



CGI showing the proposed arch and design along Jay's Lane

An updated masterplan for New Barnsbury

We're pleased to confirm the new planning application for New Barnsbury has now been submitted to Islington Council. The banners on display show the proposed masterplan for the New Barnsbury Estate. This follows three rounds of consultation with residents and the local community.

Although planning permission was granted in 2023, updates were needed to meet the latest fire safety regulations. These changes ensure the scheme can move forward and continue to deliver much-needed affordable homes.

Much of the masterplan remains unchanged, so many elements will feel familiar. Where updates have been made, they aim to ensure the estate is deliverable and continues to benefit existing residents and the wider community.

Tell the council you support the New Barnsbury Masterplan!

The council are conducting their own consultation on the proposals. If you support the proposals, let the council know.

You can fill in a comment postcard here today

You can send an email quoting reference number **P2025/1765/OUT** to **planning@islington.gov.uk**

You can scan this QR code to send a comment straight to the Islington Planning Portal

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 up to 1,140 new homes, comprising 687 private homes and 453 affordable homes

The amount of bin and bike stores will be increased to reflect the housing mix across the masterplan

Contact details:

**Email** [best@newlon.org.uk](mailto:best@newlon.org.uk)

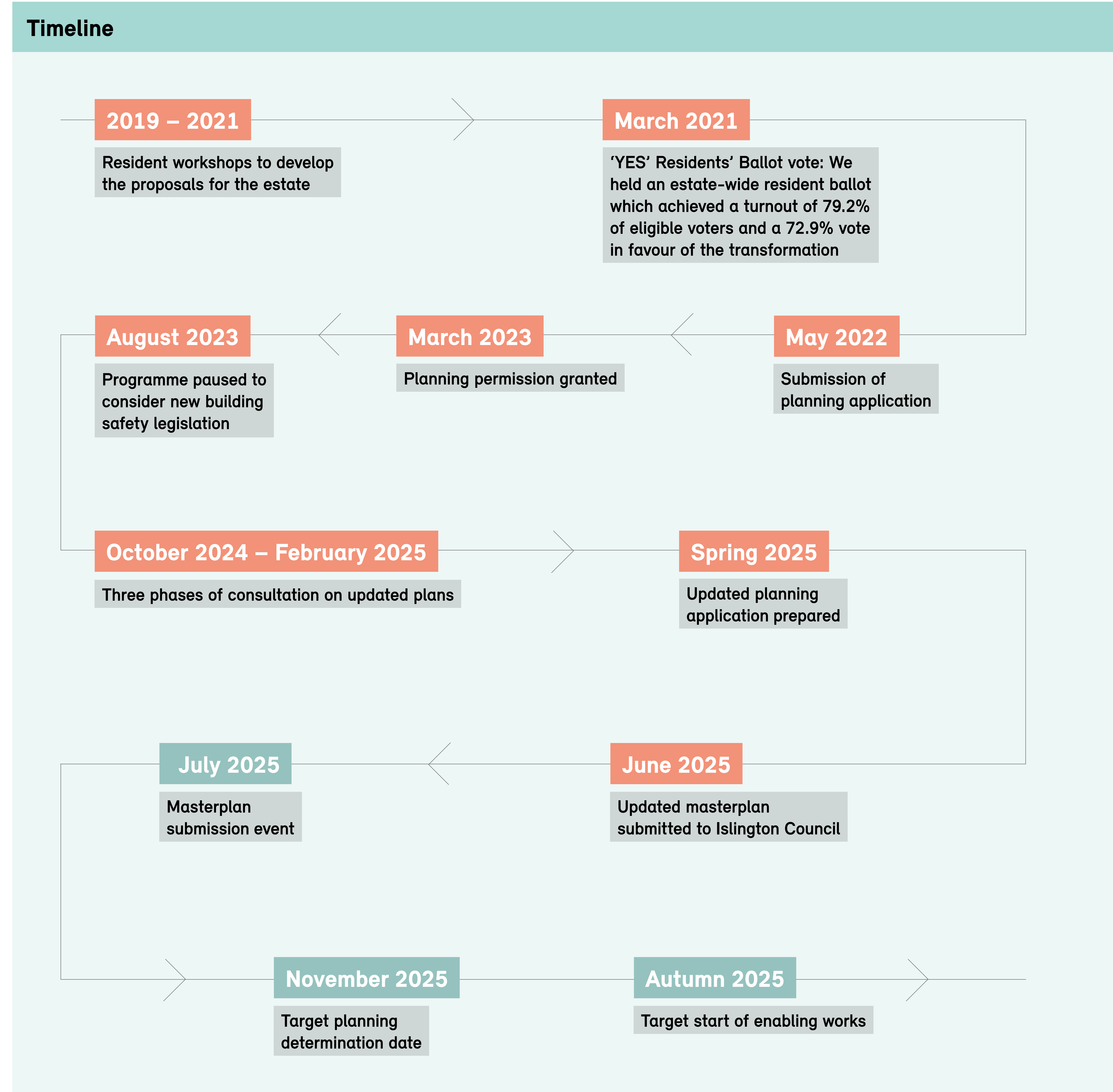
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New Barnsbury: 020 8709 9172  
Old Barnsbury: 020 3234 2221

**Web**

[www.betterbarnsbury.org.uk](http://www.betterbarnsbury.org.uk)





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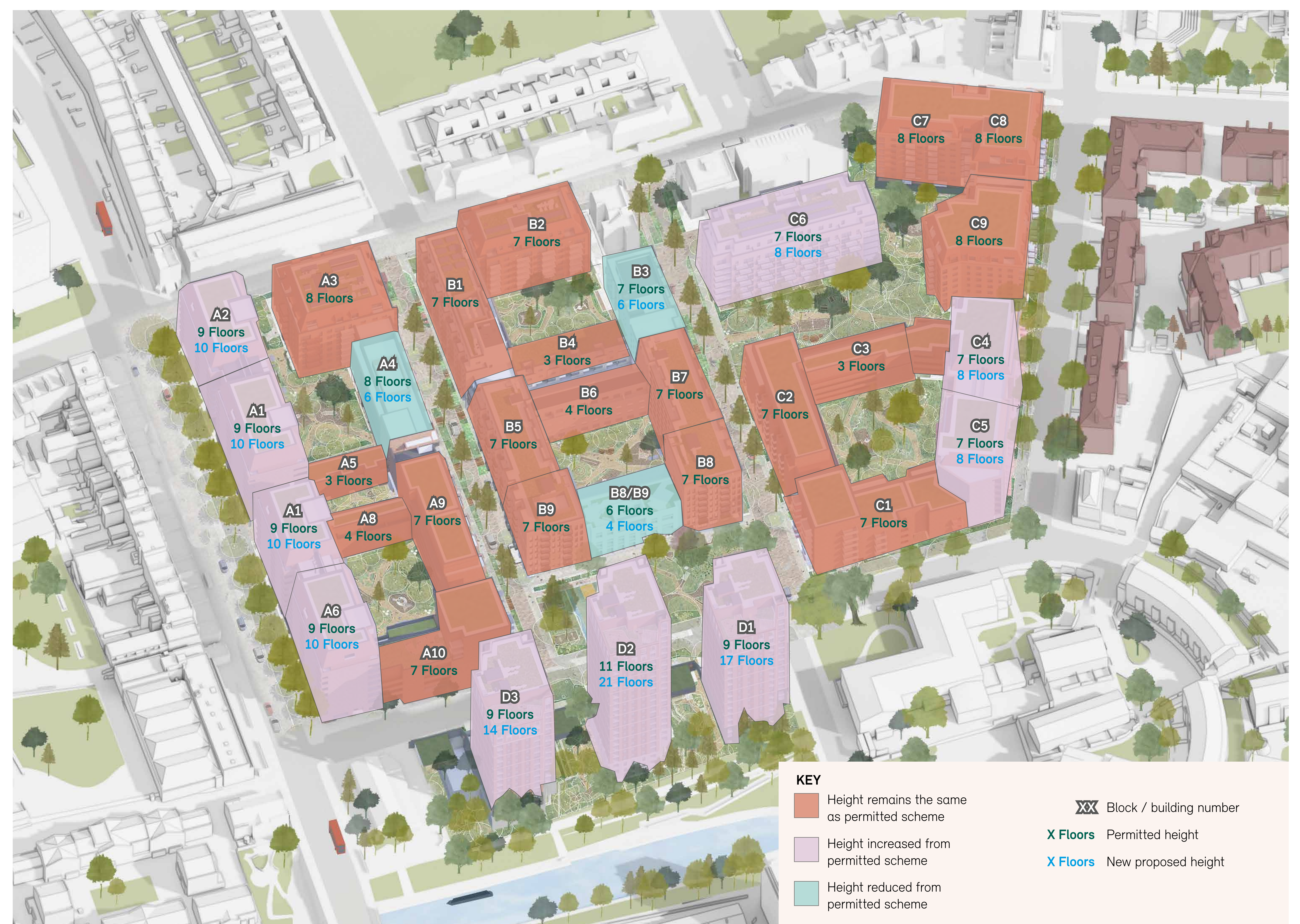
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Changes to the masterplan					
Permitted masterplan			New masterplan		
914 homes	426 affordable homes	In 2025, the first residents will move in	1,140 homes	453 affordable homes	In 2028, the first residents will move in
New homes provided for all existing residents by 2035	Between 3 and 11 storeys	Does not comply with latest fire safety regulations	New homes provided for all existing residents by 2032	Between 3 and 21 storeys	Does comply with latest fire safety regulations

Key benefits of the new masterplan					
	Beautiful architecture, inspired by its local context		New welcoming and flexible community centre and nursery		
	Replacement homes for existing tenants and resident leaseholders based on housing need		Podium parking including dedicated disabled bays		
	1,140 new homes, including 453 affordable homes		Each block will have a minimum of two lifts and all homes will be accessible meaning no steps to the front door		
	Two improved and enlarged public parks		15,750sqm of open space		
	Over 6,000sqm of new play space		A new multi-use games area for the estate		
	Increase of 132 trees across the estate		£25m in Community Infrastructure Levy contributions to the Council and the GLA		

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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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The arch at Jay's Lane linking Phase 1a and 1b

### Phase 1a

Changes to Phase 1a were given planning permission in November 2024. These changes included additional staircases, additional homes and the inclusion of more family sized homes to reflect the housing needs of residents.

