



# OLD BARNSBURY UPDATE PRESENTATION AUGUST 2023



## What we're covering:

- What was discussed at our last session in May
- Heating and ventilation systems in your homes
- Why certain options have been discounted
- Designs of kitchens and bathrooms
- Next steps for the planning application



**Key questions and themes of feedback raised:**

- Presenting examples of kit being used and why options had been ruled out
- Impact on homes
- Move away from gas
- Costs to leaseholders
- Exterior appearance
- Phasing & disruption





**Hydrogen**

Low efficiency

New technology that is not yet available

Government suggests it will not be widely used for residential buildings



**District Heating Network**

Considered an efficient option

Requires infrastructure to connect into wider network (e.g. King's Cross)

No guarantee of the network using zero carbon fuel



**Ground Source Heat Pumps**

Very efficient

Limited space within Old Barnsbury to lay underground pipes

Expensive to install (ruled out on New Barnsbury)



**Air Source Heat Pumps**

About 3 times more efficient than a gas boiler

Equipment within each home is similar size to a boiler

Central plant room with pipes distributing to each home

Larger radiators may be required



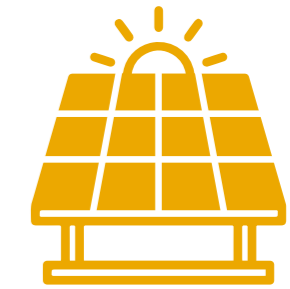
**Instant Electric**

Small equipment within each home

Minimal distribution pipes needed

Similar efficiency to a gas boiler

Newlon are considering this option



**Solar Panels**

Impacted by the angle and orientation of the roofs

Can help supplement electricity use, either for residents of common areas

Newlon are considering this option

Following the last consultation event we have been refining the proposal.

This has been developed with the team of technical consultants and has been presented to Islington planners.

We now have a preferred option which includes the following items:

- External wall insulation
- Improved windows and doors
- Mechanical ventilation
- Electric heating and hot water
- New kitchens and bathrooms
- Improvements to access walkways
- Potentially solar panels

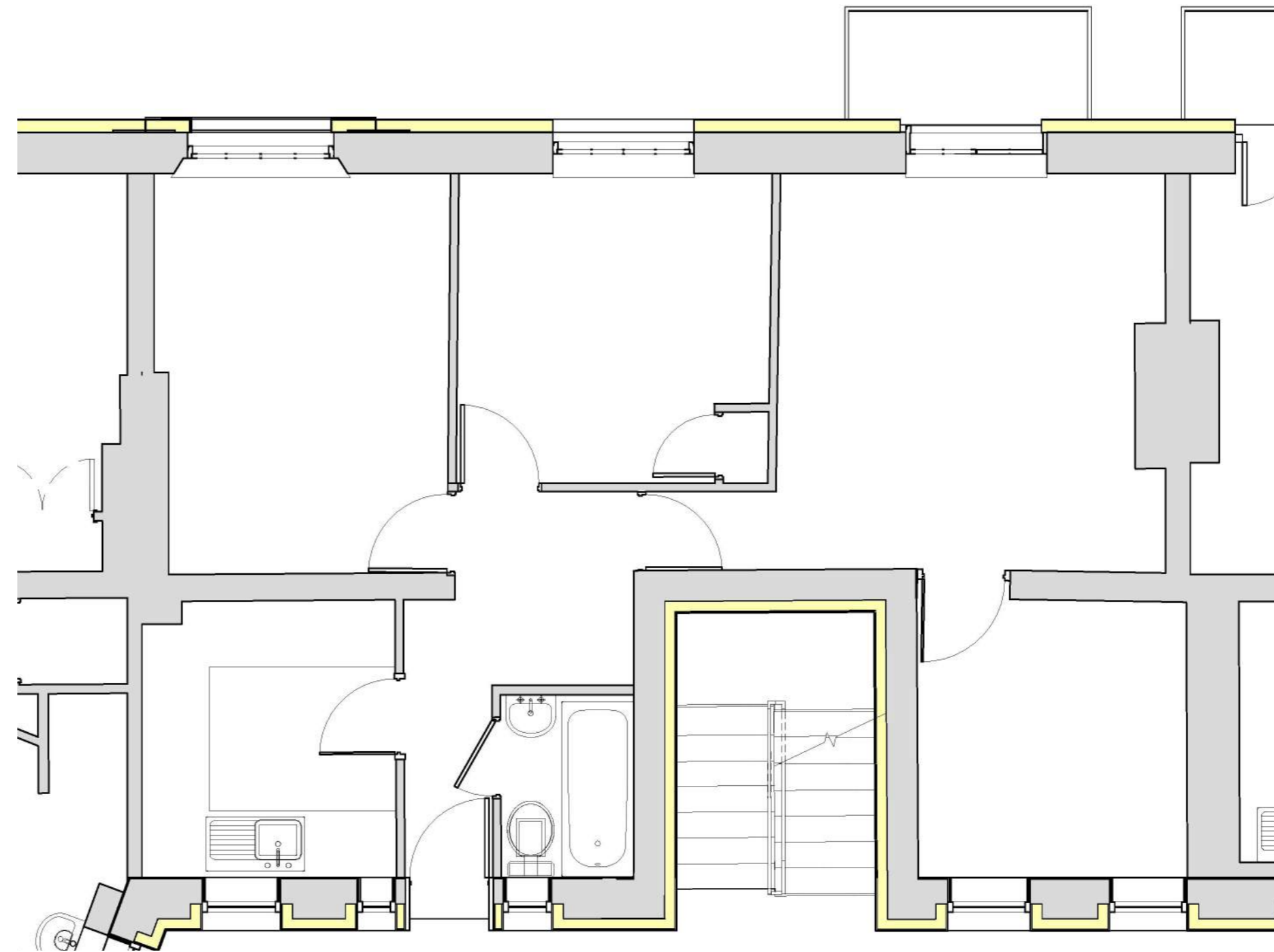


## Benefits of external insulation:

- Better performance
- Minimal impact to residents
- No loss of floor space within homes

