



# OLD BARNSBURY UPDATE PRESENTATION NOVEMBER 2023



- **What we're covering today:**
- **What's been happening...**
  - Progress update
  - What was covered last time
  - What you said
- **What's next..**
  - Essential works
  - Kitchens & bathrooms
  - Ventilation
- **Sustainability works..**
  - Brick slips
  - Balcony design
  - Access walkway design



**WHAT'S BEEN HAPPENING...**

## What was covered last time:

- External wall insulation with brick slips.
- Mechanical ventilation & heat recovery.
- Heating and hot water.
- New kitchens and bathrooms.
- Improvements to access walkways.
- Potential use of solar panels.

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



### 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.

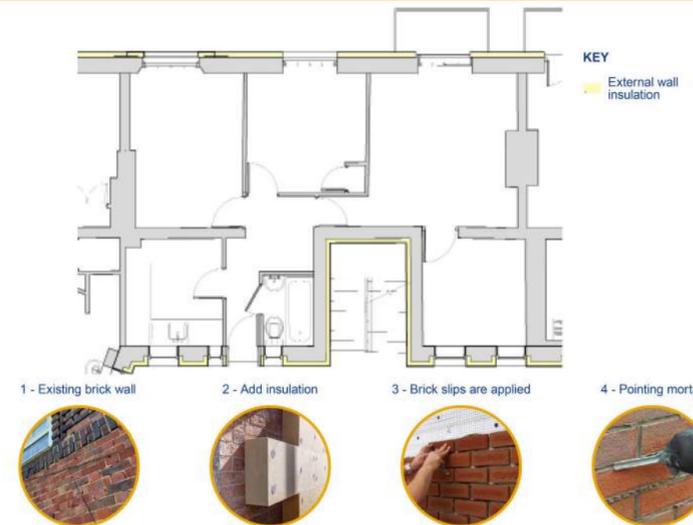


### Benefits of external insulation:

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

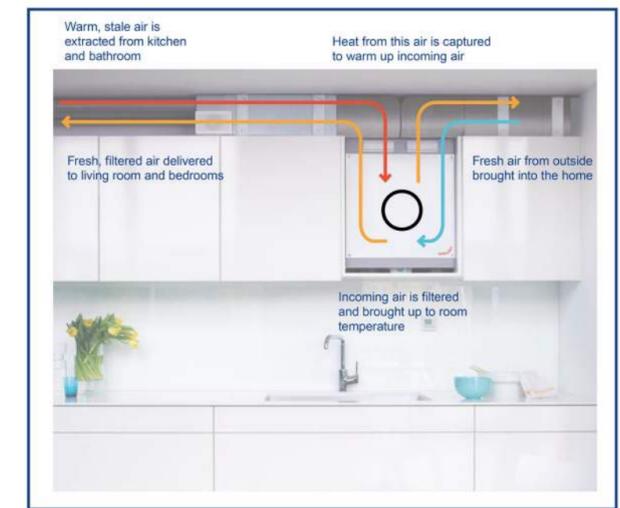
### Proposal:

- 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



### 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.



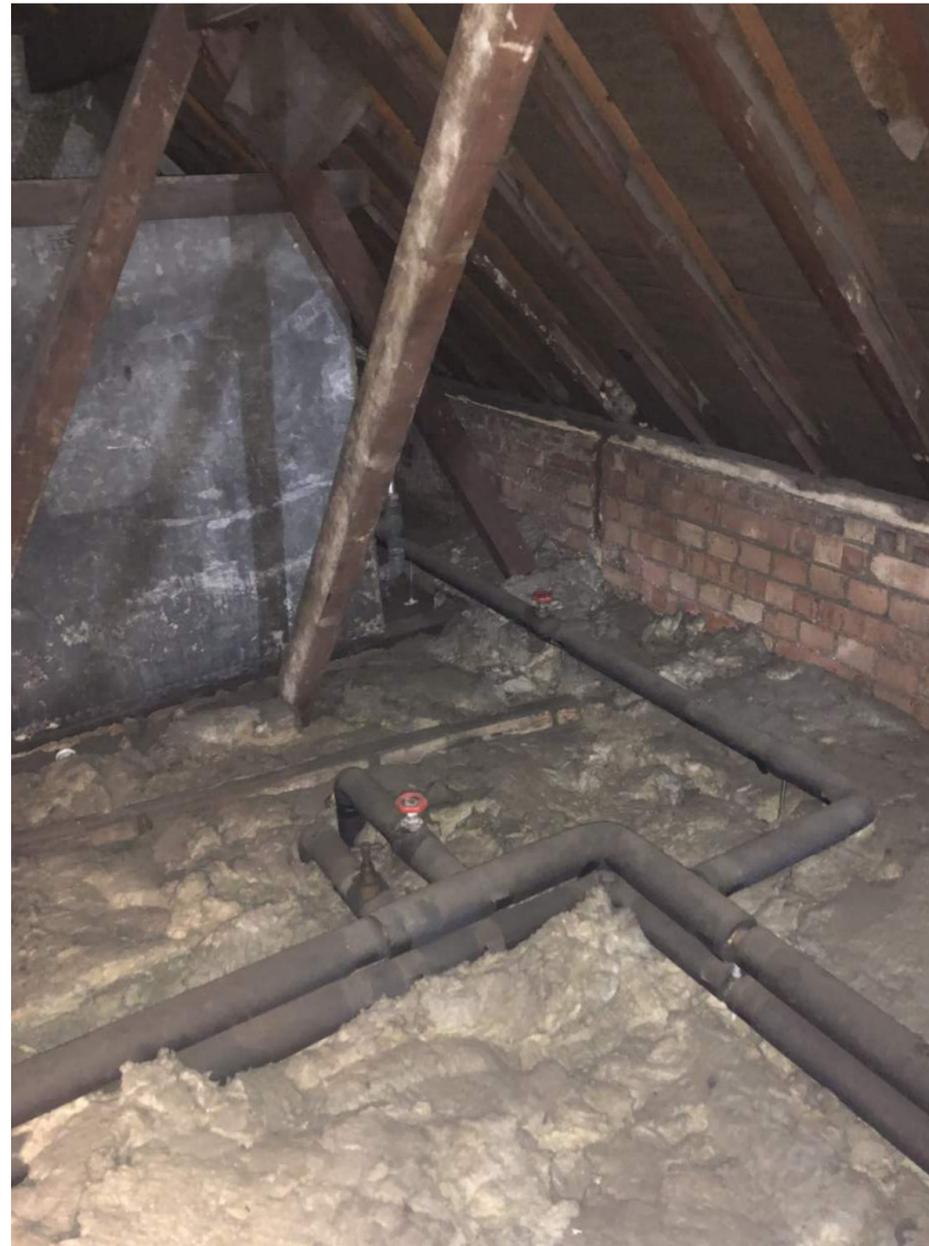
## What you said - Key questions and themes of feedback:

- Understand the need to insulate externally and use brick slips - but what will this look like?
- Concerns that adding insulation and brick slips will make balconies smaller.
- Solar panels make sense - but what will this mean for residents?
- Concerns over works taking too long and delaying priority improvements such as kitchens & bathrooms.