Planning permission for the changes to Phase 1a were granted before the wider masterplan as Blackmore House is now empty and we want to start construction as soon as possible.

An additional 32 households will be able to move into Phase 1a as a result of the amended design and enabling works are expected to start in autumn this year.




Key plan



Mansion block on Copenhagen Street in Phase 1a showing the architectural style of Phase 2

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The proposed new Pultney Park and surrounding homes in Phase 1b

Changes to Phase 1b from permitted scheme

- An increase of 69 homes delivered in this phase
- Inclusion of the Blocks B5–B9 from the previous Phase 1c means homes delivered two years quicker for existing residents
- The nursery, community centre and Carnegie Park delivered two years quicker

Overview of Phase 1b

- 347 homes, including 82 for existing residents
- A mix of 1, 2 and 3 bedroom homes to reflect the housing need of residents
- The new community centre including a nursery delivered early in the project



Key plan

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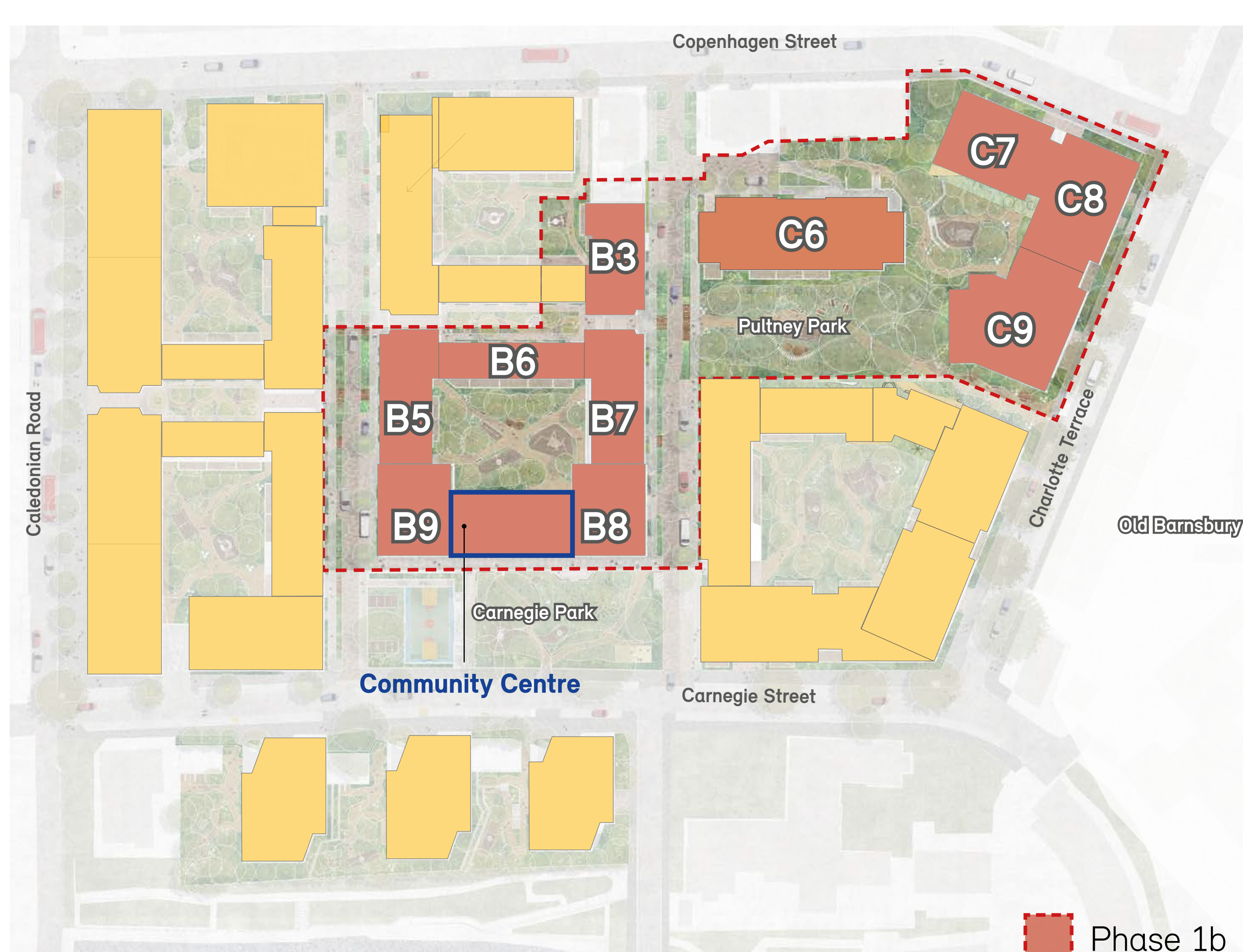


The new community centre in Phase 1b

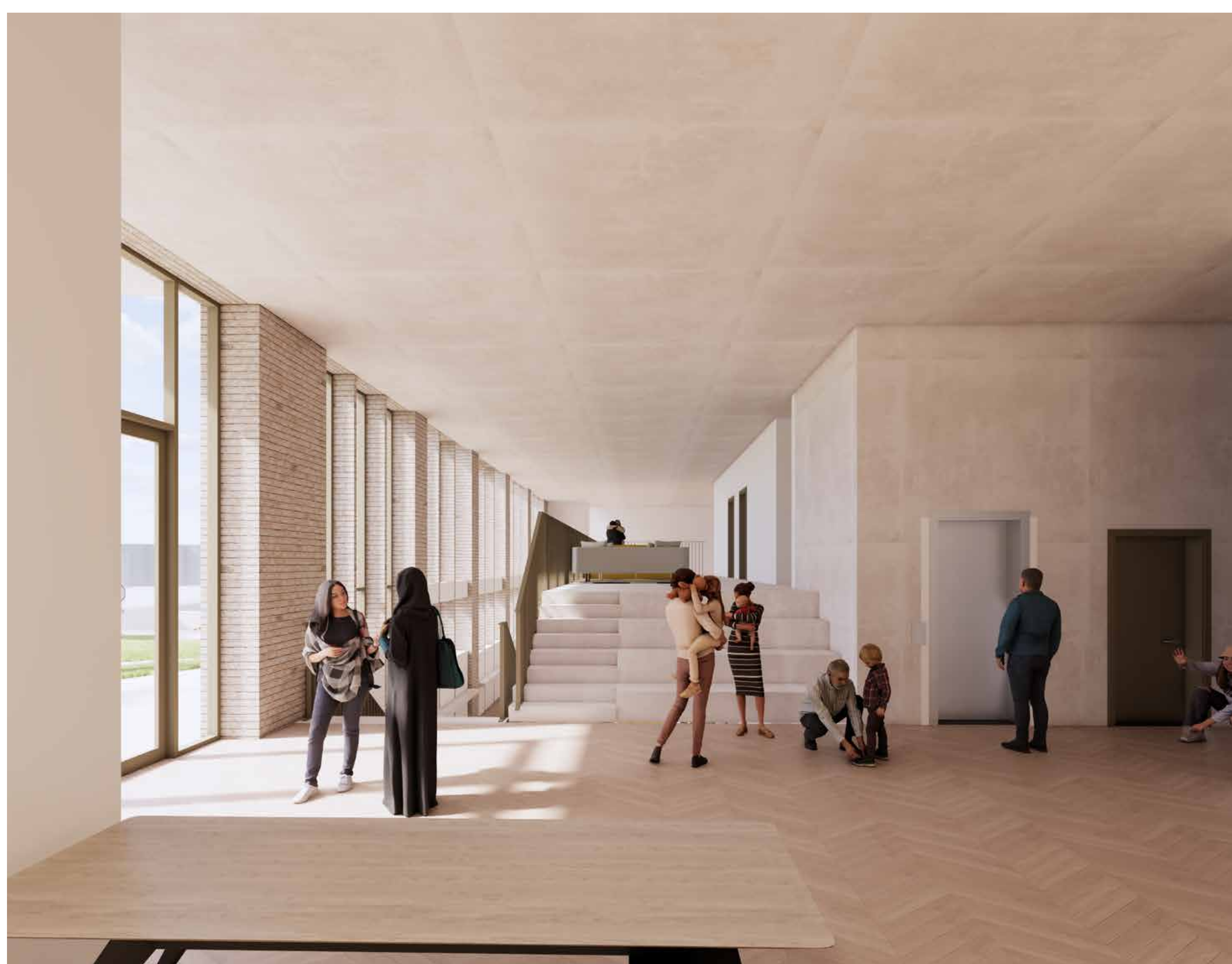
## Overview of the community centre

The updated community centre will provide an upgraded, purpose-built community space at the heart of the estate for all residents to use and enjoy.