## Proposal:

- Rigid insulation fixed directly to the external brickwork
- Brick 'slips' tiled onto the insulation to replicate the appearance of the building
- Brick slips are thin, lightweight bricks that are easy to install



### KEY

External wall insulation

1 - Existing brick wall



2 - Add insulation



3 - Brick slips are applied



4 - Pointing mortar



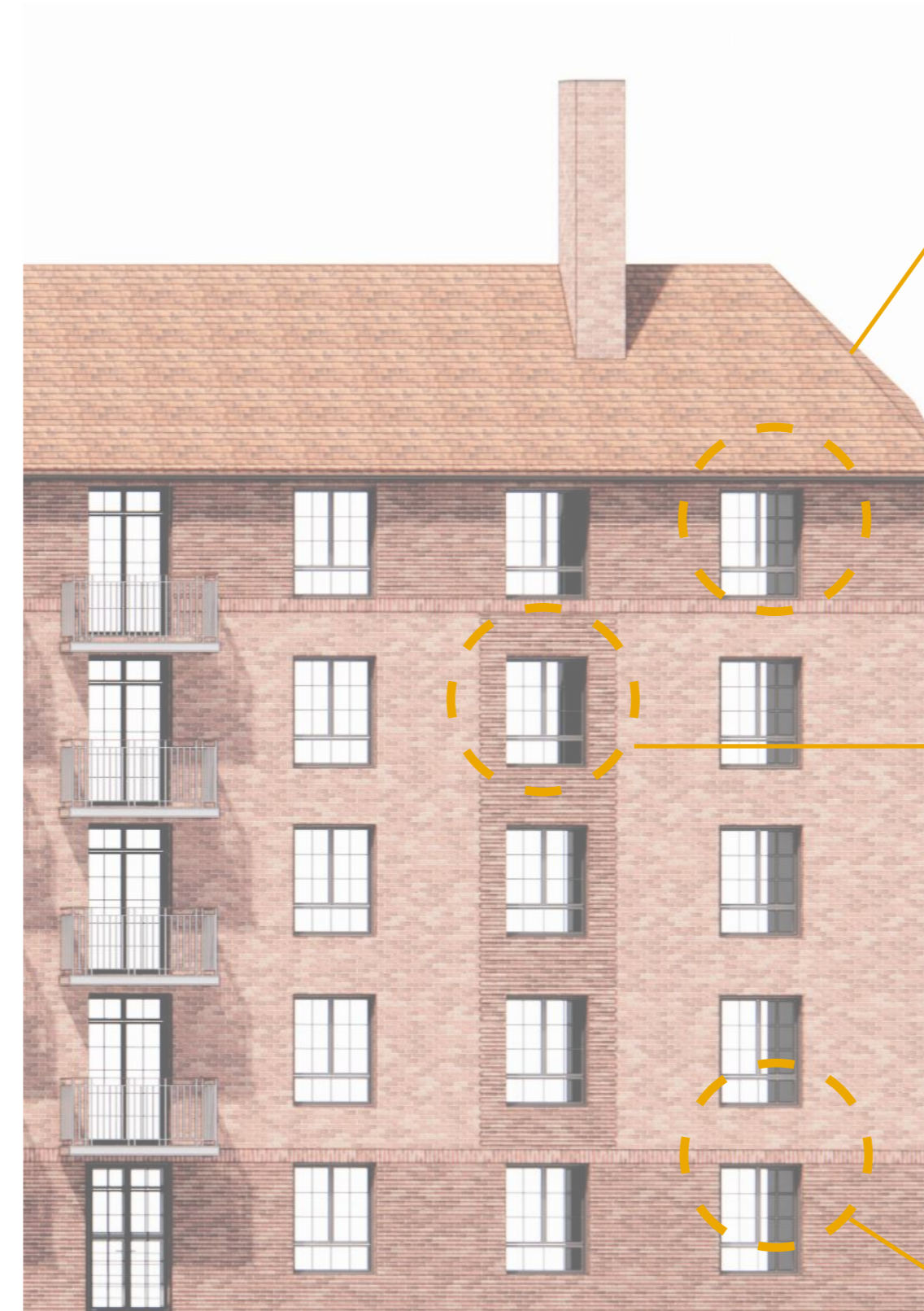
Existing brick details



## Brick slips:

- New bricks give the buildings a fresh new look
- Bricks to match existing to preserve character
- Made exactly like standard bricks
- Do not require their own structure or foundations

