

Welcome

Thank you for attending this consultation on the updated proposals for the first phase (Phase 1a) of the Barnsbury Estate Transformation (BEST) project.

The information presented across these banners explains the proposed design updates to Phase 1a and gives you the opportunity to talk to the Newlon and Mount Anvil team, and submit any feedback you might have on the proposals.

Why are we looking to amend Phase 1a design?

Last summer, the government announced new building safety regulations. This includes the requirement for buildings over 18m high (or above 6 storeys) to include an additional second stair.

The second stair provides another route for escape and for emergency services to access the buildings.

What’s the plan now?

Since last summer, we have been busy monitoring the emerging building safety guidance and working through the implications for Barnsbury with Islington Council. We now have a plan to incorporate the required design changes to Phase 1a, which we are consulting on today, before we submit a revised planning application.

Most of the proposed buildings across the masterplan have more than 6 storeys. This means that under the new regulations, these building are required to provide a second stair.

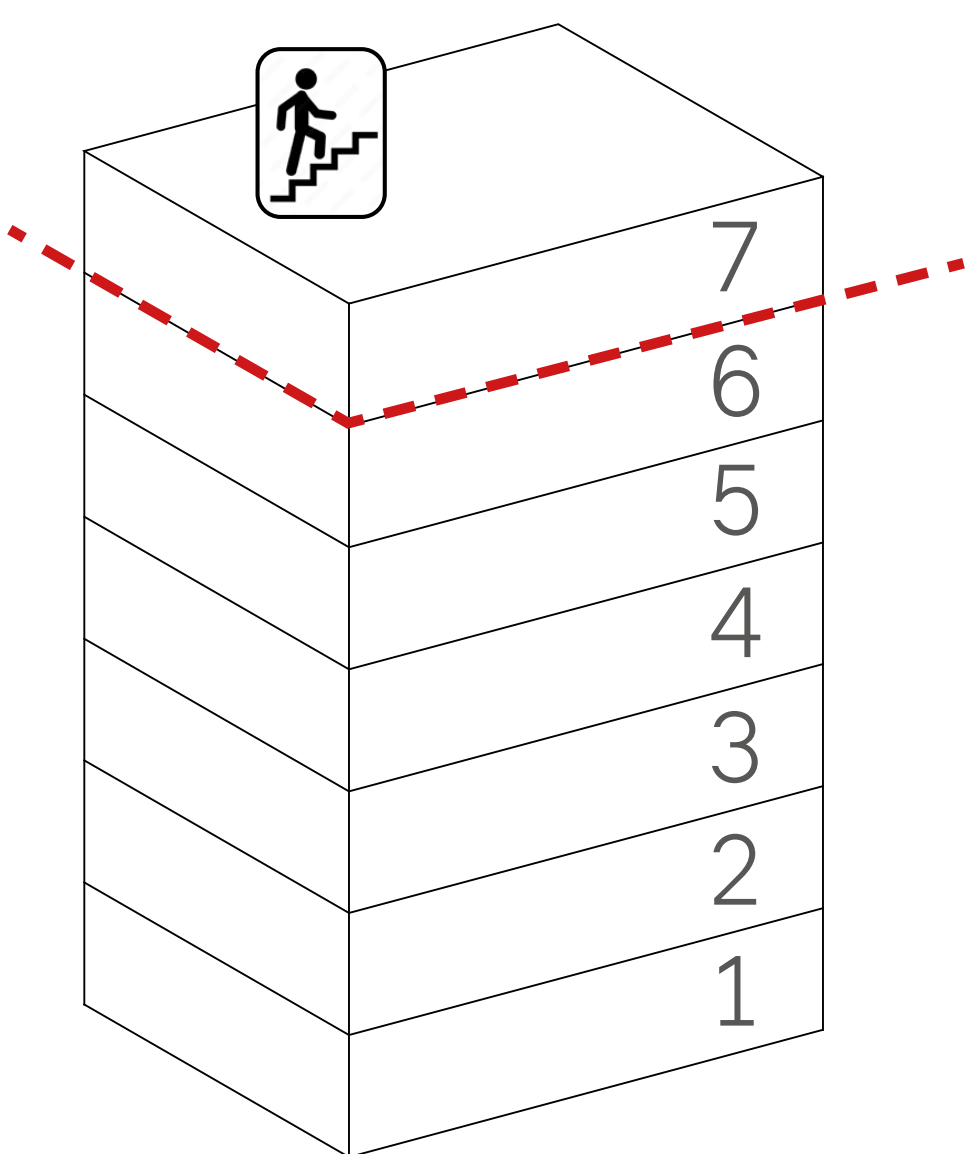
We will therefore need to submit a further revised planning application for the wider masterplan. We are committed to keeping you informed, and will consult you on this later in the year.