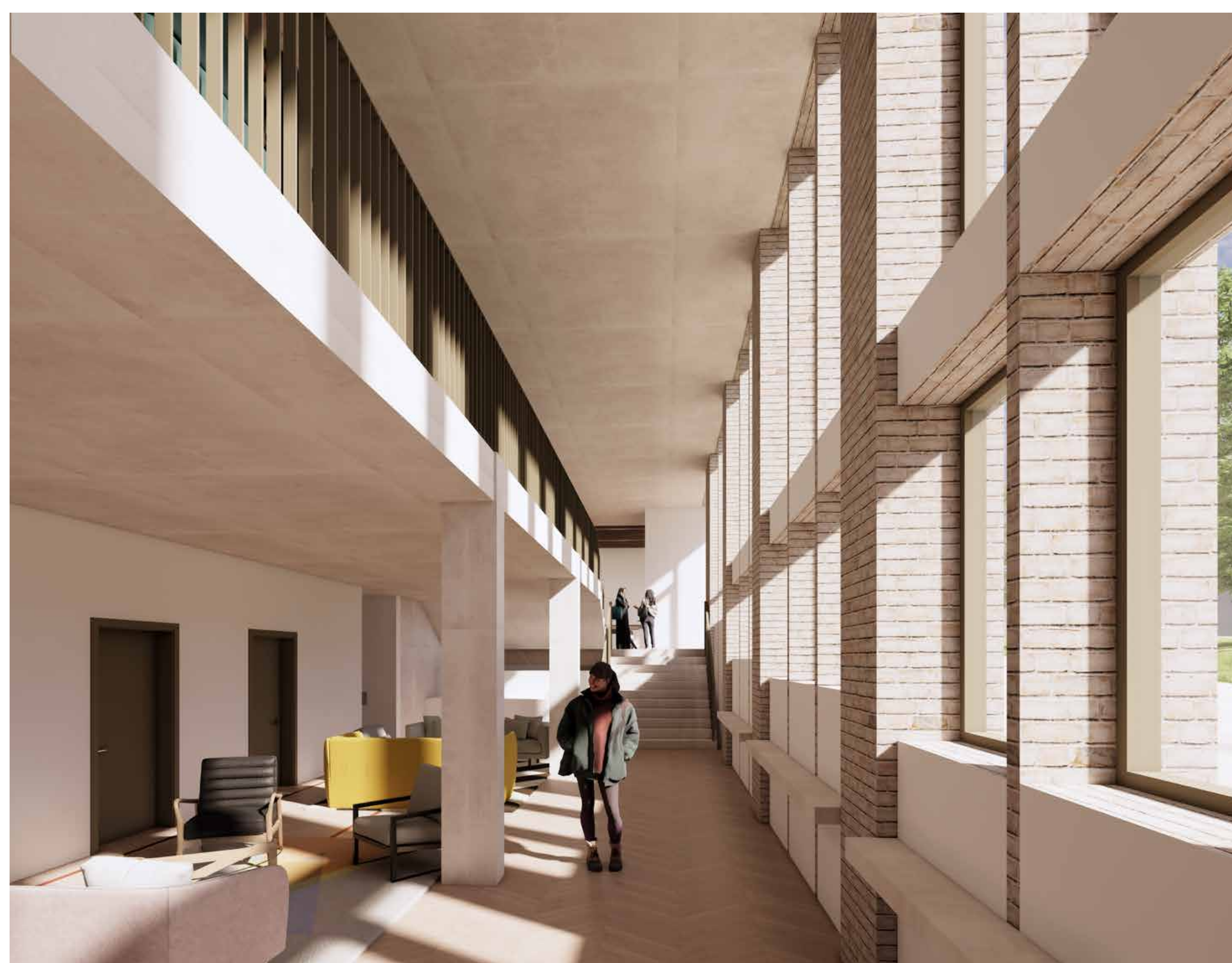
- Flexible community rooms available for hire designed to accommodate different uses requested by residents including community events, meetings, crafts classes, parties and much more
- New nursery provision with outdoor play space
- Centralised community centre entrance to provide more green space and now linked directly to Carnegie Park following feedback from residents
- New seating area located opposite the community centre entrance to welcome users and connect with the park
- Extending the boundary around the southern and eastern edges of the park to improve safety



