

Welcome

We last spoke to you earlier this year when we were ready to submit our application for the new blocks to be built on New Barnsbury. Since we submitted the application earlier this summer, we've made some design changes to some of the blocks responding to feedback and working with Islington Council.

Our promises to residents have not changed, with all tenants and resident leaseholders being provided with a new home if they want to stay on the Estate.

On the following banners you will see images of the previously submitted scheme (submitted in May 2022) as well as the details of the design updates which will be submitted to Islington Council at the end of September 2022. These banners will illustrate what has changed and the benefits these changes deliver.




We hope you find this session useful, and please speak to one of the team if you have any questions.

Our consultation so far

2019-2021	Initial engagement followed by eight workshops to develop the proposals for the Estate
February 2021	Mount Anvil selected by Newlon as Developer Partner
March 2021	Residents voted 'YES' in the Residents' Ballot to take forward the transformation
November 2021	First public exhibition to share our proposals
March 2022	Second public exhibition to show developed designs
May 2022	Submission of planning application to London Borough of Islington
June 2022-September 2022	Statutory consultation carried out by Islington Council
September 2022	Updates made to designs to reflect the feedback raised from the statutory consultation period
September / October 2022	Re-submission of planning application and second round of consultation by Islington Council
Winter 2022	Planning committee to take place
Spring 2023	Beginning construction works, subject to approval from Islington Council

	Submitted scheme (May 2022)	Updated designs (Sep 2022)
Total number of homes	950	914
Tallest building	13 storeys	11 storeys
291 replacement homes for existing tenants based on housing need	✓	✓
Replacement homes for resident leaseholders	✓	✓
Parking for returning residents	✓	✓
New community centre and nursery	✓	✓
Affordable homes	52%	50.1%
Homes for sale	48%	49.9%
Total area of open spaces	16,211 sqm	16,402 sqm
Trees provided on site	172	202
Urban Greening Factor score	0.44	0.45

Contact details:

 **Email** best@newlon.org.uk  **Call** 020 7613 7596 or 020 8709 9172  **Web** www.betterbarnsbury.org.uk

What's Changed

The canal blocks have been completely redesigned, the building footprint reduced and each re-orientated to align with Carnegie Street Park.

There are now 119 homes in the canal blocks which is a reduction of 31 compared with the previously submitted scheme.

This arrangement provides the following benefits:

- Engage better with Carnegie Street by creating a clear edge with prominent residential entrances.
- Maximise distance between canal blocks for improved views to the canal.
- Create more usable communal outside space for residents.

This layout does require the removal of an additional two trees along Carnegie Street. However, this is compensated by further tree planting and communal outside space.

Ground Floor Level



Proposed Scheme: Ground Floor Plan

Key

- ▶ Communal entrance
- ▶ Bin store access
- ▶ Cycle access
- ↔ Public footway
- ▬ Secure 'garden' line
- Trees to be removed



Previously Submitted Scheme: Ground Floor Plan



Proposed Scheme: Carnegie Street Views Looking To Canal Building Entrances

Re-designed building entrances: key benefits

The garden wall provides an edge to the street, which is used to hide bikes/bins and designed to provide views into the shared courtyards.

Double height entrances reflect the scale of buildings. Arch details framing the communal entrance connects to the wider masterplan and the canal tunnel portal.

Building corner designs have been improved to provide a more welcoming entrance by marking the communal entrances steps beyond garden wall.

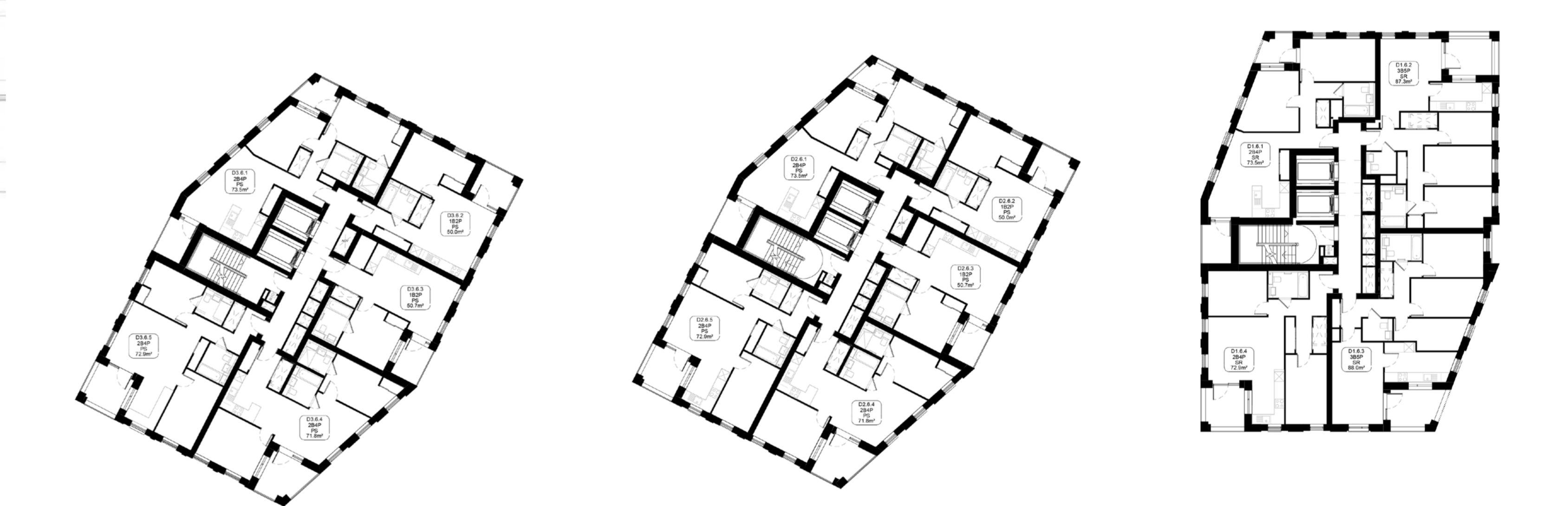
External materials flow into lobby.

Hard landscaped entrance to emphasise softness of soft landscaped resident only courtyard.

Typical Upper Floor Level



Proposed Scheme: Typical Upper Floor Plan



Previously Submitted Scheme: Typical Upper Floor Plan

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What's Changed

The proposed building heights have reduced from 12, 13 and 11 storeys (number of floors) to 9, 11 and 9 storeys (2-3 storeys have been removed from each building).

Building tops have also been redesigned to remove sloped roofs and replaced with a simpler design that is more appropriate to the sites industrial building context found along the canal.

View From Thornhill Bridge



Proposed Scheme



Previously Submitted Scheme

View From Muriel Street Bridge



Proposed Scheme



Previously Submitted Scheme

View From Carnegie Street



Proposed Scheme



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What's Changed

The most significant change to buildings along Copenhagen Street is the redesign of the top two floors. Previously a two-storey mansard roof was proposed in this location. Revised designs now propose a single storey mansard roof form with the overall building height at 7 storeys as submitted.

Other minor changes have been made including a larger entrance to block B2 and adjustment of building alignment facing Copenhagen Street.



