New Barnsbury, The Barnsbury Estate

Hybrid Planning Application

Design & Access Statement (Including Landscape Strategy)

May 2022

Pollard Thomas Edwards

FARRER HUXLEY

BEST BARNSBURY ESTATE TRANSFORMATION

newlon HOUSING TRUST

Mount Anvil, better London living

Project Partners

Applicant
Newlon Housing Trust

Mount Anvil Limited

Local Authority
London Borough of Islington

Architect
Pollard Thomas Edwards

Landscape Architect
Farrer Huxley

Planning Consultant
Lichfields

Daylight & Sunlight
Point 2

Building Services Engineer
AECOM

Sustainability
AECOM

Structural, Civil Engineer & Transport
Stantec

Consultation Consultants
London Communications Agency

Heritage, Townscape and Visual Impact
Montagu Evans

Fire Consultants
Affinity Fire

Environmental Consultant
Trium

Ecology
Greengage

Air Quality and Noise Consultants
Hilson Moran

Principal Designer
London Bridge Associates

Arboricultural
Sharon Hosegood Associates

Residents Advisor
Source Partnership

Lighting Consultants
Light Follows Behaviour

Health and Social Economics
Quod Consultants

Wind Consultants

GIA

Revisions	
Rev	A
Date	2022-05-10
Notes	For planning

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Contents

1 Introduction

The purpose of a Design and Access Statement is principally to, (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. It should also address access and summarise how the outcome of consultation has informed evolution of scheme design.

Pollard Thomas Edwards and Farrer Huxley are appointed by Mount Anvil Limited and Newlon Housing Trust ('the Applicant') to prepare a Design and Access Statement in support of proposals to transform The Barnsbury Estate.

The Barnsbury Estate is comprised of two parts. The western part of the estate is known as 'New Barnsbury'; the eastern part of the estate is known as 'Old Barnsbury'.

This Design and Access Statement is in relation to a hybrid planning application for New Barnsbury. Newlon Housing Trust is submitting a separate planning application for the enhancement and refurbishment of Old Barnsbury to LBI to be considered in parallel.

The hybrid application follows a residents' ballot where residents of the Barnsbury Estate voted in favour of the transformation - 72.9% of those who voted, voted yes for the transformation. The turnout saw 506 residents, or 79.2%, vote in the ballot.

The hybrid application site measure 4.38 ha and includes New Barnsbury and parts of surrounding highway and public realm on Caledonian Road, Copenhagen Street, Charlotte Terrace, Carnegie Street and Muriel Street ('the Site'). The Local Planning Authority is the London Borough of Islington ('LBI') and the planning application is referable to the Mayor of London.

The document describes the proposals for New Barnsbury and sets out the history, evolution and benefits this transformation will deliver.

The proposals are the result of extensive consultation undertaken with residents, LBI, Greater London Authority (GLA), and key stakeholders.

The Parameter Plans, Design Code and Development Specification should be read in conjunction with this document and focus on those areas seeking Outline approval, whereas this document should be read in the context of the planning drawings submitted specifically for the Detailed element

Description of Development

The planning application seeks planning permission for the following development ('the Proposed Development'):

"Outline planning application for the phased redevelopment of the site comprising:

1. Phased site-wide demolition of all existing buildings and structures, site preparation and enabling works (including excavation) (No Matters Reserved for future approval);

2. Phased construction of buildings (including basements) comprising residential units (Use Class C3); Hard and soft landscaping works including public open space access and highway alterations, car and cycle parking provision, and; All other associated ancillary works (No Matters Reserved for future approval (the "detailed element")); and

3. Phased construction of buildings (including basements) comprising residential units (Use Class C3) and flexible commercial, business and service floorspace (Use Class E) and local community floorspace (Use Class F2); Hard and soft landscaping works including public open space, access and highway alterations, car and cycle parking provision, and; All other associated ancillary works (All Matters Reserved for future approval (the "outline element"))

(Being a hybrid application)"

The application will deliver:

– 950 homes (427 within detailed application)

– Up to 1,500 sqm (GEA) of commercial floorspace

– Up to a 970 sqm (GEA) community centre

– Up to a 305 sqm (GEA) nursery

– Two large community parks

1.1 Project vision
1.2 Project partners
1.3 Supporting documents

Vision for the development

The transformation of The Barnsbury Estate is a once in a lifetime opportunity to improve the lives of residents and the local community. A resident-backed ballot set the mandate for change, and they remain at the heart of the proposals, with high quality new homes to resolve current overcrowding and to provide beautiful and energy efficient places to live.

Place-making is at the heart of the proposals, with a masterplan that responds to both the immediate and wider Islington setting. Weaving into this rich and varied context, the new buildings and open spaces must be thoughtful, but adventurous too. They reference the estate's past and celebrate the potential of its future.

New homes for Barnsbury residents

First and foremost, the transformation of the estate will provide high quality new homes for existing residents, built to modern space and environmental performance standards. The homes will be sized to suit the needs of residents to resolve current overcrowding. The masterplan is also sensitively phased to allow most residents to remain on the estate and to move only once straight into their new home. Additional much needed new homes including affordable homes for local residents are also provided in the masterplan.

A new community heart

Building on what the residents have told us they need from a Community Centre we are proposing New facilities for all residents to enjoy, that will be flexible to meet changing needs over time accessible both physically and financially . Both inside and outside spaces are to be created with the community's health and wellbeing at the forefront.

Design for and with residents

Engagement with residents is at the heart of the proposals and has been from the start. Residents voted 'yes' for change in the ballot and their involvement will be ongoing. Estate transformation is a long and challenging process but residents will be engaged with and supported throughout the entire programme.

Transformed outside spaces

Covid has shown us the importance of access to good quality outside space. The proposed landscape design will provide green spaces close to every home and attractive shared parks that are beautiful and biodiverse, replacing fenced off bleak unused spaces with a landscape that provides the opportunities for relaxation, play and activities for all the community.

Safe secure and built to last

More than ever, it is important to use materials responsibly to create robust buildings that age gracefully and require minimal maintenance.
Creating well designed buildings and spaces with the environment and end-user in mind. With safety and security considered in all aspects of design these will be places and spaces that will be cherished and enjoyed by all.

Old Barnsbury

Barnsbury is one place one estate that includes both Old and New. This ambitious transformation includes a parallel planning application being submitted for Old Barnsbury which encompasses, extensive landscape proposals and improvements to all homes. Overcrowded families will be offered a new home on New Barnsbury and all residents have access to the new Community facilities and shared green parks.

1.2 Project partners

Newlon Housing Trust

Newlon is a charitable, 'not for profit' housing association founded in Hackney in 1968 in response to a pressing local demand for decent and affordable housing. We remain committed to meeting this need and currently provide 8,200 homes across north and east London, with more than 2,000 in Islington.

We provide a mix of affordable housing, including low cost rented homes, Intermediate Housiing below market rates rented accommodation for Key Workers and a range of supported housing.

We are proud of our record of creating sustainable communities and have been the lead social housing partner in several successful high profile regeneration projects, including the Arsenal Regeneration Programme in Islington and Hale Village in Haringey.

In the award-winning Arsenal Regeneration Programme we worked in partnership with Arsenal Football Club and Islington Council to create a vibrant new community as part of the project that supported Arsenal's move from Highbury to Emirates Stadium. Since 2005 we have provided 1,500 new a ordable homes as part of this project, as well as a range of community facilities and engagement programmes. 50% of all new homes provided are affordable, the first time such a high proportion has been achieved on a project of this scale in London.

At Hale Village we developed 542 affordable homes as partners in a £400 million scheme central to the rejuvenation of one of London's more deprived areas. The success of Hale Village has been a catalyst for the wider regeneration of Tottenham and we are currently partners in the ongoing regeneration of Tottenham Hale.

We are a significant developer of new affordable homes in London and a GLA strategic partner.

We are committed to engaging with our residents, and have an in-house Community Services team which provides a wide range of services, including supporting residents into employment.

Mount Anvil

Mount Anvil was selected by Newlon to deliver proposals for New Barnsbury because it is a resident focused and design-led developer with a track record and reputation of the best in London when it comes to delivering beautiful design, quality homes and outstanding places.

In our 30 years, we've delivered thousands of outstanding places for Londoners through repeat partnerships. We don't do shoddy or short-term. If we did, we'd have fizzled out. We've weathered recessions while our homes weathered the London drizzle, and all because we've gone all-in and created places that people are proud to call home and partnerships that all involved in want to repeat.

We place our partners and residents at the core of all of our projects – listening and responding to their needs to create spaces for communities to thrive. That works for our partners and residents - they come back to us because our vision and values are aligned. They trust us to do what we say we will - create quality, safe and sustainable places that stand the test of time for their residents.

And our ability to do this, all comes back to people and culture – while we've evolved over the years, our core values have stayed constant. Our team of owner-managers operate in an environment of freedom, responsibility and learning, each Pursuing Better, Differently.

Pollard Thomas Edwards

Pollard Thomas Edwards is an architecture practice specialising in the design of homes, neighbourhoods, public and mixed-use buildings throughout the United Kingdom.

Over the past five decades we have built up an enviable track-record working with communities, local authorities and commercial clients to create buildings and places people want to live in.

PTE has been based in Islington for over 45 years and during this time has established strong relationships with the communities and stakeholders in the Borough. We have successfully delivered many landmark buildings and neighbourhoods across Islington

The improvement and transformation of housing estates has been a focus of PTE's urban regeneration work for five decades. We have helped communities to turn around more than 50 estates in London and the South East, the Midlands and the North West.

We work with communities to assess a wide range of options (including 'do nothing', upgrading, remodelling, infill and comprehensive redevelopment) to arrive at sustainable strategies for long-term incremental change. PTE's regeneration masterplans reconnect fragmented estates with their surroundings – including the mending of historic street patterns broken by insensitive post-war planning.

Our collaborative report Altered Estates – how to reconcile conflicting interests in estate regeneration (2016) addresses the current tension between existing communities and the pressure to create additional homes. We are preparing a sequel for publication in 2022, which will chart significant challenges and opportunities arising in the past five years, including fire safety, resident ballots, 'digital democracy', climate change and procurement.

Successful estate transformation requires meaningful, inclusive and constructive engagement from the outset. At PTE we strive to listen, explain and ultimately inspire the residents we work with. We never forget that every 'unit' will be someone's home, and we imagine what it's like to occupy the places we design, and often take residents along on this journey.

Farrer Huxley

Farrer Huxley is a practice of landscape architects and community engagement experts. Established in 1995, our work is founded upon a belief that landscape makes a fundamental difference to people's lives. Through over 20 years as a practice we have come to understand the power of putting people's needs at the centre of distinctive, timeless, robust and environmentally sensitive places. Today, we continue to advocate on behalf of the many, pushing for everyone's right to quality places.

Beyond the scope of landscape, we create the setting for our daily lives, with a focus on building better places that support wellbeing, local culture, job creation and education. Our experience of putting people first, grasping the context and working collaboratively allows us to avoid stereotype, creating places of pride, safety, identity and home.

How the future landscape will be managed is fundamental to the design decisions we make. We encourage an ecologically sensitive approach to landscape management, which also reflects the maintenance resources available. As a team we have a diverse range of skills; from planting design through to environmental expertise and placemaking. Whilst everyone on the team has their individual strengths, what unites us is an absolute commitment to people-centred design.

As an award-winning practice we have a number of nationally recognised, exemplar schemes which have been acknowledged for their community driven regeneration, masterplanning and quality public realm design.

1.3 The Hybrid Application

The Applicant is seeking Outline planning permission (all matters reserved for future approval in the outline area and no matters reserved for future approval in the detailed area, commonly referred to a 'hybrid planning permission') for the proposed redevelopment of New Barnsbury.

Large estate transformation projects such as New Barnsbury, lend themselves to a hybrid strategy given their scale and multi-phased nature, as well as the benefits of balancing a deliverable initiating phase with flexible later phases. An early deliverable phase helps unlock an estate's decant strategy, while later phases typically require adaptability to respond to changes in the market or housing need. This is recognised and supported at the national scale, with The Ministry of Housing, Communities and Local Government's Estate Regeneration: National Strategy (2016).

Unlike typical housing-led redevelopment projects, New Barnsbury is home to an embedded and established community. In accordance with policy and best practice guidance, the regeneration must therefore re-accommodate a housing need which is dynamic, and which will inevitably change over the course of the multi-phased redevelopment of New Barnsbury. A flexible planning delivery vehicle is therefore clearly required and necessary here.

A hybrid planning application, comprising an optimised and detailed first phase (to provide a significant number of new affordable homes for existing residents), underpinned by outline later phases, accommodates this flexibility in the most agile manner.

It allows each phase to respond to both changing demographics and market conditions, without the need to submit successive applications to amend the parent planning permission. This also promotes agile and expedient housing delivery for LB Islington, assisting with the Council's housing trajectory and assists in the efficient decant of estate residents.

In addition to the above, hybrid applications can be more efficient, reduce unnecessary delays pre-application, owing to a protracted design process, and procedurally at a later date. The pace of the planning programme is crucial to the schemes delivery and therefore this is a significant benefit.

Council Officers and Members will continue to retain overall control over the delivery of the scheme, as reserved matters are approved separately and through the use of control documents such as Parameter Plans, a Design Code and Development Specification.

A hybrid approach is the therefore the most appropriate and necessary strategy which should be utilised to bring forward development at New Barnsbury and this approach has been supported at the pre-application stage by LBI's Planning Officers.

Description of Development

"Outline planning application for the phased redevelopment of the site comprising:

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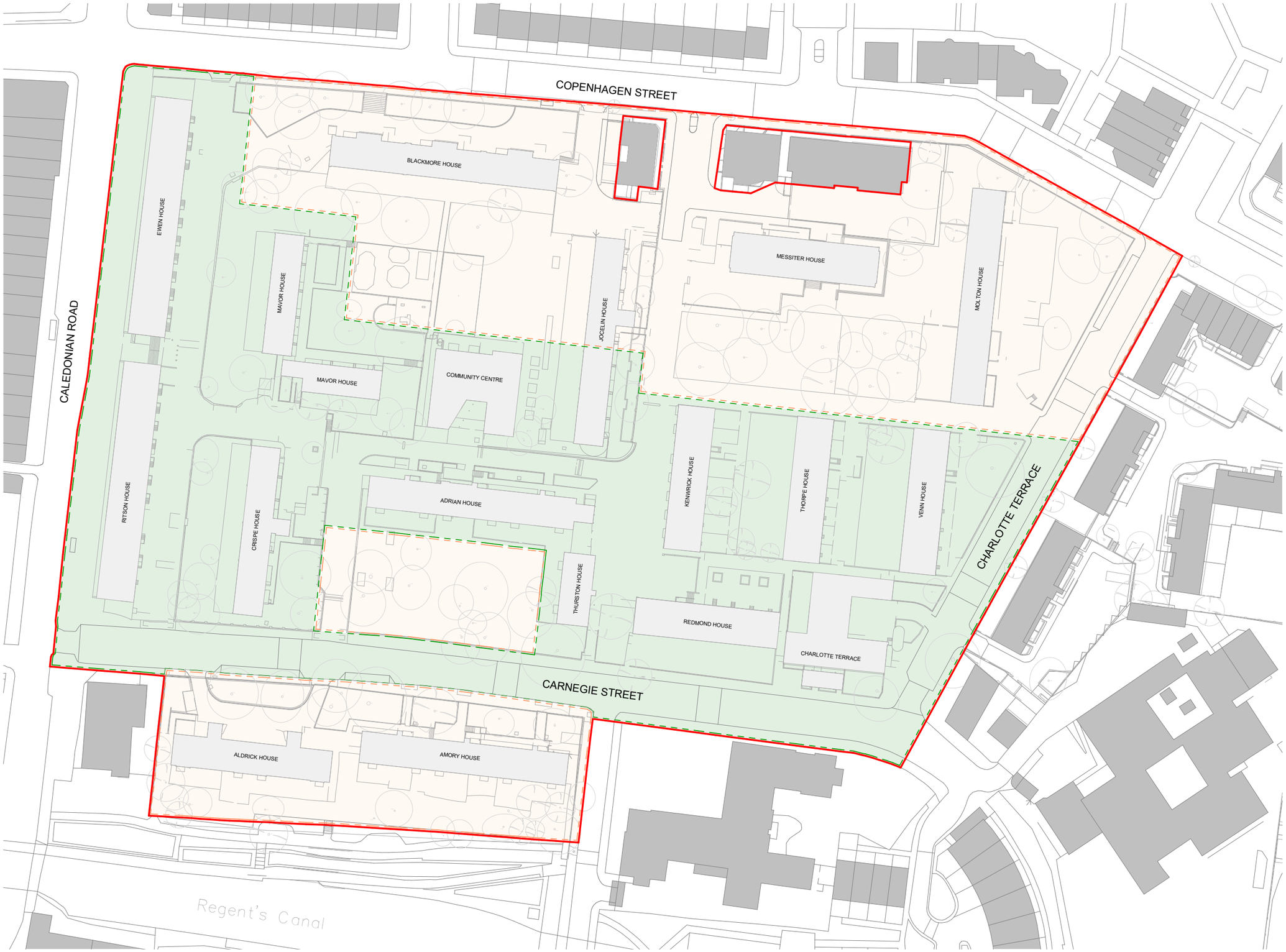
(Being a hybrid application)"

The application is supported by the following documents:

For Approval (Detailed Element)		
01	Planning Application Form and Certificates	Lichfields
02	Planning Application Drawings,	PTE
03	Design and Access Statement (including Landscape Strategy)	PTE and Farrer Huxley
04	Landscape Drawings	Farrer Huxley
For Approval (Outline Element)		
05	Development Specification	Lichfields
06	Parameter Plans	PTE
07	Design Code	PTE and Farrer Huxley
Accompanying Documentation		
08	Planning Statement	Lichfields
09	Aboricultural Impact Assessment and Method Statement	Sharon Hosegood Associates
10	Archaeology (Buried Heritage) Assessment	RPS
11	Biodiversity survey/report	Greengage
12	Biodiversity Net Gain Assessment	Greengage
13	Draft/ Outline Construction Management Plan	Stantec
14	Contamination Land Assessment	Stantec
15	Internal Daylight & Sunlight Assessment	Point 2 Surveyors
16	Equality Impact Assessment	Quod
17	Fire Statement & Gateway One Form	Affinity Fire
18	Flood Risk Assessment and Drainage Report	Stantec
19	Health Impact Assessment	Quod
20	Lighting Assessment	Light Follows Behaviour
21	Site Waste Management Plan	Stantec
22	Statement of Community Involvement	London Communications Agency
23	Whole Life Carbon Report	AECOM
24	Circular Economy Statement	AECOM
25	Sustainable Design & Construction Statement	AECOM
26	Energy Statement and Modelling	AECOM
27	Overheating Report	AECOM
28	Green Performance Plan	AECOM
29	Transport Assessment	Stantec
30	Unexploded Ordnance Report	Stantec
31	Utilities and Foul Drainage Assessment	Stantec
32	Basement Impact Assessment	Stantec
33	Financial Viability Assessment	DS2
34	Accommodation/Floorspace Schedules	PTE
35	Environmental Statement	Trium Consulting



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KEY

- Application Boundary
- Detailed element
- Outline element

2 Site and context

2.1 Site location

Site Description

The Barnsbury Estate (the site) is located in the London Borough of Islington, between Angel and King's Cross. Its location benefits from excellent transport links and access to green spaces. The site is bound by:

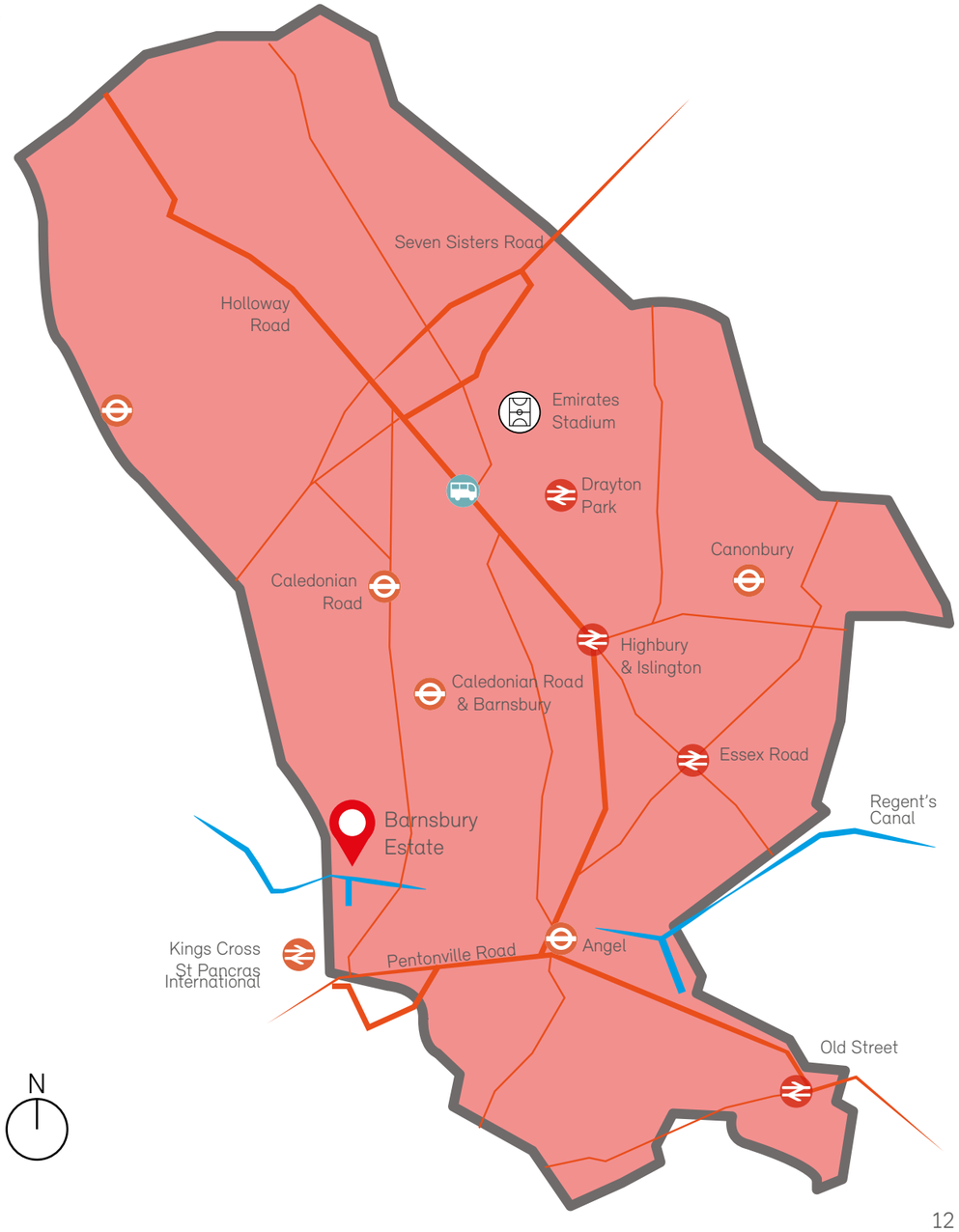
- Caledonian Road to the west, an A road connecting King's Cross to the south with Camden Road and Holloway Road to the North.
- Copenhagen Street to the north, a local east-west route
- Charlotte Terrace to the east which divides New and Old Barnsbury
- Regent's Canal to the south, adjacent to the western tunnel portal

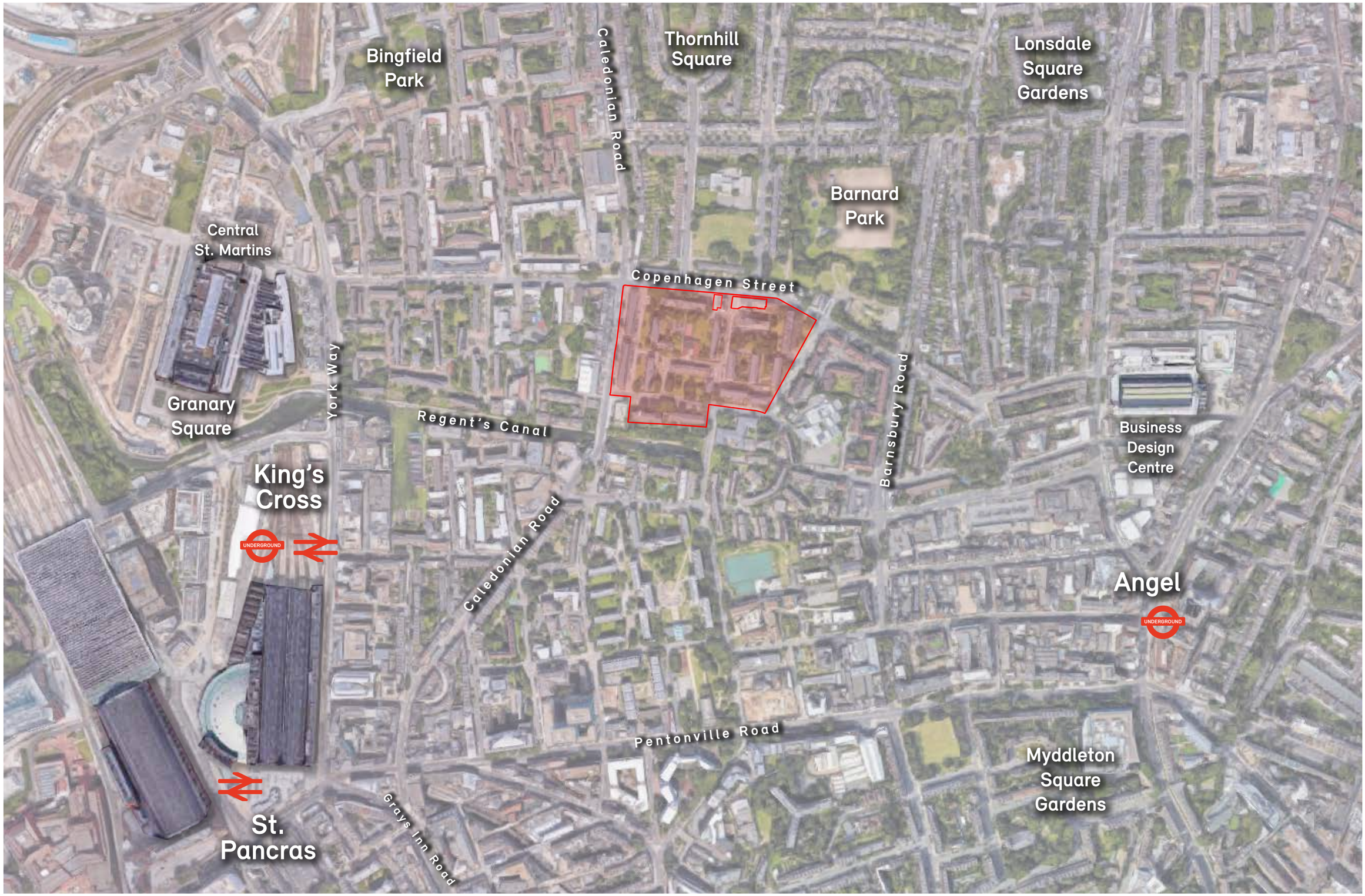
The estate is within walking distance of Caledonian Road and Barnsbury Overground Station, Angel Station and Kings Cross Station and is served by a number of bus routes.

The western part of the estate is known as 'New Barnsbury' and contains a series of mid-20th Century residential buildings ranging from 2-10 storeys, accommodating 371 existing homes. New Barnsbury includes a community centre and 22 commercial properties situated within the western portion of the site fronting Caledonian Road. The Tiddley Tots Nursery Daycare operates from specific rooms within the Community Centre. The Charlotte Terrace building is also used for non-residential uses, with LB Islington Parking Wardens using this as an office building.

To the east of Charlotte Terrace, 'Old Barnsbury' is made up of a series of residential buildings and contains 275 homes. This part of the estate is proposed for enhancement and refurbishment, subject to a separate but complementary planning application. It is anticipated that both applications would be determined at the same Planning Committee.

The overarching estate is allocated for housing-led redevelopment in the emerging Islington Local Plan. The allocation promotes the provision of additional new homes, including affordable housing, delivery of a new community centre, delivery of new commercial units, improvements to existing estate open spaces, creation of public parks and enhancement of landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate.




Bingfield Park
Caledonian Road
Thornhill Square
Lonsdale Square Gardens
Barnard Park
Central St. Martins
Copenhagen Street
Granary Square
York Way
Regent's Canal
Barnsbury Road
Business Design Centre
King's Cross
UNDERGROUND
Caledonian Road
Angel
UNDERGROUND
Pentonville Road
Myddleton Square Gardens
St. Pancras
Grays Inn Road
N

2.2 Surrounding context

Transport

King's Cross and St Pancras International stations are located 0.5 miles to the south-west, a 10-minute walk and provides the following:

– London Underground lines: Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria

– Rail services to: Stations across the UK and Europe

Angel Underground Station (Northern Line) is located 0.7 miles to the east, a 14-minute walk

Caledonian Road and Barnsbury Station (Overground) is located 0.5 miles to the north, a 10-minute walk

Highbury & Islington Station (Overground, Victoria Line) is located 1 mile to the north-east, a 20-minute walk.

Essex Road Station is located 1 mile to the north-east, a 20-minute walk.

Both Highbury & Islington and Essex Road stations have national rail services to Hertfordshire, Peterborough and Kings Lynn.

Bus stops on surrounding streets include these routes:

Copenhagen Street

– 274 (Angel Islington to Lancaster Gate)

Caledonian Road

– 17 (Archway to London Bridge)

– 91/N91 (Crouch End to Trafalgar Square)

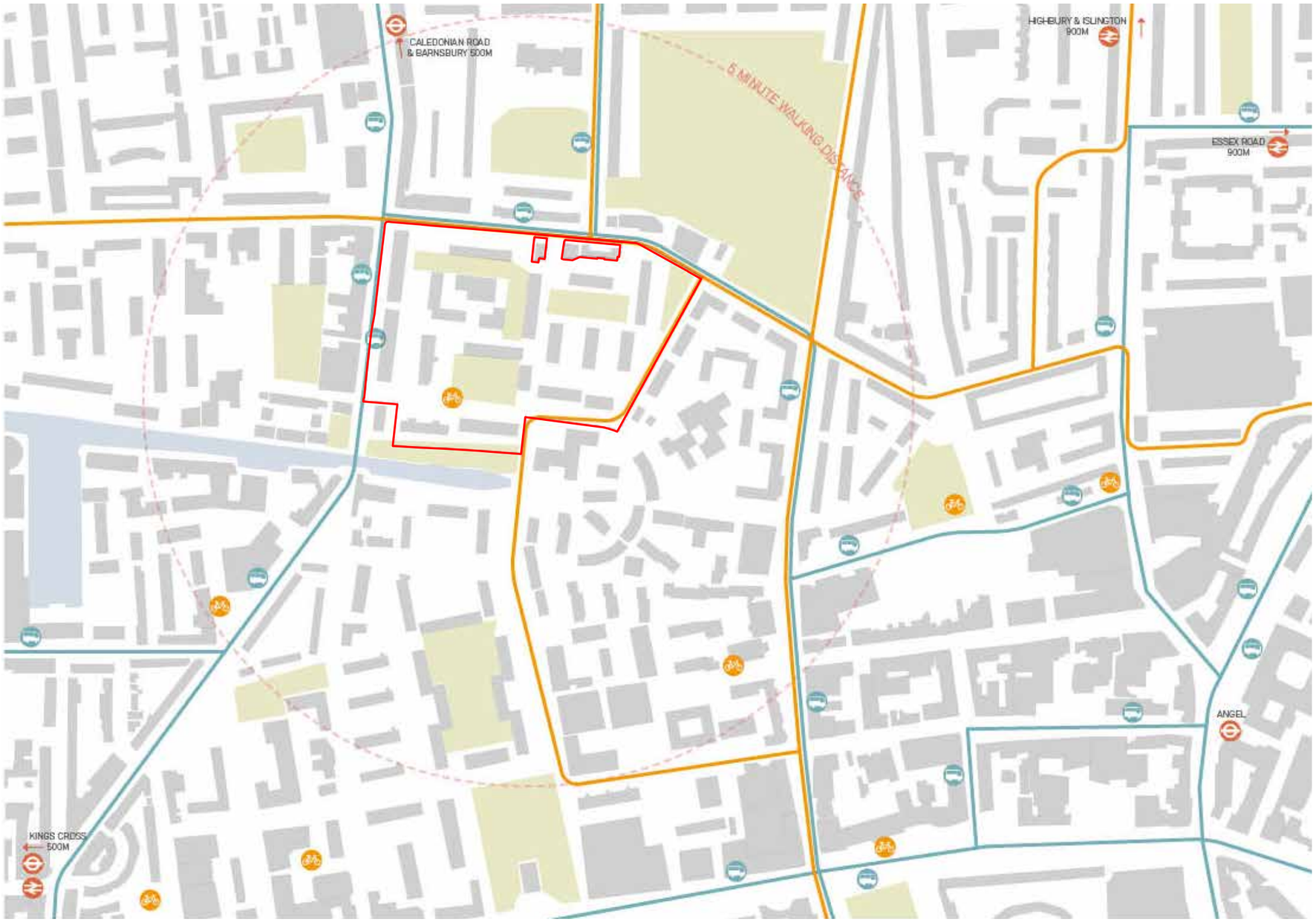
– 259 (Edmonton Green to King's Cross)

Hemingford Road

– 153 (Finsbury Park to Liverpool Street)

New Barnsbury is well connected and accessible, with a PTAL Rating ranging between 3 and 6B (the best possible rating)

Santander Cycle docking stations on Charlotte Terrace and Carnegie Street



KEY

- Tube Station
- National Rail
- Santander Bikes
- Bus Stop
- Bus Routes
- Cycle Routes

Local facilities

Nearby local facilities that residents use that create desire lines and have helped shape the masterplan.

Schools

Vittoria primary school is located to the south west of New Barnsbury at the junction of Carnegie Street and Charlotte Terrace adjacent the Half Moon Estate. This is the closest primary school to New Barnsbury and one which is attended by many of the children living on the estate. To the north of New Barnsbury is St Andrews C of E Primary School and to the west of the estate, just beyond Caledonian Road; Copenhagen Primary School and Blessed Sacrament R C Primary.

Shops

Caledonian Road high-street provides a range of different shops, a supermarket, restaurants and pubs. Its a vibrant road with lots of activity and serves the estate well. To the east of New Barnsbury, both the Angel Shopping Centre and Upper Street are a 10-minute walk and provide a range of supermarkets, high street chain stores. In addition, Upper Street provides a range of independent and boutique stores.

Leisure

There are a wide range of leisure activities across the local area. All within walking distance, there are two gyms, three cinemas, are a range of live music venues and theatres.

Health

New Barnsbury is well supported by local medical facilities and within a 10-minute walk there are a number of doctors surgeries and clinics. Additionally there is a pharmacy located on Caledonian Road

KEY

- Gym
- Playground
- Theatre / Cinema
- Restaurant / Pub
- Supermarket
- Place of Worship
- School
- Daycare
- Pharmacy / Clinic
- Community Centre

Context: Building Heights

Site Context

Existing Aerial Photograph

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1 Barnard Park

Barnard Park is one of Islington's largest parks. There are lots of things to do, including sports facilities and a playground.