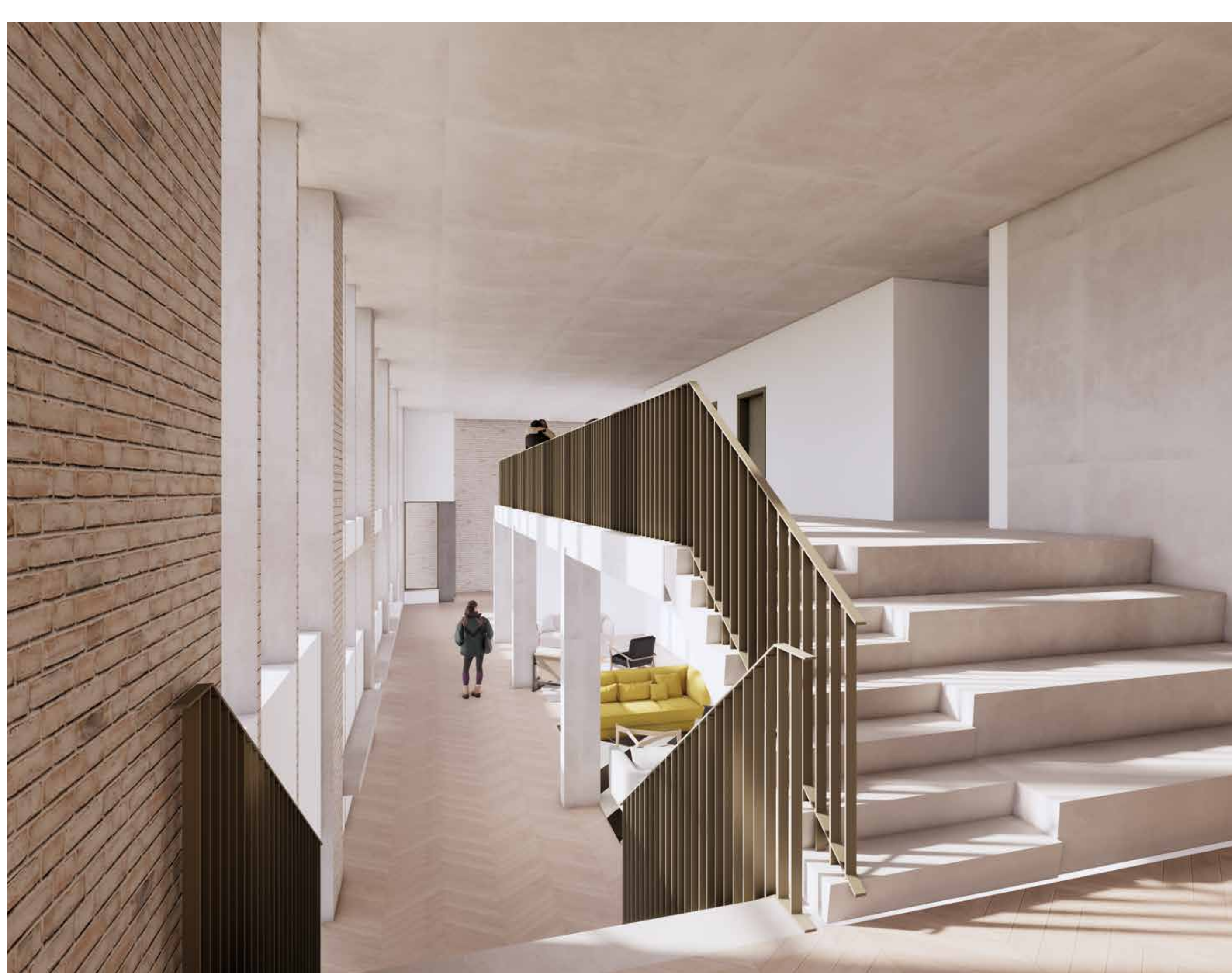
Key plan



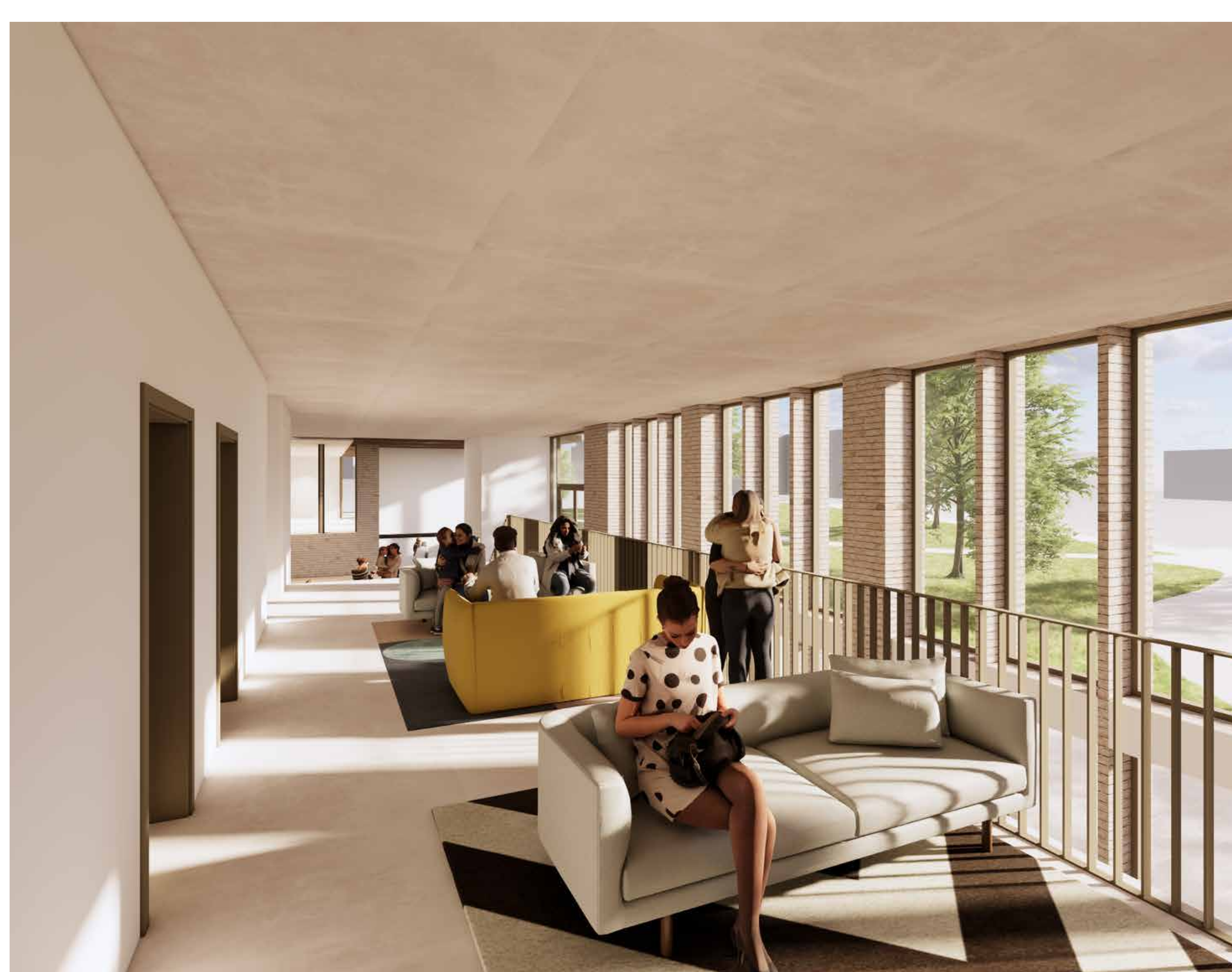
Illustrative view of entrance area



Illustrative view of seating area with views to Carnegie Park




Illustrative view of double height circulation space



Illustrative view of upper floor area

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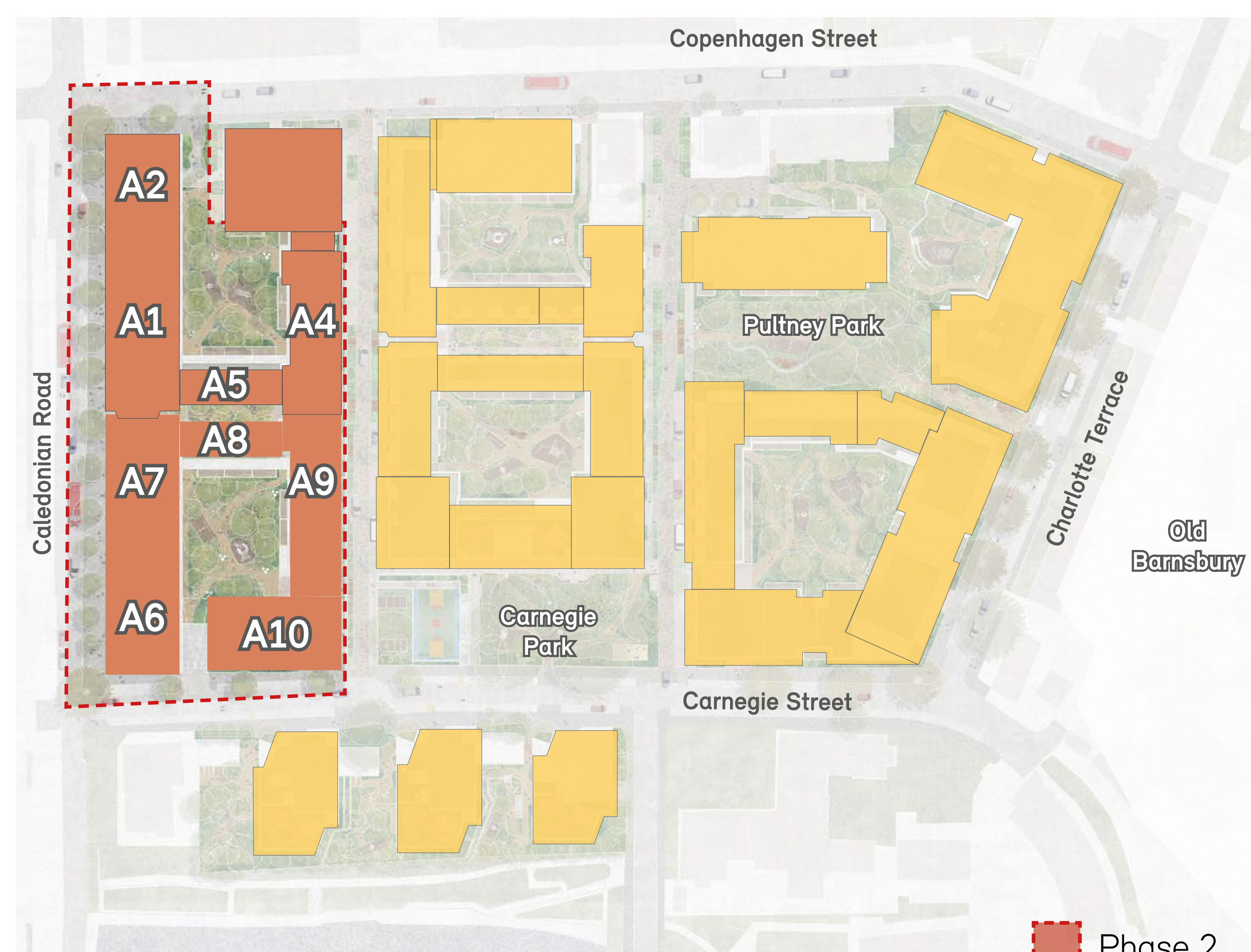
Mews-style homes

### Overview of Phase 2

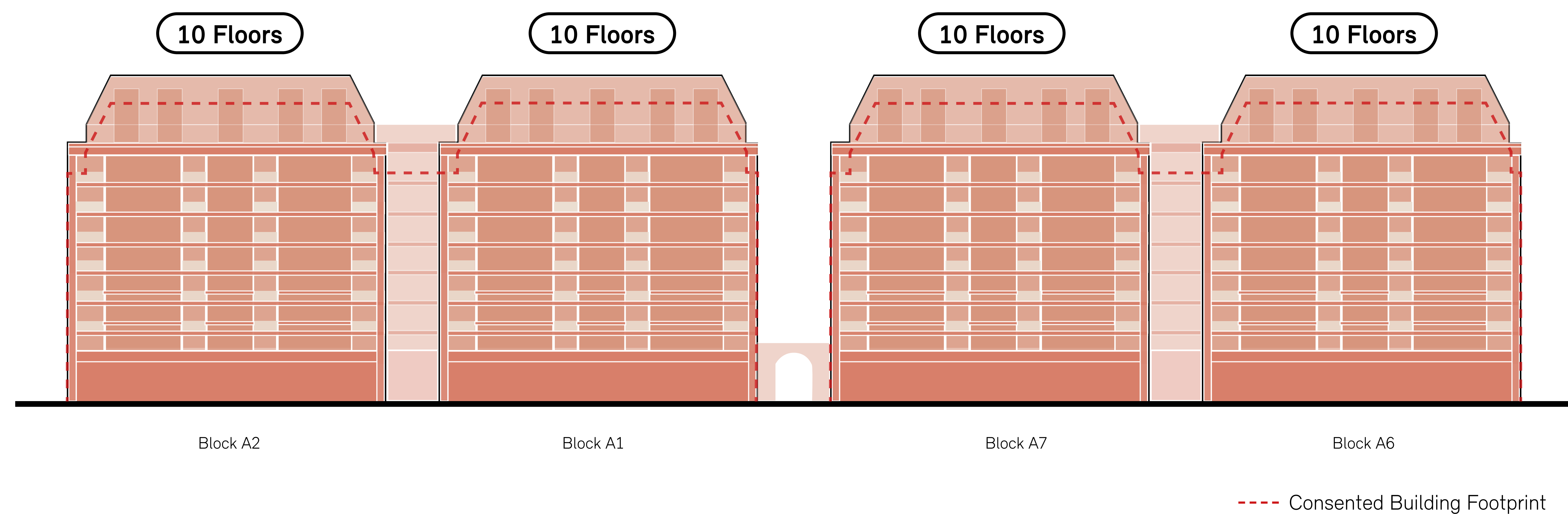
- 256 homes in mansion blocks along Caledonian Road and terraced mews-style homes
- Balconies and internal courtyards provide access to green and outdoor space
- Modernised retail units lining Caledonian Road

