

WELCOME

We realise it's been a while since we last updated you on the plans for the refurbishment of Old Barnsbury.

In the meantime, you may well have attended one of the New Barnsbury workshops.

This workshop is specifically about Old Barnsbury and is an opportunity for you to find out more and ask any questions.

The project team you know continues to work on the Old Barnsbury refurbishment.

PROJECT TEAM



**Pollard
Thomas
Edwards**

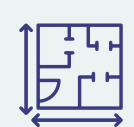
**FARRER
HUXLEY**

**LONDON
COMMUNICATIONS
AGENCY**



WHAT WE'VE BEEN WORKING ON SINCE THE BALLOT

Since the ballot we've been working hard behind the scenes to plan out the refurbishment of Old Barnsbury. This has included the following:



Survey on layout change: you've been surveyed about proposed layout changes in your home, including whether you wish to enlarge your kitchen by moving the separate toilet into the bathroom, or converting your toilet into storage.



Structural surveys: we have been doing surveys to assess whether these proposed layout changes are possible. We've almost finished these surveys and we'll share the findings with you as soon as possible.



Acoustic surveys: we've completed initial acoustic surveys which will help us to understand what work is required in each block to improve sound proofing and reduce the noise you hear from your neighbours.



Being environmentally responsible: we remain committed to reducing carbon emissions on Old Barnsbury and this is a key principle for the refurbishment.

OFFER TO TENANTS

In the Offer Document presented in advance of the ballot, we made a series of commitments to you about the proposal.

These are:



High quality refurbishment

To improve tenants' homes including new kitchens and bathrooms. Double glazed windows and front doors will help create quieter and draft-free homes.



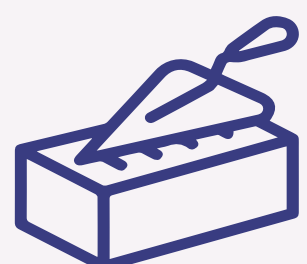
Your choice

Tenants will have a choice of floorings, kitchen and bathroom fittings and paint colour to make your home your own.



Transforming the outside spaces

New and improved parks, planting and landscape across the Estate. Play space, fitness equipment and seating will offer something for all ages. New lighting and CCTV will help to create a safer environment.



Improving the existing buildings

Repairing or replacing defective brickwork and pointing using materials in keeping with the existing buildings. Improvements to communal areas and creation of new bin and cycle storage.



Creating a community heart

We will deliver a new, larger community centre fronting onto a new park with planting, play space and relaxation areas for everyone to use.



Overcrowding

The development of New Barnsbury will include homes sized to meet local housing need to address long term overcrowding on the Estate.

OFFER TO RESIDENT LEASEHOLDERS

No financial contribution:

resident leaseholders will not have to contribute to the exterior refurbishment works.

Buy-in offer: leaseholders will benefit from external improvements but may also buy-in to the internal refurbishment offer.

OFFER TO NON-RESIDENT LEASEHOLDERS

Financial contribution: non-resident leaseholders will have to contribute to the exterior refurbishment works as per their lease obligations. Newlon will apportion the refurbishment build costs and ensure that financial contributions are restricted to the communal areas and external elements of their specific building. A cap of £50,000 will be applied to this work.

Cut-off: to be treated as a resident leaseholder, you need to be able to prove that you are using your property as your main or principal home by the date that planning permission for the transformation is granted. It is expected that the planning application for Old Barnsbury will be submitted later this year and it is then subject to approval by Islington Council's planning committee.

THE PLANNING APPLICATION

In order to get approval for the refurbishment, we need to submit a planning application to Islington Council. The planning application will cover the refurbishment to the buildings and open spaces.

We don't need to get approval for any internal improvements such as the new kitchens and bathrooms. Therefore, we are currently further ahead with what is needed for the planning application.

We'll still discuss the plans for the new bathrooms and kitchens with you, but we need to progress the things required by the planning application first.



This Masterplan is our vision for the transformation of the Old Barnsbury Estate. It has been created since the residents ballot and will continue to be developed with your input.



New Connection to New Barnsbury

- New accessible pedestrian connection linking the green walk with Charlotte Terrace in New Barnsbury

Green walk

- A quiet green link for residents connecting Charlotte Terrace with Barnsbury Road. This will be open in the day and locked at night.
- A green and pleasant route that connects the outdoor spaces and passes by the Allotments

Allotments

- Improved landscaping, planting and growing beds will provide areas for relaxation, learning and exercise for Barnsbury residents.

Improved play

- Improved playground with new equipment and seating for families. Inclusive play equipment for children of all abilities. A range of equipment to meet the needs of children and young people of different ages.

Old Barnsbury Courtyards

- The parking areas of Old Barnsbury will be transformed to create a more pleasant environment for everyone. Parking will be softened with planting and lighting.

Bin and cycle stores

- New bin and cycle stores will be integrated into the landscape.

Accessible ramp

- Accessible pedestrian link for all residents to use.

Improved Barnard Road park

- Enriched landscape that celebrates nature.
- Quiet garden respecting the neighbours
- Creating calm green spaces. Increased planting and borders. Secured by fob access 8am – 8pm

South Courtyard

- Creating a shared courtyard that is greener, tidier and safer for pedestrians and children.
- Screened parking and casual seating

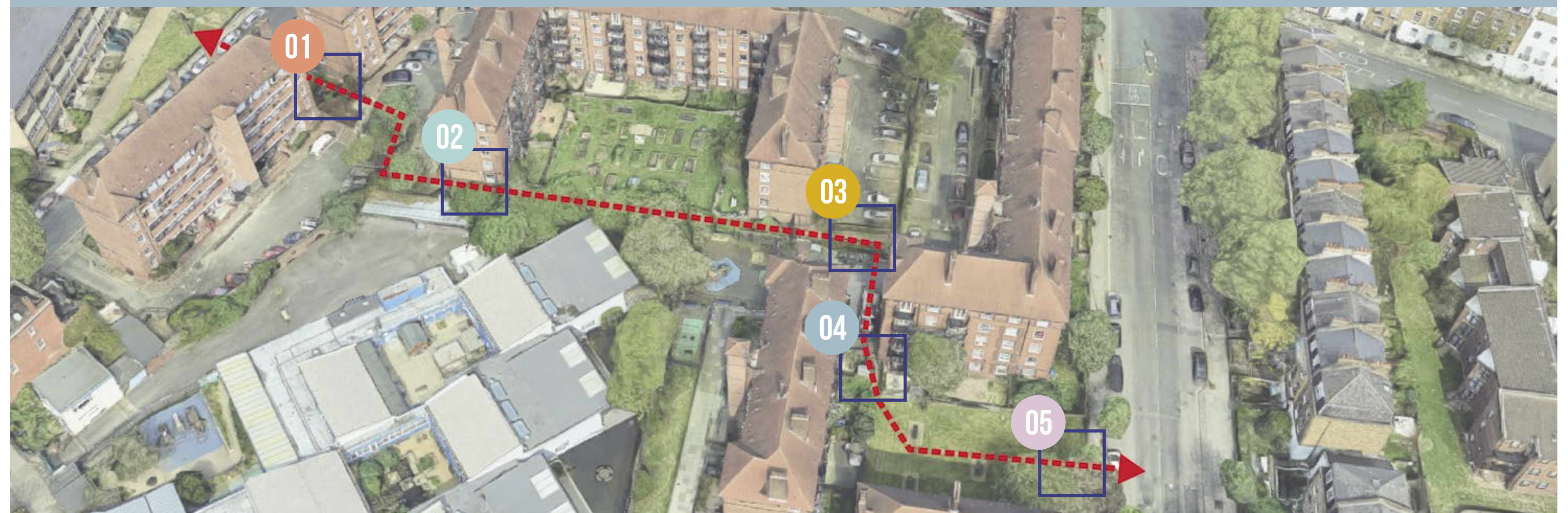
WHAT IS THE GREEN WALK?

This new garden walk will help to encourage and improve accessibility through Old Barnsbury and will include integrated play 'on the way' elements providing a link through the Estate.

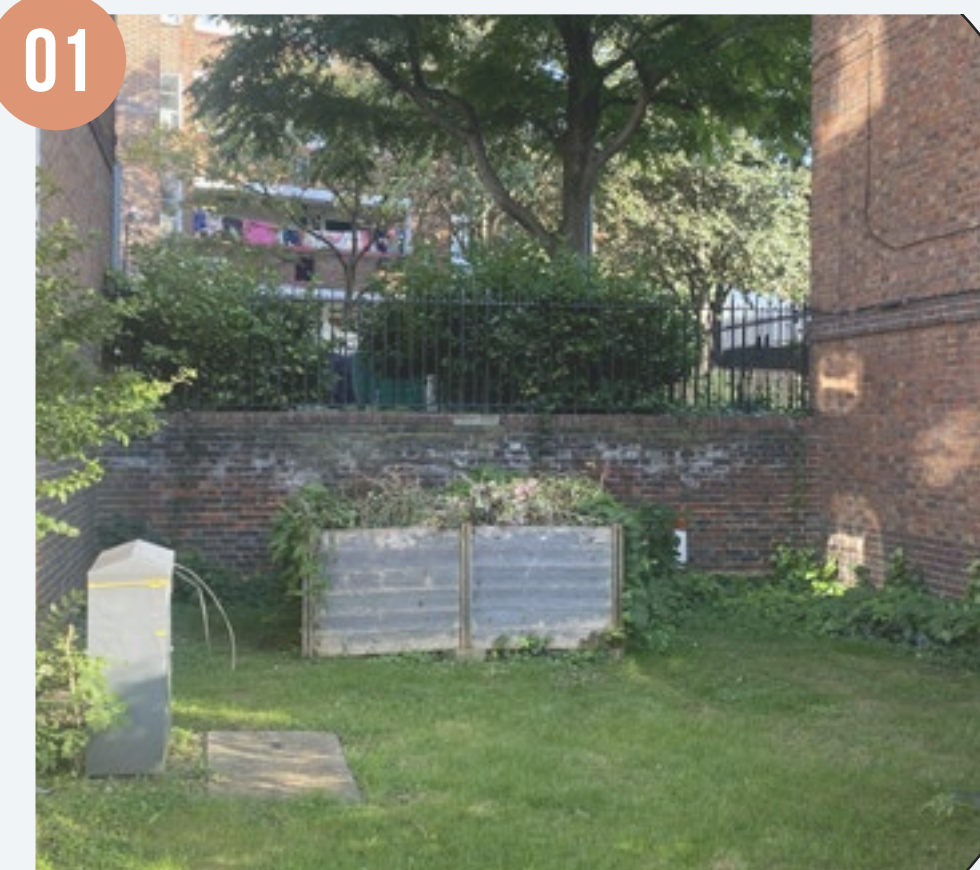
BENEFITS

- A refreshed greener landscape
- Better signage gateways
- Better accessibility and connections
- More visibility and safety through improved lighting
- Re-organised and greener parking