Copenhagen Street



Proposed Scheme



Previously Submitted Scheme



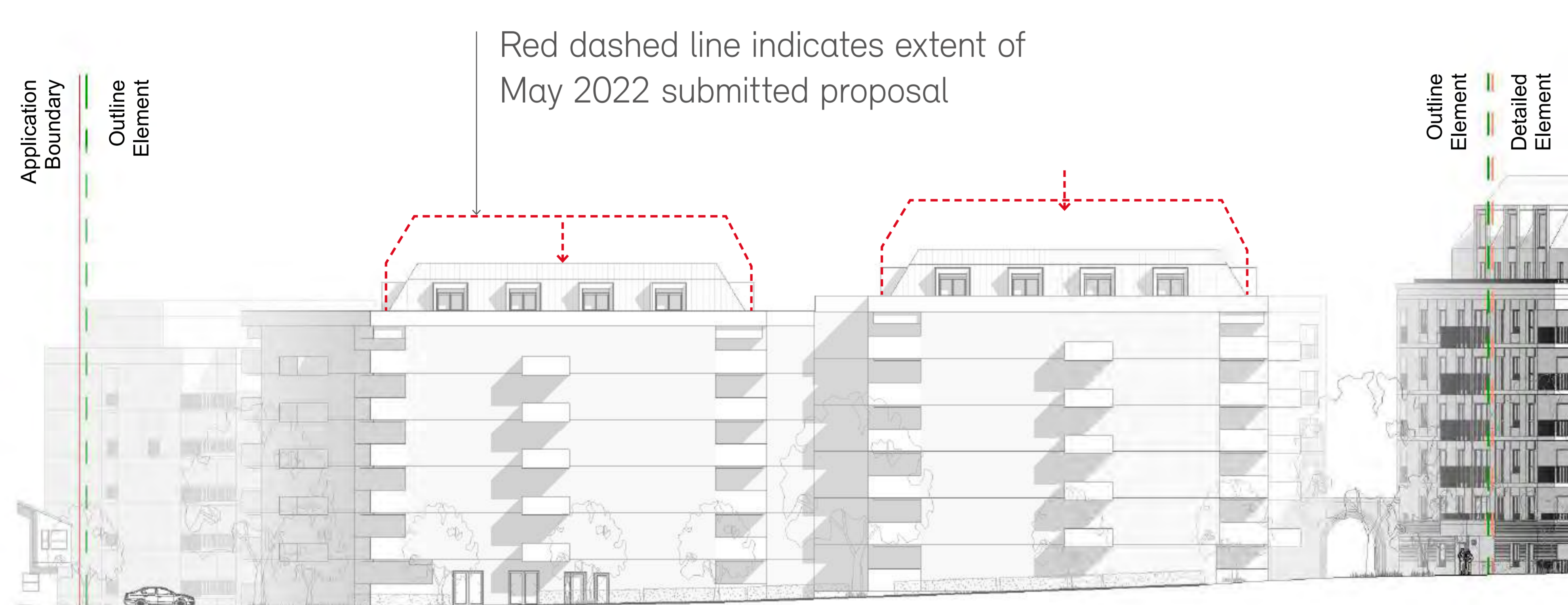
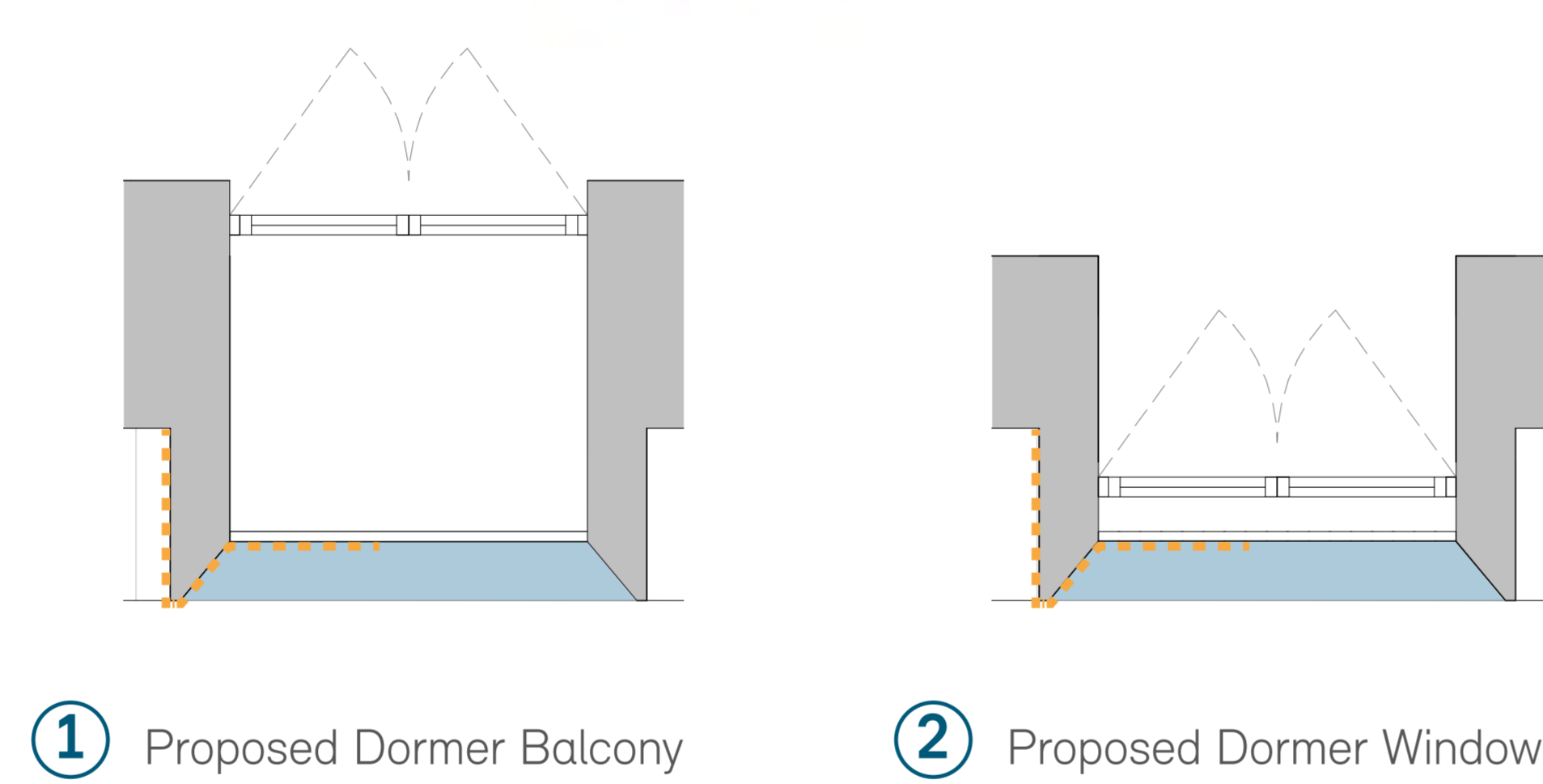
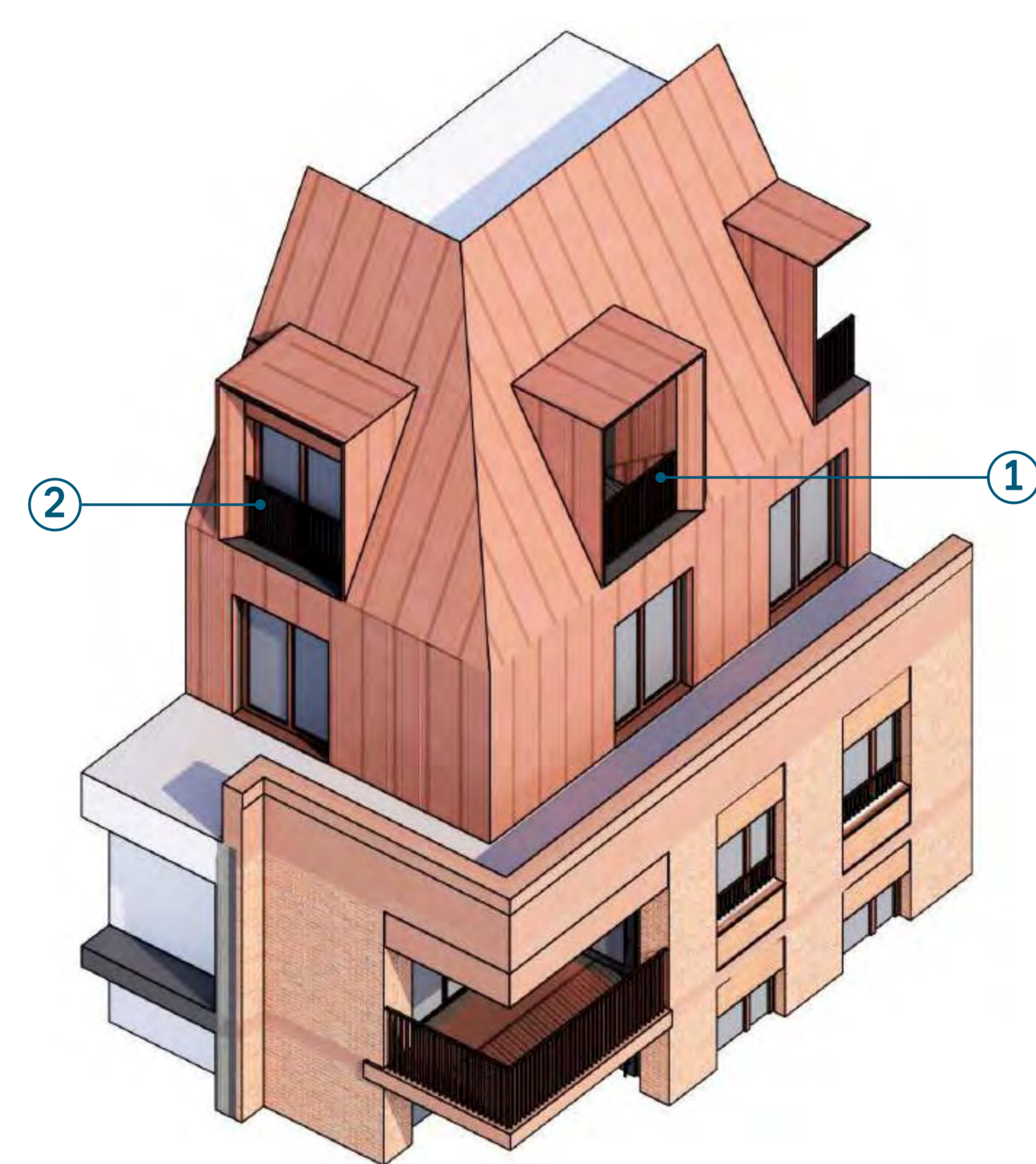
What's Changed

Proposals along Charlotte Terrace are split across the detailed application (in the northern section) and outline application (in the southern section).

