



Illustrative view of the community centre building and Carnegie Park

Updates to the New Barnsbury masterplan

In October, we consulted with residents and the local community to present proposed updates to Phases 1b, 2 and 3 of the New Barnsbury masterplan. These updates are necessary due to the Government announced revisions to fire safety regulations. More recently we provided more information on these changes in December 2024.

Since then we have continued to update the masterplan to respond to the feedback that we have received. This includes feedback from residents, neighbours, Islington Council and their independent design review panel (DRP). Now we are ready to share further amendments to the masterplan.




Whilst much of the information may look similar to the December event, the height and massing of some of the blocks is changing and we wanted to let you know about this while we continue progressing the design.

These changes are all to ensure that buildings follow new fire safety regulations and the project is financially viable.

Please ask members of the team any questions and share any feedback you may have by completing the survey provided.

Share your feedback

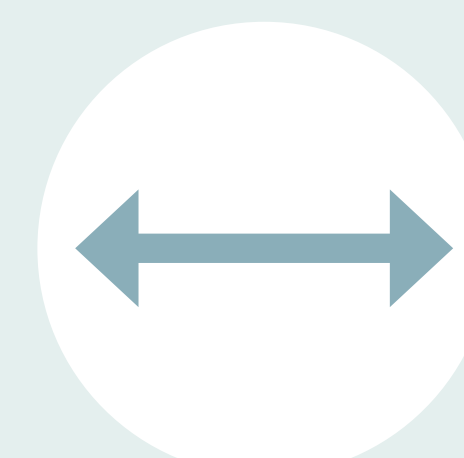
We want to hear your thoughts on the updated proposals:

-  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

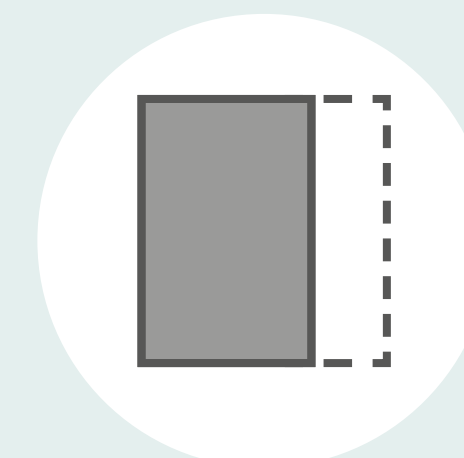
Key principles of the updated masterplan



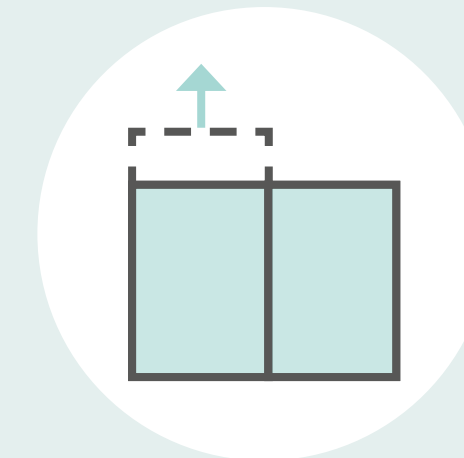
Access to additional second staircase in all blocks above six floors.



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 to maximise the delivery of affordable homes across the site.




The consented masterplan provided 914 new homes. The proposed masterplan looks to provide a total of around 1,140 new homes, comprising around 700 private homes and around 440 affordable homes.



The amount of bin and bike stores, and play space will be increased to reflect the housing mix across the masterplan and within each individual block.

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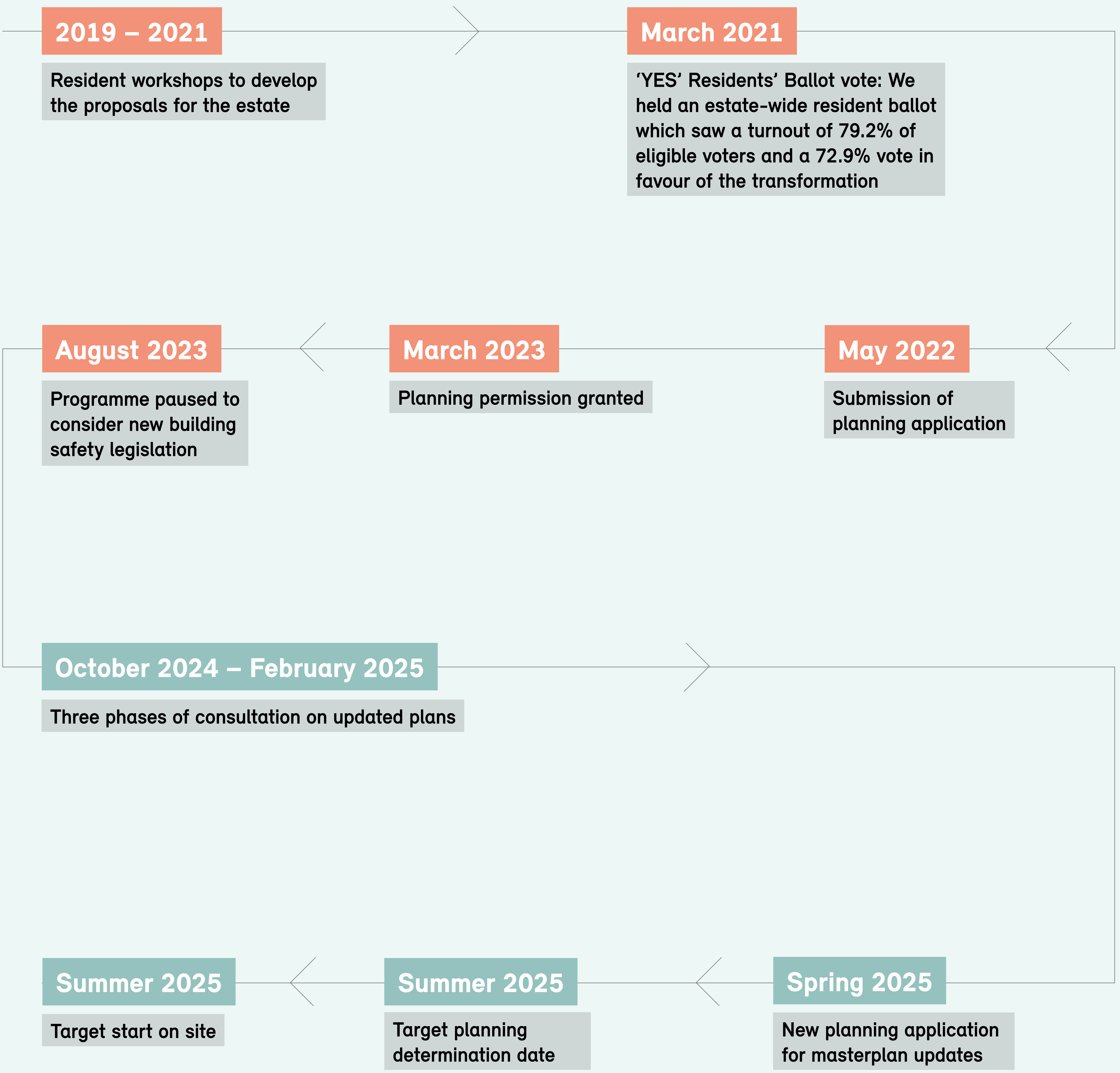
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Timeline



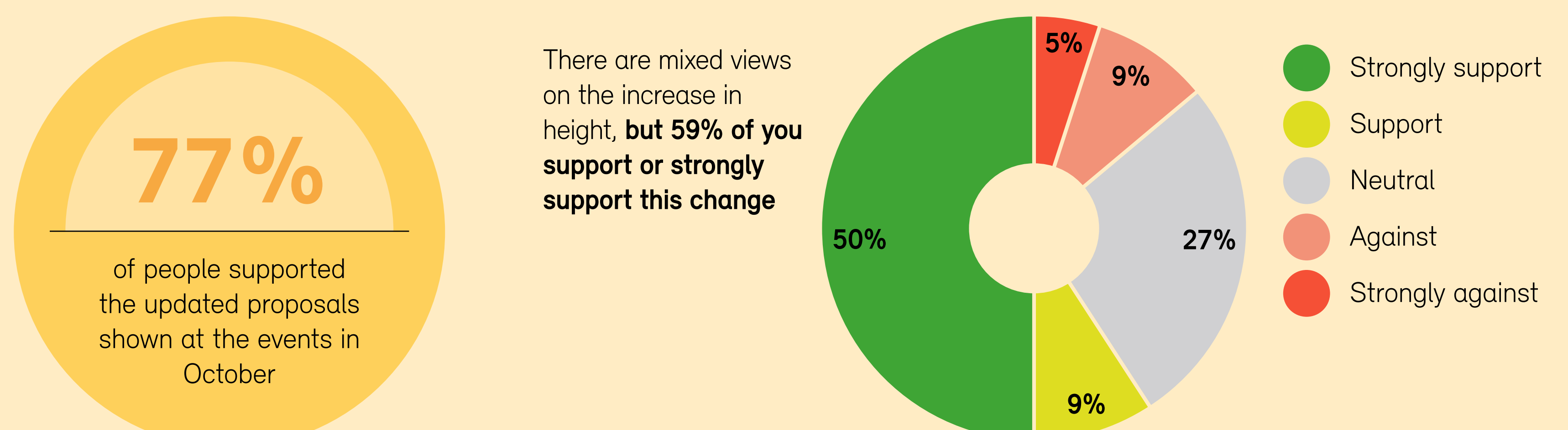
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The masterplan

The plans below provide an overview of the updated masterplan and landscaping strategy across the estate. These have been shown against the consented masterplan heights and landscape updates to illustrate the differences.

Your feedback on proposals



- 1,140** new homes (increased from 914 in the consented masterplan)
- Up to 440** affordable homes
- Majority** of buildings remain similar height
- A bigger and improved** community centre and nursery
- 10%** of 1, 2 and 3 bed homes will be accessible for wheelchair users



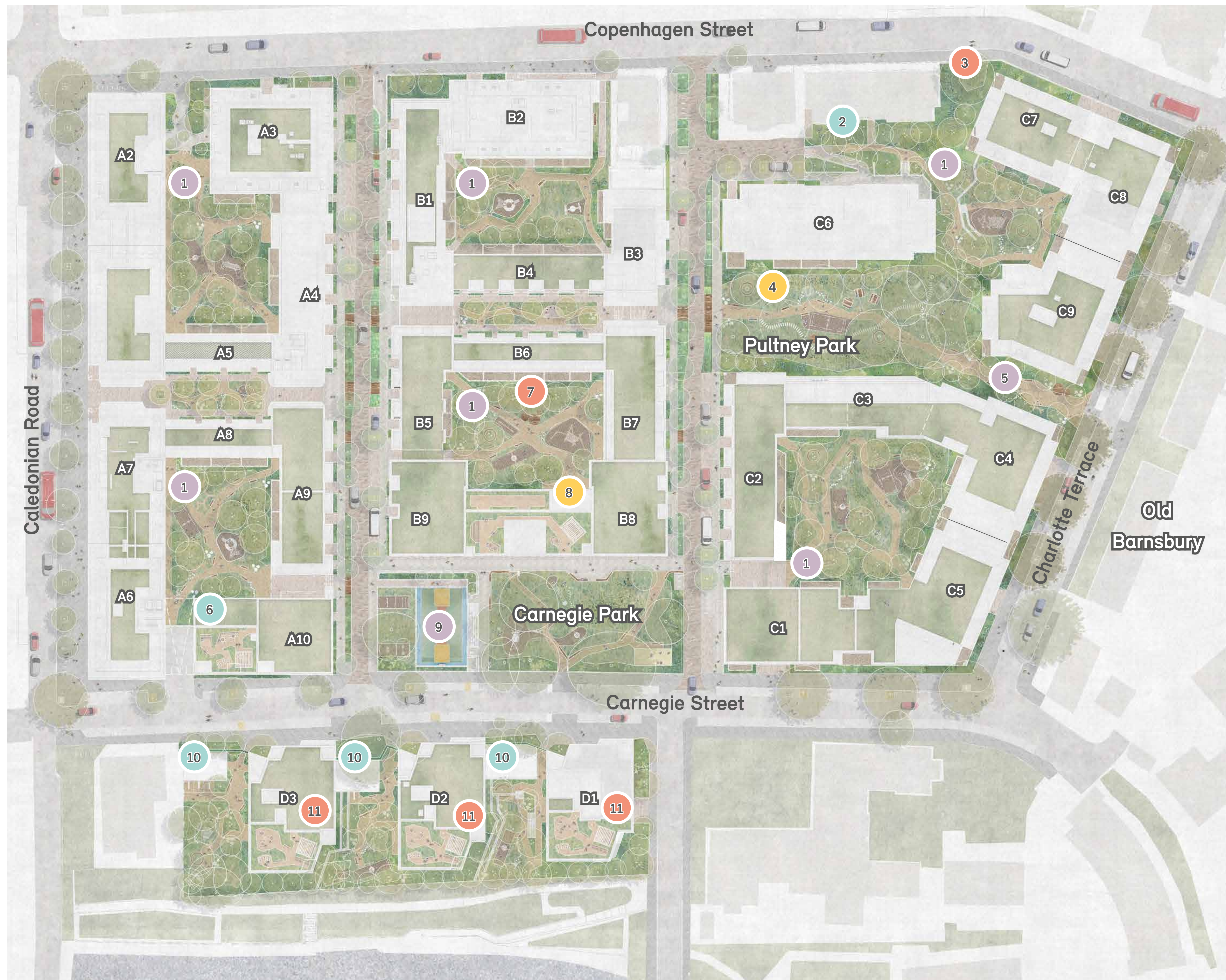
Key benefits of the consented masterplan

The proposed masterplan retains and builds upon the key benefits of the consented masterplan:

- 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.