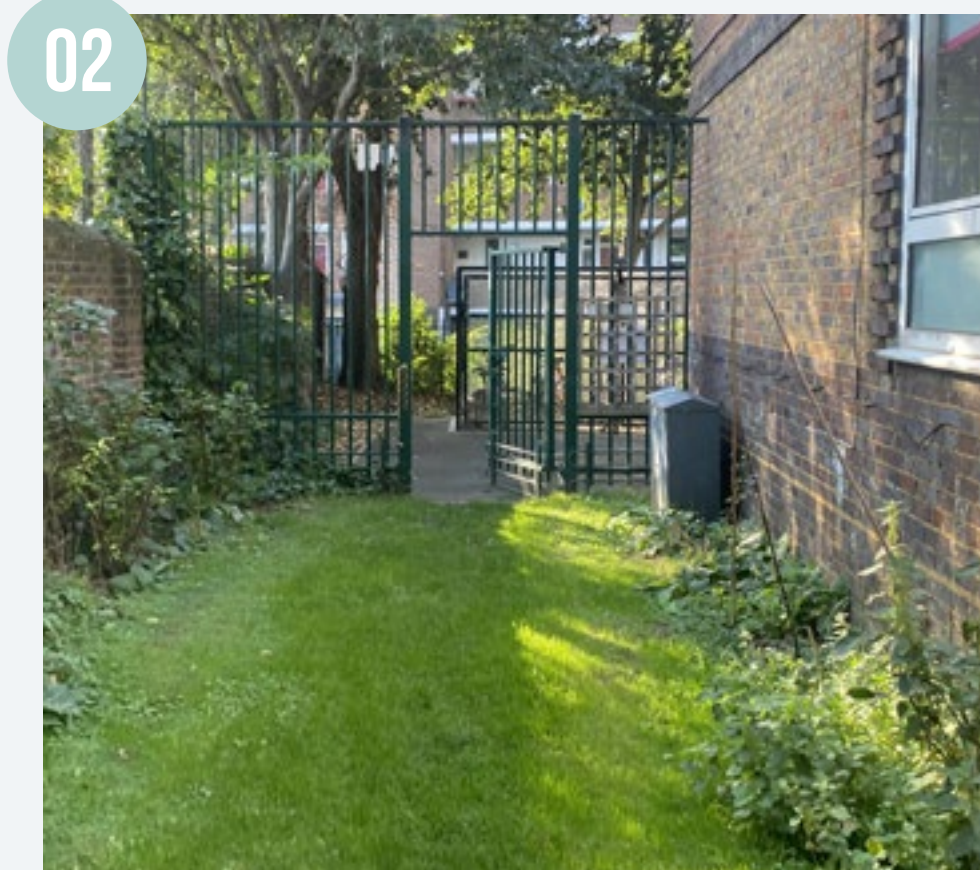
GREEN LINK EAST TO WEST



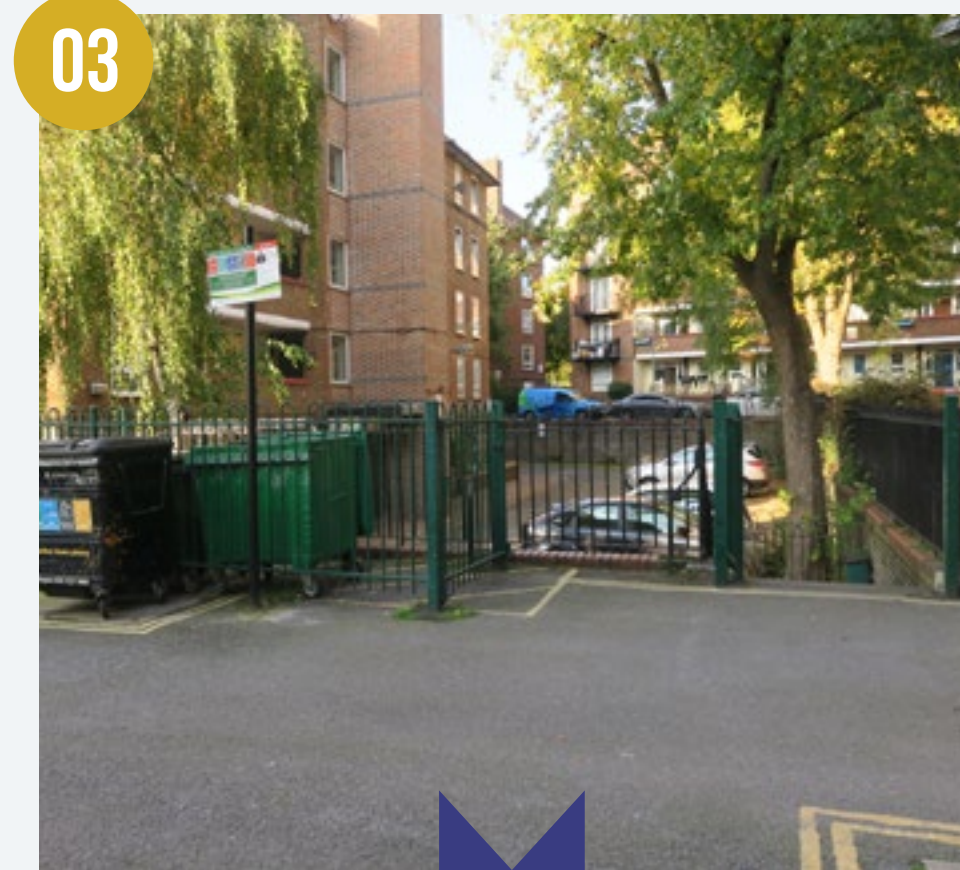
THE ROUTE WILL GO THROUGH THE FOLLOWING SPACES ON OLD BARNSBURY



Access from Charlotte Terrace



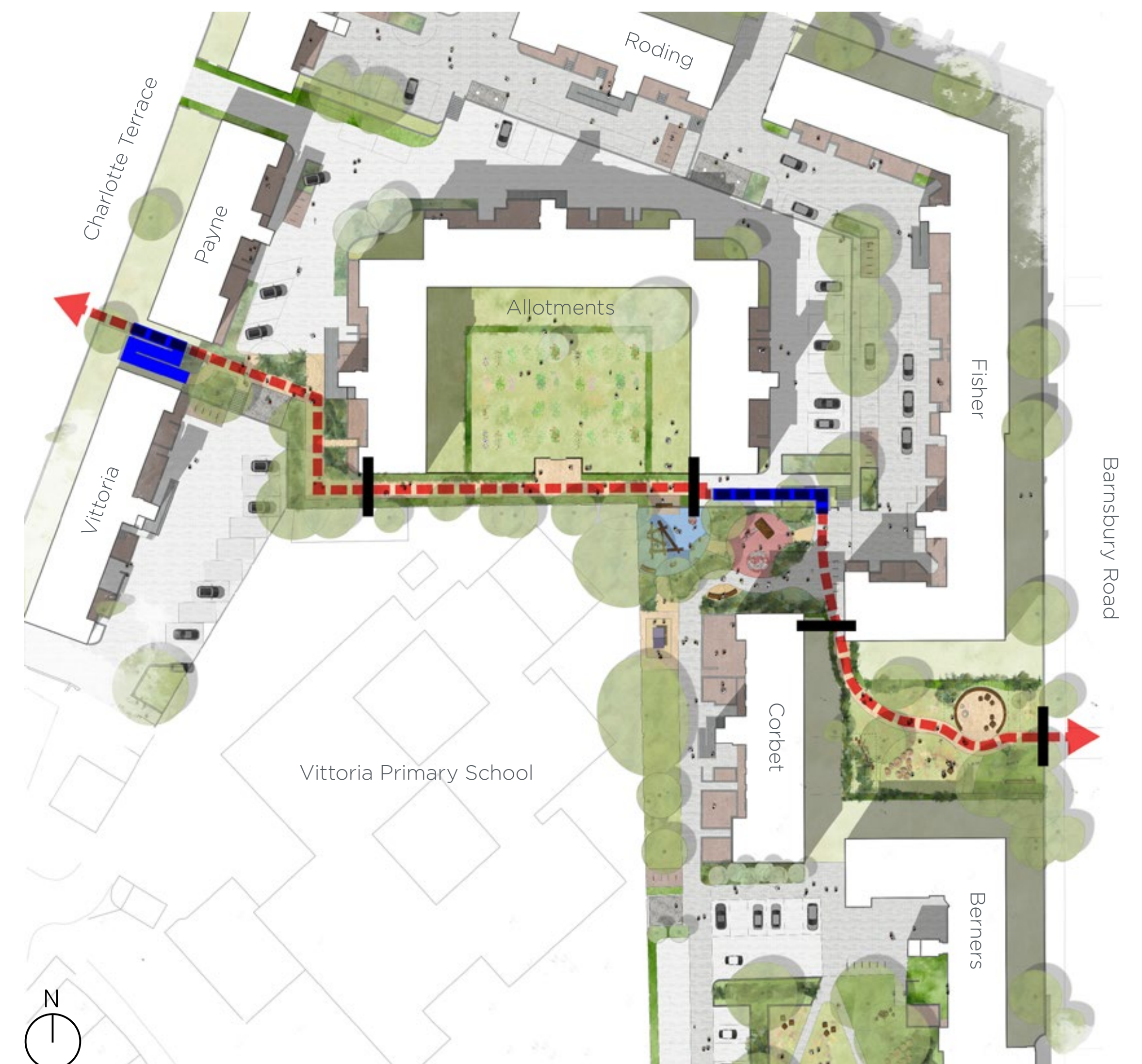
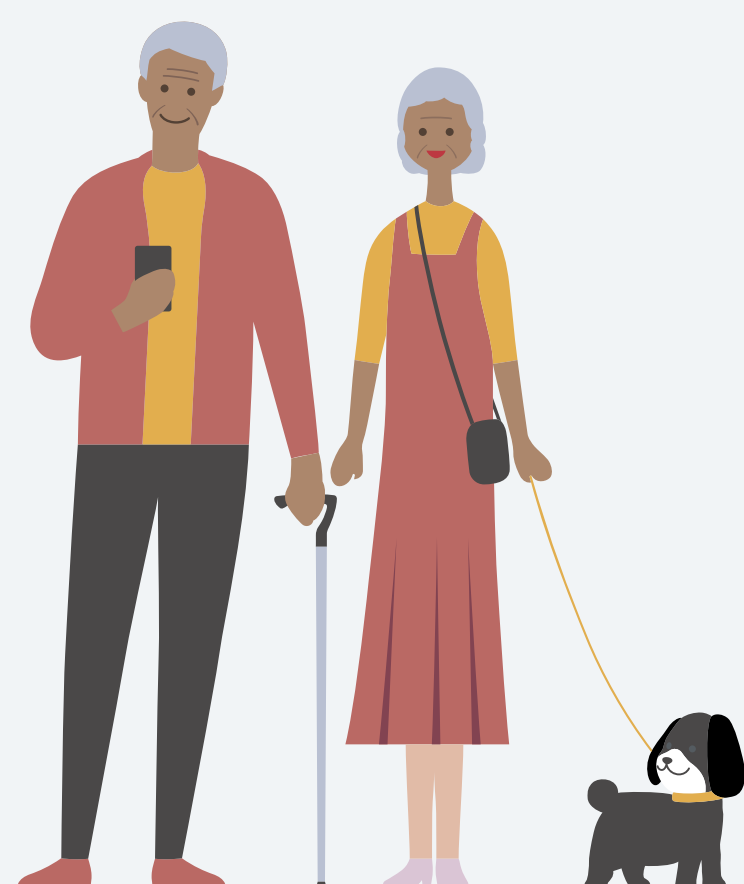
Access to allotments by Samford House



Access to Barnsbury Road gardens



Barnsbury Road gardens



WHAT WE SAID PRE BALLOT

The redevelopment of Old Barnsbury would provide residents with the following benefits:

Refreshed Landscape

Greener, planting strategy, improved spaces.

Play Areas

Safer, new and better equipment, seating for parents.

Bin Storage

Fewer smells, enclosed.

Parking

Re-organised and greener.

Community Spaces

Green areas away from cars with places to sit.

Better Signage

Estate and block maps.

Estate CCTV

Centrally monitored.

Better Accessibility and Connections

Introducing solutions that will make it easier to move through the Estate.

Lighting

More visibility and safety.

