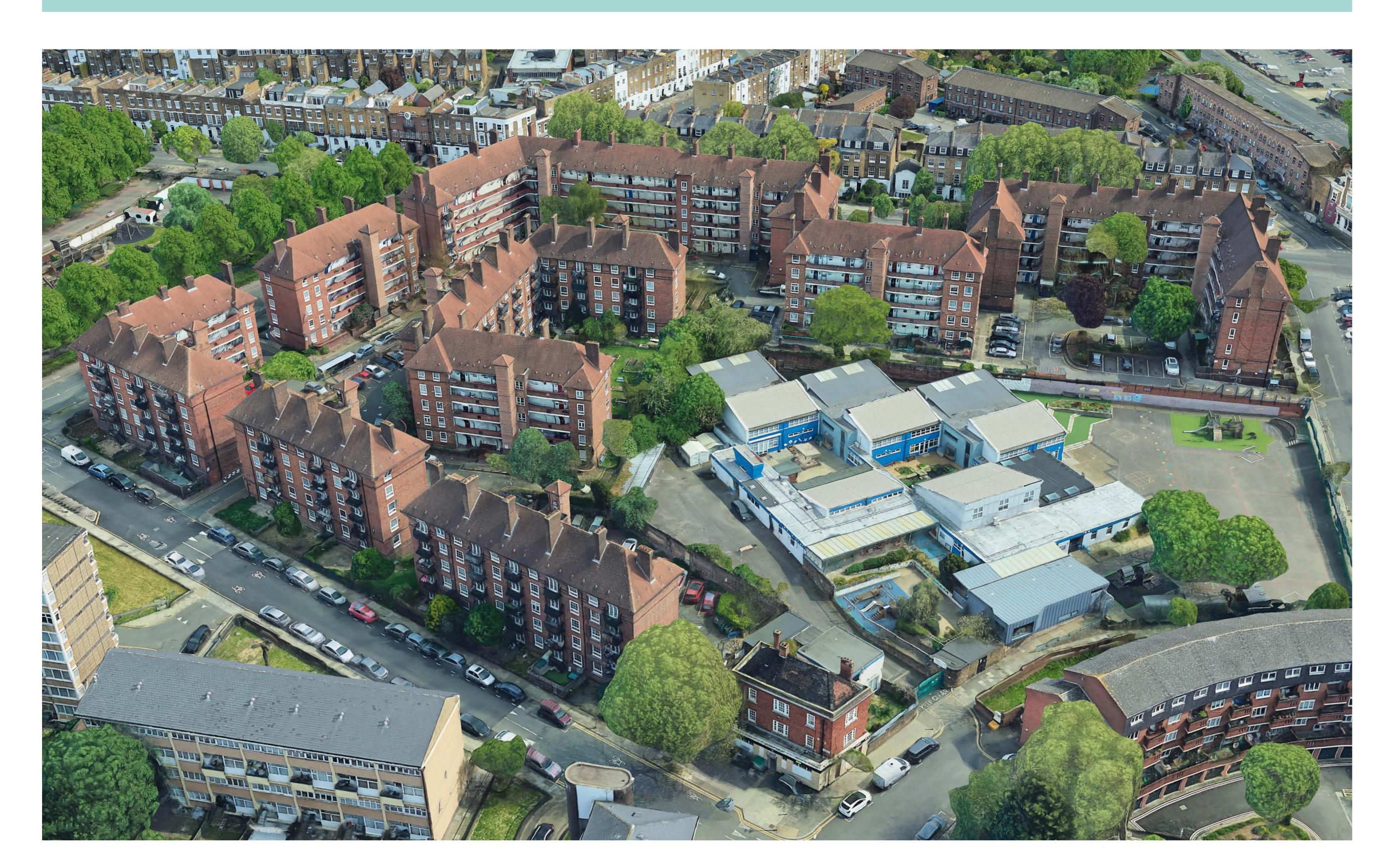


## Welcome



#### Thank you for engaging with us on the latest proposals for Old Barnsbury.

We have been holding workshops with you since October 2019 and have continued to work on the Old Barnsbury refurbishment proposals since the 'YES' vote in the ballot in March 2021. These refurbishment proposals have considered all the feedback we received throughout this period and at our recent Old Barnsbury specific consultation events in March and April.

The information presented today will show:



The Planning Application, including details of how to comment to the Council and next steps.



Further improvements to landscaping, including play and safety, and how the enhanced design of the Green Walk will improve safety and reduce anti-social behaviour.



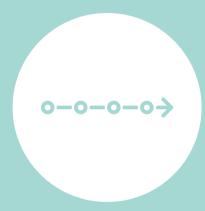
Promoting active travel, by increasing cycling routes, secure cycle storage and improving connectivity through the Estate, and detailing the new parking policy.



Internal refurbishment, such as the internal fittings and improvements to the decks.



The impact of New Barnsbury proposals, such as Charlotte Terrace and the new Community Centre.



The phasing strategy, and the sequence of works should the application be approved.

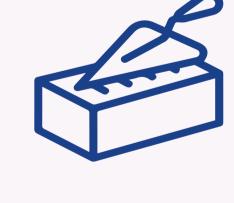
## Offer to our tenants

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.



## 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.



## Your choice

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



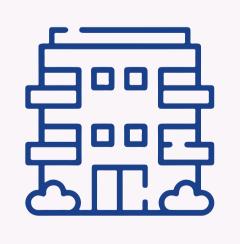
## Creating a community heart

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



## 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.



## **Overcrowding**

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

# Contact details



Email best@newlon.org.uk



Web betterbarnsbury.org.uk



Call 020 7613 7596 or 020 8709 9172



Share your feedback with us





















## What is the planning application?

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

Included in the planning application for Old Barnsbury will be the internal refurbishment options for the blocks, as well as the communal and open spaces found in Old Barnsbury, which includes the proposed Green Walk. Once the application is submitted we will write to you to explain how you can view and comment on it on the Islington website.

Newlon and Mount Anvil are separately submitting a planning application for the redevelopment of New Barnsbury, but we have planned that Islington Council will judge both proposals at the same time later this year.



Overview of Old Barnsbury with proposed new green spaces and phasing.

## Future phases

We recently showed our aspirations to include a new sustainable energy strategy on Old Barnsbury as part of the refurbishment and were pleased to see positive feedback from residents on this. We understand this is a key area of concern for residents at the moment with the climate crisis and raising energy bills, but this strategy is complicated and needs more work and we do not want to delay the refurbishment.

Therefore we will continue to work on the energy strategy and will be submitting this as a separate planning application after the Old Barnsbury application is submitted. We will make sure to let residents know of the details of this, as well as when and how you can comment on it.

## Support the application

Once the planning application is submitted, you'll receive a letter from Newlon with a planning application reference number, along with information on how you can send your comments directly to the Council.

If you're passionate about the application and want work on Old Barnsbury to begin as soon as possible this will be your time to tell Islington Council your thoughts and you can register to support the application.

We are hoping to hear a decision from the Council in September 2022. After this, and should we receive planning permission, we will conduct individual surveys with households to understand their needs and prepare for works to take place.

## 2019-2021

## February 2021

## March 2021

## November 2021

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

February 2021: Newlon selected Mount Anvil as Developer Partner to take the project forward.

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.

First public exhibition to share the proposals with the community.

## September 2022

May 2022

April/May 2022

March 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 of Old Barnsbury.

Finalising the planning application and submitting it to Islington Council. This will be a separate planning application to the New Barnsbury Proposals.

Two rounds of Old Barnsbury focused consultation events.

Second public consultation on the proposals for the Barnsbury Estate.