To the north, adjacent to Copenhagen Street and Barnard Park, a two-storey mansard roof is proposed with redesigned dormer windows and terraces resulting in a less impacting and more elegant roof form. Within the buildings larger 'family' homes were proposed on the upper mansard level, these have now been located to the lower level, so they benefit from a larger terrace.

To the south a single floor has been removed by changing the proposed double mansard roof to a single mansard roof. The result of this is to lower the overall building height by 1 storey.

Charlotte Terrace



Proposed Scheme: Charlotte Terrace South Elevation (Within Outline Application Area)

KEY

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- Terraces for family homes
- 1 bed dormer balcony
- 2 bed large balcony
- Dual aspect living
- Bedrooms fronting street side

Bedrooms fronting street side

Living spaces (where possible) overlooking courtyard

2 x dormer balconies for all 1 bed homes

Secondary dormer balcony street side

Bedrooms fronting street side

Proposed Scheme: Lower Top Floor Plan

Proposed Scheme: Upper Top Floor Plan

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What's Changed

Primary changes relate to removal of secondary path to south creating more soft landscape space and inclusion of natural drainage swales.

Changes to buildings fronting the park have also been undertaken to relocate access to refuse storage and minimise areas of inactivity to building frontages. This includes redesign of block C6 entrance and external private amenity areas.

Charlotte Square (located between Pultney Park and Charlotte Terrace) has been redesigned to increase landscape buffer zones to ground floor homes.

Pultney Park

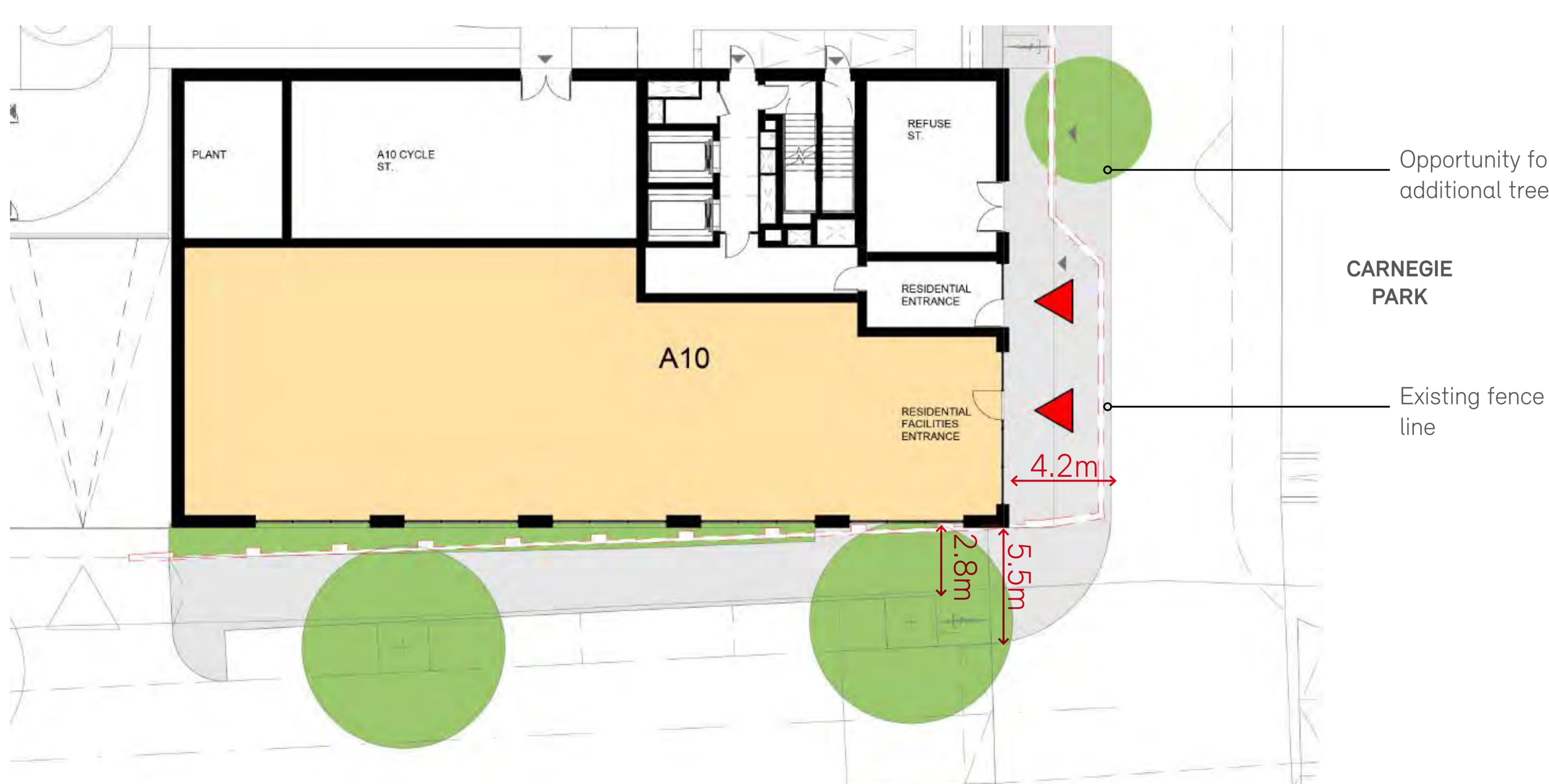
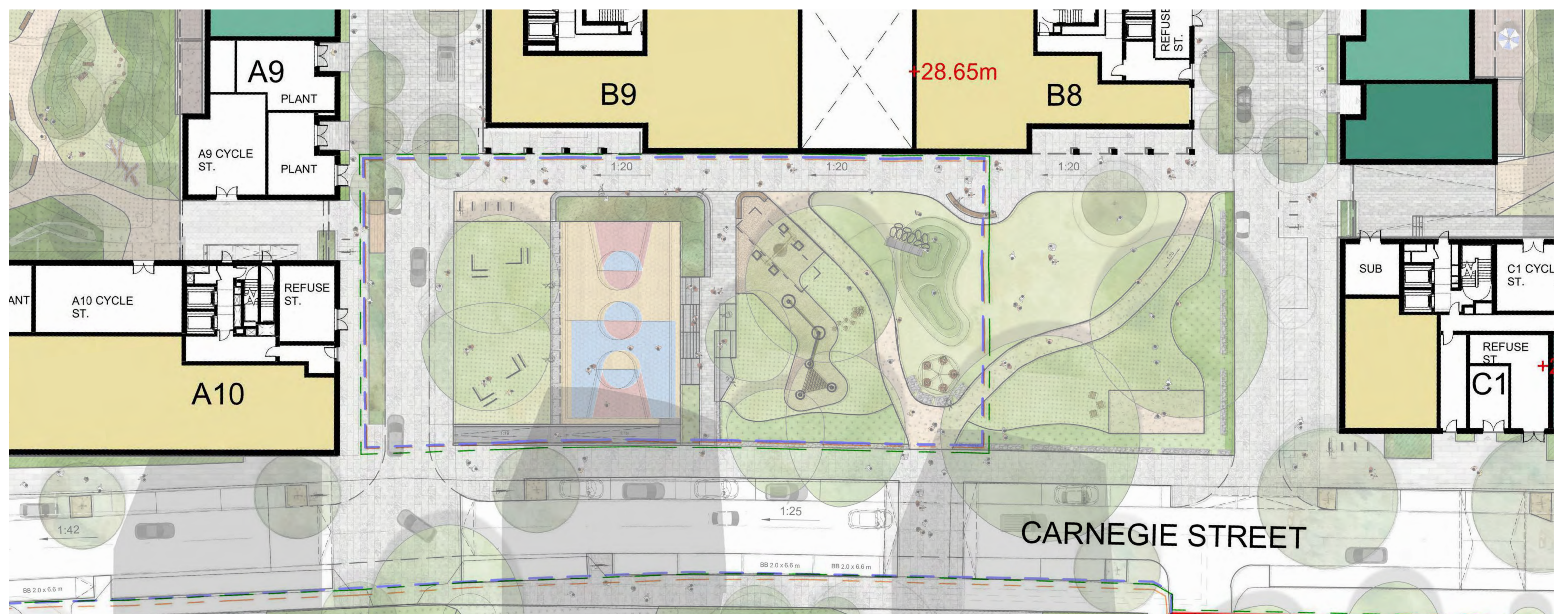