WHAT YOU SAID

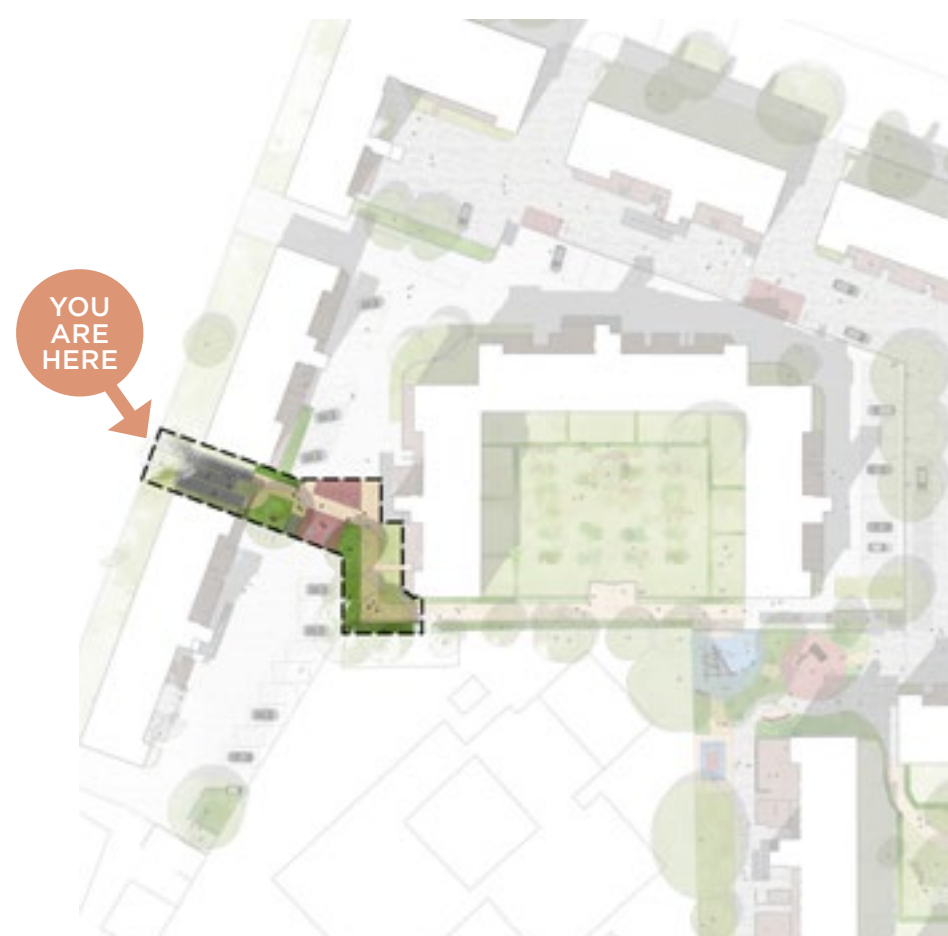
“The play area on Old Barnsbury need some serious upgrading.”

“Spaces should not be fenced in and more seating should be available for adults to enjoy watching their children play.”

86% positive for new green link.

IMPROVED ACCESSIBLE PEDESTRIAN ACCESS

New accessible pedestrian connection linking the green walk with Charlotte Terrace in New Barnsbury.



The location of the new pedestrian link to New Barnsbury.



This view looking from Charlotte Terrace shows a new ramp, paving and soft planted boundaries that will improve the experience of the Estate at street level, making it greener and more accessible for all.



Examples of landscape improvements that could be made to Old Barnsbury Green Walk.

We want your feedback on the pedestrian access and landscaping.

IMPROVED LANDSCAPING, PLANTING AND GROWING

Improved landscaping, planting and growing beds will provide areas for relaxation, learning and exercise for Old Barnsbury residents.



The location of the improved allotments.



When green spaces like this are used more they become safer. A range of seating, exercise equipment and play space will provide activity and relaxation for everybody.



Examples of possible landscape improvements to the allotments.

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WHAT YOU SAID

“The play area on Old Barnsbury need some serious upgrading.”

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REFRESHED PLAYGROUND

Refreshed playground with new equipment and seating for families.

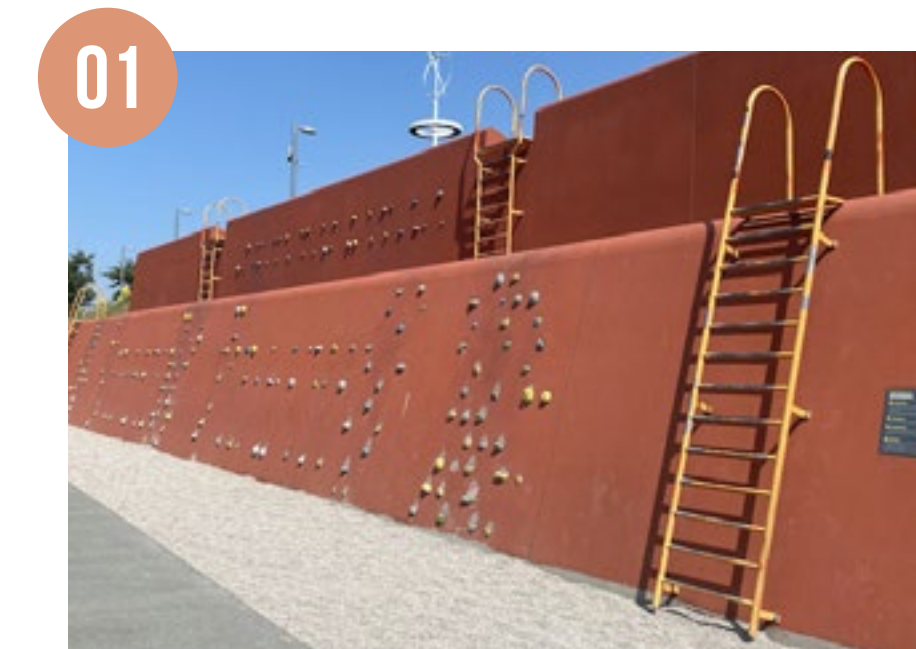
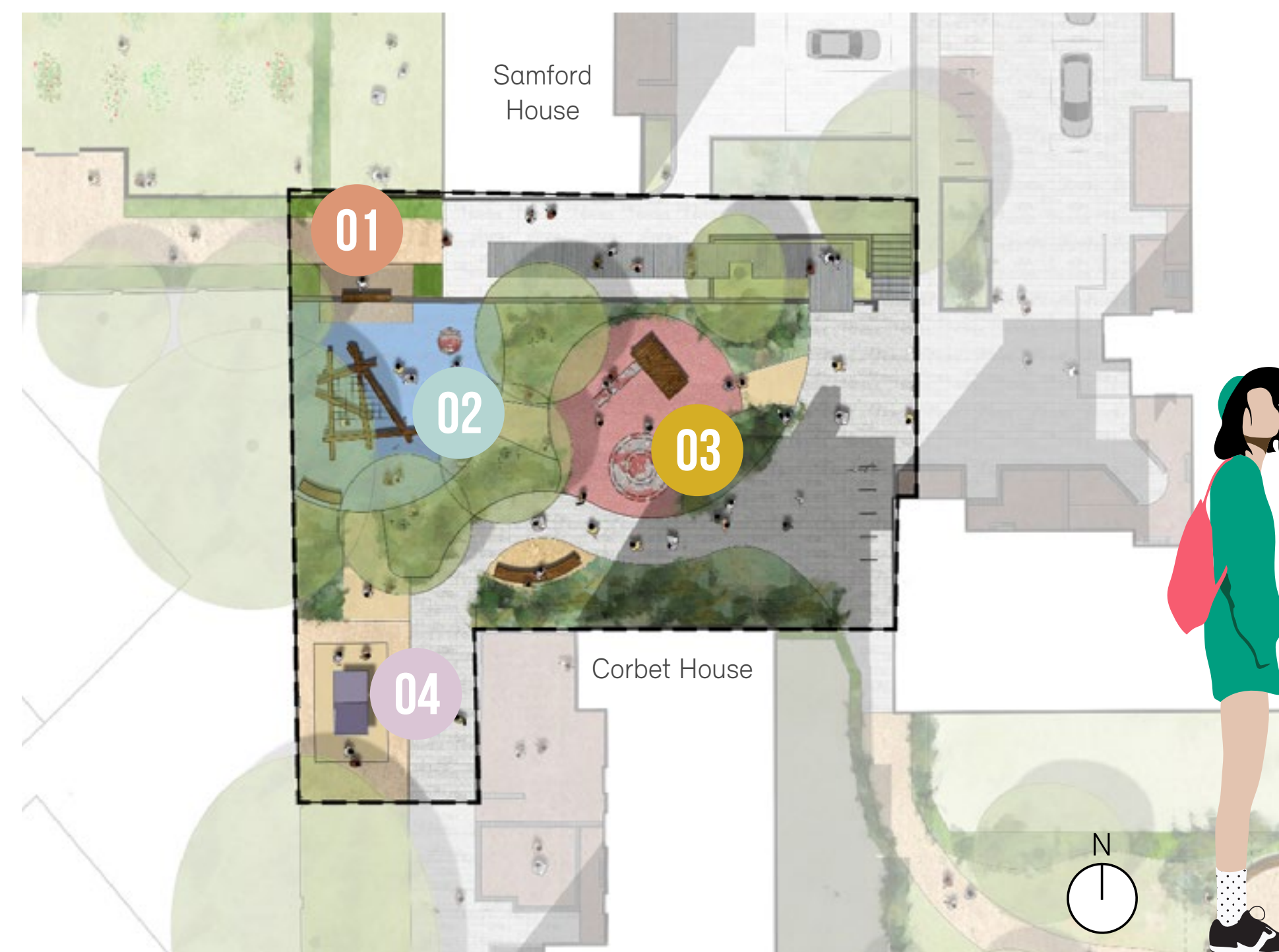
Inclusive play equipment for children of all abilities.

A range of equipment to meet the needs of children and young people of different ages.

Proposed trees dividing the zones and clear visual lines.



The location of the improved play.



Examples of upgraded play equipment.

We want your feedback on the playground and shared green spaces.

SHARED GREEN SPACES: FOR RELAXING

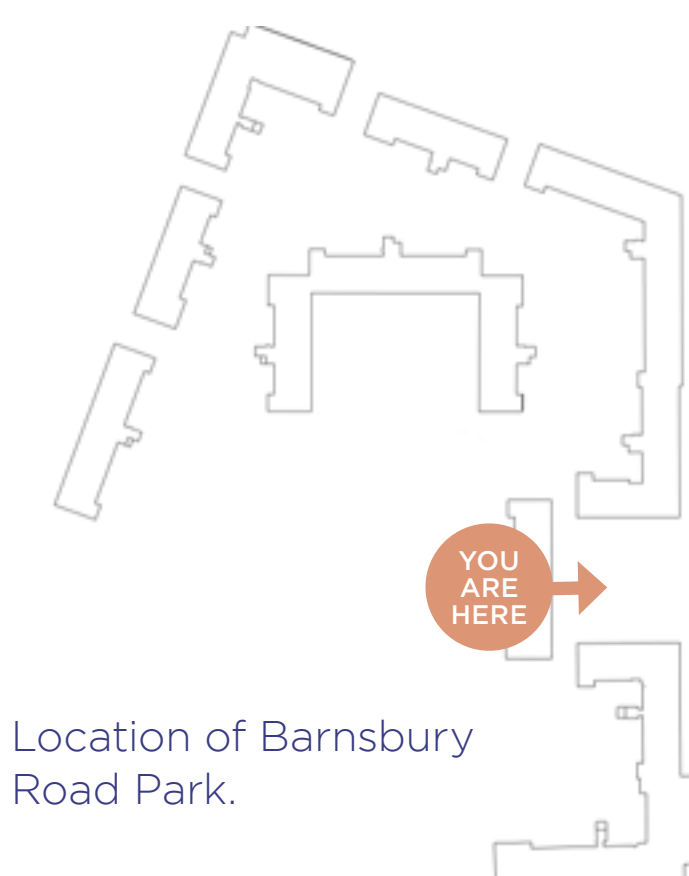
Enriched landscape that celebrates nature

Quiet garden respecting the neighbours creating calm green spaces.