# Contact details



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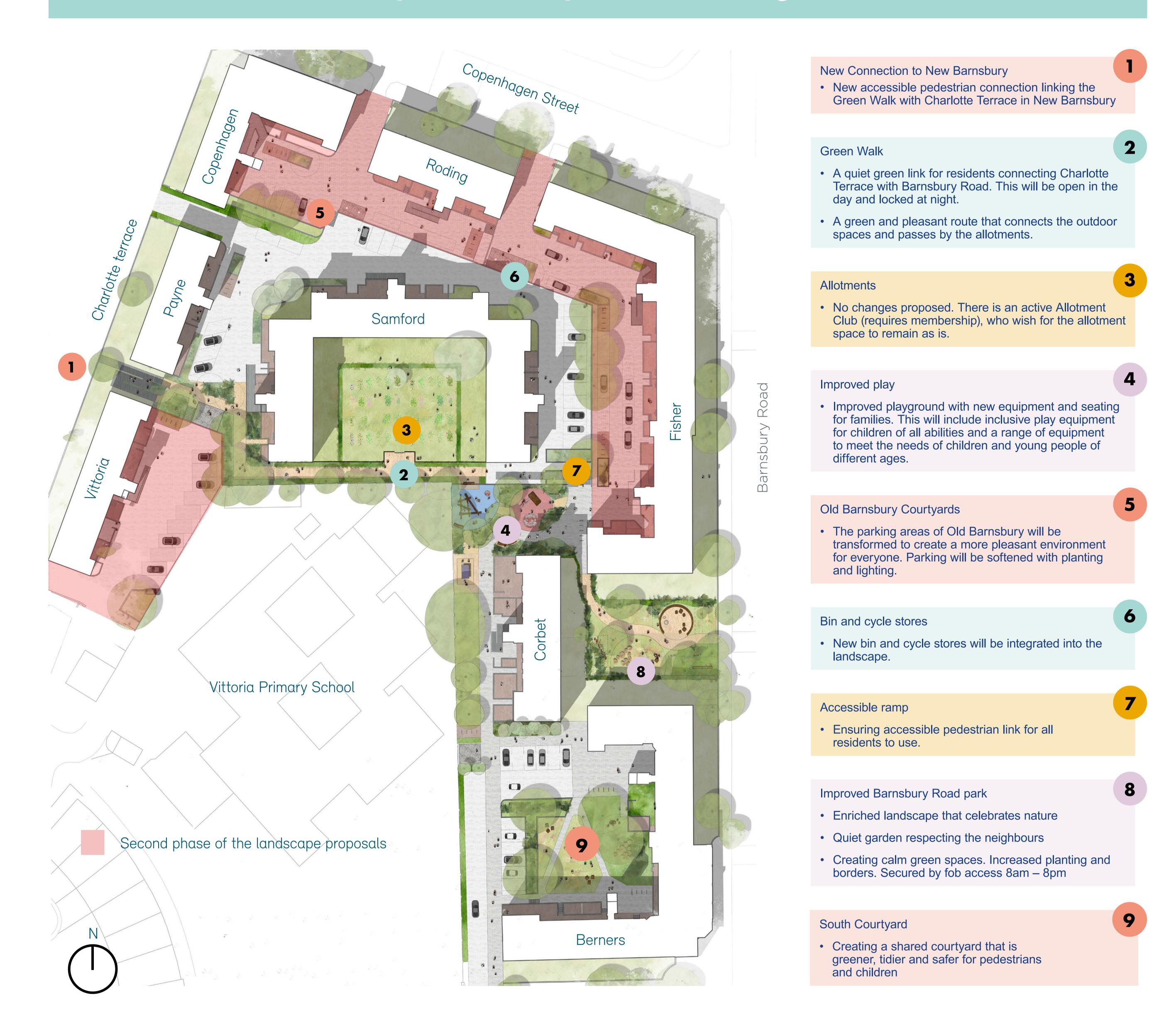




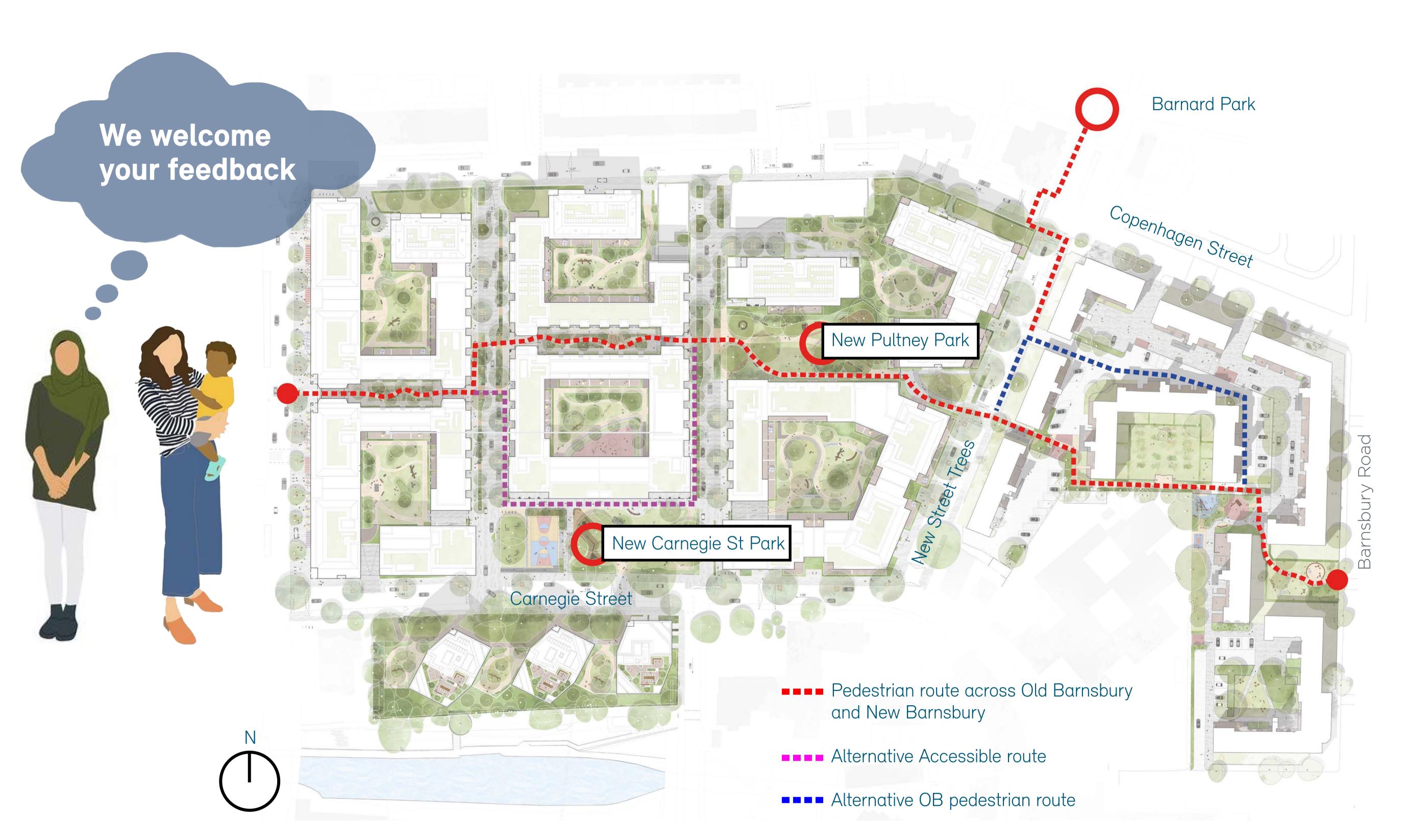




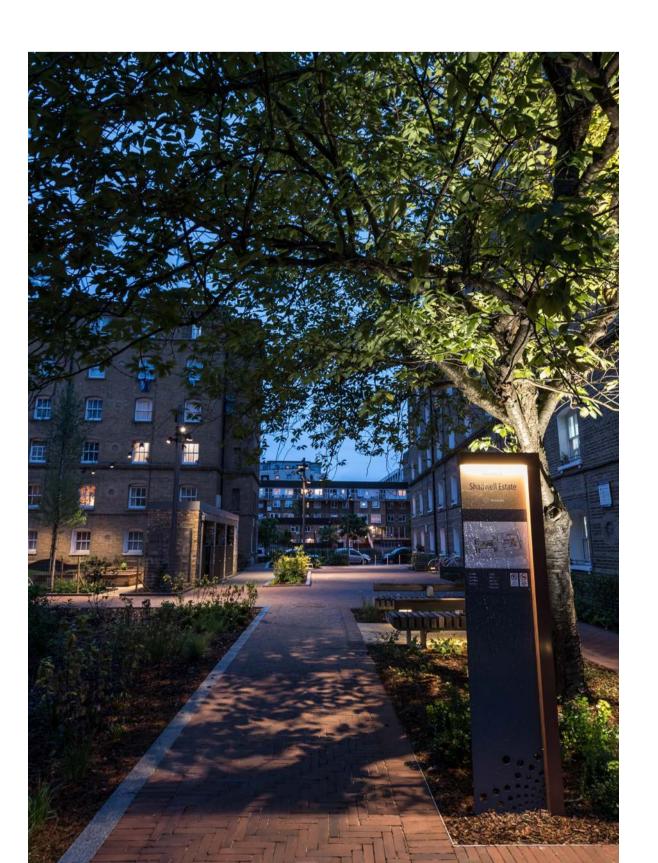
## Illustrative Landscape Masterplan (Phasing)

