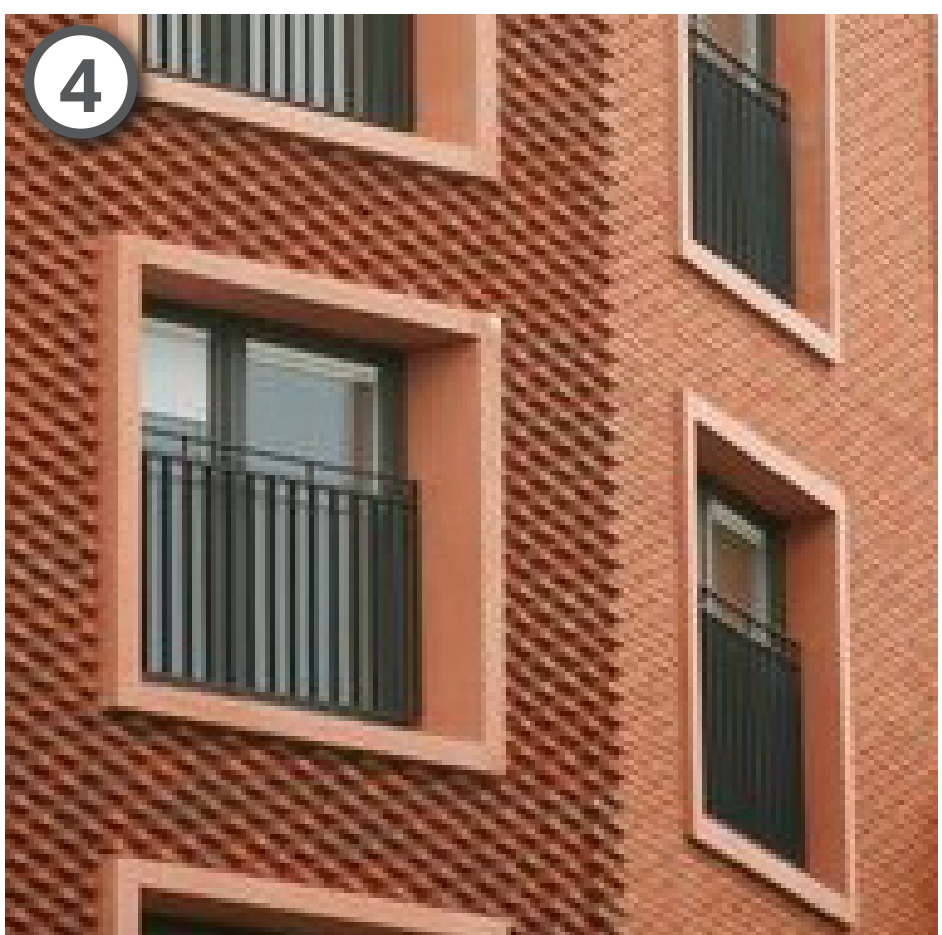
Regents Wharf, Islington



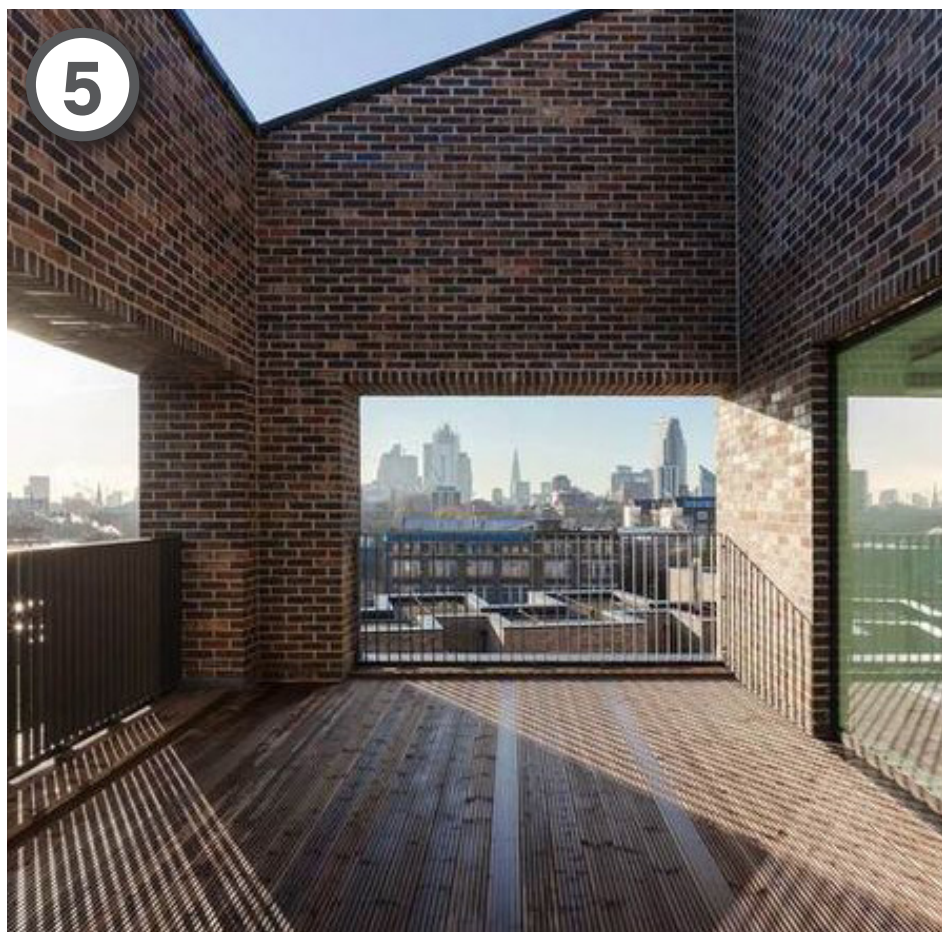
Angled roof form



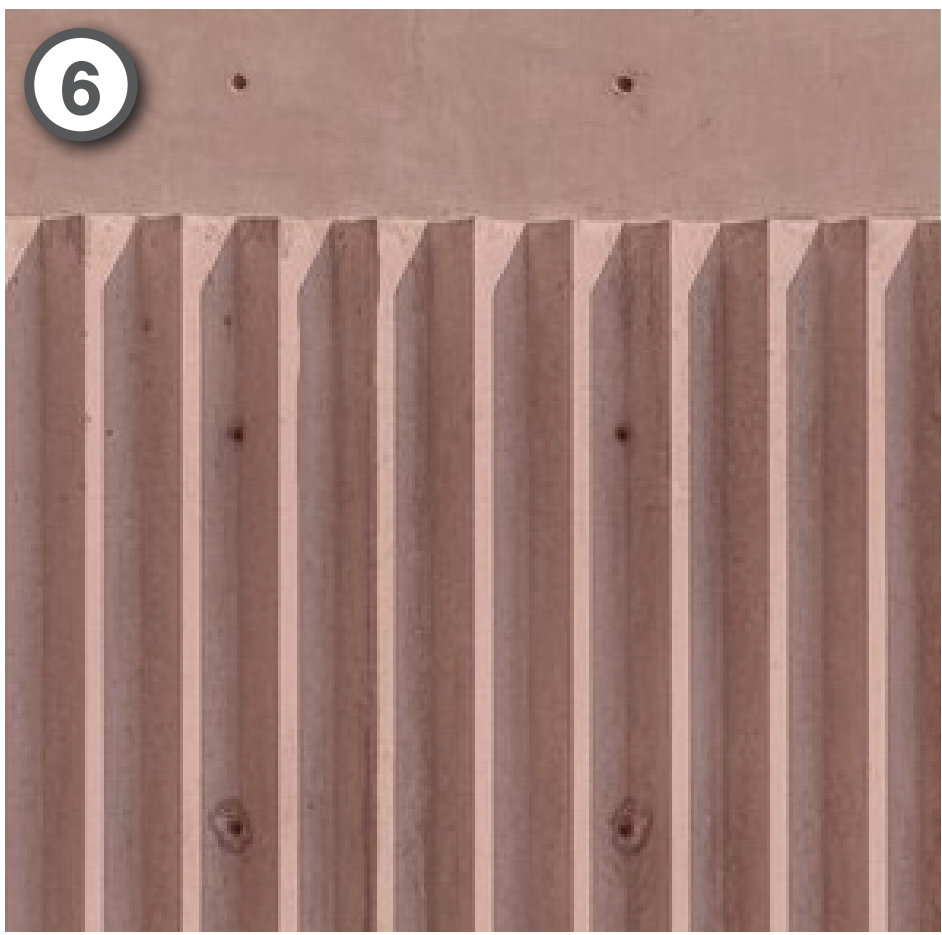
Repeating window types



Brick details



Balcony to home



Material details

