

Welcome to our second public exhibition for New Barnsbury.

Following our 11 workshops with residents over the past two and a half years, six meetings with the Barnsbury Residents Design Group and the first public exhibition in November, we're now getting ready to submit a planning application to Islington Council who will then decide whether or not to give the project the go-ahead.

We're holding this exhibition of our updated proposals to show you how conversations and consultation has influenced the proposals we intend to submit in April.

Our consultation so far

October 2019

This project started when the owners of the Estate, Newlon Housing Trust, began consulting with residents about the future of the Estate.

2019-2021

Consultation continued through eight workshops, with the proposals updated following feedback from residents and Islington Council's planning officers.

February 2021

Following a competitive tender process, Newlon selected Mount Anvil as Developer Partner to take the project forward.

March 2021

Residents voted 'YES' in an independently run Residents' Ballot to say they wanted the transformation to happen, with a 72.9% 'YES' vote on a 79.2% turnout.

November 2021

We held our first public exhibition to share the proposals with the community and hear your thoughts and feedback.

March 2022

We've continued to engage with residents on the Estate and have been working to refine the masterplan, and are now keen to hear your feedback before we submit a planning application to Islington Council.



At this exhibition, you can find the following key areas of our proposals, which have been shaped as a result of all the feedback we've received at the previous exhibition and resident workshops.



Updated views of the project.



The masterplan we intend to submit.



Key character areas of the masterplan.



Detail on phase 1a and 1b.



Phasing, parking and servicing information.



New public spaces.



Greening, play and open space.

Our transformation proposals are responding to feedback from residents who voted 'YES' in a ballot to fix these issues:

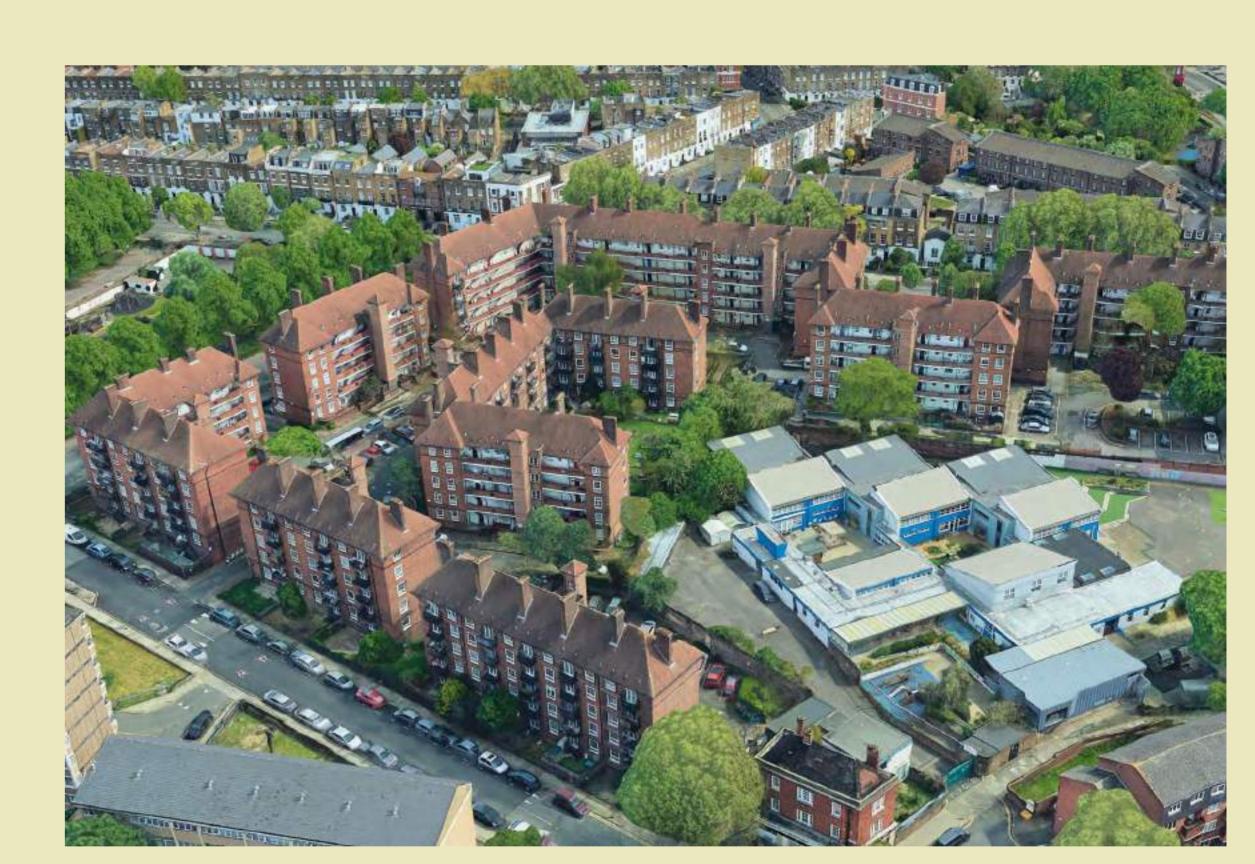
- Overcrowding 46 families are overcrowded
- Small homes poorly laid out and not suitable for modern family life
- Damp and mould
- Poor quality and unusable green and outside space
- Lack of storage space

FINAL BALLOT RESULT

79.2% TURNOUT **72.9%** YES VOTE



Old Barnsbury Consultation



Specific consultation workshops will be taking place at the end of March for Old Barnsbury residents and leaseholders.

We'll shortly be sending you more information on these including details on how you can sign-up, so do look out for these in the post!

Contact details:



Email best@newlon.org.uk



Call 020 7613 7596 or 020 8709 9172

FARRER

HUXLEY



Web www.betterbarnsbury.org.uk



_eave your feedback by scanning

Project team:





Pollard Thomas Edwards













PROPOSED MASTERPLAN

A LANDSCAPE-LED APPROACH



Our Planning Application

We'll shortly be submitting our planning application for New Barnsbury. This planning application will be what's called a 'Hybrid Planning Application'. This means that there are two parts to our application, a detailed and an outline. Phase 1a and 1b, along with the canal blocks in Phase 3a, will be designed and submitted in detail, with the rest of our proposals for New Barnsbury within the outline application. Old Barnsbury will be subject to a different application due to the different types of work proposed.

Our proposals for New Barnsbury will provide the following benefits to residents, Old Barnsbury and the wider community:



950 new homes on New Barnsbury



of all homes will be affordable housing including: 291 reprovided social rent homes for existing residents at existing social rents; 142 additional social rent homes; 61 shared ownership homes



High quality, sustainable, energy efficient homes with an electric heat pump led energy system



More than 16,000 sqm of open space including two new open parks and resident courtyards that are inviting, usable and safe



All homes built to modern fire safety regulations



Homes sized to meet local housing need to address long term overcrowding on the Estate



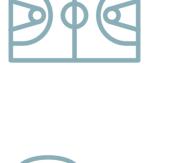
Improved greenery, planting and a net gain in biodiversity



Beautiful architecture, inspired by its local context



Well-lit spaces, streets and routes through the site making journeys safer and easier



the refurbishment and improvements to Old Barnsbury

Financial reinvestment back into the Estate to bring forward

A brand new community centre and multi-use games area



Maintaining parking for existing permit holders and adding disabled spaces and electric charging



All buildings incorporating secure entrances, internal refuse and cycle storage areas

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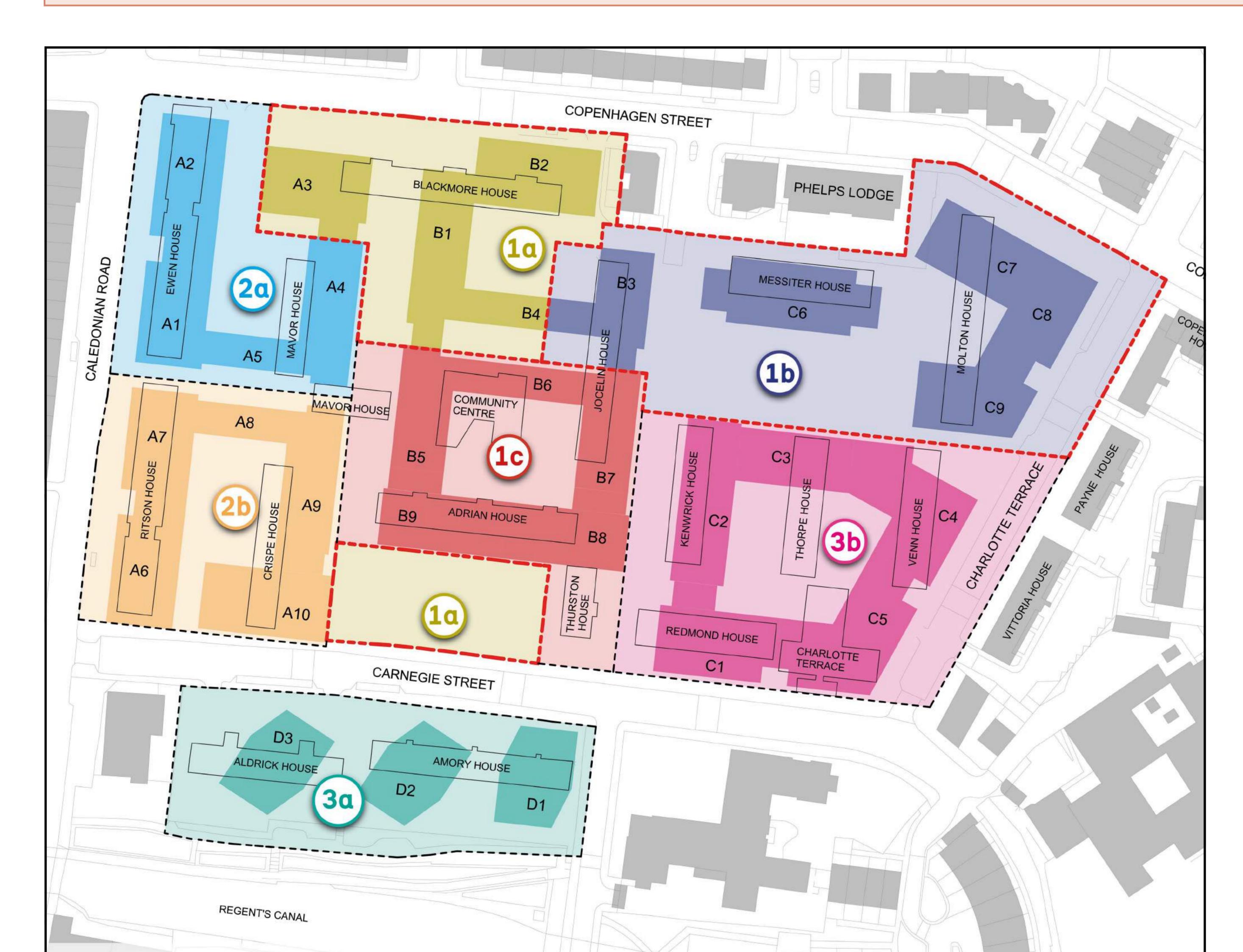




MASTERPLAN PHASING

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.