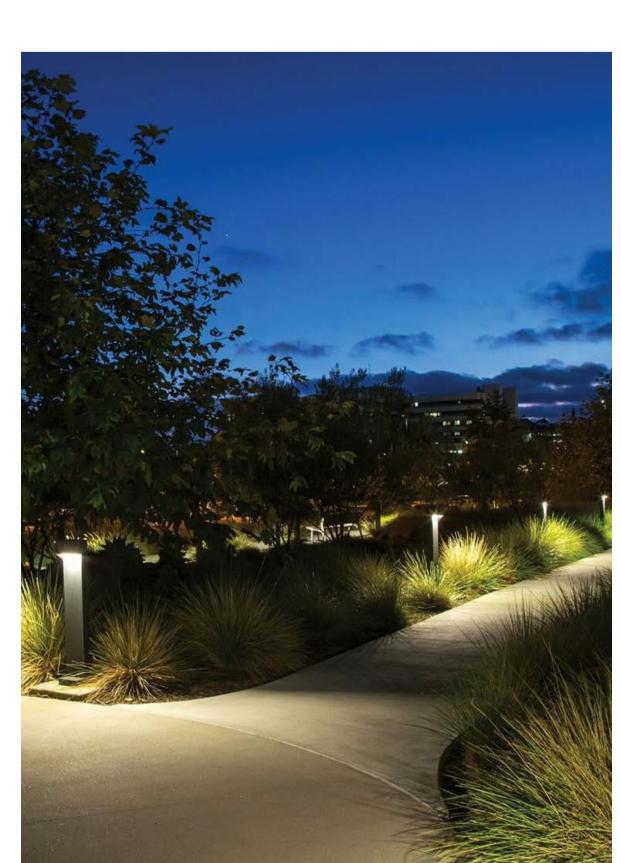


#### **New Pedestrian routes**



## Safety, Security and Wayfinding







Wayfinding can help people orientate themselves. It can also improve the experience of walking somewhere and enhance connectivity

New CCTV cameras

Low level, high quality lighting

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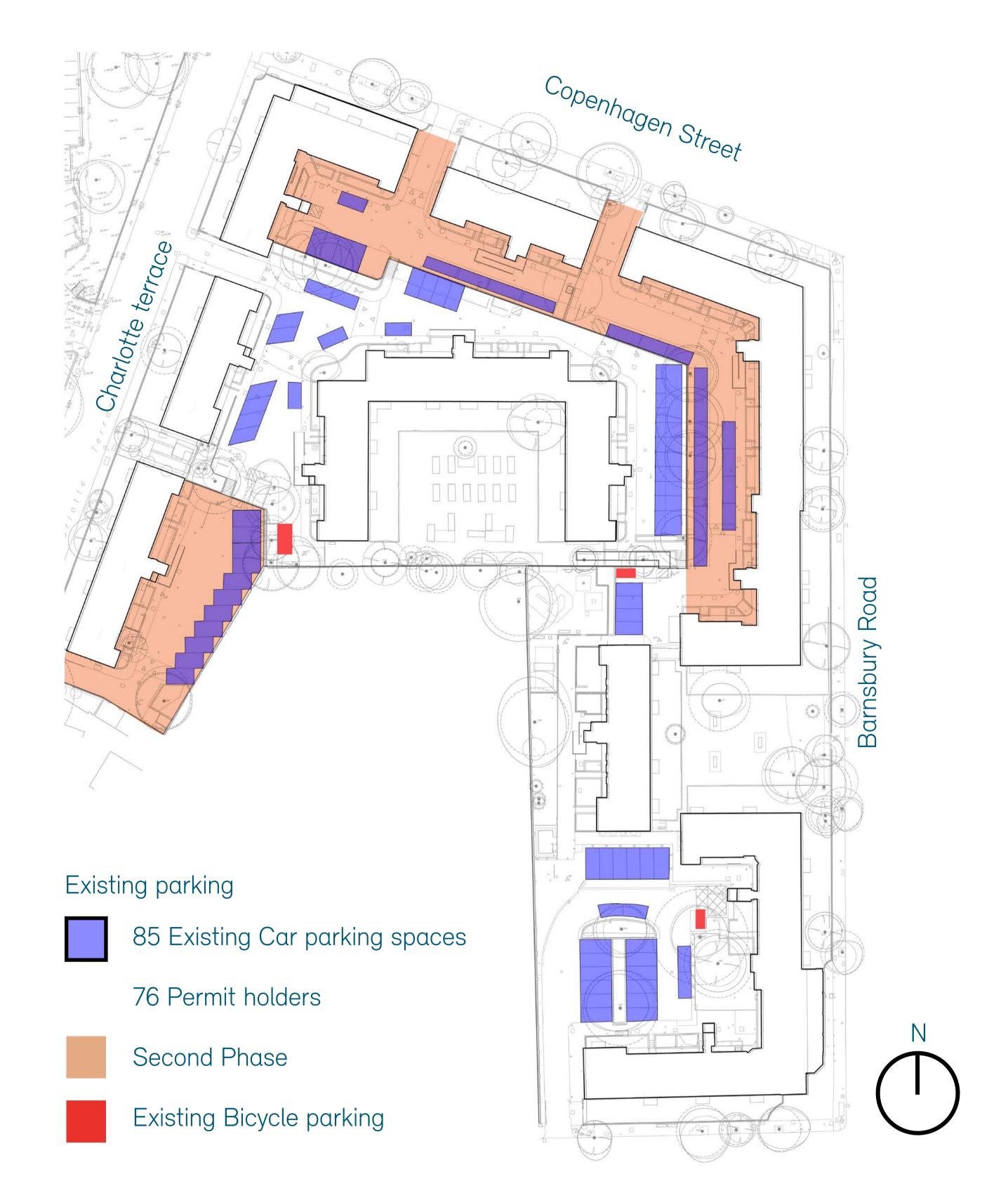








## Grey to Green and Phasing





#### Car parking spaces

There are lots of car parking spaces across the courtyards. To make the shared courtyards greener, tidier and safer for pedestrians and children we will rationalise and reorganise parking. If residents have a valid parking permit we will work hard to ensure they keep this. Blue Badge holders will keep their parking spaces within Old Barnsbury.