What's Changed

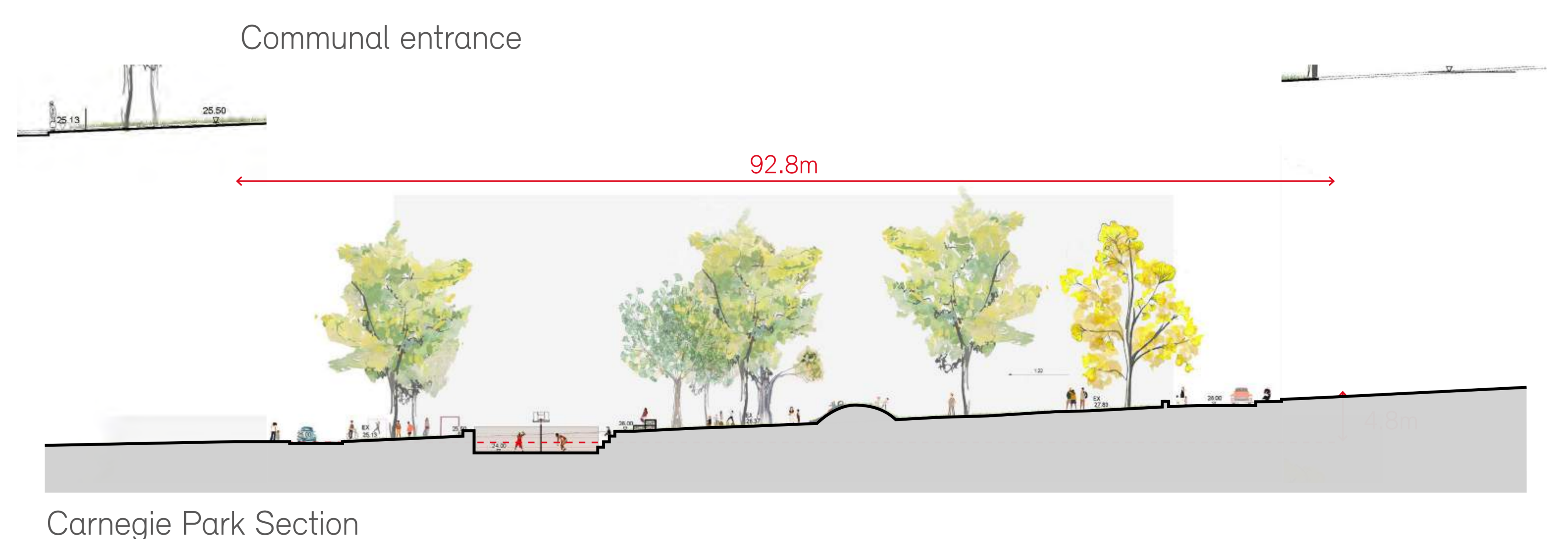
Minor changes have been made to buildings to the east and west of Carnegie Park resulting in buildings being set back by 1-1.5m each to increase the scale and setting of the park. This area of open space has been made approximately 2-3m wider.

Further refinement has also been given to block A10 (South West of Carnegie Park) with regard to its entrance and street frontage to the park and road.

Carnegie Park



Block A10 Ground Floor Plan



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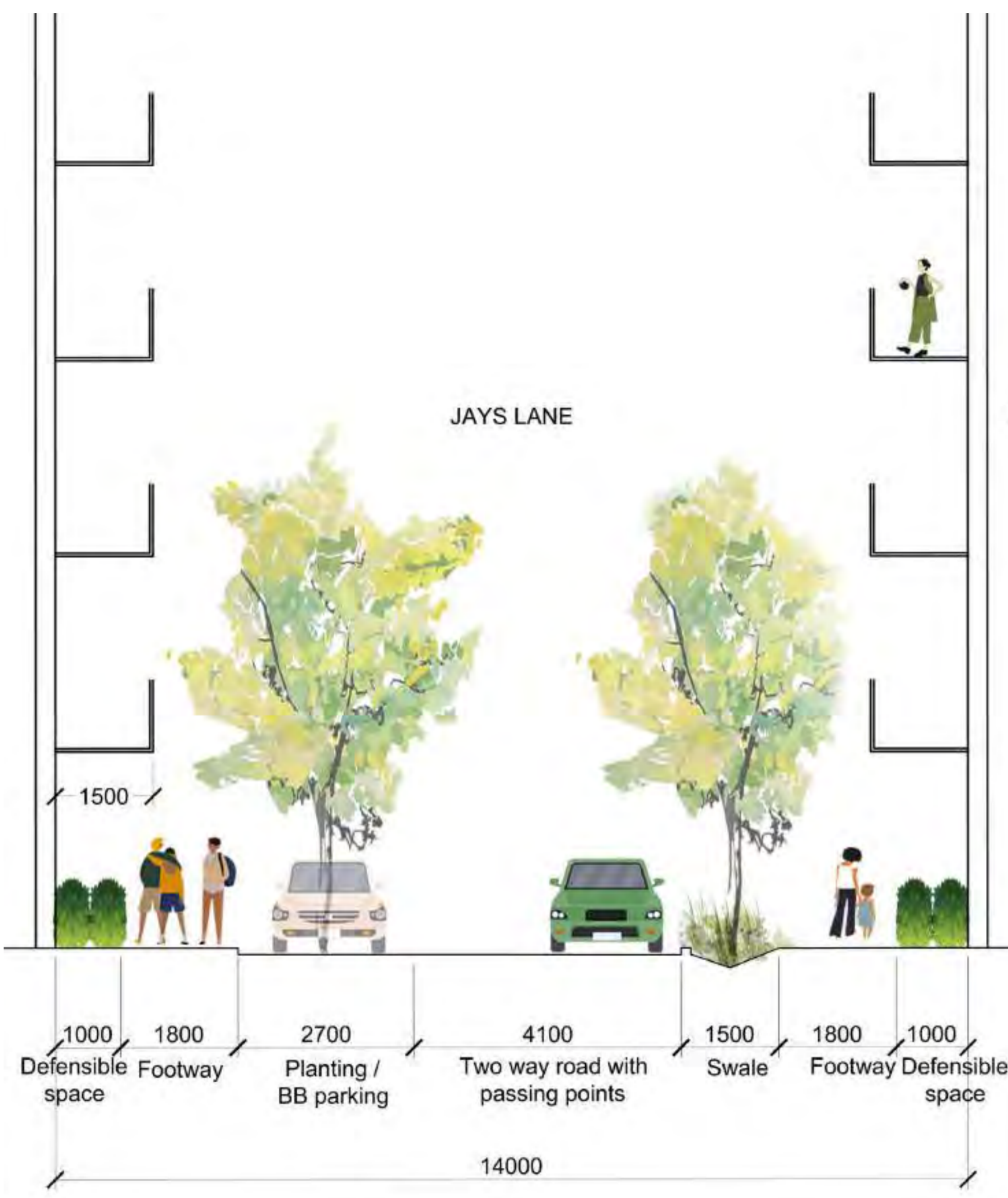
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What's Changed

Design of the lanes has been altered in two areas: building position and street landscape design.

