

Overview of the Masterplan Updates

Updates to the New Barnsbury masterplan

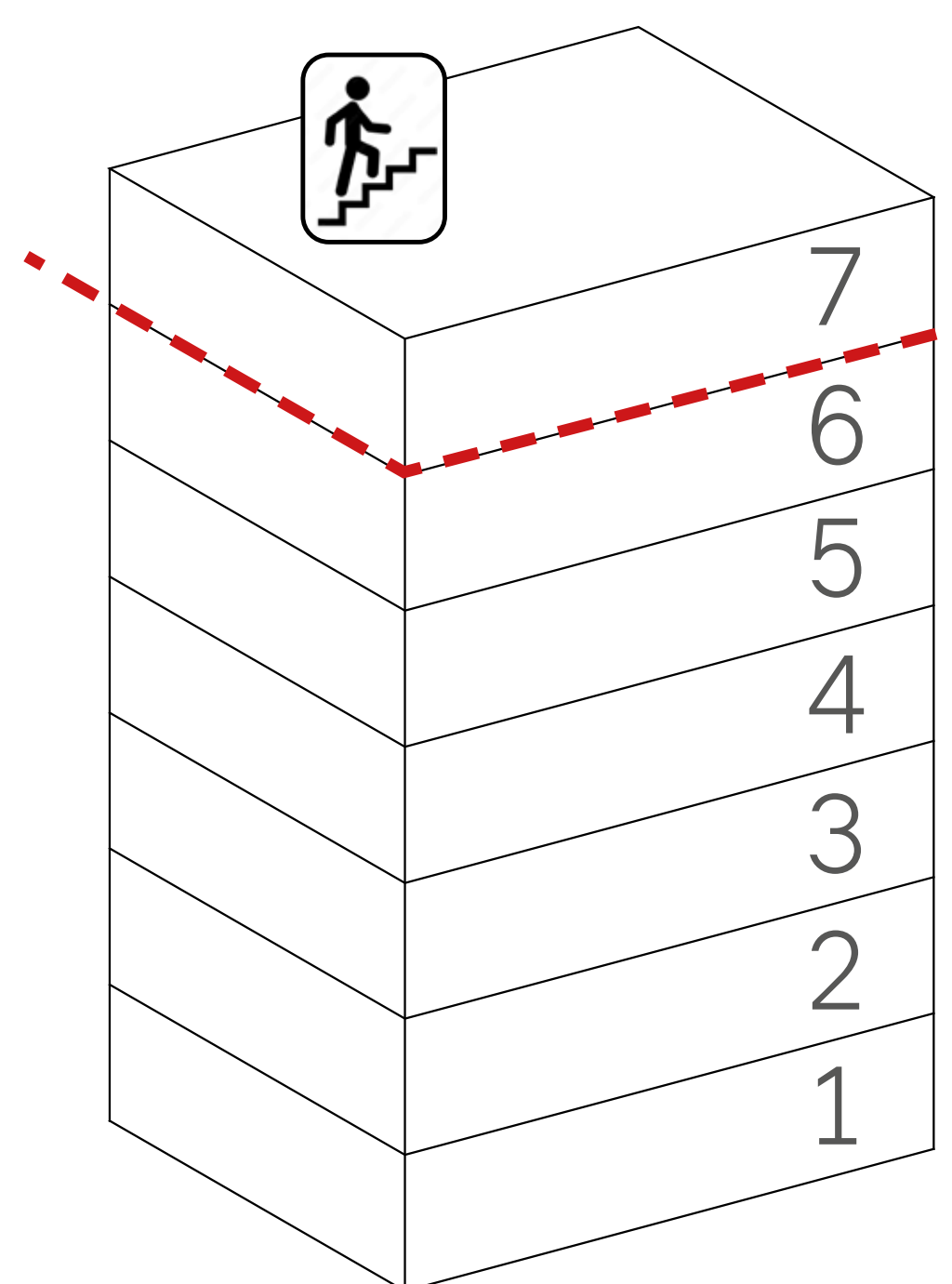
Last summer, the Government announced revised fire regulations for new buildings, including requiring those buildings over 18 metres (six floors) to have two staircases. Therefore, we have spent some time reviewing the entire masterplan and making changes to ensure that the masterplan meets the required fire safety standards.

The result of accommodating second staircases across the estate, as well as other factors such as the rising cost of construction, means that we need to explore where we can provide additional homes to ensure that we can deliver the homes and other significant benefits that residents voted for.

Whilst we are making changes to the masterplan, our fundamental promises remain unchanged, including ensuring that all existing tenants and resident leaseholders on New Barnsbury will have the option of a new home if they wish. These changes will also speed up the delivery of the overall masterplan, meaning that more residents will be able to move into their new homes sooner.

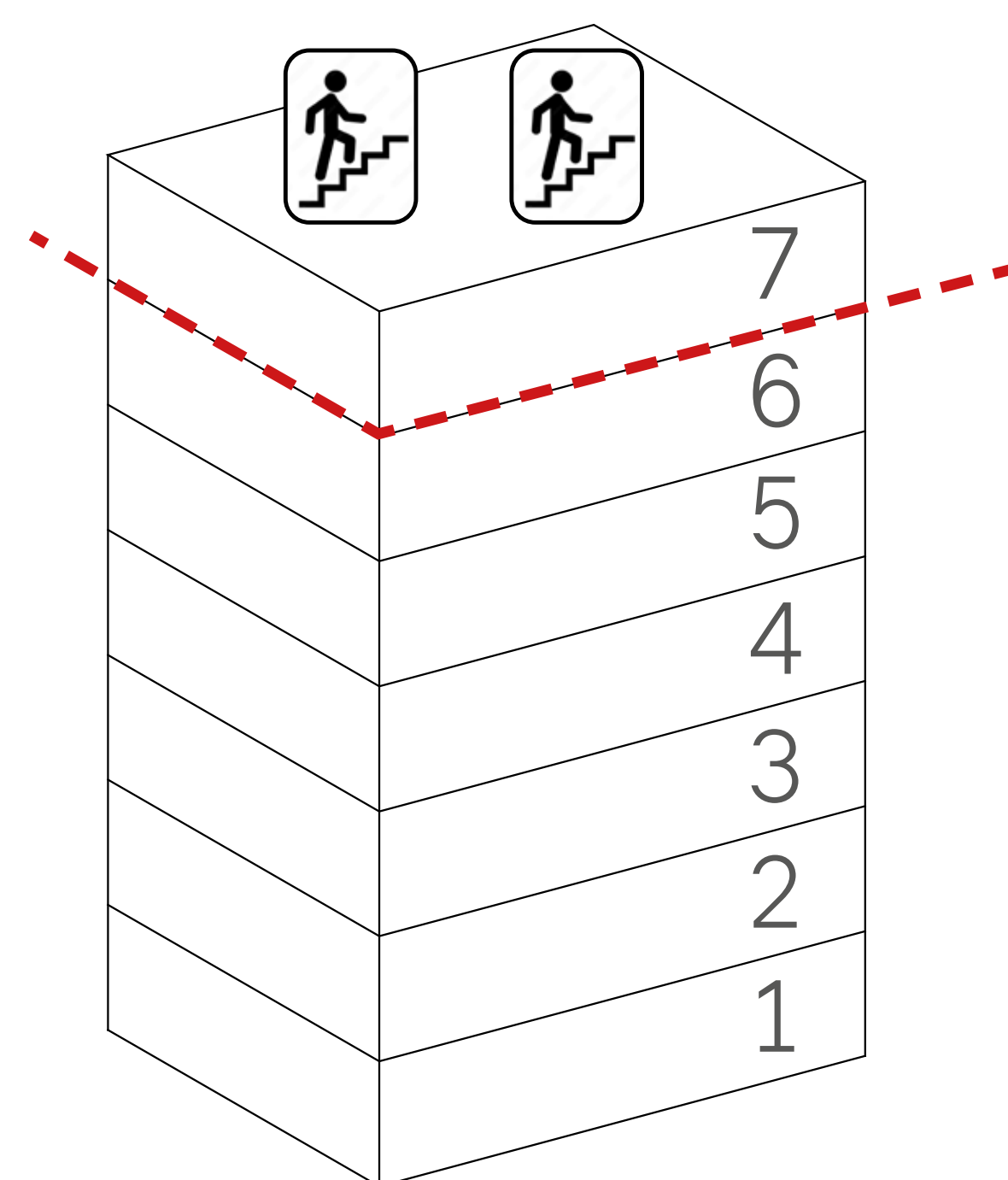
In May, we consulted with residents and the wider community on the changes made to just Phase 1a and subsequently submitted a Section 73 planning application for this part of the masterplan. We are now seeking feedback on changes to the rest of the estate, and we would welcome your feedback.

PREVIOUS REQUIREMENTS



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

NEW REQUIREMENTS

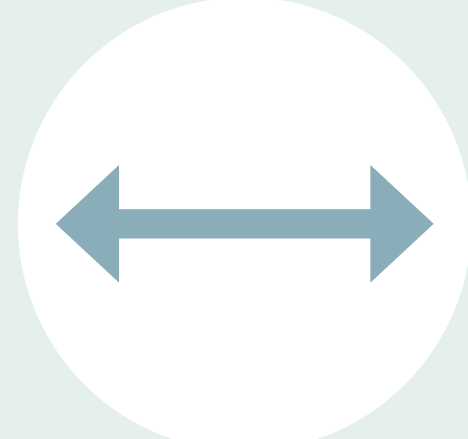


- Sprinklers
- 2 x stairs
- Fire-fighting lift
- Evacuation lift
- Fire-separating walls and floors
- Non-combustible materials

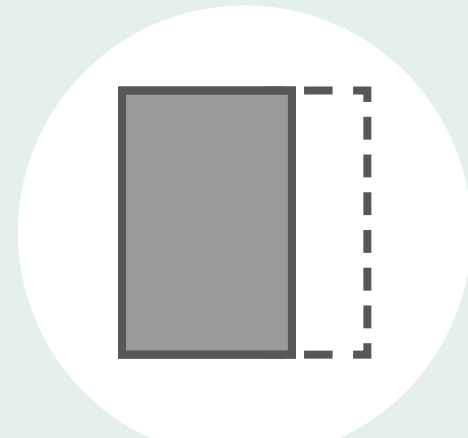
Key principles of the updated masterplan



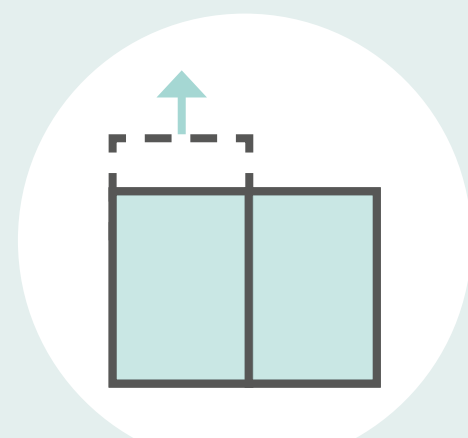
Access to additional second staircase in all blocks above six floors.