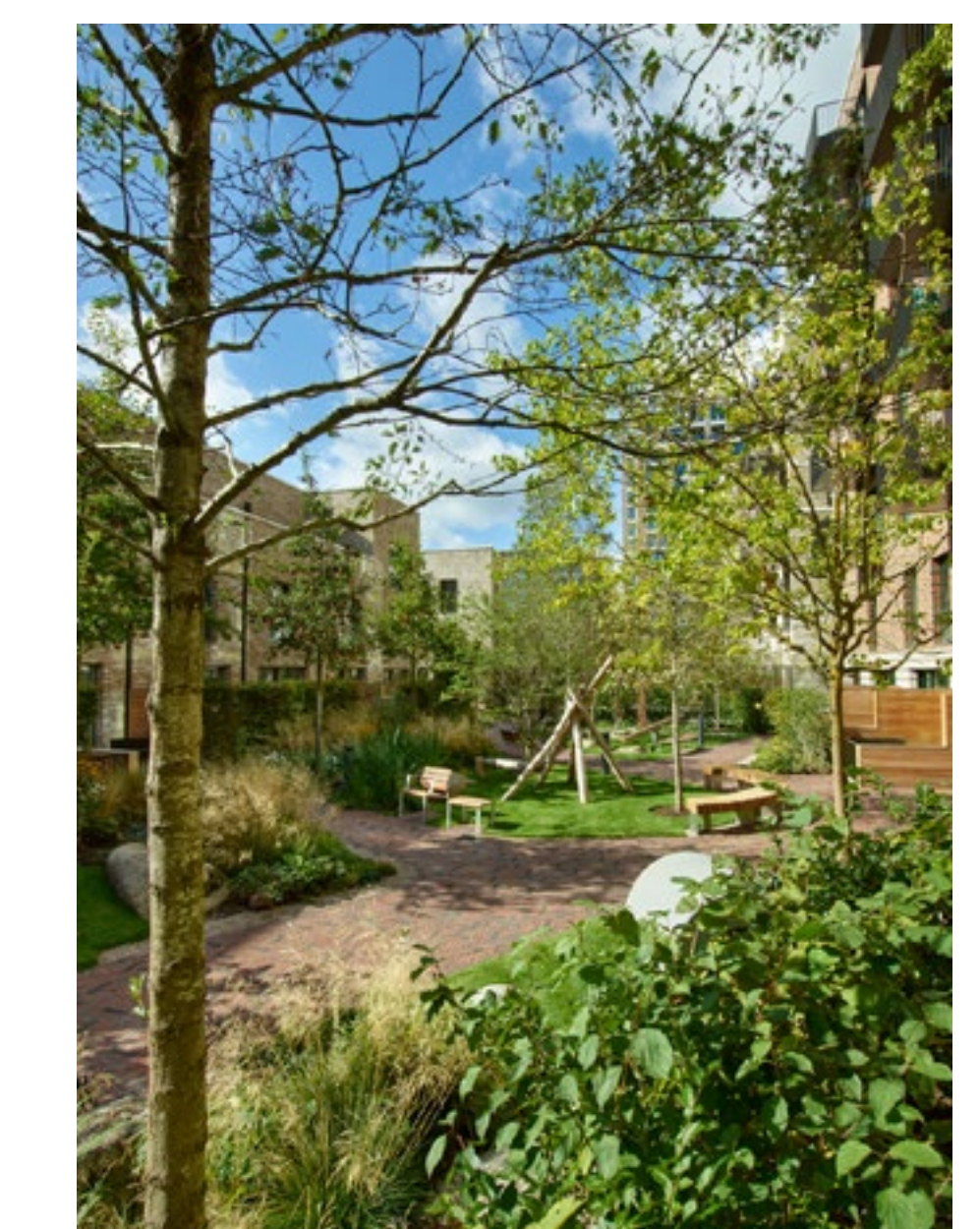
Increased planting and defensible space

Secure fob access 8am - 8pm.

When green spaces like this are used more they become safer. A range of seating will provide relaxation for everybody.



Location of Barnsbury Road Park.



Examples of landscape improvements

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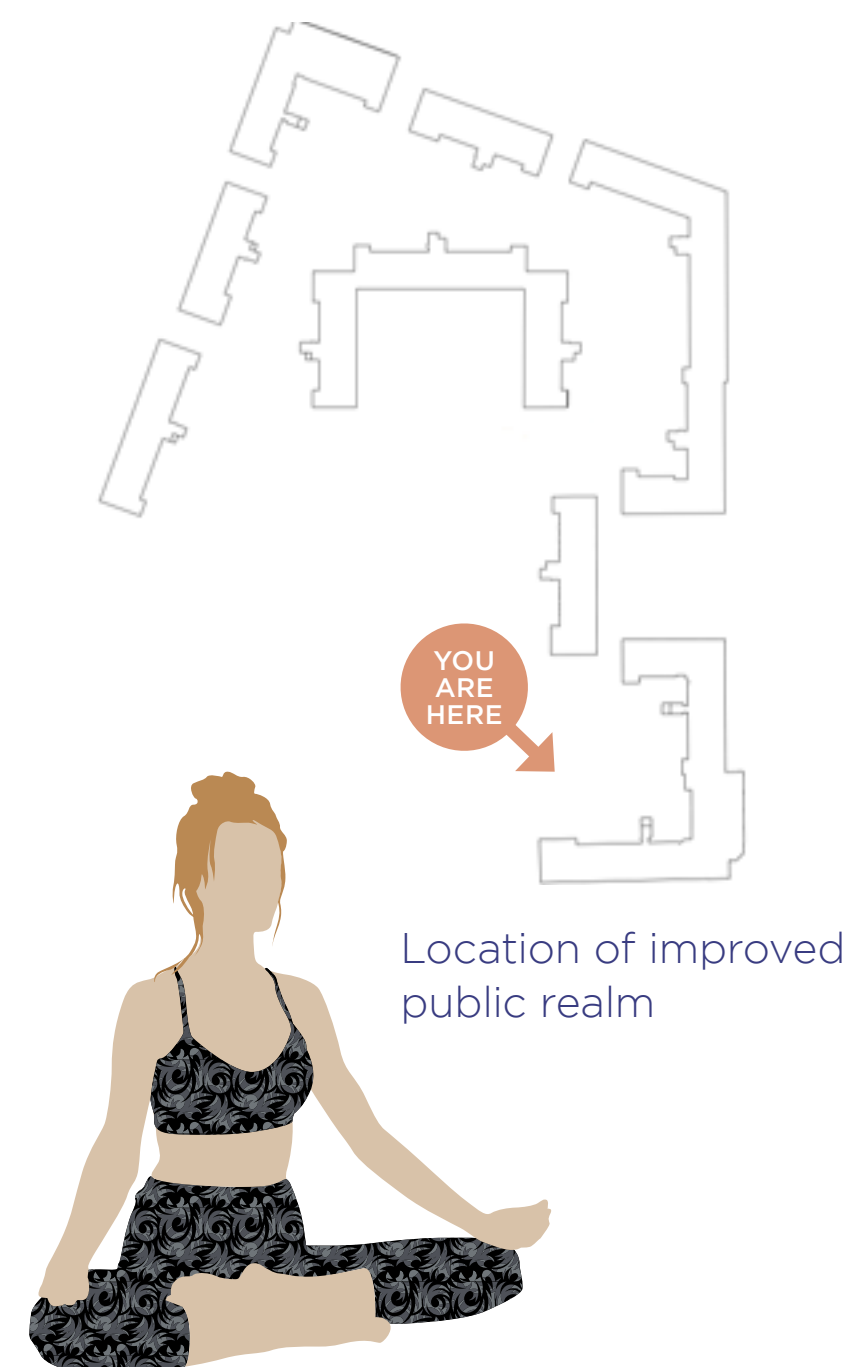
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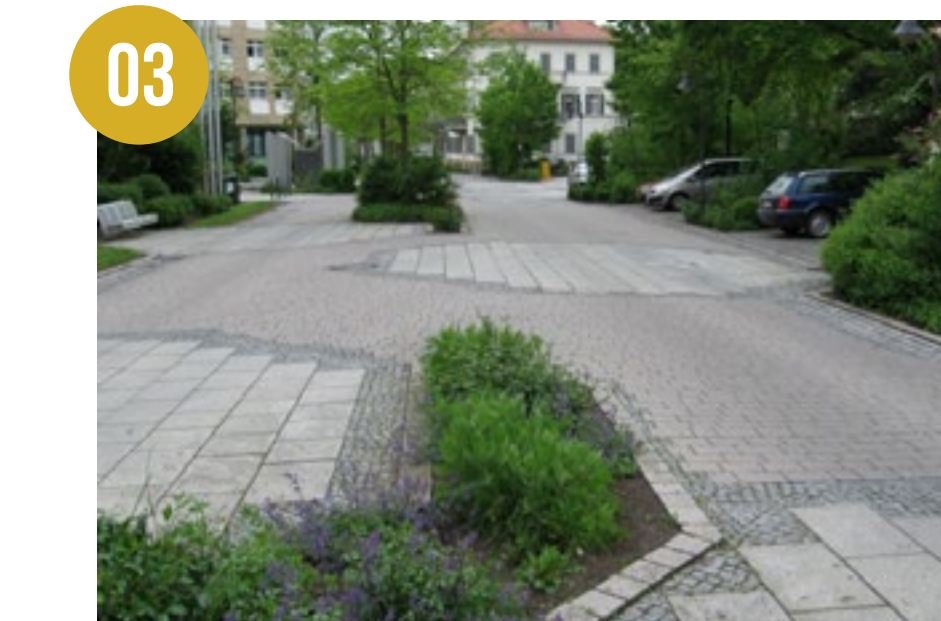
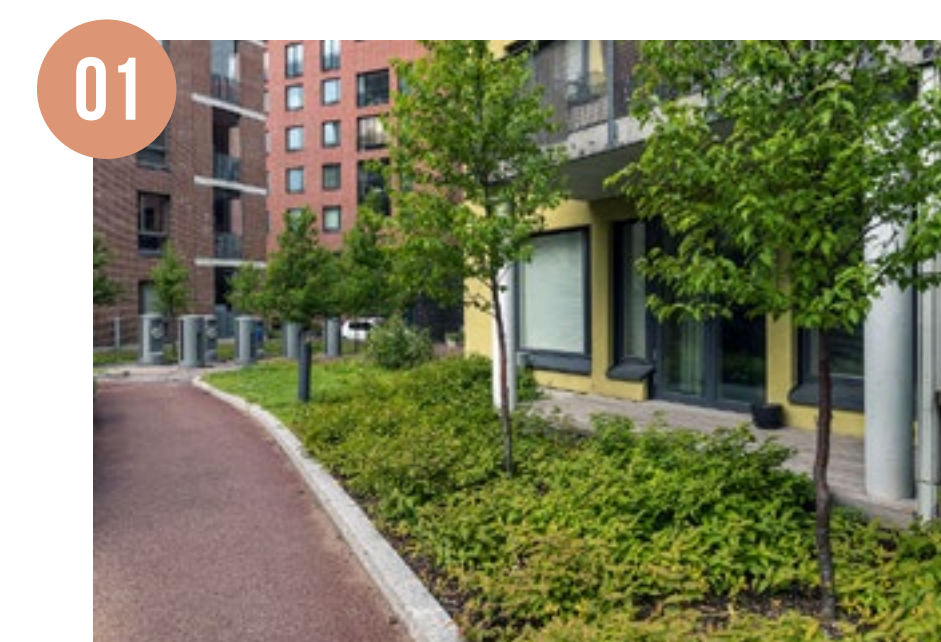
GREENER OLD BARNSBURY: IMPROVED THE PUBLIC REALM

Creating a shared courtyard that is greener, tidier and safer for pedestrians and children.

Screened parking and casual seating to be incorporated.



Location of improved public realm

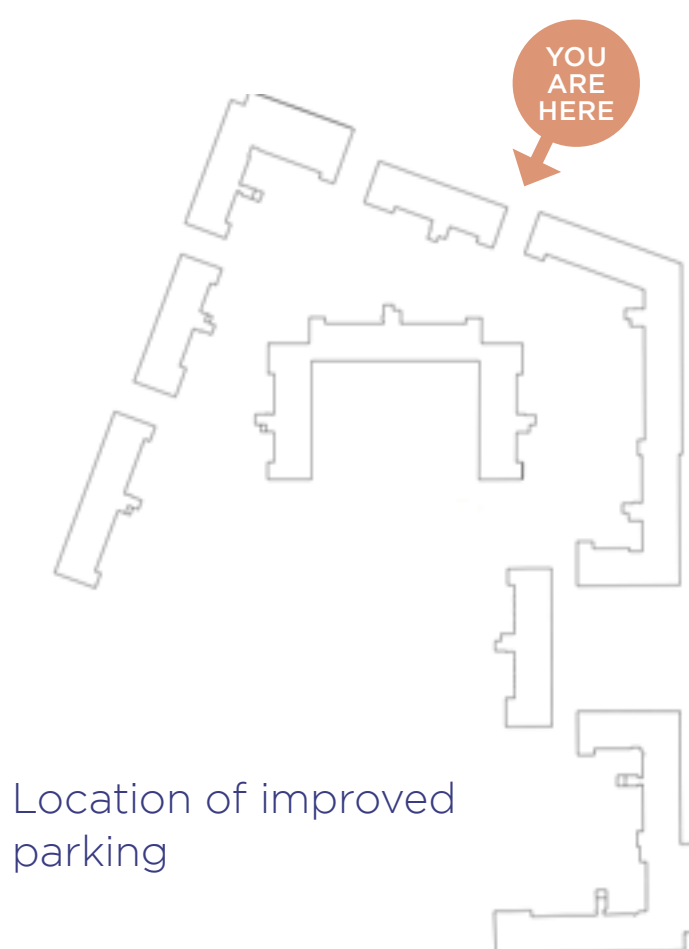


Examples of possible landscape improvements in the south courtyard

We want your feedback on the public realm and parking.