### Changes from permitted scheme

- An increase of 11 homes
- Blocks A1/A2, Blocks A6/A7 and A9/A10 are linked to provide access to second staircase
- Block A4 has been reduced by one floor
- Height increased by one floor to Blocks A1/A2 and A6/A7




Key plan



Indicative elevation along Caledonian Road

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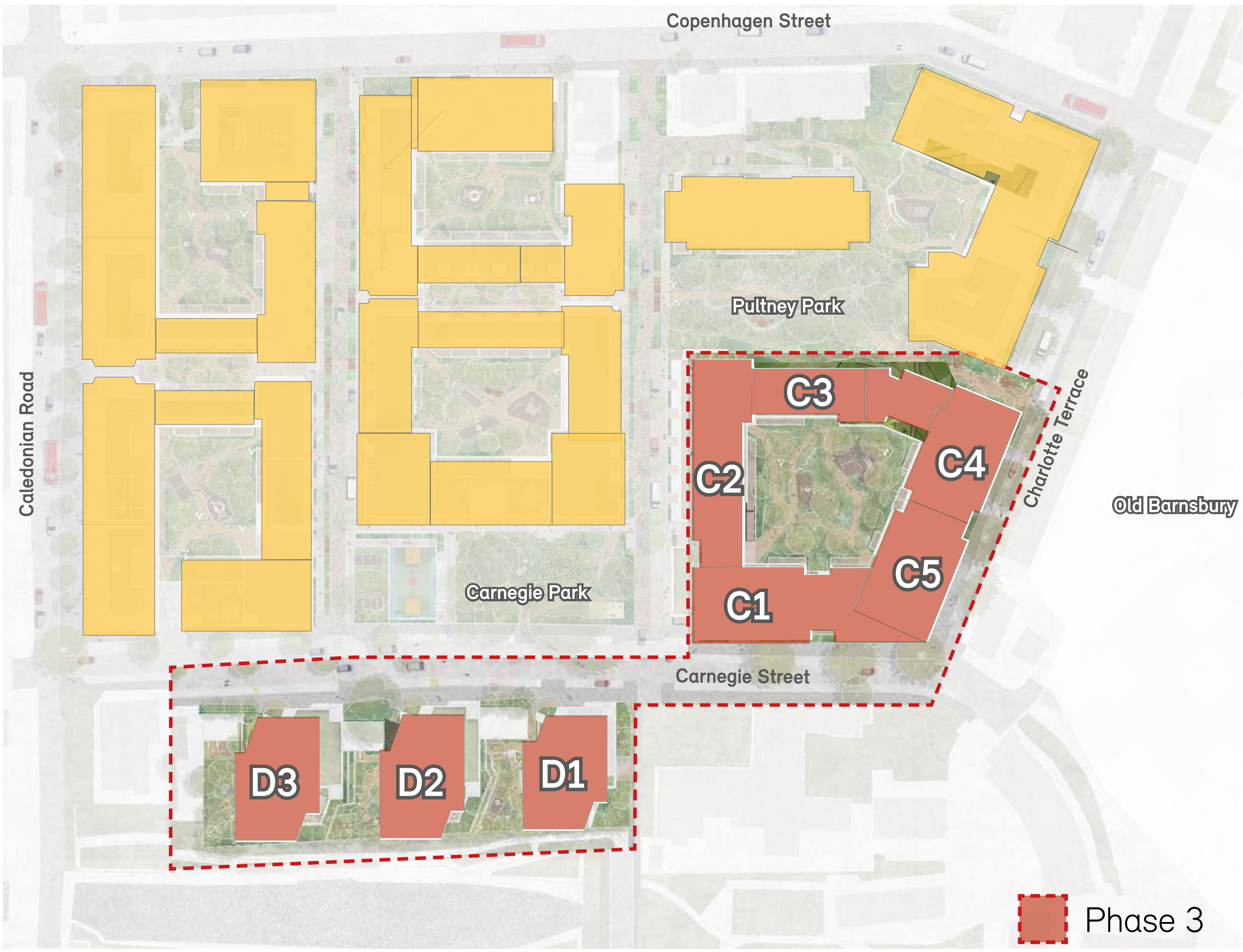




Blocks D1 and D2 as seen from Carnegie Park

Overview of Phase 3

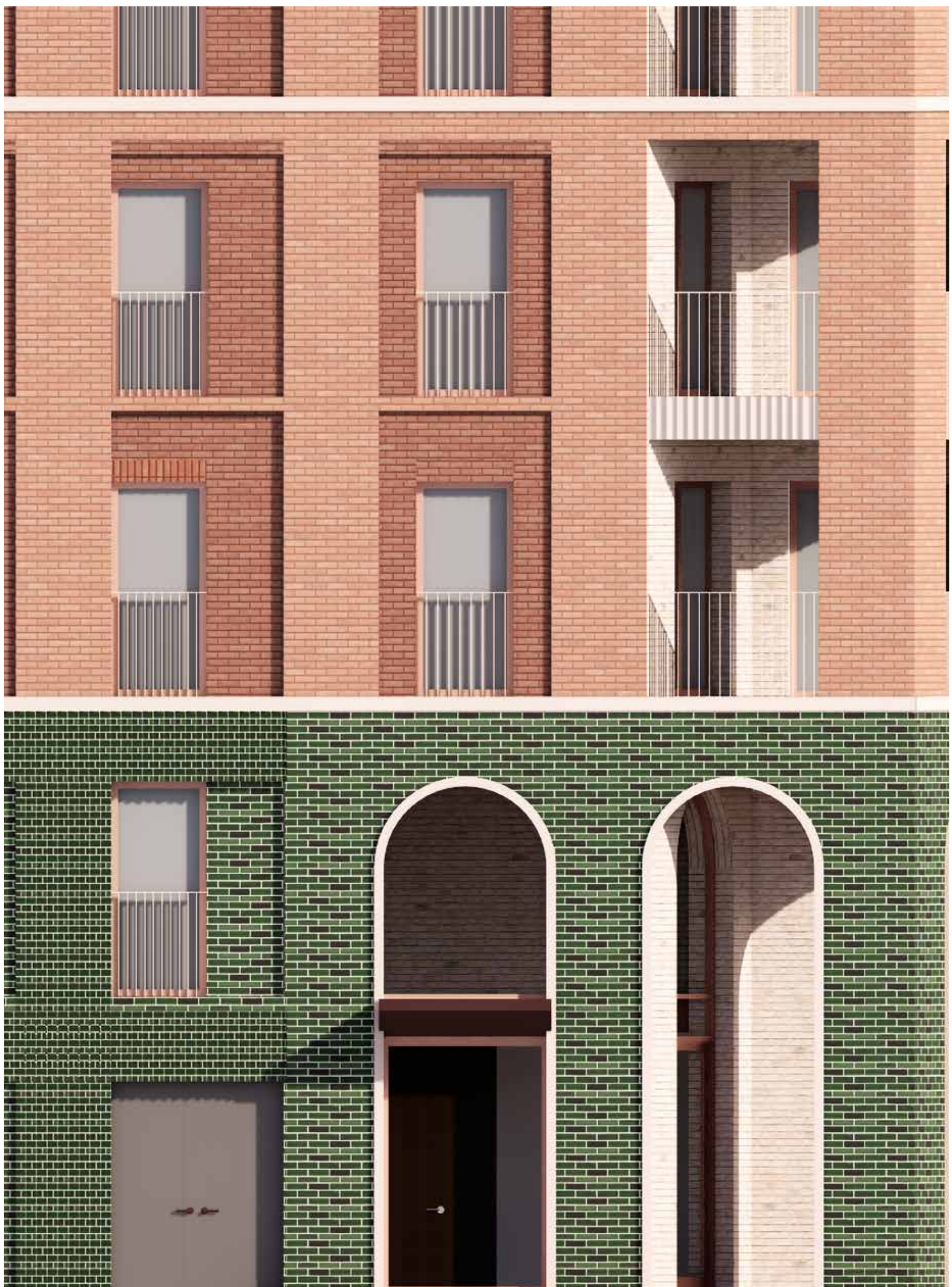
- Phase 3 includes the southernmost blocks in the estate, including the canal blocks
- Around 403 new homes
- Communal courtyards and roof terraces provide a range of outdoor spaces for residents of each block to enjoy
- Careful enhancement of the boundary to the existing Site of Interest for Nature Conservation, which sits to the south of the site