**WHAT'S NEXT...**

- Upgrading insulation.
- Making loft areas more accessible for future maintenance.
- Consider making water tanks redundant.



Photos taken during recent surveys and investigations

- Kitchen and bathroom improvements are a priority for residents and Newlon.
- These works are being prioritised and will be brought forward ahead of the sustainability works.
- We will refurbish these spaces making larger kitchens with improved layouts.
- Gas boilers will remain in place for now, but the spaces will be designed to allow for future sustainability improvements.
- Newlon are working to develop layout options and will be in touch with residents to understand their needs and preferences.

## Indicative bathroom and kitchen layouts

Existing



Larger kitchen with improved layouts

Layout variation - Larger kitchen with shower



Toilet and sink relocated

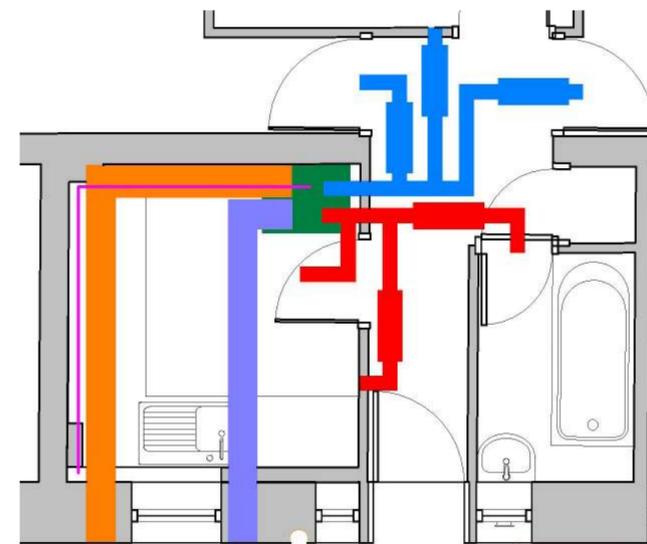
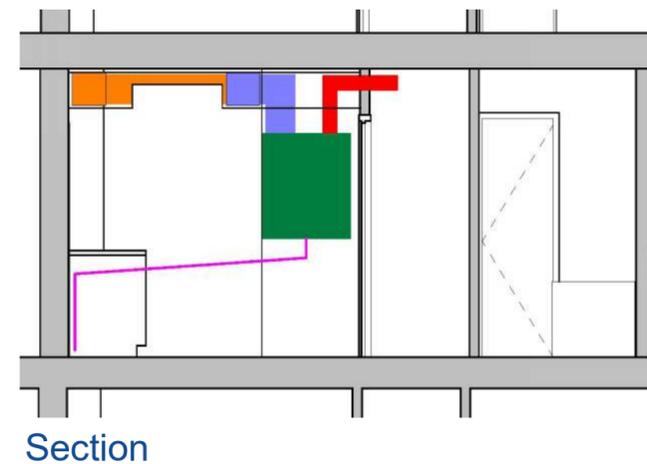
Door relocated

Shower instead of bath

## Why use mechanical ventilation?

- Improved ventilation reduces damp and mould and improves air quality.
- Means fresh air can be circulated without opening windows and losing heat (windows can still be opened).
- Helps prevent overheating.
- Mechanical ventilation will be installed as part of the prioritised kitchen and bathroom works.

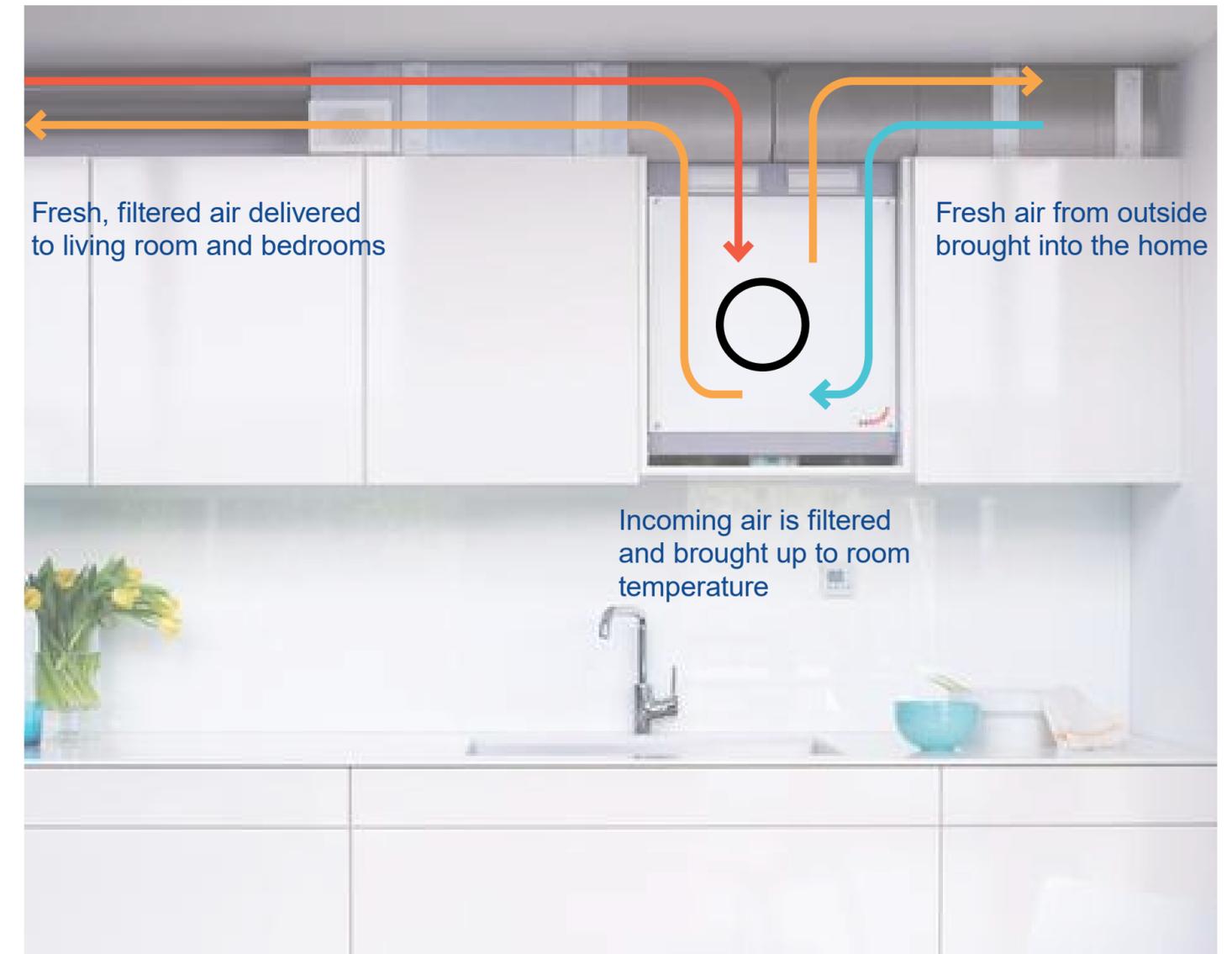
## Work in progress mechanical ventilation designs