RATIONALISED AND REORGANISED PARKING

The parking areas of Old Barnsbury will be transformed to create a more pleasant environment for everyone. Parking will be softened with planting and lighting.



Location of improved parking



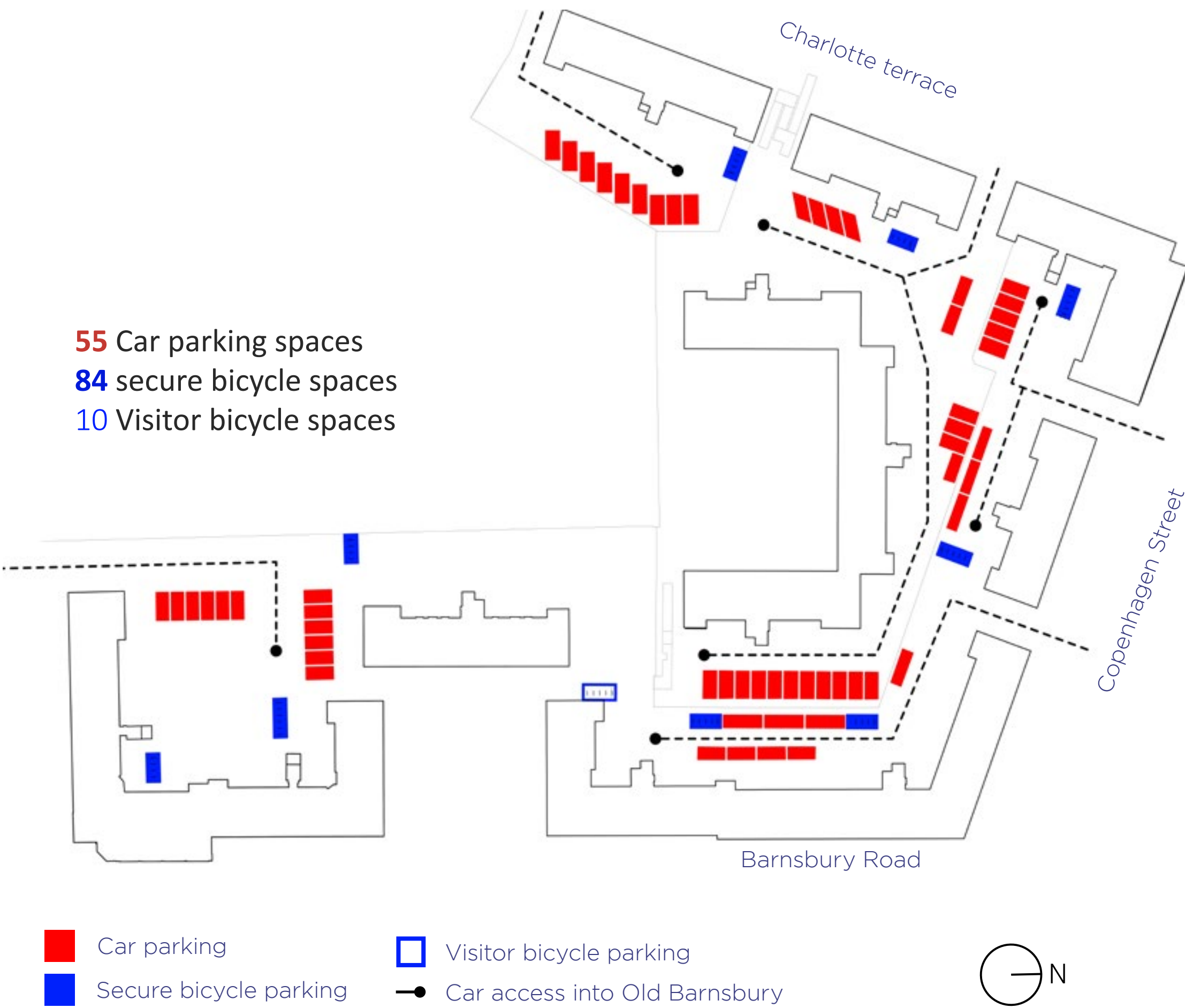
Examples of possible landscape improvements across the parking courtyards

PARKING

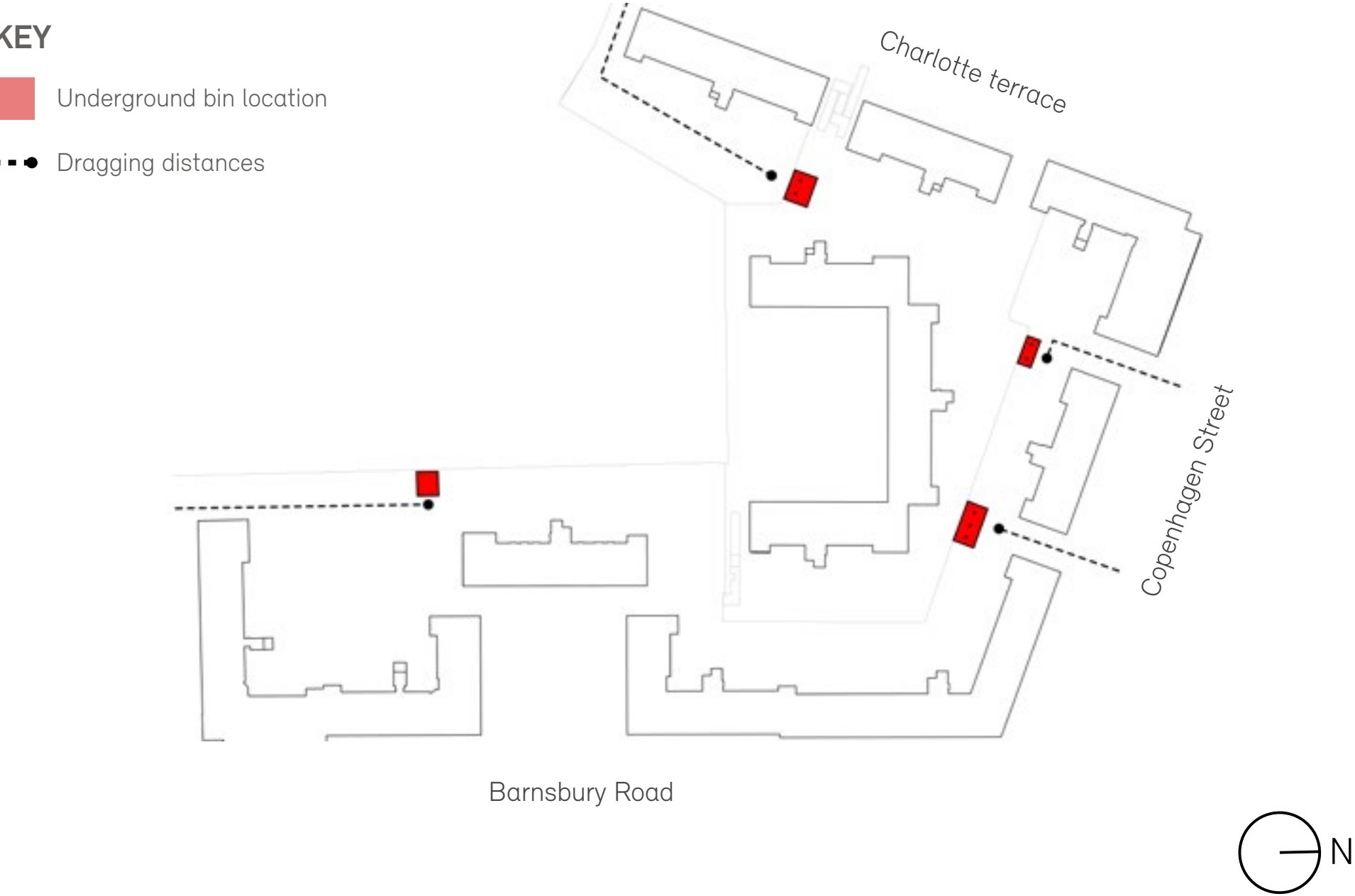


Encouraging active travel

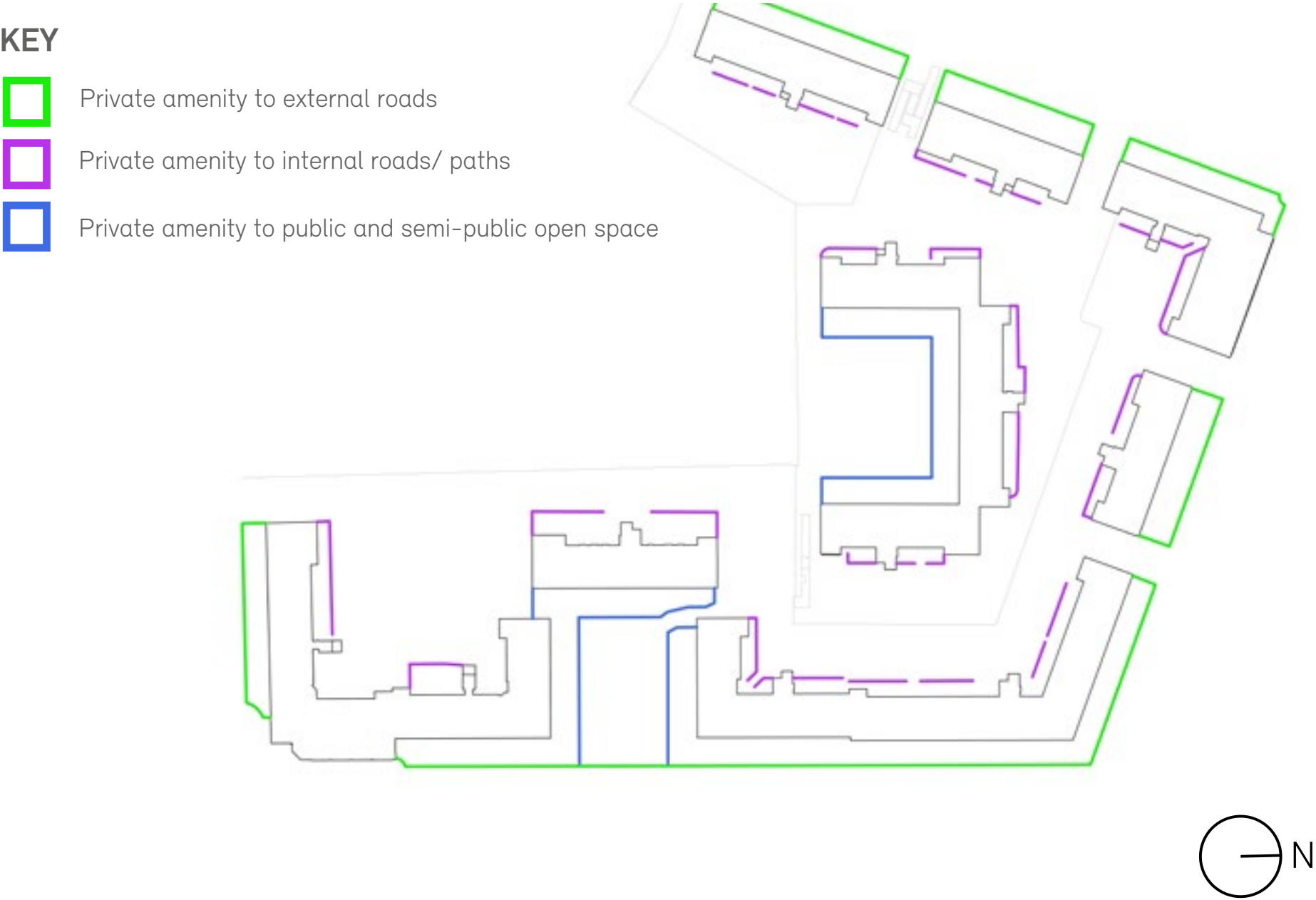
We are providing secure bicycle parking across Old Barnsbury



BINS



BOUNDARIES



SPACE FOR CARS, SPACE FOR PEOPLE

There are lots of car parking spaces across the courtyards in Old Barnsbury. Having a place to park your car close to home is important, yet recent surveys suggest many parking spaces are not being used.

To make the shared courtyards greener, tidier and safer for pedestrians and children we will rationalise and reorganise parking. If you have and use a valid parking permit we will work hard to ensure you keep this.