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

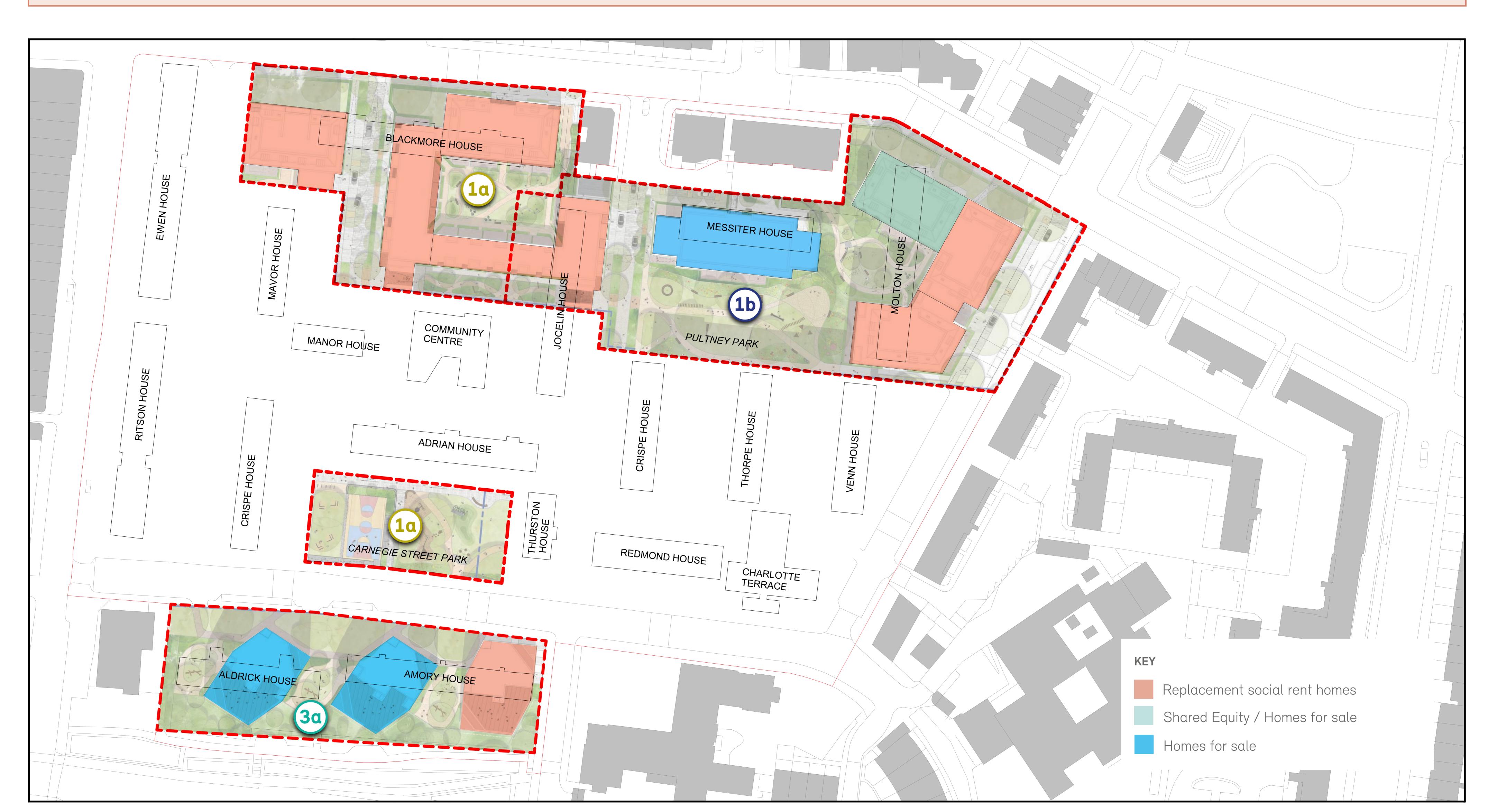
TBC

Phase 2b Rehoused blocks 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.



Contact details:



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MASTERPLAN EVOLUTION



Contact details:

Email best@newlon.org.uk





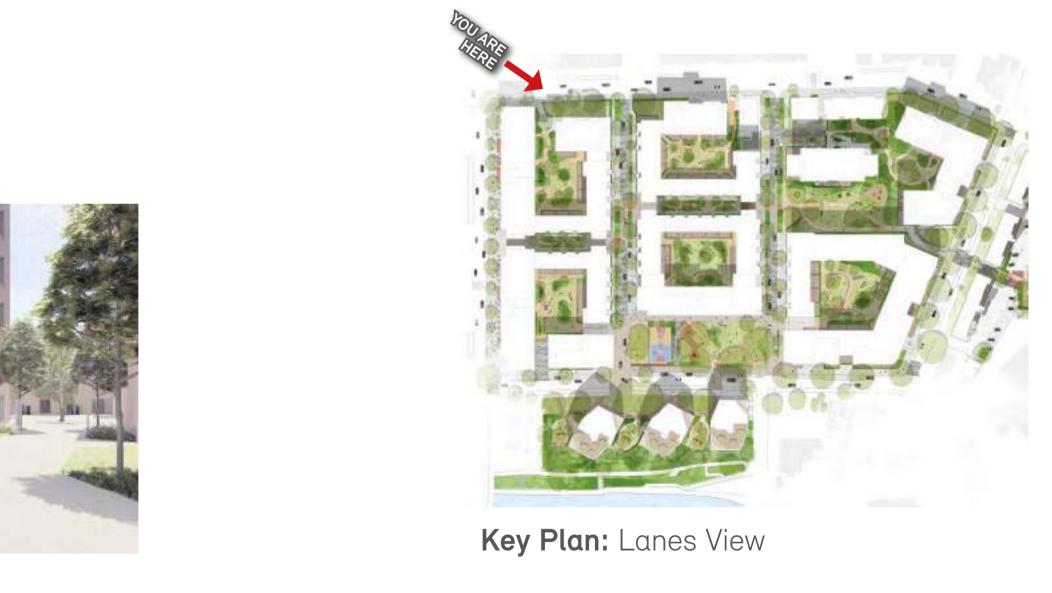




Copenhagen Street View







Key Info: Phase 1a

- · 98 Social Rent Homes (only social rent reprovision provided in this phase)
- Decant of Blackmore House required to enable construction. Residents moving to existing voids within estate or off site.
- Tenants from Joceline, Messiter, Molton and Blackmore House able to move into this phase.
- Parking for existin permit holders and new accessible spaces contained within podium providing part capacity for future phases.
- This phase provides a specific mix of homes, including family homes, to meet Housing Need and address overcrowding,
- · Early delivery of Carnegie Park in part. To replace and provide continuous MUGA and community amenity space.
- Existing Community Centre and Nursery remains operational as existing.

Contact details:



Email best@newlon.org.uk











Charlotte Terrace Square View



No access between

Additional resident only

Inset balconies provide



Homes with projecting



Key Plan: Lanes View

Key Info: Phase 1b

- · 179 homes (96 Social Rent Homes / 27 Leaseholder Homes / 56 Market Sale Homes)
- Tenants from Adrian, Thurston, Mavor, Ewen, House able to move into this phase.
- · Leaseholders able to move in from Blackmore, Messiter, Molton, Joceline, Adrian, Thurston, Mavor, Crispe, Ewen, Ritson.
- Delivery of Pultney Park enhancements as second main public amenity green space.
- Including enhancements to rear of existing Phelps Lodge to be retained.
- Existing Community Centre and Nursery remains operational as existing.

Contact details:

Entrance to home



Email best@newlon.org.uk

On street permit

Temporary estate

Ground floor homes





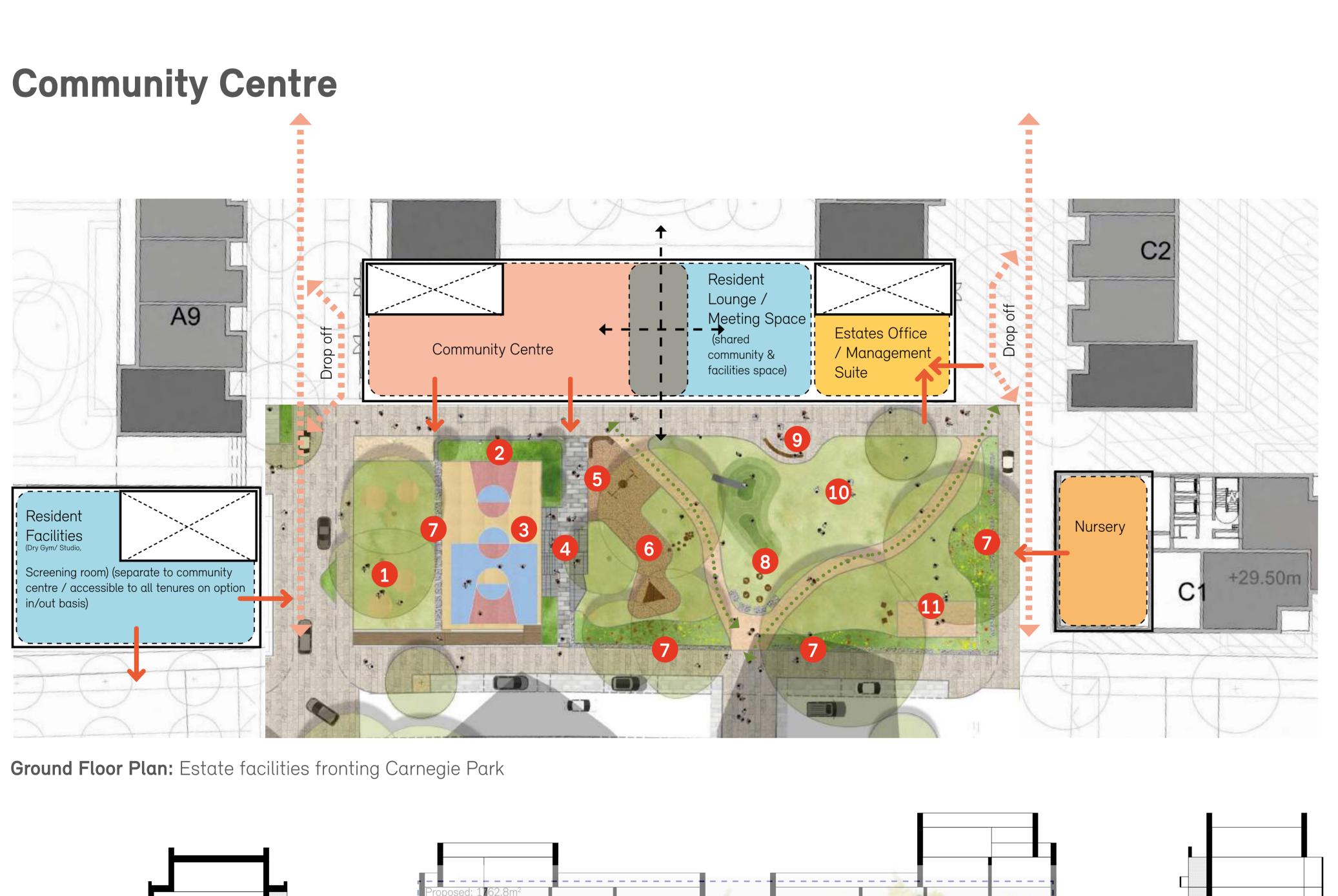


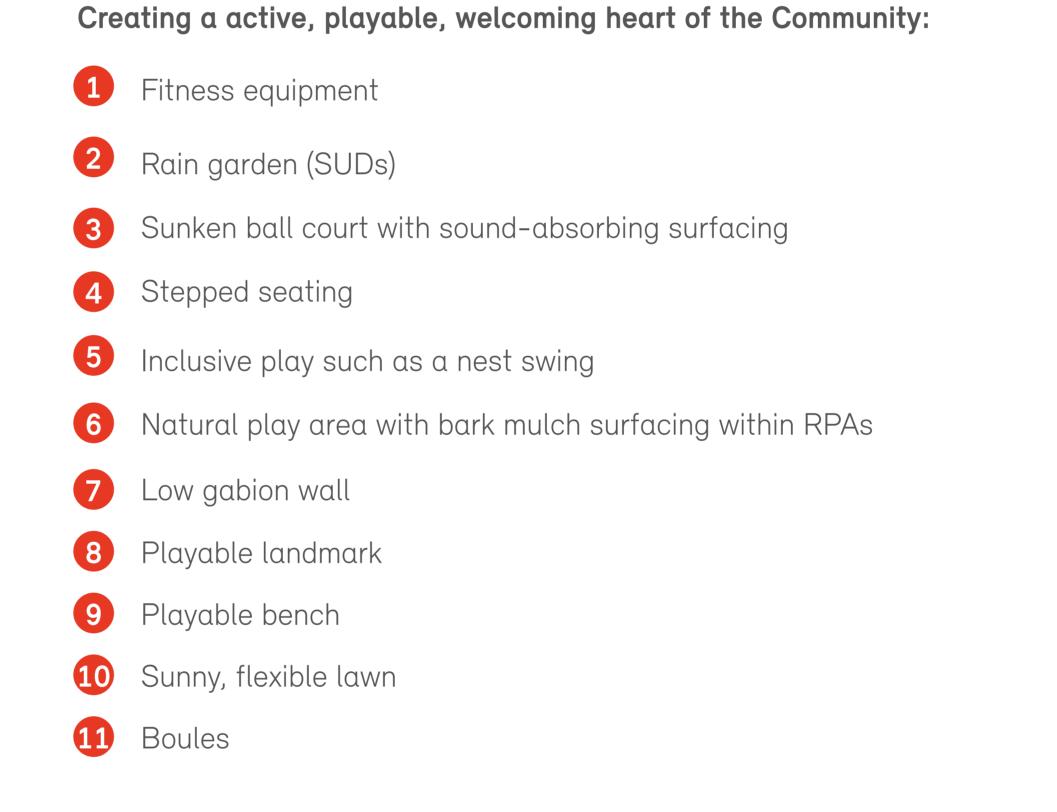


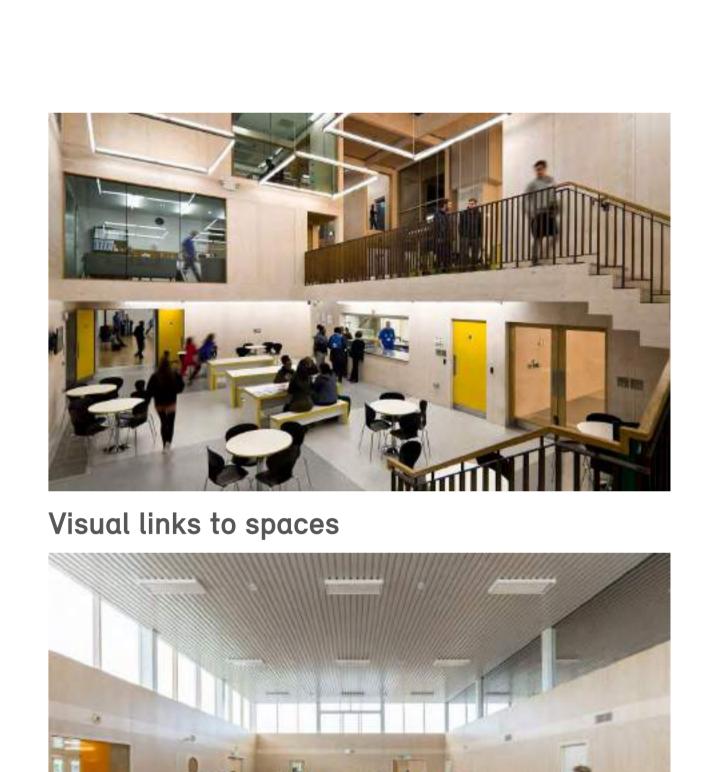


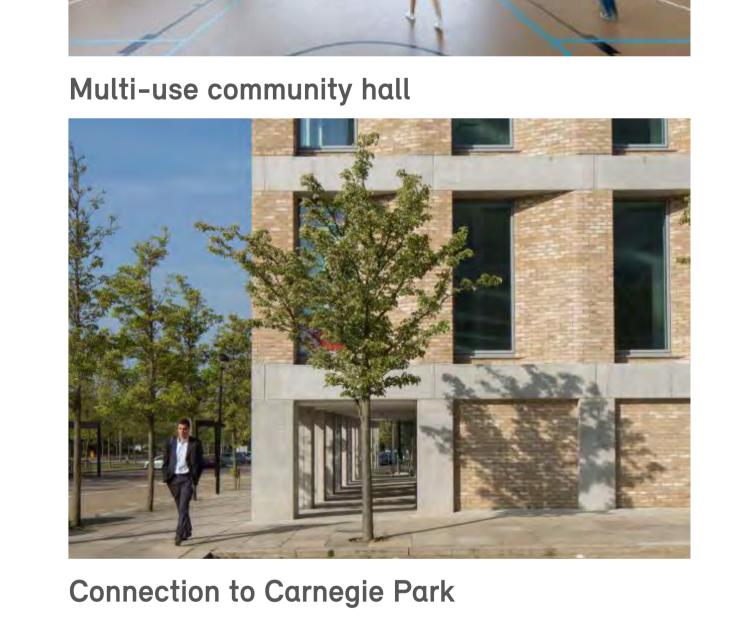
Carnegie Park View: A place for ACTIVITY











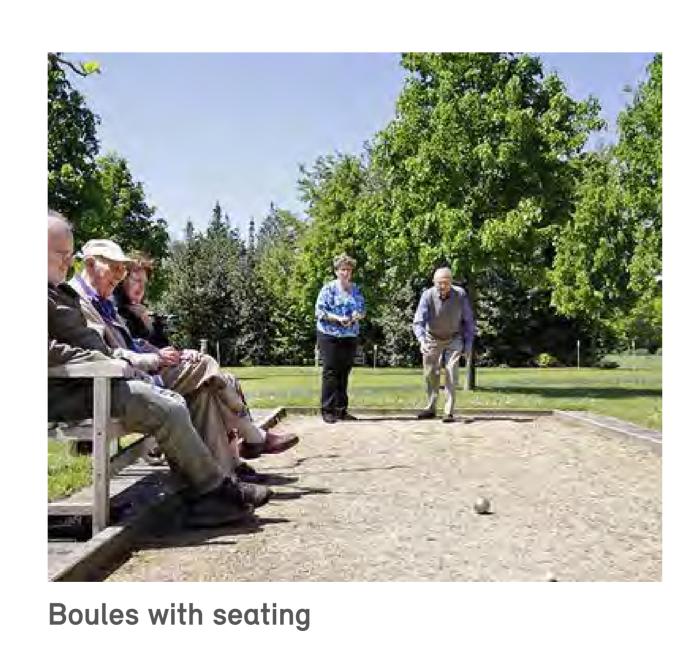
Section: Existing site levels and distribution of estate facilities

Resident Facilities

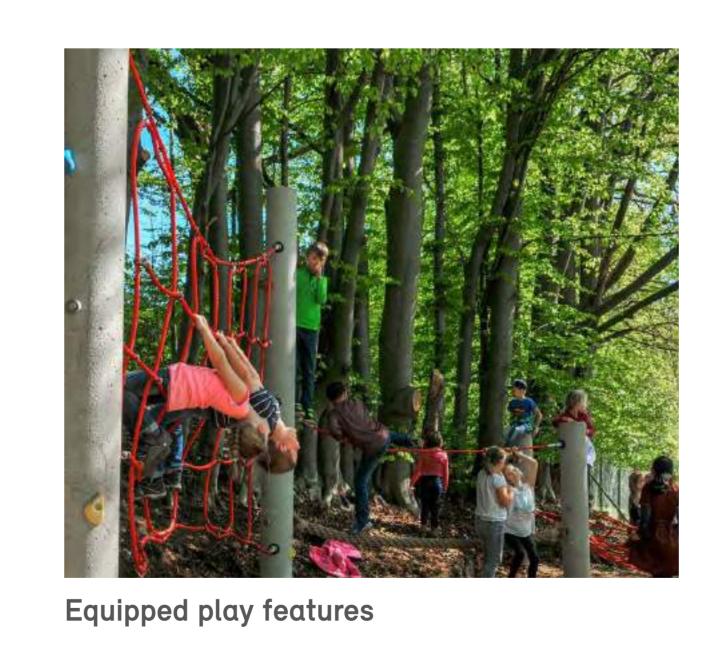


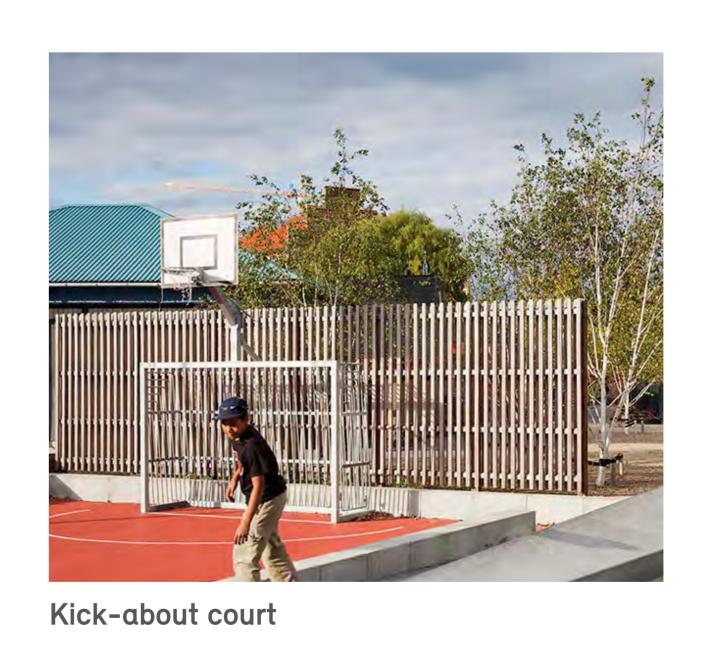


Community Centre



Nursery







Contact details:



Email best@newlon.org.uk



Lounge/Meeting | Estate Office



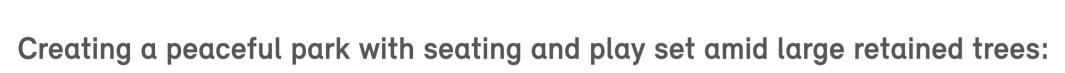






Pultney Park: A place for TRANQUILLITY





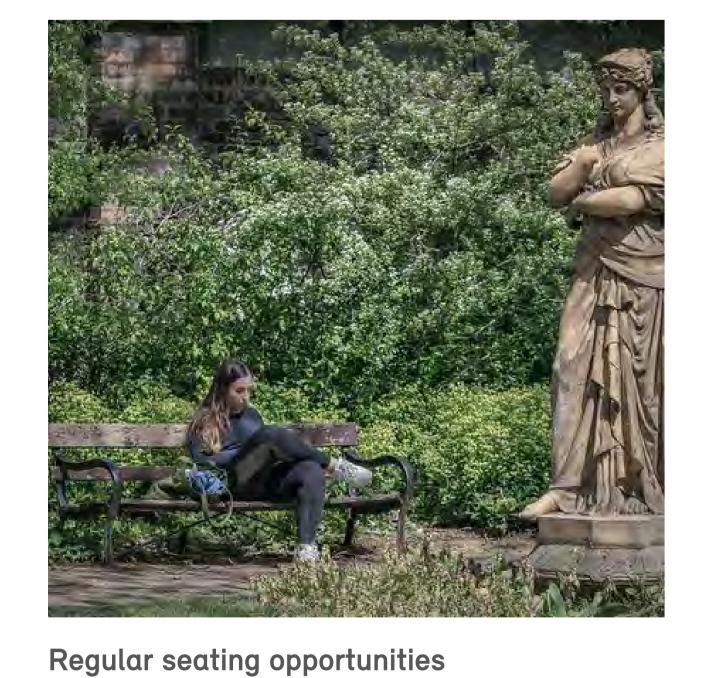
- 1 Regular seating opportunities
- 2 Picnic area
- 3 Natural play area
- 4 Sunny, flexible lawn 5 Retained Trees
- 6 Accessible path 7 Buffer planting to homes

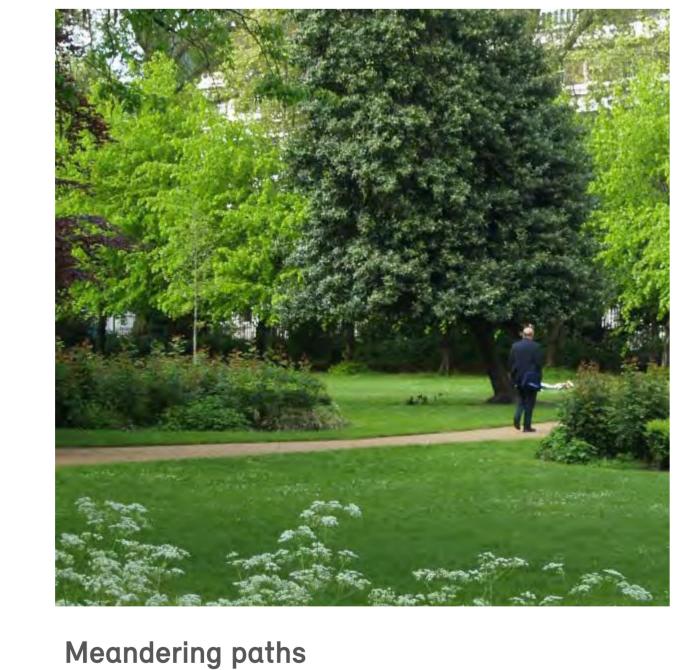


Pultney Street Park

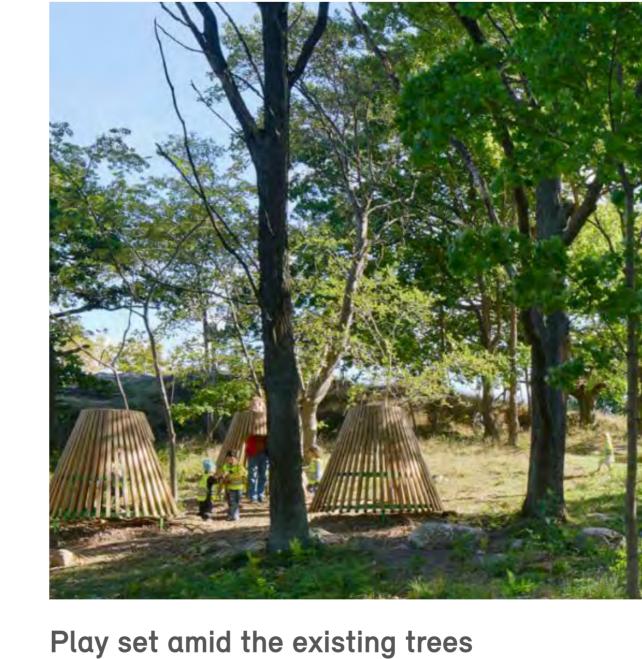
Open Space















Natural play elements Flexible, open areas

Contact details:



Email best@newlon.org.uk











LANDSCAPE: COURTYARD GARDENS

Communal Gardens for Residents



Daylight Sunlight

The BRE Guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving 2 hours of sunlight on the 21st March.