## The principles of mechanical ventilation

Warm, stale air is extracted from kitchen and bathroom

Heat from this air is captured to warm up incoming air



# **SUSTAINABILITY WORKS**

The sustainability works are vital improvements, but will be delivered separately from the prioritised kitchen and bathroom works. The sustainability works include:

- Brick slip facade with external wall insulation
- Balconies
- Access walkway

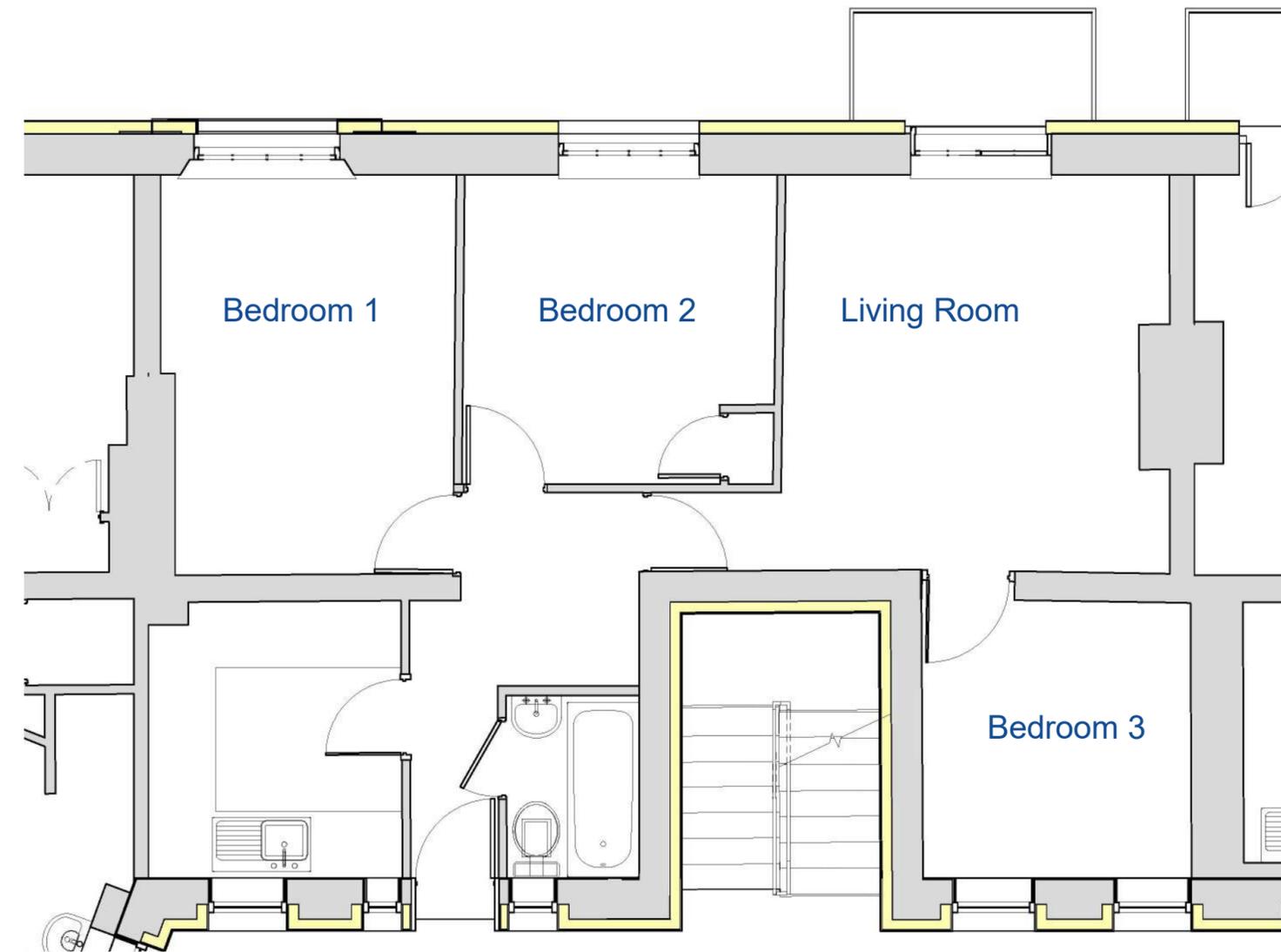


## Benefits of external insulation:

- Better performance - reduces heat loss and prevents mould.
- Minimal impact to residents.
- No loss of floor space within homes.

## Proposal:

- Rigid insulation fixed directly to the external brickwork.
- Brick slips are applied to the external wall insulation and enhance the building's facade.
- This can be done in a number of ways as there are a wide variety of brick slip products and systems.



### KEY

External wall insulation

- Four products have been looked at:
  - 1 Wetherby Brick Slips
  - 2 StoBrick
  - 3 Pro-Clad3
  - 4 Corium
- These products have been selected because they represent two different construction methods.
- Each product has been looked at in detail to understand availability of colours and textures, thicknesses, construction method, durability and maintenance requirements.
- Structural engineers and local authority planners have made comments on product suitability.