Encouraging active travel

Cycling is a healthy and planet-friendly way to get about and we want a transformed Old Barnsbury to encourage more people to use their bicycles.

More secure cycle stores will be provided. The number of new cycle spaces will be based on the number and needs of residents, as well as the space available.

UNDERGROUND BIN SYSTEM BENEFITS

- Advantages of replacing tens of individual refuse bins with single underground units**
- They reduce odour and deter pests
 - They are aesthetically appealing and less intrusive on the estate
 - They deter fly tipping



Underground bin system using the existing levels

PEACE & QUIET

Windows: High performance double glazed with good u-value windows to keep in the heat and reduce energy demands. This ensures homes are draft free, quiet and enjoyable places to be.

HOME COMFORT

Ventilation: New ventilation system if required, improving the air quality inside your home.

Heating: New heating system if required which could include a new energy efficiency boiler and a review of pipework and radiators.

Windows: New windows that ensure homes are draft free.

SAFETY & SECURITY

Front Doors: High quality new front door to your home for improved security.

Windows: Secure, lockable and easy to open windows

HOME LAYOUT

New Kitchen

- Reconfigured layout to increase size, where possible.
- New units including the safe removal and reinstallation of your appliances.
- New fixtures and fittings
- New flooring
- Walls painted and decorated

New Bathroom

- Reconfigured bathroom layout to include a toilet, where possible.
- New bath/shower, sink and toilet
- New fixtures and fittings
- New flooring
- Walls painted and decorated

Other refurbishments:

- New heating and ventilation system if required.
- Improved and/or increased storage.
- Improved smoke and fire detection.
- Rewiring if required.

Putting your stamp on your home

We want your home to feel like your own and so all tenants will be provided with a number of choices as part of the internal refurbishment.

Layout choices

Option 1: Enlarge the kitchen by removing the separate toilet room. The toilet will be moved into a reconfigured bathroom.

Option 2: Keep the separate toilet room, and provide smarter storage solutions in the kitchen

Finishing Choices

Kitchens: Worktop and kitchen unit doors

Bathrooms: Bath or shower, plus tiling

Paint finish: Colour to redecorated walls

Flooring: Flooring in kitchen and bathroom

A range of possible choices will be presented by Newlon for each of the items listed above following a positive resident ballot.



New double glazing windows



Efficient protection against noise air inlet for windows



Sink example



New heating system if required

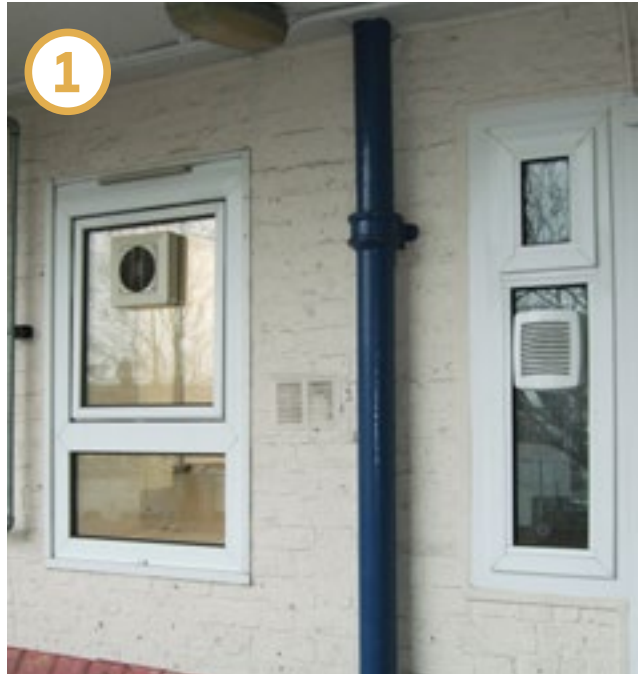
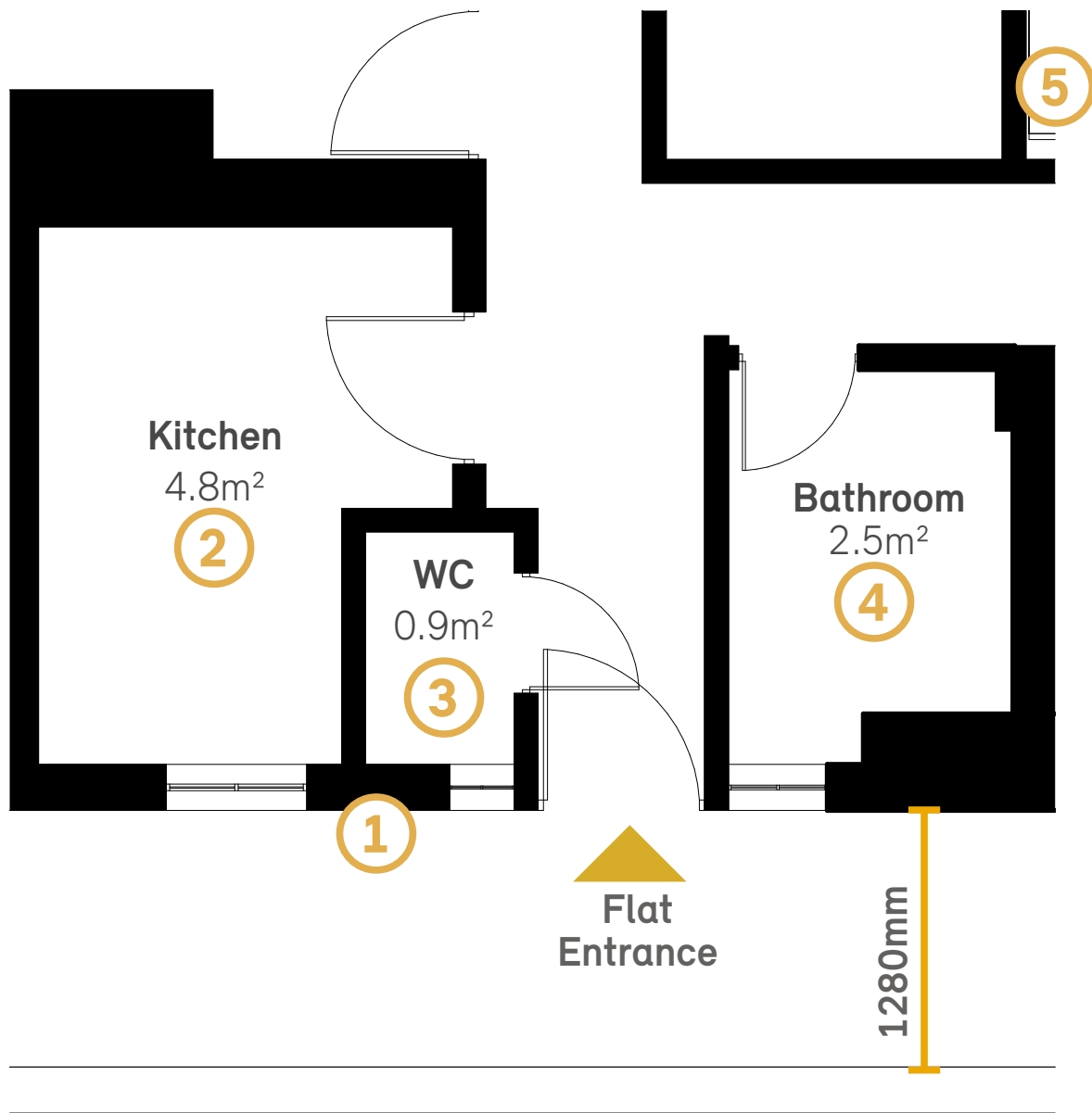