MASTERPLAN BUILDING HEIGHTS

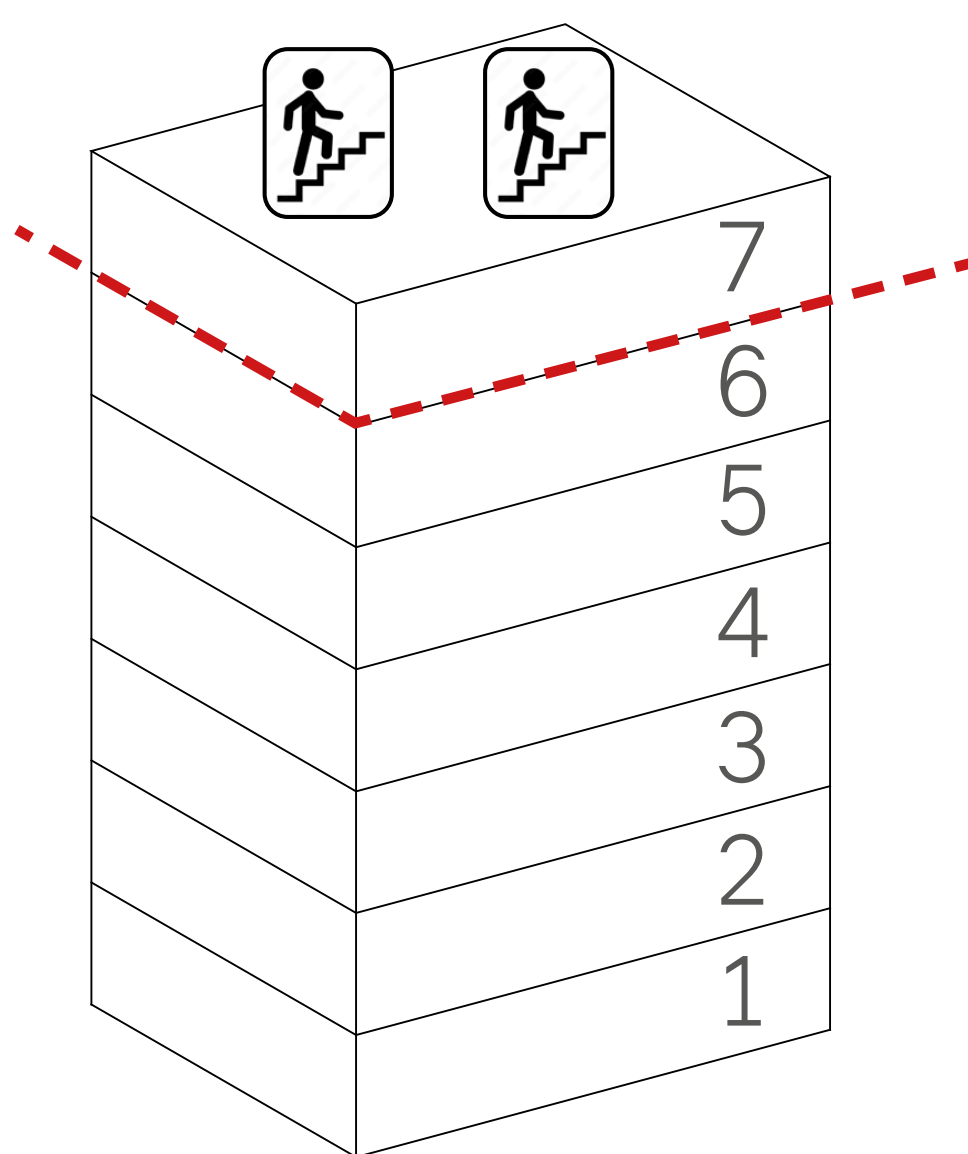
Key
--- Phase 1a

PREVIOUS REQUIREMENTS



- Sprinklers
- 1 x stair
- Fire-fighting lift
- Evacuation lift
- Fire-separating walls and floors
- Non-combustible materials

NEW REQUIREMENTS



- Sprinklers
- 2 x stairs
- Fire-fighting lift
- Evacuation lift
- Fire-separating walls and floors
- Non-combustible materials

The journey so far

October 2019

Newlon begin consulting with residents about the future of the Estate.

February 2021

Newlon select Mount Anvil as Development Partner to take the project forward.

March 2021

Estate residents vote ‘YES’ in the Residents’ Ballot to say they want the transformation to happen.

May 2022

Following extensive consultation with residents and the local community, a planning application is submitted.

March 2023

Planning permission is granted to provide 914 new homes, including 291 social rent homes for existing residents.

July 2023

The government announces new building safety requirements, including second stairs for all buildings over 18m.

The masterplan



Contact details:

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

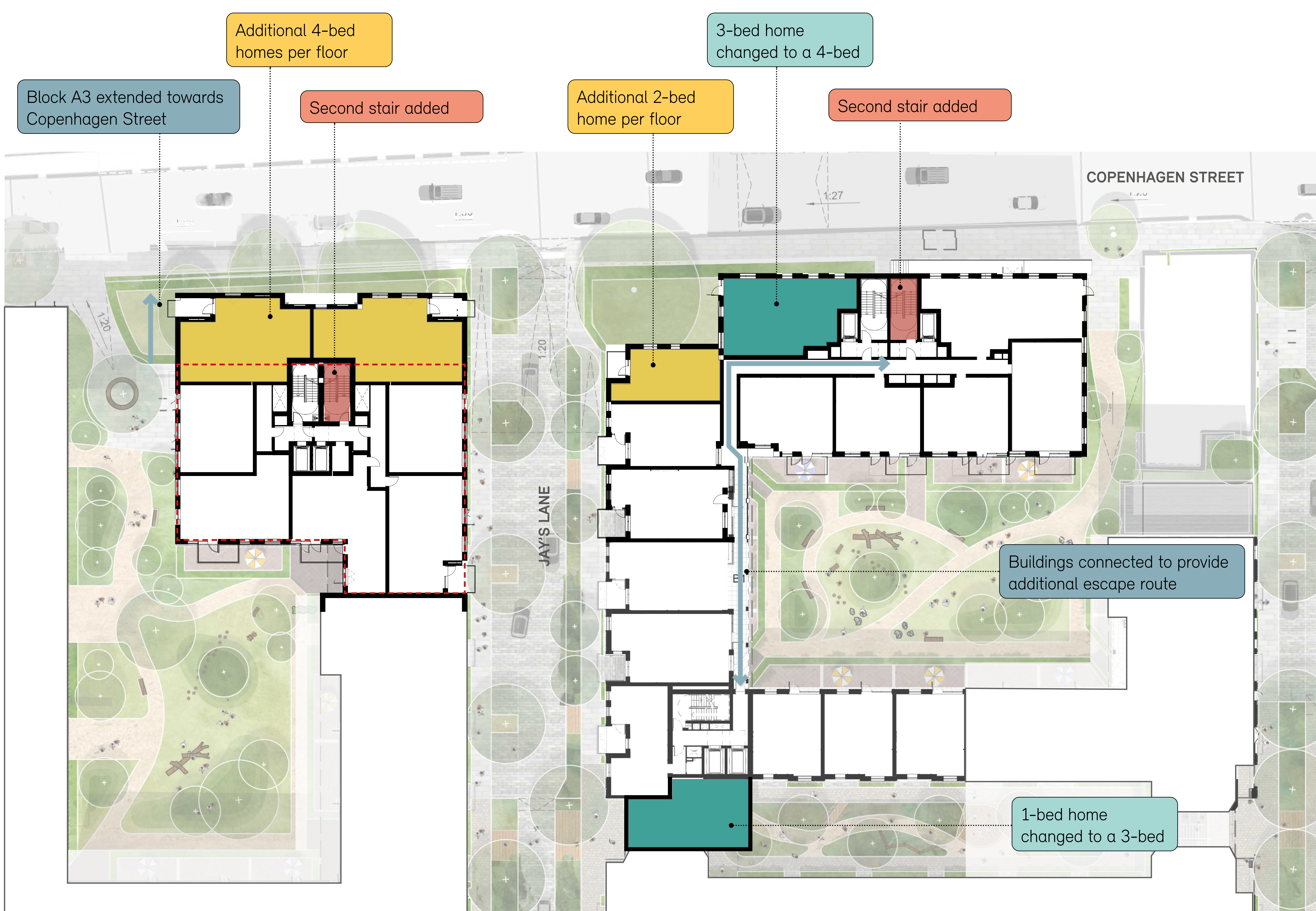
LAYOUT

Proposed plans

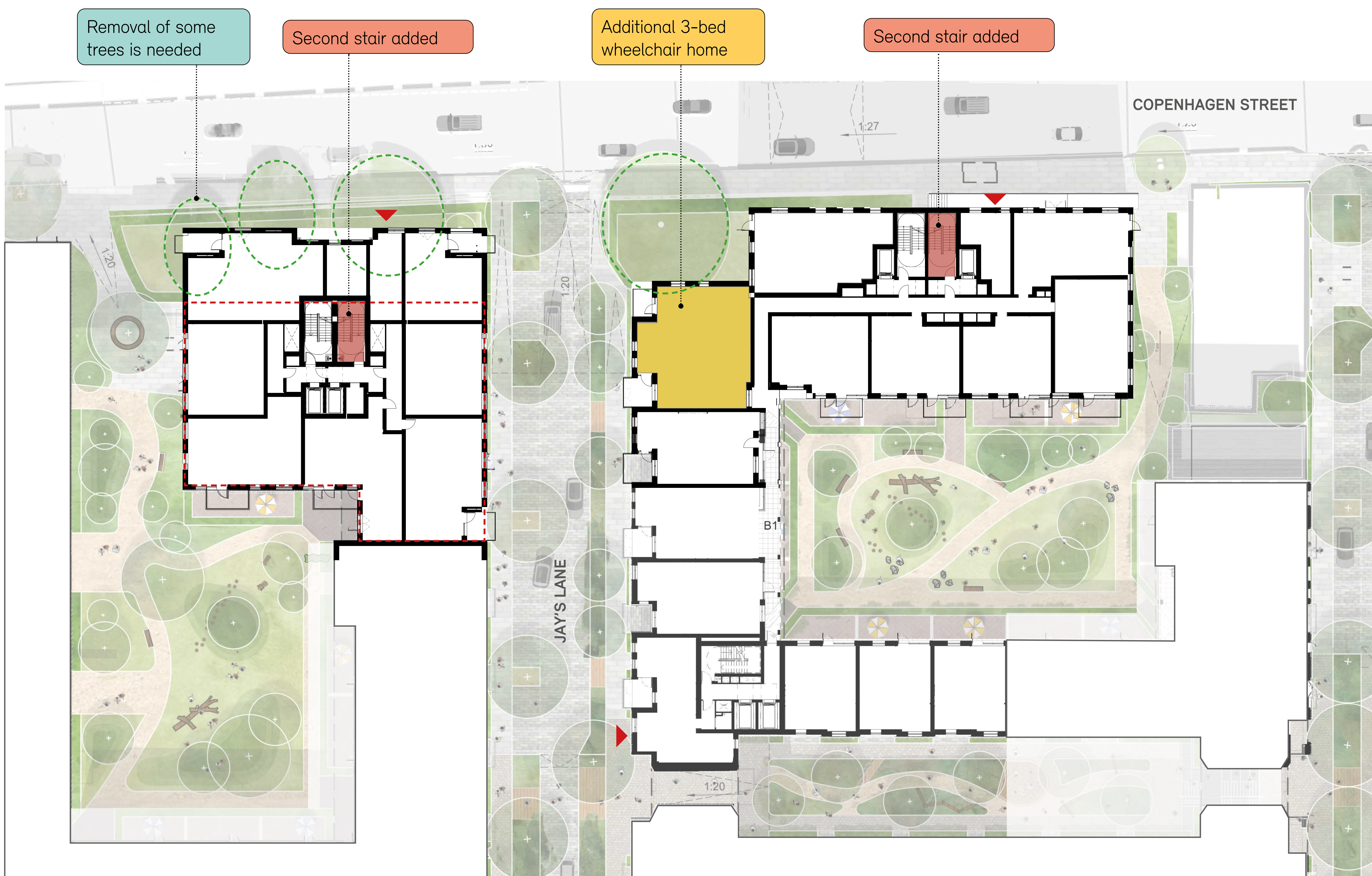
The plans below show the changes we are proposing to allow the second stairs to be provided. This includes adding more homes, which will allow residents to move into their new homes faster, future phases to be combined and overall construction time to be reduced. We are also increasing the number of larger family homes to reflect the housing need of residents.