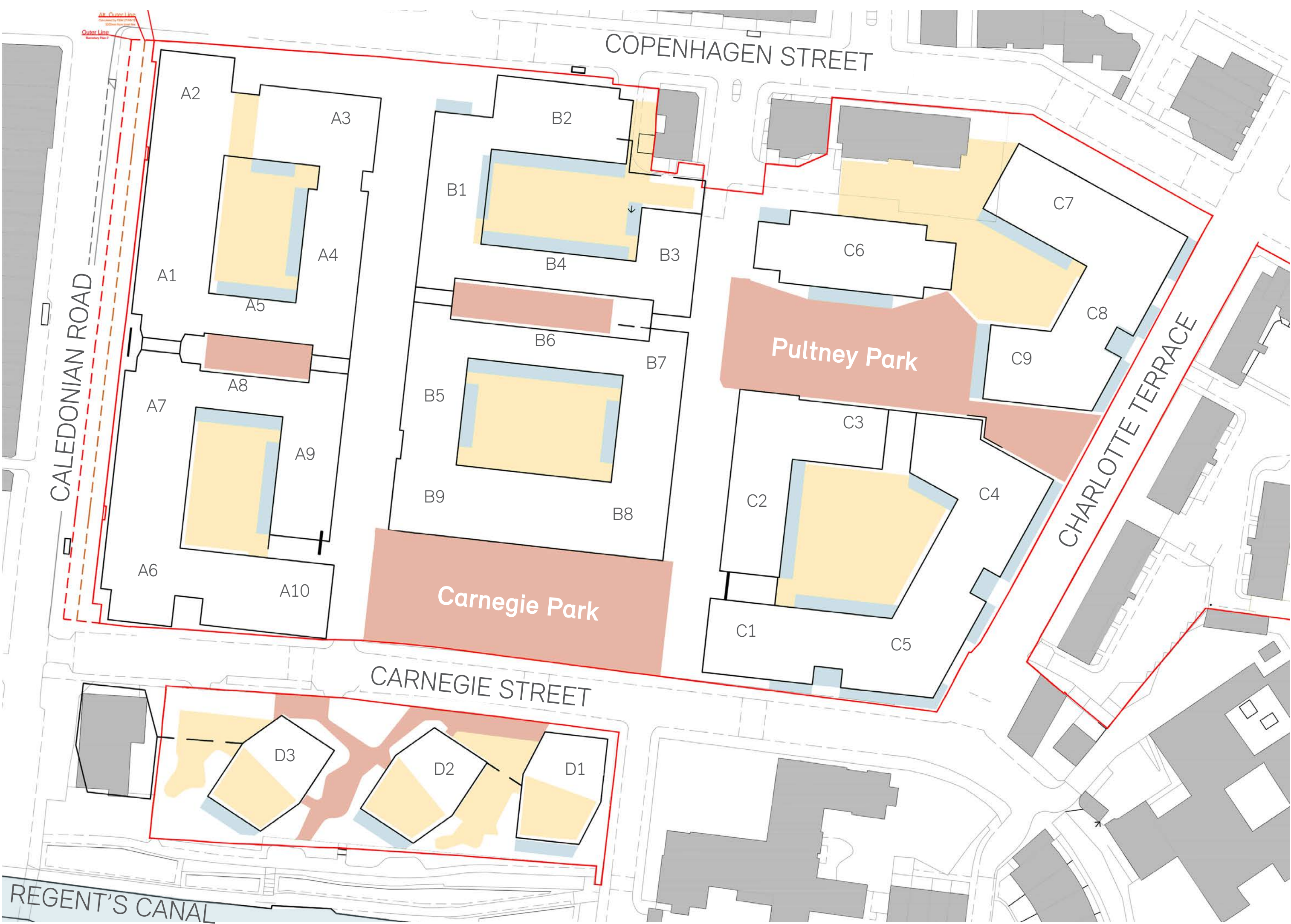


# LANDSCAPING

## LANDSCAPING



## Private, resident-only and 24-hour accessible space



Private amenity      Resident-only      24-hour accessible

## Precedents of proposed private, resident-only and 24-hour