## Direct Fix



1 Wetherby Brick Slips

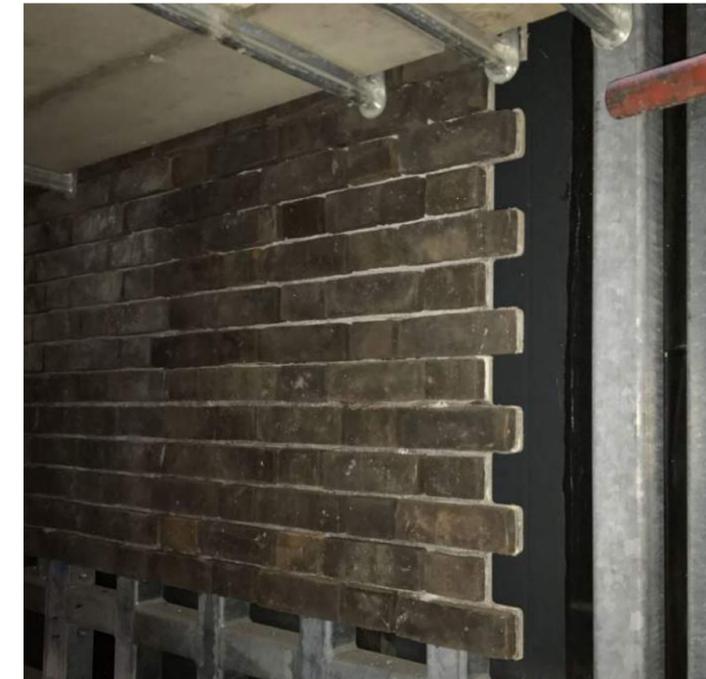


2 Sto Brick

## Framed



3 Corium



4 Pro-Clad 3

- Sample panels were built for each product to understand how each one looks and feels.
- The design team has worked with Newlon and consulted with planners from LB Islington to shortlist two products.
- The shortlisted products are StoBrick and ProClad3.
- These are the preferred options due to their appearance, durability, and the wide variety of colours and thicknesses available.

## Direct Fix



1 Wetherby Brick Slips



2 Sto Brick

## Framed

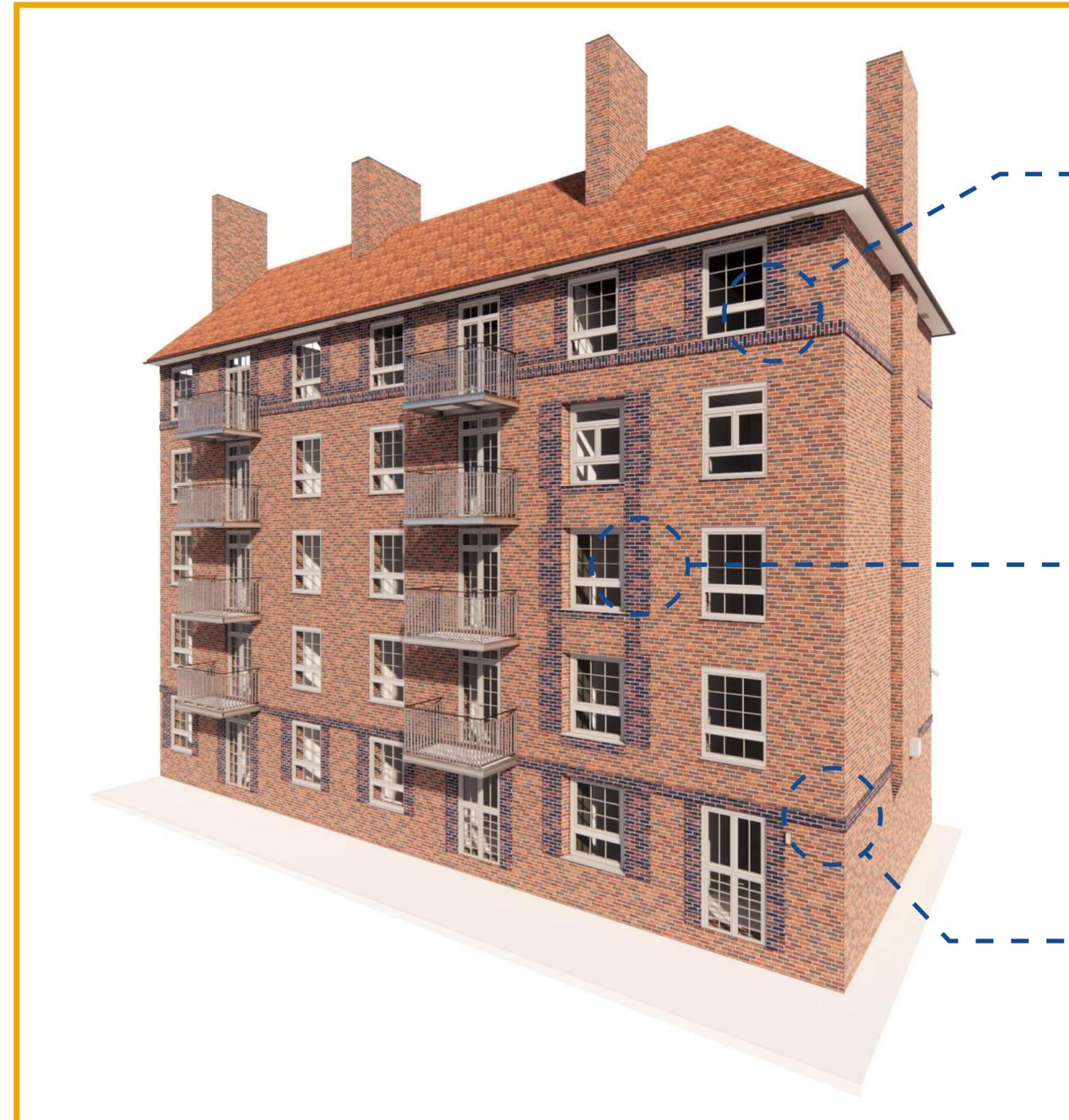


3 Corium



4 Pro-Clad 3

- Fisher House is characterised by the different colours of red brick, the unique detailing around the windows, and the horizontal 'banding' at the ground and top floors.
- The aim is to use brick slips to create a facade that is new, but very much inspired by the character of the existing building.