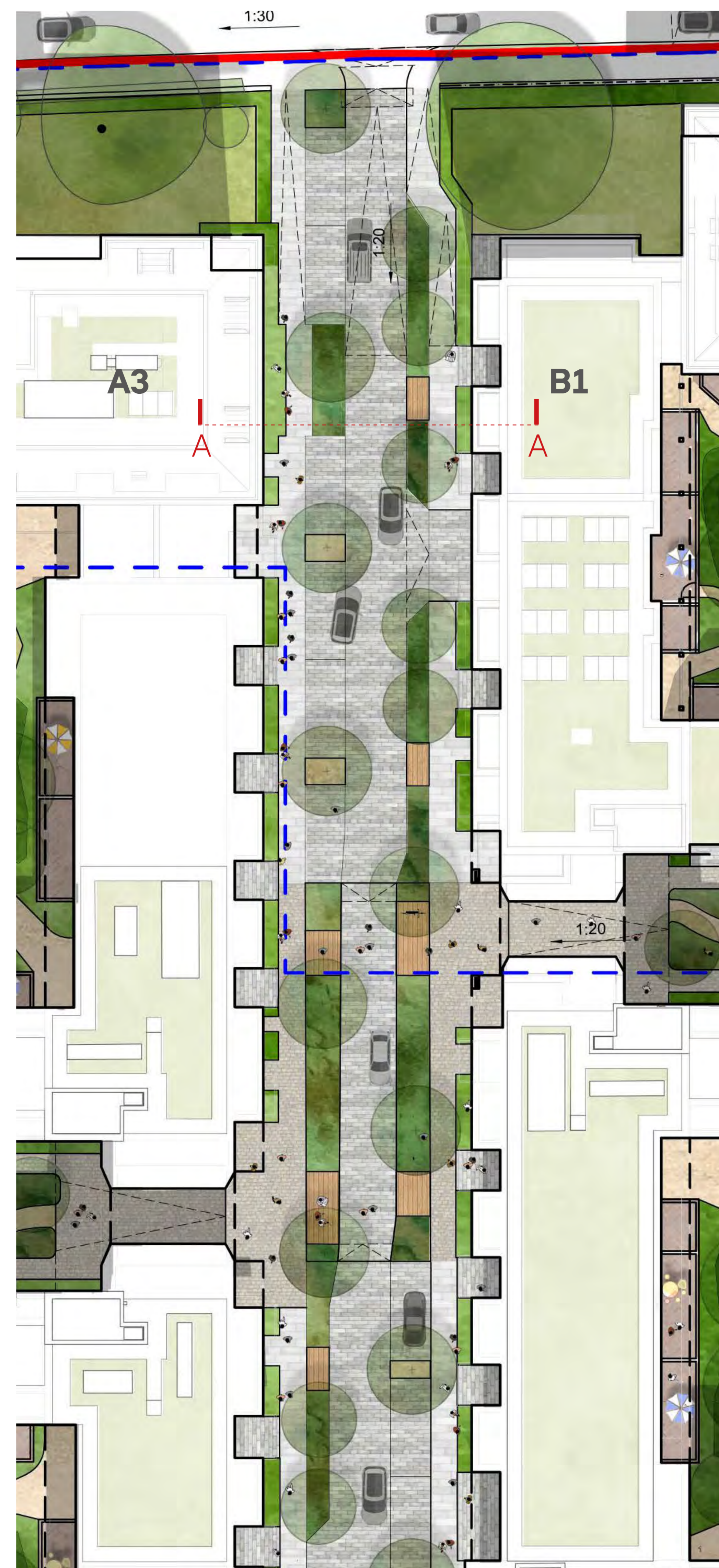
Blocks A3 and B1 have been adjusted so that their northern elevations which face Copenhagen Street align with each other. The result of this is to create a consistent building line improving the street scene and setting of proposed green space which includes retained trees.

Design of the lanes has been revised to double the depth of landscape buffer zones to the front of ground floor homes to at least 1m. This will improve privacy and security.