Some buildings will be linked internally to provide access to second stairs as a more efficient way to meet building safety regulations.



Building footprints amended to accommodate extra homes.



A change in heights, with some buildings reduced and others increased.



The consented masterplan provided 914 new homes. The proposed masterplan looks to provide a total of around 1,140 new homes.



Quantum of bins, bikes and play space will be increased to reflect the housing mix across the masterplan and within each individual block.

The Barnsbury Summer 2024 Picnic



Old Barnsbury

Although this event relates to the New Barnsbury masterplan, we would be grateful to hear feedback from Old Barnsbury residents on the proposals being presented today. Additionally, an update on the proposed works at Old Barnsbury is detailed below:

- We are preparing to start work on the refurbished kitchens and bathrooms and work will start at Fisher House. Survey visits will be carried out in October 2024 and residents should await further details on this.
- Drainage upgrade repairs will also commence shortly and are anticipated to begin in November 2024.
- Other Estate improvements will also be taking place, including playground improvements and landscaping, starting in spring 2025. Ahead of these works commencing, we will be discussing the plans and designs with residents during the winter.

As previously agreed with residents, improvement works will be rolled out on a block-by-block basis to minimise disruption as much as possible.

We would love to hear from you:

If you have any questions related to this then please contact us on 020 3234 2221 or email best@newlon.org.uk.



Contact details:

Email best@newlon.org.uk

Call New Barnsbury: 020 8709 9172
Old Barnsbury: 020 3234 2221

Web www.betterbarnsbury.org.uk

The journey so far

Since we began the project in 2019, we have had a lot of conversations with residents, members of the local community and key stakeholders to ensure that we get this right.

11

resident workshops, with 60 events and 971 attendees

32

page document outlining the offer to residents pre-Ballot

31

flyers and newsletters sent to residents to keep them informed

73%

voted 'YES' in the resident ballot for the Barnsbury transformation

2019 - 2021

February 2021

March 2021

November 2021

March 2022

May 2022

September 2022

January 2023

March 2023

August 2023

March 2024

May 2024

July 2024

October 2024

November 2024

December 2024

January 2025

February 2025

May 2025

Summer 2025

MAKE USE OF VOID PROPERTIES

As well as the process for allocating new homes we have also been looking at opportunities for making use of some of the empty properties on the existing estate. This process has included using voids to rehouse tenants/leaseholders in the first phase and to address some overcrowding and medical transfers. The blocks being demolished on the phase 1b site are only being used on a temporary basis for emergency rehousing for Newlon tenants living elsewhere.

Resident workshops to develop the proposals for the estate

Mount Anvil selected by Newlon as Developer Partner

'YES' Residents' Ballot vote: We held an estate-wide resident ballot which saw a turnout of 79.2% of eligible voters and a 72.9% vote in favour of the transformation

First public exhibition of the masterplan

Second public exhibition to show developed designs

Submission of planning application

Updates made to designs to reflect the feedback raised from the statutory consultation period. Planning application re-submitted

Newlon held a series of workshops to consult residents on how the new homes should be allocated. The agreed Allocation priorities can be viewed on the Better Barnsbury website FAQs section

Planning permission granted: Islington Council Planning Committee approved the proposals for New Barnsbury and planning is granted in March 2023

Programme paused to consider new building safety legislation. Blackmore House empty in preparation for Phase 1a

Government publish building safety legislation

Consultation with residents and the local community on changes to Phase 1a

Application made for planning permission to vary phase 1a

Consultation with residents and the local community on changes to the masterplan

Reviewing feedback and progressing designs for the proposed masterplan. Aiming for a planning committee for the Phase 1a S.73 Application

Further consultation on changes to the masterplan

Preparing a planning application

Anticipated submission of planning application

Target Committee decision

Target start on site



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The consented masterplan

The New Barnsbury masterplan was approved by Islington Council in March 2023. This masterplan evolved through regular engagement with residents, Islington Council, and the Greater London Authority planning teams.

All the key benefits and principles of the consented masterplan remain with the proposed changes



Key benefits of the Consented Masterplan

The following key benefits have framed the masterplan and our updated proposals were designed with these in mind:



Beautiful architecture, inspired by its local context



Replacement homes for existing tenants based on housing need, and resident leaseholders



New homes, including additional affordable homes. Homes will be well laid out and meet modern space standards



Each block will have a minimum of two lifts and all homes will be accessible meaning they provide level access



New welcoming and flexible community centre and nursery



New streets, landscaped parks, courtyards and squares featuring new trees, planting and play equipment for all ages



Podium parking including dedicated disabled bays

Key principles of the Consented Masterplan

The following key principles have framed the masterplan and our updated proposals were designed with these in mind:

Creating a new community heart - The new community heart will be prominently located on Carnegie Park, connected to open space and accessible to all residents of New and Old Barnsbury.

Celebrating open space and trees - The two main areas of existing open space will be transformed from under-used to active and attractive community parks.

Responding to local streets - The masterplan has been designed to respond to the streets that surround it and to integrate new streets into this network.

Connecting to the past - The proposed new north-south streets reinstate local historic routes, connecting the estate back into the local area.

Creating a safe pedestrian network - The estate today is difficult to navigate, with dead ends and stairs. The masterplan has been designed to promote walking and cycling, with a range of routes for all abilities that take precedence over vehicles.

Creating a place rich in character - We have created a family of buildings that reference local historic examples and reflect their location within the street hierarchy.



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Phase 1a Number of Homes

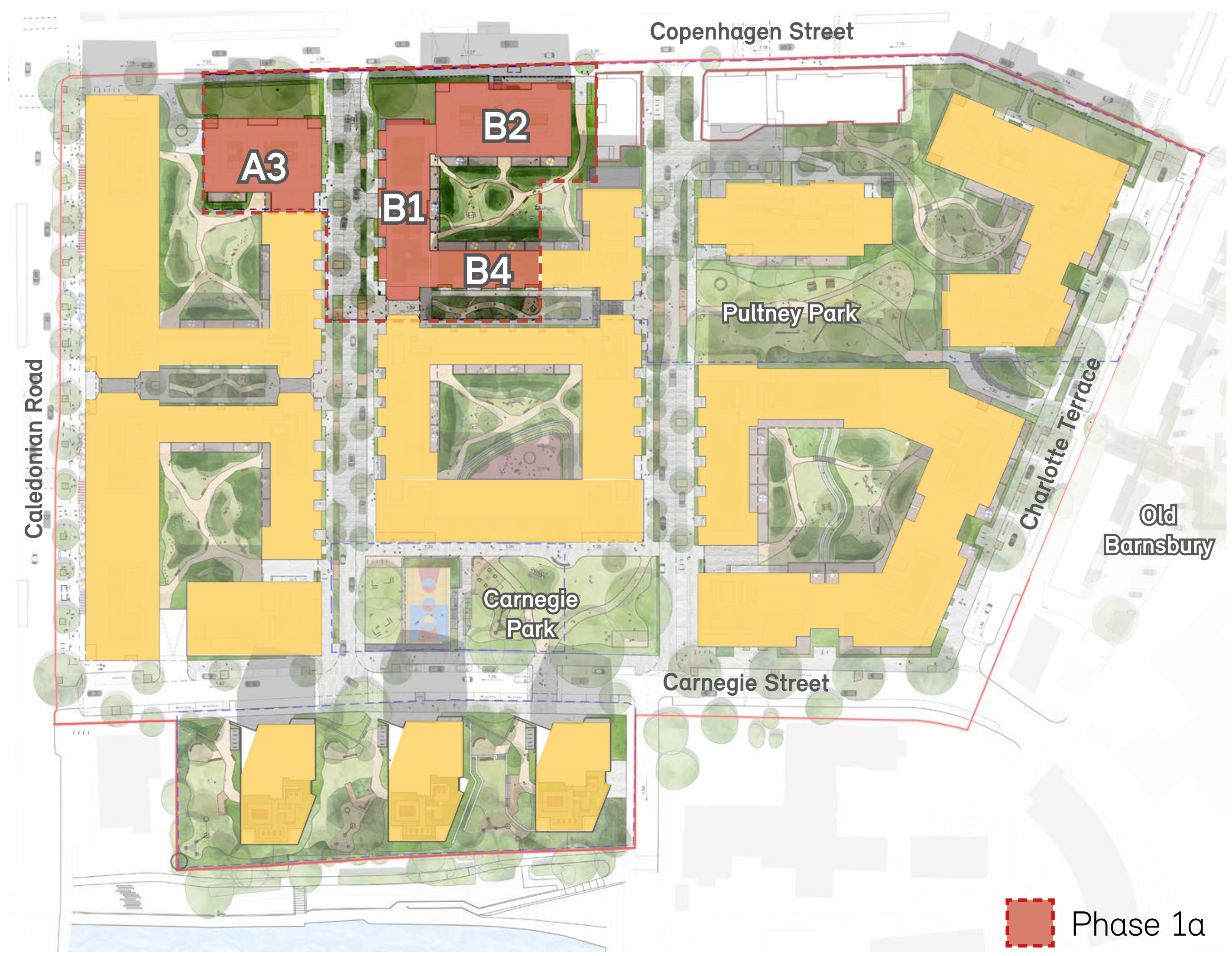
Proposed: 134 homes (+ 32 homes)

Updates to Phase 1a (Submitted May 2024)

In May 2024, we consulted with residents and the wider community on changes to Phase 1a to provide a second staircase in all buildings over 18 meters, in line with the new Building Regulations.

The changes to Phase 1a have been submitted to Islington Council as a Section 73 planning application. We expect that this application will be considered by the planning committee in November 2024. The wider masterplan will be updated to reflect the changes made across Phase 1a.

We have brought forward these changes separately so that we can get Phase 1a underway and start moving existing residents into their new homes at the earliest opportunity.



KEY PLAN

Phase 1a – what has changed?

- Addition of second staircases to meet new fire regulations for buildings over 18 meters.
- 32 additional homes (now 134 total, all are social rented).
- Block A3 moves northwards towards Copenhagen Street. One floor added.
- Building footprints extended in blocks B1 and B2 to provide the area needed to accommodate second staircase and additional homes.
- Removal of four existing trees along Copenhagen Street to accommodate the extension of the building footprints.
- More family homes have been included to match the household needs.