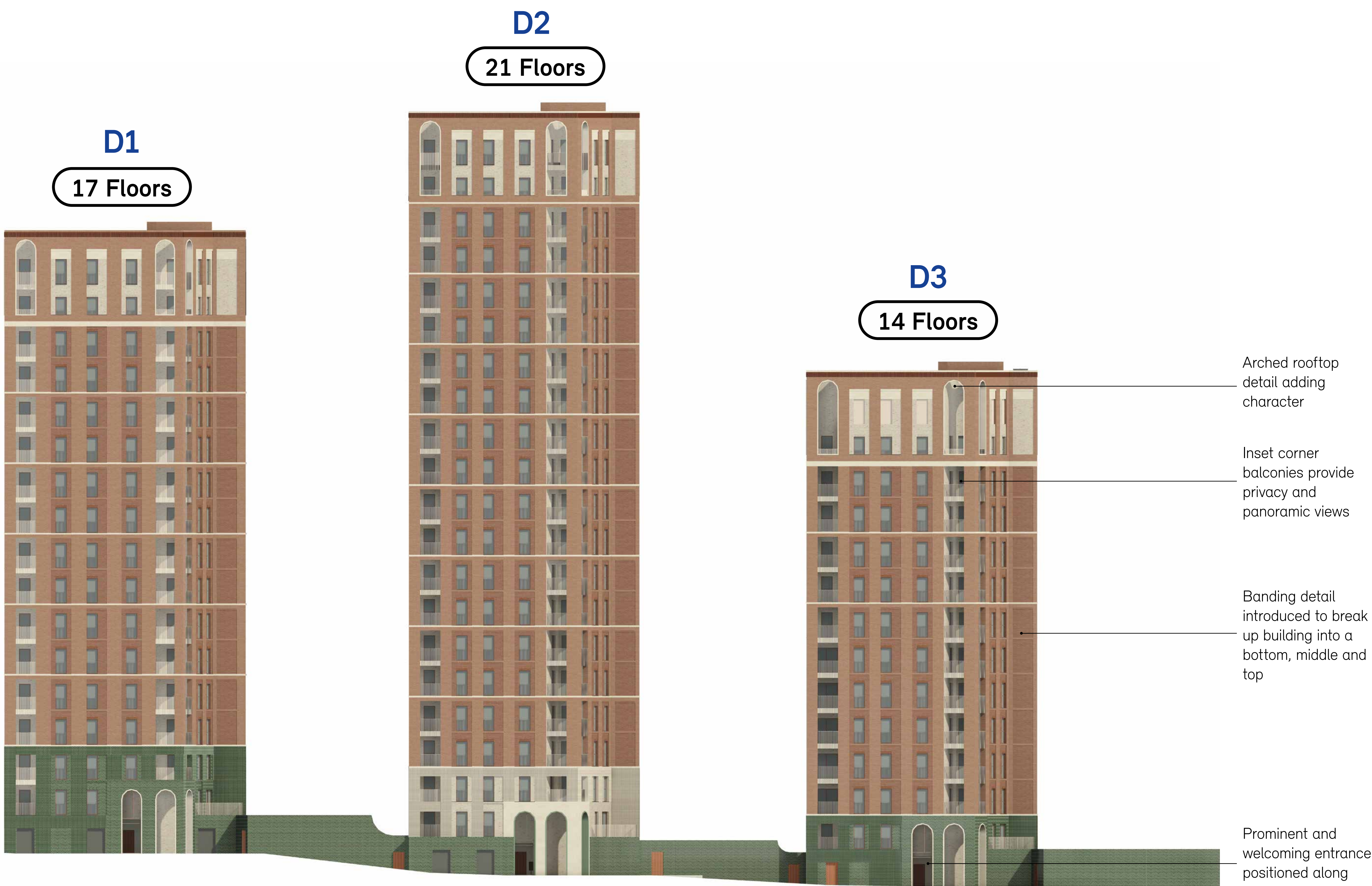
Key plan

Changes from the permitted scheme

- An increase of 116 homes
- Heights of the canal blocks are proposed to increase to 17/21/14 floors for blocks D1, D2 and D3 respectively, from 9/11/9
- The positioning of the heights has been adjusted since the previous phase of consultation to improve the sunlight within the estate
- An increase in cycle storage has been sensitively designed into the landscape, and plant rooms have been accommodated in basements to maximise amenity on ground and on rooftops
- Design changes are shown on the annotated image below