Sun on Ground tests have been undertaken which shows all but one of the shared amenity areas will receive good levels of sunlight in accordance with the BRE guidelines. Only one courtyard area is slightly below the recommended standard which receives 2-hours of sunlight to 40% of its area on 21st of March. However, additional tests show that this space would achieve 50% on 2nd April and therefore only a couple of weeks after the suggested assessment date.

Overall, whist not all spaces are fully complaint with BRE guidelines, they are considered acceptable given the urban location.

- Area Analysed Area with more than 2 hours of direct sunlight
 - **—** 21st March Results --- 21st April Results

21st May Results

Area with less than 2 hours of direct sunlight 50% Percentage of area with more









Flexible, playful lawn areas

BRE 2hr Sunlight Analysis (Assessment Date 21st March)



Doorstep (Under 5) play features



Seating set in planting



Fences set within planting

Contact details:



Welcoming garden spaces

Email best@newlon.org.uk





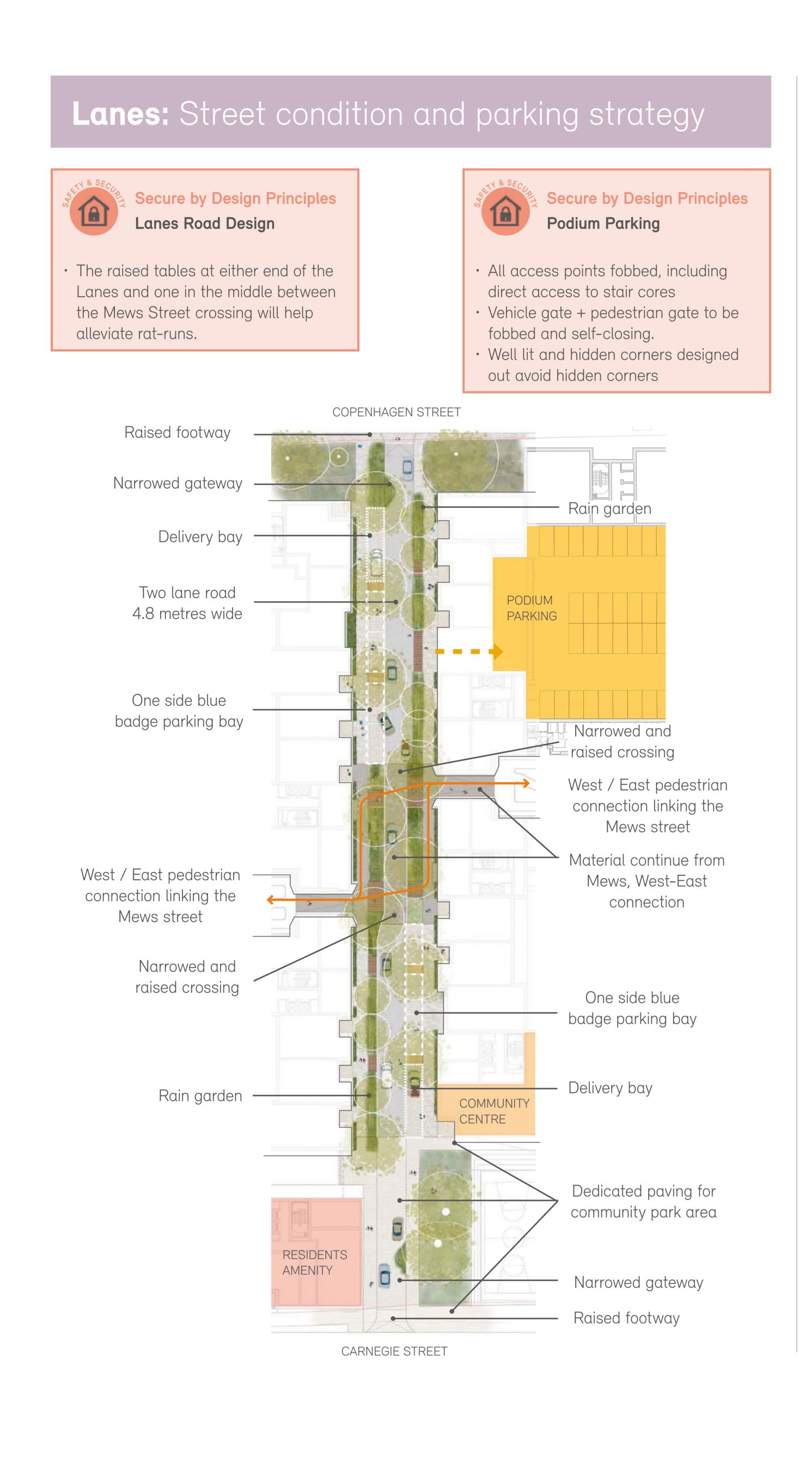


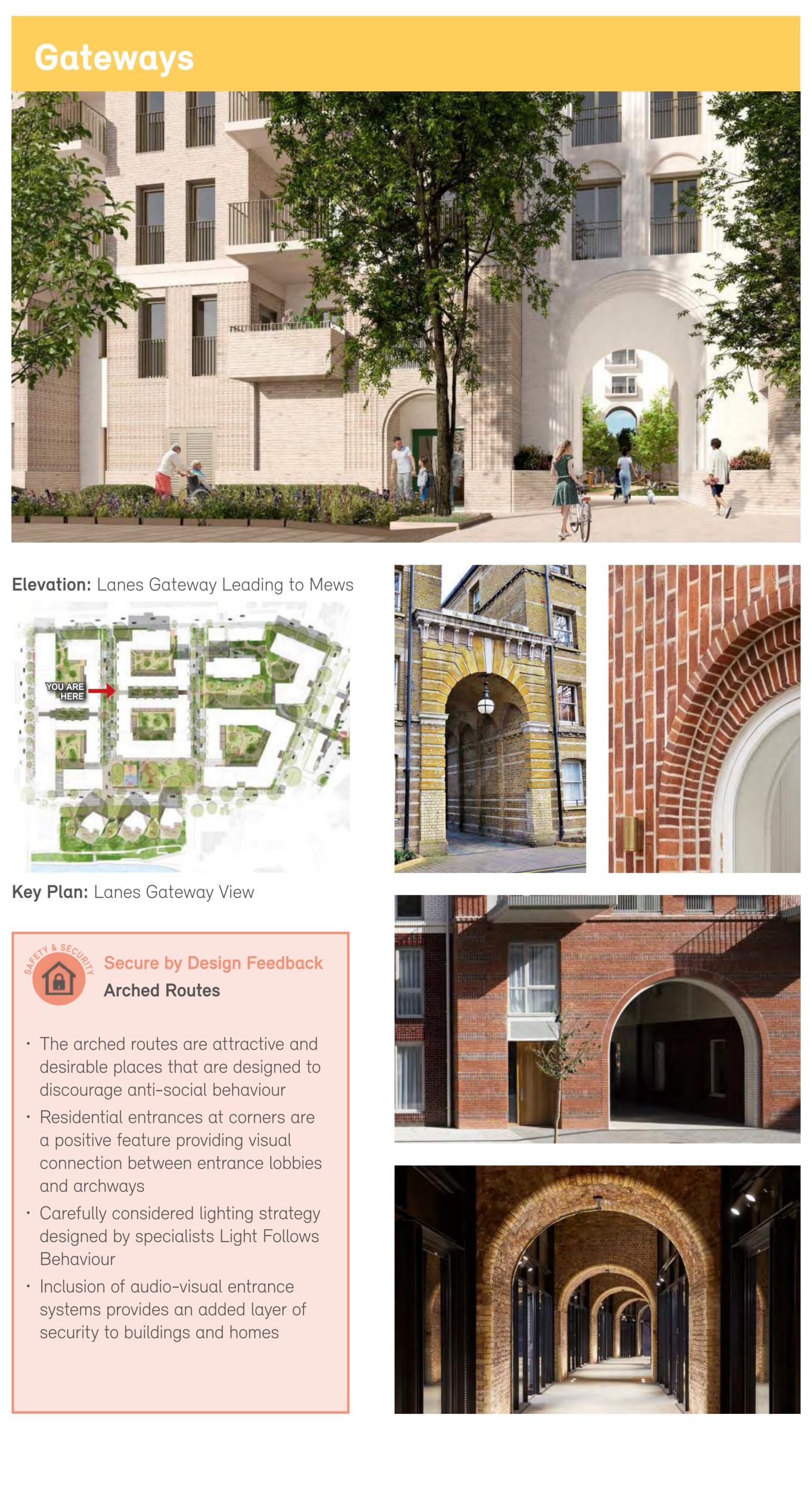


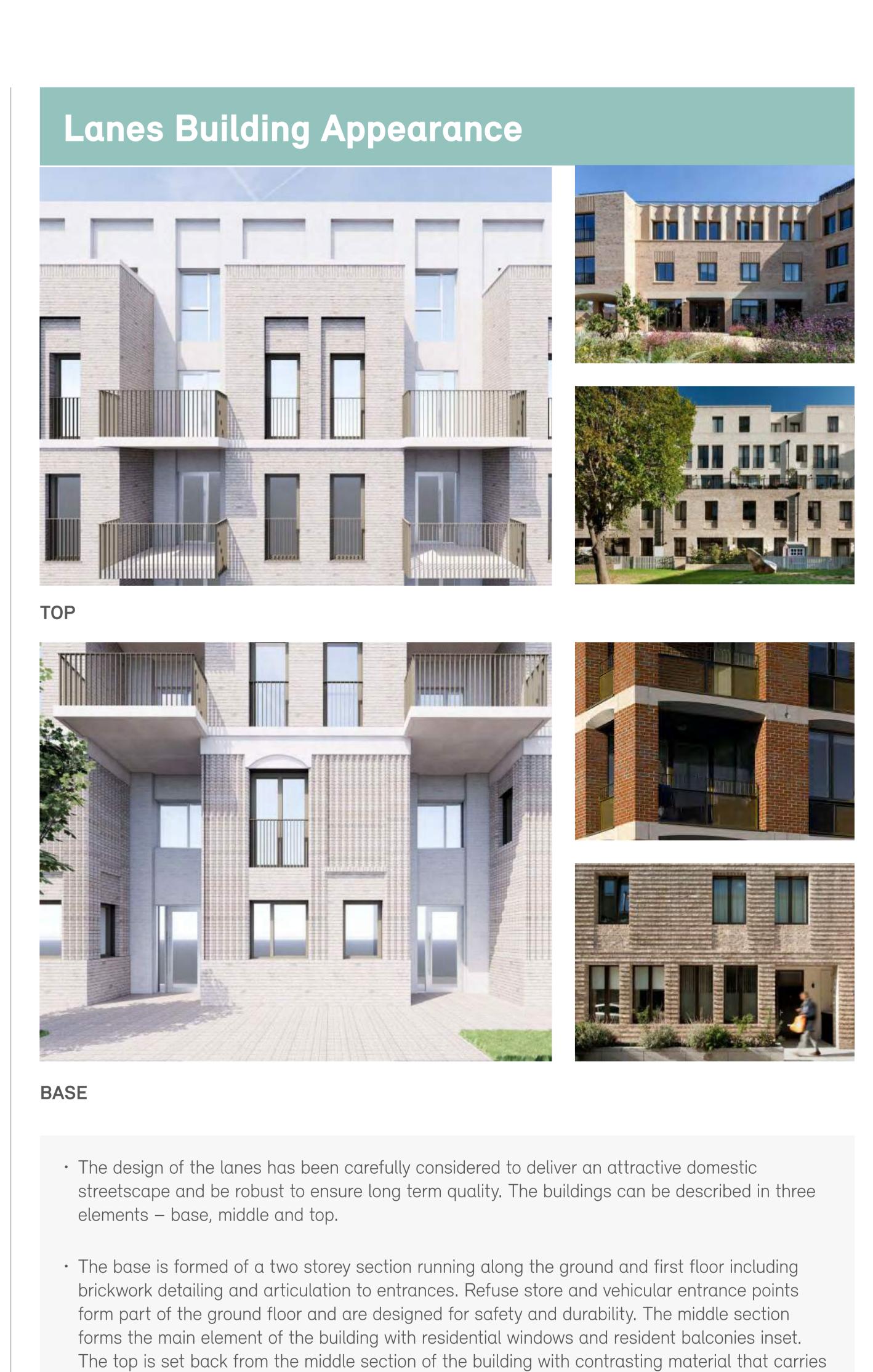


Lanes Views Looking Towards Copenhagen Street









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· It is intended that the lanes typology will use a mix of light coloured brickwork with horizontal

banding to base and top sections. Entrances and a route thought to the mews are articulated

down the building to form the rear edge of resident balconies.

by the use of arches which reflect historic buildings found locally.