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- 1 Accessibility improved to all courtyards, with more inclusive play opportunities and improved paths
- 2 Main access gate moved towards C6, alongside more generous buffer planting and new trees for greater privacy and noise reduction
- 3 New tree planting, flowering hedgerow and meadow help to green Copenhagen Street, where three trees need to be removed
- 4 Additional seating and improved accessible play elements in Pultney Park
- 5 Pultney Walk marks the entrance to the park, with seating, trees and informal play opportunities set within generous areas of planting
- 6 Additional green roofs and resident-only roof terrace on A10 provides a sunny space to sit and relax
- 7 Resident-only courtyard behind the Community Centre gains amenity space due to relocation of nursery terrace to upper floor
- 8 Nursery terrace offers safe, sheltered play space which is not overlooked
- 9 Improvements to Carnegie Park include relocation of MUGA access to the north, enabling planted buffer to the street and fenced boundary to the south for safety
- 10 Canal courtyards improved with attractive external cycle stores, better access, more inclusive play and more tree planting
- 11 Rooftop amenity to canal blocks improved with more meadow planting, swathes of sensory herb planting and more seating nooks

Illustrative landscape masterplan

Pultney Walk

An animated linear walk marks the entrance to Pultney Park, offering pedestrians opportunities to pause and play-on-the-way. New trees and planting will green the space and draw on the green and leafy character of the park to create a calm and attractive space for all.



Illustrative view from Charlotte Terrace towards Pultney Park

Carnegie Park

Carnegie Park remains the heart of the landscape at New Barnsbury, offering the community a space to meet, rest and play. The park now includes more seating to celebrate the central entrance to the Community Centre and cycle stands have been relocated close by to enable more planting.



Illustrative view of Carnegie Park looking north-west towards Jay's Lane

Pultney Park

The quieter of the two parks, Pultney Park celebrates the retained mature trees within this existing green space and offers more informal and natural play opportunities. Different kinds of seating invites residents and visitors to pause and relax, while nectar rich hedgerow and meadow bring value to pollinators and provide seasonal interest.



Illustrative view from within Pultney Park

Communal Courtyard

Each block of new homes has access to a shared resident-only courtyard, providing a green outlook and a safe and joyful space for all ages. Each courtyard is sensitively designed to ensure privacy to ground floor homes, while balancing quieter seating areas with imaginative and inclusive play for younger children.



Illustrative view of the communal courtyard behind the Community Centre

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Trees

- A tree survey has been carried out, indicating a total of 178 trees on site.
- All except three trees proposed for removal have existing permission from the previous planning application.
- To mitigate the loss of trees, about 280 new trees will be planted, with 44 retained, resulting in an overall gain of 146 trees.
- Proposed trees will offer seasonality, cooling and ecological benefits, as well as helping to create an attractive environment.



Ecology

- We are committed to improving biodiversity across the site and have a number of approaches to help us do this.
- Green roofs will undulate in depth, enabling us to establish wildflower meadow and habitats for invertebrates.
- Pollinator friendly planting such as native hedgerow supports insects such as butterflies and bees and brings seasonal change.
- Homes and habitats for wildlife including hedgehog houses, insect hotels, loggeries and bird and bat boxes.



Play

- The approach to play across the site is multigenerational and inclusive, balancing more formal equipped play provision with incidental and natural play features.
- Opportunities for children to explore plants and nature are integrated throughout the masterplan, with play-on-the-way bringing joy to everyday journeys.
- Within the courtyards, doorstep play for younger children and accessible equipment is prioritised, while the public parks provide for all ages including a multi-use games area for sports and more adventurous play equipment for older children.
- Outdoor fitness equipment and a quieter boules area encourage adults to pause, exercise and play too!



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Phase 1b design development

- A new green gateway, Pultney Walk, creating a welcoming entrance to Pultney Park.
- Changes to the mix of 1 bed, 2 bed and 3 bed homes to meet the need of residents moving into this phase.
- Changes to the planting, access and location of the courtyards to improve privacy for Phelps Lodge.

Phase 1b number of homes

Proposed: 348 homes, including 82 for existing residents (+ 51 homes).

As a reminder, Phase 1b now includes the previous Phase 1c which will mean quicker delivery of new homes, the nursery, community centre and residents facilities. It will also reduce disruption due to construction works.

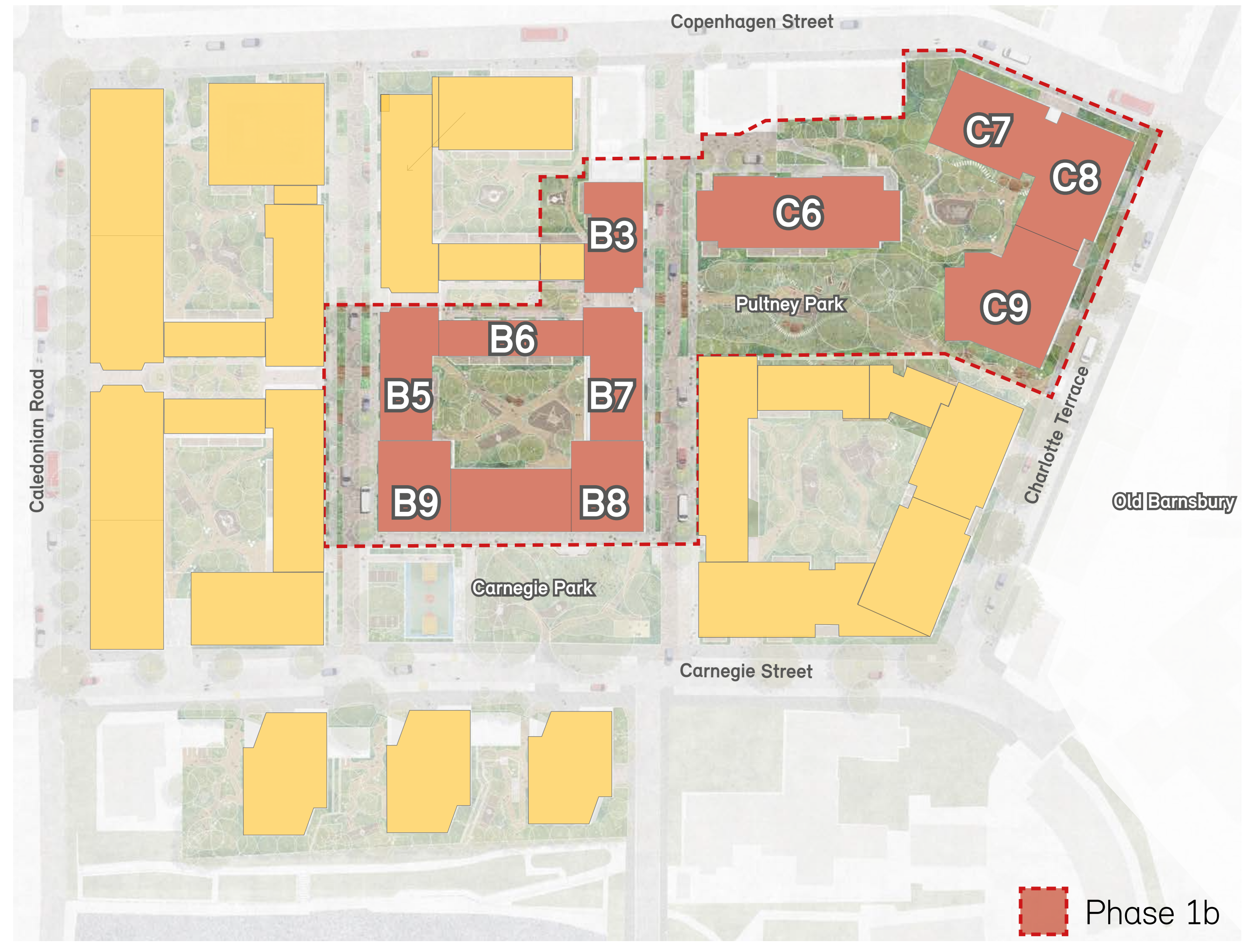
Your feedback on proposals

68%

of people supported the loss of trees on Copenhagen street to enable delivery of additional homes in phase 1b

Changes since December consultation

B9 and B8 reduced in height by 2 floors



Key plan

Phase 1b: plan

This ground floor plan shows the types of different homes and design development of phase 1b.

COPENHAGEN STREET



Illustrative plan of Pultney Park



Illustrative plan of Pultney Walk

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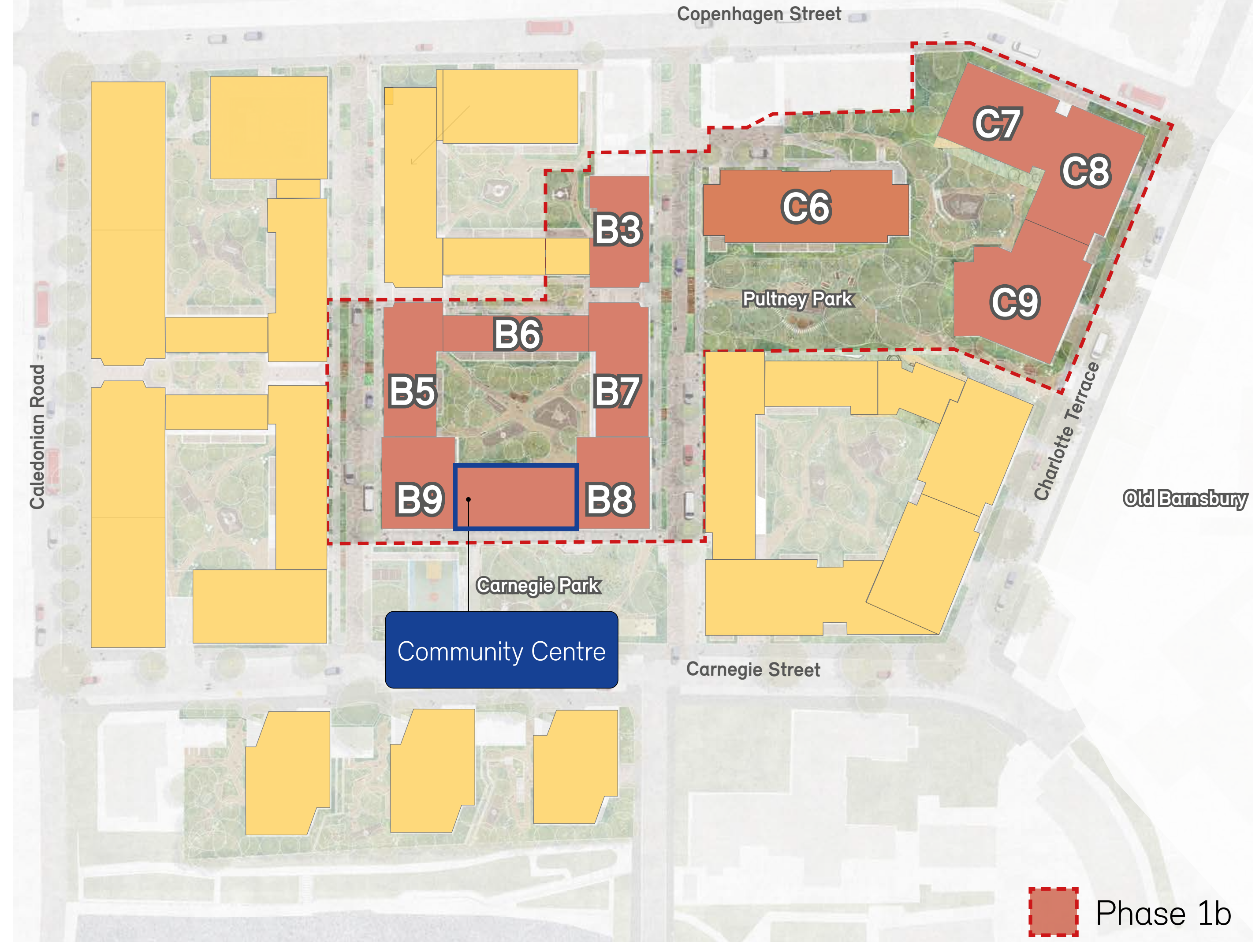
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Community Centre design development