Proposals to make major improvements to create a more usable, greener and attractive space for local people have recently been consented.

2 Edward Square

Edward Square is located near to Caledonian Road in Islington and is a modern community garden square with event space, children's playground and a basketball hoop. Amenities available at Edward Square include: Community event space, Public artworks, Native laid hedgerow, Orchard, Grass meadow, Small children's playground, 1 basketball hoop

3 Culpepper Community Garden

Edward Square is located near to Caledonian Road in Islington and is a modern community garden square with event space, children's playground and a basketball hoop. Amenities available at Edward Square include: Community event space, Public artworks, Native laid hedgerow, Orchard, Grass meadow, Small children's playground, 1 basketball hoop

5 50-132 Muriel Street

Muriel Street is one of the King's Cross 10 estates. It was built in 1964, and transferred to the Peabody Trust in 1998.

It is 10 storeys in height, located south of the Regents canal and visible clearly from Caledonian Road.

7 Vittoria Primary School

Vittoria Primary School is a mixed community school, which means that it is financed by public money and managed by the Local Authority, which also sets the admission requirements. It also includes a nursery, breakfast and after school club which serves the local community. It is located adjacent to Old Barnsbury

9 The Duchess Of Kent Pub (Former)

Former public house now used for commercial premises. It has been subject to planning applications to demolish and replace with new build residential development which have been refused approval and dismissed at planning appeal. It shares boundaries with old barnsbury and Vittoria Primary School.

4 Orkney House

Orkney House is a concrete tower block on the Bemerton Estate constructed in 1970. It is located adjacent to the Caledonian Road and Copenhagen Street crossroads. It forms part of the South Bemerton estate redevelopment plans including residential and podium extensions.

6 Former All Saints Church / Escape Room

Former home of All Saints Community Church which no longer occupies the single storey building. It was most recently occupied by an escape room which is no longer trading. The building and its site border the canal, Thornehill Community Gardens and the proposed application site.

8 Old Barnsbury

The Estate is made up of two areas; Old Barnsbury is the red brick housing blocks between Charlotte Terrace and Barnsbury Road built in the 1930s.

It forms part of the Better Barnsbury transformation which received a positive resident ballot. It is subject to a separate planning application to New Barnsbury.

10 No. 214 Caledonian Road (East side)

Grade II listed building - Former Public House 'The Milford Haven'. Mid-C19. Stucco, roof obscured by parapet. The main block of three storeys with a two-storey wing to north, two windows each to Caledonian Road and Copenhagen Street which are the principal façades, two windows to north wing.

11 Phelps Lodge & Converted Pub

Residential building which is owned by Newlon Housing Trust. Its communal amenity space is adjacent to the New Barnsbury Estate which is part of application proposals.

Former Lord Nelson public house situated at 105 Copenhagen Street. It has since been converted into private residential use.

12 Barnard Park Adventure Playground

Providing adventure play facilities for 6-13 year old's. It included outdoor structures Amphitheatre, 2 tree-houses, zipwire, 2 border swings, forest area, football pitch, hidden dragon, different level birds nest climbing, arts and crafts, loose parts, kitchen – where the kids can cook the veg they've grown, art room, accessible toilet.

13 The Young Actors Theatre Islington

Young Actors Theatre Islington (YATI) is an independent and co-educational performing arts school based in the Islington district of London, England. The organisation also functions as a charity agency for children and young adults who wish to pursue a career in acting. It is located adjacent to Barnard Park North East of Barnsbury

14 Half Moon Estate

Located south east of old and new barnsbury estate it was constructed c.1960 and forms a strong community within Islington including a mix of social and private homes and residents community centre.

15 Regents Canal Tow Path & Thornehill Gardens

This is a small park next to the Regents Canal in Barnsbury, that was created as a result of changes to the rules about walking along the canal. The pocket park itself was created during the construction of the housing mews next to the canal in 1981 replacing an old warehouse building next to the canal and a small row of houses facing the main road.

16 Matilda Street

Listed buildings of 2-3 storey facing Barnard Park located within the Barnsbury Conservation Area (CA10). The buildings design positively contribute to the local character and distinctiveness of the borough. Matilda Street connects the site, Copenhagen Street and Thornhill Square.

17 Bemerton Estate

The Bemerton Estate is a social housing estate to the north of Copenhagen Street and west of Caledonian Road, in the London Borough of Islington. It was built in the late 1960s and early 1970s. It is subject to development proposals with infill and extensions providing c.150 additional homes within Islington.

18 The 'Islington Tunnel'

The Islington Tunnel takes the Regent's Canal 960 yards (878m) under Angel, Islington, as the longest such tunnel in London. The tunnel runs beneath Islington from Caledonian Road to Colebrooke Row and there is no towpath inside so only boats can traverse it.

Conservation areas and protected view

There are currently forty one conservation areas within the Borough of Islington, of which two, CA10 and CA17, border the site. A conservation area is an area of special architectural or historic interest, of which the character and/or appearance is deemed valuable to preserve or enhance. There are many reasons why a conservation area is given its status and collectively its often a combination of lots of desirable factors; an area as a whole, architectural merit, historic routes, materiality etc. Additionally local views such as the Archway Bridge to St Paul's Cathedral vista (LV5) can be protected.

CA10 (Barnsbury Conservation Area)

The Barnsbury Conservation Area (CA10) is the largest conservation area in Islington and surrounds the site on three sides.

CA17 Regent's Canal West Conservation Area

Next to the southern boundary of the Barnsbury Estate is the conservation area Regent's Canal West (CA17). This protects the historic industrial infrastructure and the heritage assets it contains.

Local View LV5 (Archway Bridge to St Paul's Cathedral)

The view from Archway Bridge to St Paul's Cathedral is protected by Islington's Development Management Policy DM2.4. Archway Bridge is Grade II listed and is afforded good views of the City of London, the Shard and St Paul's Cathedral. The bridge was designed by Sir Alexander Binnie for the London County Council in 1897. It provides views of St Paul's Cathedral, a Grade I listed building which is one of the most recognisable symbols of London within its skyline. Views of the cathedral are therefore an important aspect of the setting of the bridge.

For more detailed information refer to the Heritage Statement by Monagu Evans.

Protected Vista (Kenwood Viewing Gazebo to St. Paul's Cathedral)

Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)

Local View LV5 (Archway Bridge to St Paul's Cathedral)

Protected Vista (Alexandra Palace Viewing Terrace to St. Paul's Cathedral)

KEY

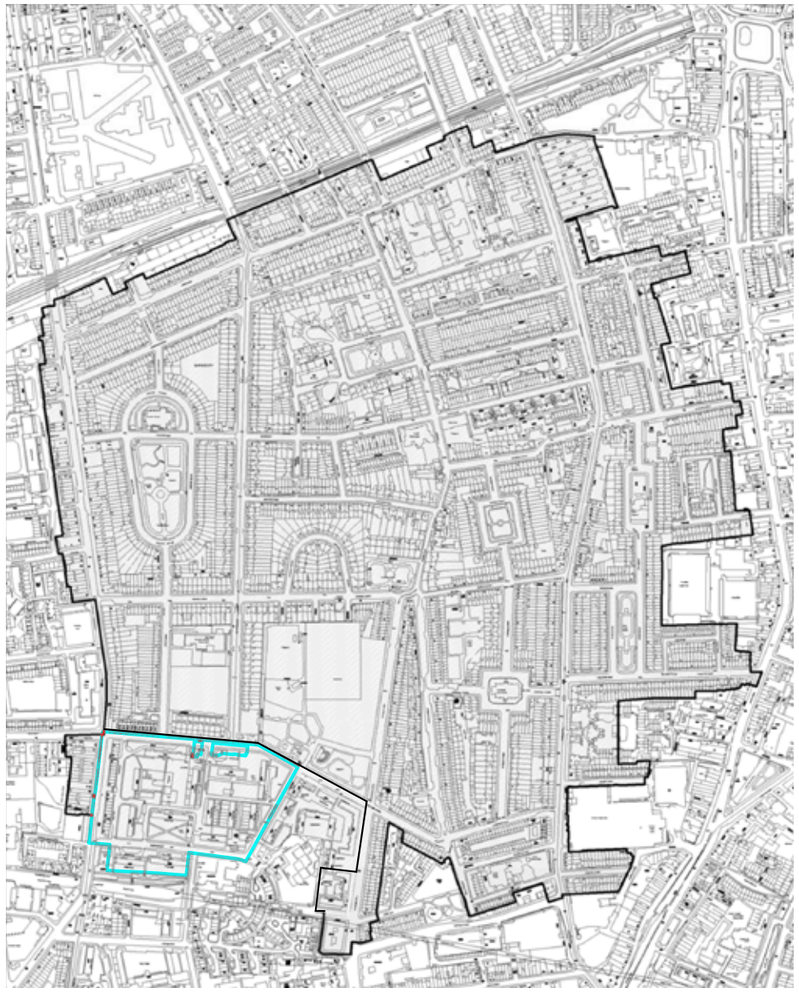
- CONSERVATION AREAS
- LISTED BUILDING
- (A) BARNSBURY CA
- (B) THE ANGEL CA
- (C) CHAPEL MARKET CA
- (D) PRIORY GREEN CA
- (E) REGENT'S CANAL WEST CA
- (F) KEYSTONE CRESCENT CA
- (G) KING'S CROSS CA

N

0 50 100 150m

CA10 (Barnsbury Conservation Area)

Barnsbury Conservation Area (CA10) is the largest conservation area in Islington and the greatest example of late Georgian/early Victorian period architecture and town planning in Islington. Surrounding the site on three sides, its special architectural interest, character and appearance will influence the design of the Barnsbury Estate and allow us to create the missing piece of CA10



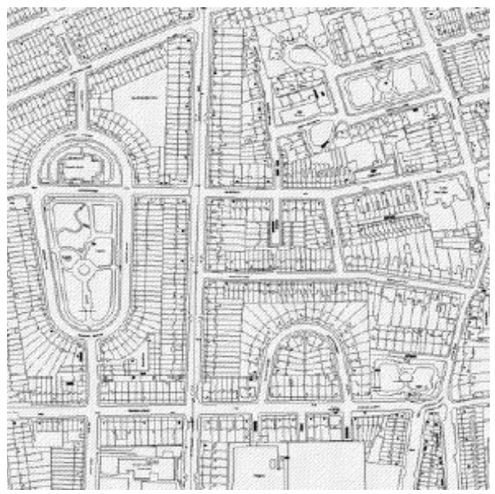
Current CA10 boundary as per Barnsbury Conservation Area Design Guidelines January 2002, with Barnsbury Estate to the south.

KEY

- Site boundary
- Current CA10 Boundary

To understand how CA10 might influence the emerging proposal, a closer look has been taken at the key characteristics. These can be understood through three principles:

01
Macro Scale
Urban Form



02
Building Scale
Appearance

03
Micro Scale
Distinctive Detailing

Urban Form

01. Sequence of squares and terraces

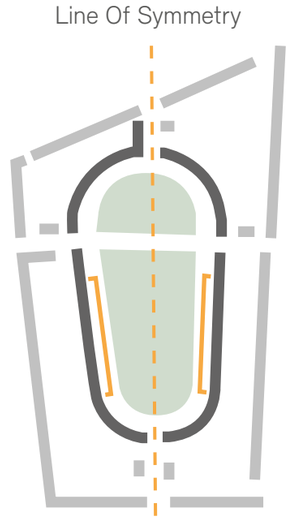
CA10 Boundary

02. Squares contain mature trees and planting which enhance the surrounding buildings

Lonsdale Square

03. Rare quality of consistency and completeness

Equal Terrace Bays



Thornhill Square

04. Spacious and distinctive character attributed to the gaps between buildings

Connection To Visual Amenity - Bridgeman Road

05. Long views available across open spaces allow the roofscape to become part of the urban landscape

Thornhill Square

06. Shop frontages are an important contribution to the character of the area and historic charm

No. 80 -90 Caledonian Road

Squares & Terraces

One of the most distinctive characteristics of CA10 is the sequence of squares and terraces that together create its urban form. The most notable examples are highlighted below.

Through adopting this characteristic Barnsbury Estate will be woven into CA10 and Islington beyond.

KEY

- CA10 boundary
- Squares
- Buildings that create squares and terraces

1. Thornhill Square

2. Barnsbury Square

3. Thornhill Road Garden

4. Lonsdale Square

5. Milner Square

6. Battishill Street Garden

7. Cloudesley Square

8. Gibson Square

Parks

The heart of the Georgian squares in CA10 are the gardens and green spaces, and some of the best examples have been highlighted below. These contain mature trees and well established planting which are prevalent features of the area. Glimpses of green between buildings maintain this character throughout the area. Street trees also contribute to Barnsbury's character as a 'leafy suburb'.

In addition to enhancing the appearance of the buildings on the Barnsbury Estate, the masterplan proposes to increase the planting on streets to extend the green character of Barnsbury through to the Barnsbury Estate. This will create a green corridor from Regents Canal to Barnard Park, and promote walking and interaction with nature. This in turn encourages wildlife and biodiversity in the area in accordance with the London Environmental Strategy.

KEY

- CA10 boundary
- Squares
- Public green spaces and tree lined streets

1. Thornhill Square

2. Barnsbury Square Gardens

3. Thornhill Road Garden

4. Lonsdale Square

5. Milner Square

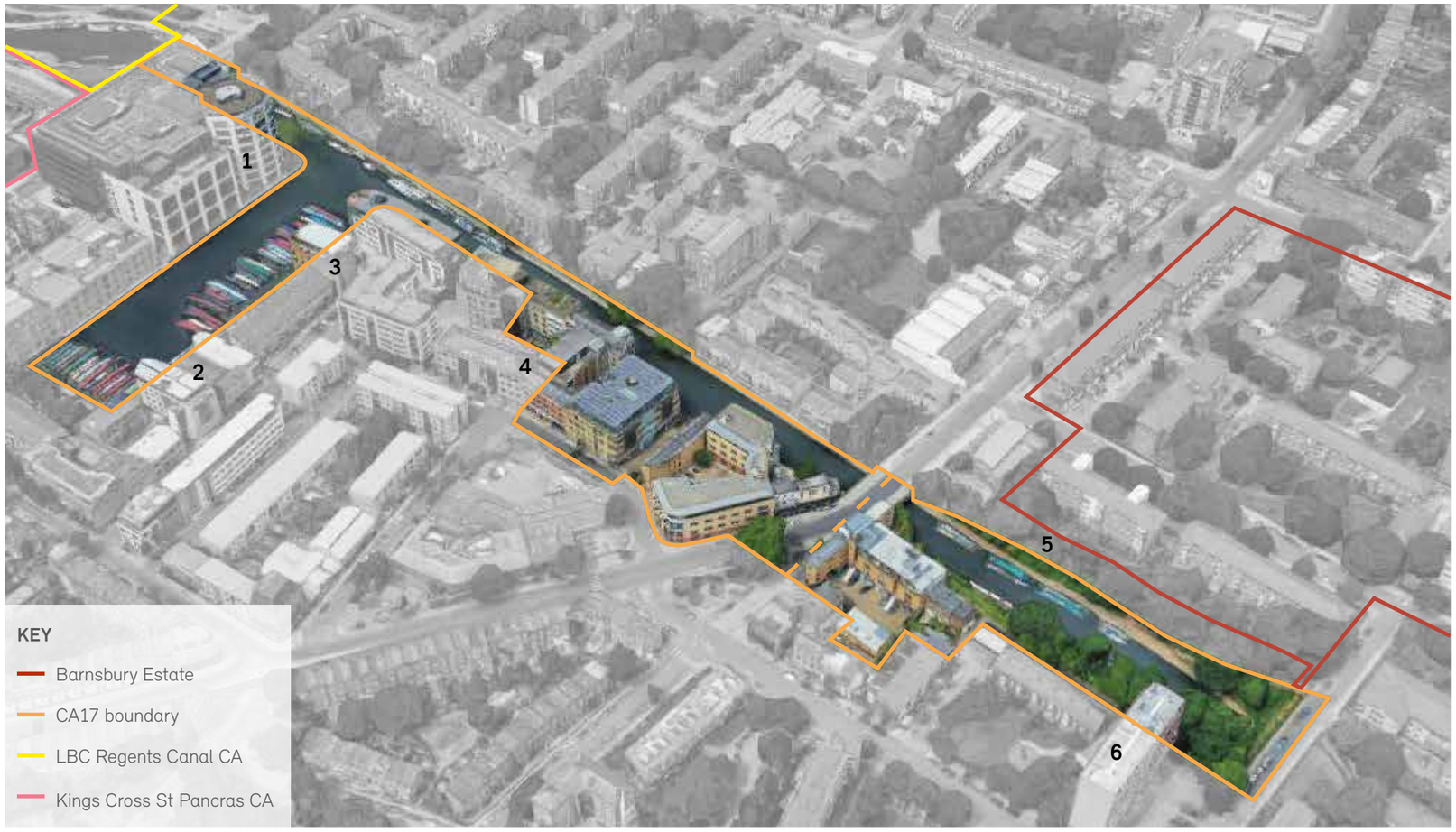
6. Battishill Street Garden

7. Cloudesley Square

8. Gibson Square

CA17 (Regent's Canal West Conservation Area)

Next to the southern boundary of the Barnsbury Estate is the conservation area Regent's Canal West (CA17). This protects the historic industrial infrastructure and the heritage assets it contains. The relationship between the canal basin and the architecture within and adjacent takes two distinct forms.