accessible space



Resident-only courtyard



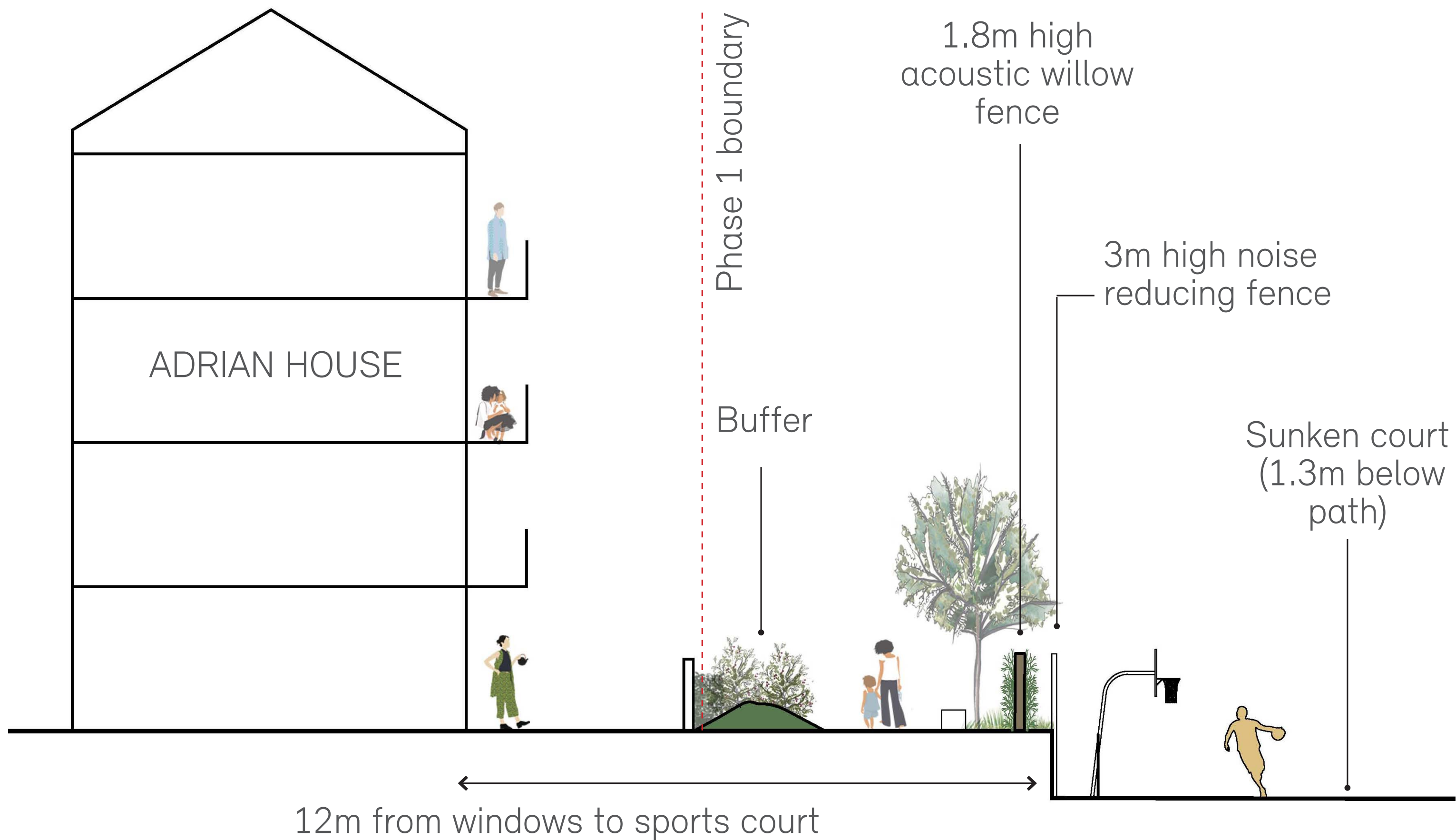
Open and accessible parks



New pedestrian links

## Managing the sports court

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



### Approaches to minimise disruption

- Lit and accessible between 8am – 8pm
- Specialist materials and construction methods dampen and control sound
- Planted buffer retains privacy to Adrian House gardens

### Meanwhile uses

How would you like to transform your estate?