BARNSBURY

BUILDING TYPOLOGY: CANAL

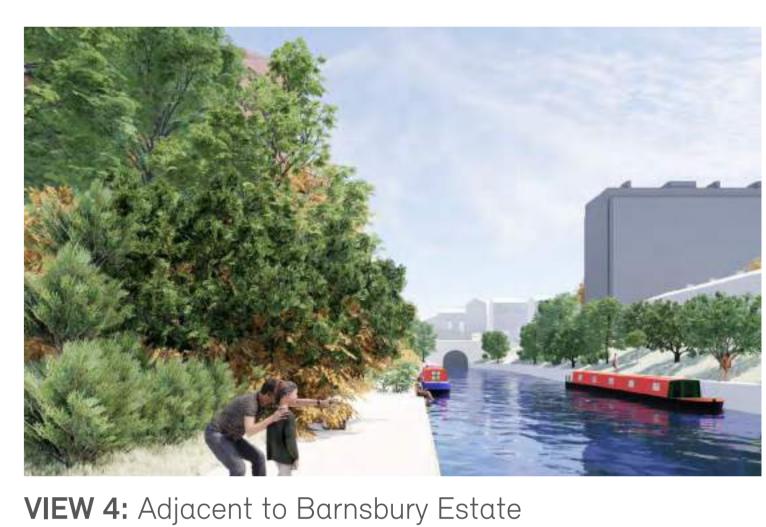
CARNEGIE PARK LOOKING TOWARDS CANAL BLOCKS









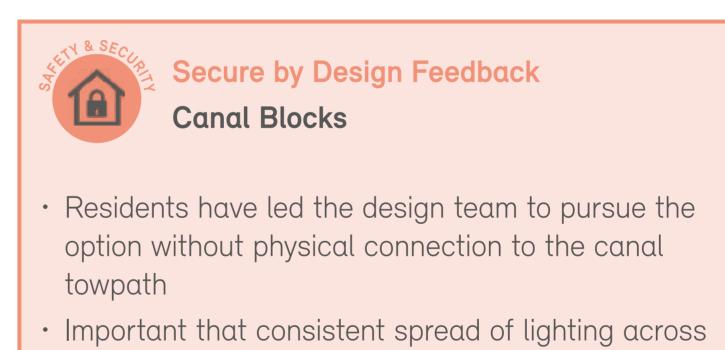








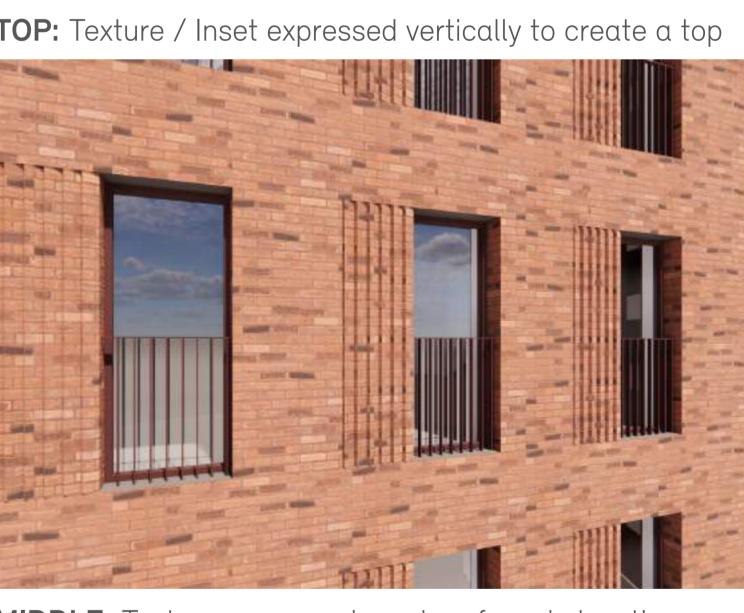
Key Plan: Canal Buildings View



entrances and throughout the landscape of the Canal

blocks to make sure there are no dark spots. This will

be supported by CCTV





BASE: Positive / Negative Strong Textural Base Datum

Contact details:

Entrance to home

Canal Buildings: Ground Floor Plan

1 bedroom home Cycle store

2 bedroom home Bin store

4 bedroom home - Secure line

3 bedroom home Pedestrian routes

Email best@newlon.org.uk











View Of Proposed Shops Along Caledonian Road





Strong corner to parapet Contrasting bands Inset balconies for privacy on Caledonian Road Inset balconies on the corners Layered banding at Inset Balconies lower levels Strong band dividing commercial & residential Material change at commercial base Corner Balconies Contrasting banding Concrete parapet Contrasting details

Mansion Block Building Appreance

Contact details:



Independent character retained

Email best@newlon.org.uk

Welcoming entrance to estate



shop displays



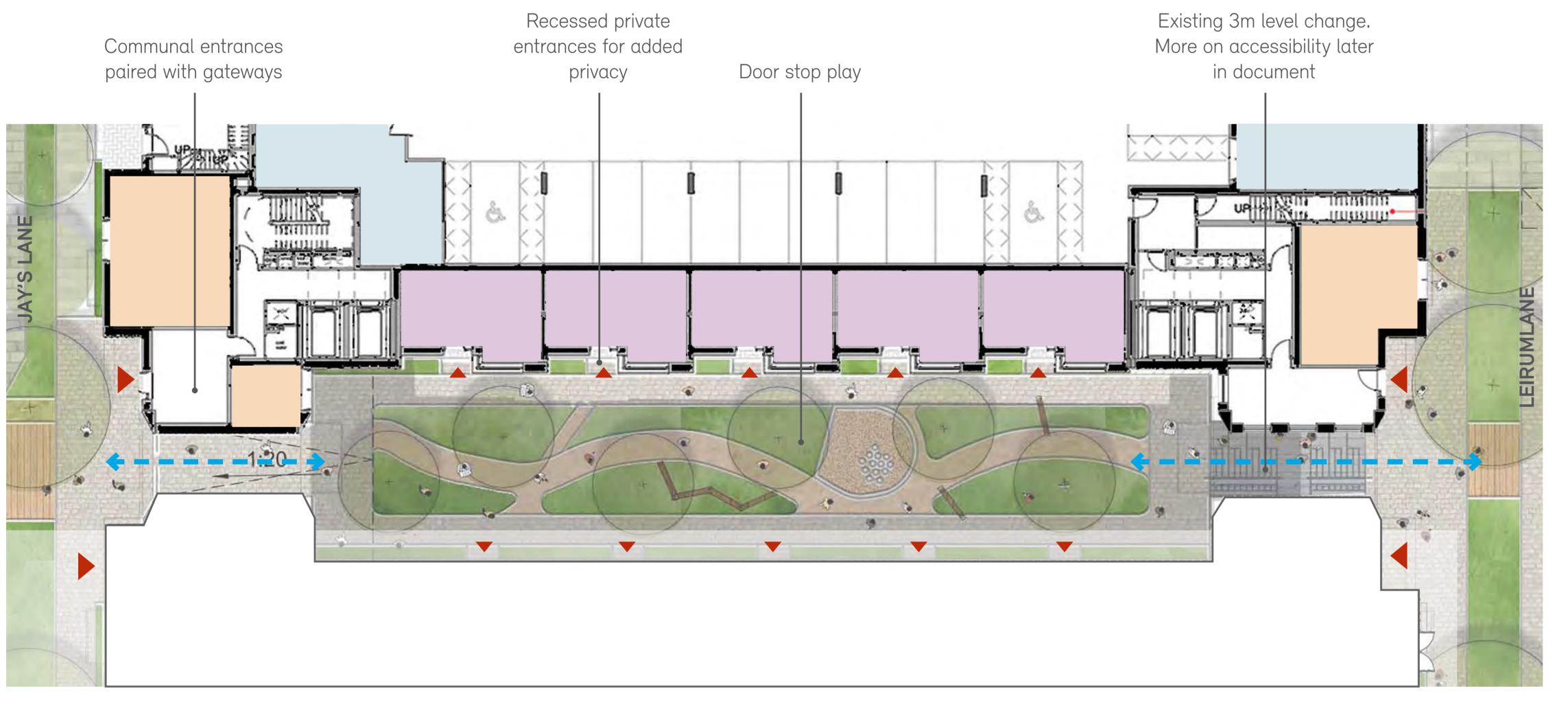




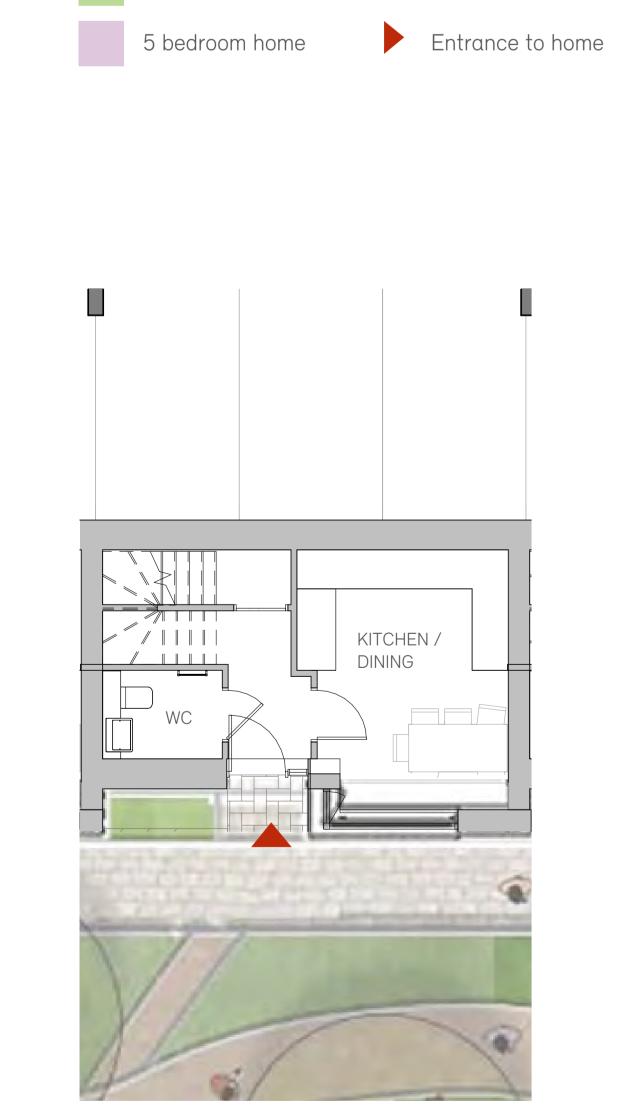


Mews Houses View







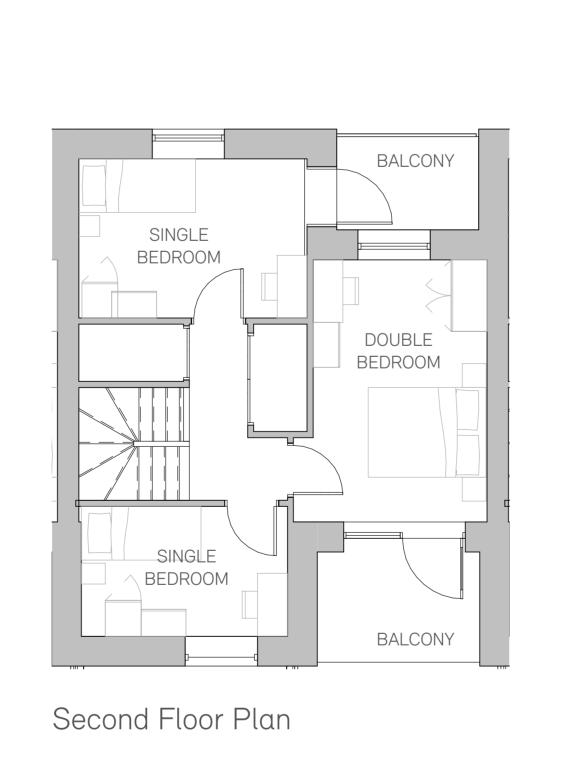


1 bedroom home Cycle store

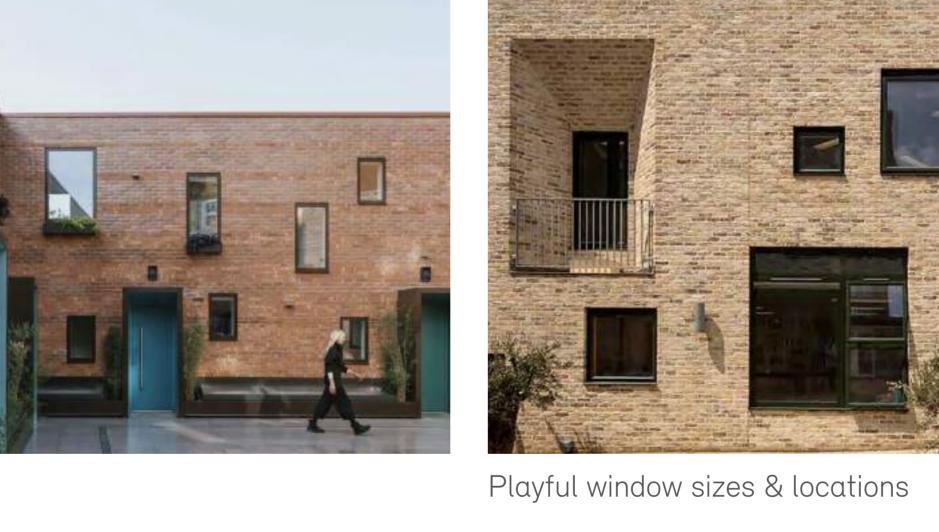
2 bedroom home Bin store

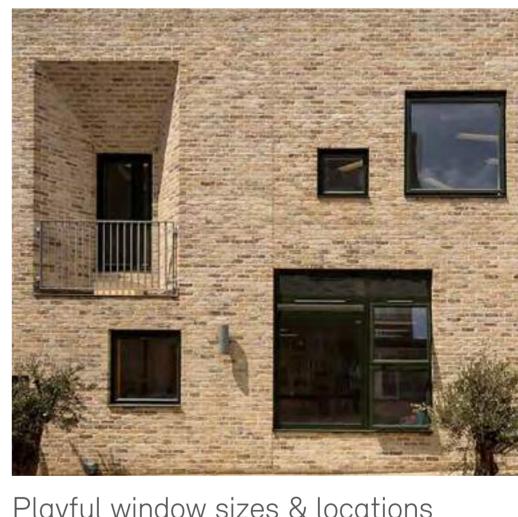
4 bedroom home - Secure line













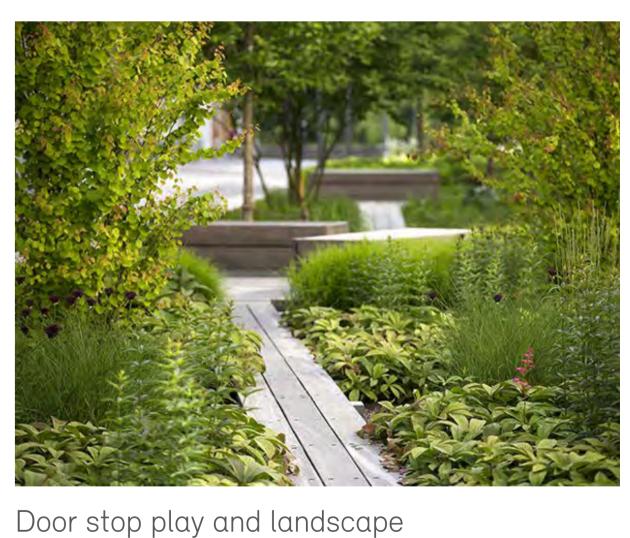


Recessed Entrance



Corduroy brick detailing

Pushed back elevation details



Private entrance

Contact details:



Ground Floor Plan

Email best@newlon.org.uk



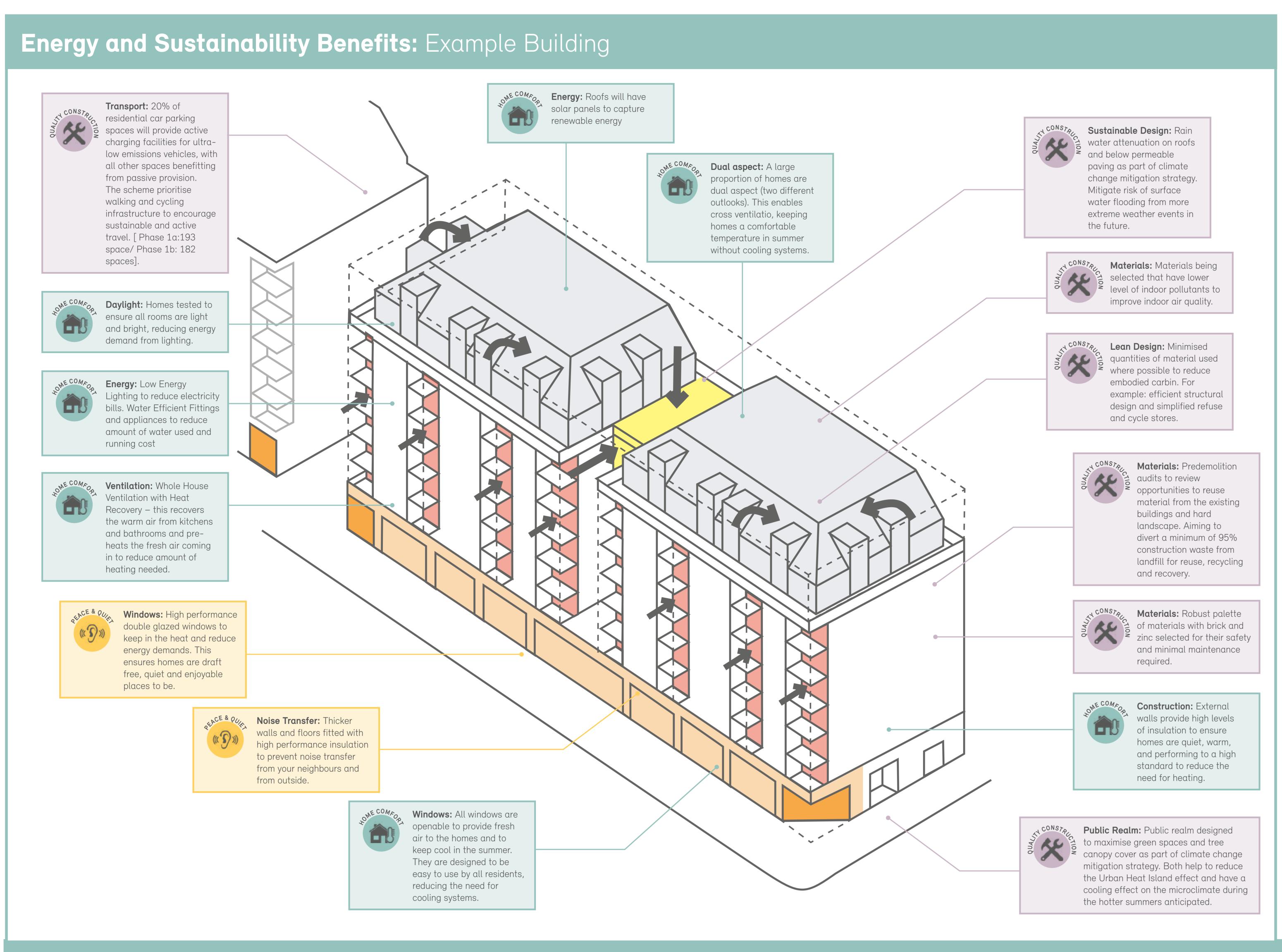


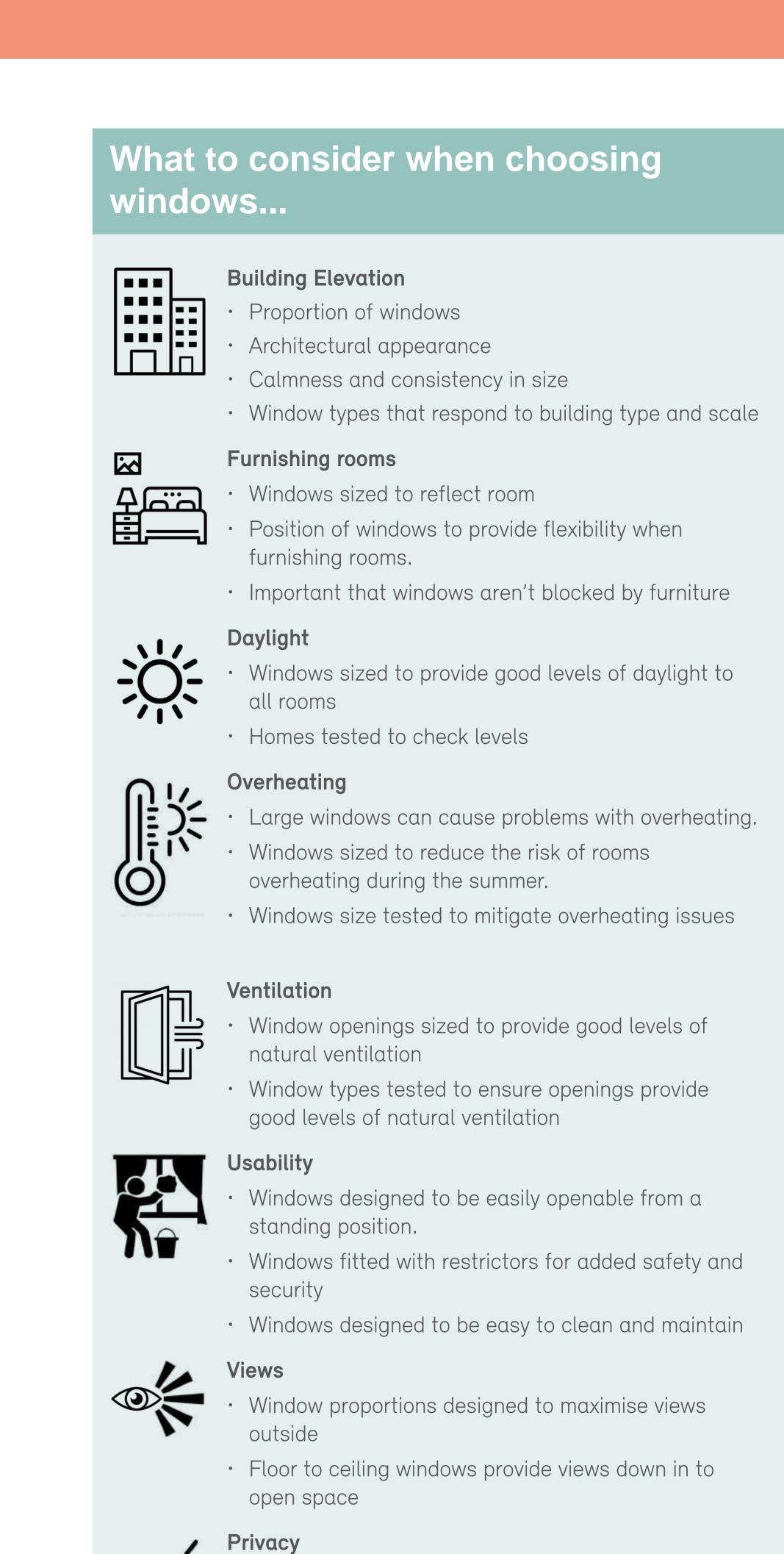






ENERGY AND SUSTAINABILITY



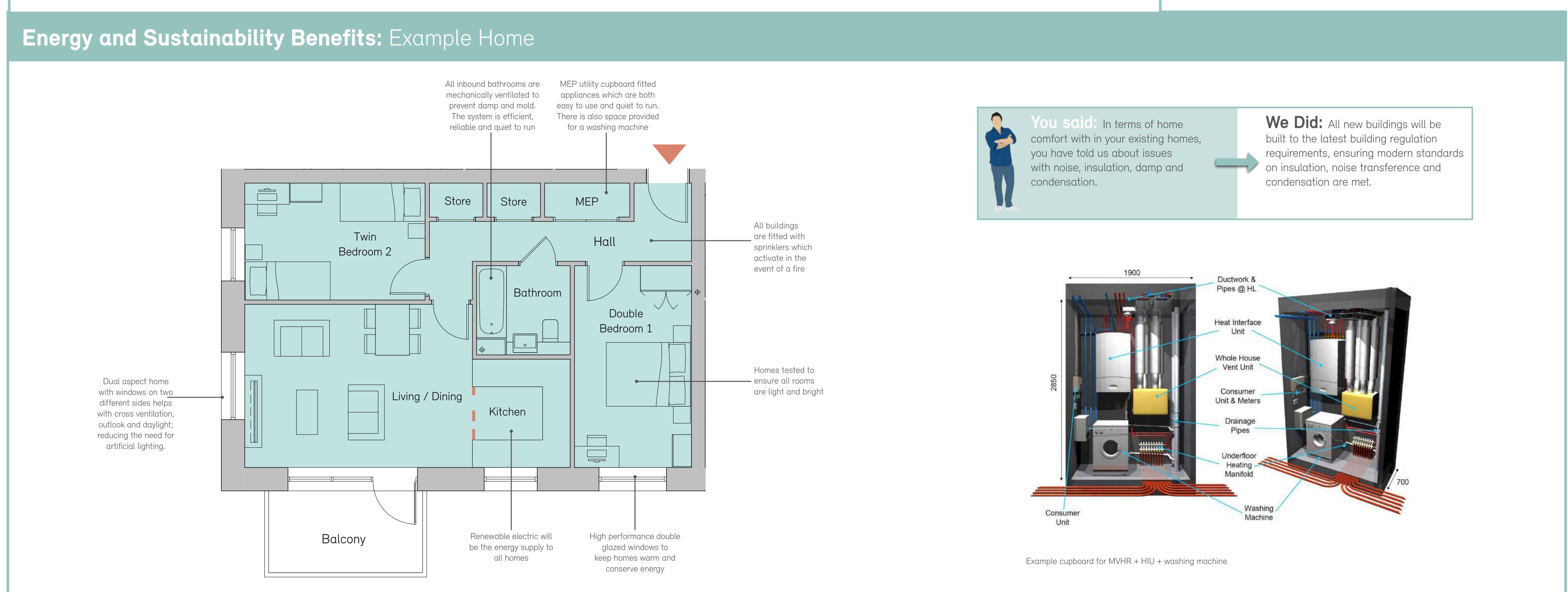


Privacy within homes considered when setting out

homes thoughtfully considered to provide privacy

Location of bedrooms windows in neighbouring

buildings and homes



Masterplan Energy Strategy

Operational Carbon

The scheme has been designed to 'fabric first' principles. This means the buildings' fabric has been designed to be highly insulative to minimise heating demand and loss. The reduced heating demand will be met through an Air Source Heat Pumps system which is a more efficient/renewable electrically led system, rather than a gas boiler based system. Solar panels will be located on roofs to generate renewable electricity on-site too.To minimise the need for artificial lighting the homes have been designed to achieve good levels of daylight further reducing energy demands. The majority of homes ventilation which helps to maintain a comfortable temperature on warmer days.

Embodied Carbon

To reduce embodied carbon, pre-demolition audits of all buildings will be completed and existing materials reused where possible. The lean design strategy seeks to simplify the buildings so they may be built and maintained using fewer resources. Spaces are being designed with flexibility in mind so that facilities can be adapted in the future if demands change, in line with circular economy principles.

Energy Strategy

The energy strategy is based on Air Source Heat Pumps (ASHP) which will be located within the roofs of some of the buildings. ASHP are an efficient way of generating heat from electricity as the heat pumps produce more units of heat for every unit of electricity used.

The heated water will be distributed to the heat interface unit within each apartment which in turn will supply the apartments hot water and underfloor heating.



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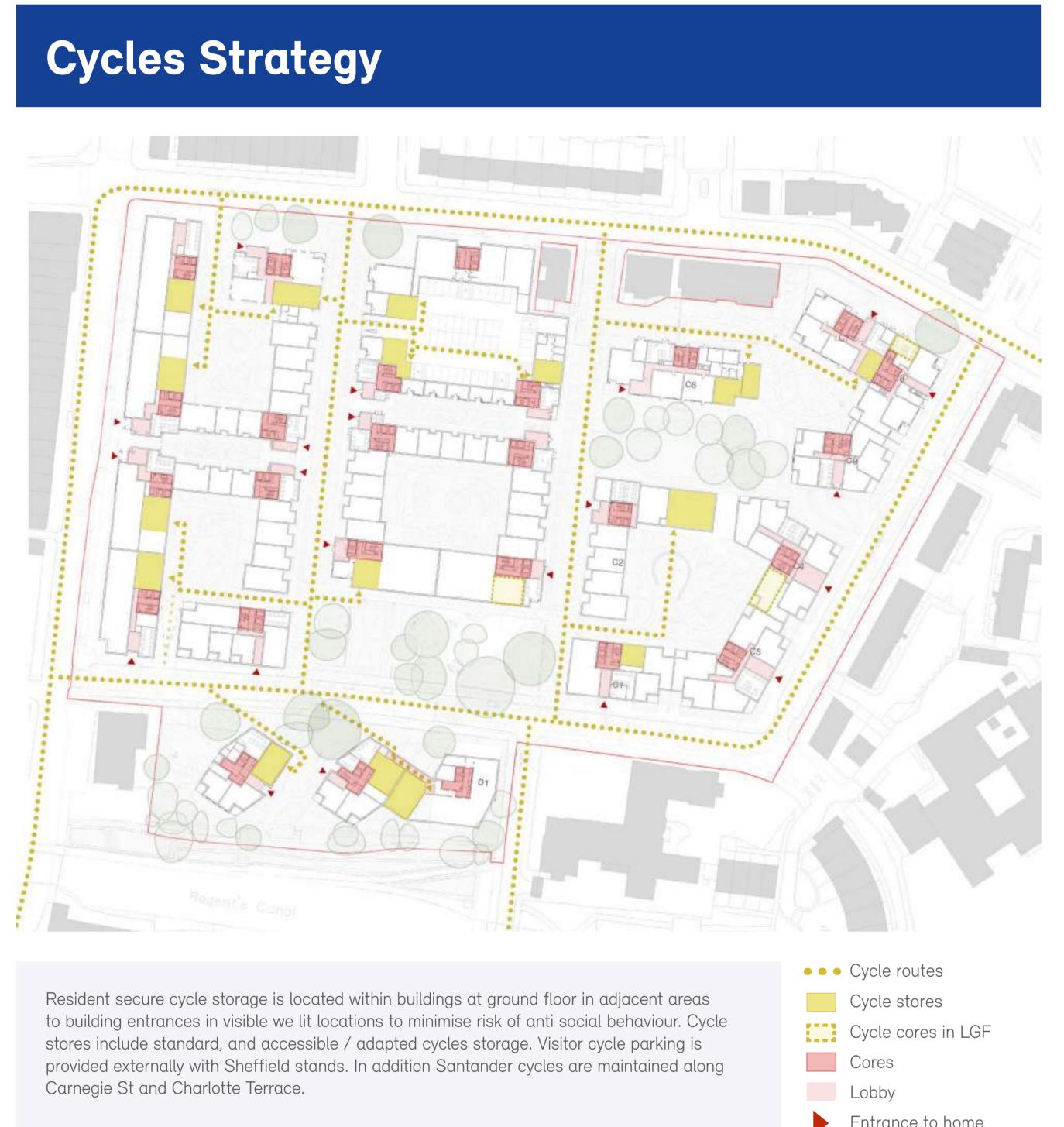