Horizontal soldier course  
(Vertical brick) and  
detailing next to windows



Detailing next to windows



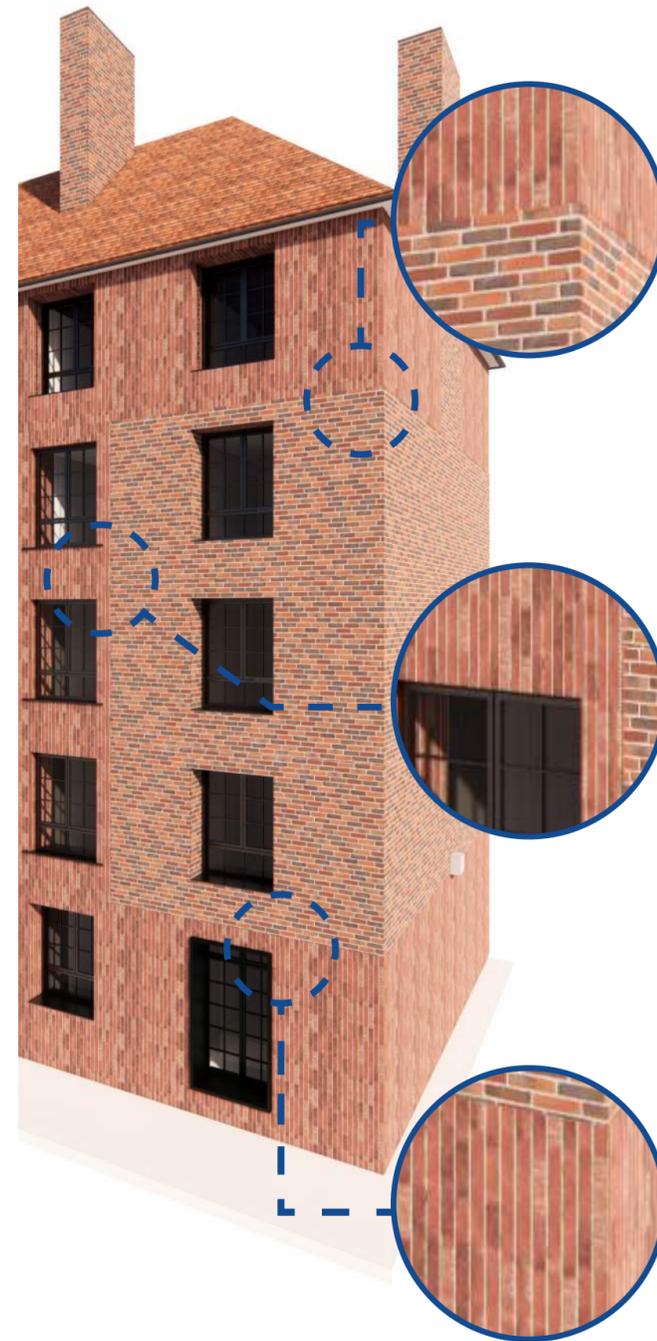
Horizontal banding

- With a better knowledge of the brick slip products the design team have used 3D modelling to test different brick details and designs for the building.
- The designs are inspired by the character of the existing building.