Visit the **BEST Barnsbury** website to view previous consultation information:

Web: www.betterbarnsbury.org.uk



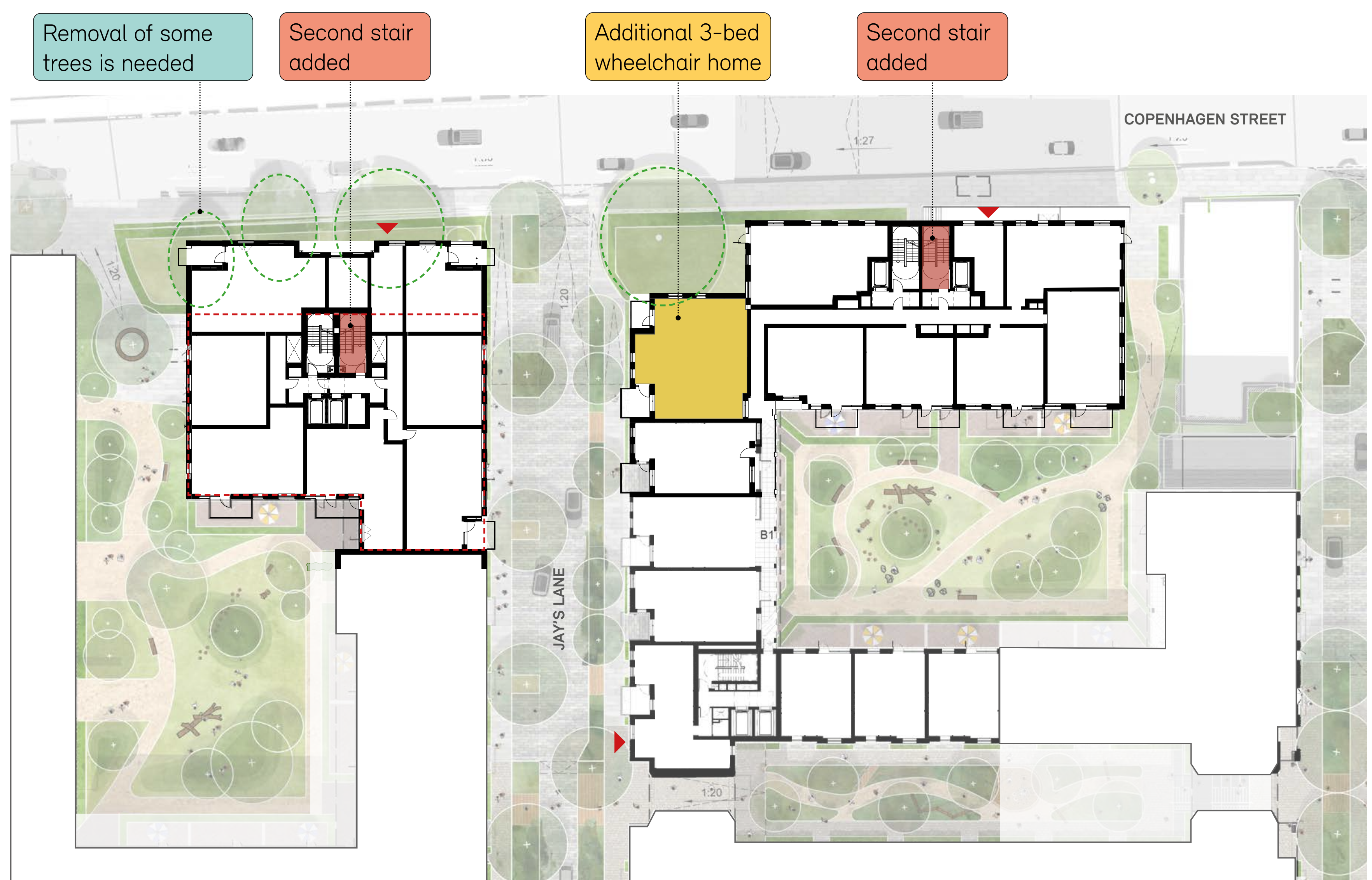
TYPICAL UPPER FLOOR PLAN

Range of Home Types Provided

Phase 1a provides a mix of 1, 2, 3, 4 and 5 bed homes to suit the housing need of residents being re-housed within this phase. Block A3 also provides a stack of 2 bed wheelchair homes.



INDICATIVE VIEW ALONG COPENHAGEN STREET



GROUND FLOOR PLAN



INDICATIVE ELEVATION ALONG COPENHAGEN STREET

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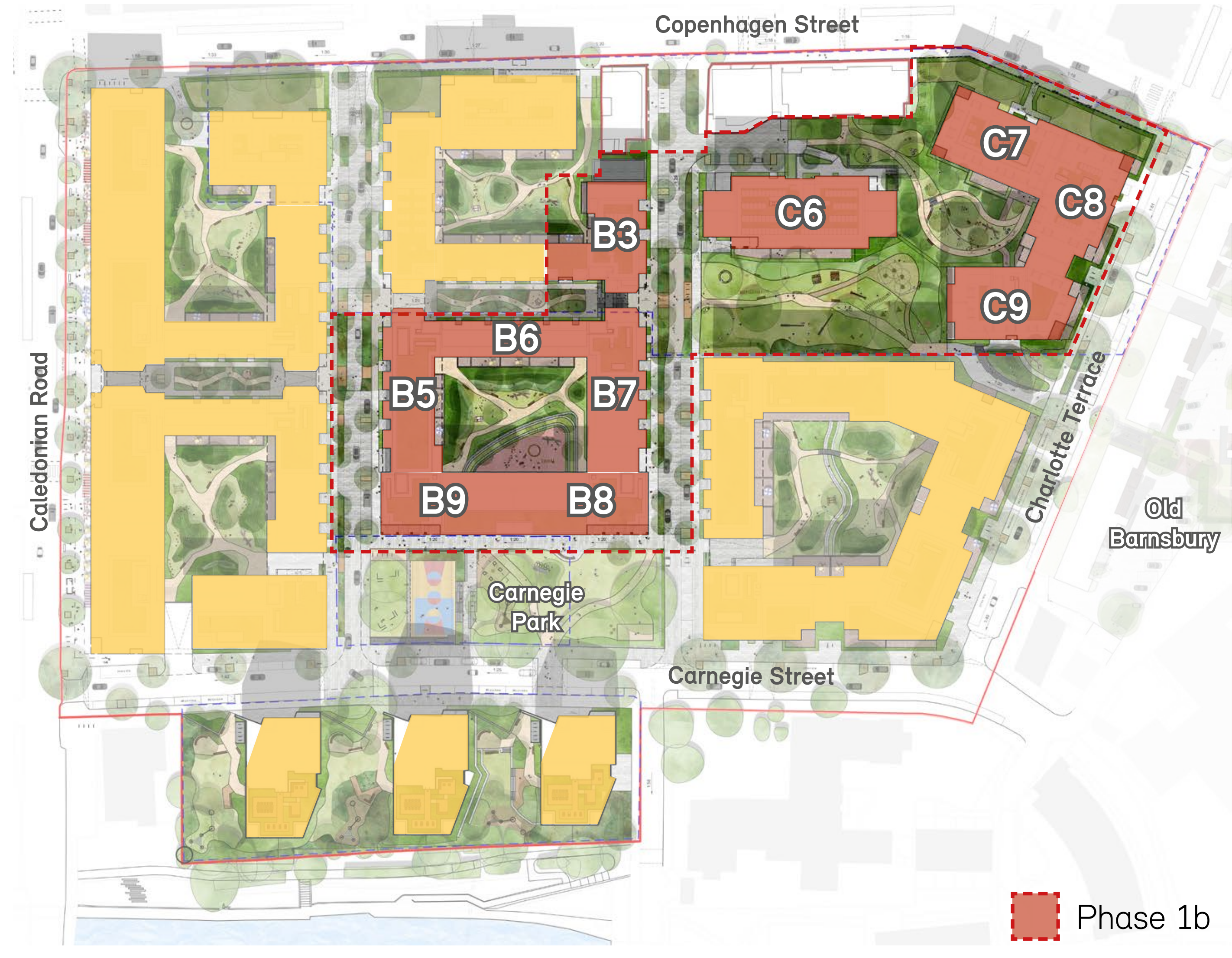
Web www.betterbarnsbury.org.uk

Phase 1b Number of Homes

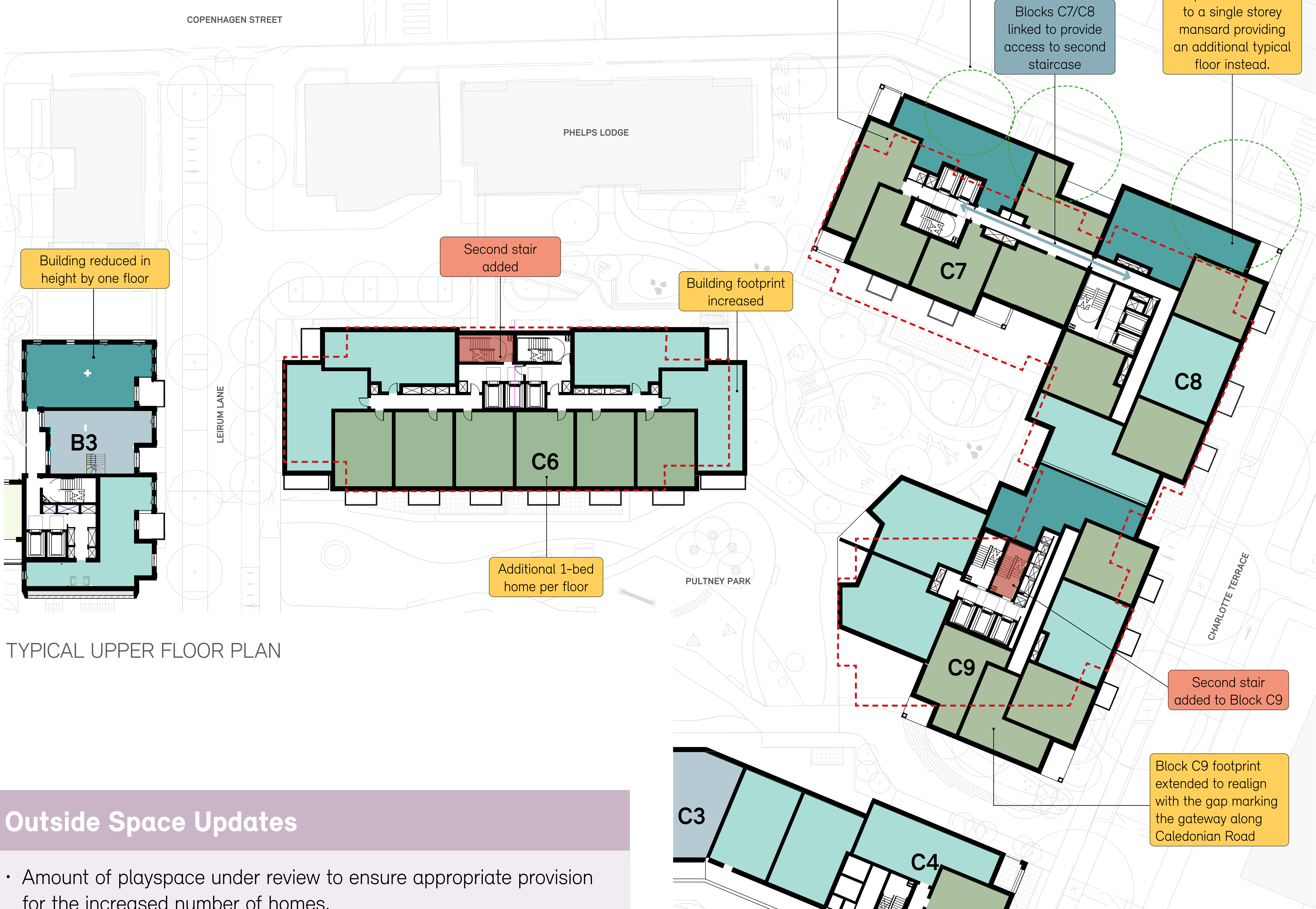
Proposed: 347 homes (+ 50 homes)

Proposed Updates

- The previous proposals saw the delivery of Phase 1 across three sub-phases (1a, 1b and 1c) over seven years.
- The new proposal will deliver Phase 1 in two sub-phases (1a and 1b) over 5 years, accelerating the delivery of new homes as well as the new community centre.
- This means we will be delivering more homes at once and speeding up the process of building your new homes as well as the new community centre.
- Changes to building footprints, heights and home layouts, as presented below.
- Placement of additional height has been carefully considered and tested to ensure that the location is appropriate and that it enhances the masterplan as a whole.
- The blocks in phase 1b will now rehouse residents from Ritson, Ewen, Crispe, Aldrick and Amory House plus the Community Centre.