- Centralising the community centre entrance to provide more green space and link directly to Carnegie Park.
- More play space has been added to the residents' courtyard to cater to different ages.
- Creation of more seating and space around the entrance to make it a welcoming space and improve the leisure spaces.
- Extending the boundary to Carnegie Park to protect the south-eastern corner of the play area from traffic travelling on the new 'Leirum Lane'.

Changes since December consultation

B9 and B8 reduced in height by 2 floors



Key plan



Illustrative view of the community centre building and Carnegie Park



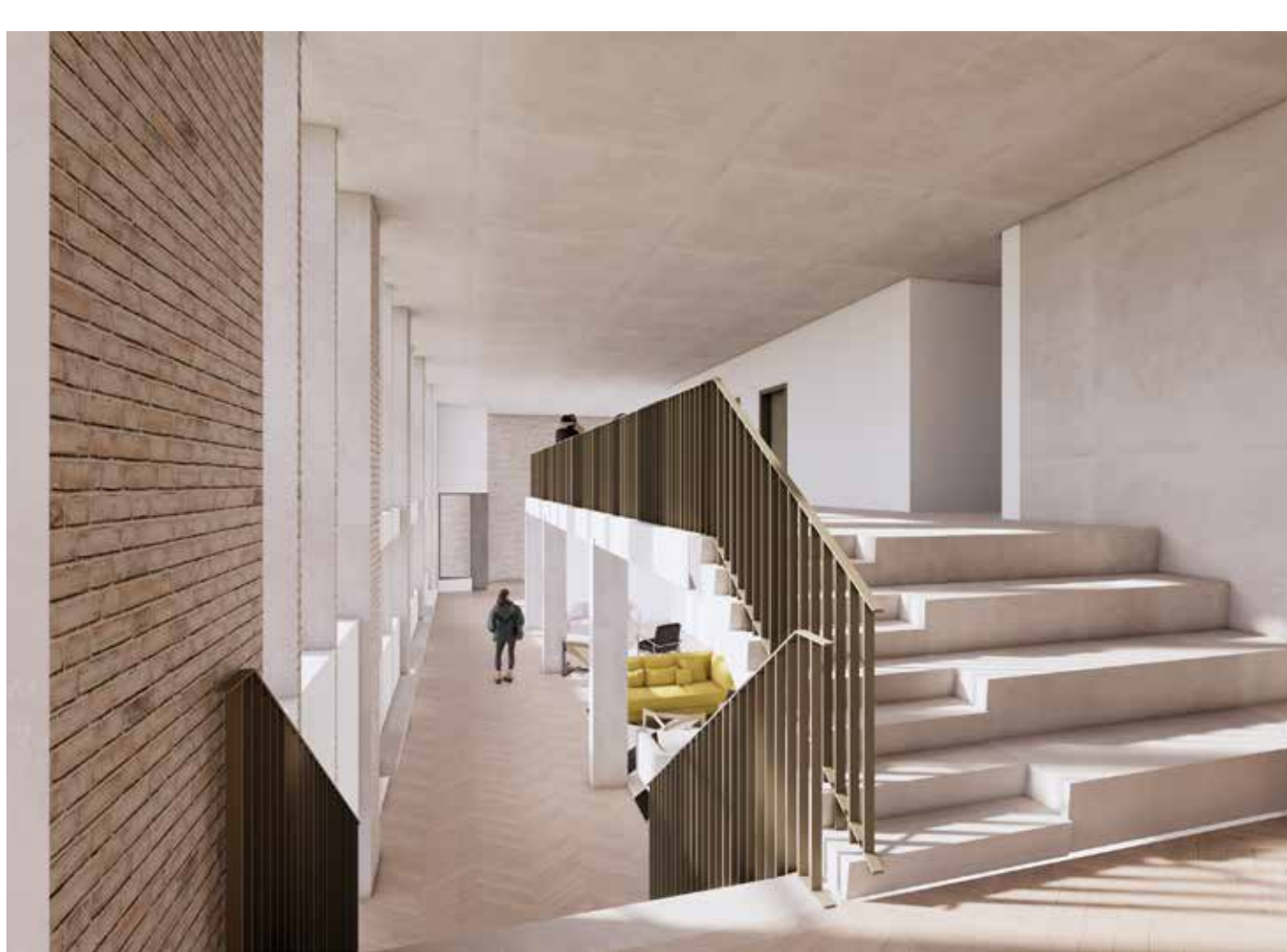
Illustrative community centre entrance



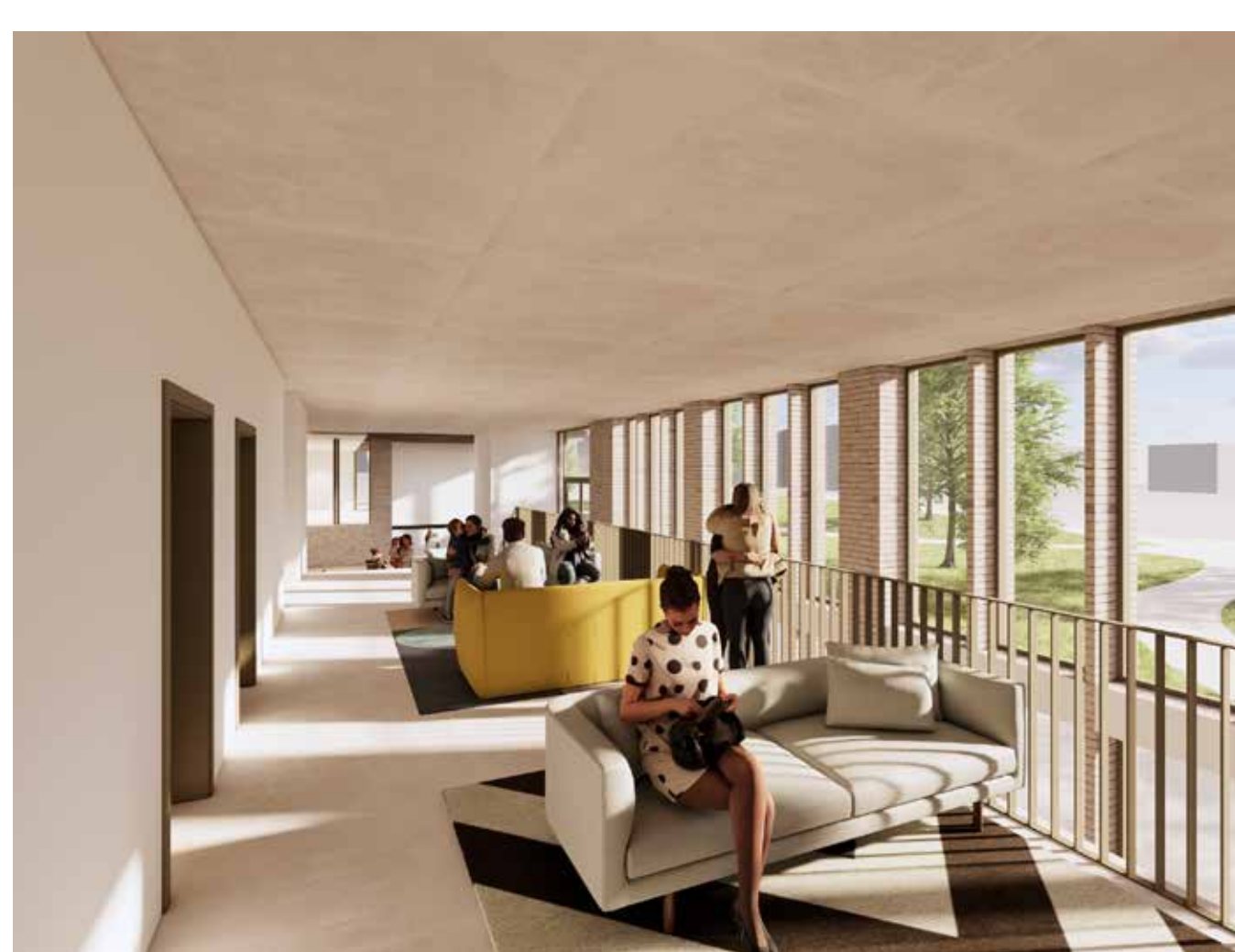
Illustrative view of entrance area



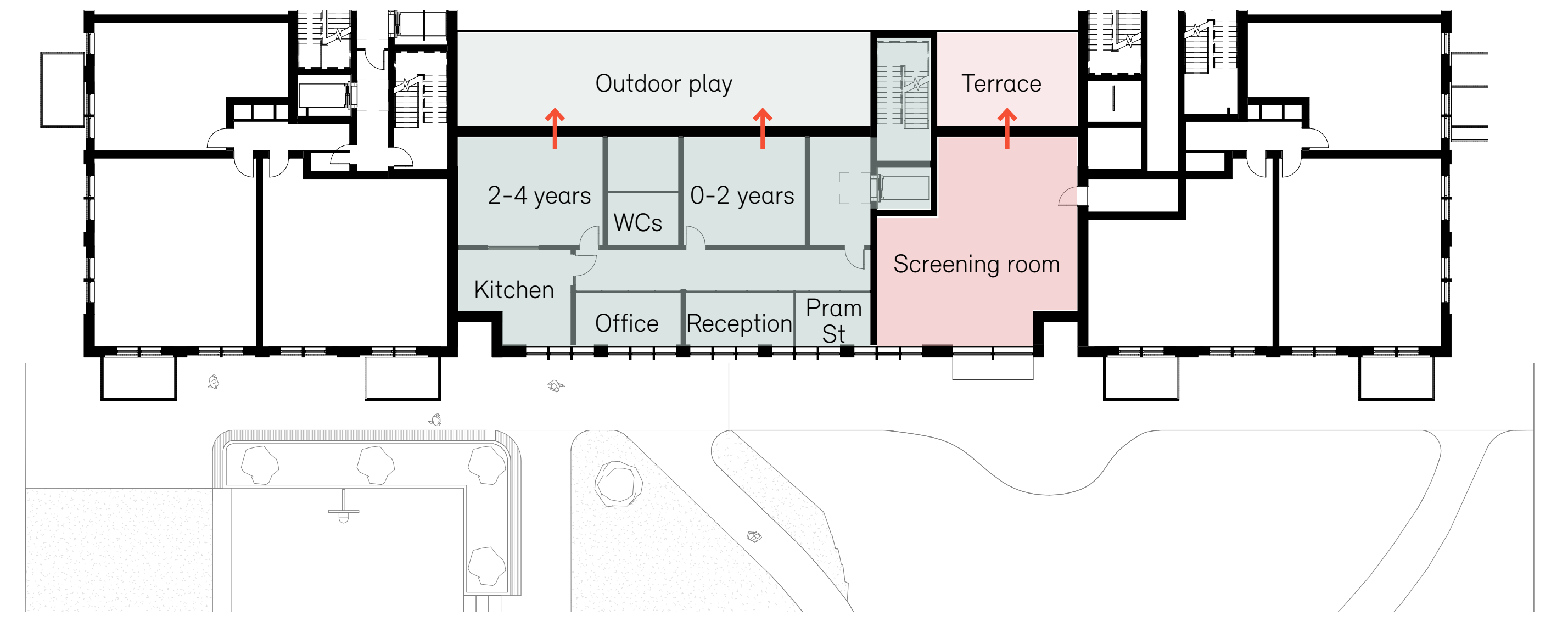
Illustrative view of seating area with views to Carnegie Park