#### **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.

#### Public realm improvements





Image taken from the Shadwell Estate London



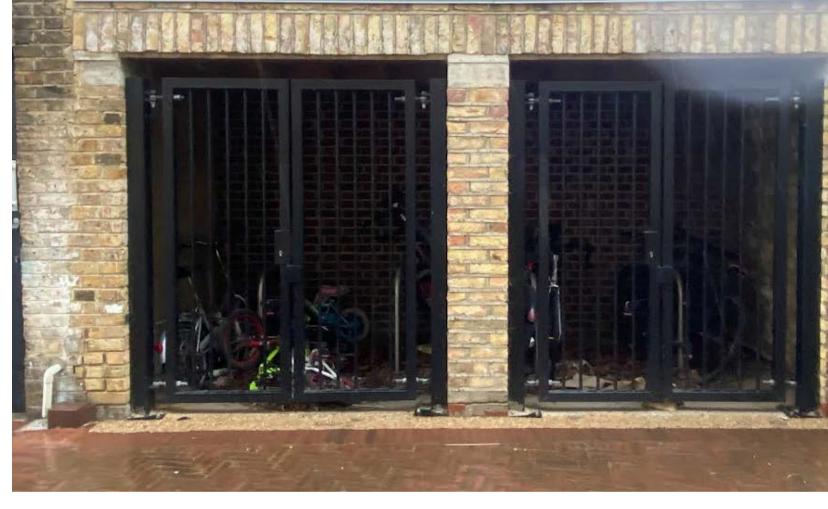


Making the shared courtyards greener 

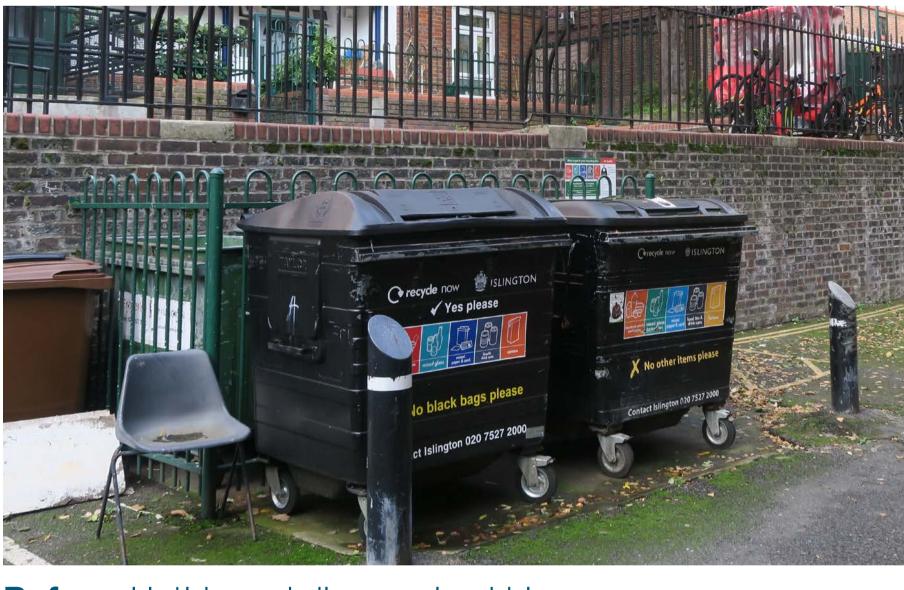
Image taken from the Shadwell Estate London







More secure cycle stores will be provided





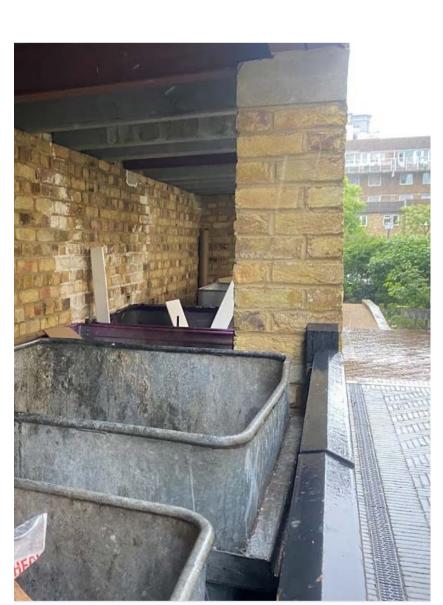


Image taken from the Shadwell Estate London

**Before.** Untidy and disorganised bins



Re-organised and greener parking



When green spaces like this are used more they become safer



Aesthetically appealing and less intrusive bins

A playground with a high play value



Refreshed playground with new equipment and seating for families

# Contact details



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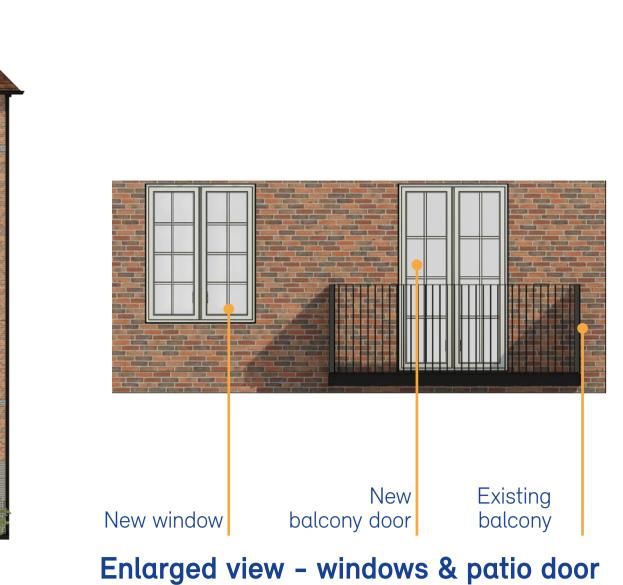






## Windows & Balcony doors





Option 01

Option 03

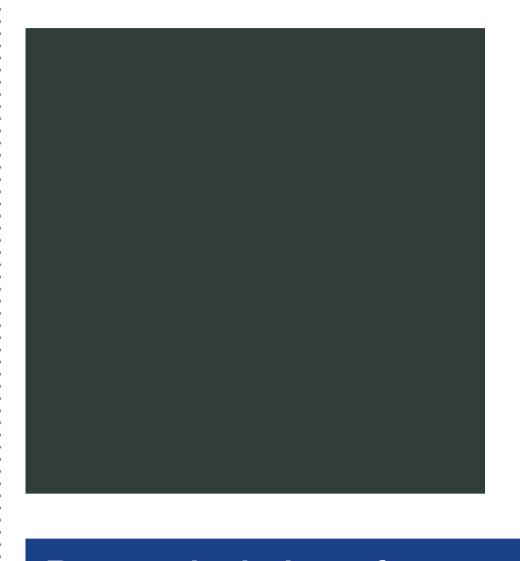






colour. Windows colour dark green.