The conservation area's special interest, character and appearance derives from its nature as part of the Regent's Canal, completed in 1820 and forming 'part of the first industrial transport network constructed to serve wide areas of the country', as noted in the conservation area appraisal. The towpath, the canal itself, the tunnel, the industrial buildings and docks indicating the canal's former use and the horse ramps are integral to its significance. Areas beyond the conservation area boundary play a role in understanding this significance where there is evidence of their functional relationship with the canal; modern buildings which are adjacent to the canal but which preserve the spatial relationship between the canal and buildings along its edge are positive setting attributes. The 'green' character of the canal near the tunnel portal is picturesque although this appears to be a more recent character as early drawings show an area clear of vegetation, likely to aid the ease of passage of horses at the end of the towpath.

The Site does not currently contribute to the significance of the conservation area; it comprises mid 20th century housing of limited architectural merit, physically separated from the canal by a steep bank and path.


1 Kings Place

2 London Canal Museum


3 Albert Dock


4 Regents Wharf


5. SINC


6. Lonsdale Square

Regent's Canal Conservation Area

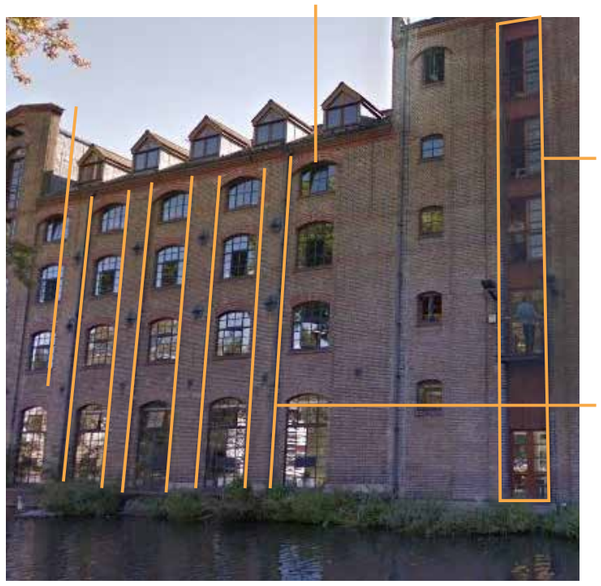
01. There are a number of buildings that make a positive contribution to the area, most of these are a mixture of commercial and industrial uses that define its character.

4-6 All Saints Street

Facade of 4-14 Crinan Street

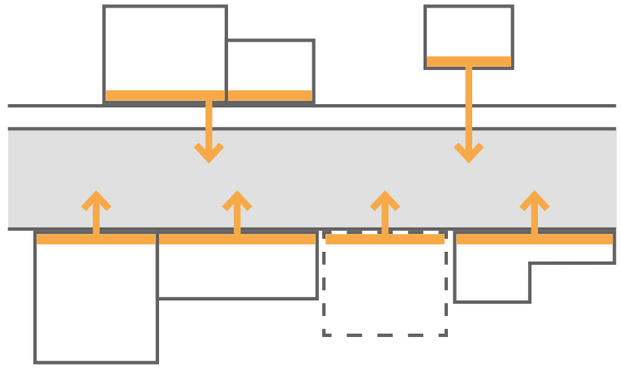
02. Canal and basin warehouse façades have a particular architectural character

Utilitarian facade with simple details such as arched lintels and bullnose sills in a contrasting brick



Regents Wharf

03. New buildings should present an appropriate frontage to the canal or basin and reflect the character of canal buildings.

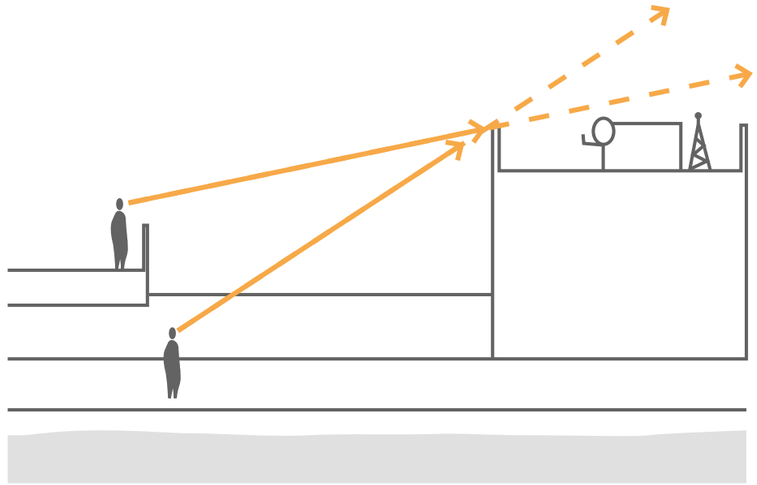


04. The enclosed nature of the canal at its bank contributes to its special character and is a key aspect of the conservation area that needs protection and enhancement.

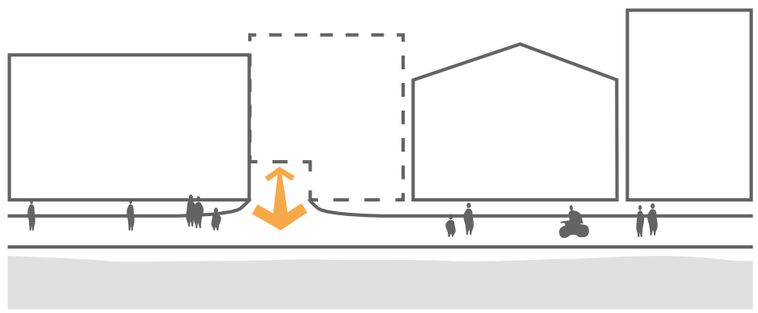
Thornhill Bridge looking east

Thornhill Bridge looking west

05. All plant rooms and lift over-runs, radio and satellite equipment, air conditioning units and other plant should be located so as to be invisible from the canal towpath, basin edges and in long views from the canal bridges.



06. It is essential that the continuity of the northern towpath is maintained. Wherever possible, new accesses should be incorporated in new developments.



Listed Buildings: Those closest to the proposed development

Tunnel Portal, Grade II Listed

The west portal and tunnel date to 1820 and were designed by John Nash as part of the Regent's Canal. The portal is of special interest for its role in the canal network which was the first industrial transport network in the country. The tunnel is the longest of its type in London, allowing barges and boats to pass underneath built-up London by using manpower initially, with men 'legging' the boats through the tunnel. The canal and termination of the towpath are therefore integral to its significance. Existing views are picturesque due to mature foliage though they relate more to appreciation of the canal as a linear park and amenity space than they do to the historical interest of the tunnel and portal.

View from canal barge on approach to west portal

View from inside tunnel western portal side

View along Regents Canal towpath looking west

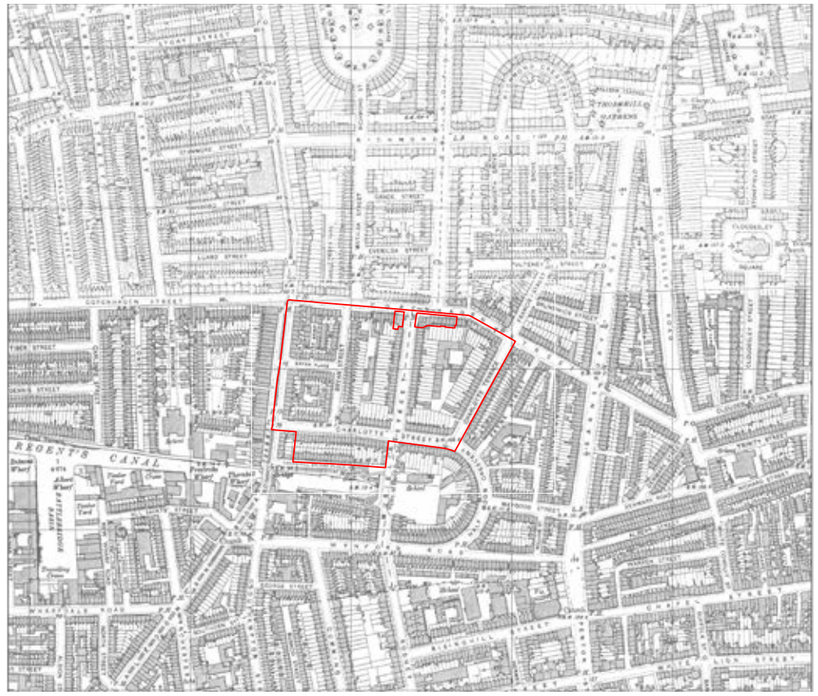
214 Caledonian Road, Grade II Listed

The former Milford Haven Public House is a Grade II listed building which is positioned at the junction of Caledonian Road and Copenhagen Road. This mid-C19 building was awarded its listed status in 1994.

The building itself is rendered in stucco and features a roof obscured by parapet. The main building is three storeys with a two-storey wing to north and features two windows each to Caledonian Road and Copenhagen Street which are the principal façades, two windows to north wing. The ground-floor pub front consists of a flat-arched entrance and a curved corner entrance. Windows feature architrave and cornice details.

214 Caledonian Road

214 Caledonian Road, Copenhagen Street frontage



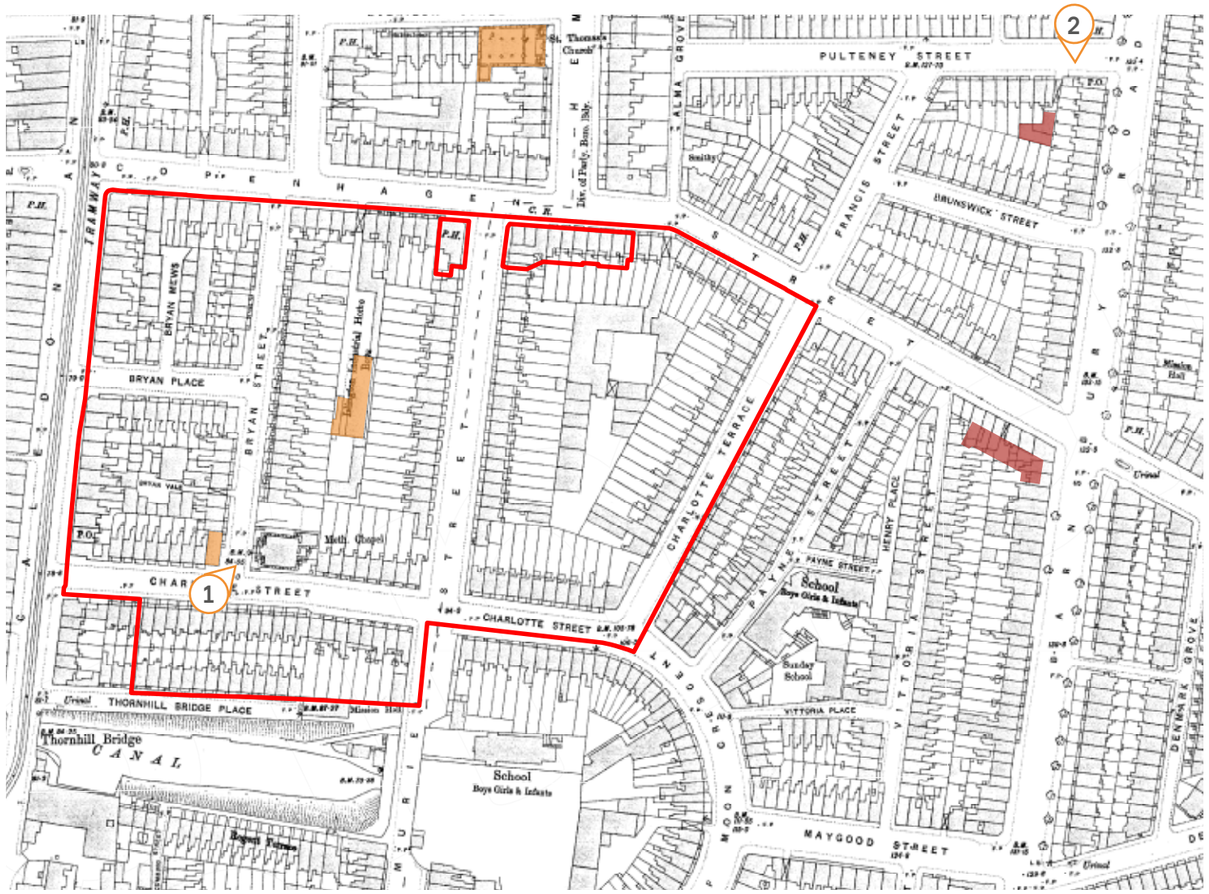
2.4 Historic context

Historical Map – 1896

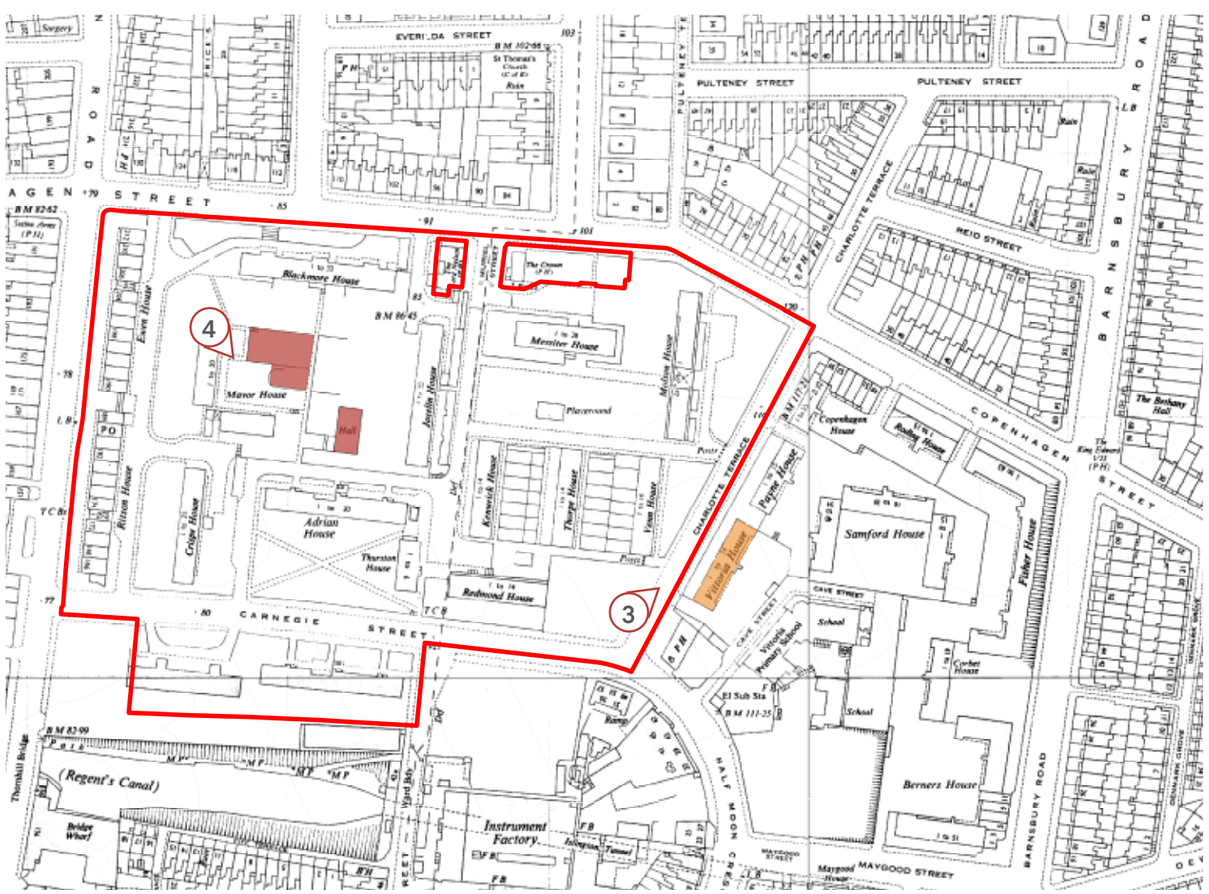
Historical Map – 1938

Historical Map – 1949

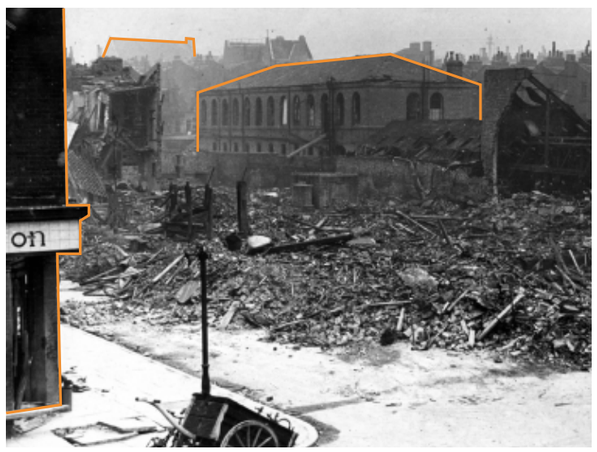
Historical Map – 1972



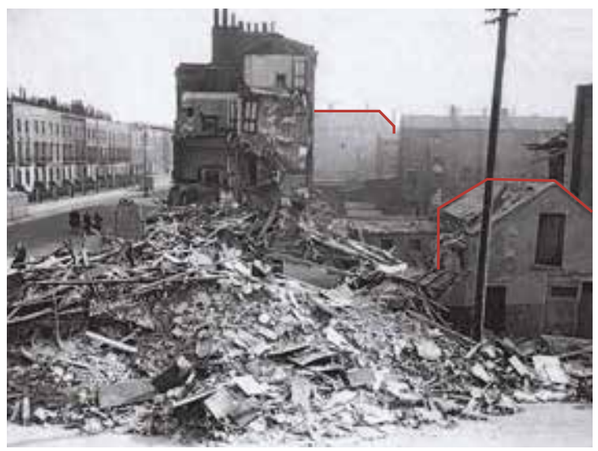
Historical Map - 1890



Historical Map - 1950

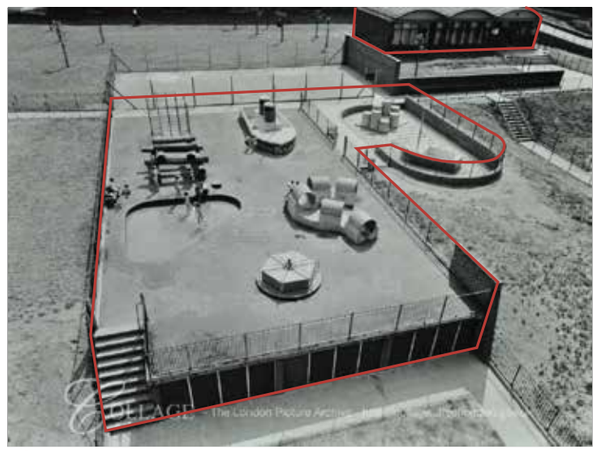


1 1940 - Corner of Jays and Carnegie Street. The Golden Lion Pub and Former reformatory Building Visible.