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



Acoustic willow wall



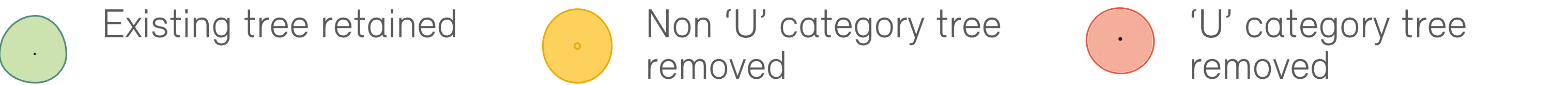
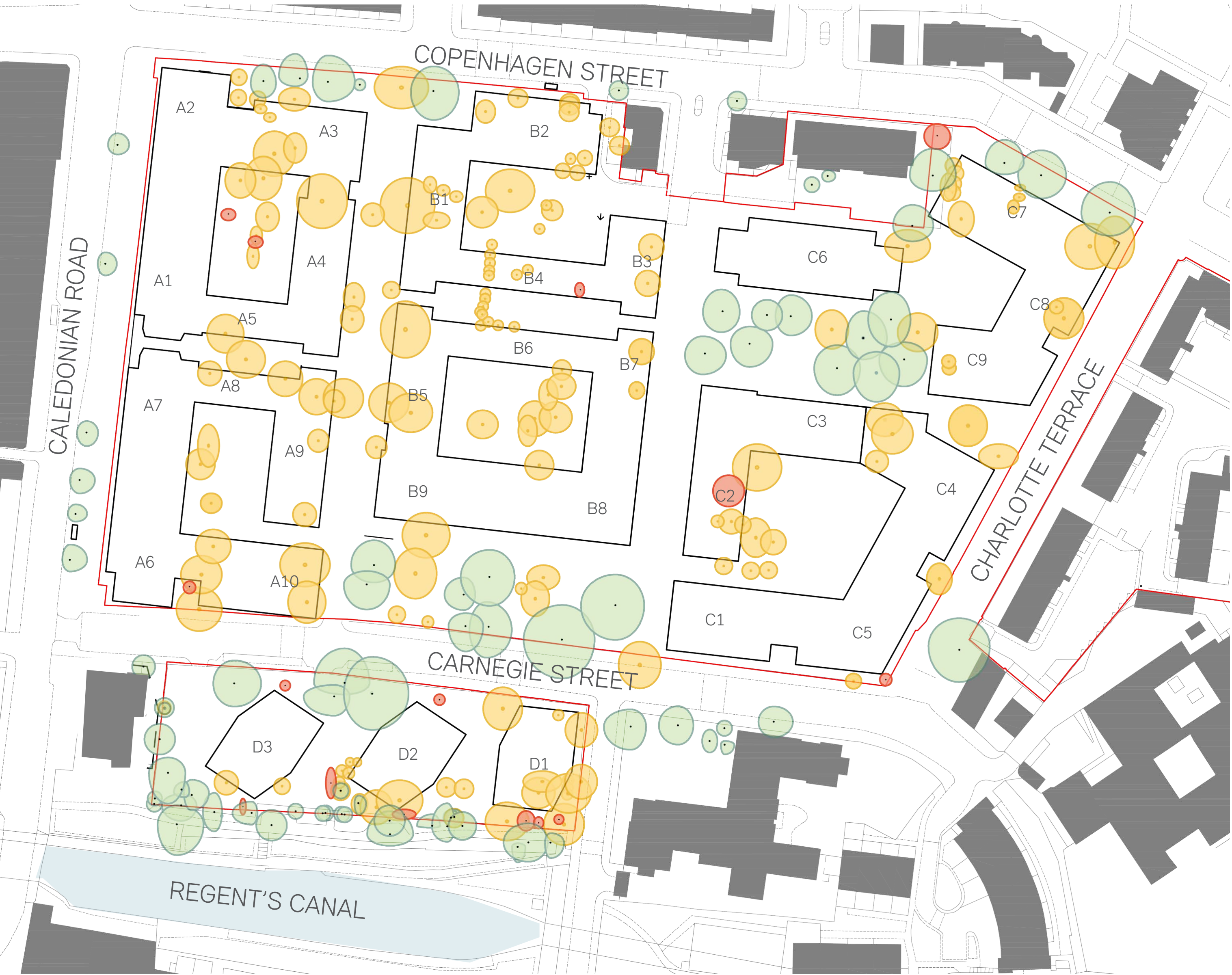
Noise reduction fencing