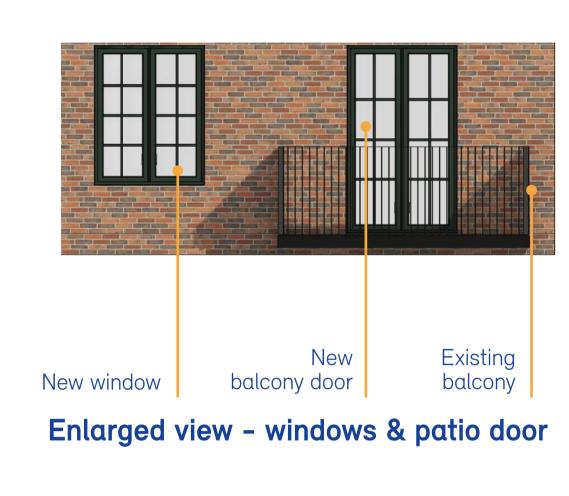


Windows frame colour

Option 02

Existing

balcony



# Front Gardens, Building & Flat entrances

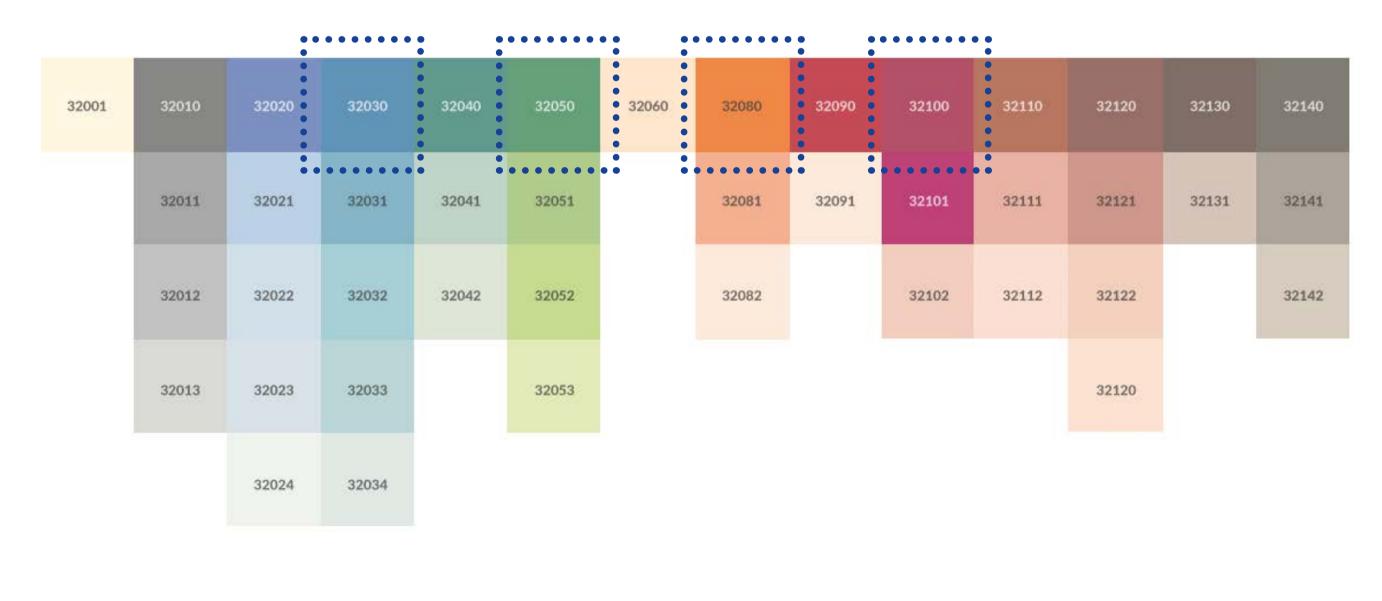








## Flat doors colour palette

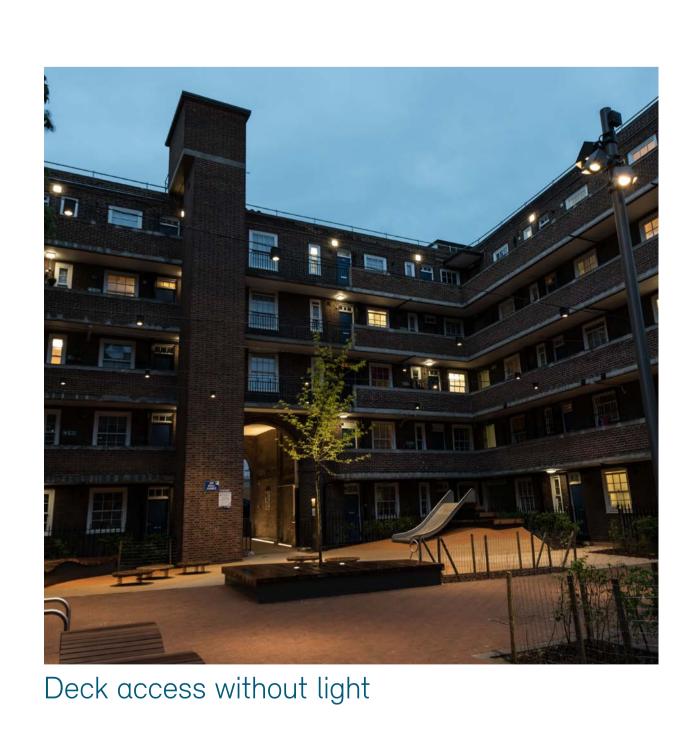


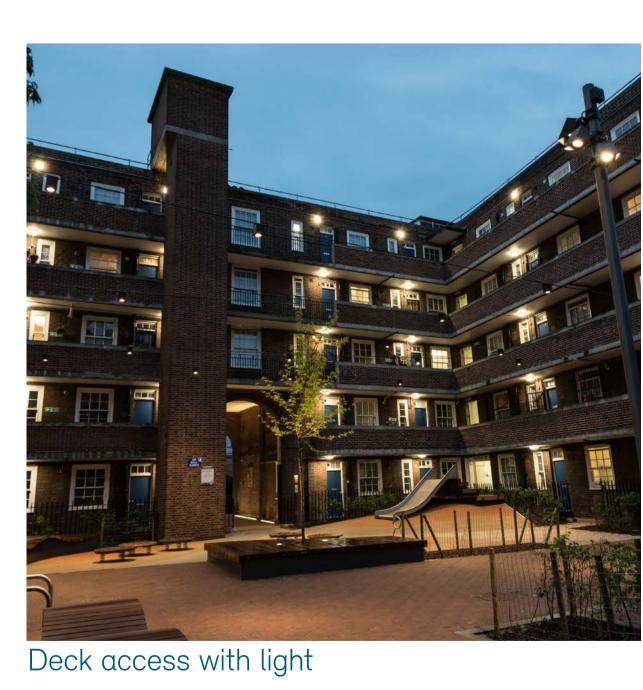
Colour palette from 1931 - Architect Le Corbusier. Do you have a preferred colour for your front door? We would love to hear from you



Green Orange Code 32080 **Artistic red** Code 32050 Code 32100

## **Precedents**







Code 32030



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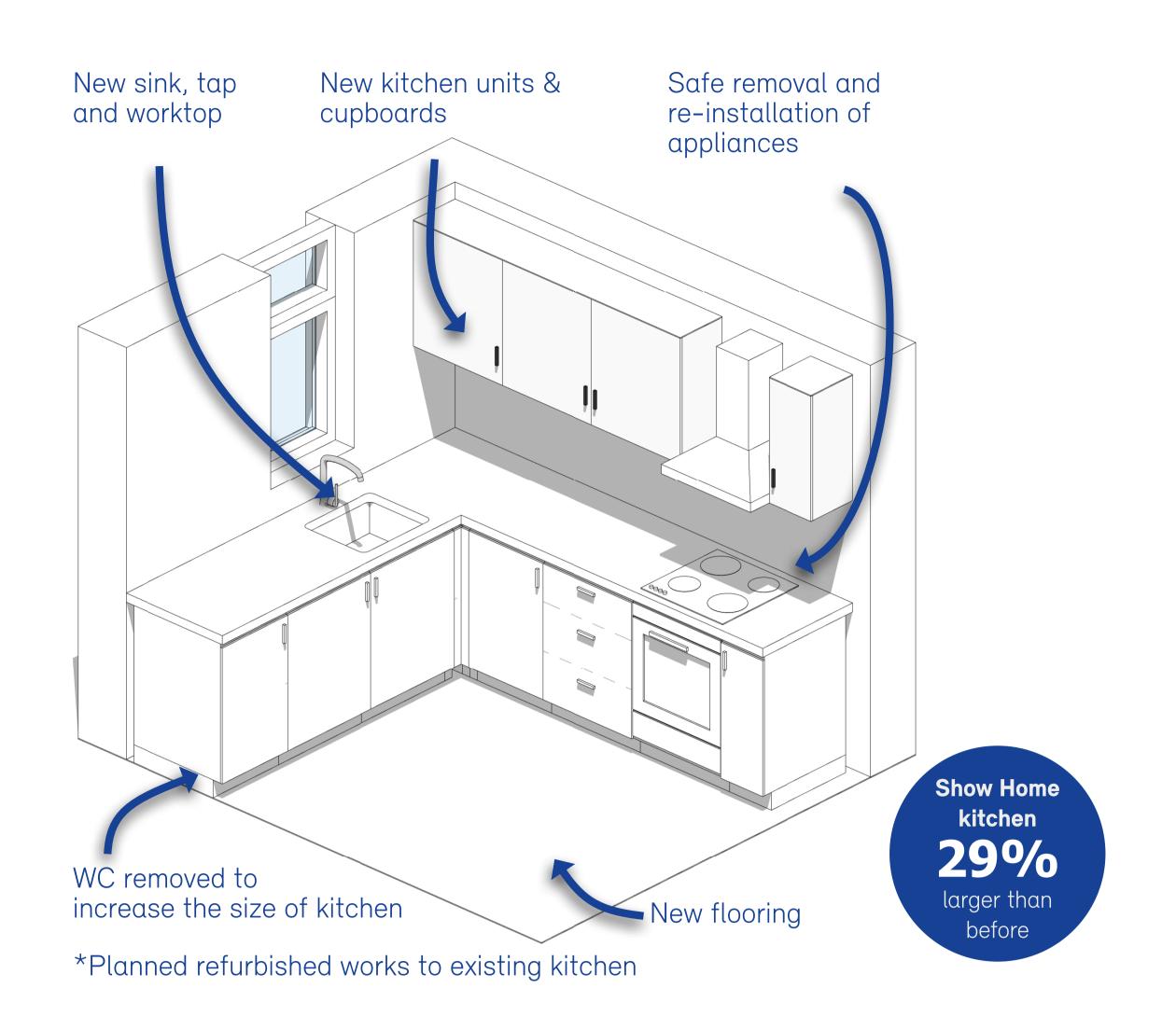