New front doors to all homes

SHOW HOME
BEFORE
REFURBISHMENT

Show Home : 29 Berners house, 4 Bedroom home

Plan showing existing kitchen, bathroom and separate toilet layout



Existing windows



Existing kitchen



Existing separate WC



Existing bathroom



Existing living / dining

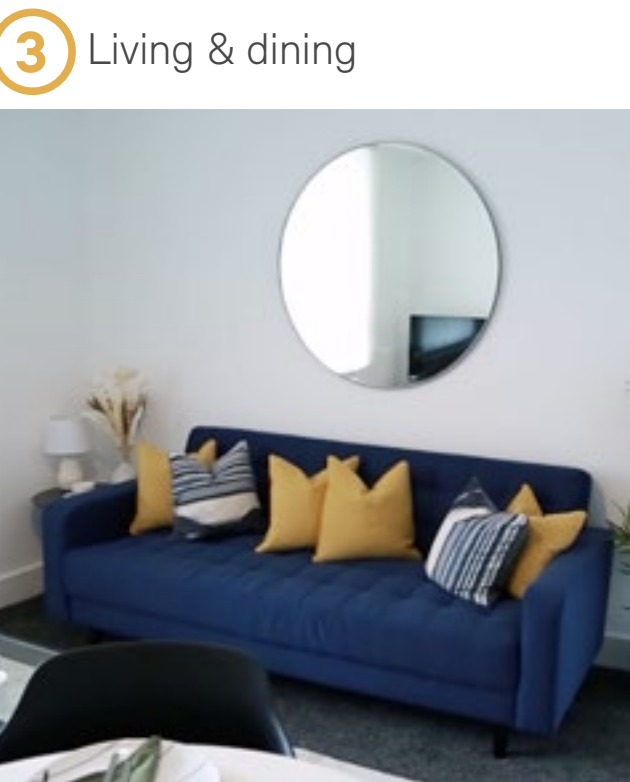
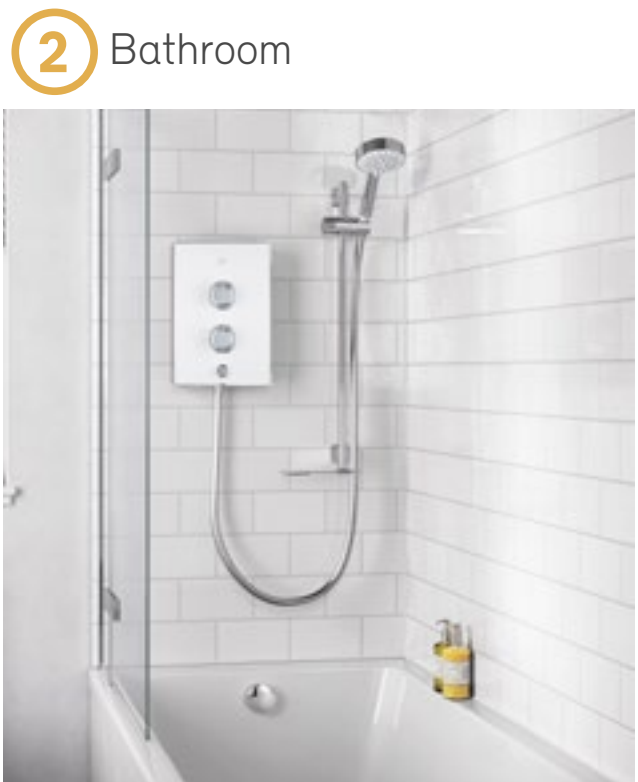
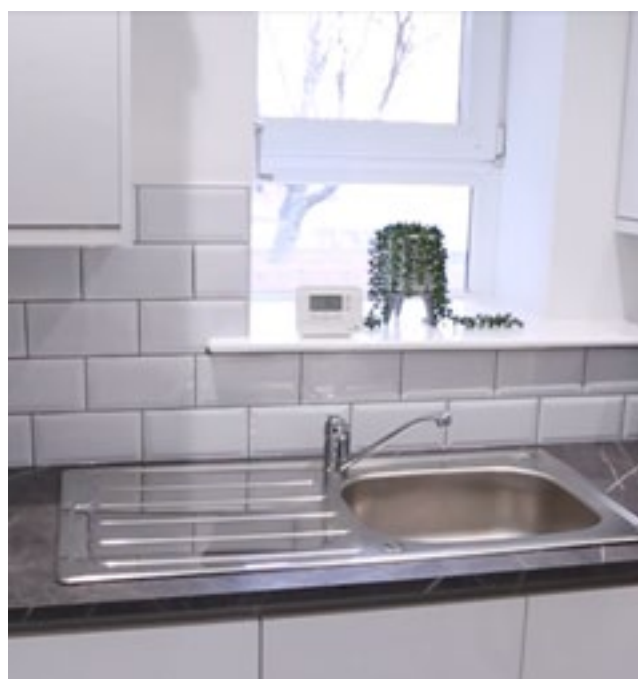
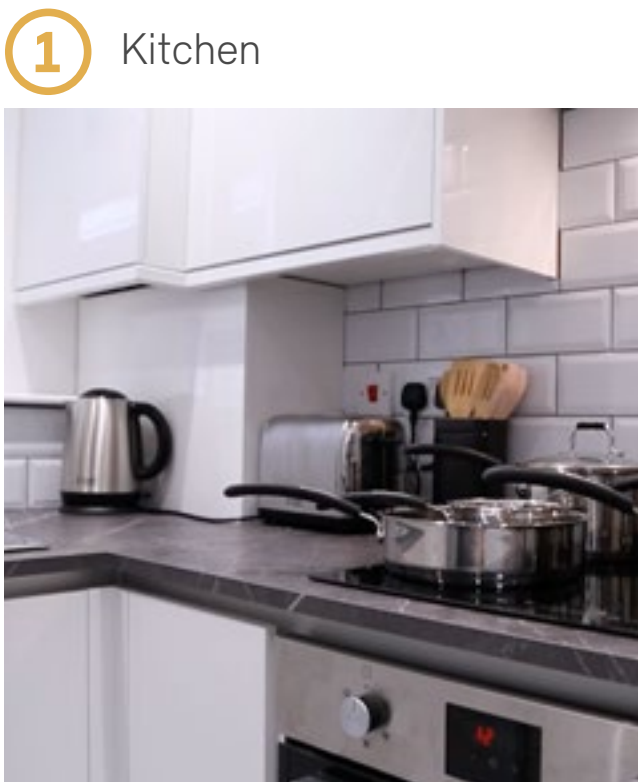
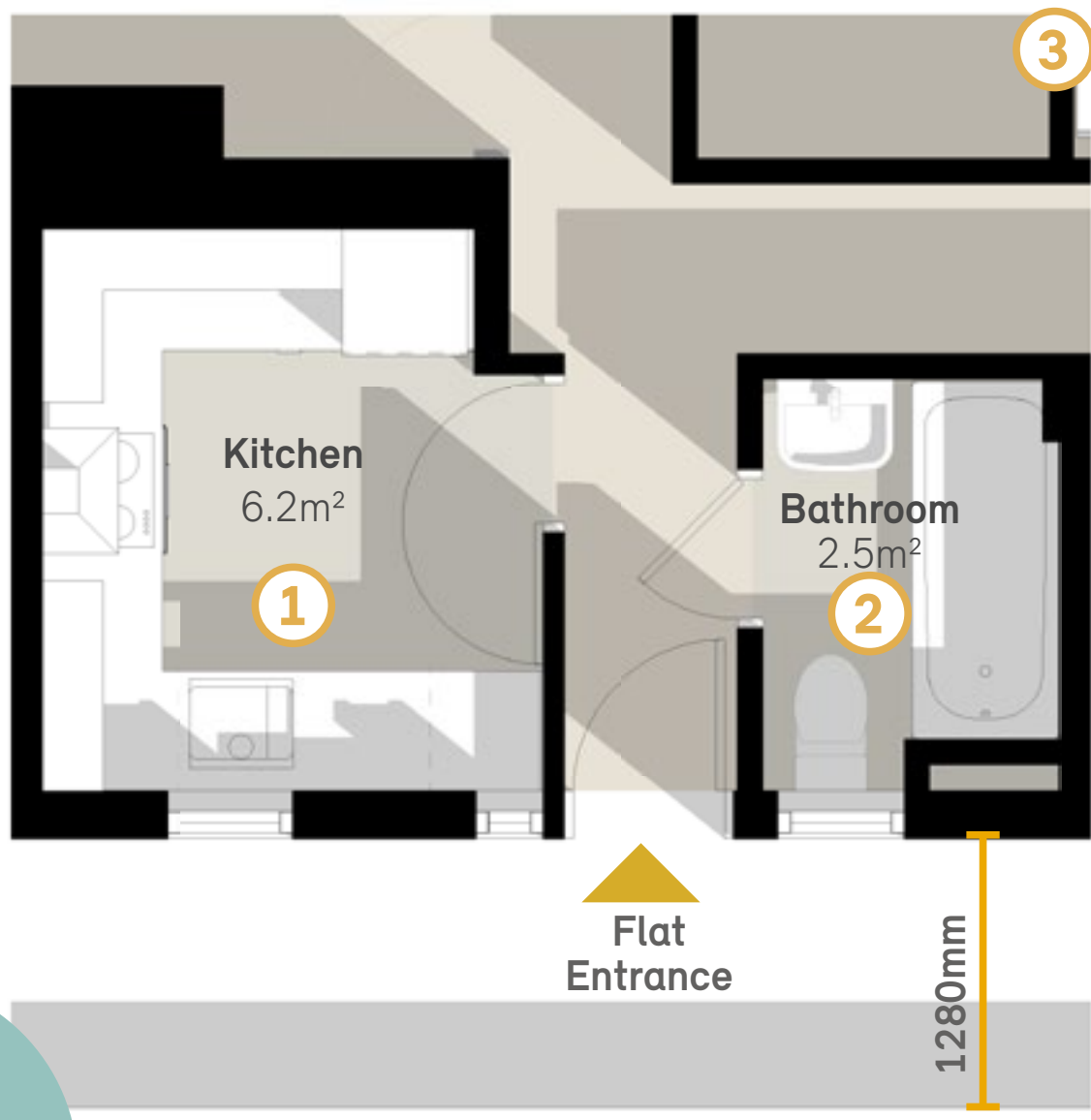


Existing living / dining

SHOW HOME
AFTER
REFURBISHMENT

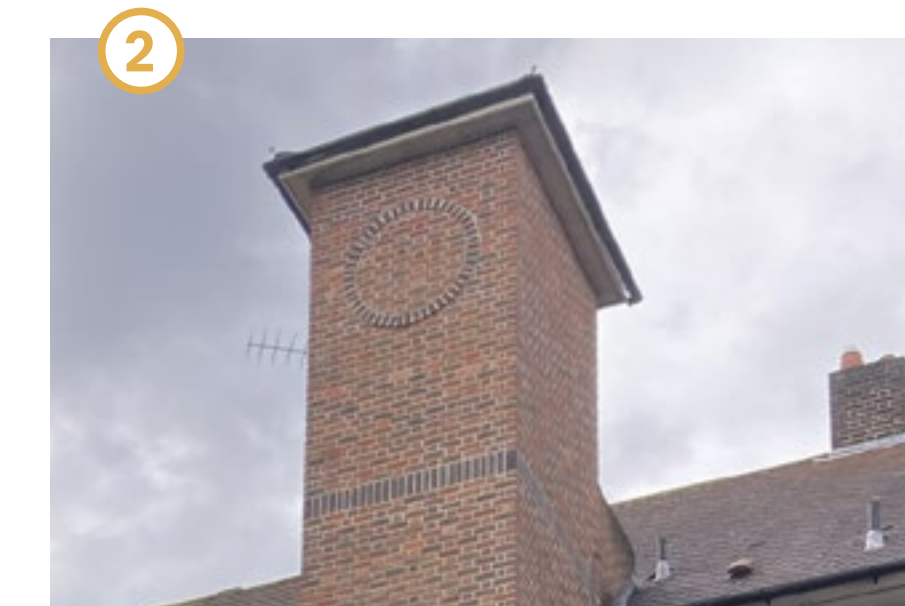
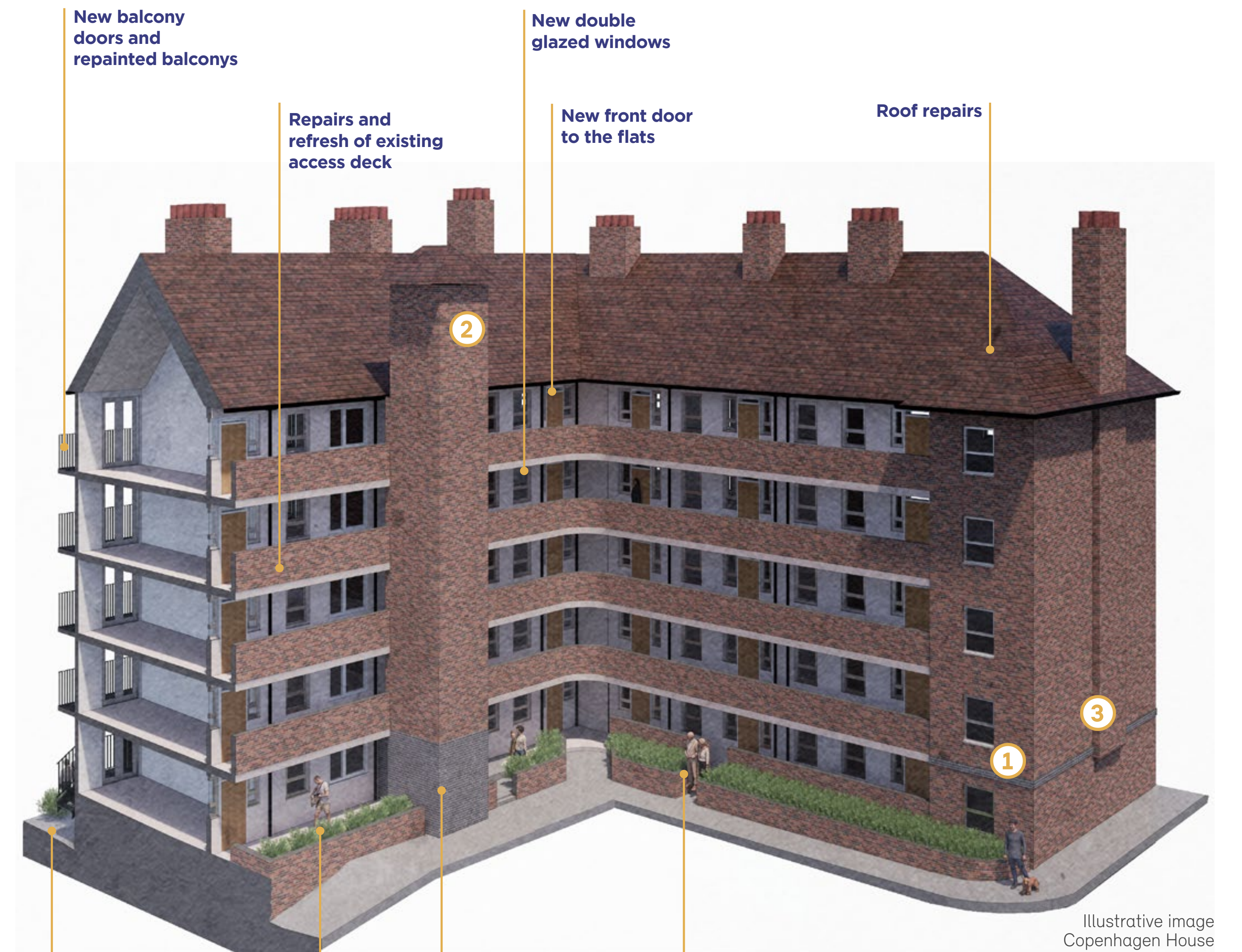
Show Home: What a refurbishment of your home could look like.

Example layout of a refurbished home



Show Home
kitchen
29%
larger than
before

Refurbishment of outside space, communal areas and blocks



Old Barnsbury aspirations

Newlon is considering some more ambitious ideas that build on the proposals you voted for in the Ballot. These centre around creating more sustainable and energy efficient homes for Old Barnsbury residents, as the world moves towards a low carbon future.

The ideas include:

- Adding insulation to the walls, either within each home or on the outside of buildings
- Upgrading to triple glazed windows for improved energy performance
- Alternative heating and ventilation systems that improve inside air quality and reduce your heating need
- Using the buildings roofs for solar PV panels
- Renew or replace the deck access corridors

The current designs allow for these more ambitious proposals to be implemented in the future when funding is sourced. We are in the early stages of developing these ideas, but we would love to hear your thoughts.

Please tell us what you think.



Insulating your home: Warm & quiet.

Internal wall insulation to reduce heat losses, improve air quality, eliminate condensation and mould problems, improve noise insulation and reduce heating demand. Internal insulation thickness between 50 to 60mm.