KEY PLAN

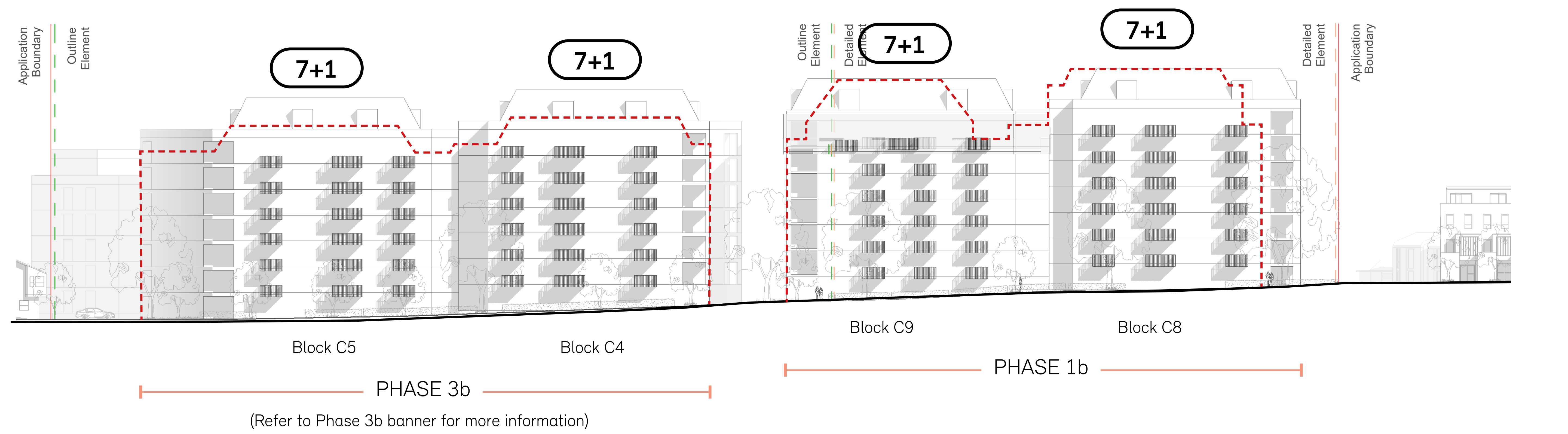


TYPICAL UPPER FLOOR PLAN

Outside Space Updates

- Amount of playspace under review to ensure appropriate provision for the increased number of homes.
- Removal of existing trees to accommodate the extension of building footprints.
- We are reviewing options to mitigate the removal of existing trees, including replanting of existing trees and provision of new trees.

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- - - Consented Building Footprint
- ↔ Buildings linked to provide access to second staircase
- Tree that will need to be removed



INDICATIVE ELEVATION ALONG CHARLOTTE TERRACE

- - - Consented height of the previous scheme

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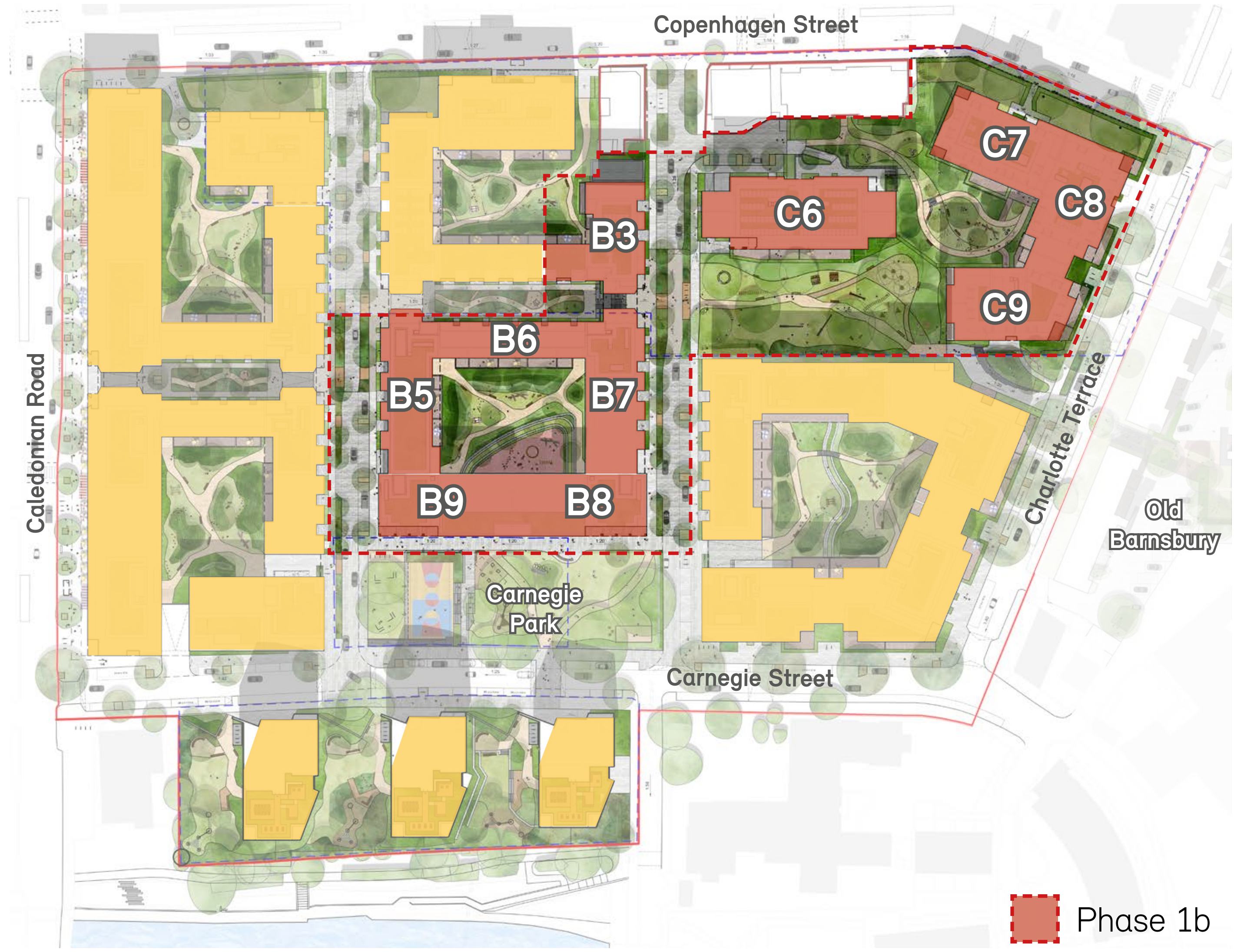
Phase 1b Number of Homes

Proposed: 347 homes (+ 50 homes)

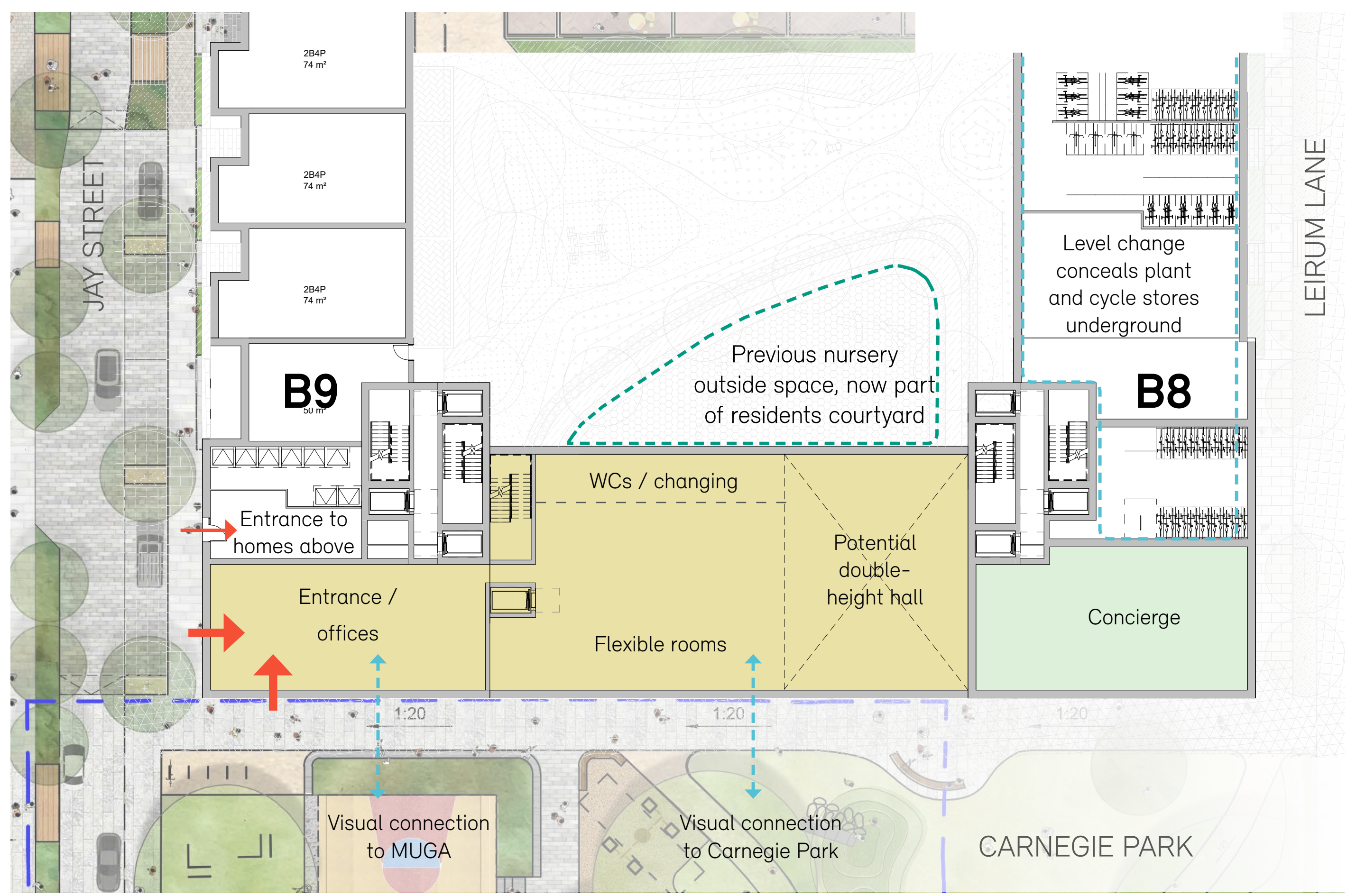
Updates to Phase 1b

Block B8 and B9 (Areas of Adrian House/Jocelin House/Community Centre)