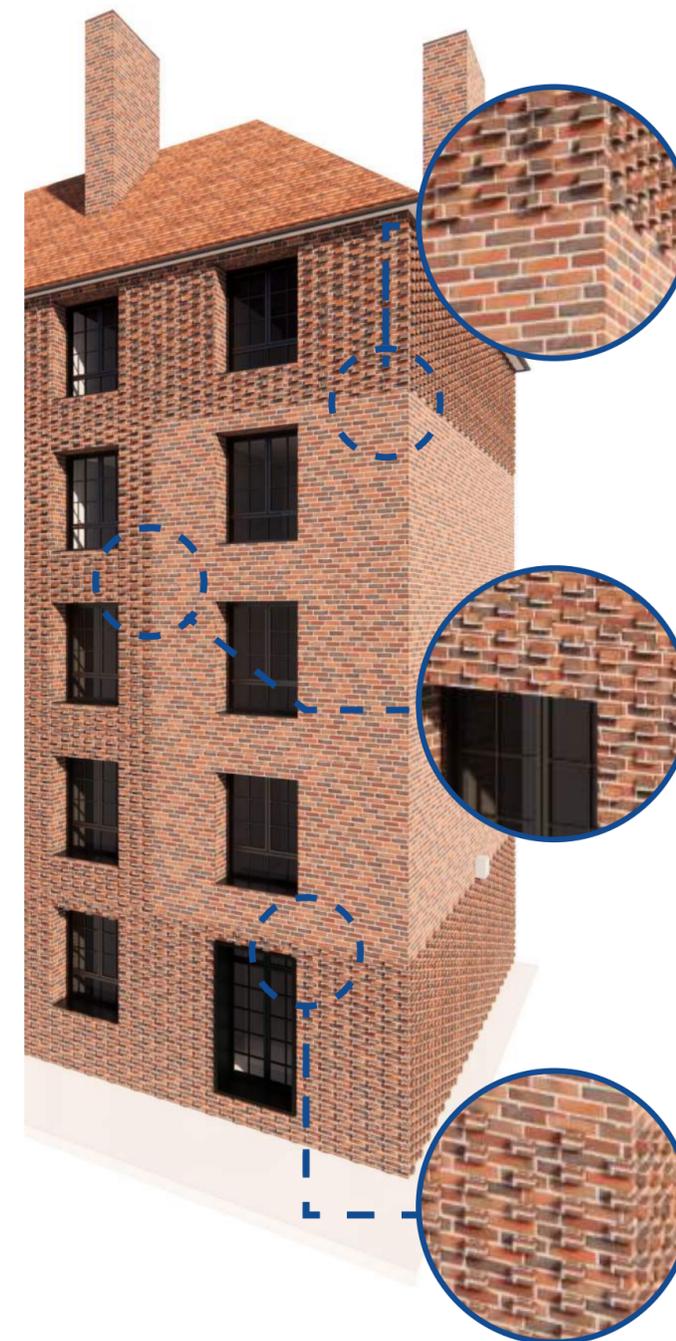


Existing building inspiration

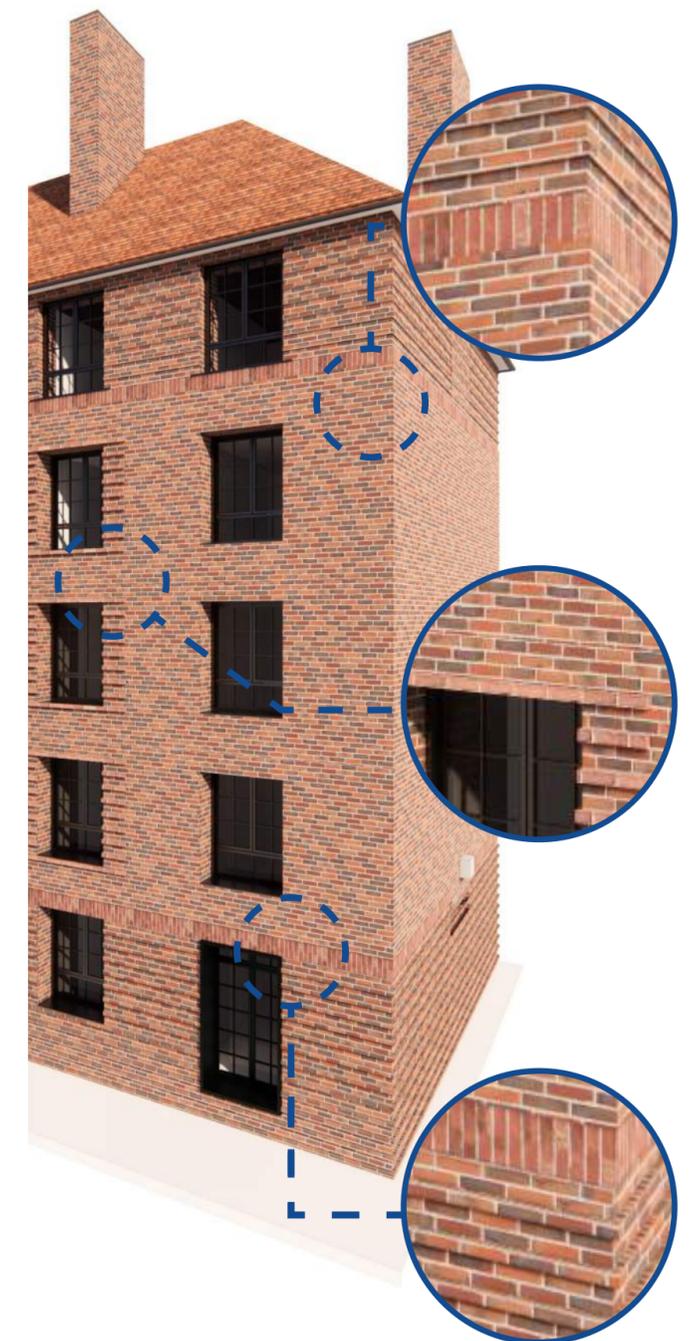
## Facade Option Studies



Soldier Coursing (Vertical bricks)



Protruding Bricks



Corduroy Bricks  
(Horizontal protruding bricks)

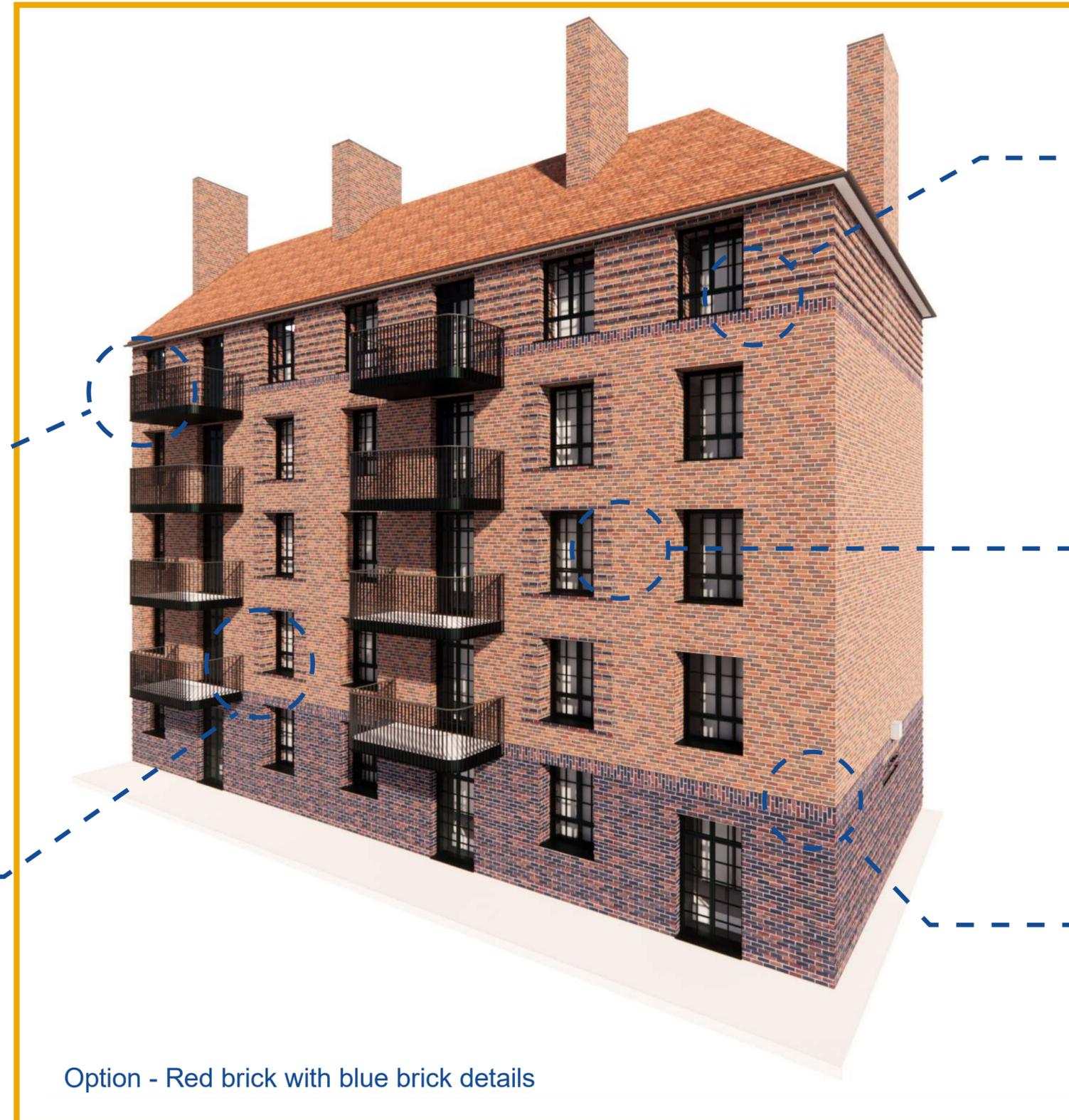
• This is the emerging facade strategy. Colours and finishes are to be confirmed.



Balcony colour to match windows and doors



Door and window colour to match balconies



Blue brick corduroy and soldier course.