Examples of new details



New aluminium composite windows



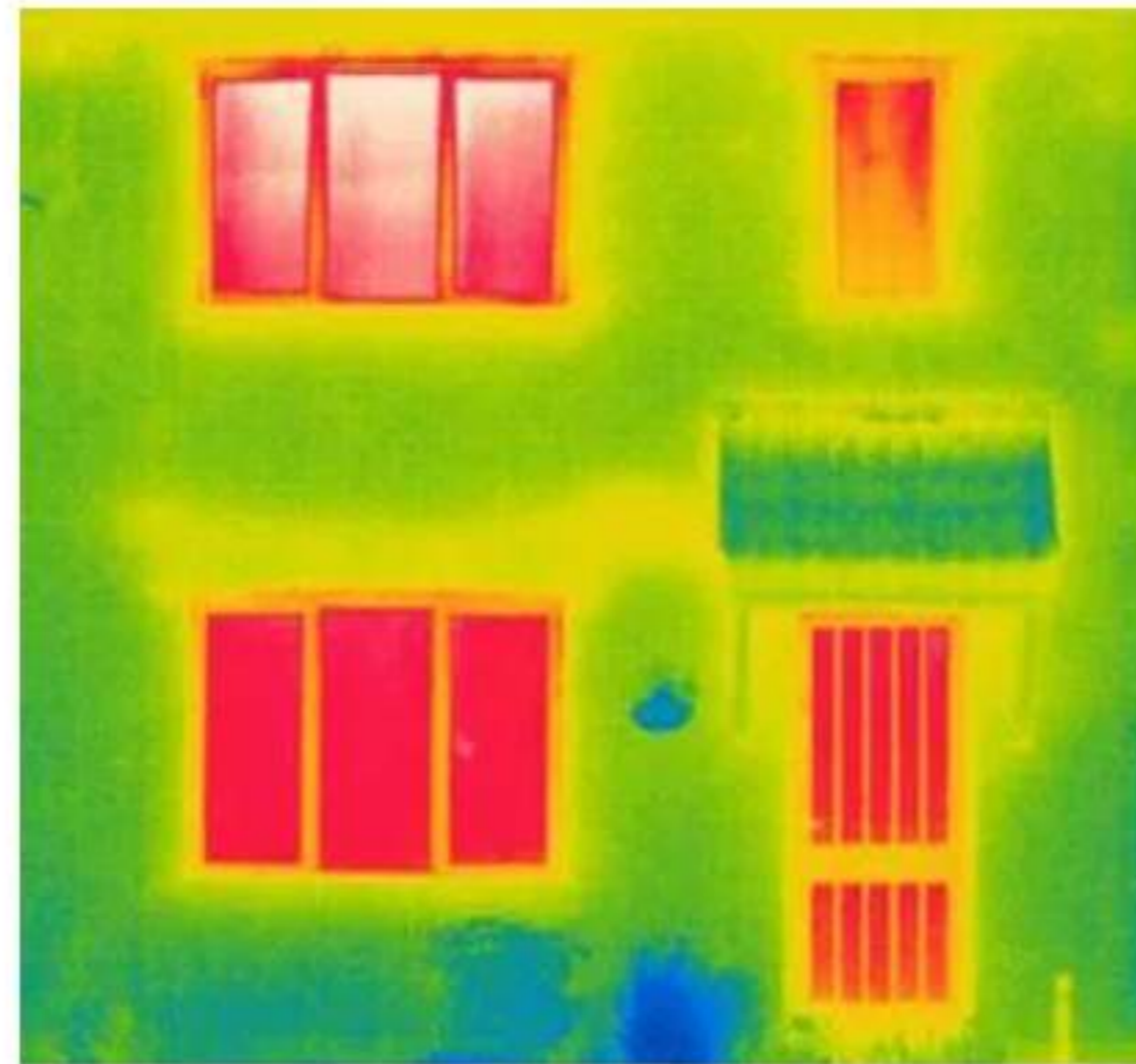
Corduroy detail between windows



Corduroy brick & soldier course at ground floor

Improving the performance of windows and doors will:

- Reduce heat escaping
- Eliminate cold draughts



Before



After

**KEY**

■ Heat escaping

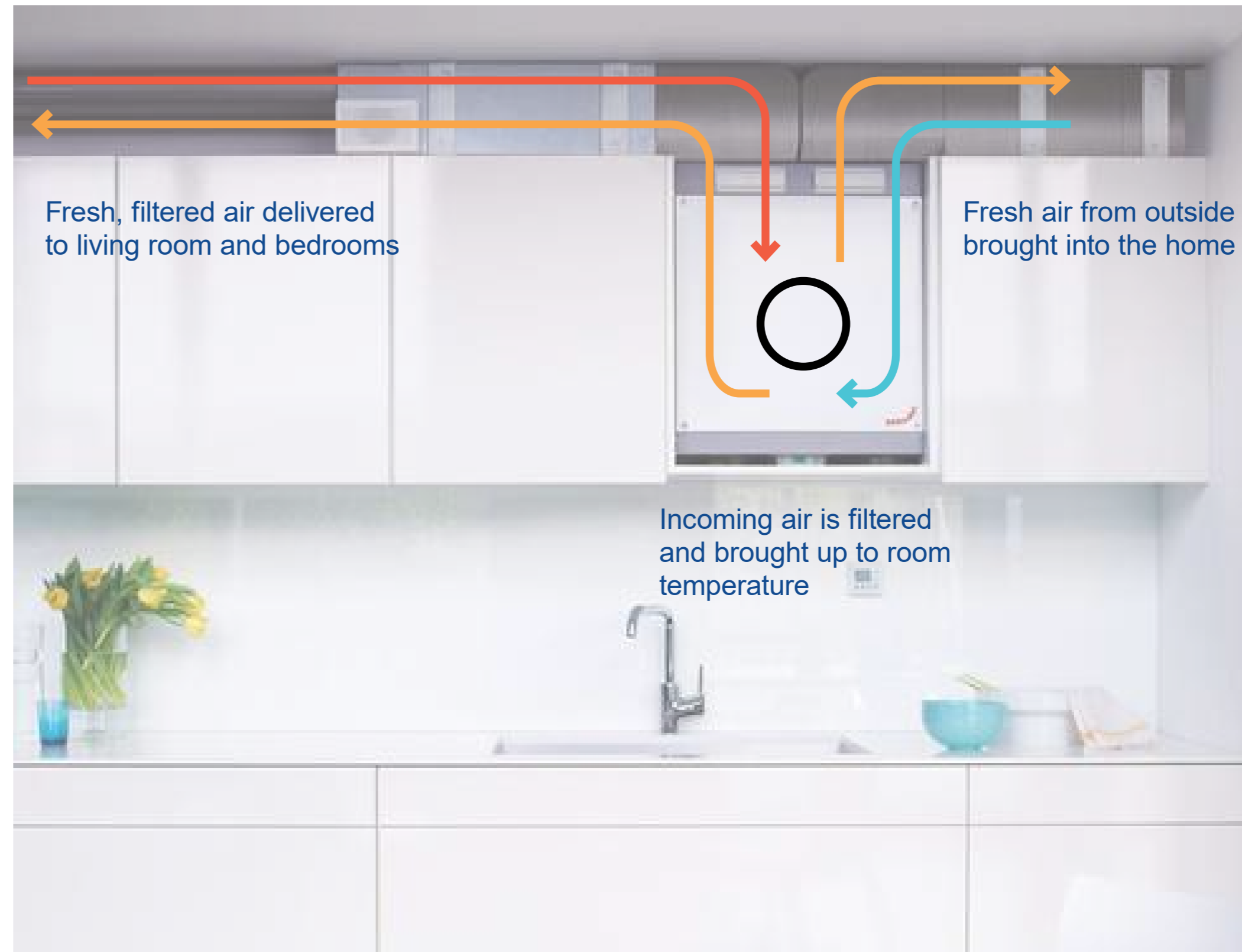


## Mechanical Ventilation with Heat Recovery (MVHR)

- Ventilation stops damp and mould, particularly when homes have been insulated.
- Mechanical ventilation means fresh air can be circulated without opening windows and losing heat.
- Helps prevent overheating
- The equipment is shown in this image and will be located in your kitchen. It is the size of a high level wall cupboard
- Windows will still be openable.