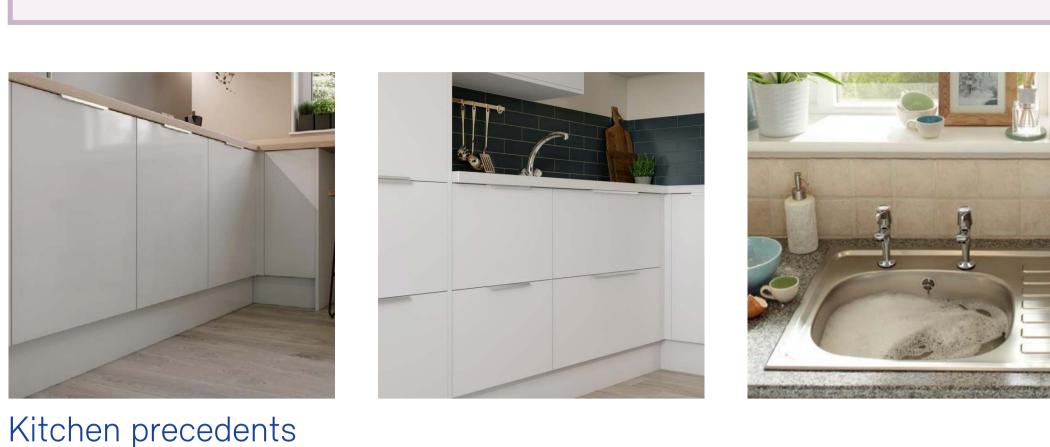


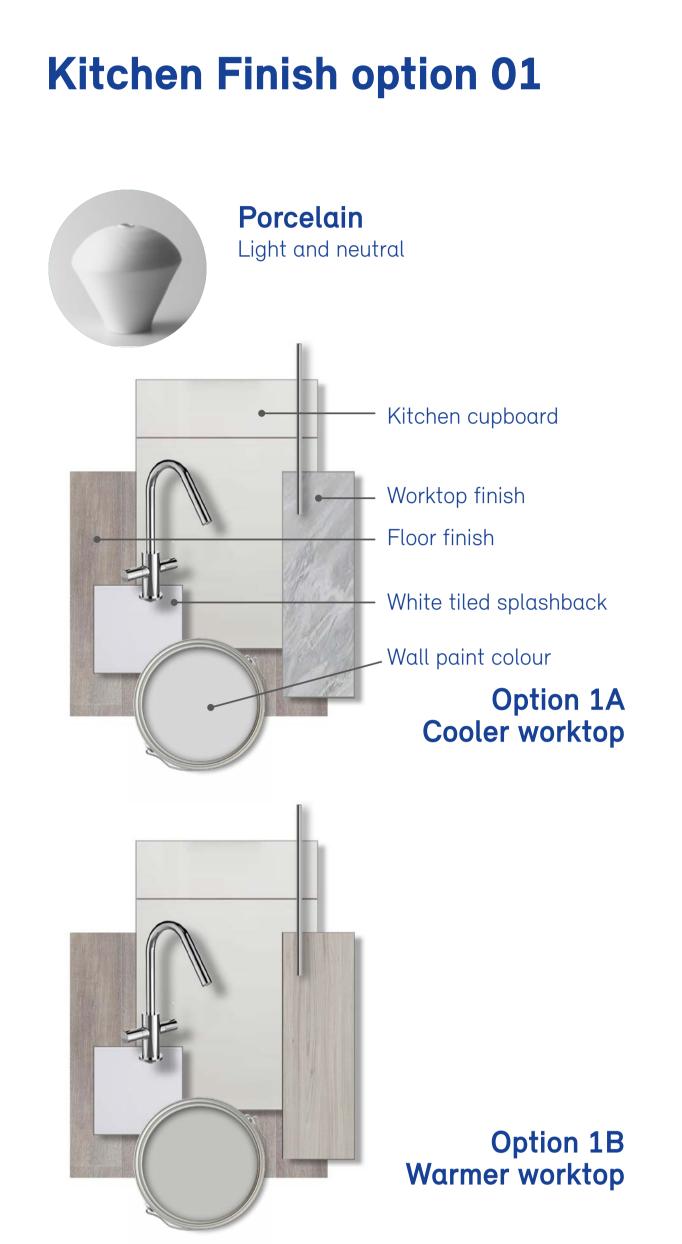


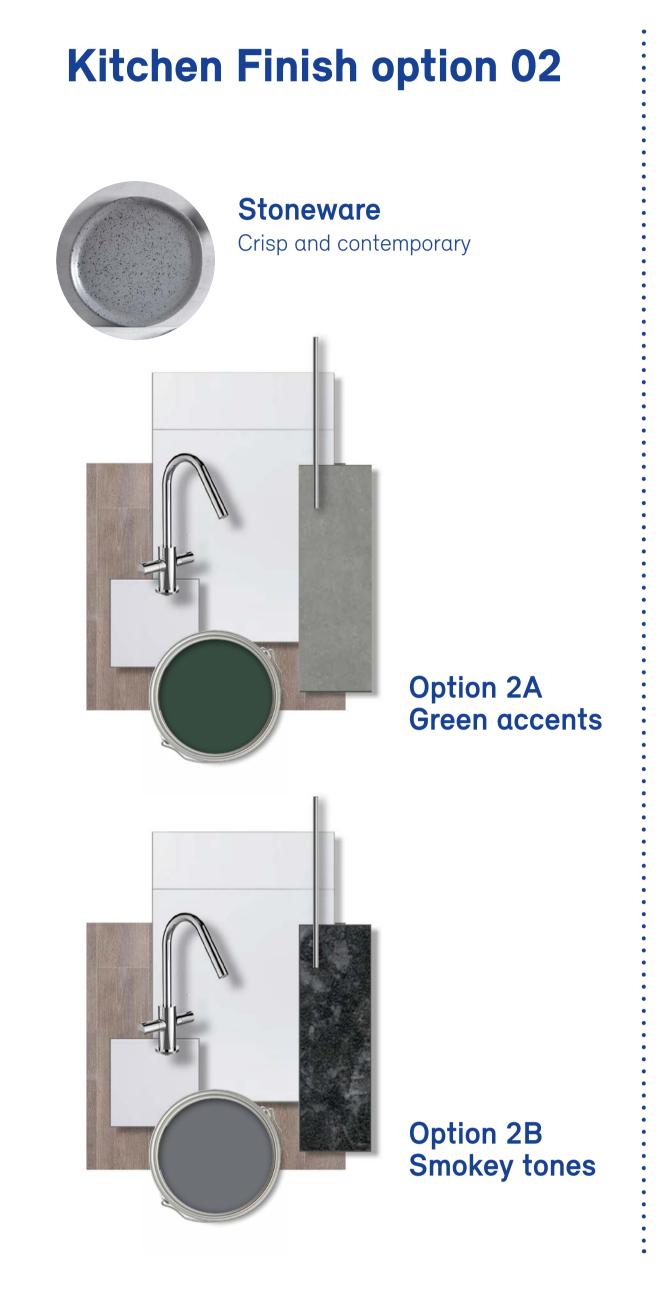
## Refurbished Kitchen





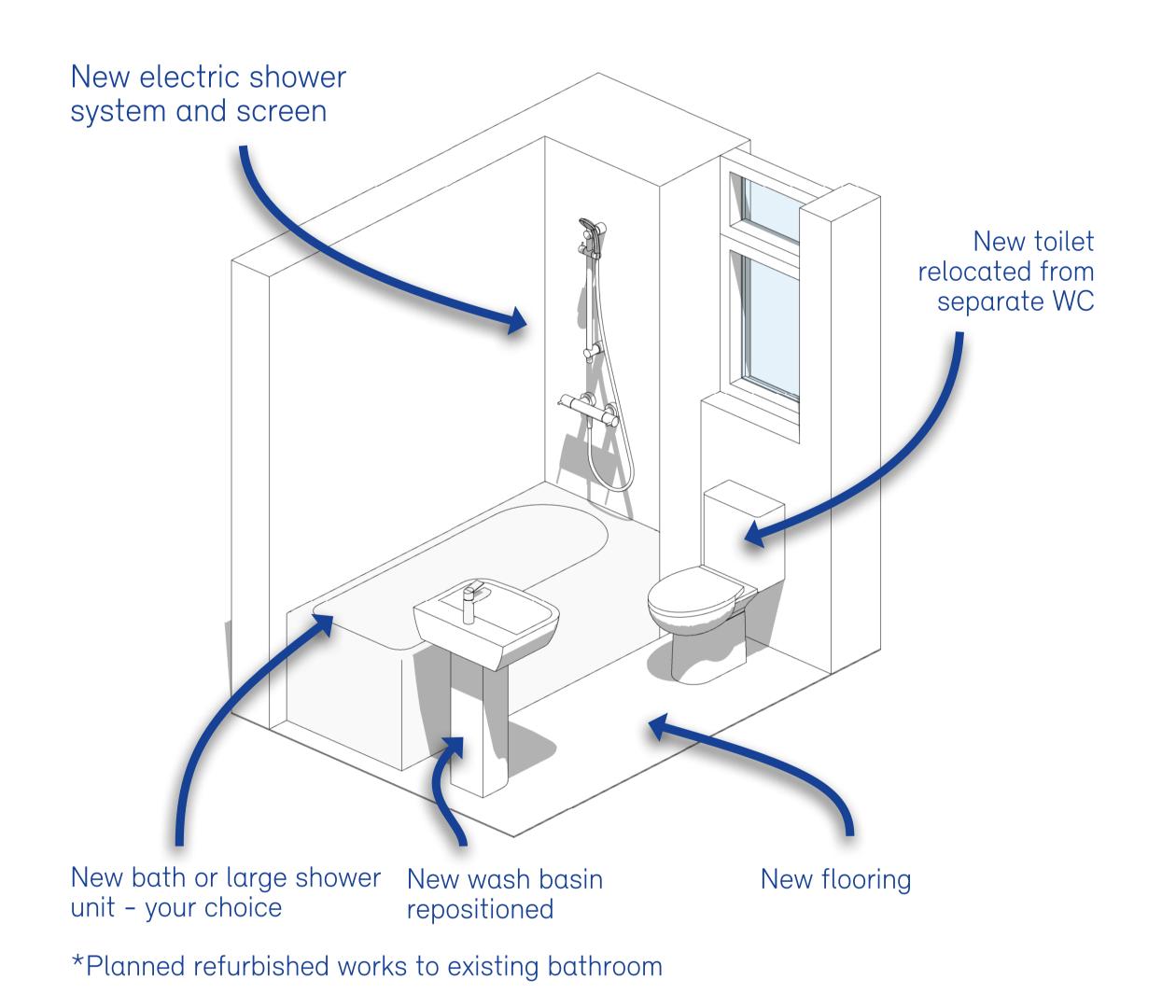


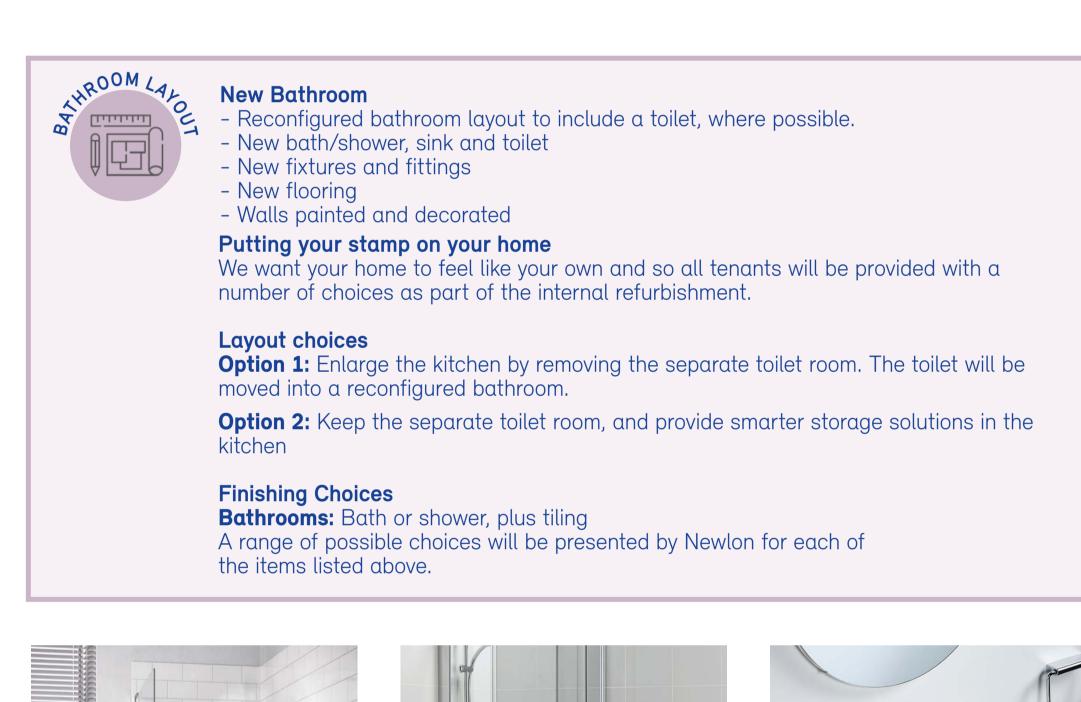






## Refurbished Bathroom

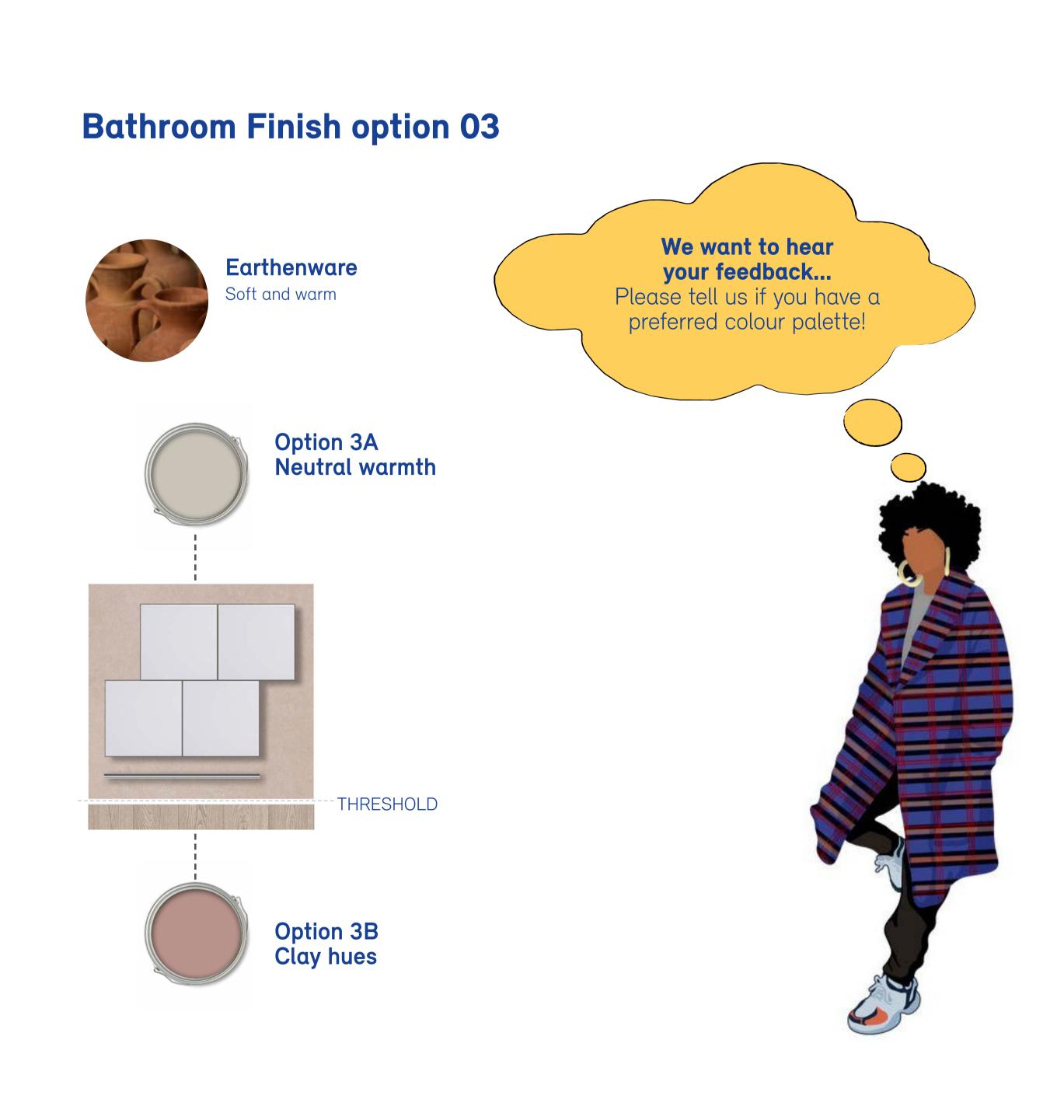












## Contact details



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## **A TRANSFORMATION** FOR THE WHOLE ESTATE

## The Barnsbury Estate Masterplan

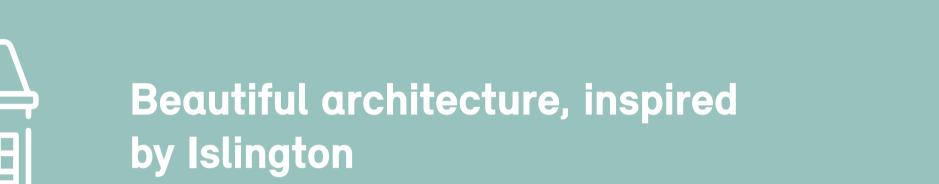


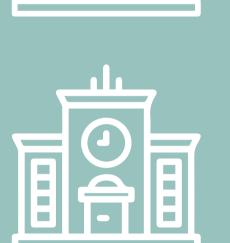
The proposals have been developed in response to the positive ballot vote and feedback we have received from all residents and the community over the last two and a half years.