Summary of changes

- Addition of second stairs
- 33 additional homes in Phase 1a (now 135 total)
- One additional storey to Block A3
- Building footprints increased
- Removal of some existing trees along Copenhagen Street
- Unit mix changed to include more family homes



TYPICAL UPPER FLOOR PLAN



GROUND FLOOR PLAN

- Key**
- Previous building outline
 - ▼ Main entrance
 - Trees to be removed

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Proposed change in building height

One floor added to Block A3



INDICATIVE ELEVATION ALONG COPENHAGEN STREET

Key

--- Previous building outline



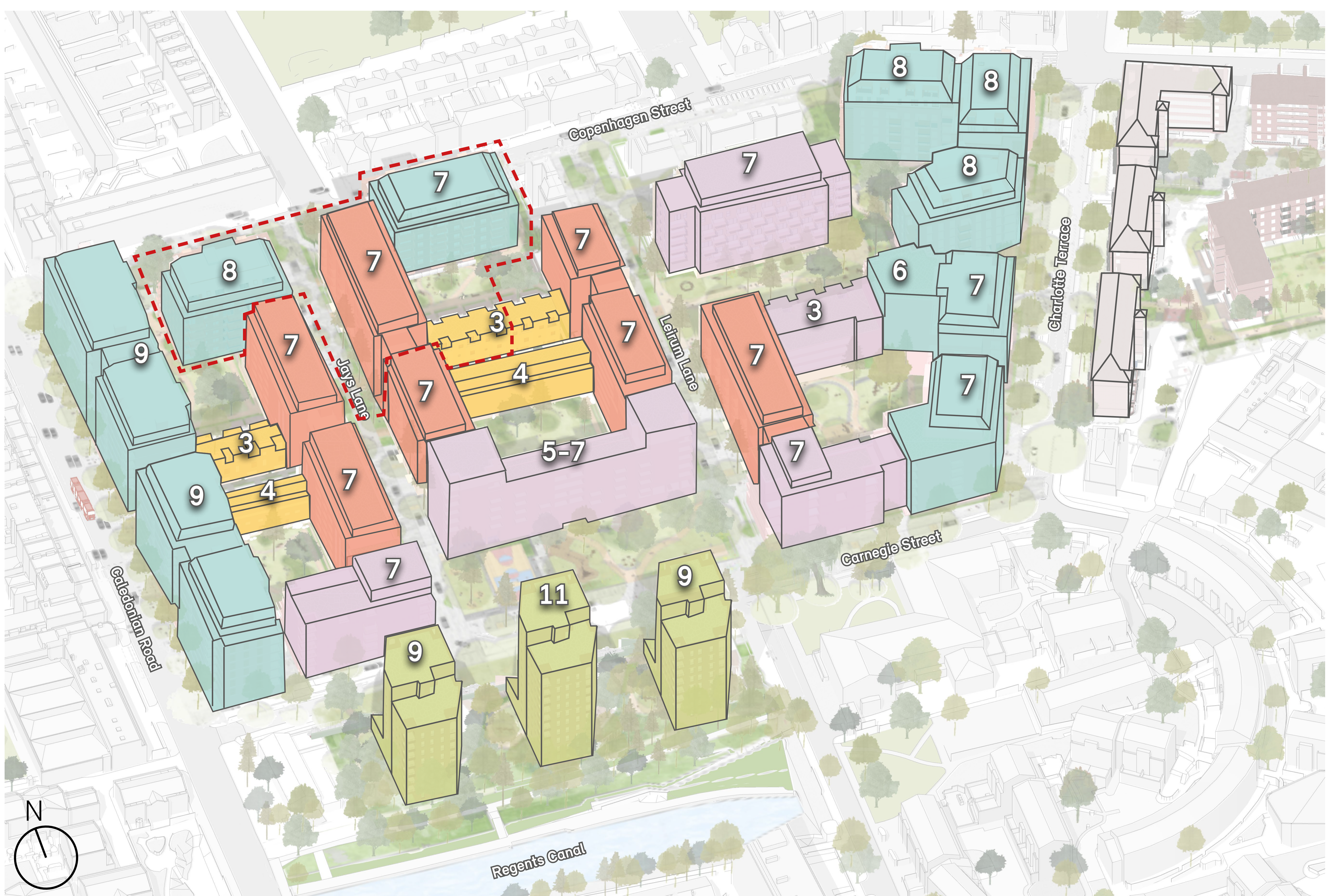
INDICATIVE VIEW ALONG COPENHAGEN STREET

Phase 1a number of homes

Previous	102 homes
Proposed	135 homes



INDICATIVE ENTRANCE TO BLOCK B2



MASTERPLAN BUILDING HEIGHTS

Key

--- Phase 1a

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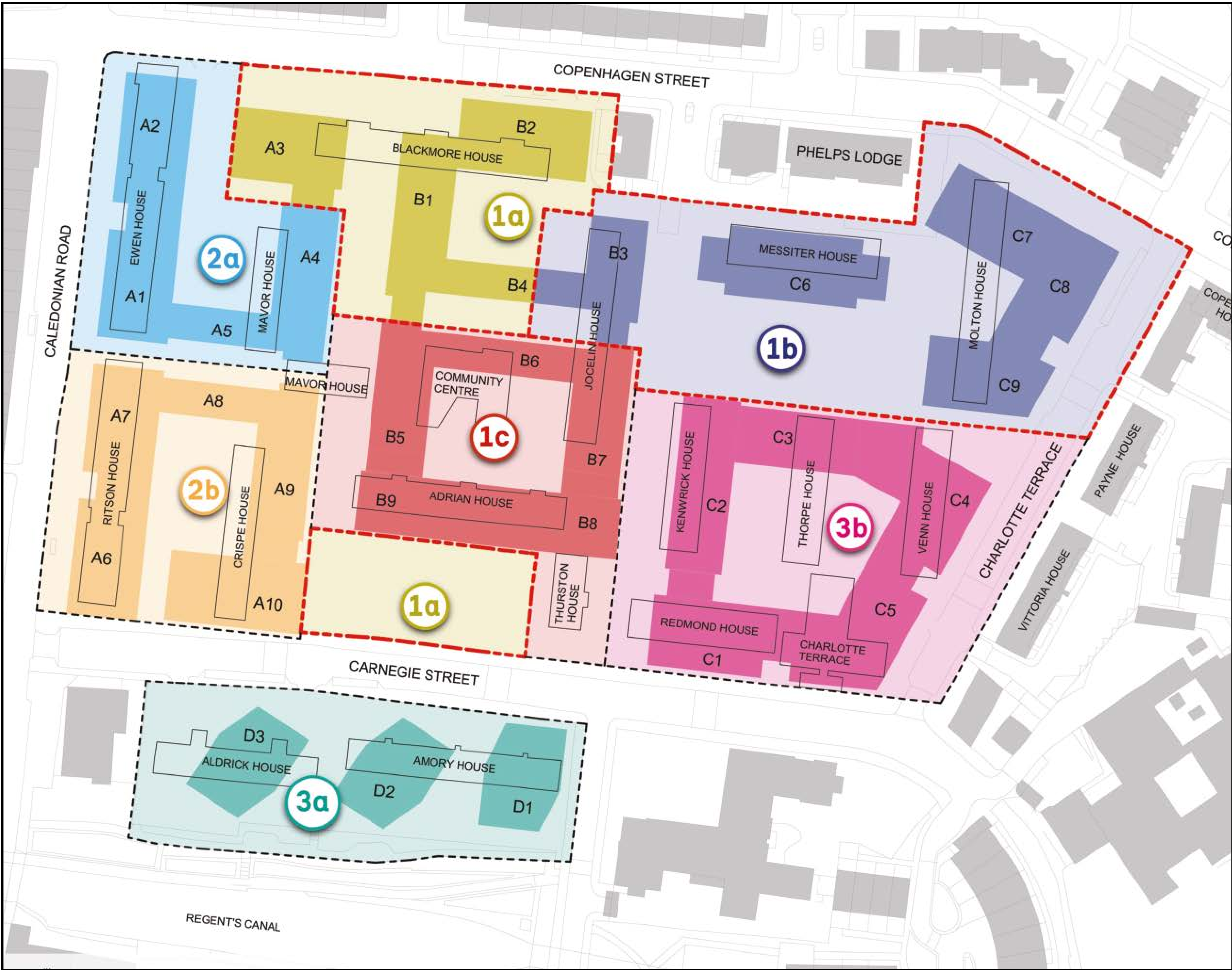
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Phasing