Warm, stale air is extracted from kitchen and bathroom

Heat from this air is captured to warm up incoming air

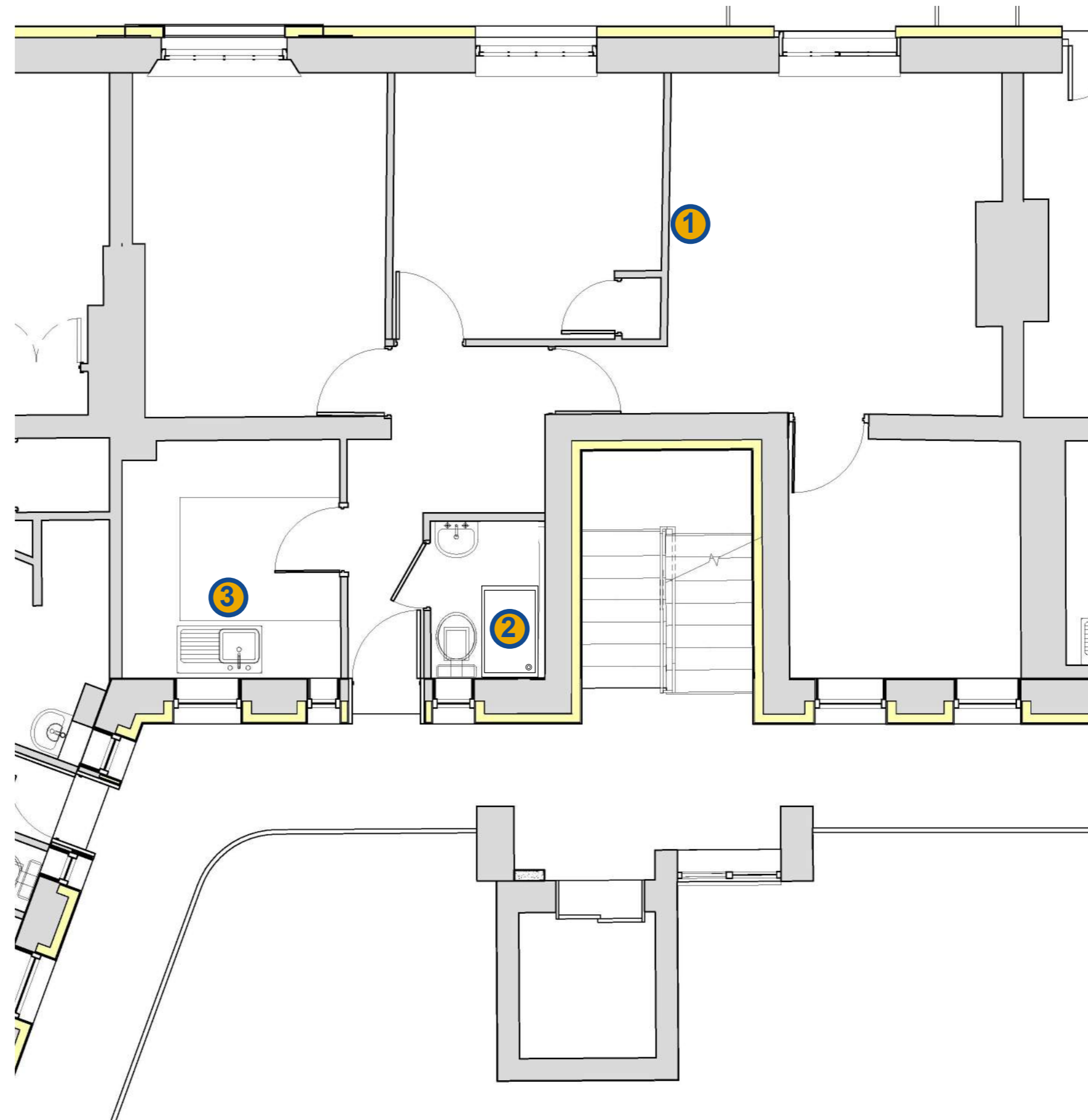


## Remove gas and move to electric heating and hot water.

- Likely to be an efficient electric boiler or 'direct electric'.
- Direct electric means that water is heated close to each tap, with a small box under each sink and in the bath/shower.
- Radiators will also be electric, simply plugged into the wall.