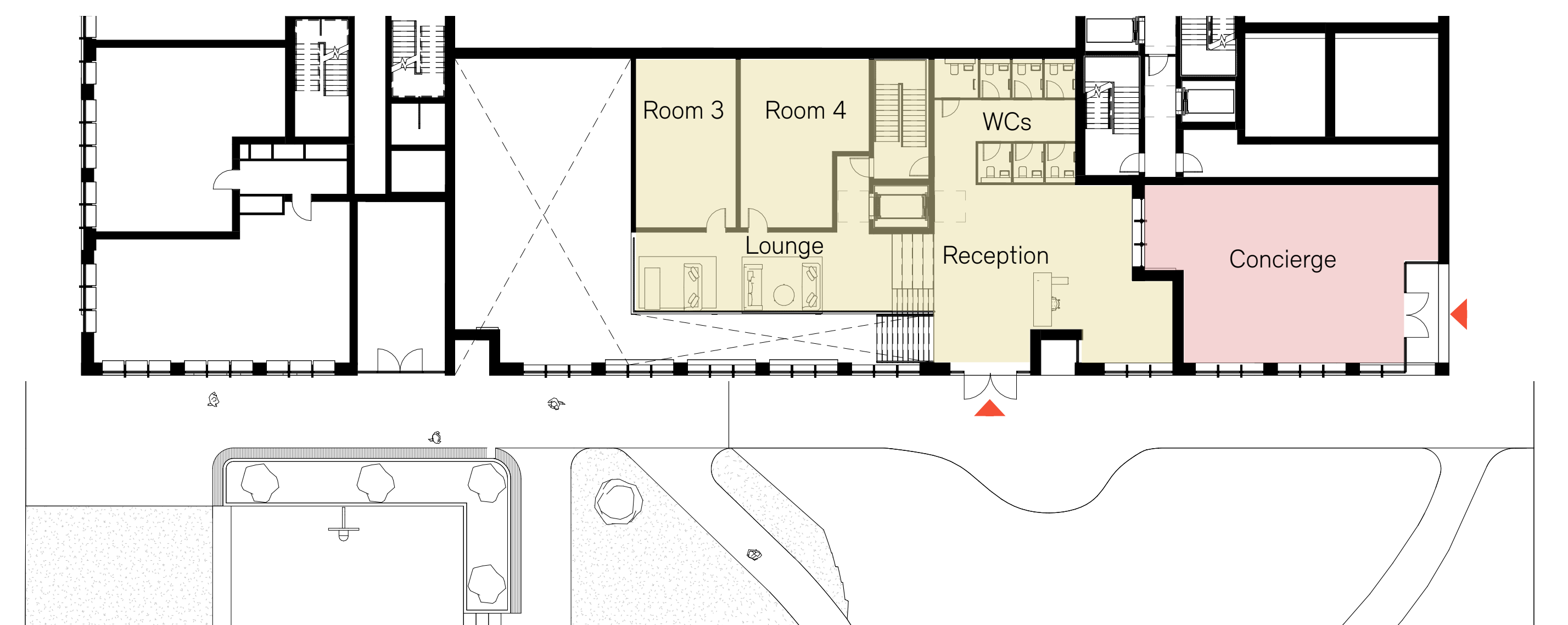
Illustrative view of double height circulation space



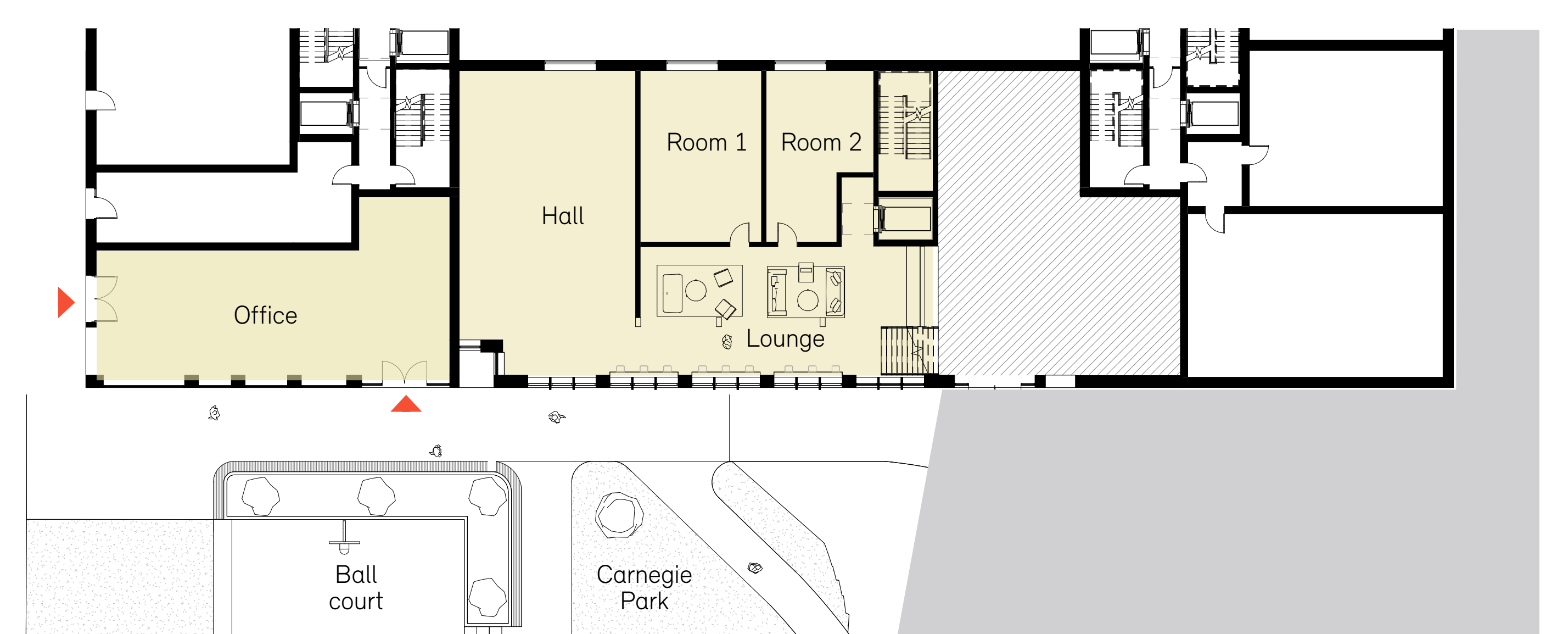
Illustrative view of upper floor area



Second floor - Nursery



First floor - Community centre



Ground floor - Community centre

- Community Centre
- Nursery
- Resident Facilities

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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 to Blocks A1/A2 and A6/A7.
- The ground floor units on Caledonian Road remain designed for retail as they are currently.