2 1940 - Barnsbury Road looking towards barnsbury estate. Roding house visible in background.

3 1938 - Recently completed Barnsbury Estate. Vittoria House on Charlotte Terrace. Former School Building visible Behind.



4 1959 - Recently Complete New Barnsbury Estate. The Play Area and Original Community Hall.

Historical photos of New Barnsbury circa 1950's

01. Messiter House from Venn House

02. Mavor House

03. Regent's Canal

Key Plan

04. Adrian and Amory House

05. Thurston and Adrian House

06. Messiter House

2.5 Existing site

Site Overview

Set within the Borough of Islington and adjacent the Regents Canal, the existing New Barnsbury was constructed between the 1950s and 1970's, and many of the current residents have been living on the estate since then. The site is 4.38ha (10.8 acres) and is occupied by a range of buildings of varying age and height (2-10 storeys). The seventeen existing buildings across New Barnsbury provide a mix of flats and maisonette homes. The existing buildings are homes for 371 households, across a mixture of Newlon Housing Trust tenants and private leaseholders.

There are also twenty-two existing commercial units on the ground floor of Ritson and Ewen House which front Caledonian Road. Ritson and Ewen House are separated by a route through into New Barnsbury via Bryan Street, however in recent years this route has been gated-off due to anti social behaviour issues. Additionally there is the Barnsbury Community Centre which houses the Tiddley Tots nursery.

There are extensive level changes across the existing site have largely been addressed with stepped access making certain routes inaccessible. The extensive level change in some areas has resulted in sunken areas of the existing site which are dead ends or not overlooked.

Between existing buildings there are areas of open space, two small parks and large areas of 'grey infrastructure'. A large proportion of open space is permanently inaccessible due to railings / locked gates. Both parks are enclosed by railings and gated and although unlocked during the day, both remain largely unused.

The area surrounding the existing Barnsbury Community Centre features an allotment space, a small play area and a caged kick-about area. These spaces tend to be lacking in diversity of character and treatment, and with few exceptions, lack any obvious purpose and suffer from issues of ownership and management. There are a wide variety of different tree types and categories across the existing estate. The Landscape section of this Design and Access statement reviews the quantity and quality of the existing landscape spaces and existing trees in detail.

The following pages within this section will provide a more detailed analysis of the existing site. Additionally, please refer to Appendix A for a more detailed analysis of each existing building.

Caption xxxxx

Streets

Caledonian Road (A5203) is a busy two-way route connecting King's Cross to the south with Camden Road and Holloway Road to the North. It has on-street parking (short stay), bus stops and intermittent crosswalks to aide pedestrian movement. Non-residential uses line the ground floor in this area, with an oversized pavement along the site's western edge.

Copenhagen Street lies to the north of the site connecting Liverpool Road (via Cloudesley Place) in the east to York Way in the west. The street is mixed in grain, scale and character, but accommodates many mature trees making it a pleasant and verdant route. This street is served by bus route 274 and accommodates on-street parking (resident permit).

Charlotte Terrace sits to the east of the site and marks the boundary between New and Old Barnsbury. This unbalanced streetscape is dominated by the handsome inter-war buildings of Old Barnsbury, with their strong frontage and characterful roof profile. The New Barnsbury side does not respond to the street with buildings of 4-8 storeys set behind unused areas of mown grass. Resident permit parking lines both sides of the street, with a Santander Cycle docking station located at the northern end.

Carnegie Street is a small but well-used route connecting Caledonian Road with Vittoria Primary School and Half Moon Crescent. Lined with on-street resident permit parking, it also accommodates a Santander Cycle docking station. The central part of the street is dominated by mature trees and an open (but unused) green space. With building gables, rear gardens, and few front doors this route lacks activity and natural surveillance.

Bryan Street lies within the estate and is used primarily to service the Caledonian Road commercial properties. Accessed from either end at Copenhagen and Carnegie Streets, the route in managed by a locked gate at the mid-point to restrict it as a through route. Crispe, Mavor and Blackmore House are accessed via Bryan Street

Leirum Street connects Copenhagen and Carnegie Streets and aligns with the historic continuation of Muriel Street from the south. Leirum is Muriel spelled backwards. The majority of Leirum Street is one way

Jay's Street is a one-way route connecting Carnegie Street with Leirum Street. It primarily serves Adrian House and the Barnsbury Community Centre. It has on-street (estate) parking and a single drop-off space. The length of street coming off Carnegie Street aligns with the historic Bryan Street, once lined with terraced houses and connecting straight through to Copenhagen Street.

Pultney Street is a narrow one-way route within the estate connecting Charlotte Terrace and Leirum Street. Sloping down past a large area of green space, it provides vehicle access to Molton House and on-street parking adjacent to Venn, Thorpe and Kenwrick House.

Key Plan


Caledonian Road


Bryan Street


Copenhagen Street


Leirum Street


Charlotte Terrace


Pultney Street


Carnegie Street


Jay Street

01. Adrian House

02. Aldrick House

03. Amory House

04. Blackmore House

Key Plan

05. Charlotte Terrace

06. Crispe House

07. Ewen and Ritson House

08. Jocelin House

09. Kenwrick, Thorpe and Venn House

10. Mavor House

11. Messiter House

12. Molton House

Key Plan

13. Redmond House

14. Thurston House

15. Commercial Units (Caledonian Road)

16. Barnsbury Community Centre

Open spaces

– Carnegie St Park (public accessible)

– Pultney St Park (public accessible)

– Community Garden (gated/ restricted hours)

The parks benefit from mature trees but lack any amenity / play elements and are consequently unused. The community garden has a kick about court and tired/ very dated play elements. The community garden will be the developed area for Phase 1a. The two other parks are being retained and improved to provide much needed amenity and play throughout the regeneration programme to existing and new residents.

Play facilities and a kick-about court within the community garden will be re-provided within the improved Carnegie St Park. These will be delivered within the improved Carnegie St Park prior to any demolition required for Phase 1a to ensure they are always available to be used.

Predominantly fenced off areas of mown amenity grass. There is a mismatch in size/ provision of private gardens.

1. Fenced, gated open space that has restricted opening times and little seating

3. Fenced large landscaped buffer area

Key Plan

4. MUGA and open lawn, seating and planting

2. Pultney Park

5. Carnegie Street

Trees

Overview of existing trees

The project arboriculturalist Sharon Hosegood Associates has been recommended by LB Islington and Sharon's Arboricultural Impact Assessment (AIA) Report has been submitted to accompany this application.

She notes within the Executive Summary (p.2) that:

Some trees on the estate are contemporaneous with the building, with more recent planting of young and semi-mature trees. Many of the trees are protected by Tree Preservation Order 474 (TPO) which is cross referenced in the tree tables and plans. The site is adjacent to, but not within, a Conservation Area. The trees are generally in a fair to good condition, and some have been managed by regular pruning. However, the relic of the original landscaping scheme has resulted in many trees having a greatly restricted rooting environment of raised brick planters/abrupt level changes. The trees are typical London estate species of predominantly cherry, maples, whitebeams, rowans, hawthorn, field maple, Lawson cypress.

There has been close collaboration with the team to minimise tree removal however the scale of demolition and construction, together with the change in levels, results in the removal of many trees - Refer to tables within AIA.

We have retained the majority of the groups of trees within the existing open spaces and those along Carnegie Street and Copenhagen Street.

Since the arboricultural survey in 2019, there have been some permitted tree works including felling of the Whitebeam T14 (B grade)* and Silver Birch T256 (C grade) and pruning works. The extent of this pruning has resulted in the reduction of category for some trees, noticeably the Italian Alder T158 (B to C grade). Also, trees have died/ dying for unknown reasons, namely Purple Norway Maples T262 and T258 resulting in de-categorisation from a B to a U grade/ removal).

* Permitted under Five Day Notice as unstable and represents an immediate health and safety risk to property and residents

The TPO does not reflect the quality of all the trees

The group of high value cherry trees of Copenhagen Street (retained)

Some great quality tree stock

Street trees with insufficient tree pits and trees planted too close to buildings

Some valuable trees on Carnegie Street have naturally died since original survey

T158 has been de-categorised due to irreparable pruning works

Levels

Phase 1a

The site levels near the junction of Copenhagen Street and Leirum Street provide an opportunity to improve the relationship of buildings to pavement. Utilising the existing site levels within this area has allowed for a podium to be introduced accommodating parking (vehicle and cycle) as well as plant within the lower ground floor, both critical within Phase 1a. Access to this podium parking is via the proposed Jays Lane via an opening in Block B1.

Phase 1b

Utilising existing site levels across the eastern edge of the site has allowed for a lower ground floor level to be introduced in both Blocks C8 (detailed) and C4 (outline) which accommodates plant and cycle storage.

Phase 3a

There is a +3m level change from the west of the site to the east which rises up in the direction of Muriel Street. Utilising the existing levels and the proposed canal building height has created a playful variance across the skyline. Additionally, the landscape has been sympathetically designed to respond to the changing levels between the canal blocks whilst maintaining level access to communal entrances and externally accessed ancillary spaces.

Future Phases

The site levels to the south west of the site at the junction of Jay Street and Leirum street where Crispe House sits provides an opportunity to create an additional podium within Plot A to provide the remaining quantum of car parking for existing permit holders.

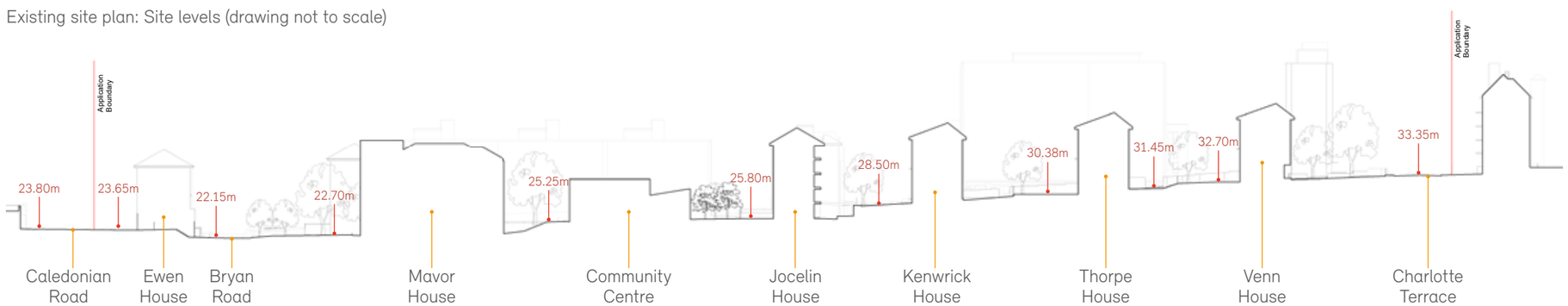
01. Levels between Jocelin House and Leirum St

02. Levels at the rear of Messiter House

03. Levels between Crispe House and Carnegie St

04. Levels leading down to Regents Canal

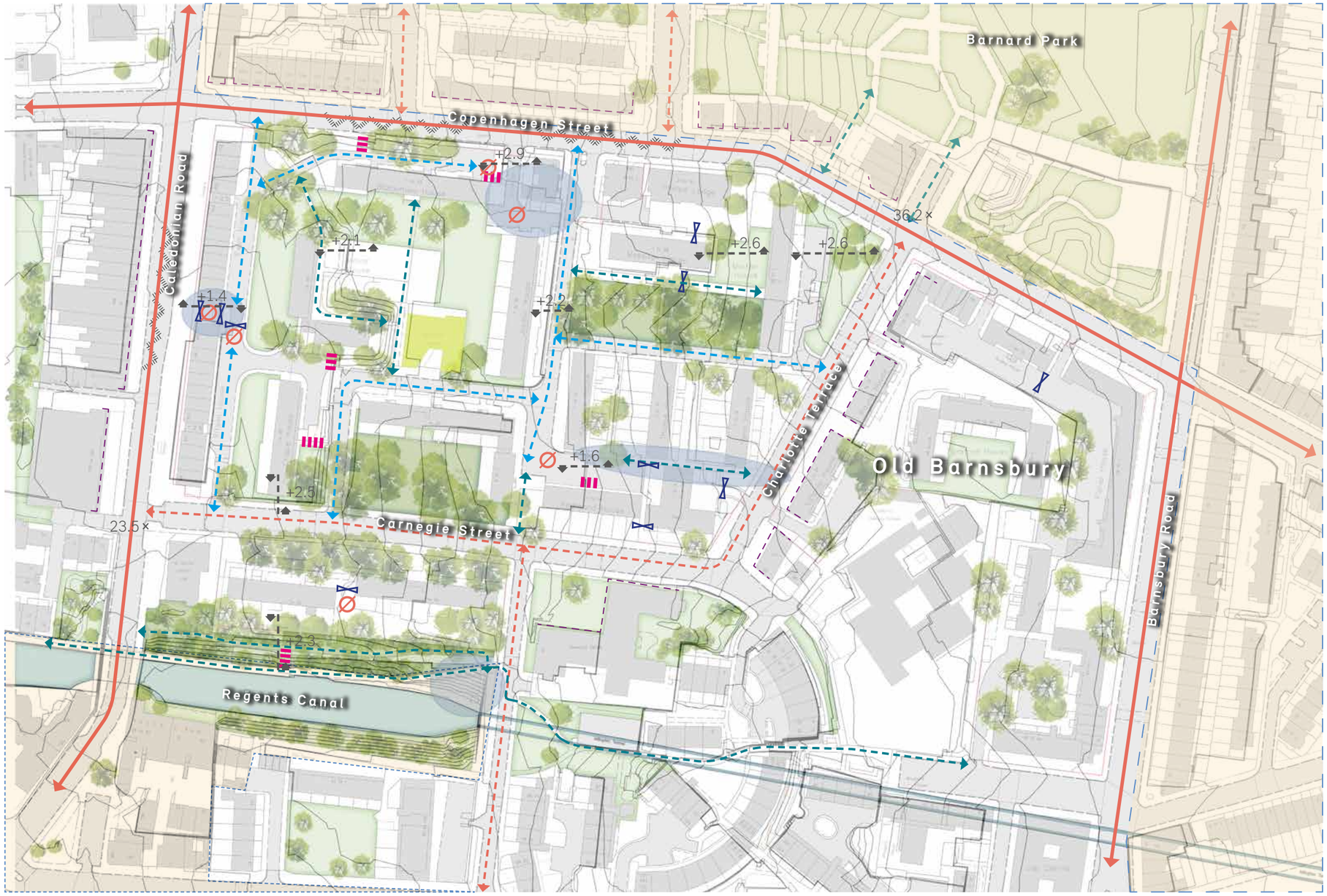
Existing site plan: Site levels (drawing not to scale)



Section A-A: Existing Site east to west

Constraints

- Nearby Conservation Areas and Listed buildings are to be considered to preserve or enhance their setting.
- Existing trees on the estate range in size, age and quality. The best trees, as outlined in arboricultural survey should be preserved.
- The existing levels create a challenging ground plain and contribute to the current estate's security and accessibility issues.
- Currently the estate is difficult to navigate due to the level changes, fences, dead-ends and locked gates.
- While the estate is relatively peaceful, existing vehicles should be considered for traffic noise.
- The current estate is strewn with areas for vehicle parking and exposed refuse bins that impact the amenity and pedestrian experience
- Residents have noted that the estate does not feel safe at night due to poor lighting, inactive areas and unclear routes.
- The orientation of buildings, homes and open spaces must be considered to create high quality places.



Site constraints

KEY

- Primary routes
- Secondary routes
- Tertiary/estate routes
- Pedestrian-only routes
- No through route
- Steps
- Localised level change
- Existing trees
- Areas of low natural surveillance
- Vehicle noise and air quality to consider
- Gates (often locked)
- Existing community centre

0 50 100 150m

N

Opportunities

– First and foremost the proposals will deliver high quality homes for the existing New Barnsbury residents.

– The masterplan has the opportunity to create a network of streets that weave into the surrounding area and create safe, permeable routes.

– These streets will be lined with active frontages of homes, entrances and non-residential uses.

– Non-residential uses will be replaced, including the community centre, nursery and shops along Caledonian Road

– Accessibility across the estate can be improved by working with the site levels.

– A new community heart can be created, benefiting residents from both New and Old Barnsbury.

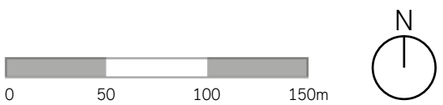
– The masterplan should seek to retain the best trees and deliver new trees to mitigate any of those removed.