Internal Insulation



External Insulation



Windows & Doors : High performance with good u-value, g-value and acoustic performance to reduce the noise, keep in the heat and reduce energy demands. New high performance front doors with draught excluder to reduce heat losses.



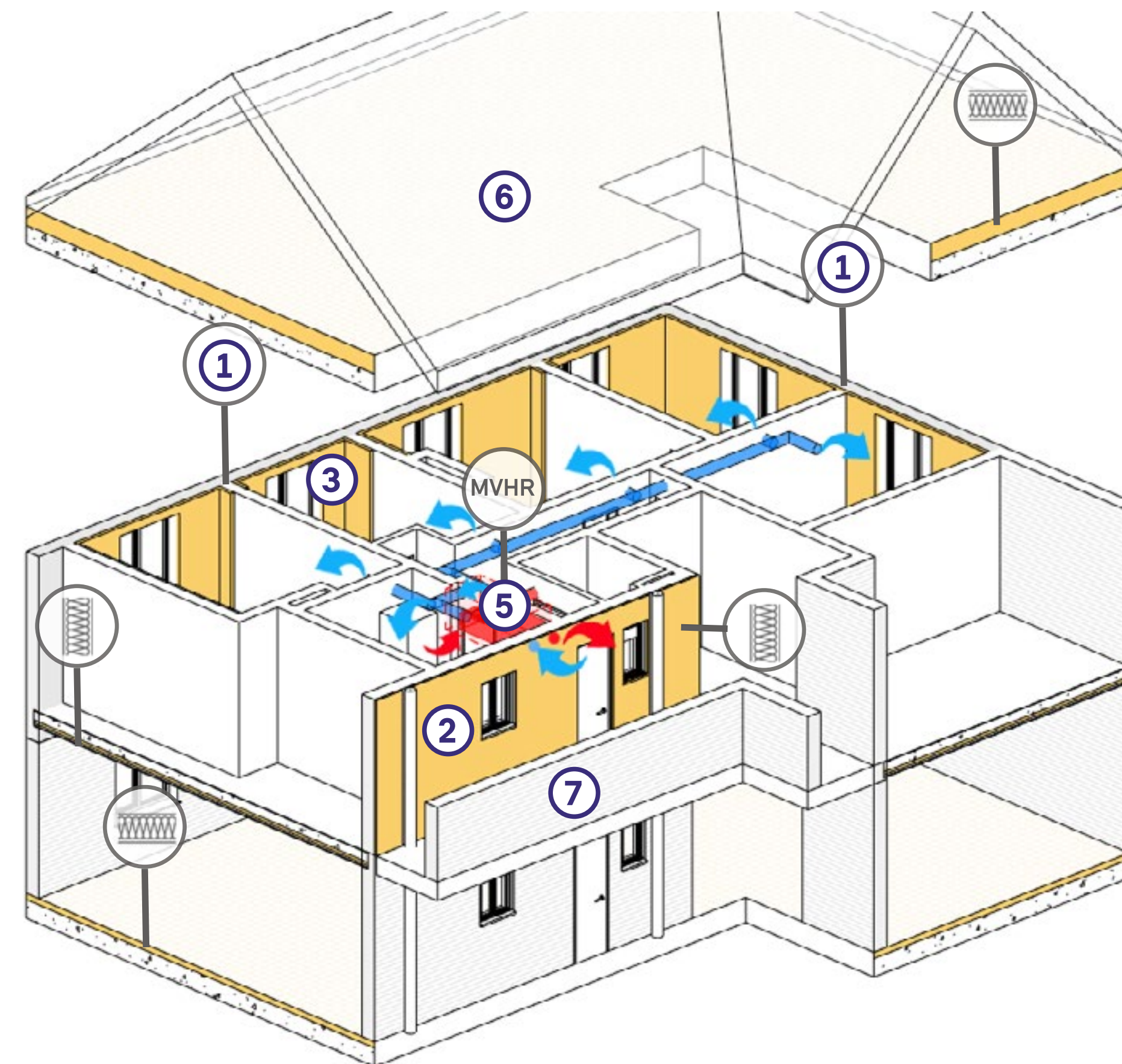
Double glazing

- Noise reduction
- Reduced heat losses
- High performance window



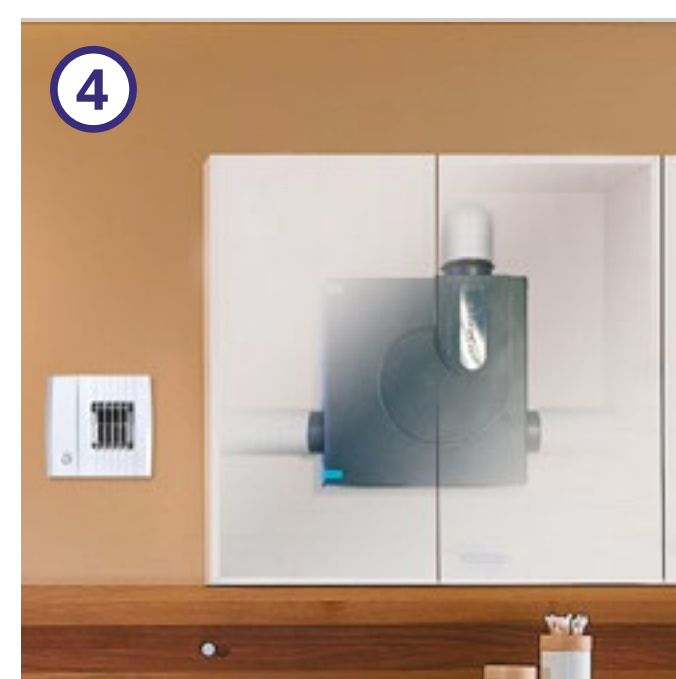
Triple glazing

- Improved noise reduction compared to double glazing.
- Improved energy performance by 30-50% compared to double glazing.
- Compatible with EnerPhit (passivhaus) retrofit.



Ventilation & Heating system

- Improved air quality indoors
- Elimination of mould growth and condensation issues.
- Healthier homes
- Heating systems 100% efficient and with reduced energy demand.



MEV

- Mechanical extraction ventilation
- Improves indoor air quality
- Prevents condensation
- Low energy demand
- Low maintenance



MHRV

- MVHR ventilation unit ceiling mounted that will supply fresh filtered air to the flat, extract damp and stale dirty air and recover up to 92% of the heat that would normally be extracted outside.
- Improved air quality
- Reduces heating demand, due to the heat recovery unit.



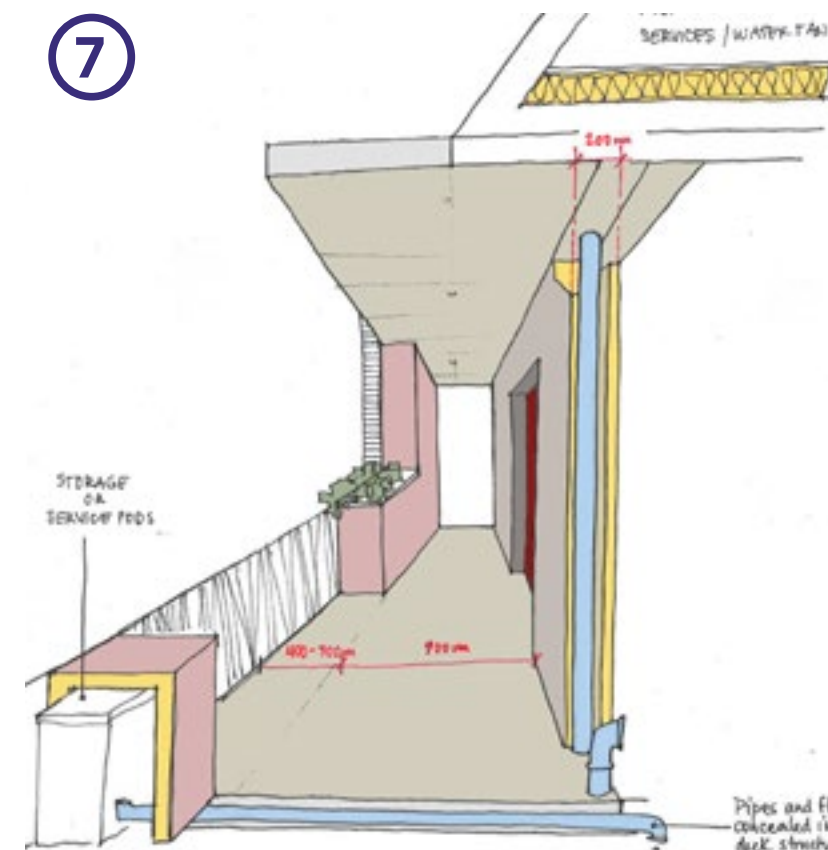
ASHP

- Air Source Heat Pump
- A space equivalent to a small fridge will be required in each flat.
- Future proof to a Net Zero transition
- Low energy bills
- No need for gas installation. Fossil fuel free home.
- Energy efficient heating system.



Deck transformation:

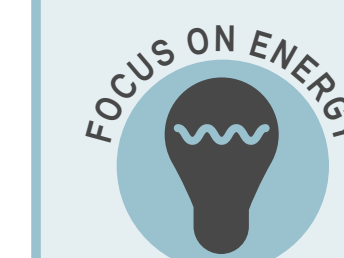
Once in a lifetime opportunity to improve building. New common deck access, with more space for circulation and planters or storage outside your home.



Deck transformation ideas

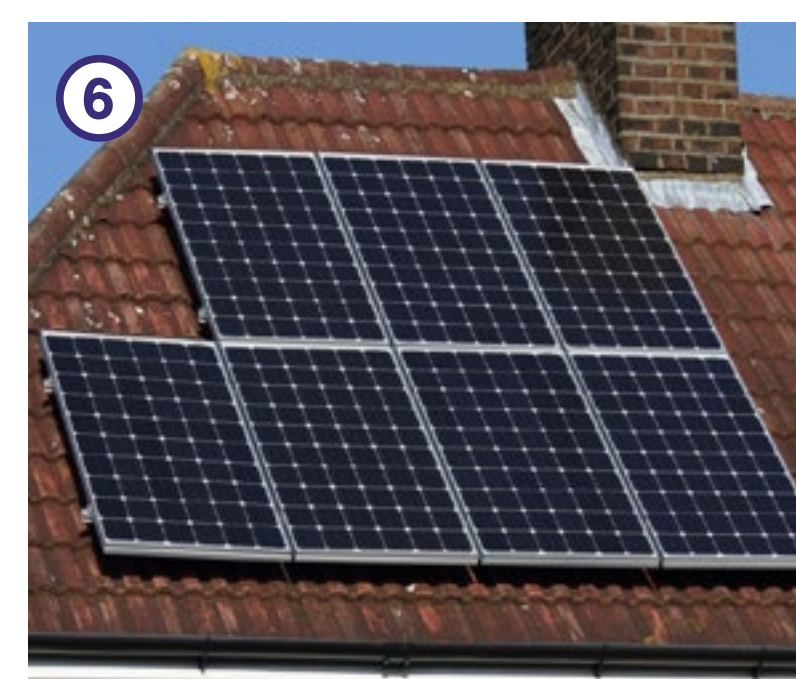


Deck transformation precedent



Solar Panels

Energy performance / fuel poverty



PV Panels

Approximated number of south facing sloped roofs suitable for PV Installation

We want to hear your feedback...

Tell us what you like about the aspirations presented on this board?



TELL US WHAT YOU THINK

Your feedback is extremely important to us as your comments will help to shape the refurbishment of Old Barnsbury.

We want to know what you think about the different options presented for the refurbishment and your thoughts on the plans for the outside spaces.

HOW YOU CAN PROVIDE YOUR FEEDBACK



-  Scan the QR code to fill out the online feedback form
-  Complete a paper version of the feedback form
-  Email us directly at **best@newlon.org.uk**
-  Phone us on **020 7613 7596** or **020 8709 9172**

FINAL BALLOT RESULT

79.2% TURNOUT

72.9% YES VOTE



THE PROPOSED TIMELINE

March to May 2022

Continuing to meet and discuss the refurbishment plans with you in order to hear your thoughts and feedback.



June to August 2022

Finalising the planning application and submitting it to Islington Council.



September 2022

This is when we're aiming for the planning application to be considered by Islington Council's planning committee. If approved then it means we have permission to start the refurbishment.