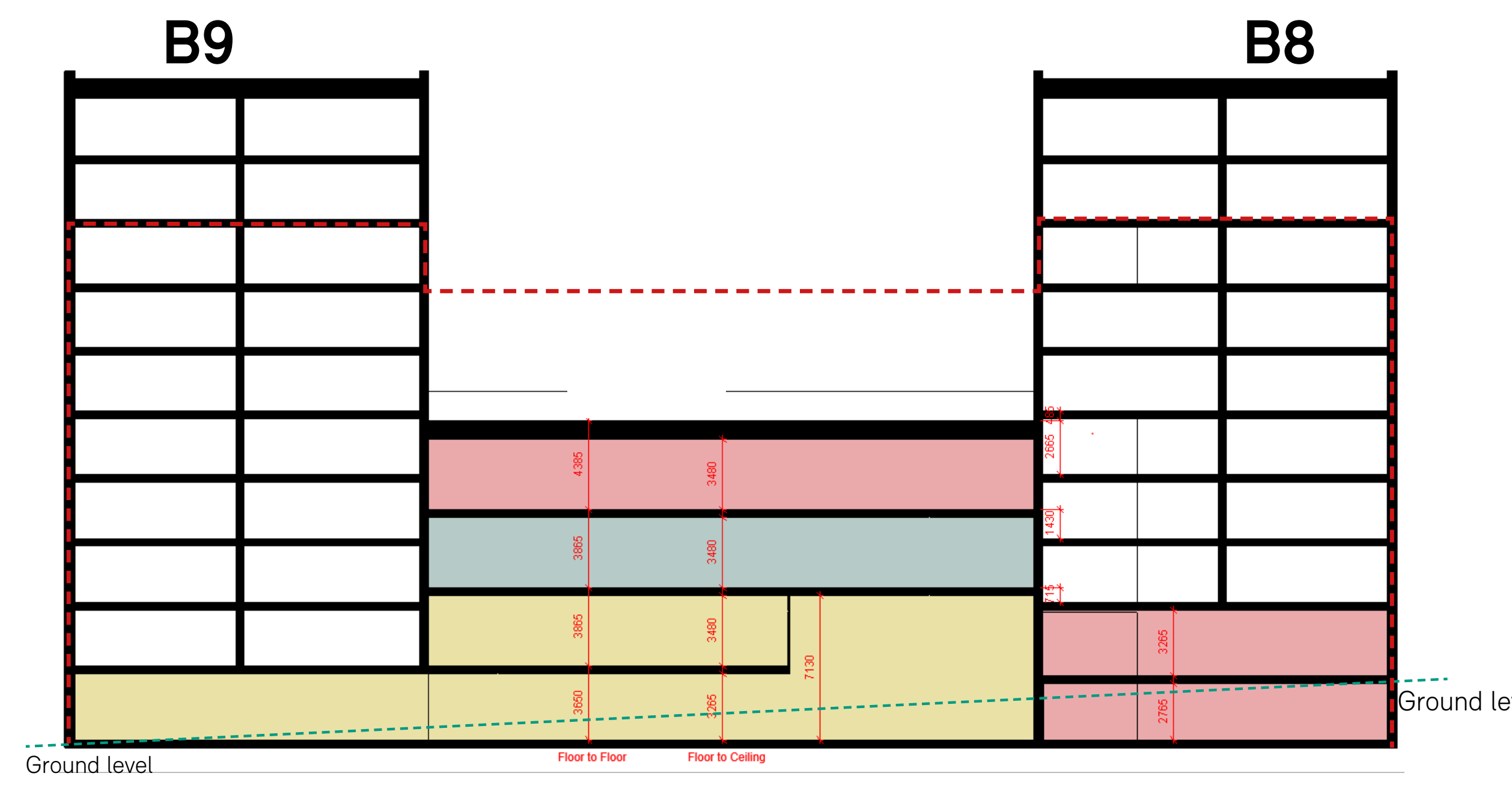
- Bringing together the community centre, nursery and resident facilities into one multi-storey building.
- Blocks B8 and B9 to be built on areas of the existing community centre and Adrian/Jocelin House.
- Additional height added to the corners of Blocks B8 and B9.
- Reduction of height across the middle section of Blocks B8 and B9.



KEY PLAN



GROUND FLOOR PLAN



COMMUNITY CENTRE SECTION

- Community Centre
- Nursery
- Resident Facilities
- Consented height of the previous scheme

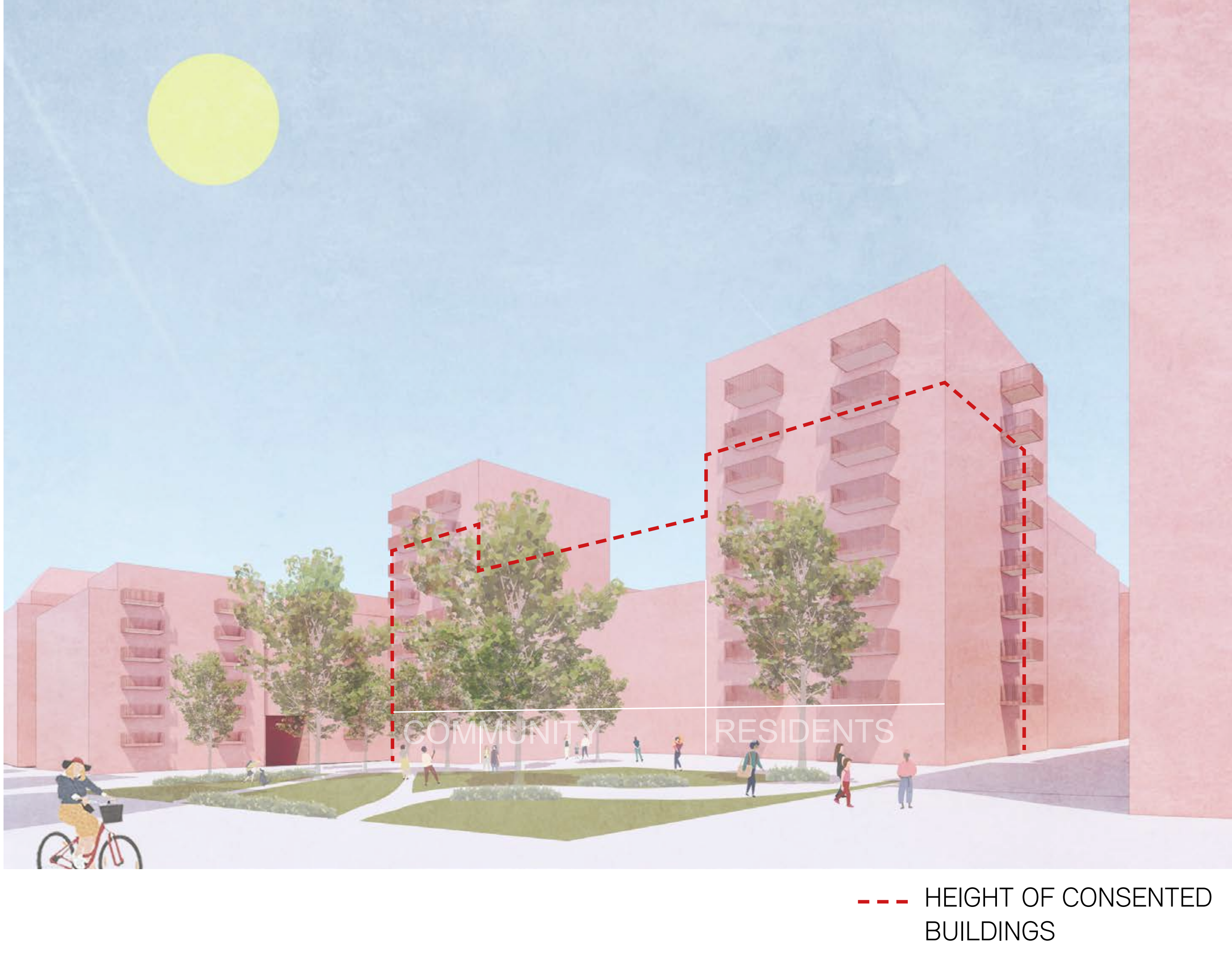
The community centre

We are reviewing the layout of the community centre to see how we can deliver more in this space and our new programme will see the community space delivered three years earlier.

The community centre, open for all to book and use, will be split across two floors. This will include flexible rooms available for hire, as well as a double height community hall that will be designed to accommodate a range of activities.

On the second floor, we will be re-providing space for a nursery. This will include an outdoor terrace that will provide a dedicated playspace for children using the nursery.