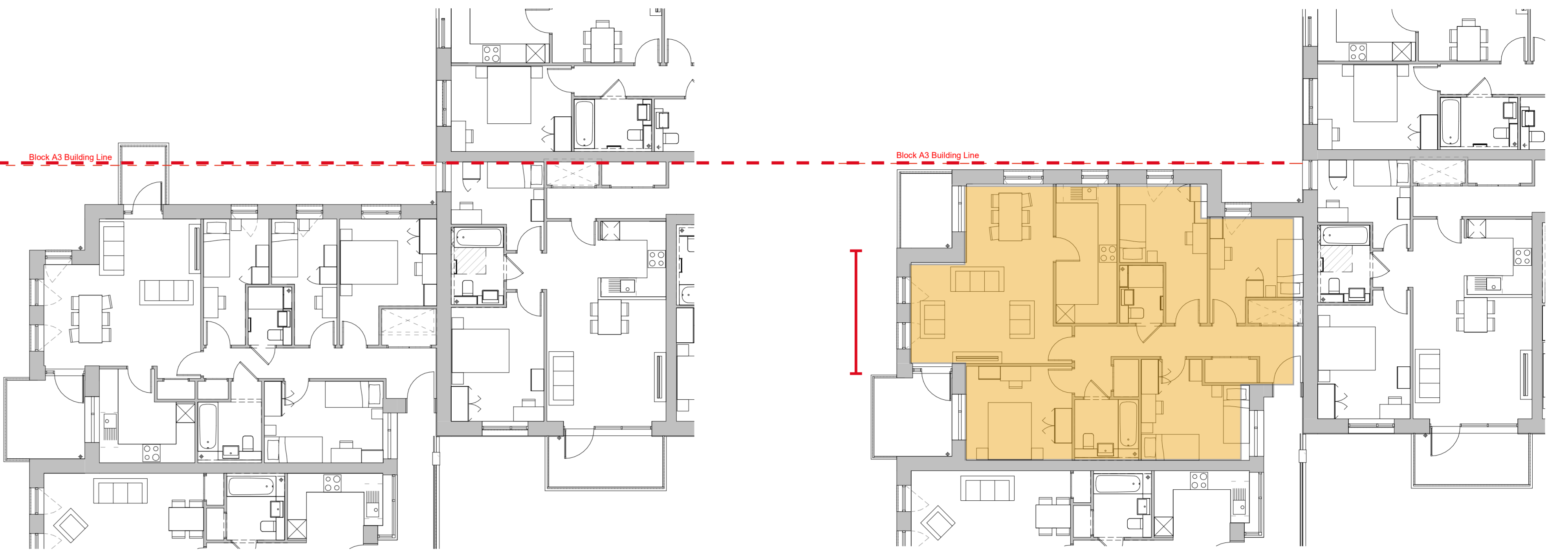
Proposed Scheme: Section AA

Lanes



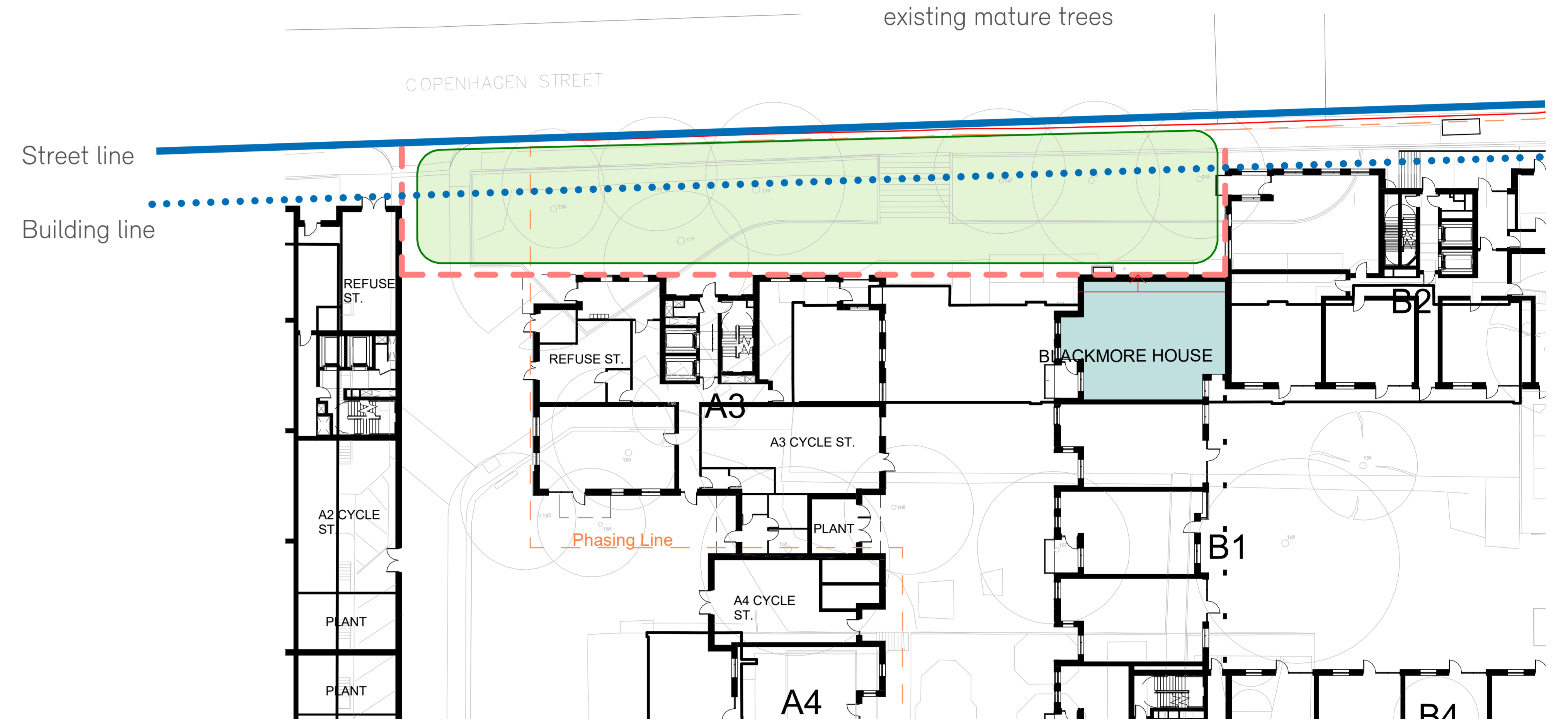
Previously Submitted Scheme

Proposed Scheme



Proposed Scheme

Framed green space and existing mature trees



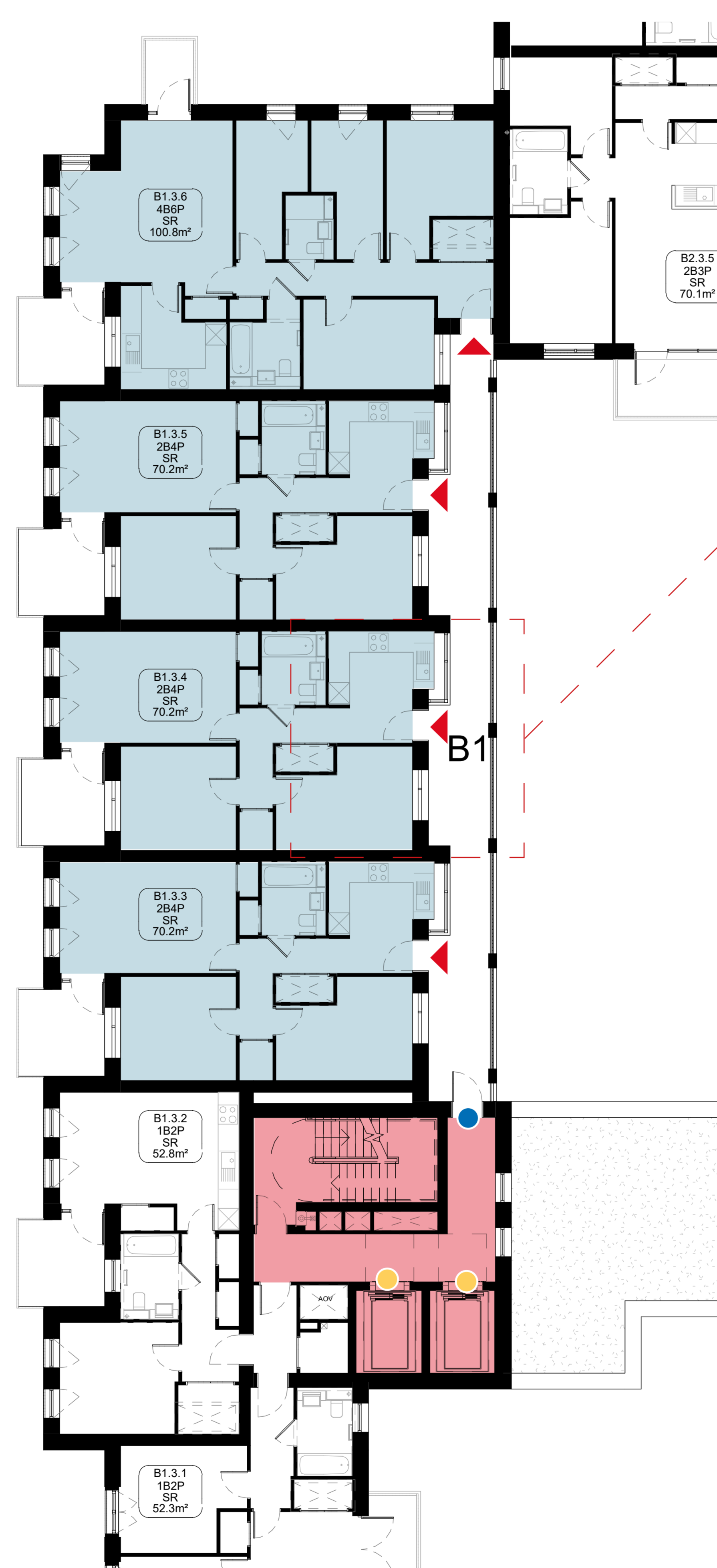
What's Changed

The gallery style of building provides access to homes via an external 'gallery' walkway. A maximum of 4 homes are proposed to be accessible from each gallery / floor, meaning that each resident could have a maximum of 3 neighbours sharing this walkway.

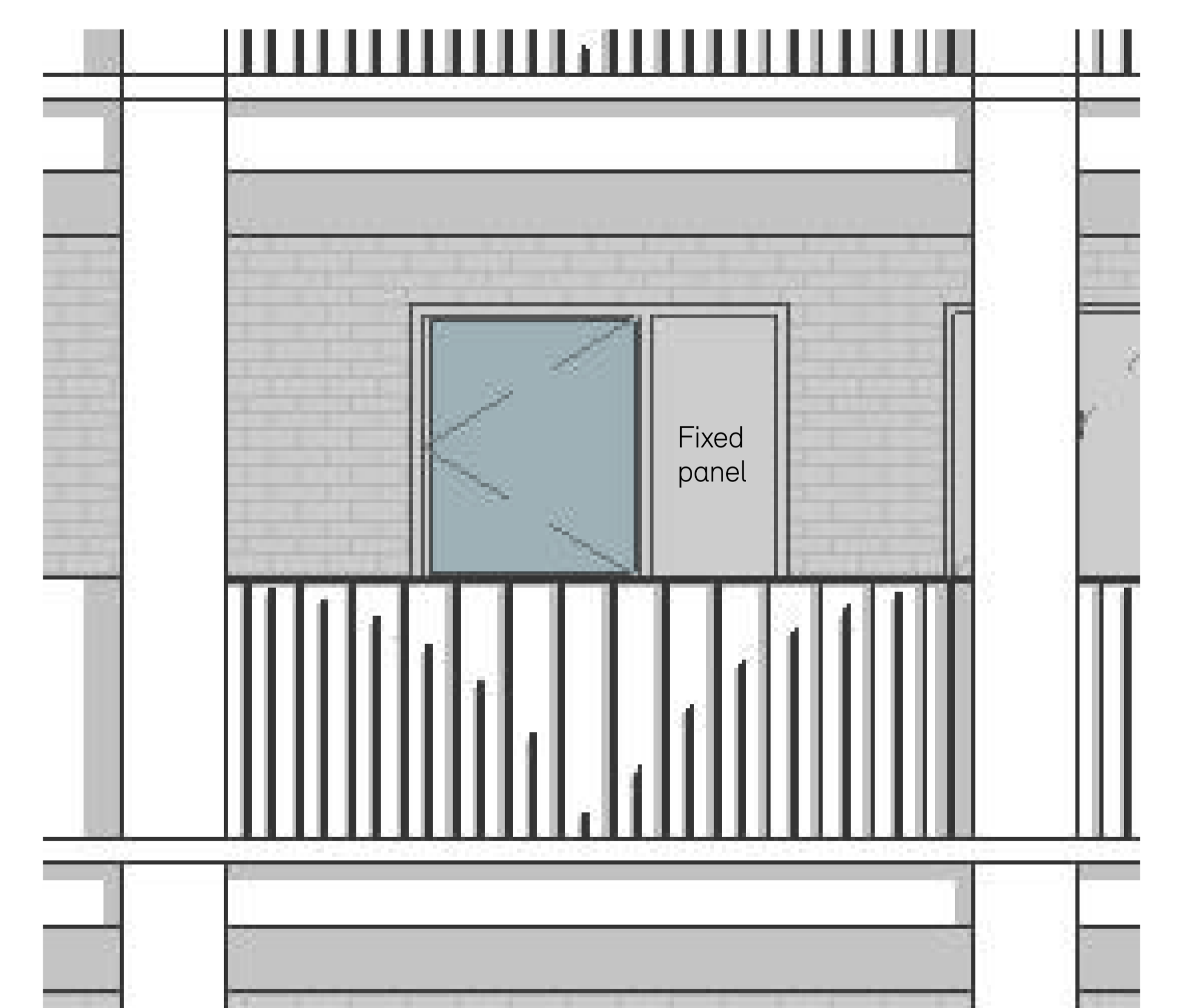
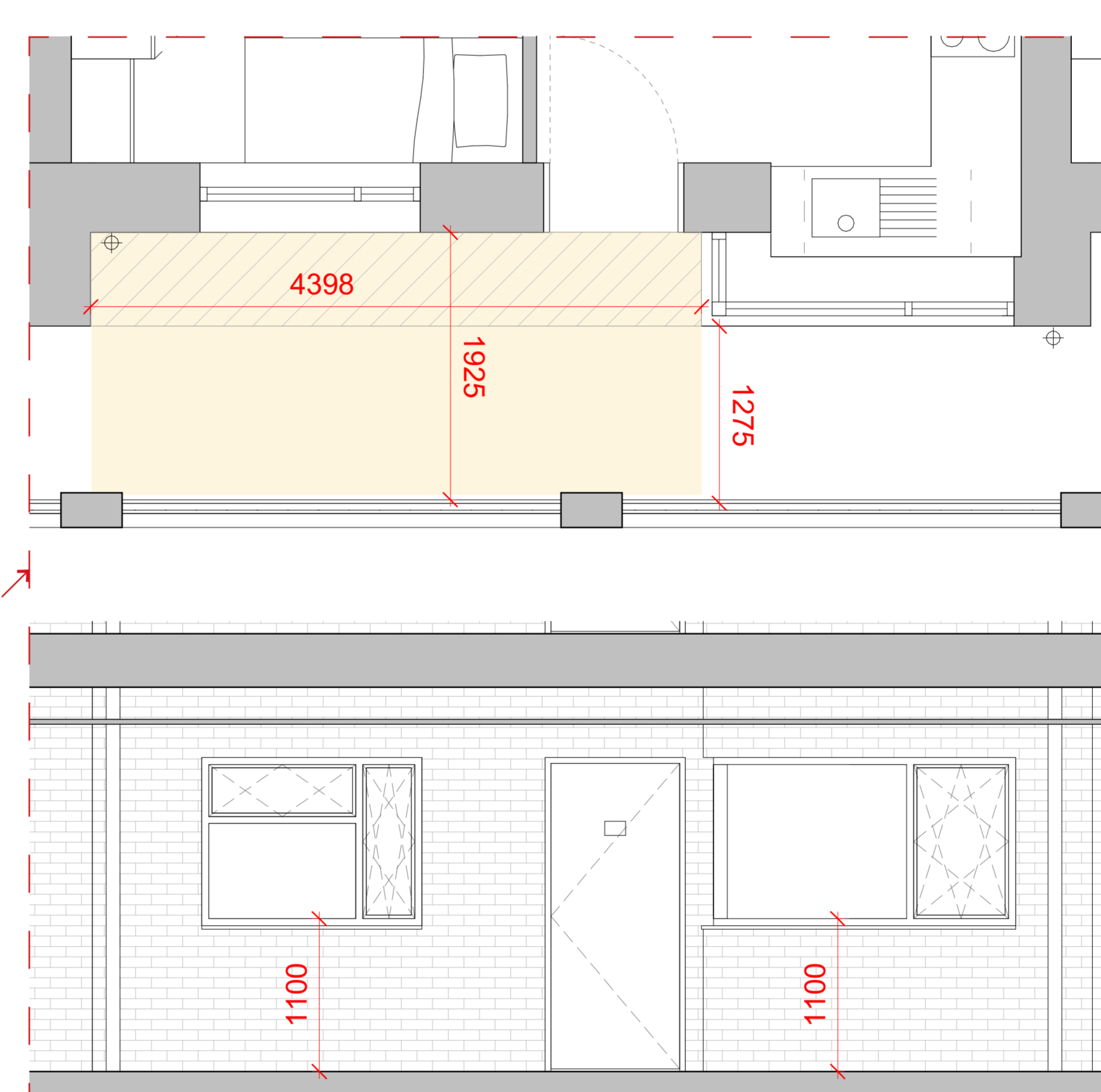
To further enhance privacy and security, bedroom windows are set back within a recessed section which forms part of dwelling entrance and glazing is proposed to include low level fixed panels and high level opening panels. This ensures a balance between natural daylight, ventilation and safety measures.