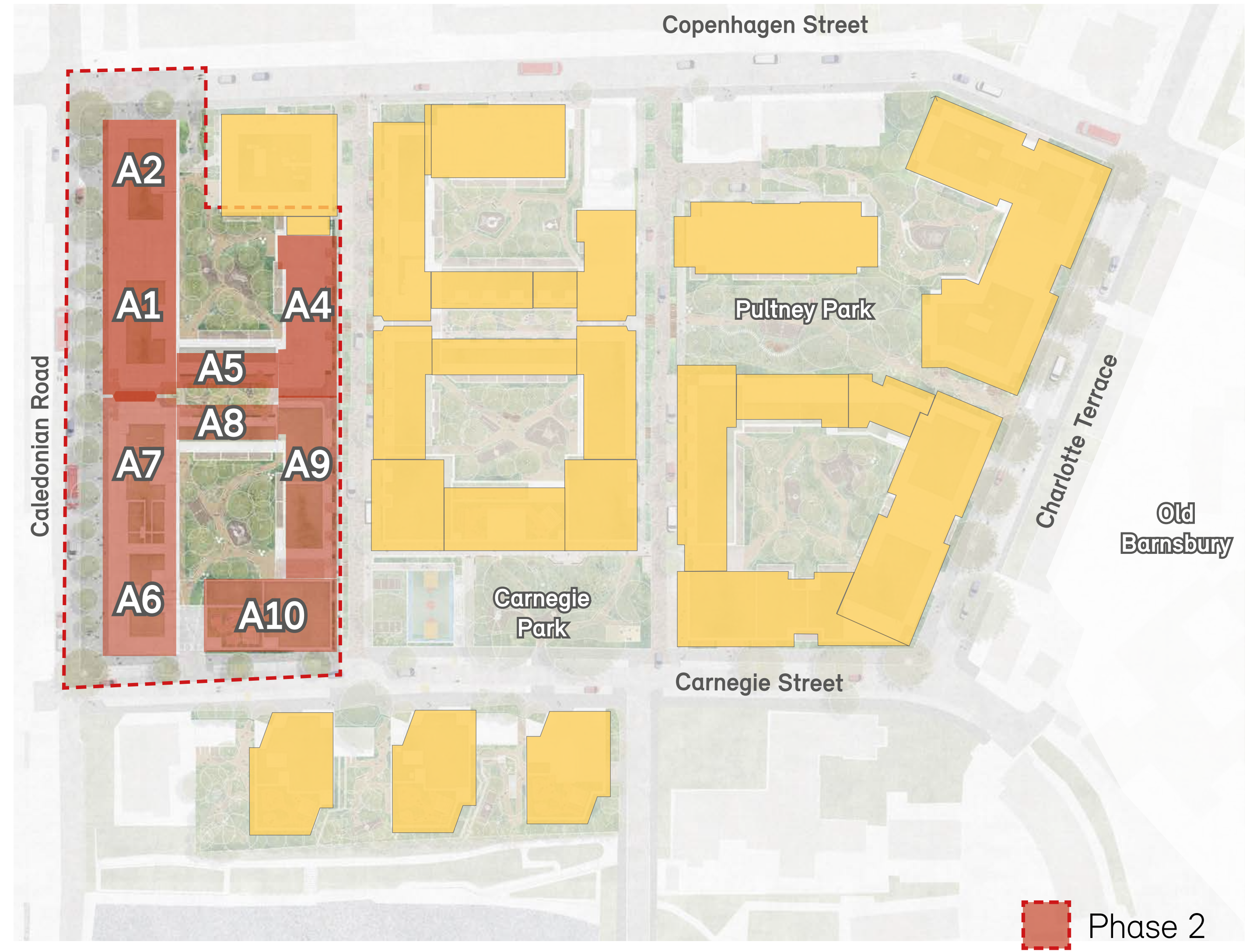
Changes since December consultation

A1 and A2 increased by 1 floor

A3 decreased by 1 floor

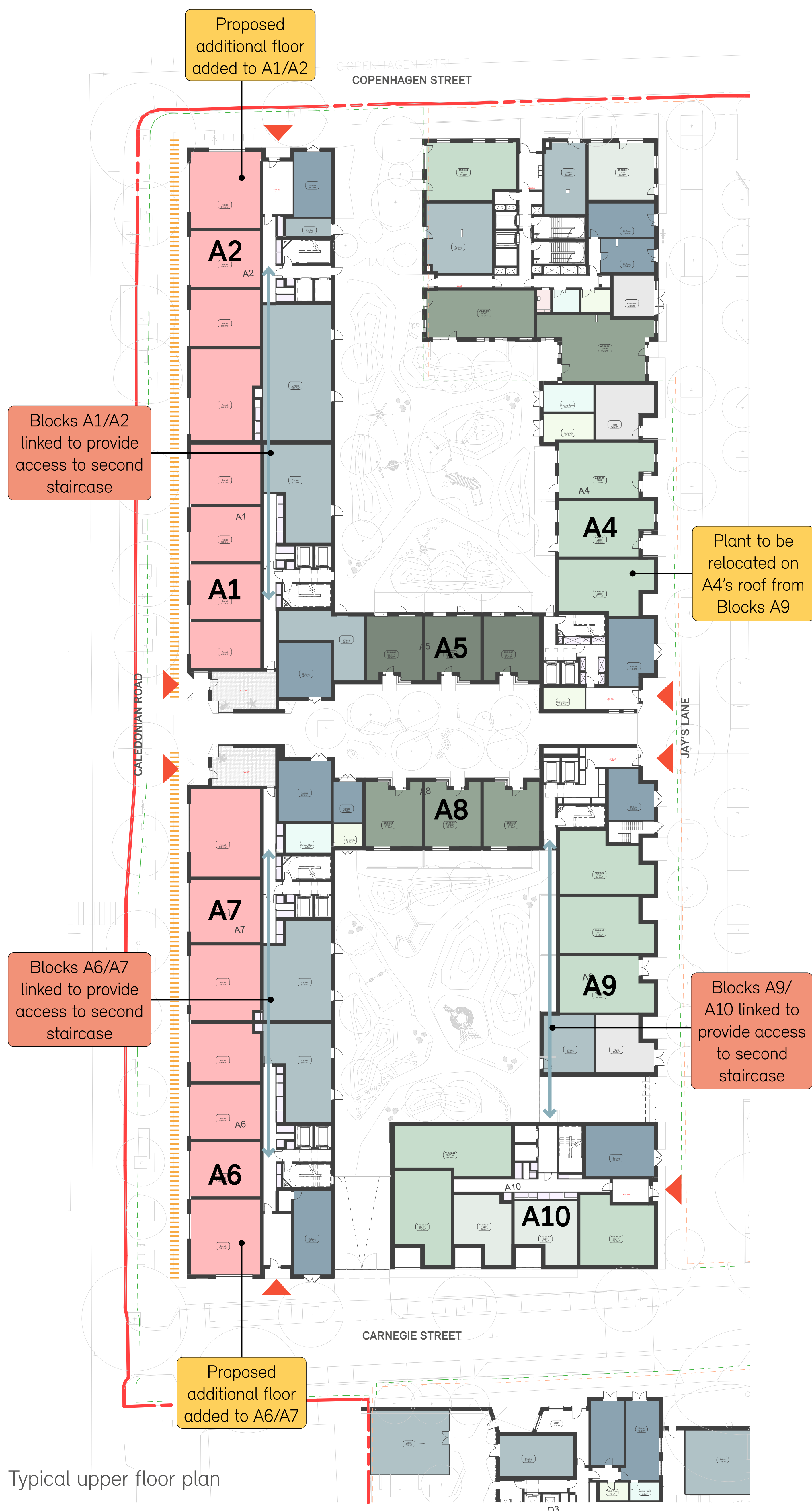
Phase 2 number of homes

Proposed: Around 273 (+ 13 homes).



Key plan

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- Consented Building Footprint
- Buildings linked to provide access to second staircase
- Retail spaces retained along Caledonian Road frontage



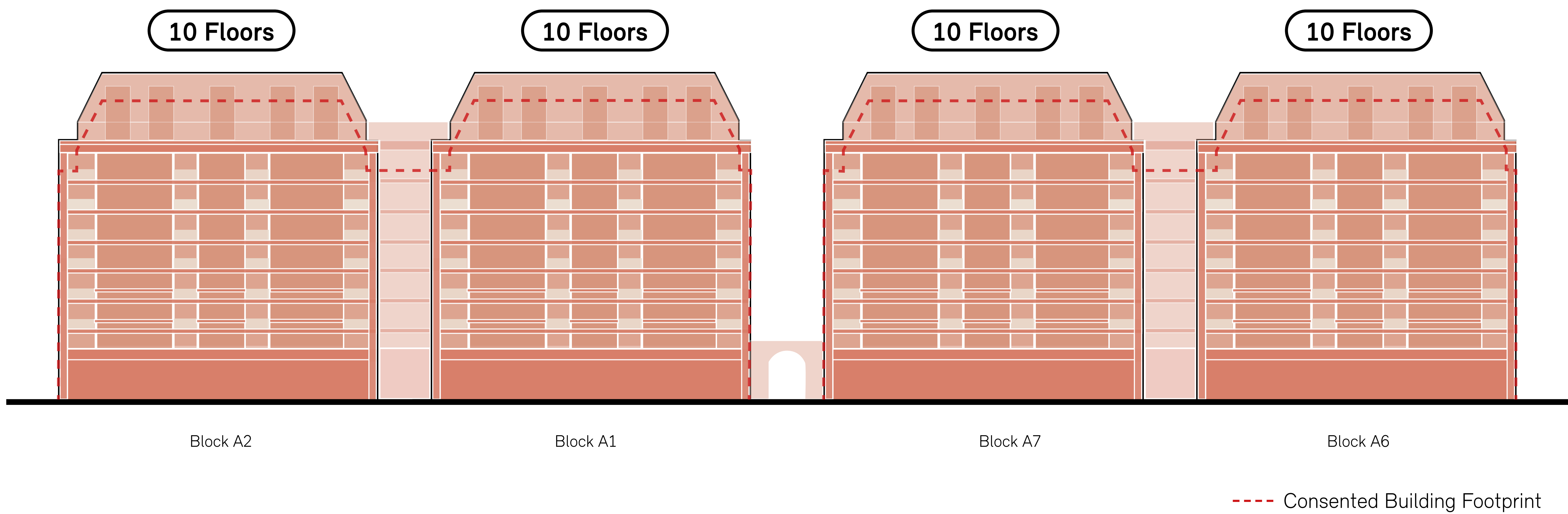
Typical upper floor plan



Indicative view of Mansion Blocks A6/A7 and A1/A2 from intersection of Caledonian Road and Copenhagen Street



Indicative View Of Mansion Blocks A1/A2 and A6/A7 Along Caledonian Road From Thornhill Bridge



Indicative elevation along Caledonian Road

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Phase 3 design development

Blocks D1-D3

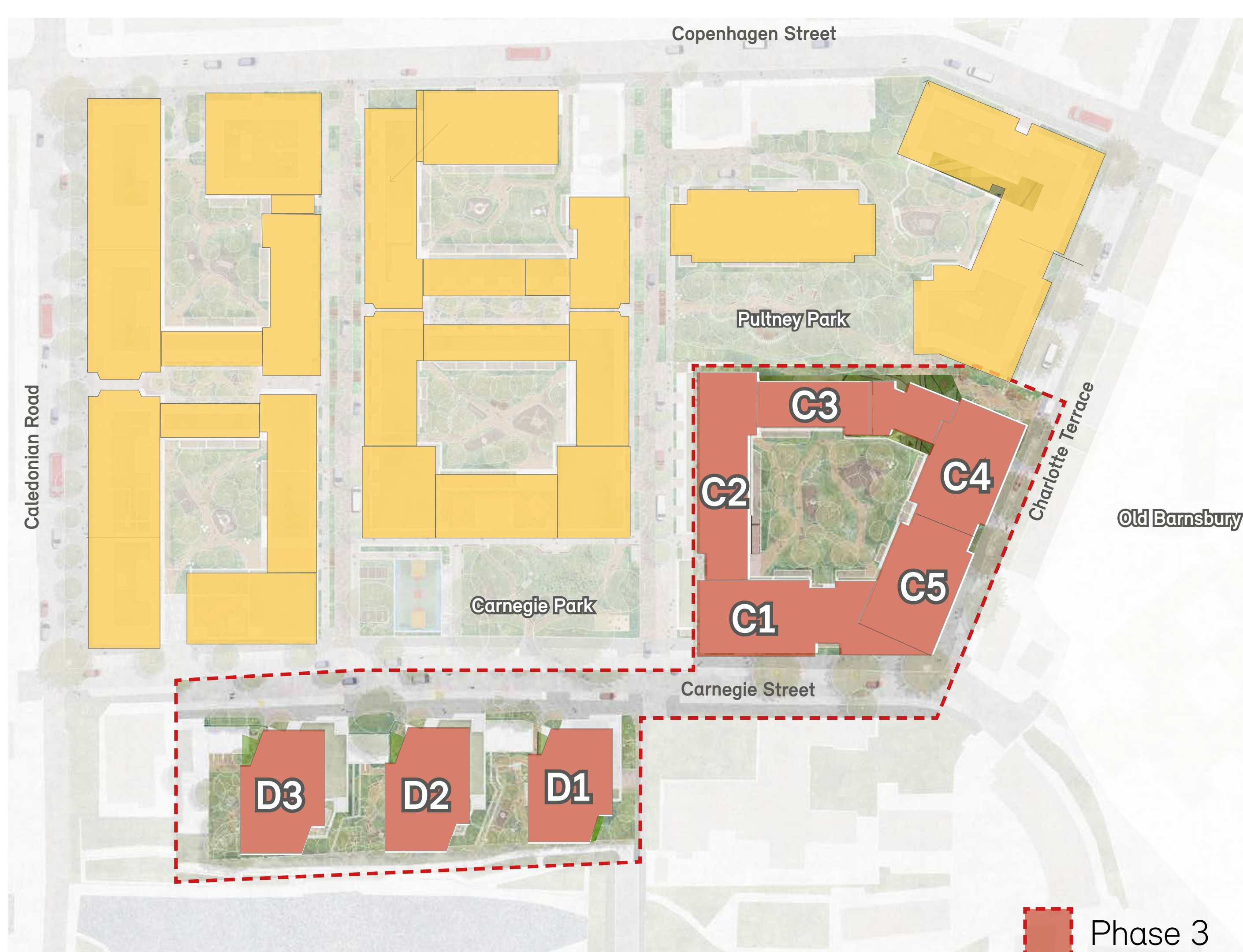
- Heights of the canal blocks are proposed to increase to 14/21/17 floors. The consented heights were 9/11/9 floors.
- Amendments to the footprints of the canal block buildings to create 100% dual-aspect homes (windows facing two different directions to maximise daylight and outlook).
- Changes to the design of residential courtyards and roof terraces to reflect changes to the buildings.
- Strategies in place to improve the wildlife habitat within the Site of Importance for Nature Conservation and along the southern edge of the site.

Changes since December consultation

D2 and D3 increased by 3 floors

Phase 3 number of homes

Proposed: Around 385 (+ 129 homes).