The order in which the new buildings will be delivered remains unchanged, however the additional homes in Phase 1a means we will be able to deliver Phases 1b and 1c together. This helps make up lost time and reduce the overall construction programme.



Phase 1a - 2025-27 (was 2023-25)

Aiming to rehouse Jocelin, Molton, Messiter, Blackmore, Adrian, Thurston, Mavor

Phase 2a - 2029-32 (was 2027-30)

Rehoused blocks TBC

Phase 1b - 2027-30 (was 2025-27)

Aiming to rehouse Ewen, Ritson, Crispe

Phase 2b - 2029-32 (was 2030-33)

Rehoused blocks TBC

Phase 1c - 2027-30 (was 2027-30)

Rehoused blocks TBC

Phase 3a and 3b - 2032-35 (was 2030-33)

Rehoused blocks TBC

Rehousing programme

While there have been some delays to construction of residents' new homes, we hope to make back that time, getting back on track around 2027. We also expect to have rehoused all residents by 2032, one year earlier than expected.

Previous

Jocelin
Molton
Messiter
Blackmore

Ewen
Adrian
Thurston
Mavor

All
residents
to be re-
housed

2024

2025

2026

2027

2028

2029

2030

2031

2032

2033

Proposed

Jocelin
Molton
Messiter
Blackmore
Adrian
Thurston
Mavor

All
residents
to be re-
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Next steps

The diagram below shows how we intend to take the transformation proposals forward and be in a position to deliver new homes as soon as possible.

The first step is to submit changes to the planning application for Phase 1A. Once these changes have been approved by Islington Council, we can recommence the detailed design and construction of the first homes.

Following this we will undertake a similar exercise for the remaining phases of the masterplan to update all buildings to meet the new safety standards.

Benefits

- Building designs updated to meet latest safety regulations.
- Delivery of more homes in Phase 1a to speed up rehousing residents.
- Reduce overall construction time and rehouse all residents one year ahead of schedule.