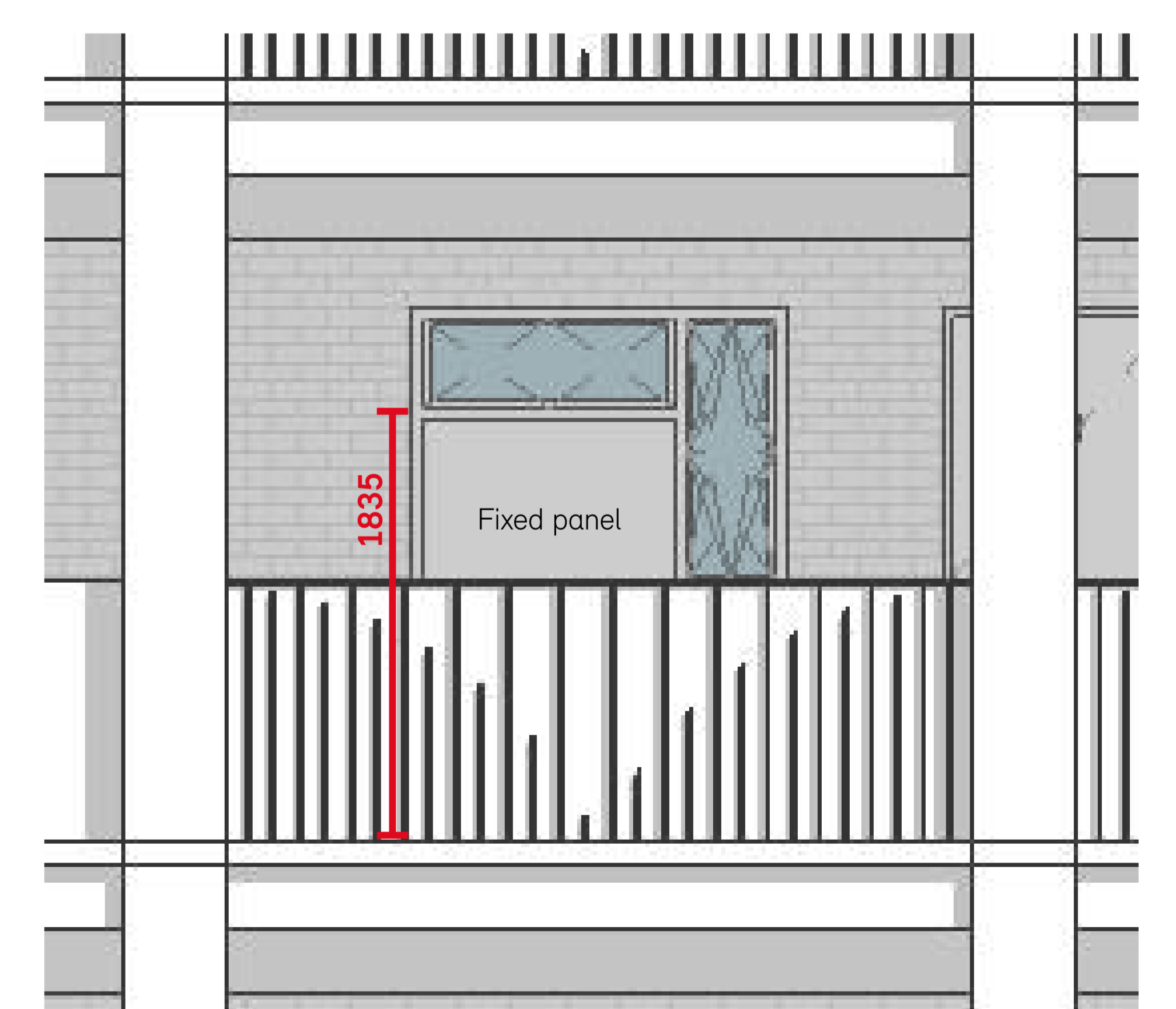
Gallery Blocks



Proposed Scheme: Block B1 - Upper Floors



Previously Submitted Scheme



Proposed Scheme

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LANDSCAPE MASTERPLAN (REVISED SCHEME)

Proposed Scheme



Previously Submitted Scheme: Site wide Masterplan



What's Changed

- 1 Improved Courtyards - Increase in green space.
- 2 Reduced vehicle carriageway greened, traffic calmed, pedestrian priority lanes. Increase landscape buffer / defensible space to homes.
- 3 The size of the courtyards has been increased as the footprint of the canal blocks has been made smaller.
- 4 Sustainable drainage and buffer planting has been added to the southern border of Pultney Park.
- 5 Reduced paths / increase soft landscaping in Pultney Park.
- 6 Increase in the amount of trees and planting to Charlotte Terrace. Planting at 1.5m along the ground floor rooms.
- 7 Canal block courtyards have significantly increased in size.

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Views Across Barnsbury

PULTNEY PARK



(May 2022 Submitted Scheme):

What's Changed

Two paths have been reduced to just one central path which is visually more interesting with changing widths. Drainage swales are now included to the south of the park in location of previously proposed path.



CHARLOTTE TERRACE



(May 2022 Submitted Scheme):

What's Changed

There has been an increase in the amount of trees and planting to Charlotte Terrace. We have also included planting at 1.5m along the ground floor rooms and mounding to help create an enclosed green journey home.