Key plan

14 Floors



Block D1

21 Floors



Block D2

17 Floors



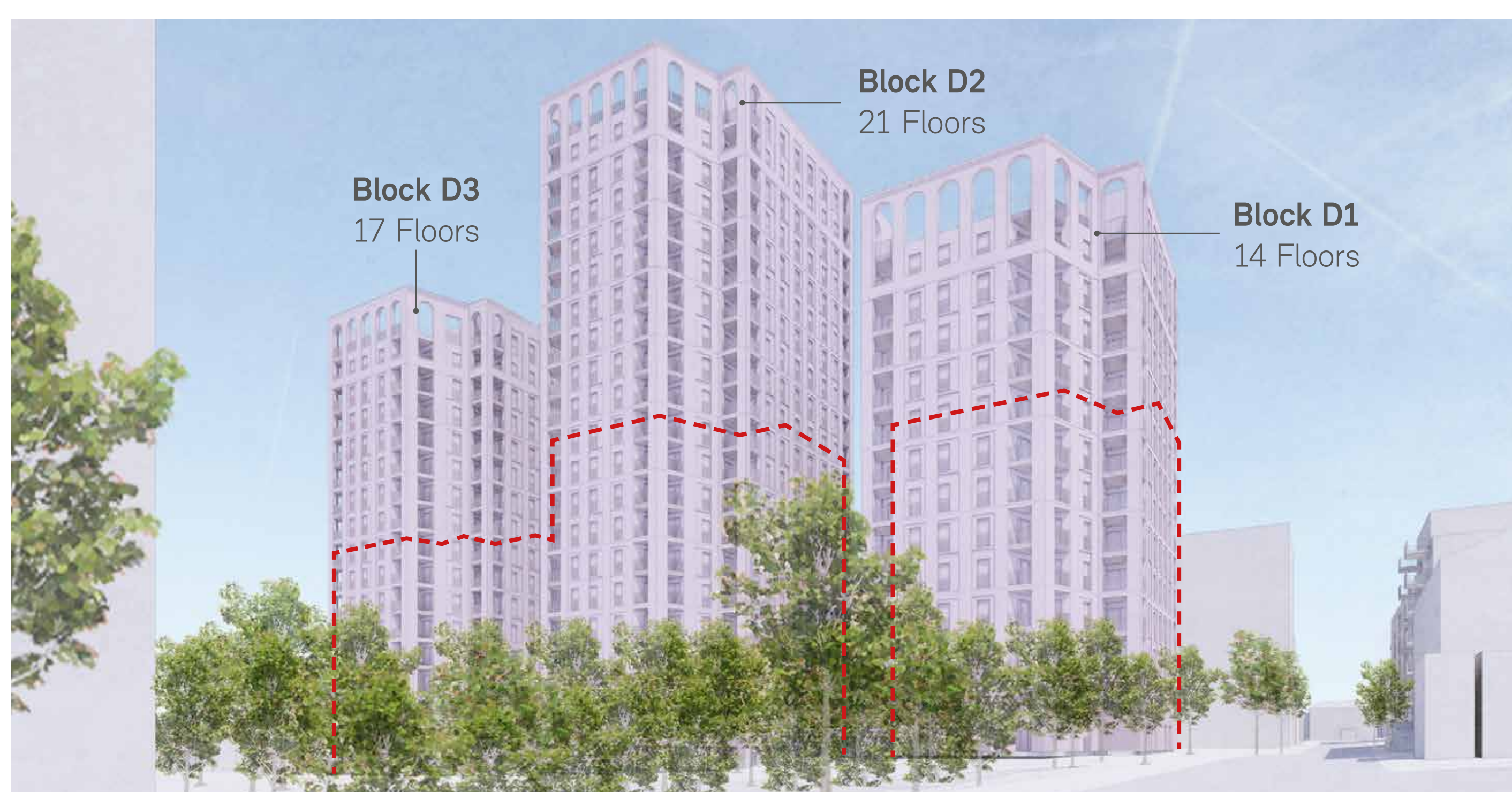
Block D3

Arched roof top detail adding character

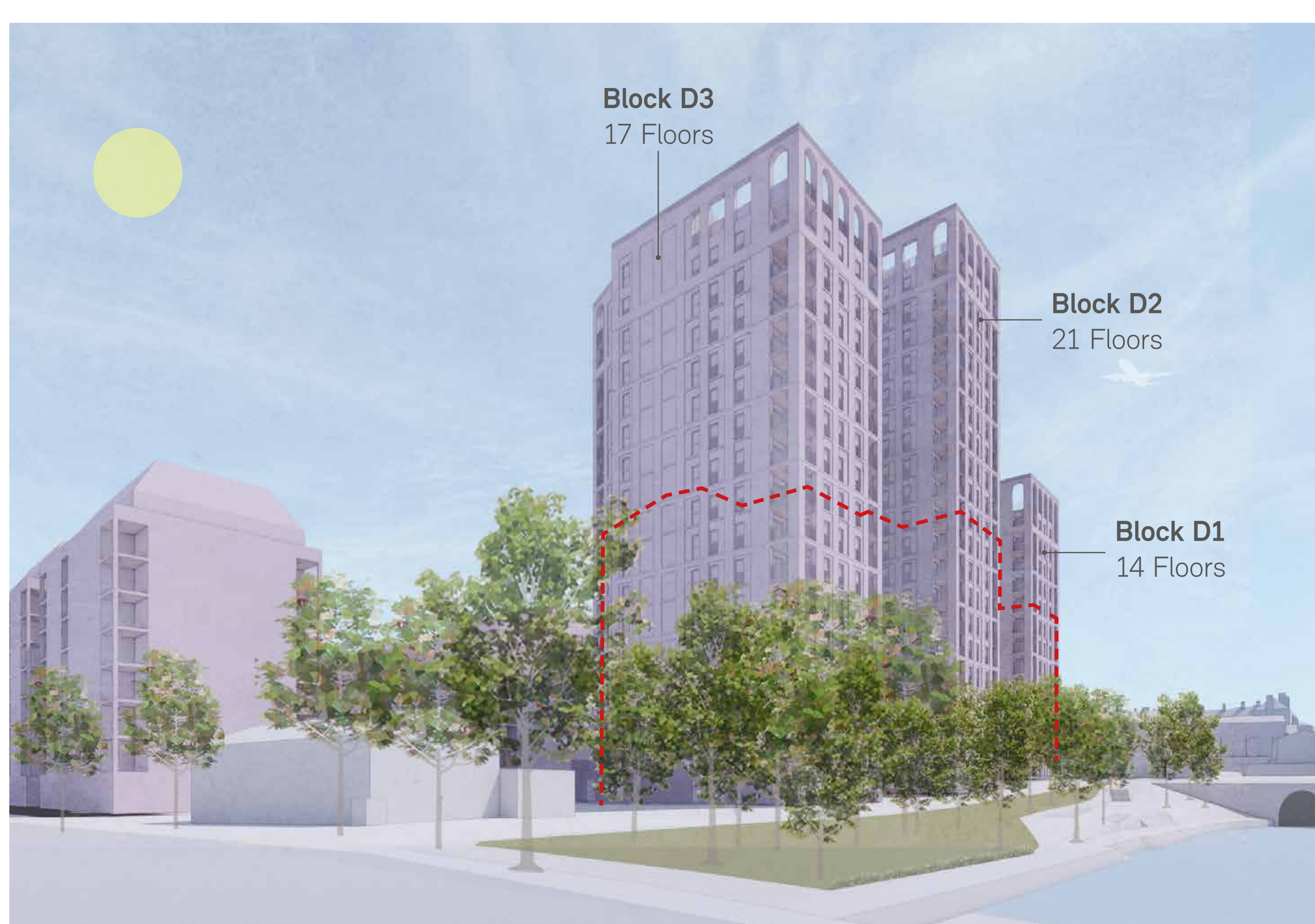
Inset corner balconies provide privacy and panoramic views

Banding detail introduced to break up building into a bottom, middle and top

Prominent and welcoming entrance positioned along Carnegie Street



Illustrative view from Muriel Street showing proposed canal block height

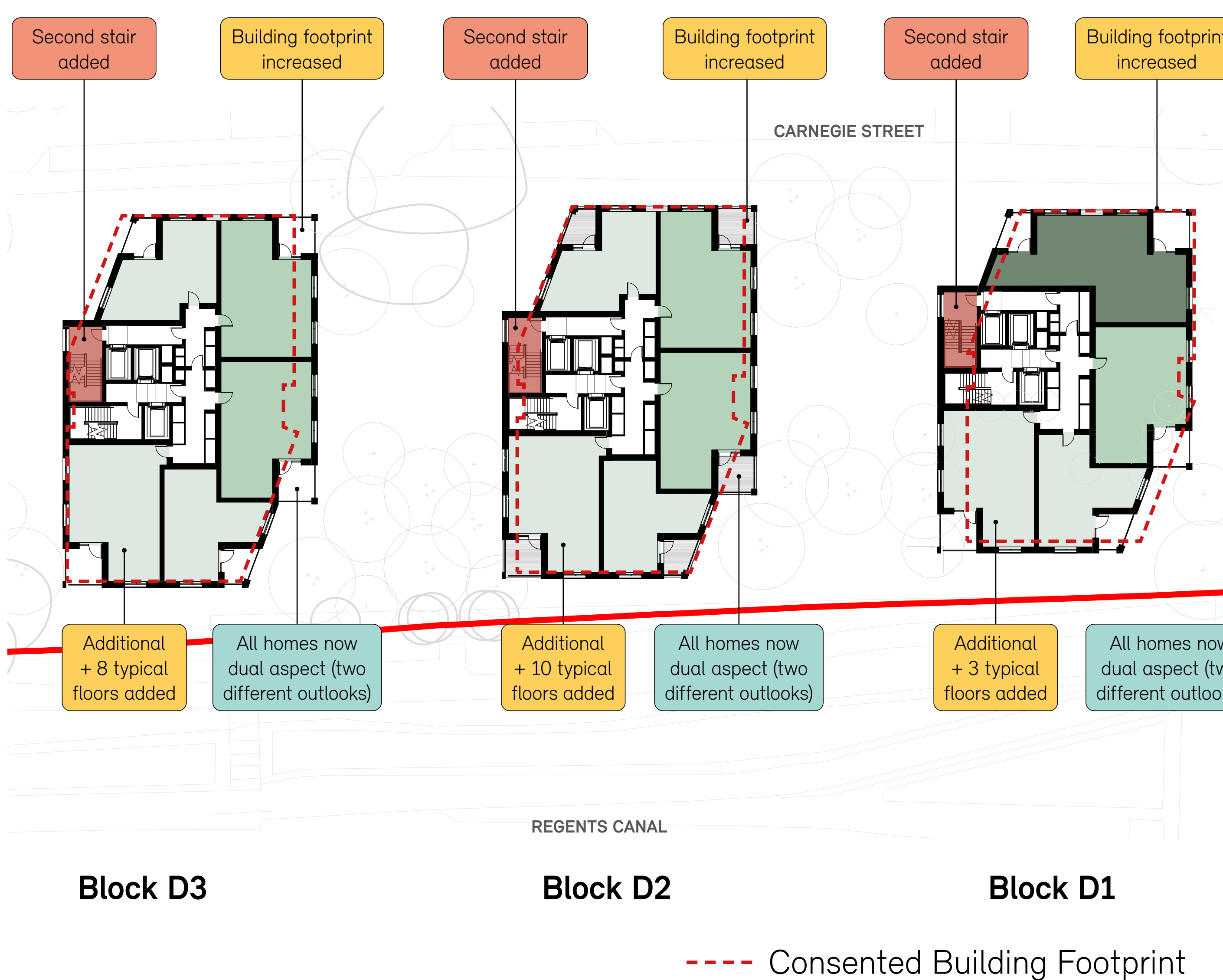


Illustrative view from Thornhill Bridge showing proposed canal block height

--- Height of consented buildings



Illustrative design of Blocks D1-D3



Blocks D1-D3: Typical upper floor plan

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed

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Types of homes

These diagrams show a sample of homes that will be provided across the 1, 2, 3 and 5-bed homes. These layouts are based on homes in phase 1b.

All homes across New Barnsbury will be designed to modern space standards. These are a set of required minimum standards, and are in place to ensure the layouts of homes are sized to be usable and reflective of the number of occupants. These space standards define the size and dimensions of rooms, plus the amount of storage and outside space to be provided at a minimum.