– The primary green spaces should be retained and transformed to create active places for everyone to enjoy.

Site opportunities

KEY

- Network of clear pedestrian routes
- Two north-south vehicle routes
- Surrounding frontage to address
- Surrounding frontage to address
- Transformed existing green space
- Ground floor commercial to Caledonian Road
- Community uses with active frontage
- Visual connection to Regent's Canal



2.7 Planning context

Current and Emerging Planning Context

The statutory development plan covering the Barnsbury Estate comprises the London Plan (2021), the Islington Core Strategy (2011), Development Management Policies (2013) and Site Allocations (2013). The Mayor's Best Practice Guide to Estate Regeneration (2018) is also a material consideration.

Draft Islington Local Plan

LBI is at an advanced stage in the preparation of a new Local Plan. The Council submitted the Draft Islington Local Plan to the Secretary of State in February 2020 for Examination. The Examination Hearings ran between September and October 2021. Following the Hearings, the Inspectors requested that further modifications be made to the Plan in January 2022 and that these be further consulted upon. The receipt of the Inspector's report is currently expected in Spring 2022 and adoption expected later in 2022.

The Draft Islington Local Plan comprises the following documents:

- Draft Islington Local Plan Strategic and Development Management Policies (September 2019) with Modifications for Consultation (March 2021) ('Draft Local Plan 2019, as modified 2021')
- Draft Islington Local Plan Site Allocations (September 2019) with Modifications for Consultation (March 2021) ('Draft Site Allocations 2019, as modified 2021')
- Draft Islington Local Plan Policies Map (September 2019) with Post Submission Policies Map Changes (January 2021) ('Draft Policies Map 2019, as modified 2021')

Upon adoption, the Draft Islington Local Plan would form part of the Development Plan and supersede the Islington's Core Strategy (February 2011), Islington's Local Plan: Development Management Policies (June 2013) and Islington's Local Plan: Site Allocations (June 2013).

At the point of application submission, the Draft Islington Local Plan can be afforded some moderate weight and will continue to do so up until receipt of the Inspector's Report.

Site Allocation

The New Barnsbury Estate is allocated within the Draft LBI Local Plan- Site Allocations (Site Allocation ref. OIS28: Barnsbury Estate) for:

"Refurbishment of Old Barnsbury estate and redevelopment of New Barnsbury estate for residential use, including the provision of additional new homes and genuinely affordable housing. Improvements to existing estate open spaces including the creation of a park on Pultney Street, and the provision of a new park on Carnegie Street with a community centre, play and exercise equipment and ball court. Improvements to landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate."

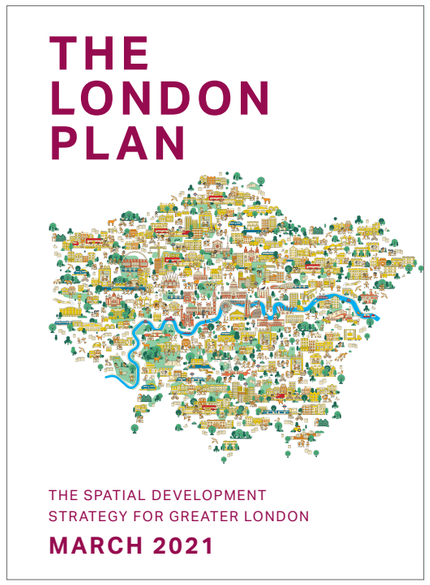
During pre-application discussions on the Barnsbury Estate, Islington officers requested that the Estate be included as a Site Allocation (OIS28) to assist Islington in demonstrating its housing delivery targets over the next plan period. The applicant team and Islington officers have worked collaboratively to ensure any Site Allocation supports the ambition and aspirations for delivering positive and transformative change at Barnsbury, which is reflected in the proposed drafting.

Estate transformation of the scale proposed is firmly supported by the Government's Estate Regeneration Strategy, the London Plan and both the adopted and emerging Development Plan. The London Plan and the Local Plan positively promote a design-led uplift in scale and density at Barnsbury Estate to make the most efficient use of London's previously developed land. The proposals to deliver additional homes on New Barnsbury has been supported during pre-application discussions to date and the principles are further established in the emerging Site Allocation.

It is also important to recognise that following an extensive and inclusive programme of resident engagement, transformation of the scale proposed has also been fully endorsed by existing estate residents through the overwhelmingly positive outcome of the resident's ballot in March 2021.

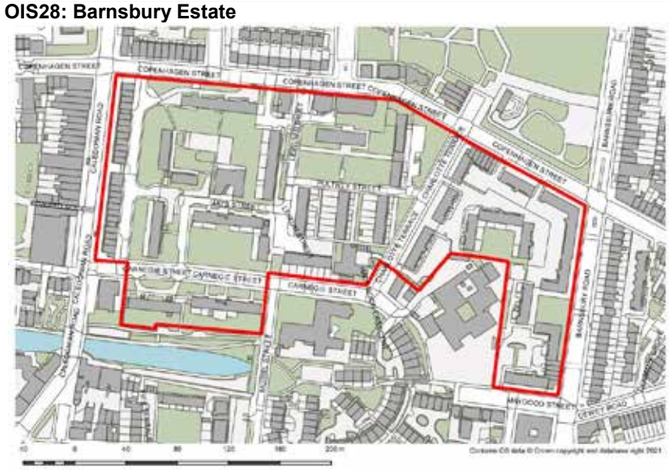
Optimisation, sustainability, housing delivery, genuine affordability in new affordable housing stock and design quality are both the watchwords of strategic and local policy and the prevailing political priorities. The objectives for the proposed comprehensive regeneration of the Barnsbury Estate are fully aligned with these aims.

For more detail, please refer to the Hybrid Application's Planning Statement which has been prepared by Lichfields and submitted in support of this application.



London Plan, March 2021 Document

OIS28: Barnsbury Estate



Address	**Barnsbury Estate**
Ownership	**Newlon Housing Trust**
Approximate size of site:	**55,764sqm**

Islington Site Allocations; Barnsbury Estate Identified as a new site allocation

Pre Ballot meetings

Pre Ballot meetings	
Initial Pre-app	03/06/19
PPA 01	19/08/19
Viability Meeting	28/08/19
Ward Councillor Presentation	05/09/19
PPA 02	02/10/19
DRP 01	17/10/19
Energy & DEN Meeting	17/10/19
Viability Meeting 02	06/11/19
Streetbook Surgery	14/11/19
PPA 03	19/11/19
Energy & DEN Meeting 02	05/12/19
GLA Pre-app Meeting	17/12/19
Members Forum 01	24/02/20
DRP 02	30/04/20
PPA 04 (referred to as PPA 05)	18/11/20
Members Forum 02	14/12/20
Canal Workshop 01	07/01/21
Canal Workshop 02	05/02/21

Post ballot up to Planning Submission meetings	
LBI PPA Pre-App Meeting 1	31/08/21
LBI PPA Pre-App Meeting 2	16/09/21
GLA Pre-App Meeting 1	26/10/21
LBI PPA Pre-App Meeting 3	11/11/21
LBI Technical Pre-App- TVIA	16/11/21
LBI Technical Pre-App- Daylight/Sunlight/Overshadowing	18/11/21
LBI Technical Pre-App- Transport 1	19/11/21
Design Review Panel 1	25/11/21
GLA Pre-App Meeting 2	03/12/21
LBI Technical Pre-App- Transport 2	08/12/21
LBI Member's Briefing 1	08/12/21
GLA Viability Meeting 1	17/12/21
LBI Technical Pre-app- Health Impact Assessment	20/12/21
LBI Technical Pre-App- Transport 3	21/12/22
GLA Pre-App Meeting 3	21/12/22
LBI Technical Pre-App- Transport 4	12/01/22
LBI Technical Pre-App- Flood Risk and Drainage 1	17/01/22
LBI Viability Meeting 1	18/01/22
LBI Technical Pre-App- Energy and Sustainability 1	18/01/22
LBI PPA Pre-App Meeting 4	20/01/22
LBI Technical Pre-App- Housing Mix	25/01/22
LBI Technical Pre-App- Energy and Sustainability 2	08/02/22
LBI Streetbook Surgery	10/02/22
LBI and GLA combined technical Pre-app- TVIA	15/02/22
LBI Technical Pre-app- Energy and Sustainability 3	22/02/22
GLA Viability Meeting 2	03/03/22
Design Review Panel 2	08/03/22
LBI Viability Meeting 2	11/03/22
LBI's Member's Briefing 2	23/03/22
LBI Design Meeting- Design Code and Parameter Plans	04/04/22
LBI Technical Pre-app- Flood Risk and Drainage 2	04/04/22
GLA Pre-App Meeting 4	05/04/22
Design Review Panel 3, Chair's Briefing	14/04/22
LBI Commercial Property Strategy Meeting	26/04/22
LBI Daylight Sunlight Meeting	11/05/22

3 Engagement and ballot

3.1 Pre-ballot engagement

This section of the document provides an overview of the process and summary of the engagement undertaken pre-ballot with residents and other stakeholders. This thorough process represents an exemplary standard in engagement which started back in October 2019 and demonstrates the applicants commitment to the people of Barnsbury.

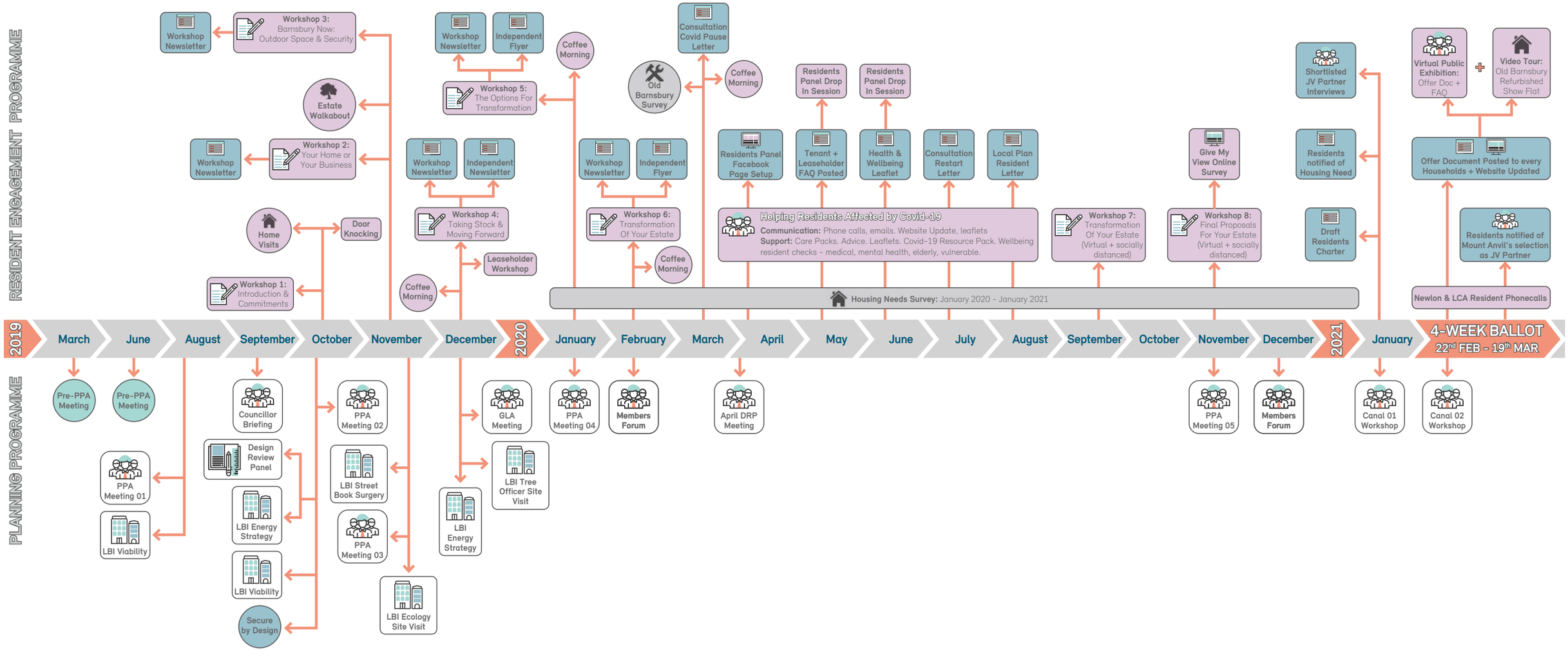
Across both Old and New Barnsbury there has been extensive engagement undertaken and approaches have been adapted to respond to both the challenges of Covid and to reach those seldom heard groups.

For more detailed information on the pre-ballot engagement strategy please refer to the Statement of Community Involvement.

Resident Workshop

Estate Walkabout

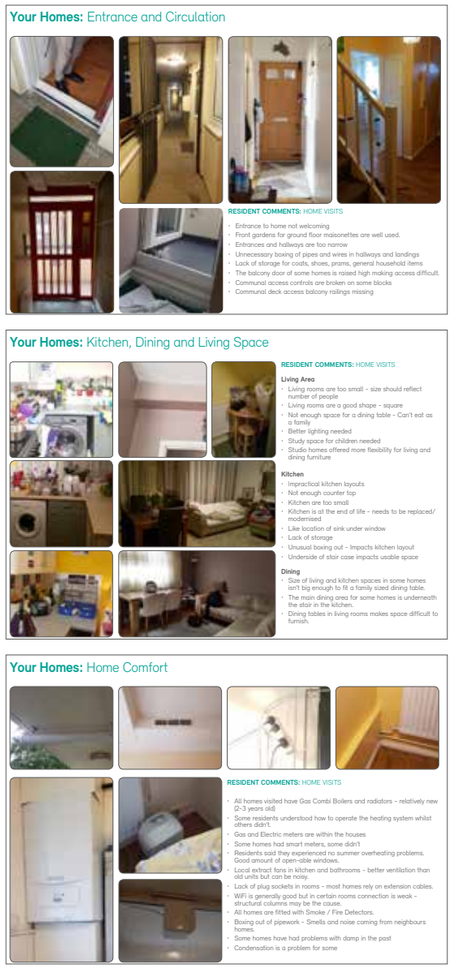
Community Centre Workshop



Home visits

To further our understanding of existing homes on the estate PTE visited a number of residents homes to survey their properties, speak with homeowners and document the condition of their property.

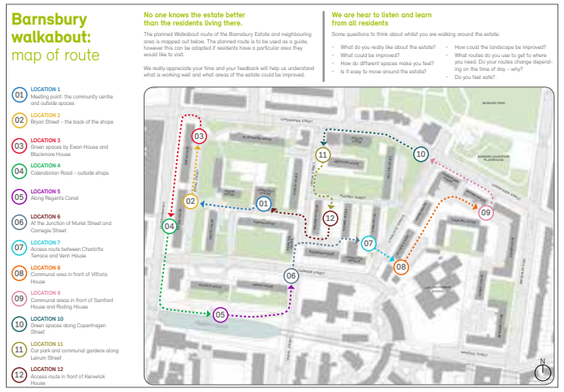
Each resident completed a survey on their aspirations for the estate and new homes. Additionally, this survey asked specific questions about the condition of their existing home to understand what problems they are experiencing in terms of housing need, layout, and building performance. This exercise provided a comprehensive view of the estate, its residents and building stock.



Sample of resident feedback

Estate Walkabout

PTE and Farrer Huxley hosted two estate walkabouts to better understand what worked well for residents and areas that of estate required improvement. This fed into conversations with residents regarding their aspirations for the estate, both long term and meanwhile.



Walkabout route map

Site walkabout with residents

Website - *https://betterbarnsbury.org.uk/*

The website is continually updated by the BEST team to inform residents of the latest engagement events taking place as well as providing a full catalogue of all workshop presentations and correspondence to date.

Website homepage extract

BEST office

Located opposite the Community Centre, the BEST office quickly became a base where residents could speak to one of the Newlon team, complete a Housing Needs Assessment, or view the latest workshop material.

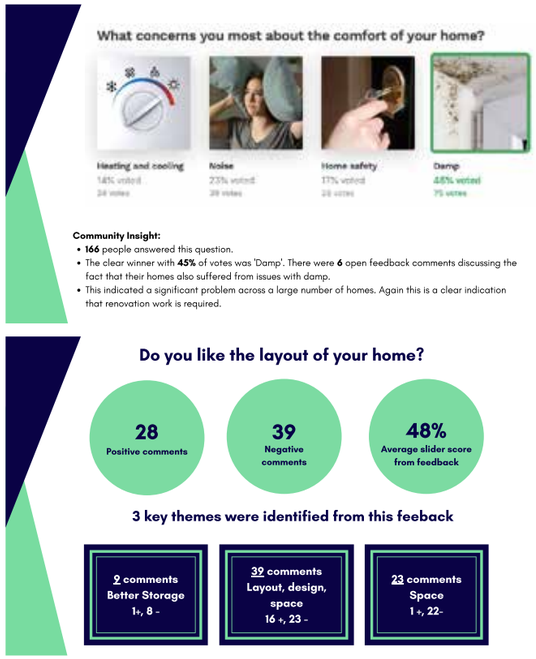
Entrance to the Best Office

One to one

This method of communication has allowed the BEST team to identify and support elderly or vulnerable residents to ensure that they are part of the engagement process. This approach has also proven to be a useful tool when speaking with residents about their own specific concerns, needs or questions.

Built ID - Give my View Poll

An online polling tool used to engage with residents through a series of interactive questions. The pre-ballot Give my View poll received a high level of resident participation



Give my view results

Site Model

A physical model of the existing site was commissioned to be used as a tool to discuss the proposed transformation of Barnsbury at workshops and public exhibitions.

Engagement During Covid

In response to Covid, the needs of residents was the BEST teams priority and there was a focused effort on supporting them during this time.