### Benefits:

- Equipment is small
- Simple to operate



1 - Example of wall mounted electric radiator



2 - Example of electric shower



3 - Example of under sink hot water heater



**New kitchens and bathrooms for tenants (resident leaseholders can choose to buy-in)**

- Options to reconfigure these rooms
- Bath or shower - your choice

Indicative bathroom and kitchen configurations



Existing



Two toilets

Example showers



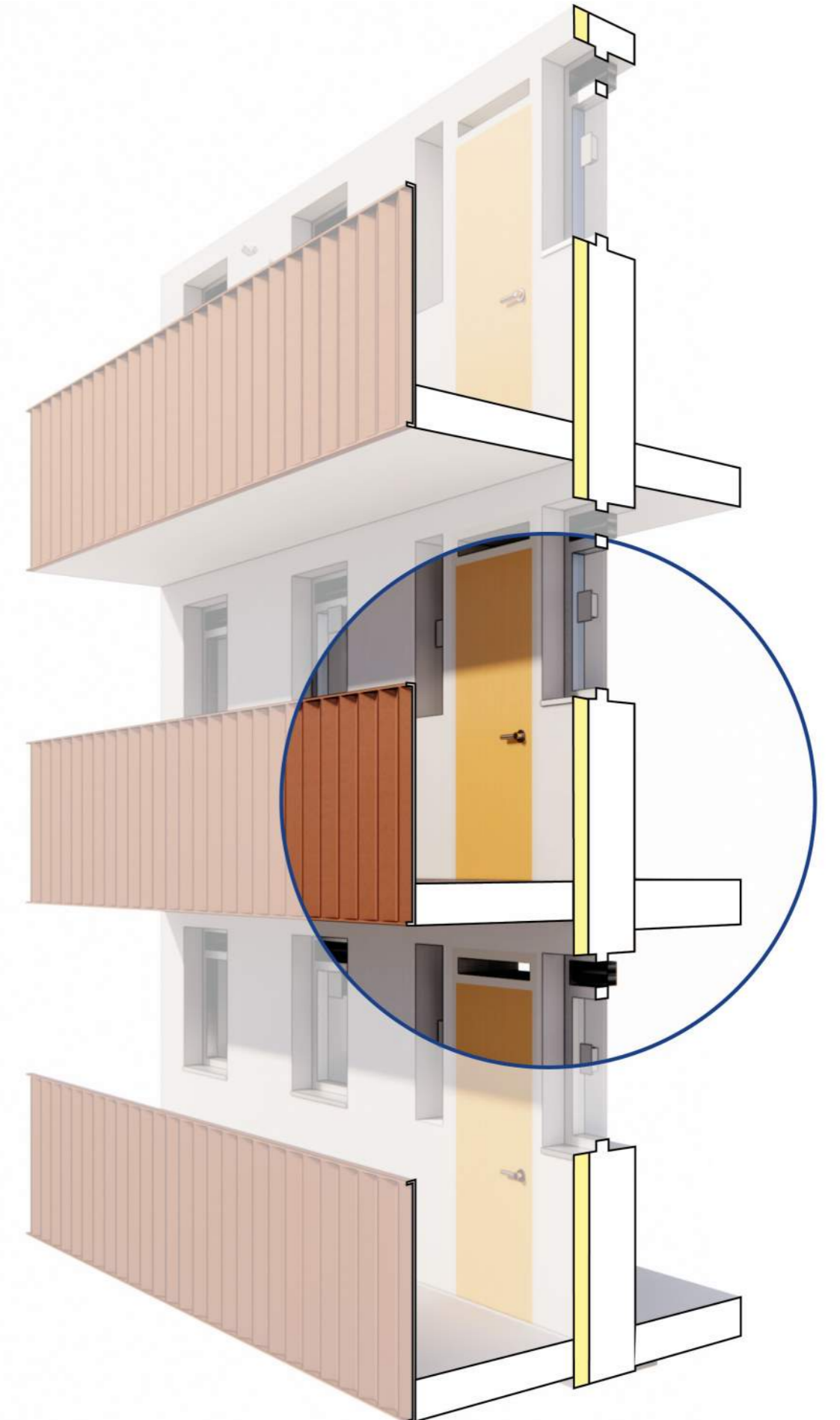
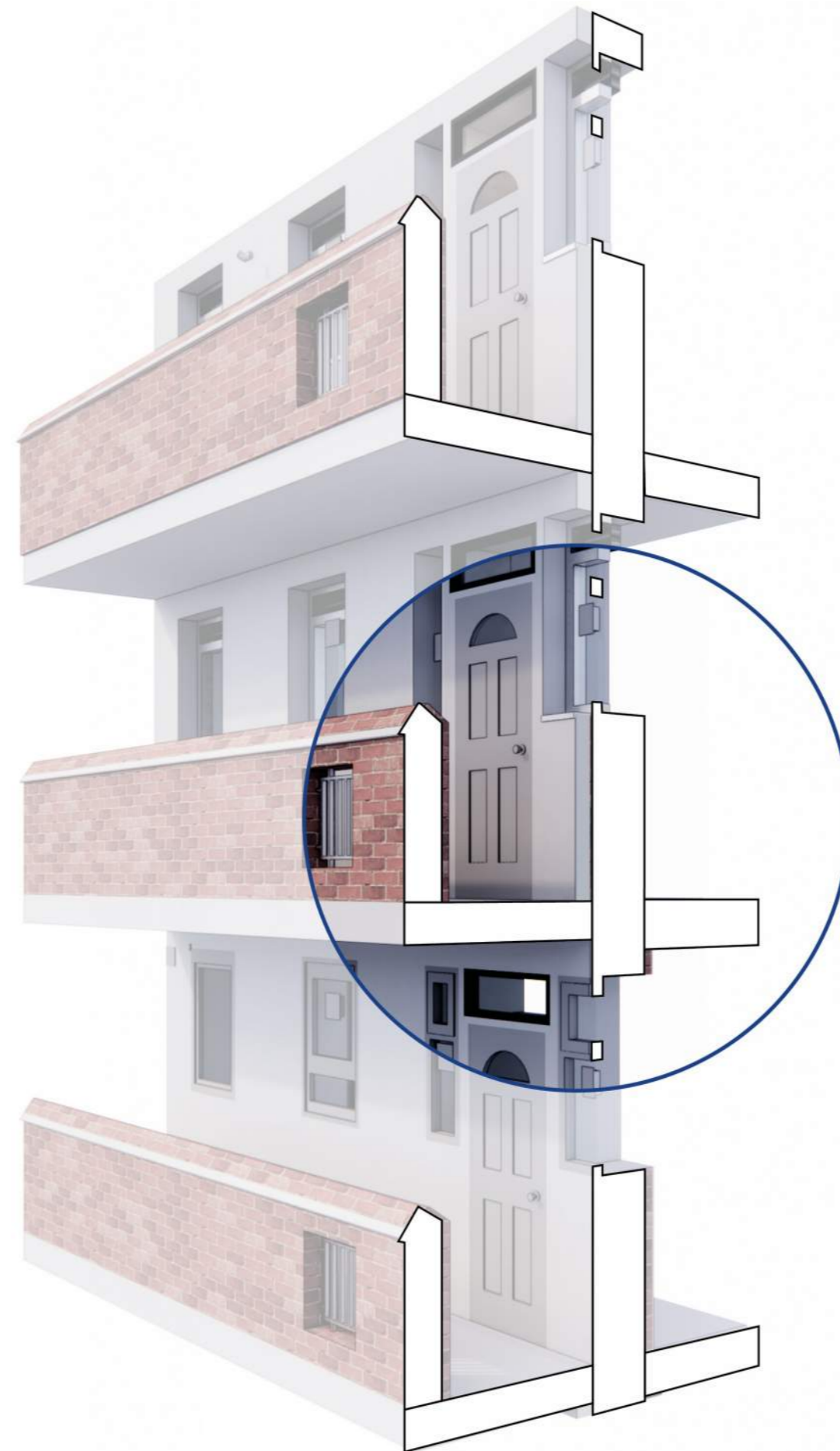
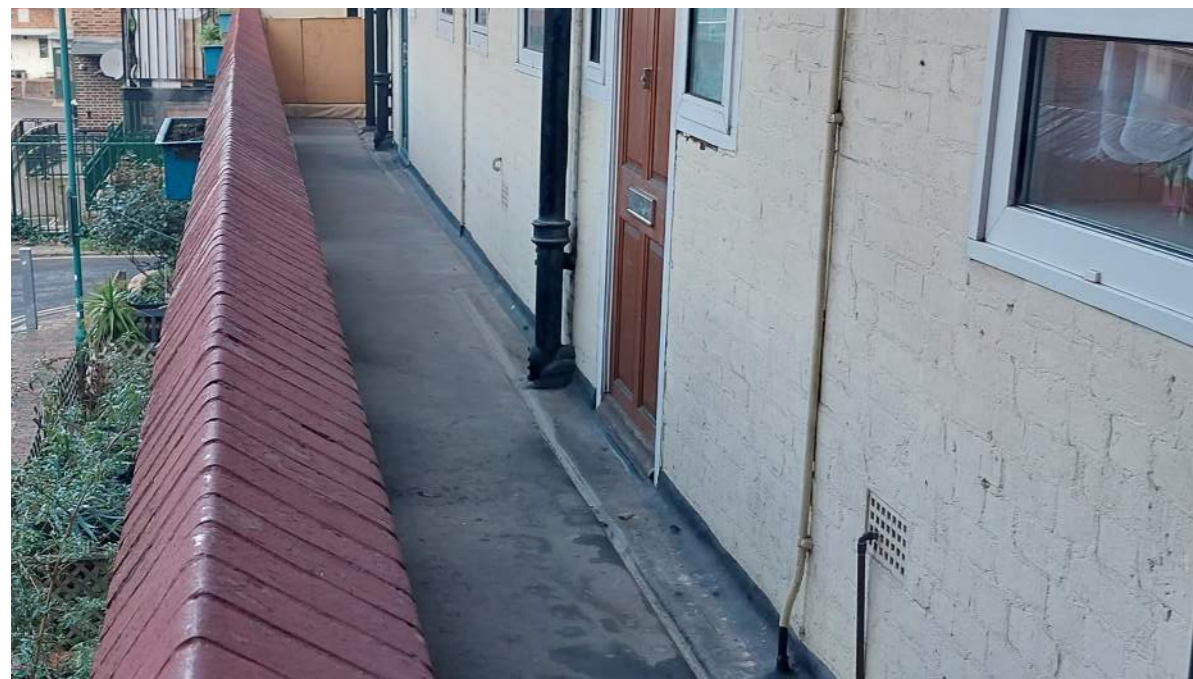
Larger kitchen with bath