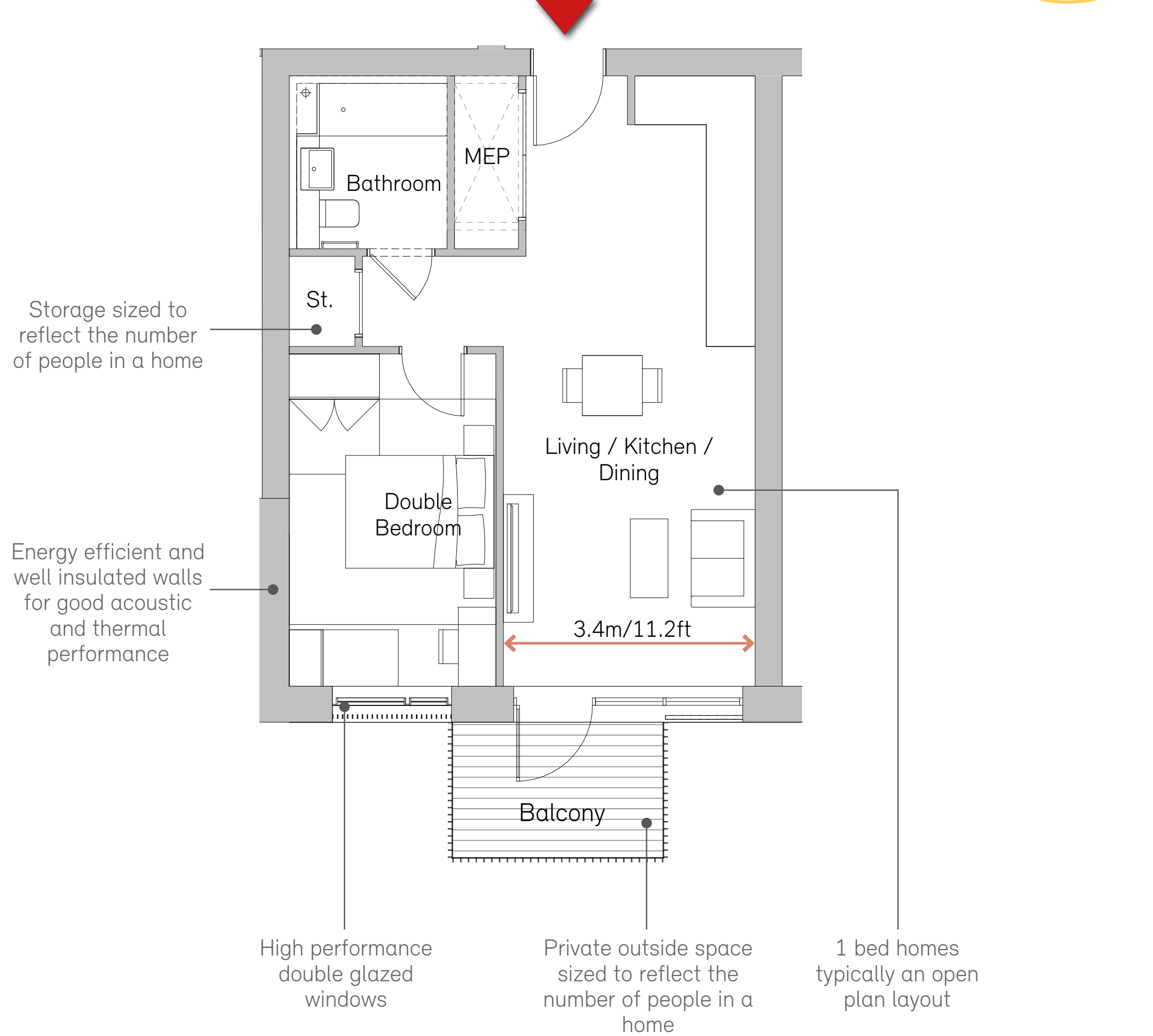


Key plan: Phase 1b

- 1 Bed
- 3 Bed
- 2 Bed
- 5 Bed

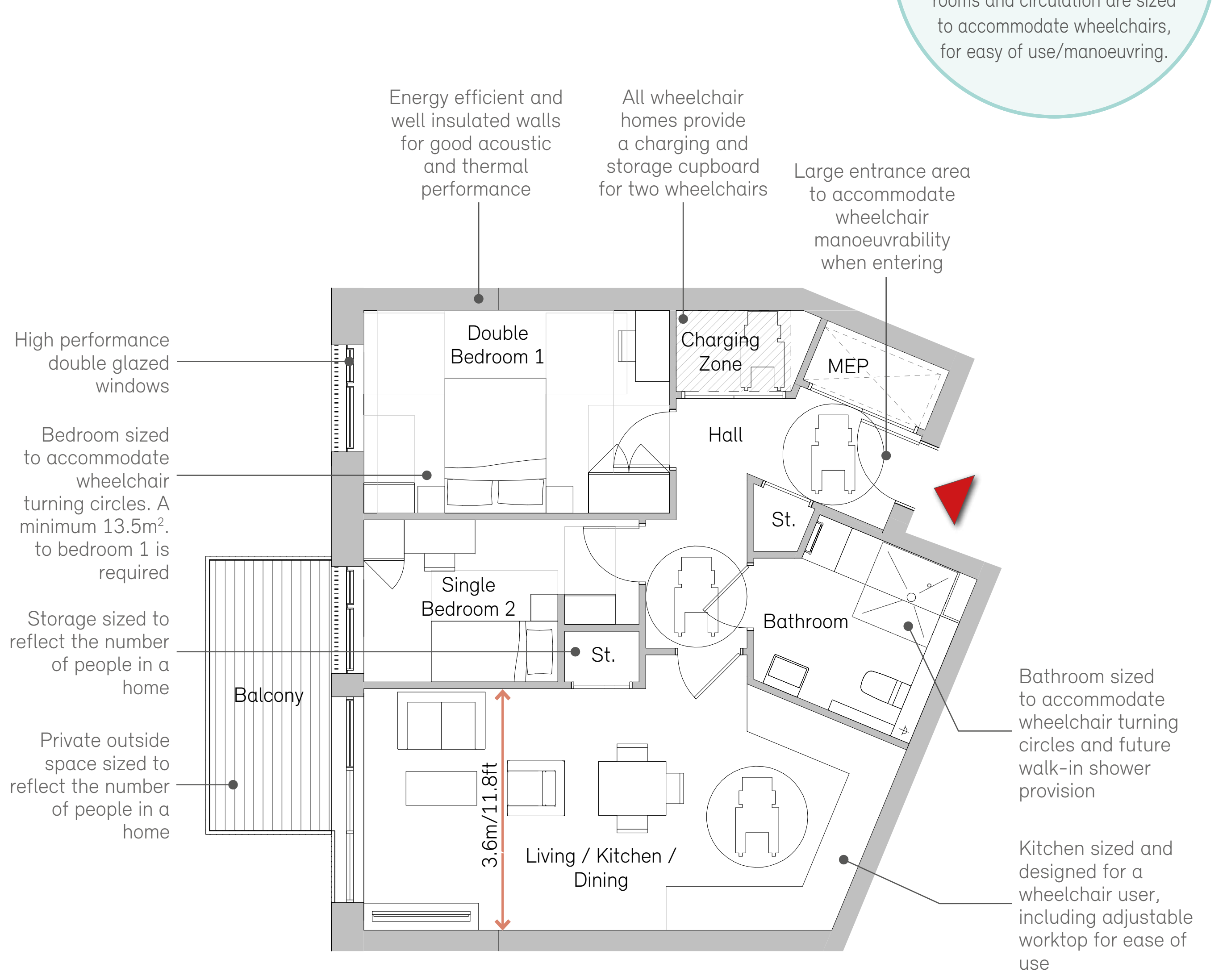
Typical 1 Bed 2 Person Home

1 Bed
2 Person
50m² /
538sq.ft
MIN AREA



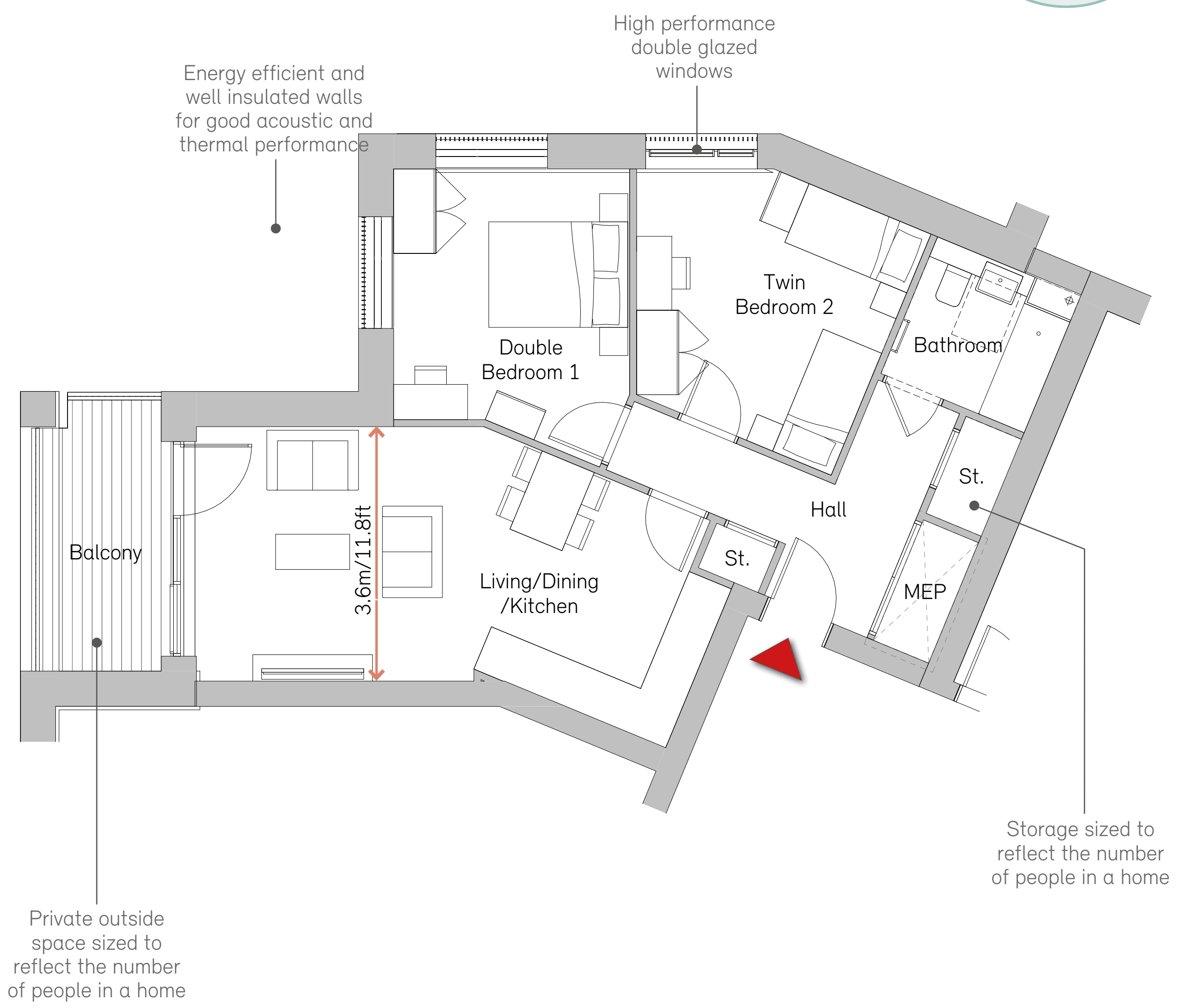
Typical 2 Bed 3 Person Wheelchair Home

2 Bed
3 Person WCH
MIN AREA



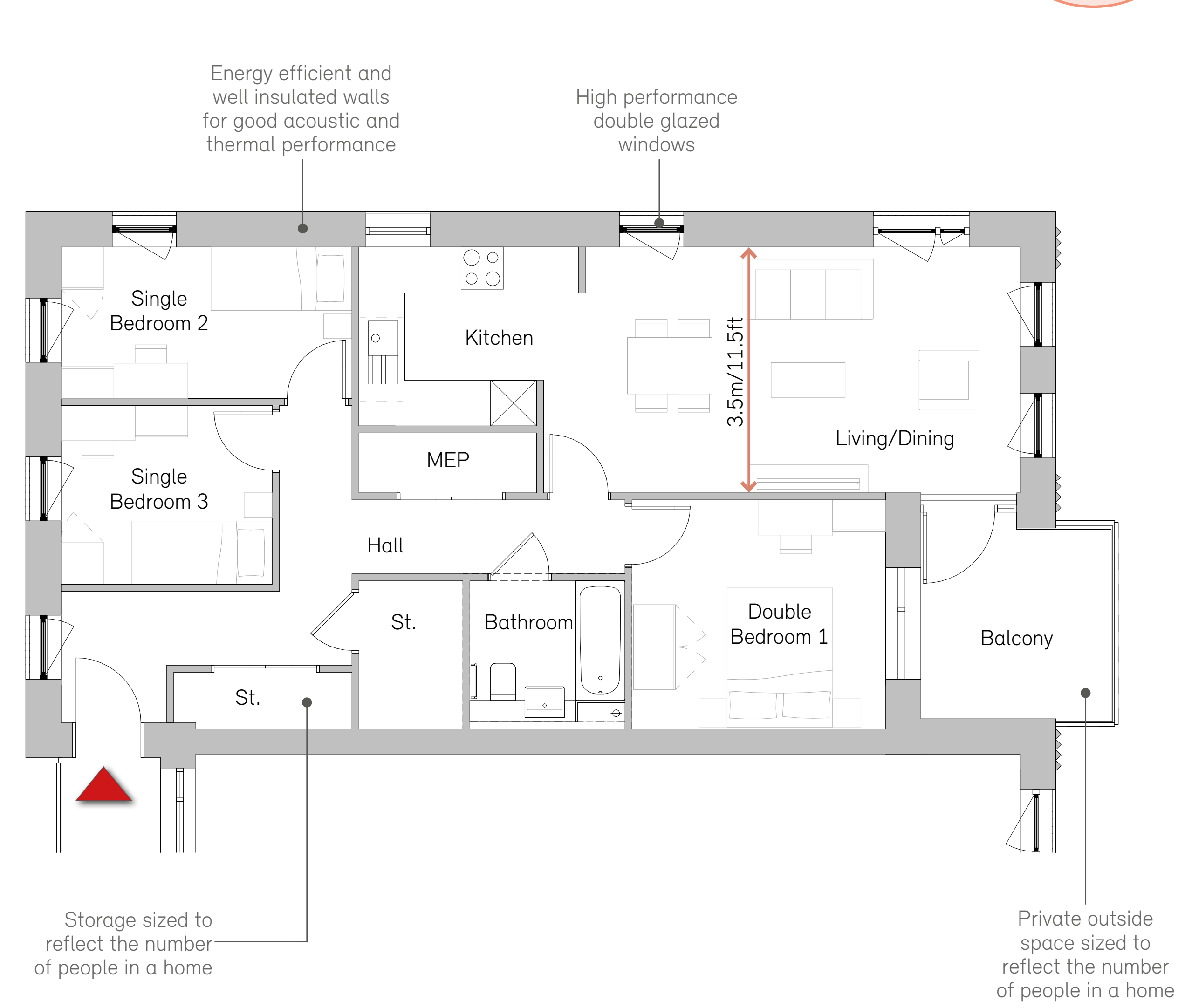
Typical 2 Bed 4 Person Home

2 Bed
4 Person
70m² /
753sq.ft
MIN AREA



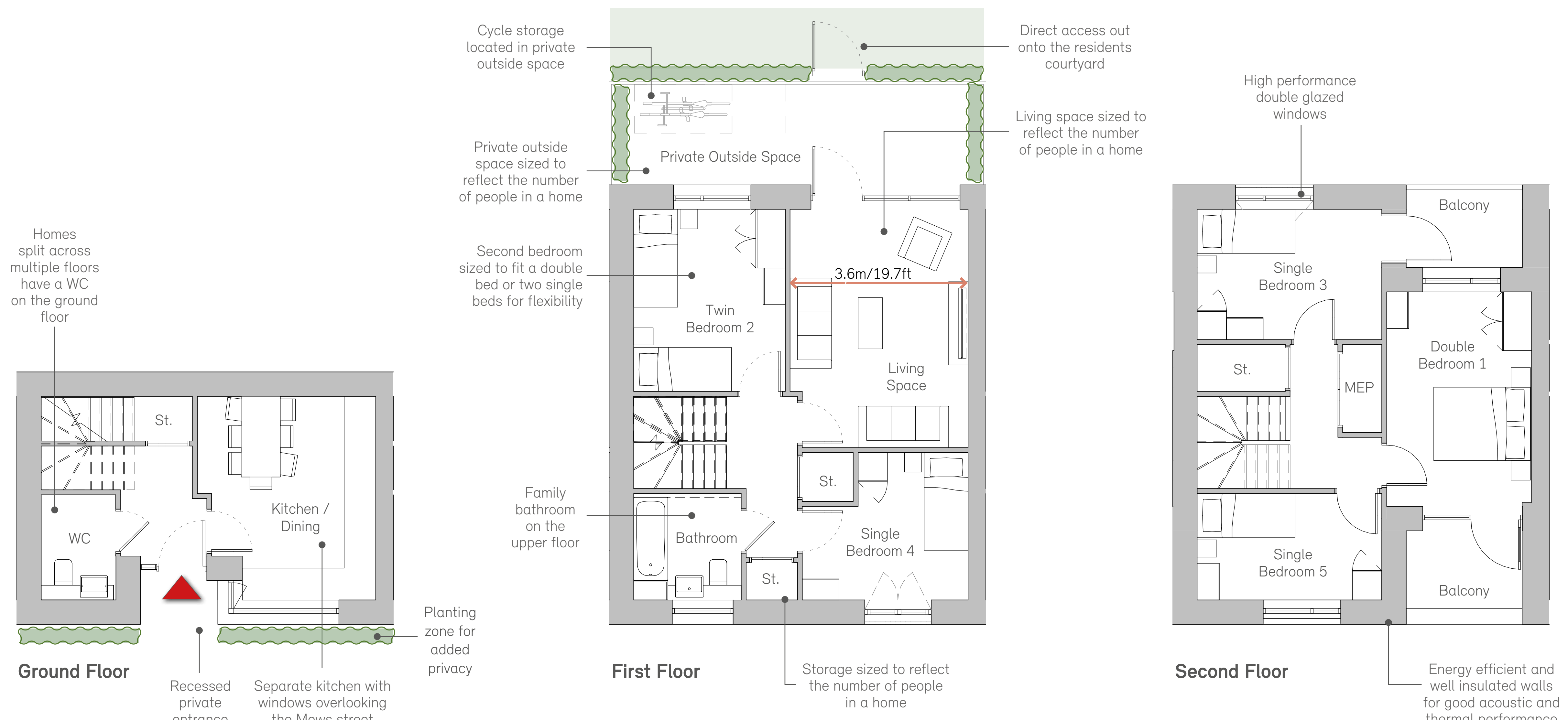
Typical 3 Bed 4 Person Home

3 Bed
4 Person
74m² /
797sq.ft
MIN AREA



Typical 5 Bed 7 Person Home

5 Bed
7 Person
121m² /
1302sq.ft
MIN AREA



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A new, quicker construction programme

By combining Phase 1b, Phase 1c and updating the masterplan, 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?

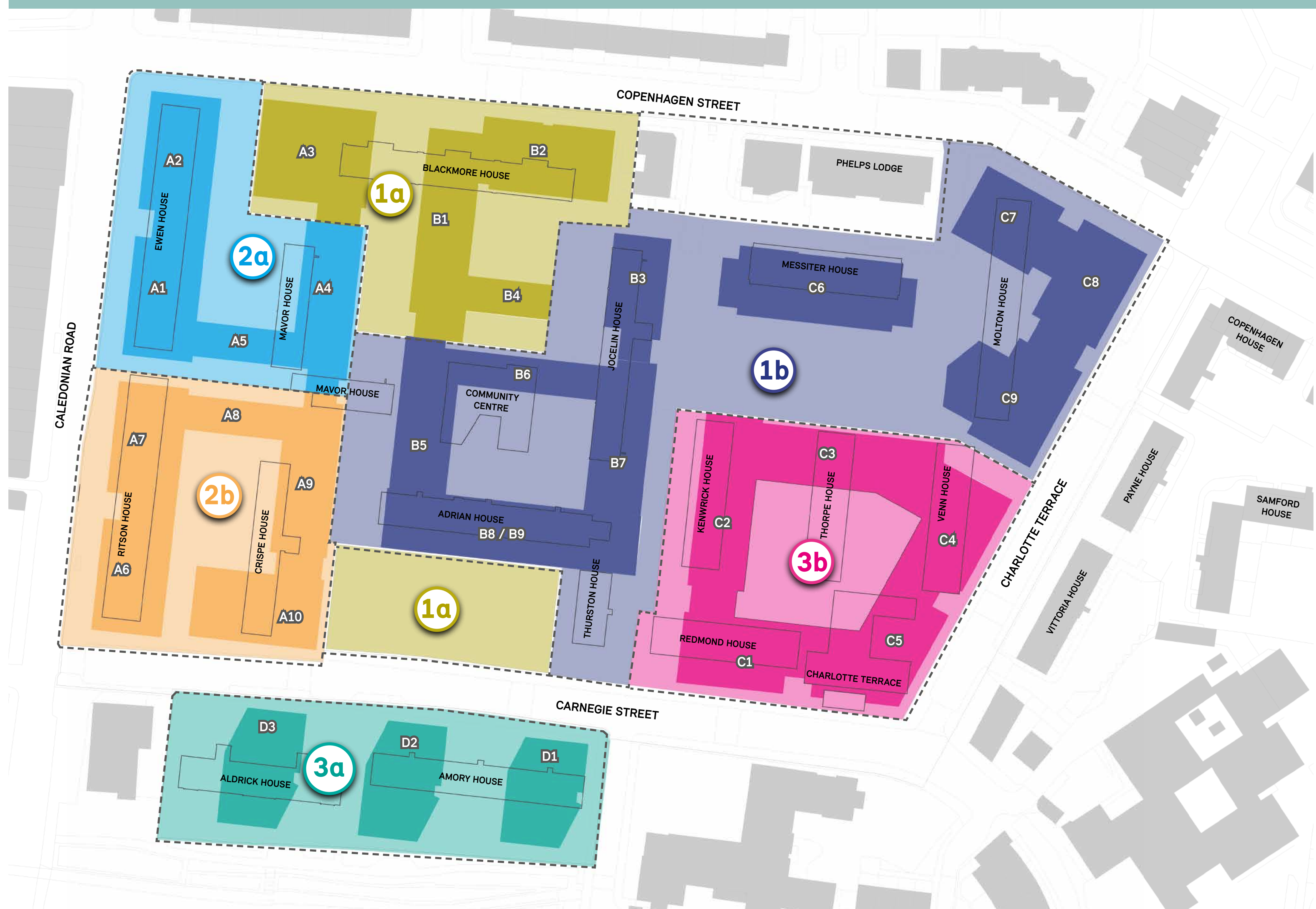


Take a look at the new phasing plan below to see when your new home will be ready to move into.