The engagement strategy was adjusted to reflect residents and government guidance. To keep project momentum going, regular project updates were provided via a variety of means. The resident drop-in sessions proved to be a positive engagement tool with hard to reach groups, vulnerable residents and the elderly.

Residents Panel - Open invitation

Facebook group set up by Residents Advisors to help shape the Residents Charter and Offer Document.

Example Residents Panel Question

Communication - Covid specific

Building maintenance checks for all households. Additional well-being checks for Barnsbury residents who are considered more vulnerable; elderly residents and those who have medical or mental health needs.

Information posted to residents

Regular communication with residents during Covid 19 was key to maintaining momentum and resident interest in the Barnsbury transformation plans. Every household received a hard copy of all workshop material, alongside information on how to get involved and feedback forms.

BEST Barnsbury website updates

Regular website updates ensured residents had all the latest information to hand; including digital and downloadable copies of all workshop material, newsletters, FAQ's, feedback forms and links to Give My View polls.

FAQ Sections

Past Workshop Material

Face-To-Face Socially Distanced Meetings

Bookable socially distanced timed sessions at the community centre in line with maximum 6 person government guidance.

Digital Workshop Exhibition

Interactive easel boards allowing residents to view all workshop material digitally with interactive links navigated residents to supporting information such as the FAQ's or feedback forms.

Virtual interactive exhibition

Design Champions - Resident group setup

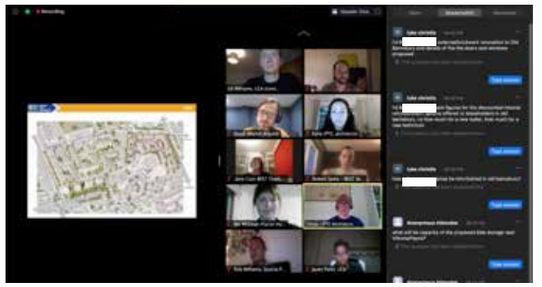
Individuals act as block representatives with a focus on discussing the proposals collectively and informing how the design progresses.

Old Barnsbury

Vacant flat refurbished and turned into a show home to demonstrate to residents the possibilities that the transformation will bring to the homes on Old Barnsbury, particularly the refurbished kitchens and bathrooms.

Webinar Presentation and Live Q&A

Presentation with live Q&A allowing residents to ask questions via the chat box or directly to the BEST team.

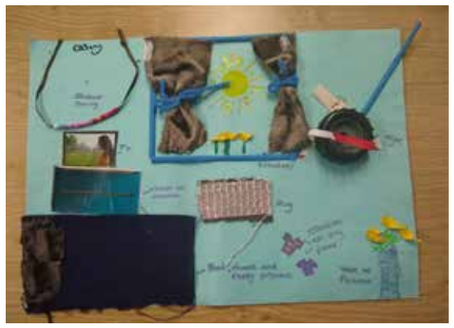


Housing Needs Survey (Jan 2020 - Jan 2021)

Newlon completed a HNS for every household. This process was key to identifying and informing every residents of their Housing Need ahead of the ballot.

Youth work

Design Challenge Barnard Park Adventure Playground: Project overview, group discussion and activity to design their dream home, bedroom or play area.



Example of child's dream bedroom

Health & Wellbeing leaflet

Distributed to every household, the health and wellbeing leaflet provided an opportunity to touch base with residents and provided an overview of the proposed public & green spaces.

Masterplan Vignettes , February 2021

Caledonian Road Vignette

Mews Street Vignette

Community Centre Vignette

Jay's Lane Vignette

Canal Block and Carnegie Park Vignette

Community Centre and Carnegie Park Vignette

Pultney Park Vignette

Carnegie Park Vignette

Block Entrance Study Vignette

Give my View: Poll 1

Give My View is a digital polling platform which has been designed to make it easier for communities such at the residents of Barnsbury to provide feedback and influence the decisions that affect them. The Give My View polling ran two separate rounds of polling for resident consultation at different stages of the project. The data gathered was analysed to understand resident preferences and inform how proposals were developed in response. The polling question covered a rage of topics such as existing estate, homes, landscape, safety and security.

797
Visits to the website

262
Voters shared views

560
Total residents contacted via email or text

47%
Total residents responded

1,871
Votes cat by the community

Your Homes

Is your home suitable for your needs?

20
Positive comments

45
Negative comments

42%
Average slider score from feedback

3 key themes were identified from all comments

23 comments
Better Storage

31 comments
Layout, design, space
8 +, 23 -

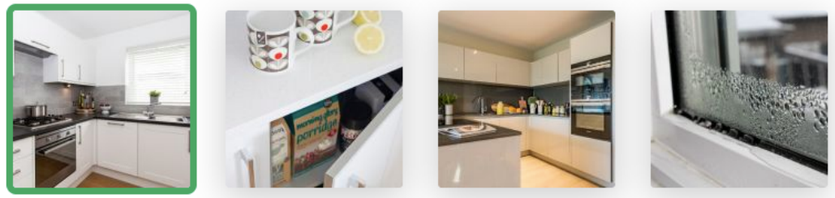
14 comments
Modernise or update

Examples of resident feedback on existing homes:

1. "The old Barnsbury needs to be refurbished from the inside out! There no storage kitchens are falling apart, needs to be laid out properly! The damp is disgusting"
2. "Mavor House - a good sized one bed flat, suitable for a couple. Storage space is a premium though, so more storage options would be very useful."
3. "Great location, decent proportions to rooms"
4. "We need another bed room and more storage space. Generally need more space as family grows."
5. "Kitchen is very small, no storage anywhere in the flat for even a mop and would love to have space for a dining table and chairs."
6. "Flats should be bigger and no mould condensation issues."
7. "Flat is very small. No storage space, no space for a dishwasher, can not leave shoes outside flat door. Window does not lock and has not for 7 years"
8. "The proximity to shops etc.. Friendliness of the residents and staff. However, the interior leaves somewhat to be desired, needs modernisation, desperately."
9. "Needs a lot if work doing to it ie: windows, kitchen, bathroom"
10. "We need more space I live in 2 bed flat is like 1 bed flat for 5 people my husband sleep in the living room for 3 years

Kitchens

What would be the number one improvement in your kitchen?



Better design / layout
35% voted
58 votes

More storage
16% voted
27 votes

Bigger kitchen
31% voted
51 votes

Better heating / airflow
18% voted
29 votes

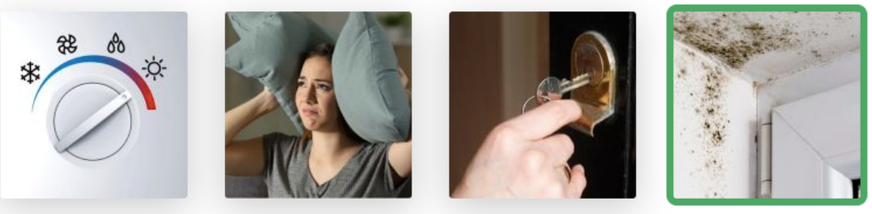
Community Insight:

- **165** people answered this question.
- As with the open feedback question, design and layout are a key improvement, with over one third of voters choosing it.

Interestingly, 'More storage' is the least selected improvement, despite it being a key theme from the open feedback.

Home Comfort

What concerns you most about the comfort of your home?



Heating and cooling
14% voted
24 votes

Noise
23% voted
39 votes

Home safety
17% voted
28 votes

Damp
45% voted
75 votes

Community Insight:

- **166** people answered this question.
- The clear winner with **45%** of votes was 'Damp'. There were **6** open feedback comments discussing the fact that their homes also suffered from issues with damp.
- This indicated a significant problem across a large number of homes. Again this is a clear indication that renovation work is required.

Existing Outdoor Space

Does the outdoor space on the estate work for the community?

3 key themes were identified from this feeback

20 comments
Access

9 comments
Play space

8 comments
Maintenance

Examples of resident feedback on existing outside space:

1. "Its nice to have the outdoor space, however more can be done to allow the children of our community to access it and use it to its full potential."
2. "Most green space is locked"
3. "Lots of unused green space, not easily accessible"
4. "Good size. Not easy to get to but good sizing"
5. "Some of the larger areas appear to be fenced off and there more for show than communal use..."
6. "It's locked up most of the time and difficult to access. It's all very formal & conservative with no interesting plants or flowers and too much grass. Very little seating, nowhere for a BBQ."
7. "Most of the play equipment and spaces, designed for families aren't age appropriate."
8. "There is no playing area for kids."
9. "Fenced off, not well maintained"
10. "It would be nice to have some more trees and a green area to sit in."
11. "The outer space is neglected. When we look out we see bins!"
12. "No one can access the outside spaces. Children are playing football in the car park in front of Molton House. We pay for a gardener but have no benefits. This has been an ongoing complaint for years that Belmo and Newlon chose to ignore"

Community Insight:

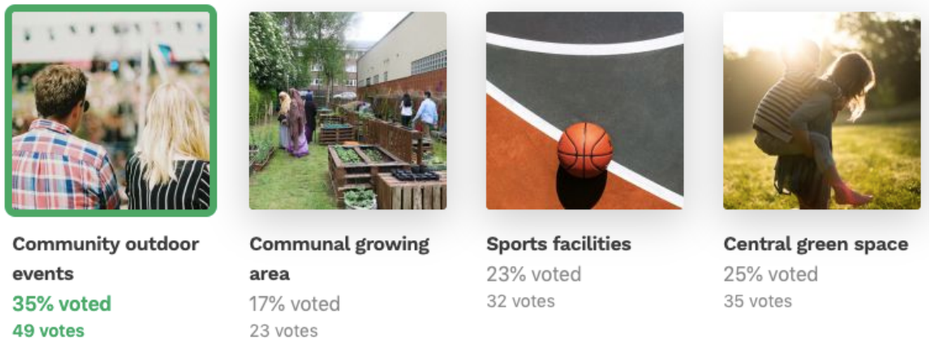
Which of these would you like to see on the Estate?

Community Insight:

- **143** people answered this question
- In line with the open feedback, improved lighting is a priority for the residents. It would be well received to feature a much improved lighting plan in the plans for the transformation.
- Play areas for children is once again key, with nearly half of the residents voting for this.
- The above is true regardless of whether a resident lives in New or Old Barnsbury.

Ways to bring the community together

Which of these would be the best way to bring the community together?



Community Insight:

- **139** people answered this question.
- The community's view is that holding outdoor community events is the best way to bring the Barnsbury community together.
- A good idea for phase 2 would be to dive deeper into this insight and ask what type of event the community would attend or take part in or help organise.

Give my View: Poll 2,

472
Total Voters
227 New Barnsbury
147 Old Barnsbury

4,311
Votes cast

505
Constructive feedback

527
Total pieces of written feedback

1,871
Votes cast by the community

Safety and security

Q.1 What security features are most important to you in the masterplan design?

Multiple-choice
Select up to 4 options
220 answered

New Barnsbury Tenure Segmentation Top 4 Results

Newlon Tenant		Resident Leaseholder		NRL or Commercial Property Owner	
Video entry systems to blocks	77	Fob access to communal areas	11	CCTV across the estate	7
CCTV across the estate	64	Video entry systems to blocks	8	Video entry systems to blocks	4
CCTV in blocks & public areas	59	CCTV in blocks & public areas	7	CCTV in blocks & public areas	4
Fob access to communal areas	43	CCTV across the estate	7	Fob access to communal areas	3

Safety and security

Q.3 Which of these is your priority when moving to a new home?

Multiple-choice
Select up to 2 options
210 answered

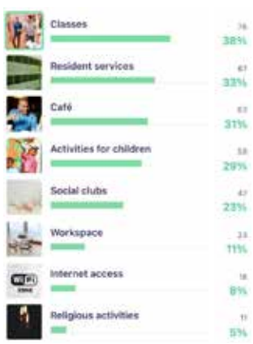
New Barnsbury Tenure Segmentation Top 2 Results

Newlon Tenant		Resident Leaseholder		NRL or Commercial Property Owner	
Choosing the floor of my home	93	Move once: minimum disruption	12	Move once: minimum disruption	7
Move once: minimum disruption	67	Choosing the floor of my home	11	Choosing the floor of my home	4

Safety and security

Q.5 How would you like to use the new community centre?

Multiple-choice
Select up to 2 options
201 answered



New Barnsbury Tenure Segmentation Top 2 Results

Newlon Tenant		Resident Leaseholder		NRL Or Commercial Property Owner	
Classes	57	Resident services	11	Café	6
Activities for children	49	Classes	10	Classes	5
				Activities for children	3
				Resident services	3
				Workspace	3

Layout preference

Q.2 What type of kitchen, living and dining area layout would you like?

Four image choice
218 answered

New Barnsbury Tenure Segmentation Top Result

Newlon Tenant		Resident Leaseholder		NRL or Commercial Property Owner	
Combined kitchen & dining	92	Combined kitchen & dining	11	Combined kitchen & dining	5

Layout preference

Q.4 What play and leisure facilities would you like to see?

Multiple-choice
Select up to 2 options
201 answered

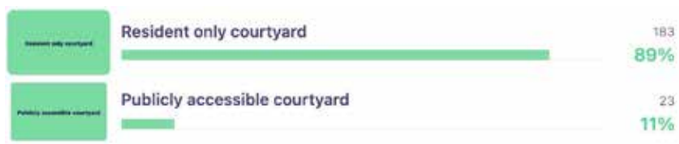
New Barnsbury Tenure Segmentation Top 2 Results

Newlon Tenant		Resident Leaseholder		NRL or Commercial Property Owner	
Outdoor gym	67	Multi-use games area	7	Multi-use games area	6
Multi-use games area	46	Play for under 5s	5	Play for under 5s	5
		Adventure play area	5		

Layout preference

Q.6 What type of access to the new courtyards would you like?

Two image choice
206 answered



New Barnsbury Tenure Segmentation Top Result

Newlon Tenant		Resident Leaseholder		NRL Or Commercial Property Owner	
Resident only courtyard	142	Resident only courtyard	17	Resident only courtyard	10

New Barnsbury Feedback

How satisfied are you with the offer for New Barnsbury residents?

Slider feedback

123 Pieces of Written Feedback by New Barnsbury Residents

4 N/A Comments*

*Including empty spaces, jibberish, punctuation and symbols, and comments 'N/A'

Top Results

Building and Design
49 Comments

Type of Housing Offer
37 Comments

Consultation and Communication
14 Comments

New Barnsbury

48% want video entry blocks in the masterplan design.

55% want a combined kitchen and dining.

58% said that choosing the floor of their new home is a top priority when moving.

45% want an outdoor gym. 45% want multi-use games area.

38% want classes and 33% want resident services in the new community centre.

89% voted for a resident only courtyard.

69% are likely to vote 'Yes' in the Ballot.

Old Barnsbury Feedback

How satisfied are you with Newlon's offer of refurbishment for Old Barnsbury?

Slider feedback

80 Pieces of Written Feedback by Old Barnsbury Residents

8 N/A Comments*

*Including empty spaces, jibberish, punctuation and symbols, and comments 'N/A'

Top Results

Building Design and Home Layout
35 Comments

Support for the Plans
15 Comments

Housing Offer Suited to Wants and Needs
5 Comments

Old Barnsbury

50% want new front doors and windows.

On average, Old Barnsbury residents said that 'choice of kitchen fittings' is their highest priority for internal refurbishment.

30% want an outdoor gym. 28% want seating.

45% want activities for children, whilst 40% want classes in the new community centre.

86% of people voted neutral to positively about a new walking route that would be secure at night.

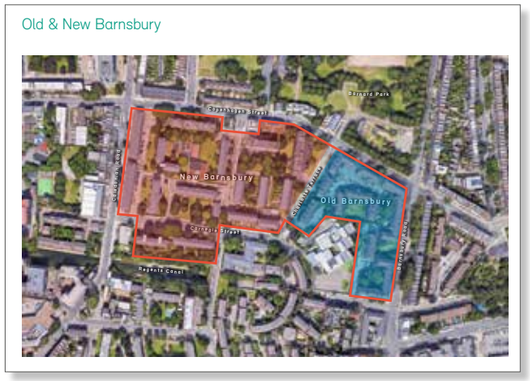
77% are likely to vote 'Yes' in the Ballot.