PHASE 1A COURTYARD



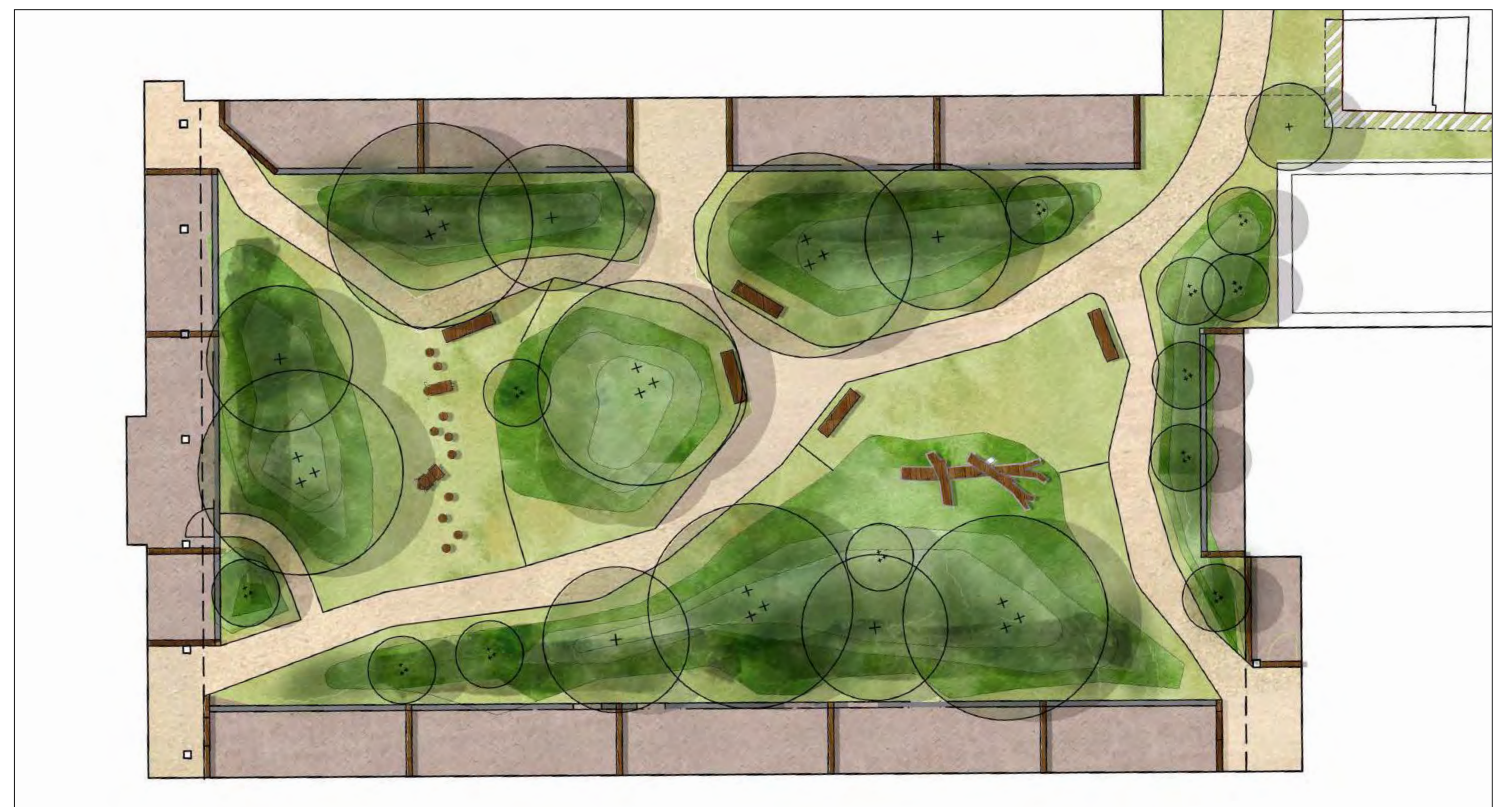
(May 2022 Submitted Scheme):

What's Changed

Managing views and boundaries carefully will make both the private and the communal space feel larger and yet more intimate.

Defensible areas will be shielded by level changes and dense planting to create gardens which are separate and yet clearly part of the whole space.

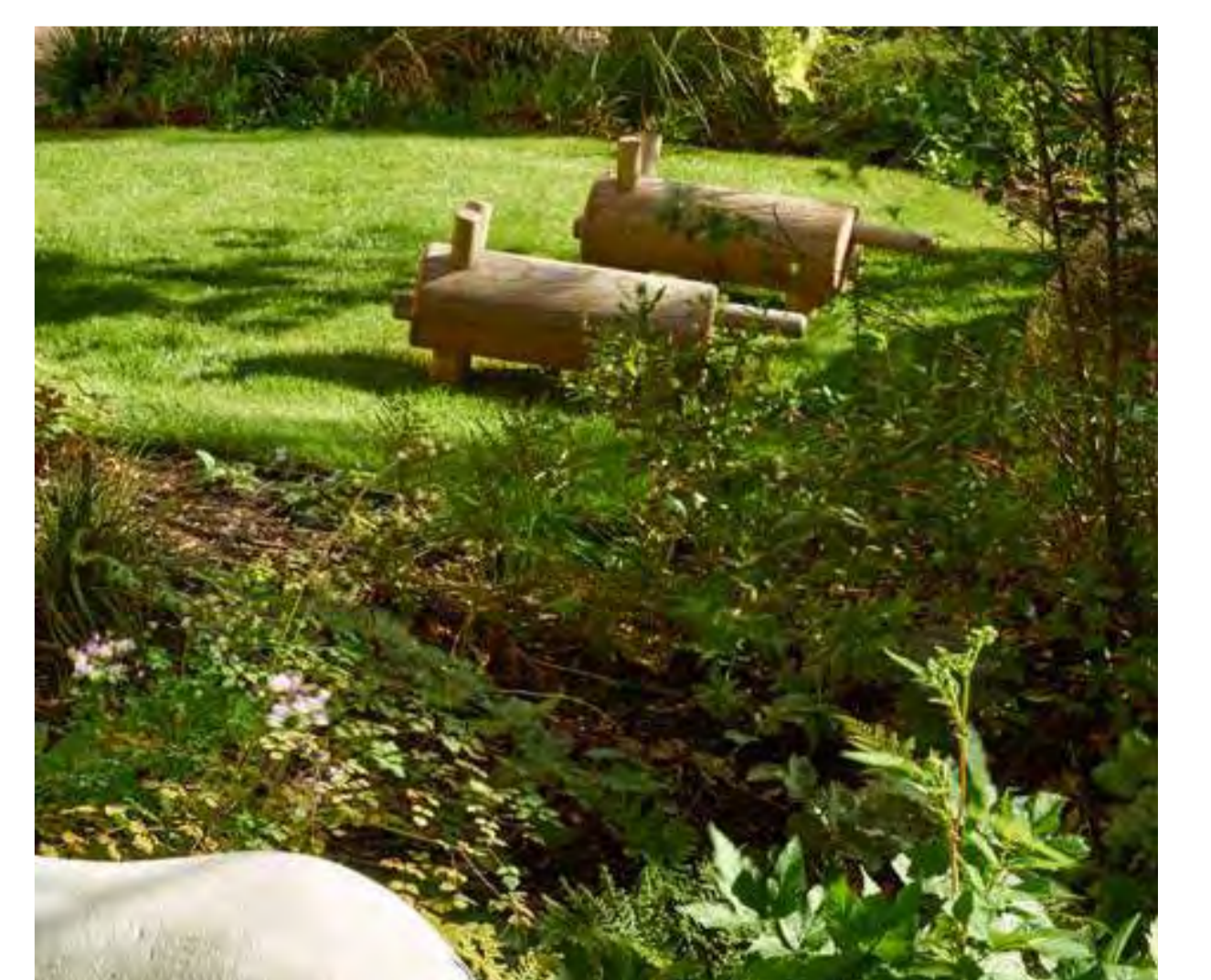
Formal doorstep play spaces will be situated in central areas, as will some seating to provide secluded spaces for solitude as well as open areas for an enhanced community feel.



Private amenity boundary and planting



Maximise the green space



Younger years play

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Previously Submitted Scheme & Changes Made

Copenhagen Street

- Align building frontages
- Redesign entrances
- Replace double mansard with single in same height

105 Copenhagen St

- Redesign windows facing adjacent property

Lanes

- Increase landscape buffer / defensible space to homes
- One floor removed to all Gallery blocks
- Amend windows to improve security

Caledonian Road

- Reduce total building height to below 30m
- Adjust block proportion

Courtyard Gardens

- Reduce paths / increase soft landscaping

Carnegie Park

- Set back elevations to east and west face of park
- Redesign A10 ground floor plan to improve frontage

Pultney Park

- Redesign C6 entrance & improved active frontage
- Reduce paths / increase soft landscaping
- Relocate C3 bin storage to Lanes

Charlotte Terrace

- Refine Mansard roof design including private amenity
- Relocate family sized homes from upper floors
- Remove top floor of southern blocks to improve daylight and sunlight
- Amend corner balcony design
- Increase buffer / defensible space to Charlotte Square

Canal (Total Redesign)

- Reduce building height and building footprint
- Increase open space between buildings and rotate plan
- Improve active frontage to Carnegie Street by enhancing entrances and reducing refuse and cycle storage dominance
- Redesign landscape to remove additional two trees, maximise open communal space

Proposed Scheme



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