Whilst we are submitting two planning applications the project will be built at the same time. The New Barnsbury redevelopment proposals will provide:



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





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

#### Charlotte Terrace – An improved green spine for the Barnsbury Estate

Charlotte Terrace will be transformed into a green boulevard with increased space for pedestrians and cyclists, and new tree planting. This road, along with a consistent landscaping ethos across both parts of the Estate, will help to stitch together Old and New Barnsbury.

This sketch shows a view from Old Barnsbury across Charlotte Terrace and towards New Barnsbury. It is from the centre of the Estate where the new East-West Green Link from Barnsbury Road to Caledonian Road meets Charlotte Terrace.

Looking towards New Barnsbury, residents will see Charlotte Square, a new green stepping stone into New Barnsbury and catch glimpses through an archway into the new and improved Pultney Park.

The buildings on New Barnsbury along Charlotte Terrace will be mansion blocks, which references



the architecture of Old Barnsbury. They will be built with brick facades and comprise of a main element of 6 storeys, and a 2-storey set back and angled mansard roof. This roof will help to break down the massing of the buildings and improve daylight and sunlight penetration.

## A larger Community Centre for everyone



Residents regularly told us the Community Centre on Jays Street did not feel like a space for the whole community. Proposals include a new, larger community centre that will be at least twice the size of the existing one for everyone to use that will face out over a new public space with areas to sit, play and socialise: Carnegie Street Park.

The community centre is currently only designed in outline and will be designed in detail with the input of residents in the future and prior to the details being submitted for detailed planning permission for that part of the site.

# Contact details



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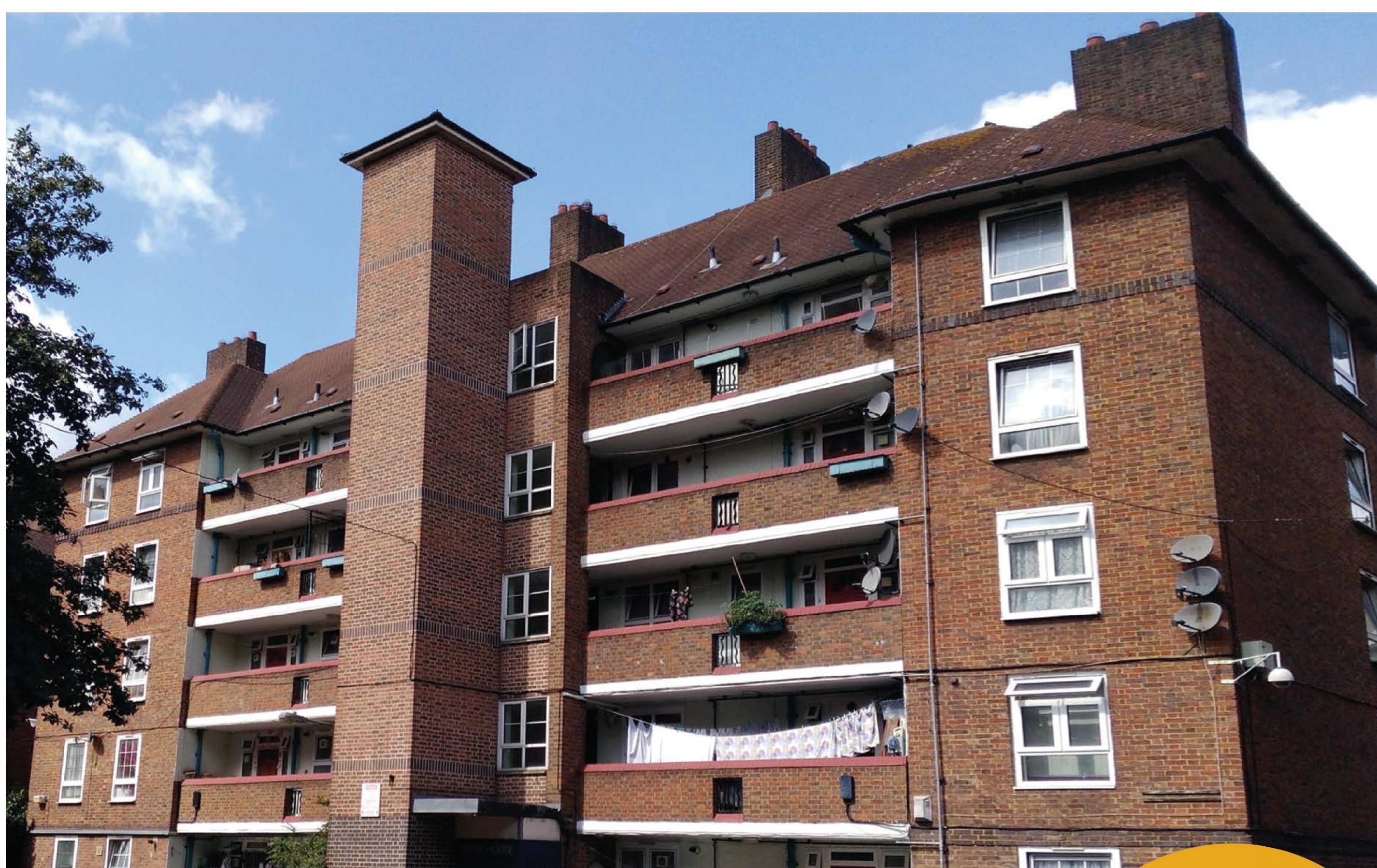






## REFURBISHMENT, PHASING AND NEXT STEPS

## Summary



We hope you have found the workshops on Old Barnsbury useful. We strongly believe this project will deliver the improved homes and public spaces residents have told us are badly needed and will address long standing issues on the Estate, including:



High quality refurbished homes for families on the Estate, including better layouts, fittings and windows.



Improved existing buildings by repairing and replacing defective brickwork and pointing using materials in keeping with the existing buildings.



A quiet green link for residents connecting Charlotte Terrace with Barnsbury Road, open in the day and locked at night.



New and improved parks, planting and landscape across the Estate with new lighting and CCTV to help create a safer environment.



Improved playground with new equipment and seating for families.



Improvements to communal areas and creation of new bin and cycle storage.



# DON'T MISS IT:

**Resident Party** Wednesday 18 May at the Community Centre.

We will be celebrating the submission of New Barnsbury and the upcoming Old Barnsbury submission at this resident party. Come and celebrate this important stage of the project and (hopefully!) enjoy some good weather with your neighbours.

## Building work phases

We plan to complete the refurbishment works in a phased approach to ensure that there is the minimum disruption to residents and that things like scaffolding are put up on blocks for the minimum time possible, and that Old Barnsbury remains a nice safe space throughout the works

Once planning permission has been granted, we are aiming for works to begin in mid-2023, and work will be completed over a period of 4-6 years in phases to minimise disruption.



We will discuss preferences of the refurbishment with residents before beginning works.



Once the internal works have been completed, works will take place on the external phases, including window and flat entrance doors along with other external repair works. Scaffolding shall be placed in a phased approach around Old Barnsbury per block to again ensure site traffic and flow is controlled.



The first phases will concentrate on the internal works, such as kitchen and bathroom replacements along with heating and electrical upgrades. The proposed internal alterations and upgrades will also be completed in this first phase of works.



Following this, upgrading works will then take place on the communal areas including external walkways.



Tenants and any resident leaseholders who wish to buy-in to these works will have individual meetings with Newlon to discuss your preferences and choices.



The final phase of works will be on the outdoor spaces, which will also be managed in phases to control the flow of movement on the Old Barnsbury site.

## **Get in touch**

- 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





