Larger kitchen with shower

## Improved access space

- The walls of access walkways will also be insulated externally
- To maintain the walkway width the existing brick balustrade could be replaced with a thinner material such as metal.



## Improved access walkways

- We are exploring the design of these new balustrades to create a fresh look but also reflect the existing buildings.
- Balustrades must remain solid for safe fire escape.
- We are looking to re-provide planter boxes as part of the design.



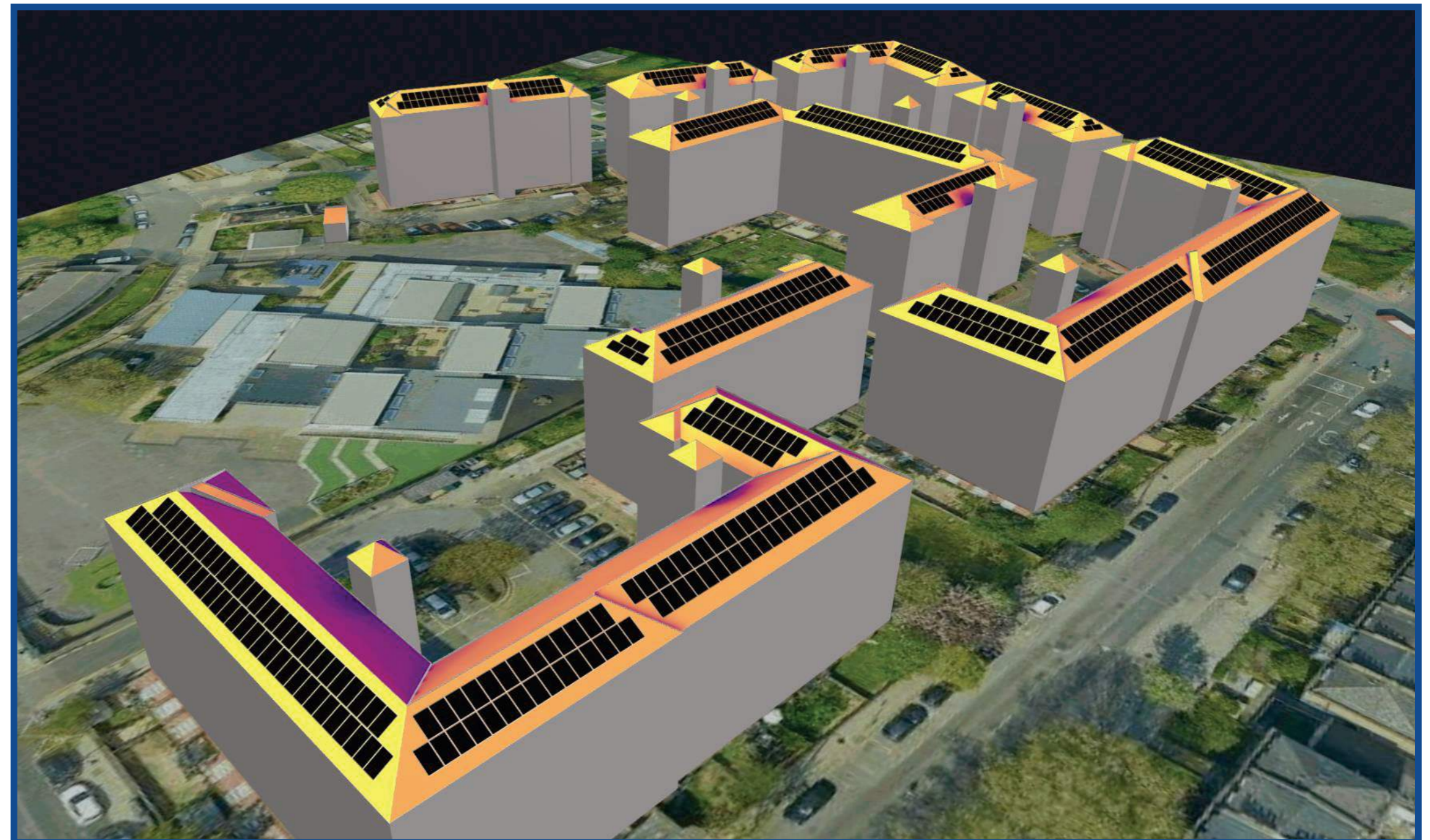
Example metal balustrades



## Sustainable energy sources

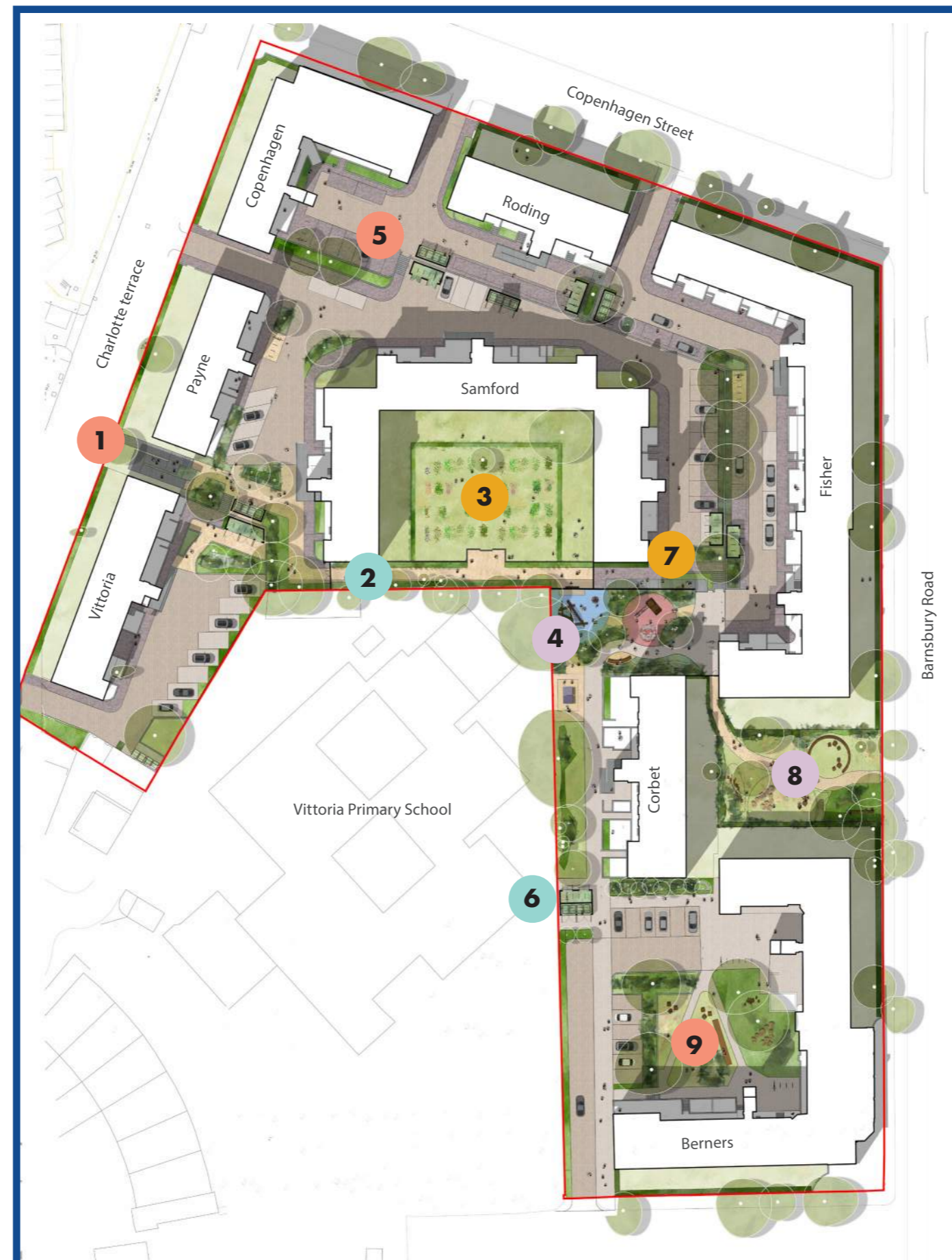
We are looking at the potential for solar panels to be added to Old Barnsbury.

- Potential for residents to benefit from the energy produced.
- The orientation and angle of the roofs is important.



### Previous proposals

- The improvements to outside spaces remain part of the proposals and will be phased as part of the transformation of Old Barnsbury.



### Programme updates

- Fisher House – planning application for these more ambitious proposals
- Potential for internal works to other blocks to come forward sooner
- Landscape works to be phased







If you have any questions  
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