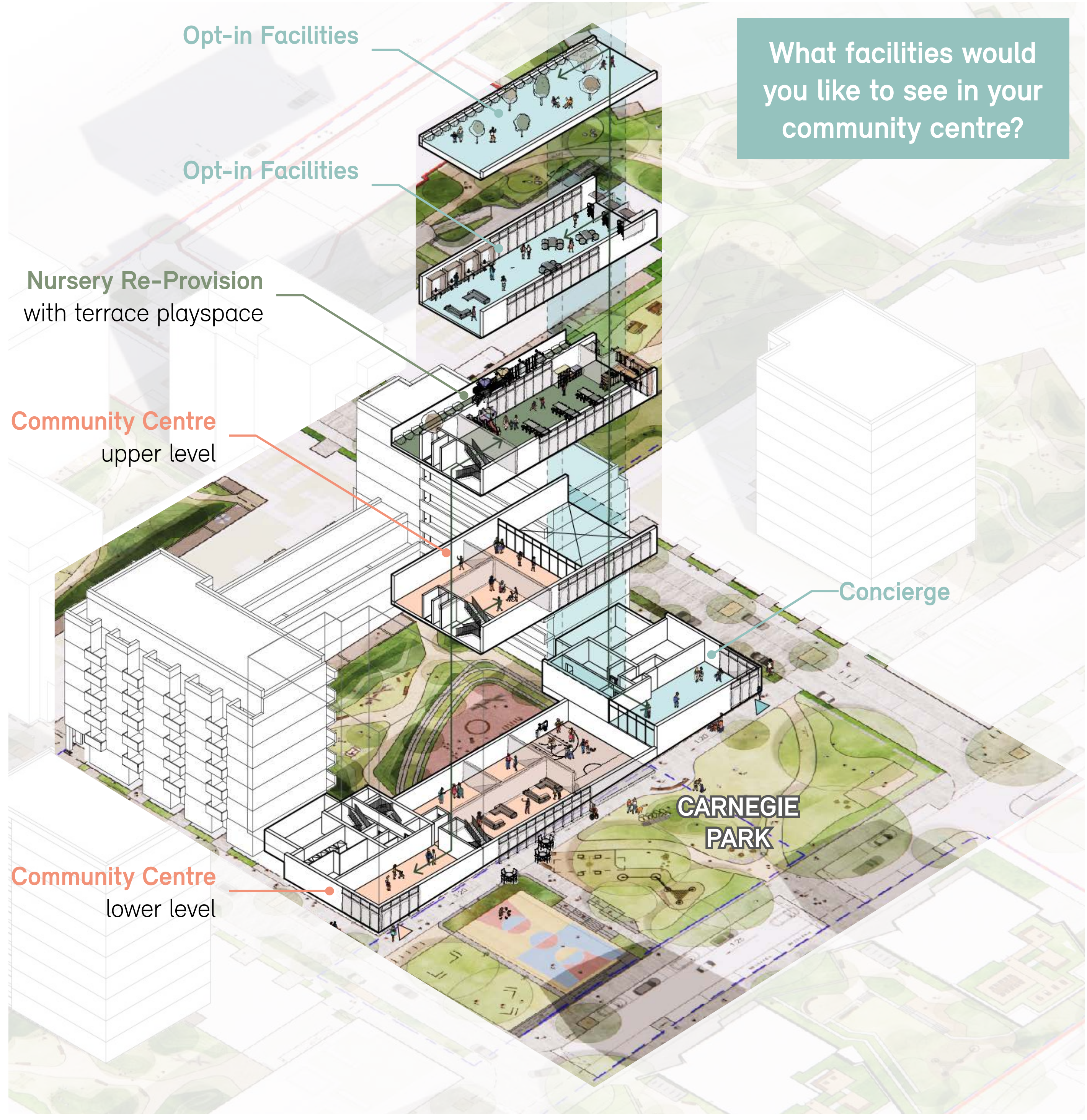
We want to know what you'd like to use the flexible spaces in the community centre for – let us know by completing a feedback form at the event or via our website.



--- HEIGHT OF CONSENTED BUILDINGS



EXAMPLES OF DIFFERENT TYPE OF FACILITIES



INDICATIVE AXONOMETRIC SHOWING THE COMMUNITY BUILDING

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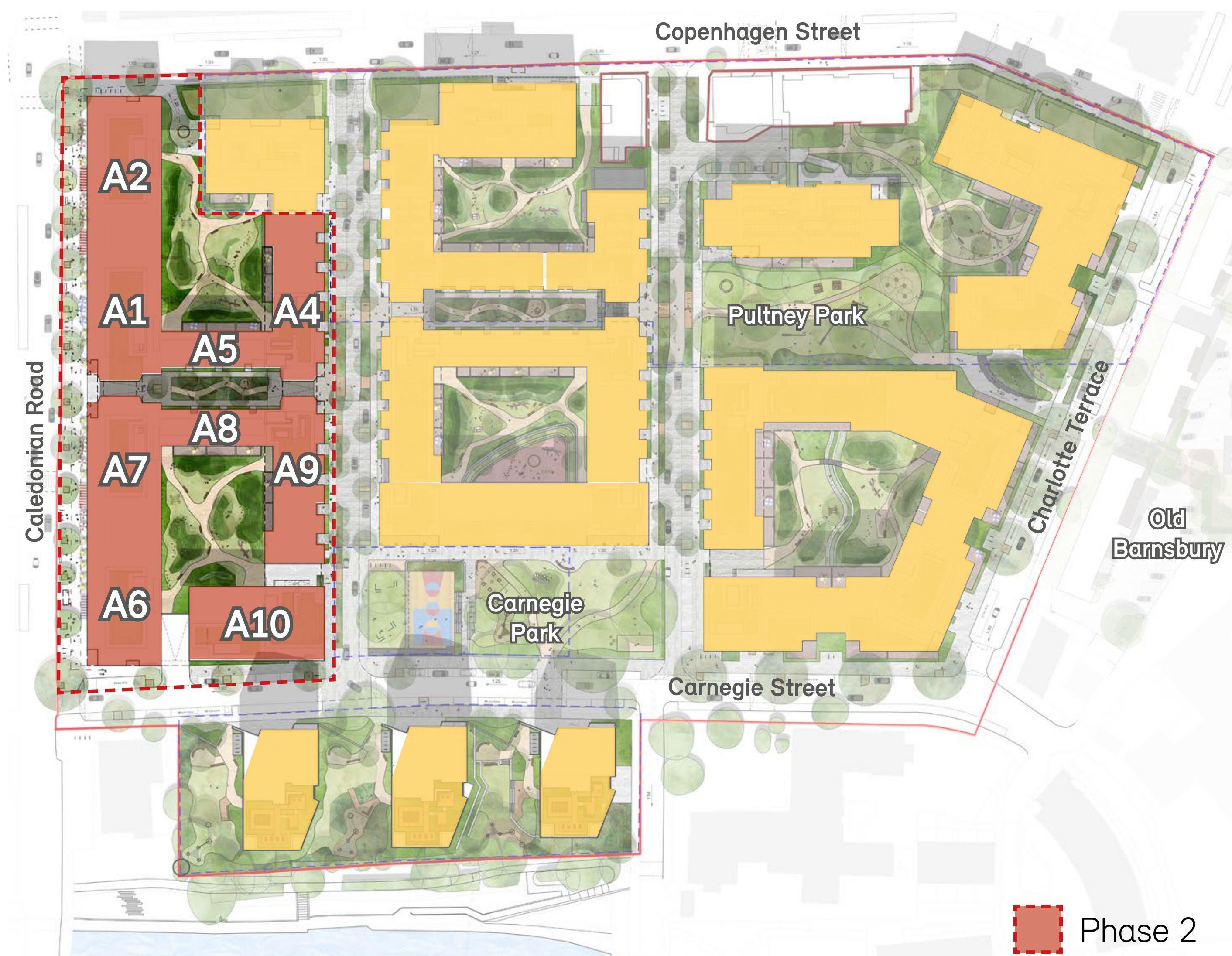
Phase 2 Number of Homes

Proposed: 275 homes (+ 15 homes)

Updates to Phase 2

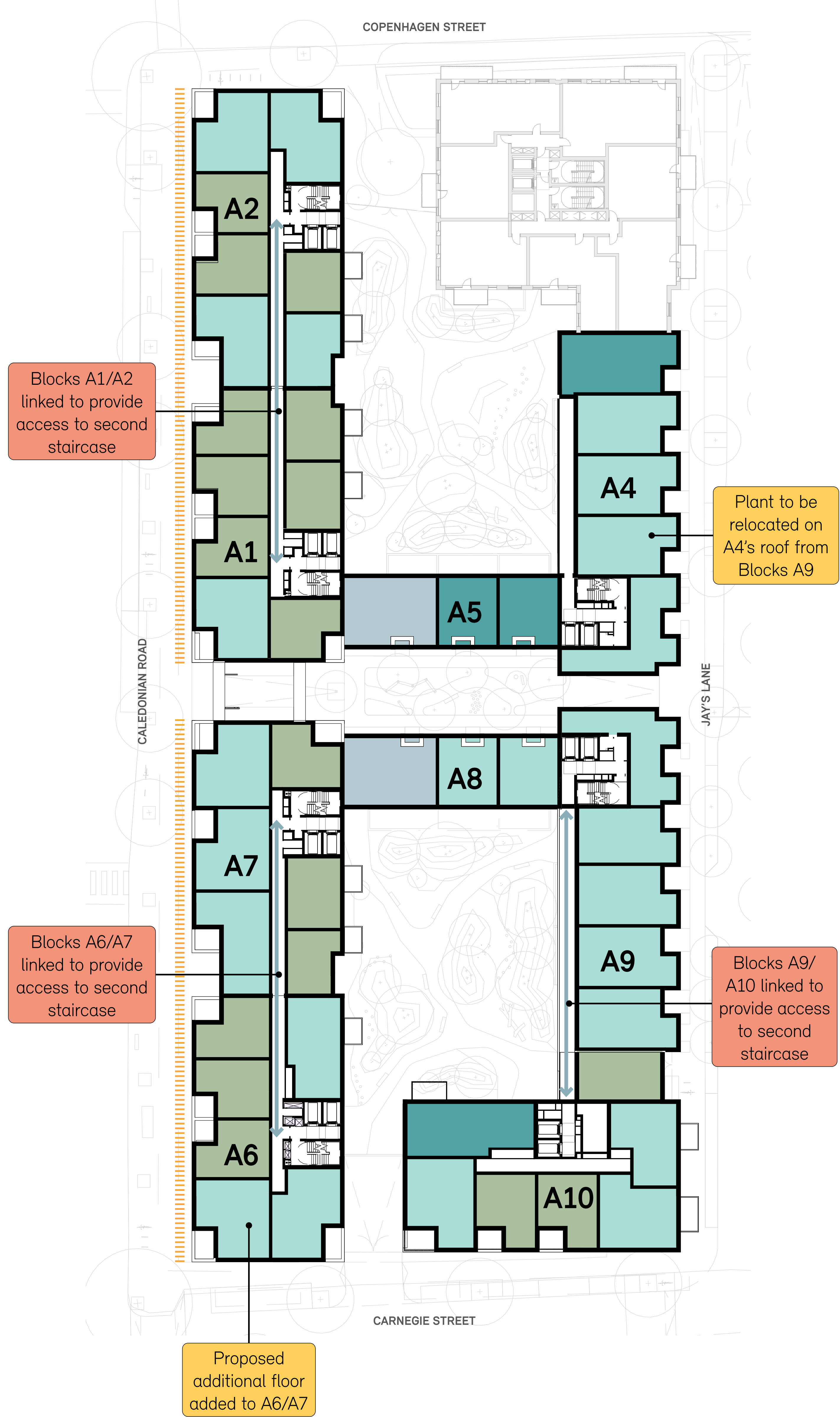
- Blocks A1/A2, Blocks A6/A7 and A9/A10 are linked to provide access to second staircase.
- Height of Block A4 reduced to remain under 18 meters and remove the need for a second staircase.
- Height increased by one floor in Blocks A6/A7.
- Retail - The principles established by the consented scheme will remain for the retail spaces along Caledonian Road.