Illustrative design of Blocks D1-D3



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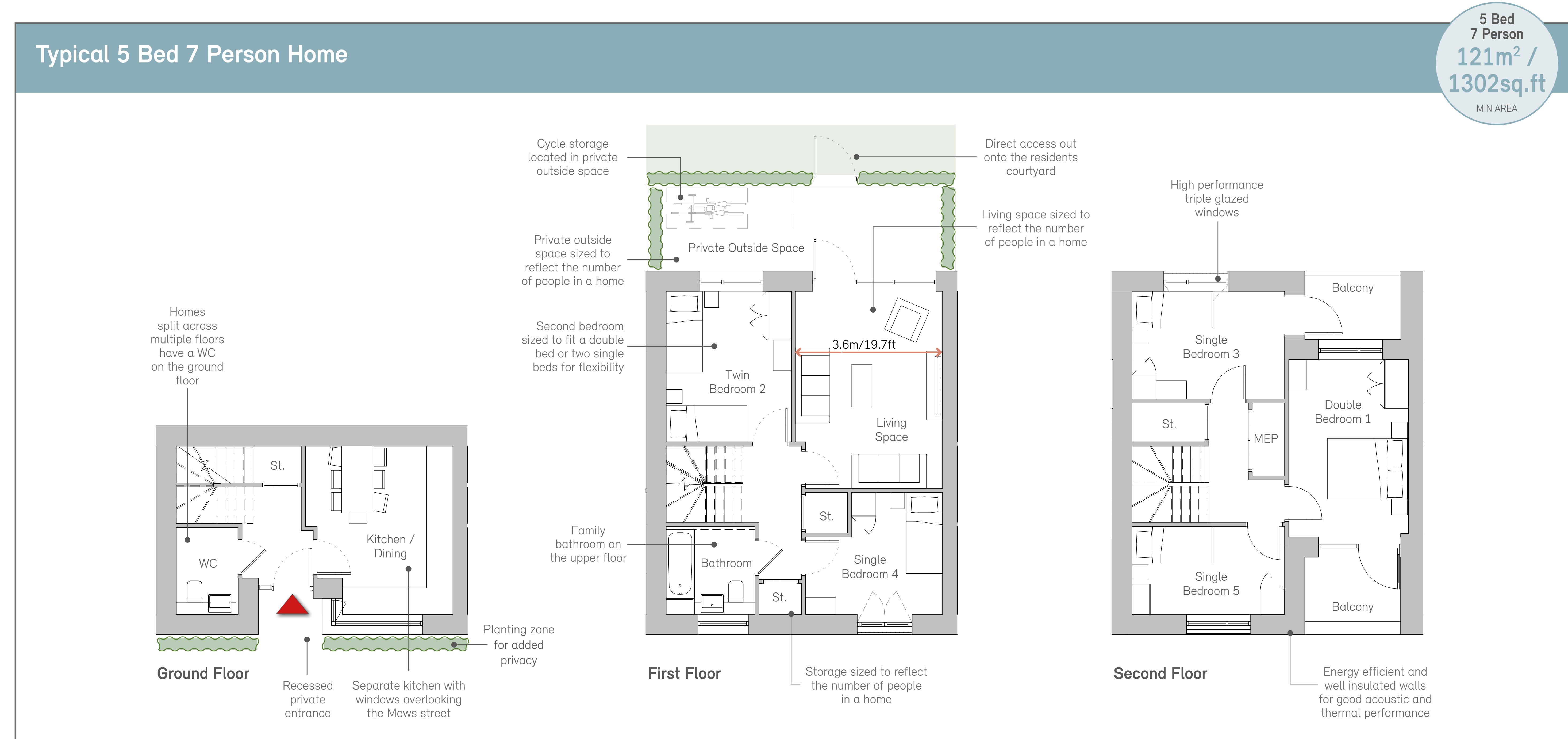
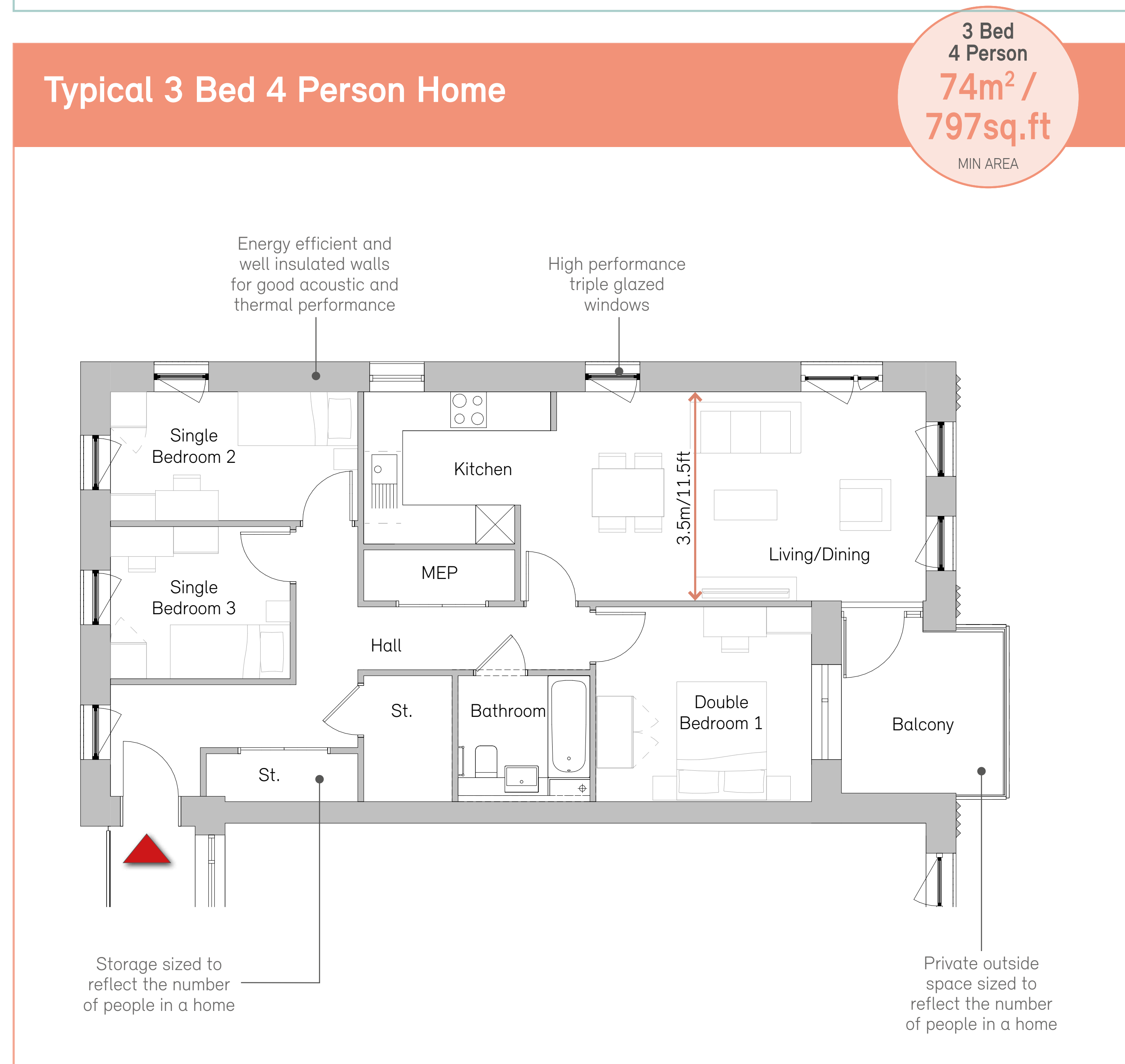
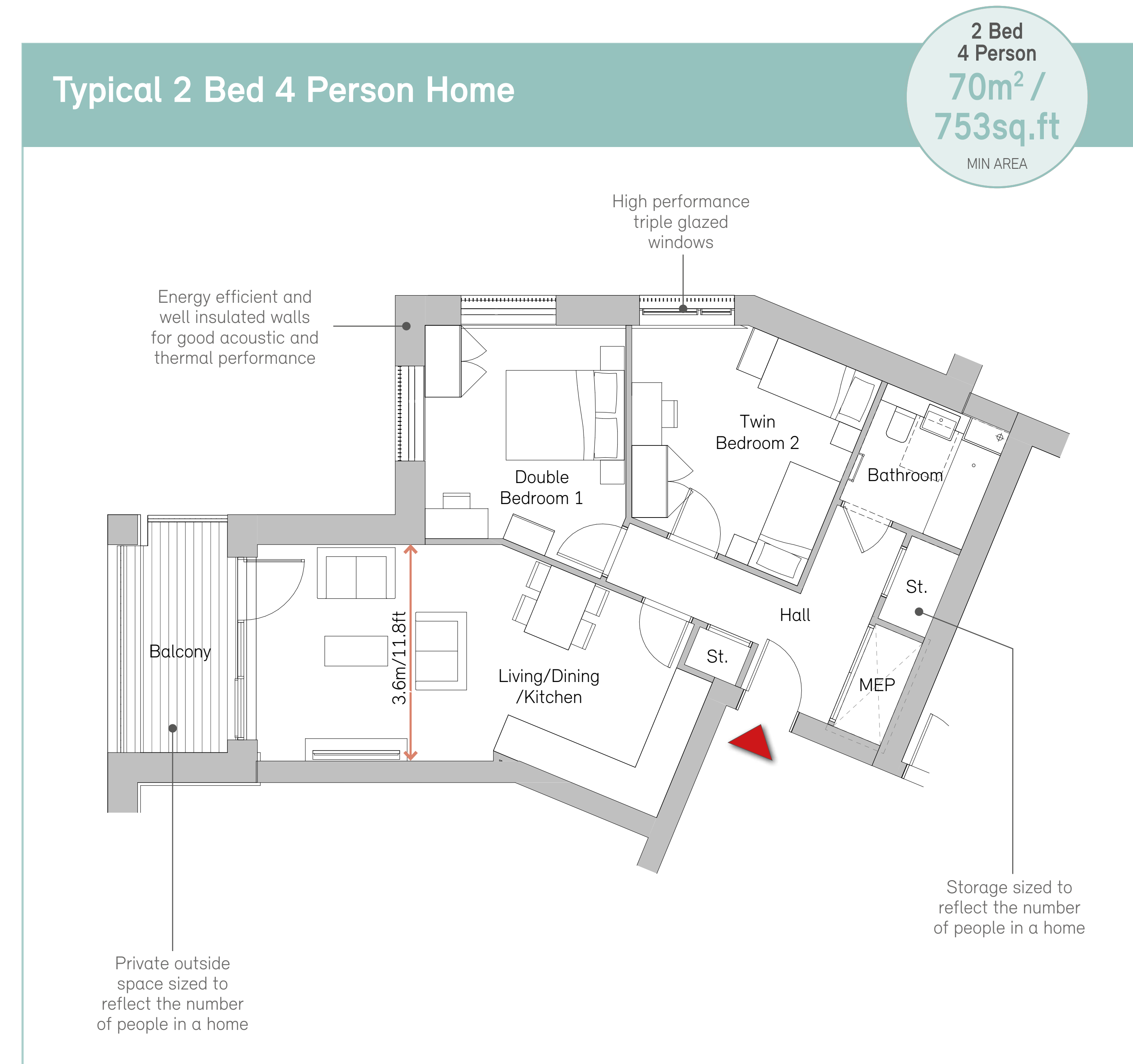
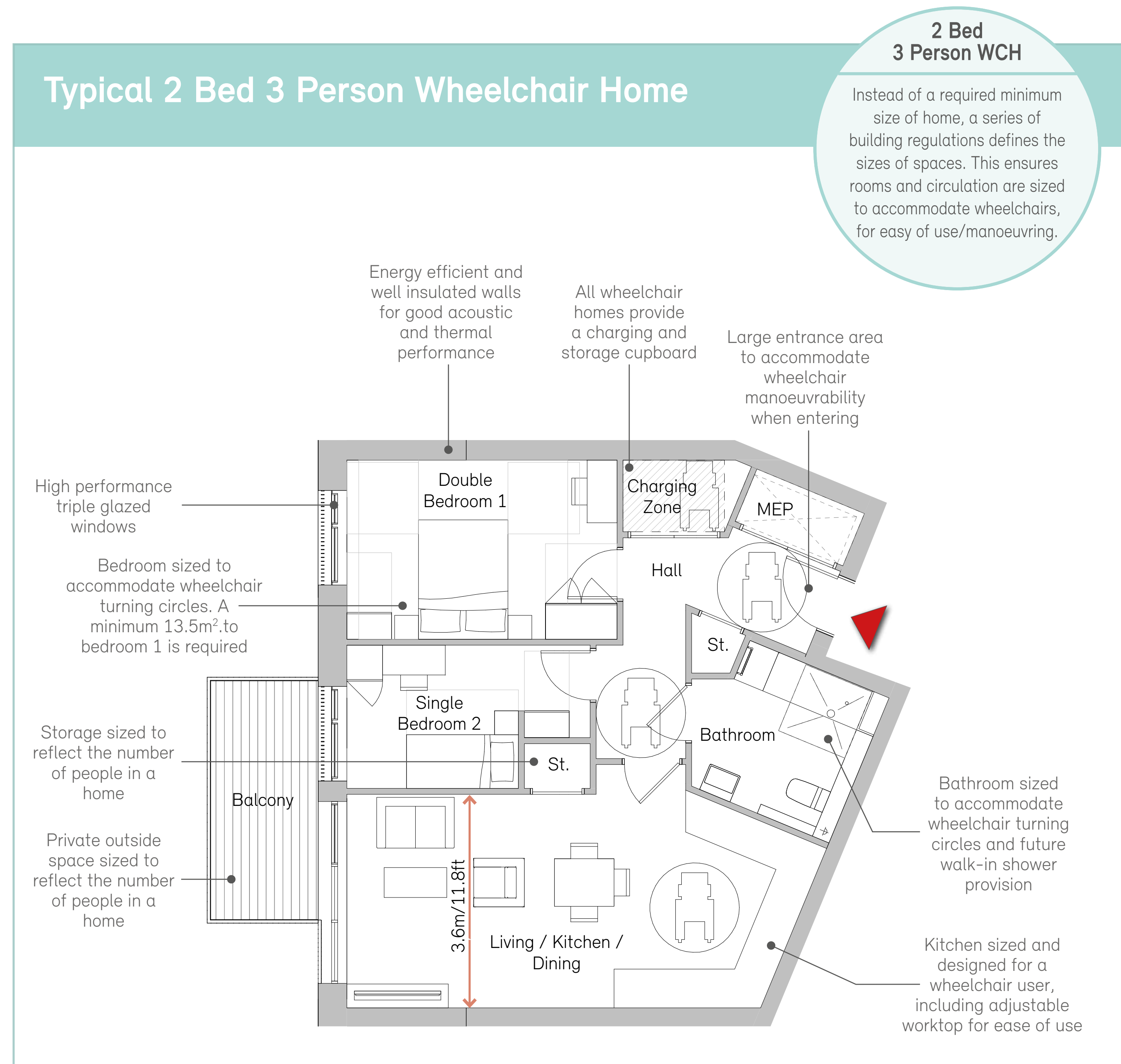
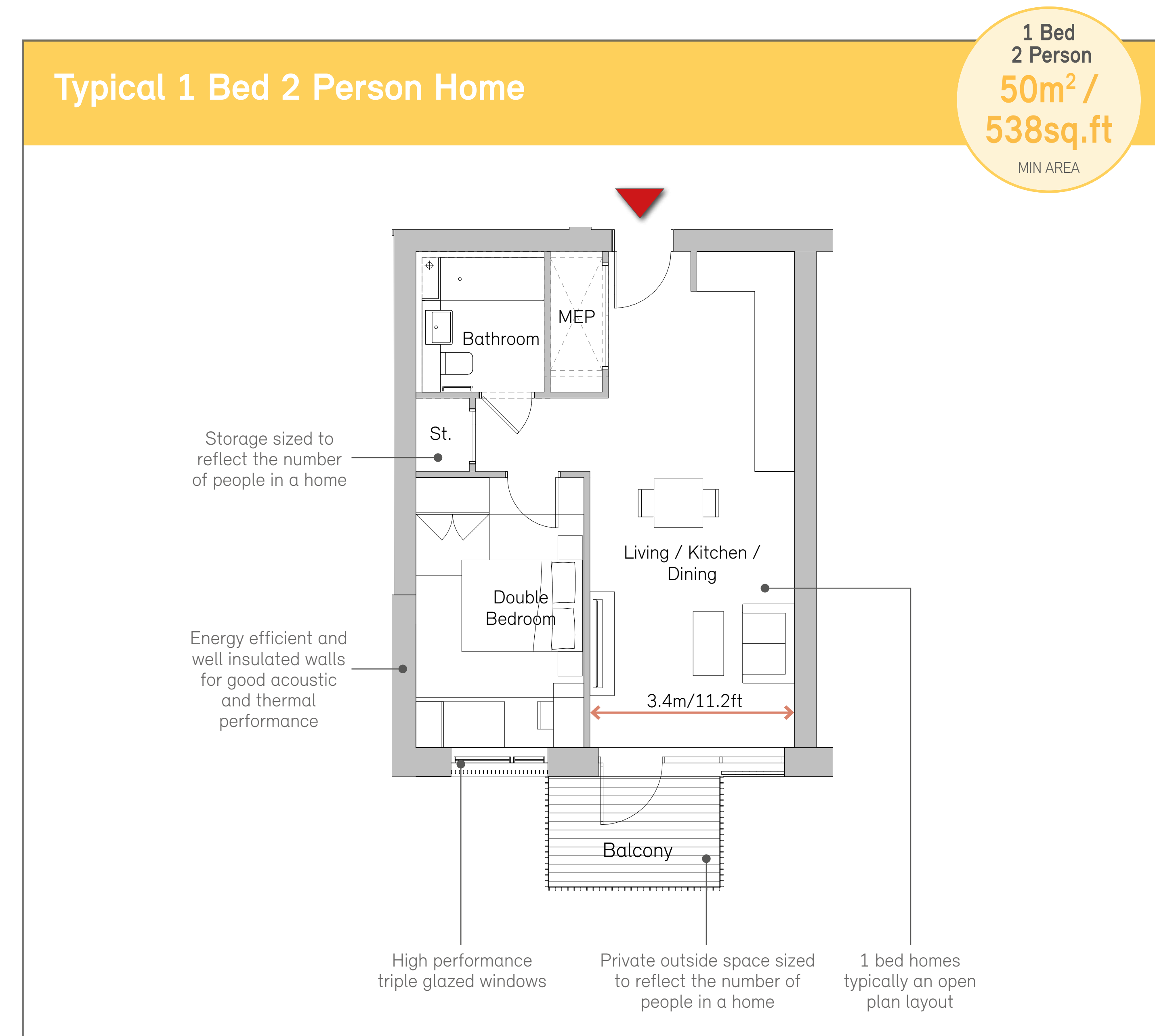
Mews-style homes