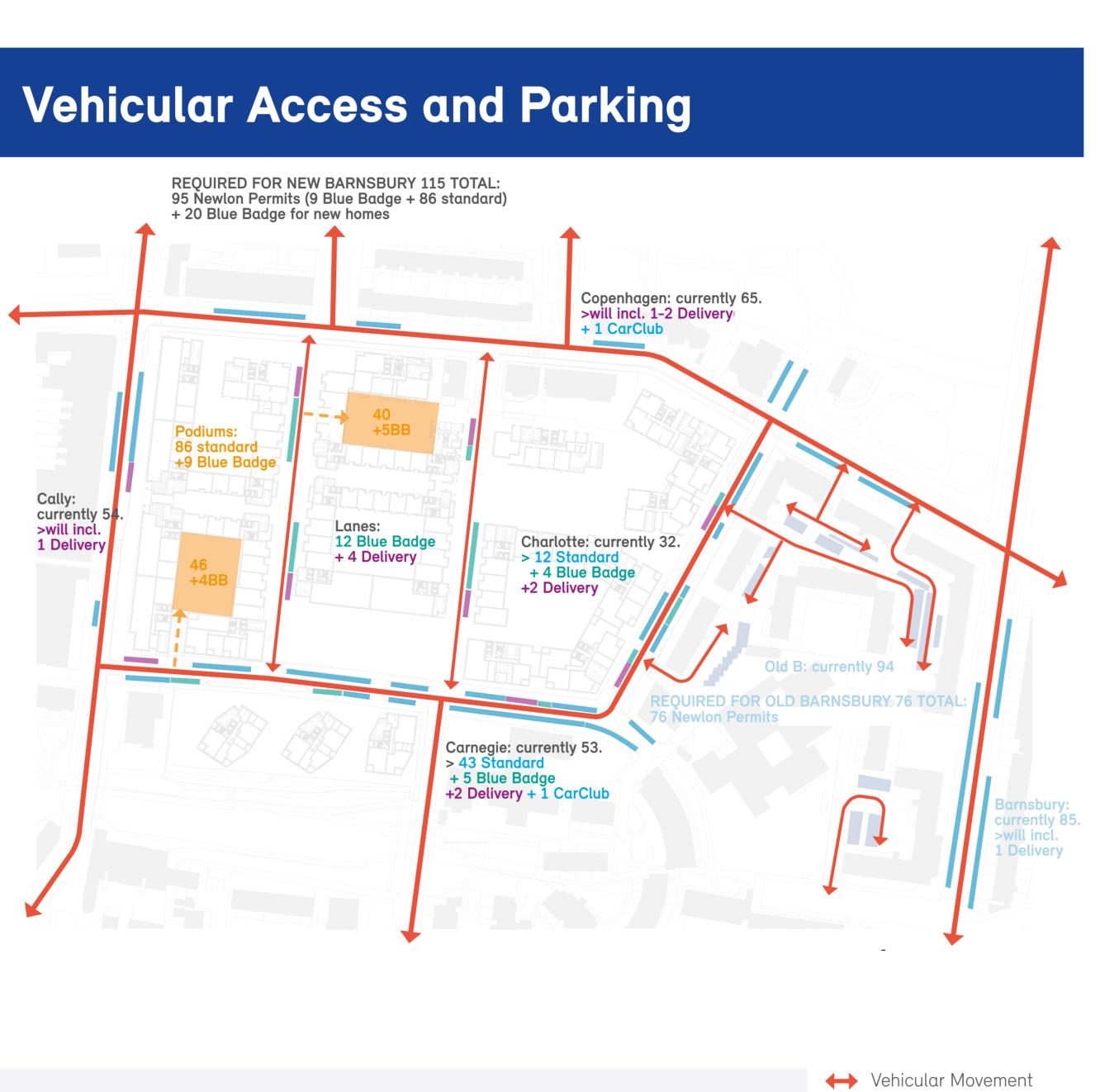
MASTERPLAN KEY INFORMATION

Proposed Building Heights









- → Access for Parking

Proposed Blue Badge Bays

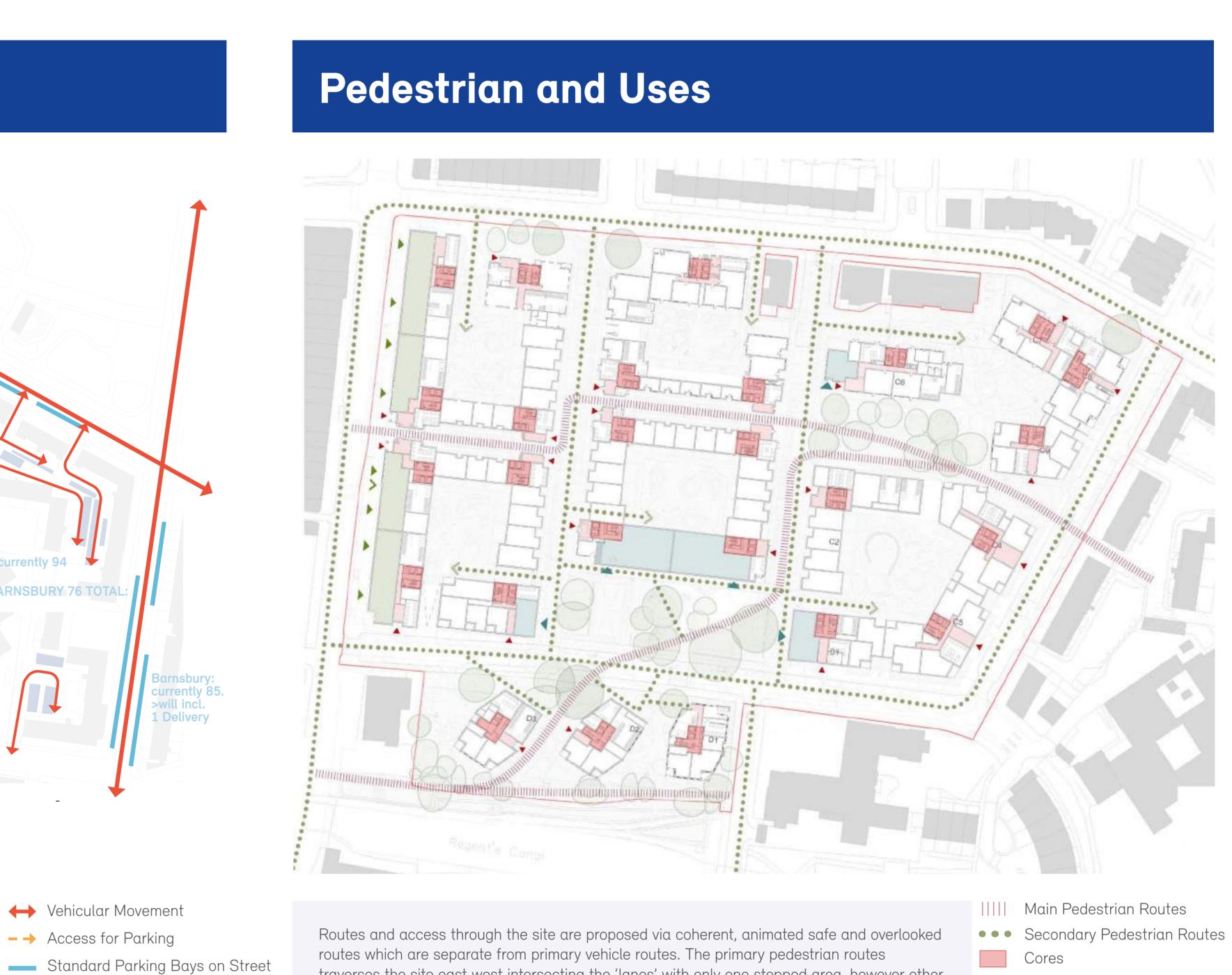
Vehicular access is provided via two lanes running north / south in the masterplan giving

access to all vehicles including residents. Parking is provided such that existing residents with

a parking permit will continue to do so when completed. With exception to a blue badge parking

spaces no additional parking is proposed. Main parking areas will be located within podiums

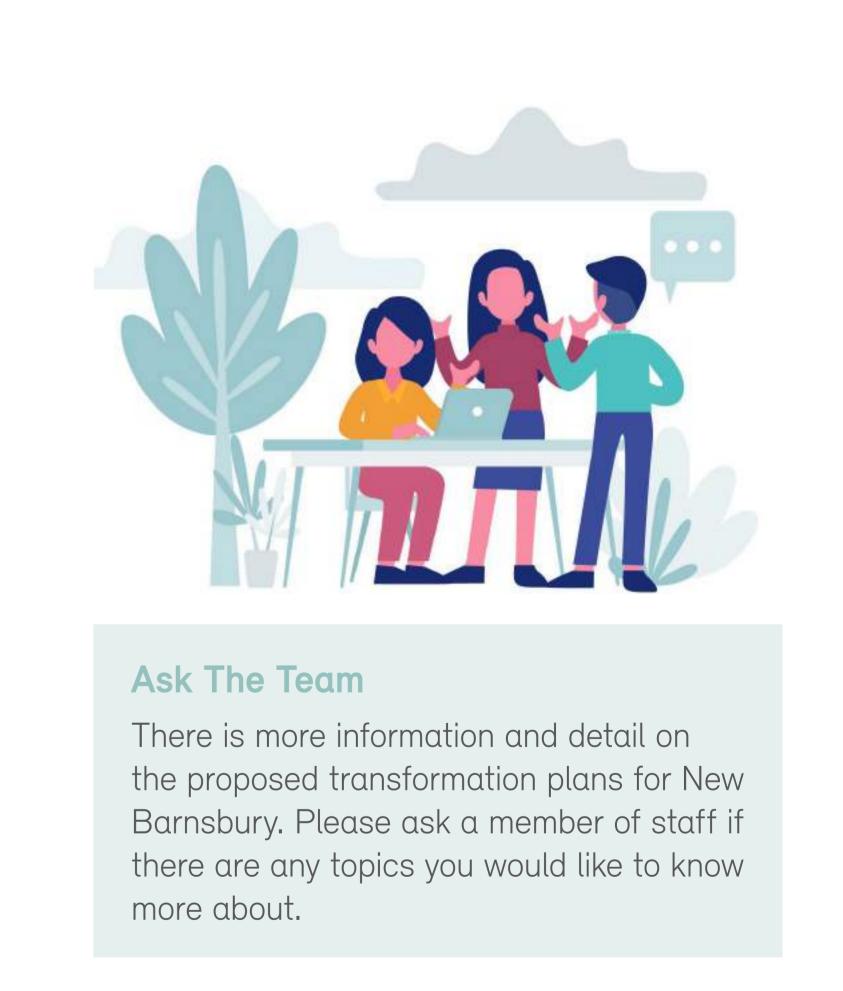




traverses the site east west intersecting the 'lanes' with only one stepped area, however other

alterative accessible routes are possible. Illumination of routes is also considered to provide

visibility and safety and balance ecological and resident nuisance matters.



Lobby

Non-resi Uses

(Community / Resi Facilities)

Non-resi Uses (Commercial)

Entrance to Non-resi Uses

Communal Entrance

Courtyard Access

Contact details:



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Inlet Riser

Outlet Riser

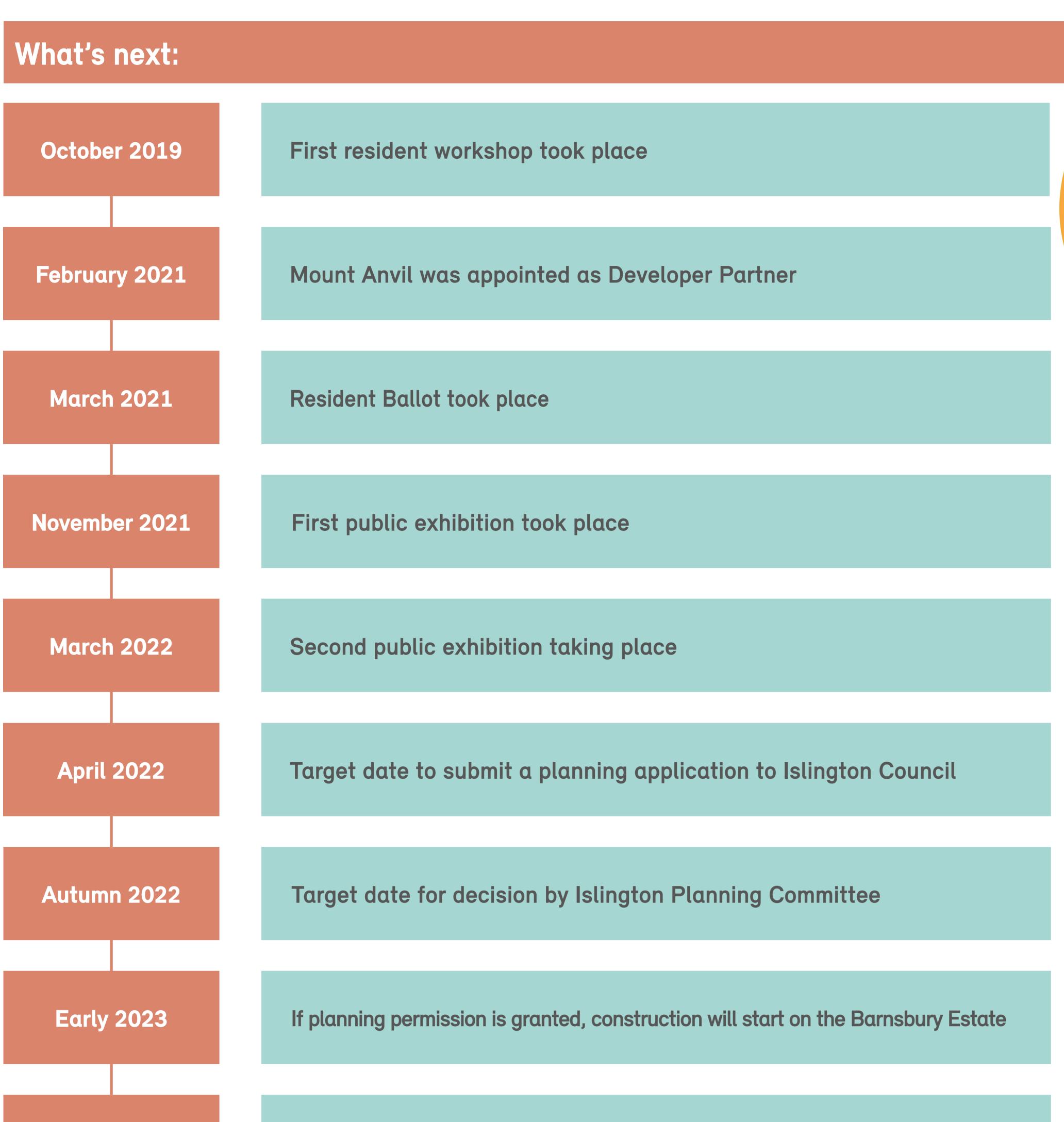








Thank you for attending this exhibition





Source Partnership

Residents of the Barnsbury Estate are able to get in touch with independent resident advisors, Source Partnership, by emailing info@sourcepartnership.com or by calling 0800 616 328

Support the Barnsbury Transformation!

2025

First social rent homes delivered

These proposals are the result of two and a half years work with residents and the wider community. The project will bring the following benefits and that's why we're asking you to support the planning application when it's submitted in the next month.





950 new homes on New Barnsbury including re-providing all social rent homes, additional affordable homes and new homes for sale



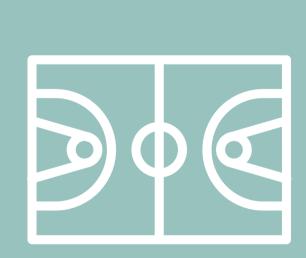
Beautiful architecture, inspired by Islington



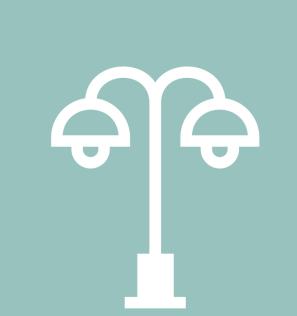
High quality and energy efficient homes



Creating two new and improved public parks and resident open spaces that are inviting, usable and safe



A new community centre and ball court



Well-lit spaces, streets and routes through the site making journeys safer and easier

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