*Minor updates to board made on the 17th October 2024 to ensure clarity



KEY PLAN

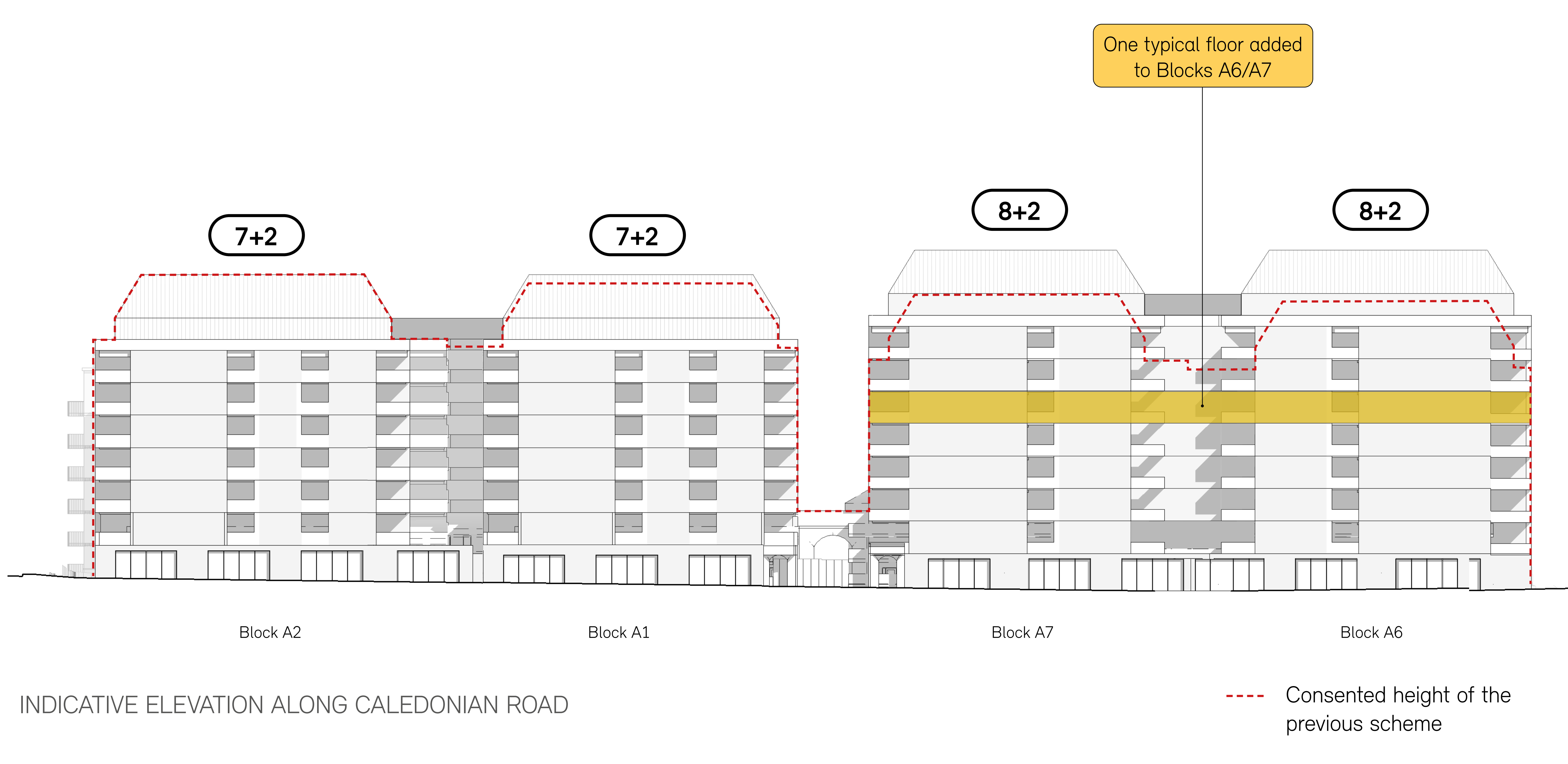
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Consented Building Footprint
- Buildings linked to provide access to second staircase
- Tree that will need to be removed
- Retail spaces retained along Caledonian Road frontage



TYPICAL UPPER FLOOR PLAN



INDICATIVE VIEW OF MANSION BLOCKS A6/A7 ALONG CALEDONIAN ROAD FROM THORNHILL BRIDGE



INDICATIVE ELEVATION ALONG CALEDONIAN ROAD

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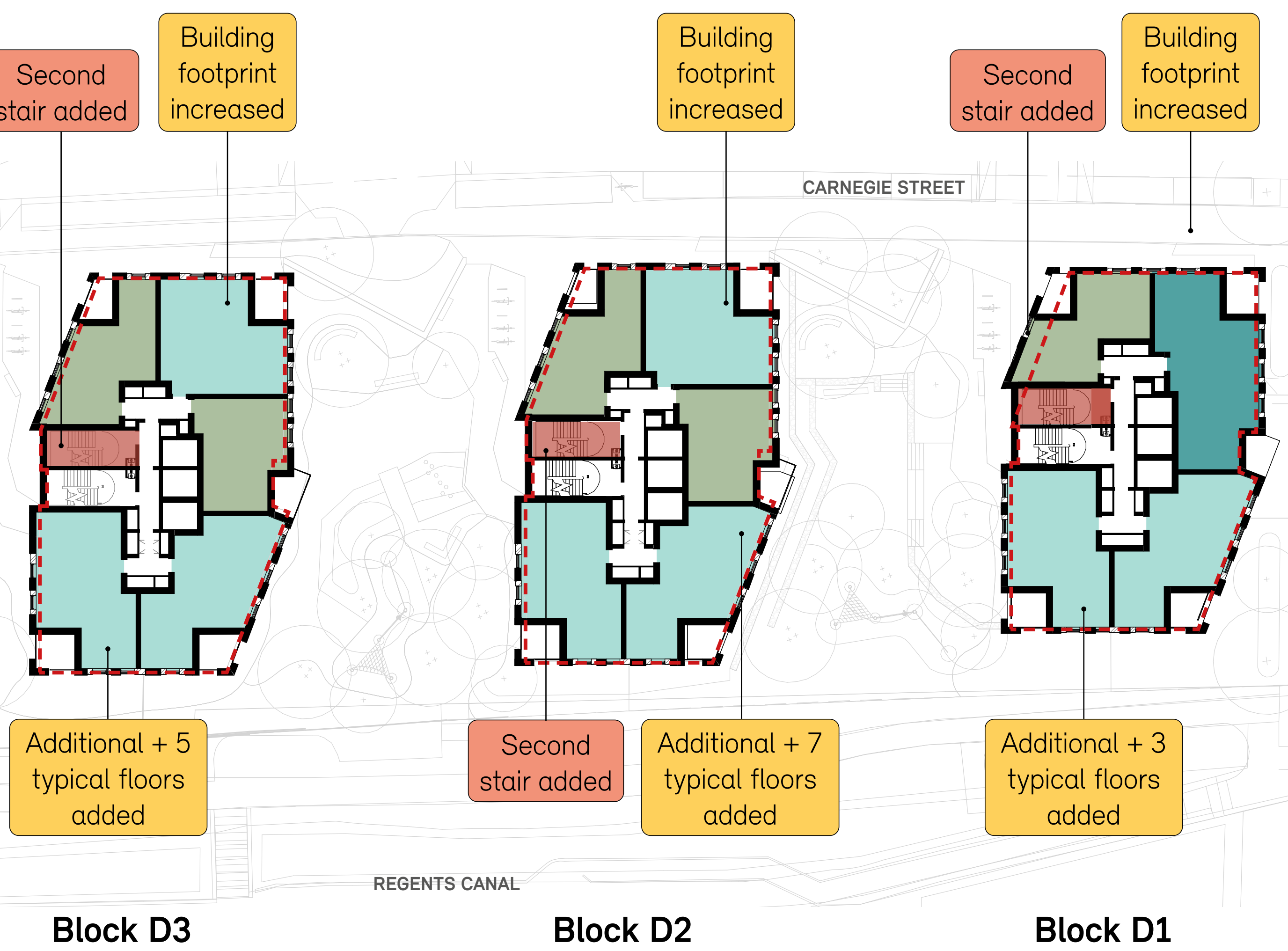
Phase 3 Number of Homes

Proposed: 384 homes (+ 128 homes)

Blocks D1-D3 (Phase 3a)

Areas of Adrian House/Jocelin House/Community Centre

- Minor increases to building footprint to accommodate an additional staircase in each block.
- Housing mix retained as per the consented scheme.
- Consented canal block height: 9/11/9 floors.
- Proposed canal block height: 12/18/14 floors.



TYPICAL UPPER FLOOR PLAN

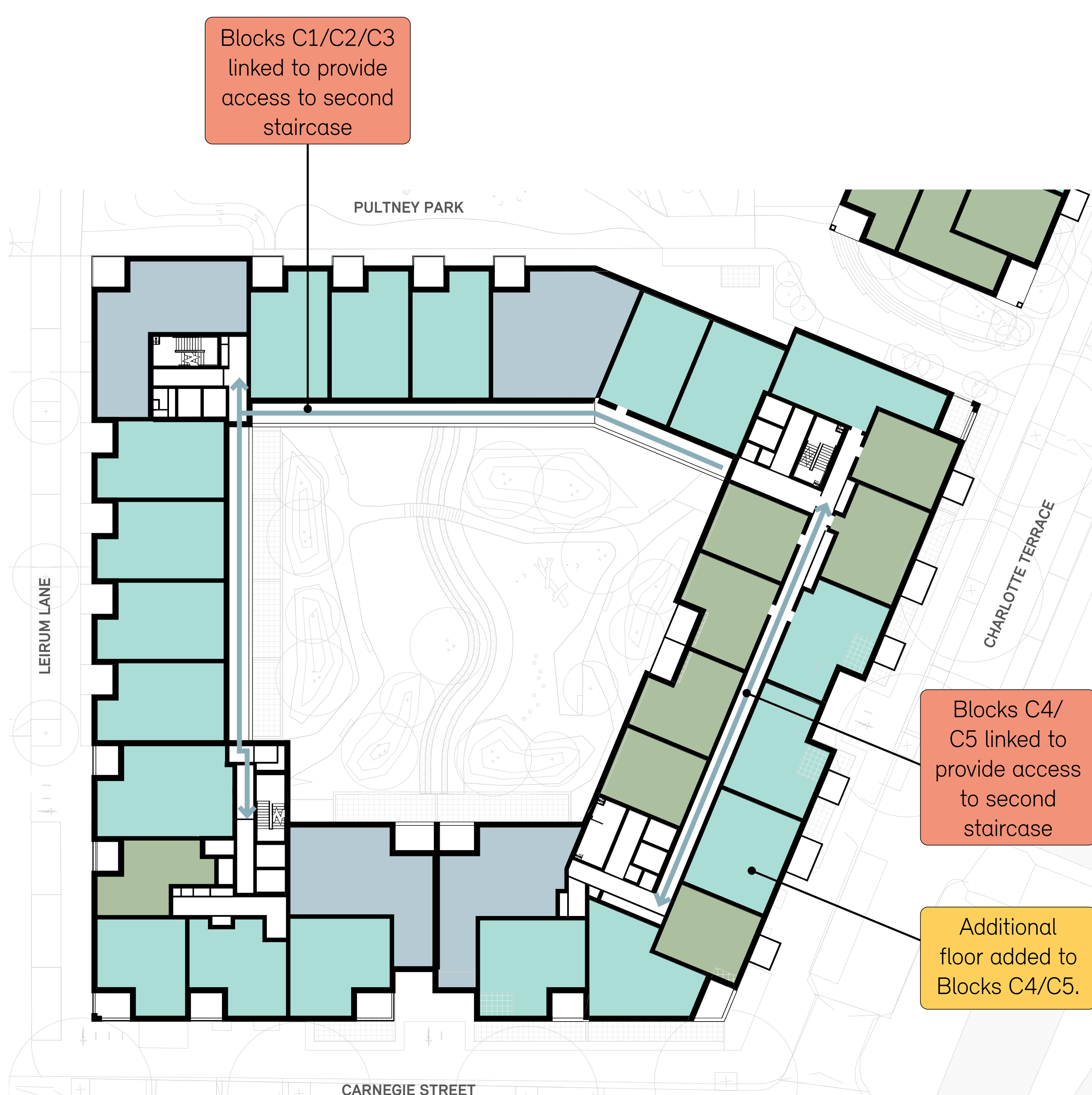
--- HEIGHT OF CONSENTED BUILDINGS



KEY PLAN

Blocks C1-C5 (Phase 3b)

- Blocks C1/C2/C3 and C4/C5 are linked to provide access to second staircase.
- Additional typical floor proposed to Blocks C4/C5.
- Single storey mansard introduced to align with Mansion Blocks design principles within Phase 1a.
- Size of courtyard maintained as per the consented scheme.