W11 Document  
Reference

Pages 12-13

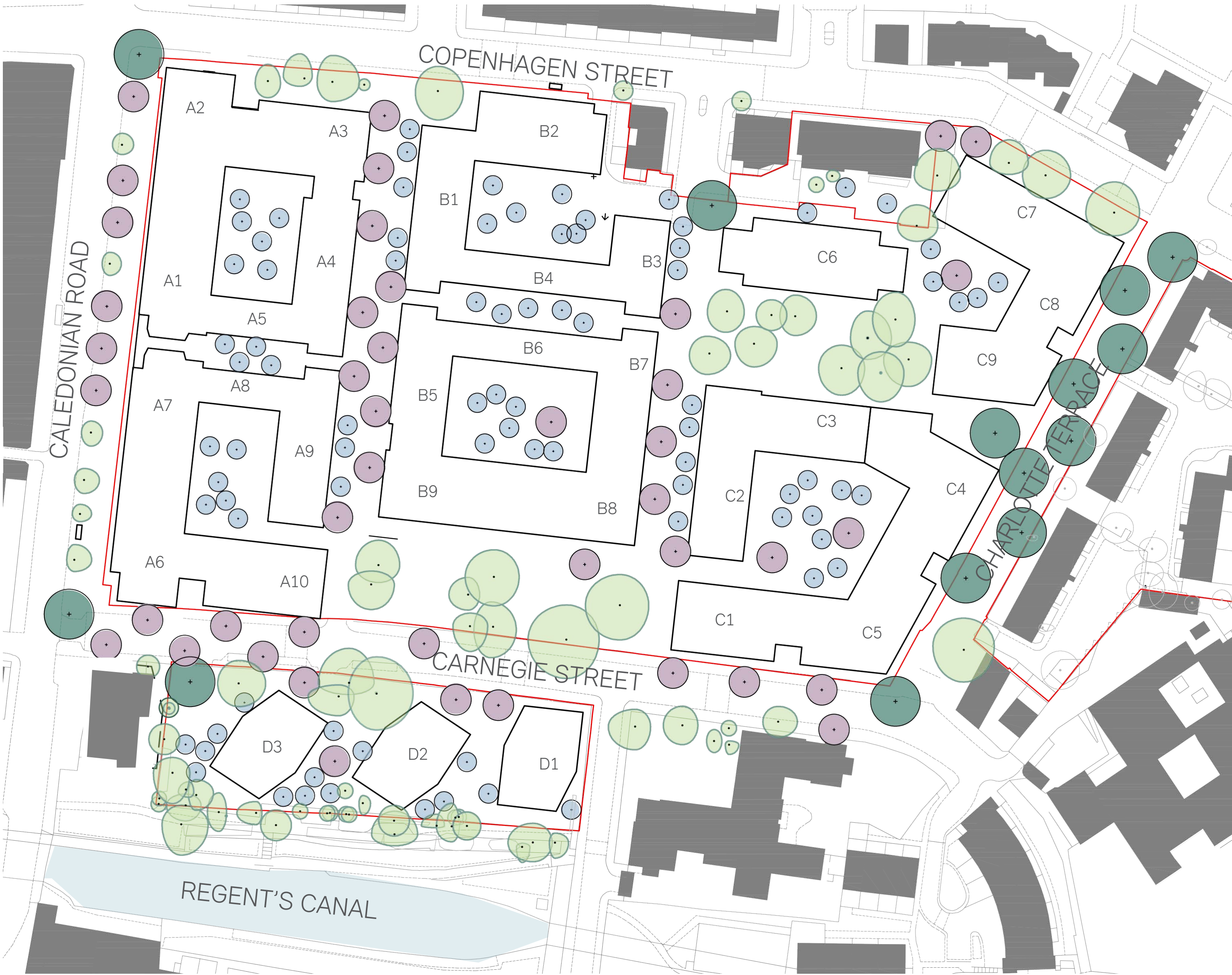


Tree removal plan



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



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





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BARNSBURY  
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TRANSFORMATION

## FEEDBACK AND CONTACT DETAILS

### Thank you for attending our Workshop 11 webinar

If you have any further questions, please contact us by:



Emailing us directly on **best@newlon.org.uk**



Phoning us on **020 7613 7596 / 020 8709 9172**

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Please leave your feedback by visiting **betterbarnsbury.org.uk** and completing the online feedback form. You can also drop your form in the feedback box at the community centre.

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