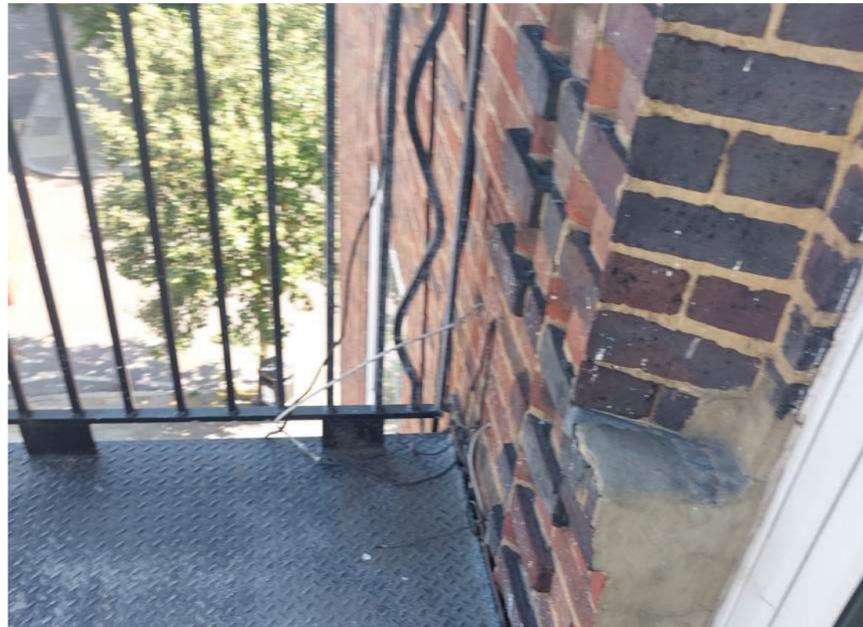


Blue brick details to windows.

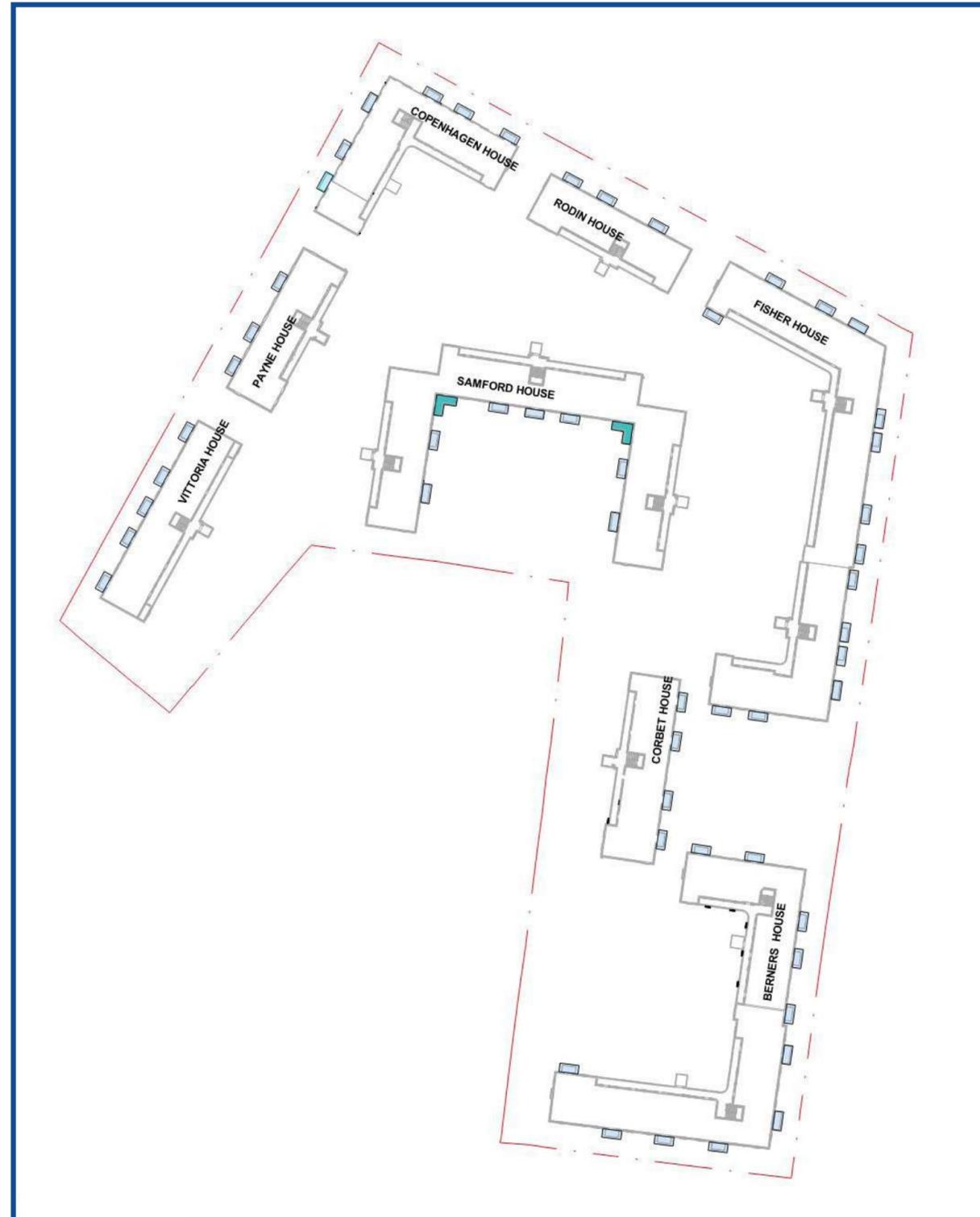
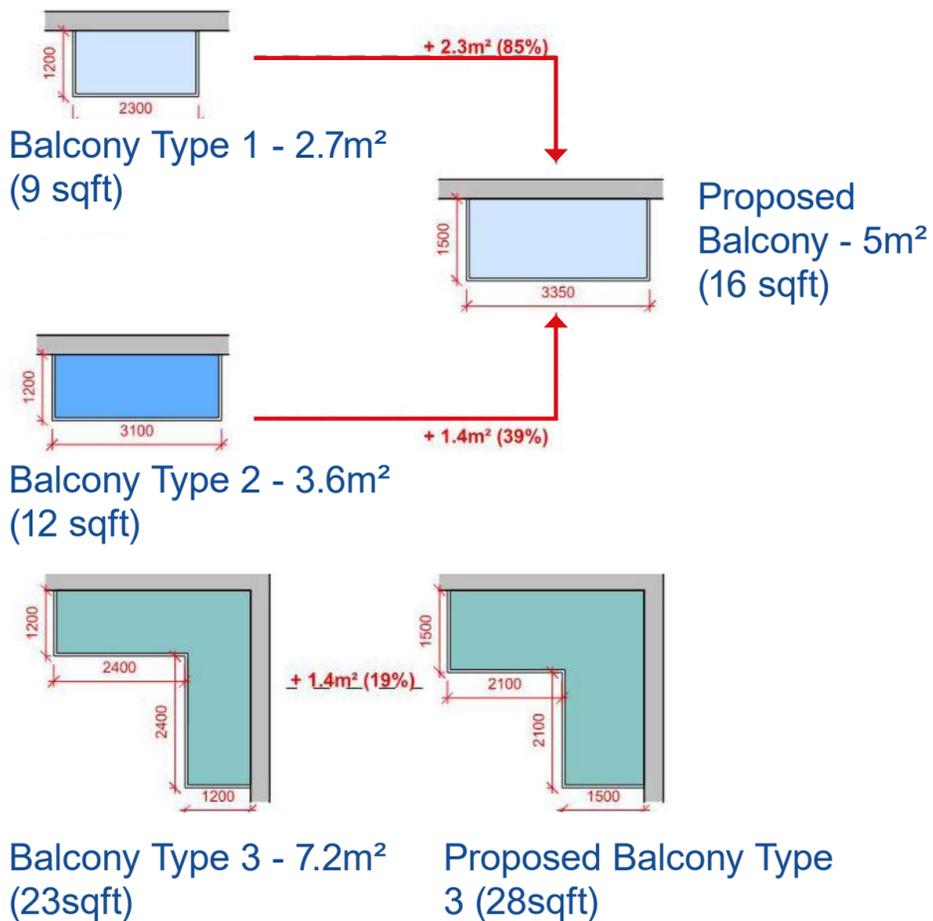