TYPICAL UPPER FLOOR PLAN

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Consented Building Footprint
- ↔ Buildings linked to provide access to second staircase
- Tree that will need to be removed

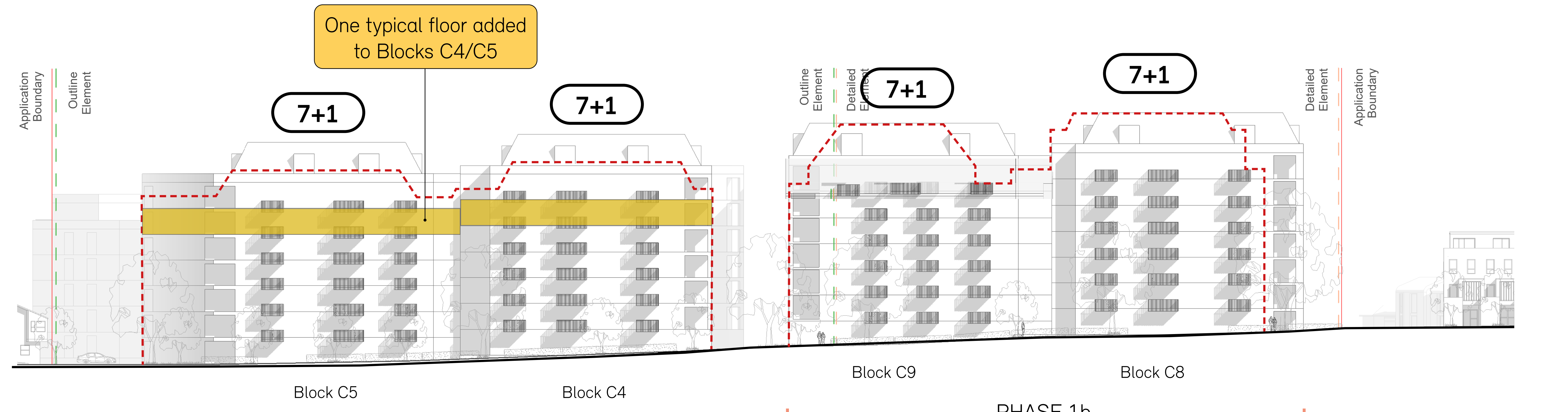


Proposed Canal blocks: View from Muriel Street



Proposed Canal blocks: View from Thornhill Bridge

--- HEIGHT OF CONSENTED BUILDINGS



INDICATIVE ELEVATION ALONG CHARLOTTE TERRACE

(Refer to Phase 1b banner for more information)

--- Consented height of the previous scheme

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A New, Quicker Construction Programme

By combining Phase 1b and Phase 1c, we can deliver new homes at a faster rate as well as minimising disruption from construction works. Overall, these updates will mean:



All residents rehoused by 2032, with the whole scheme being completed by 2035



Reduced period of disruption to residents with condensed phasing parcels of development

What Does This Mean For Existing Residents?

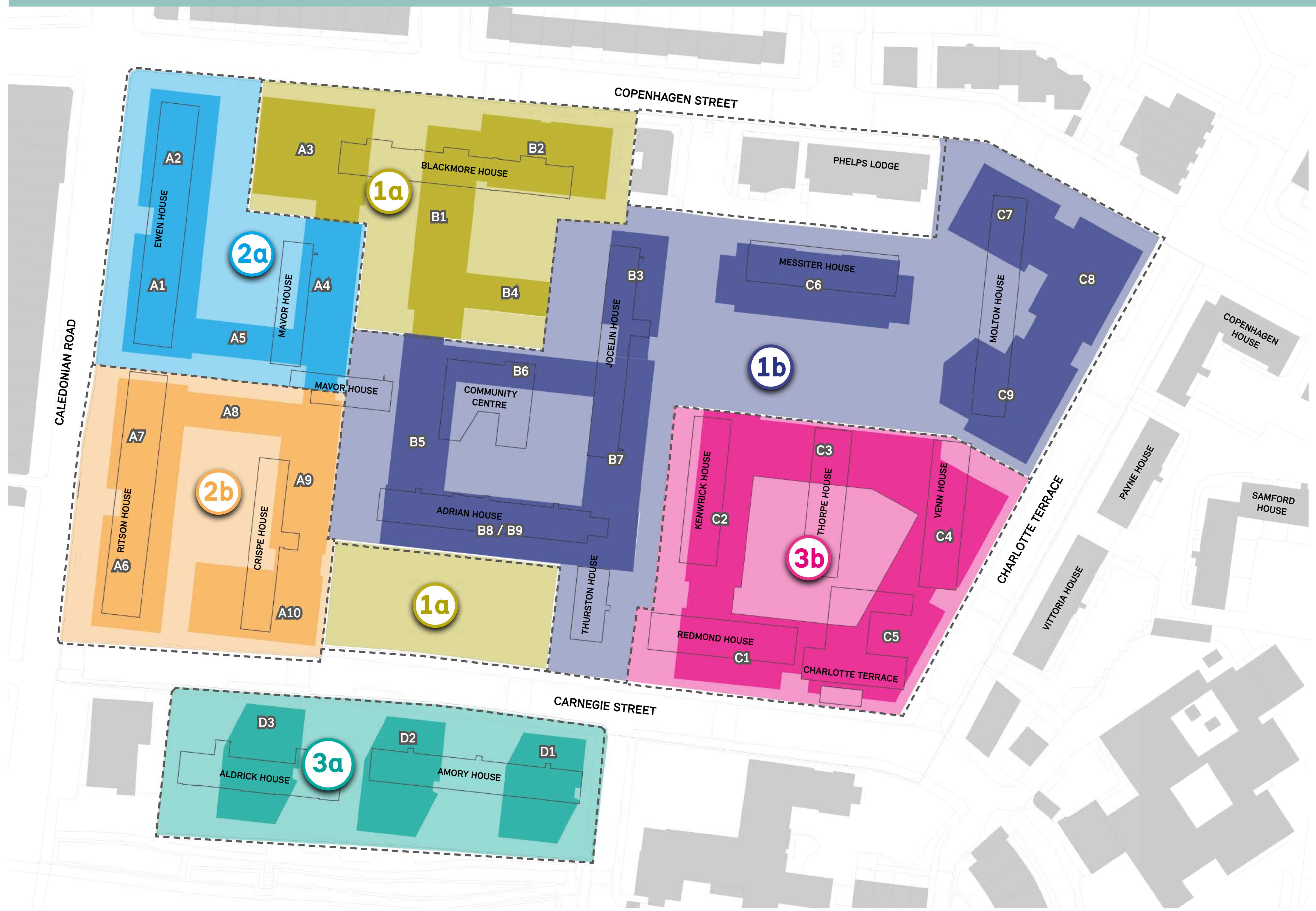


Take a look at the new phasing plan below to see when your new home will be ready to move into.

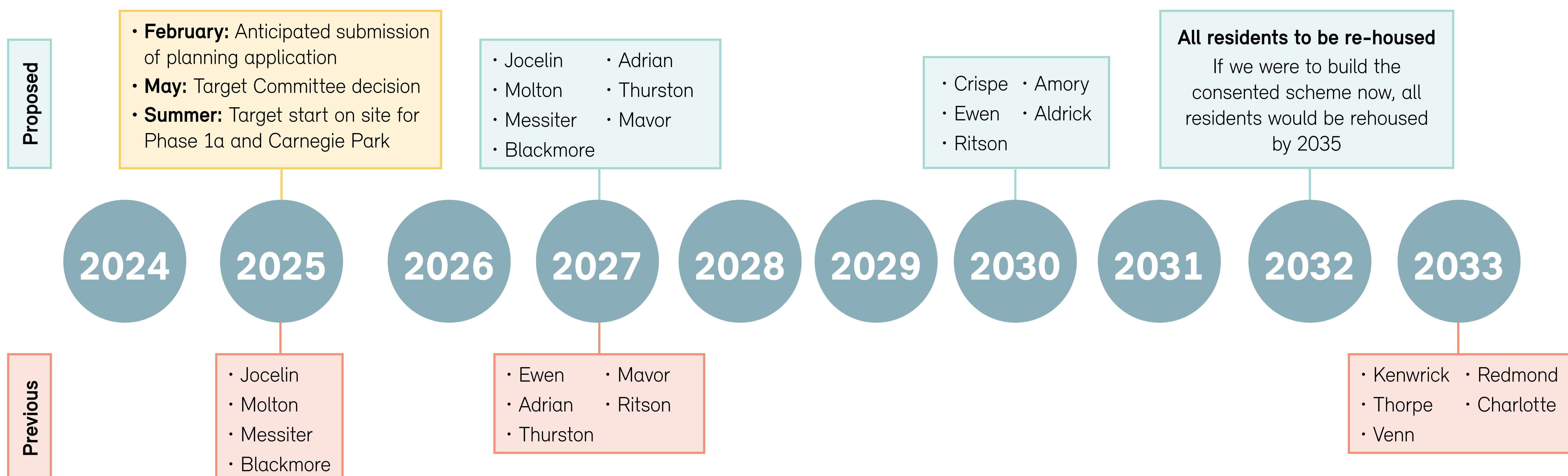
If you have any questions about when you will need to move please do one of the following:

- Talk to one of the team
- Email BEST@newlon.org.uk
- Phone 020 8709 9172

Masterplan Phasing Plan



Our Phasing Timeframe



Next Steps

Following conversations with residents and the planning team at Islington Council, we will be progressing the updated designs before sharing the final proposals with you in a few months' time.

We would be grateful to hear your feedback on what has been presented today, so do talk to one of the team and/or complete a feedback form.

Ask The Team

Please ask a member of staff if there are any topics you would like to know more about for either the proposed transformation plans for New Barnsbury or the original consented scheme.



Share Your Feedback

We want to hear your thoughts on the updated proposals:



Scan the QR code to complete a feedback form online



Complete a paper feedback form in person



Talk to a member of the team at the events



Email the BEST Team at best@newlon.org.uk

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