### Types of homes

These diagrams show sample layouts of 1, 2, 3, 4 and 5-bed homes. These layouts are based on homes in phase 1b.

You may have seen some of these layouts before. To learn more about when you will move and if you have any queries about your housing needs and preferences, please speak to a member of the Newlon team.

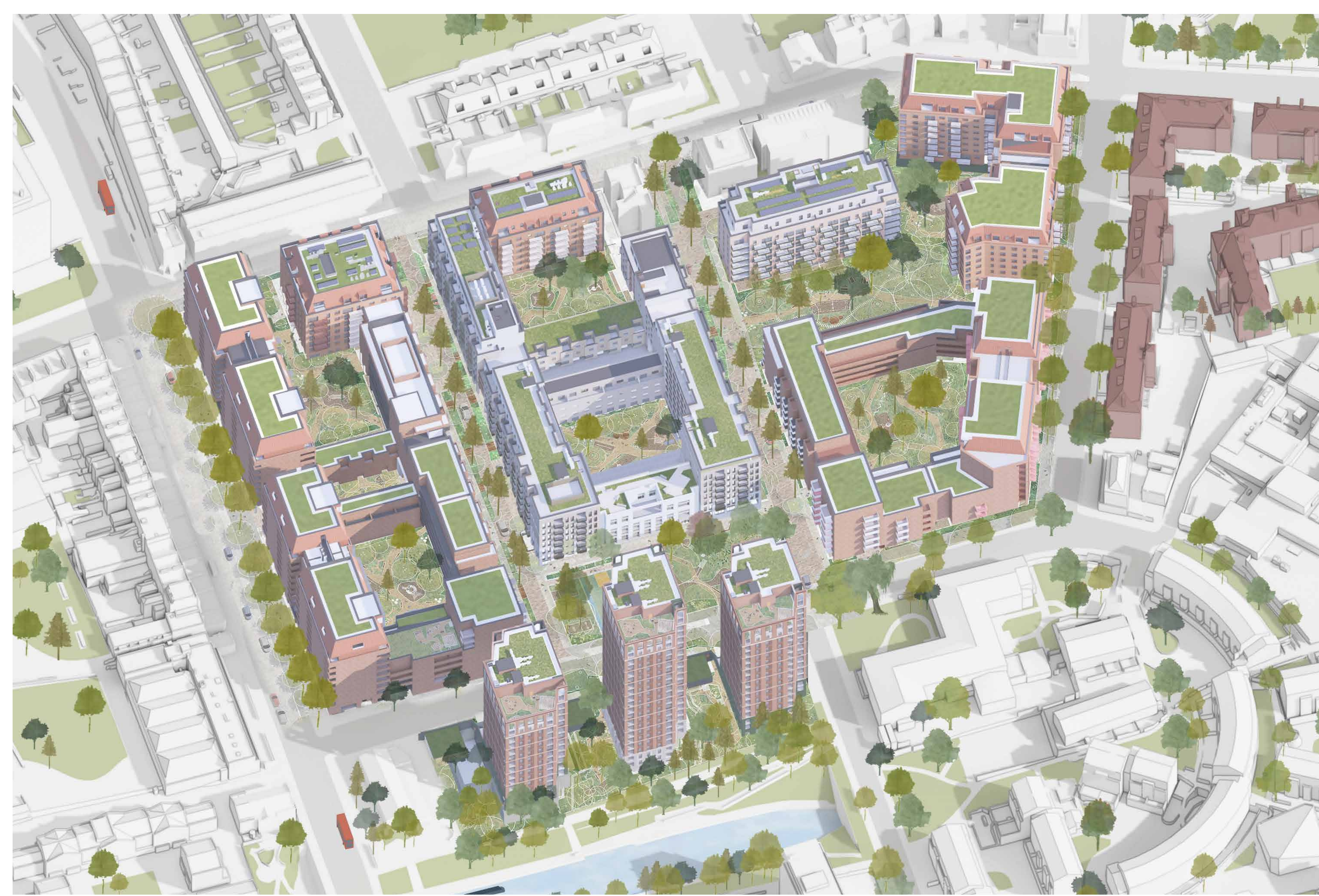
All homes across New Barnsbury will be designed to modern space standards. These are a set of required minimum standards, and are in place to ensure the layouts of homes are sized to be usable and reflective of the number of occupants. These space standards define the size and dimensions of rooms, plus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



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Overview of the plans

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](mailto:BEST@newlon.org.uk)
- Phone 020 8709 9172

Tell the council you support the New Barnsbury Masterplan!

The council are conducting their own consultation on the proposals. If you support the proposals, let the council know.

- You can fill in a comment postcard here today
- You can send an email quoting reference number **P2025/1765/OUT** to [planning@islington.gov.uk](mailto:planning@islington.gov.uk)
- You can scan this QR code to send a comment straight to the Islington Planning Portal

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:

- Works to modernise the kitchens and bathrooms including installation of new sanitaryware, plus rewiring and all making good is nearing completion in Fisher House. We are targeting all 65 flats to be completed by end of September. We are working with residents to identify the next block to be upgraded
- Drainage improvement works have been completed
- 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](mailto:best@newlon.org.uk)

Indicative delivery programme