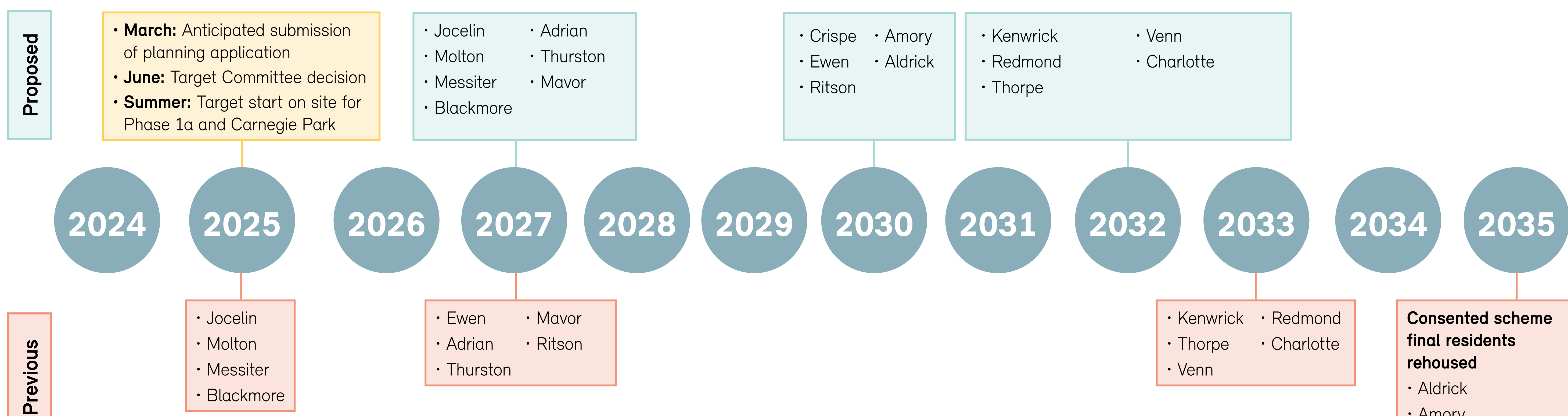
If you have any questions about when you will need to move please do one of the following:

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

Masterplan phasing plan



Our phasing timeframe



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 have appointed a contractor and works will start imminently on kitchen and bathroom improvements. These works will include the modernisation of kitchen cabinets, worktops, and bathrooms, the installation of new sanitary ware, taps and electrical rewiring.
- Drainage improvement works are nearing completion.
- A series of workshops will be held soon to share some of the estate-wide planned landscape improvements to create more functional and attractive outdoor spaces.

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.






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:

-  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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