Blue brick corduroy coursing separated by a soldier course.

- The steel balconies of the Old Barnsbury Estate were installed in the 1990s.
- The balconies will need to be removed and refitted when the external wall insulation and brick slips are installed.
- Some residents raised concerns that the new facade would reduce the size of the balconies as the wall is made thicker.
- The design team has instead looked at the possibility of replacing rather than re-installing the balconies and making them larger.



- There are more than 200 balconies across the estate. Most of these are one of two types and are much smaller than modern standards.
- Upgrading to 5m<sup>2</sup> (Minimum of a new build balcony) would significantly increase balcony space for residents.

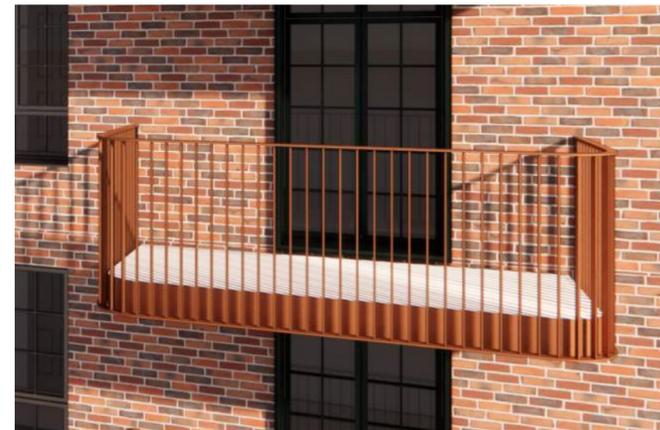


Areas - Proposed Balconies		
Balcony Type	Total no.	Total Area (m <sup>2</sup> )
<b>Berners House</b>		
Proposed balcony type 1	42	211
<b>TOTAL</b>	<b>42</b>	<b>211</b>
<b>Copenhagen House</b>		
Proposed balcony type 1	21	105.5
<b>TOTAL</b>	<b>21</b>	<b>105.5</b>
<b>Corbet House</b>		
Proposed balcony type 1	16	80.4
<b>TOTAL</b>	<b>16</b>	<b>80.4</b>
<b>Fisher House</b>		
Balcony type 1	55	276.4
<b>TOTAL</b>	<b>55</b>	<b>276.4</b>
<b>Payne House</b>		
Balcony type 1	12	60.3
<b>TOTAL</b>	<b>12</b>	<b>60.3</b>
<b>Rodin House</b>		
Balcony type 1	12	60.3
<b>TOTAL</b>	<b>12</b>	<b>60.3</b>
<b>Samford House</b>		
Balcony type 1	28	140.7
Balcony type 3	8	68.7
<b>TOTAL</b>	<b>36</b>	<b>209.4</b>
<b>Vittoria House</b>		
Balcony type 1	20	100.5
<b>TOTAL</b>	<b>20</b>	<b>100.5</b>
<b>OVERALL</b>	<b>214</b>	<b>1103.8</b>

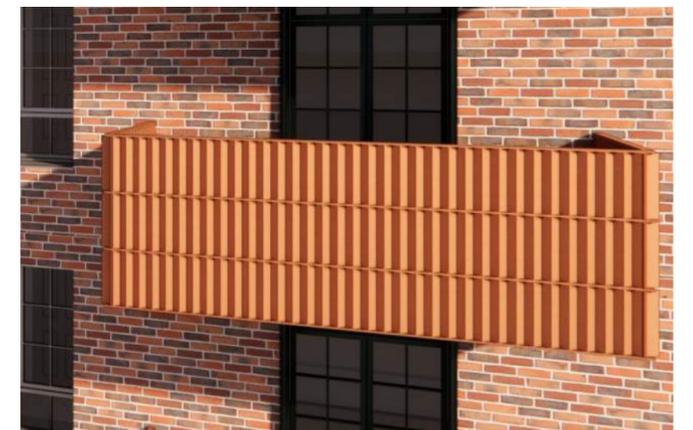
**NET GAIN 454.2M<sup>2</sup> (70%)**

- 3D modelling was used to test different railing designs for the balconies.
- Many varieties were tested but it was felt by the design team and planners that a simple straight railing, similar to the existing balconies, is most appropriate.

EMERGING PREFERENCE



EMERGING PREFERENCE



- Structural engineers have assessed the building to understand its structure.
- Two types of balconies are being considered - projecting balconies like the existing ones, and supported balconies with columns.
- Every element that is added to the building, whether its a balcony or brick slip, increases the structural load.
- All these elements must be considered together to design the facade as a whole.



Existing balconies



New projecting balconies



New supported balconies

- The access walkway railing must be solid due to fire regulations.
- The design team are working to develop a design that will relate to the balconies but also have its own character inspired by the existing walkway.



Inspiration: The existing gallery



White slab



Red slab



Solid panels

- Tender process for kitchens and bathrooms (Opportunity for residents involvement).
- Meetings with Fisher House residents to assess their needs.
- Meeting Fisher House residents to select colours and finishes (Later on).
- Newlon aim to begin kitchen and bathroom works in Spring 2024, starting with Fisher House.
- All kitchens and bathrooms to be installed on a block by block basis over 5 years (Sequence to be confirmed).

If you have any questions  
or additional comments,  
please continue to get in  
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