Resident workshops

Workshop 1

October 2019

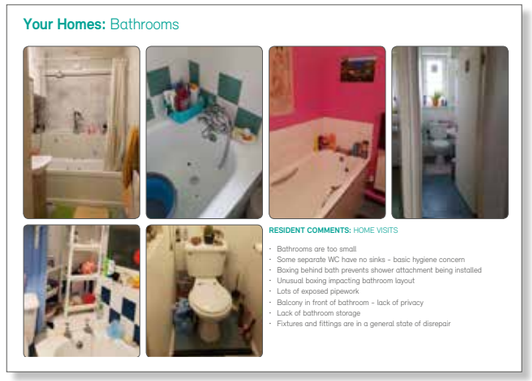
– Introduction and Our Commitments
– Introduction and the team
– Options to be considered and landscape
– The consultation process
– Summary of questions and key themes

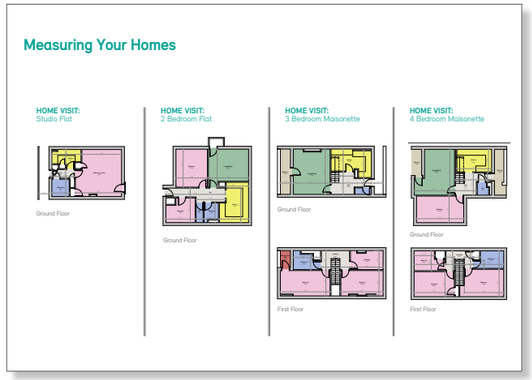


Workshop 2

November 2019

– Your home / your business
– Timeline
– Your homes: Home visits
– Summary of questions and key themes
– What's next

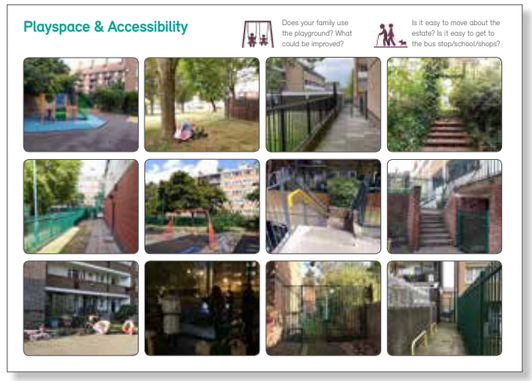


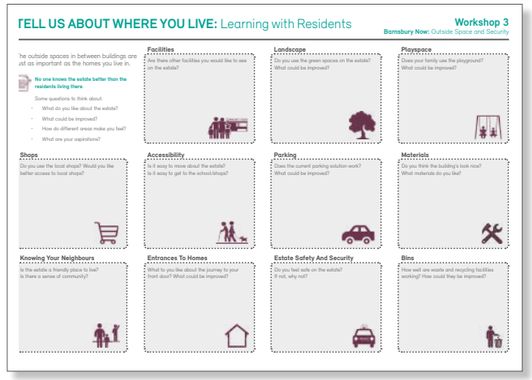


Workshop 3

November 2019

– Barnsbury Now: Homes, outside space and security
– What residents told us about their homes
– What residents told us about Caledonian shops
– What's next

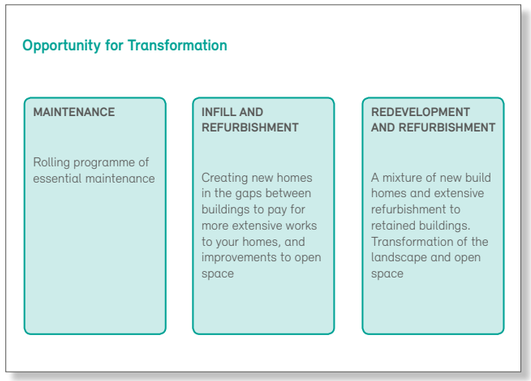




Workshop 4

December 2019

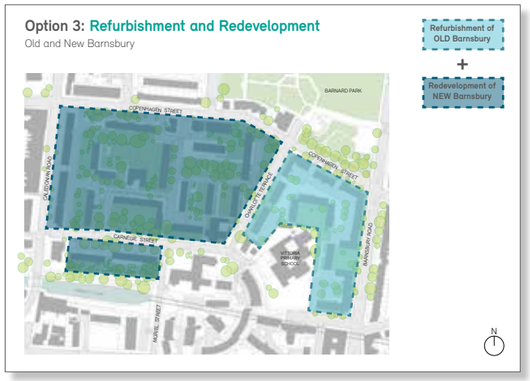
– Taking stock and moving forward
– Journey to ballot: Overview and why?
– Workshop feedback
– Opportunity for transformation
– What's next



Workshop 5

January 2020

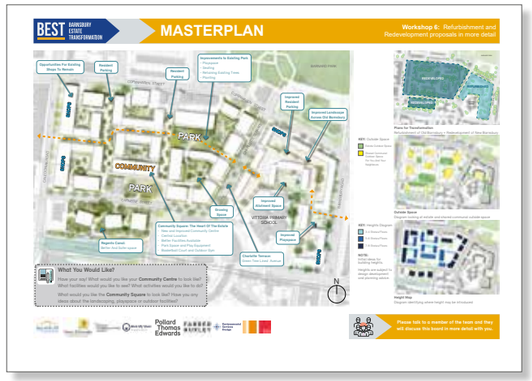
- Options for transformation: Maintenance, infill, refurbishment and redevelopment
- Resident engagement to date
- Community centre vision workshop overview
- Give my view feedback overview and key stats

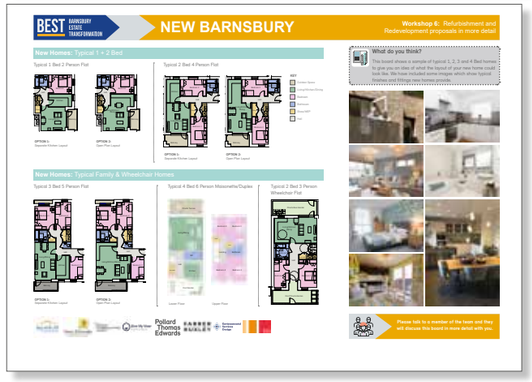


Workshop 6

February 2020

- How does phasing work and project examples
- Masterplan: Refurbishment and redevelopment
- Old Barnsbury proposals: Buildings, homes, landscape
- New Barnsbury proposals: New homes
- Community Park

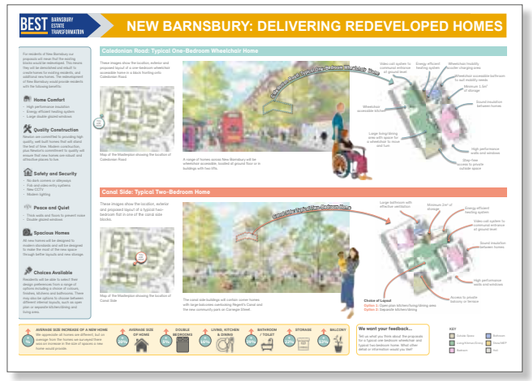


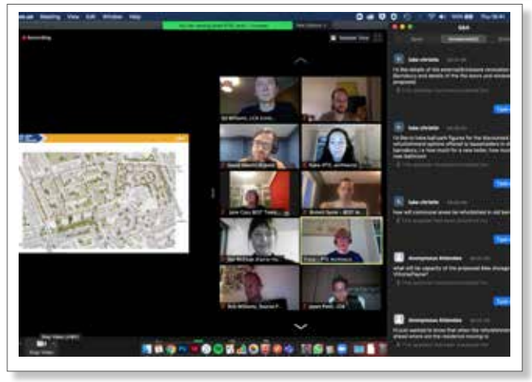


Workshop 7

September 2020

- Masterplan: Overview, character areas, streets, outside space, building heights, parking, viability
- How are residents shaping the masterplan
- Old Barnsbury proposals: Buildings, homes, landscape
- New Barnsbury proposals: New homes and landscape

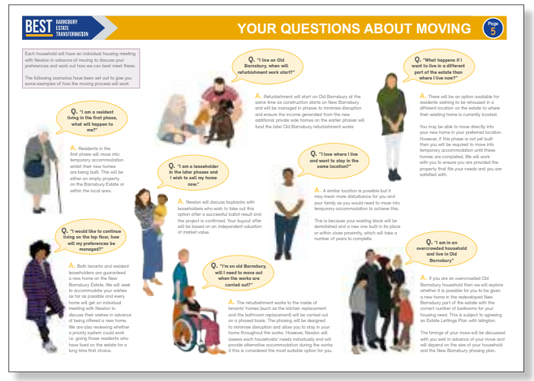


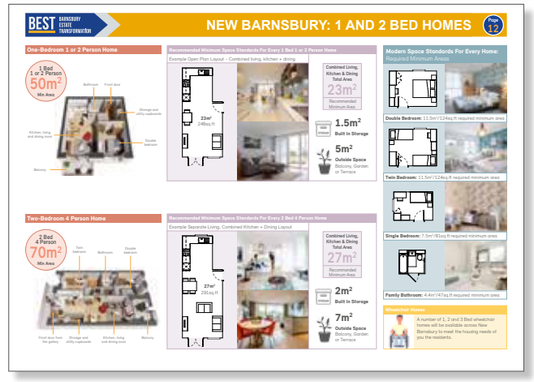


Workshop 8

November 2020

- What does this mean for me? Resident questions
- Vision for the Barnsbury Estate
- Possible phasing option
- New and Old Barnsbury resident offers: Buildings, homes, landscape, new community centre and parks





3.2 The ballot

Resident Ballot | March 2021

Newlon Housing Trust are delighted to bring forward the Barnsbury Estate Transformation project (BEST) after residents returned a large majority YES vote in a residents' ballot.

A total of 369 residents or 72.9% of eligible residents who voted in the ballot, voted **Yes** for the transformation. The turnout saw 506 eligible residents, or 79.2%, vote in the ballot.

The ballot is the result of a comprehensive consultation programme with residents which started in October 2019.

At the core of the ballot process The Landlord Offer document created in Jan 2021 sets out the vision for both Old and New Barnsbury alongside promises to residents by Newlon and Mount Anvil as development partner for New Barnsbury.

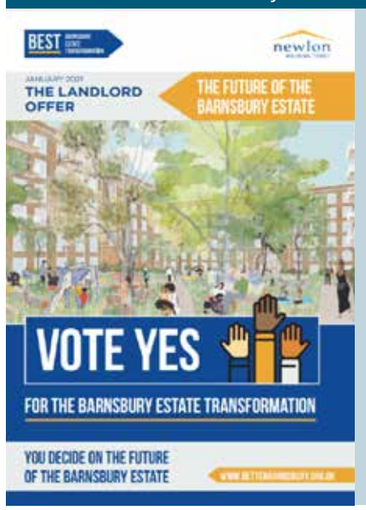
Alongside promised initial concepts for home design, new streets, green space and phasing. It can be found here:

https://betterbarnsbury.org.uk/wp-content/uploads/2021/03/Newlon.Barnsbury.OfferDoc.pdf

79%
of Eligible Residents Voted

73%
Voted **YES** in the Ballot

Offer Document: Key Promises



- Reprovision of 371 existing homes
- Building 550-600 new homes
- Aiming to deliver 50% affordable housing
- Residents rights outlined
- Solving overcrowding problem across Old and New Barnsbury
- Old Barnsbury's high quality refurbishment will help address long standing problems with landscape, building performance and homes.
- Commitment to continue to engage after ballot.

Key Priorities

Security across the estate with particular focus on building entrances

Home design allowing flexibility of combined kitchen and dining or living and dining

Resident consultation on new home location and minimum disruption.

A new community centre suitable for classes, resident services and other flexible uses.

Mix of spaces including resident only communal gardens.

Better outdoor play and leisure facilities including outdoor gym and MUGA.

Offer Document: New Barnsbury

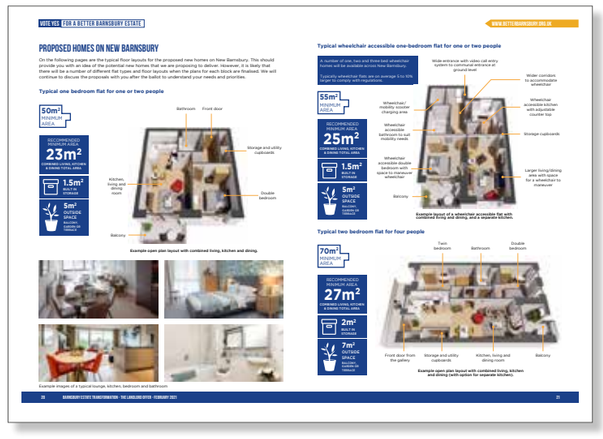
The Ballot offer for New Barnsbury is being delivered through the Hybrid Planning Application

The vision for the Barnsbury Estate

Newlon's aspirations and commitments

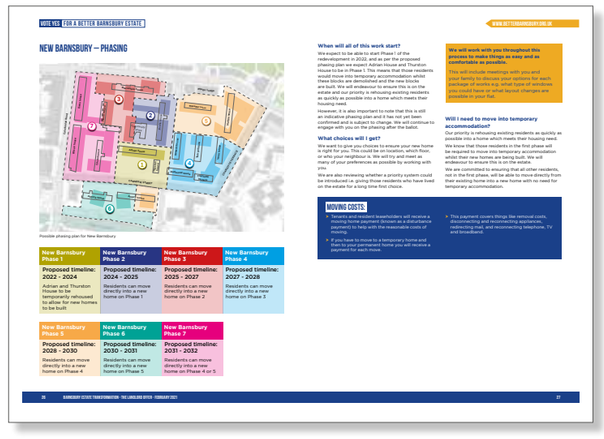
Proposed New Homes on New Barnsbury

Indicative one-four bed home layouts presented and modern space standards explained for each home type



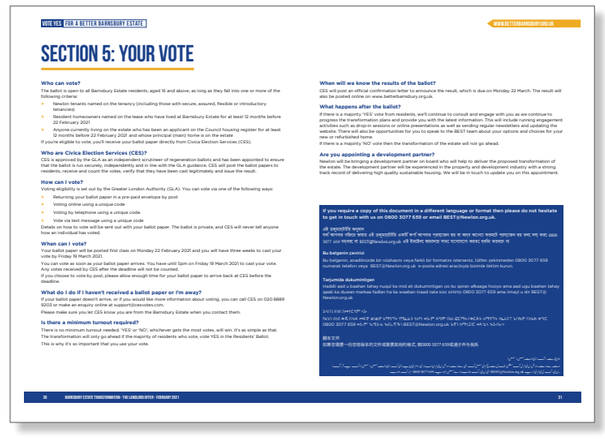
Phasing

Indicative phasing parcels and propose timeline for works



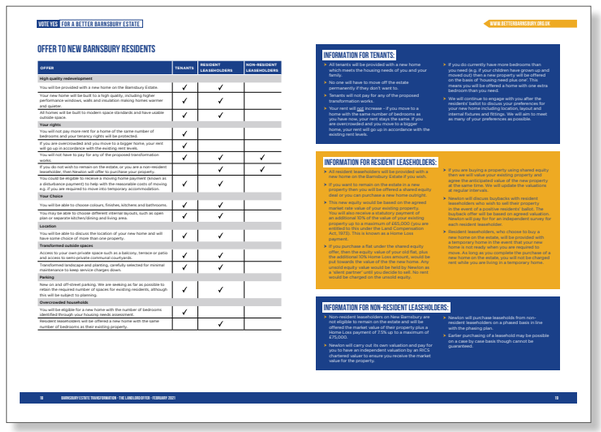
Your vote

Information on the ballot process, how residents can vote and next steps



Offer to New Barnsbury residents

For ease of use, information has been split into different sections covering tenants, resident leaseholders and non-resident leaseholders.



New streets and green spaces

Proposals for Pultney Park, Carnegie Park, plus the new shared and private outside spaces

Connecting the community

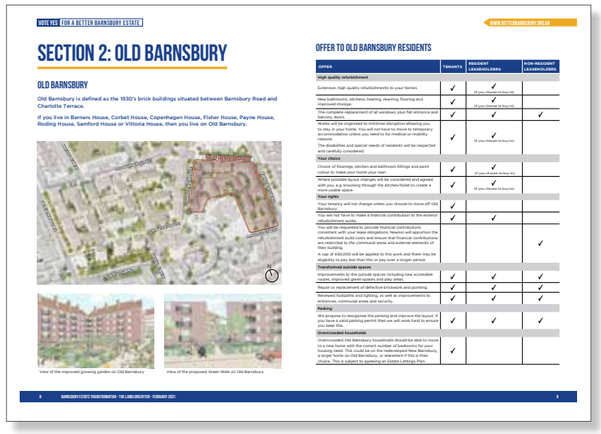
Barnsbury's new community centre and proposed walking routes across the masterplan

Offer Document | Old Barnsbury

The Ballot offer for Old Barnsbury is being delivered through a separate parallel but complementary planning application

Offer to Old Barnsbury Residents

Newlon's commitments and a breakdown of what the refurbishment means for each tenure



VOTE YES FOR A BETTER BARNSBURY ESTATE

WWW.BETTERBARNSBURY.ORG.UK

SECTION 2: OLD BARNSBURY

OLD BARNSBURY

Old Barnsbury is defined as the 1930's brick buildings situated between Barnsbury Road and Charlotte Terrace.

If you live in Berners House, Corbet House, Copenhagen House, Fisher House, Payne House, Roding House, Samford House or Vittoria House, then you live on Old Barnsbury.

Old Barnsbury

Cloudesley Square

Barnsbury Road

Charlotte Terrace

Cloudesley Street

Barnsbury Park

View of the improved growing garden on Old Barnsbury

View of the proposed Green Walk on Old Barnsbury

OFFER TO OLD BARNSBURY RESIDENTS

OFFER	TENANTS	RESIDENT LEASEHOLDERS	NON-RESIDENT LEASEHOLDERS
High quality refurbishment			
Extensive, high quality refurbishments to your homes.	✓	✓ (if you choose to buy-in)	
New bathrooms, kitchens, heating, rewiring, flooring and improved storage.	✓	✓ (if you choose to buy-in)	
The complete replacement of all windows, plus flat entrance and balcony doors.	✓	✓	✓
Works will be organised to minimise disruption allowing you to stay in your home. We will provide temporary alternative accommodation unless you need to for medical or mobility reasons. The disabilities and special needs of residents will be respected and carefully considered.	✓	✓ (if you choose to buy-in)	
Your choice			
Choice of floorings, kitchen and bathroom fittings and paint colour to make your home your own.	✓	✓ (if you choose to buy-in)	
Where possible layout changes will be considered and agreed with you, for example through the kitchen/toilet to create a more usable space.	✓	✓ (if you choose to buy-in)	
Your rights			
Your tenancy will not change unless you choose to move off Old Barnsbury.	✓		
You will not have to make a financial contribution to the external refurbishment costs.	✓	✓	
You will be requested to provide financial contributions consistent with your lease obligations Newlon will apportion the refurbishment build costs and ensure that financial contributions are fair across the communal areas and external elements of their building. A cap of £50,000 will be applied to this work and there may be eligibility to pay less than this or pay over a longer period.			✓
Transformed outside spaces			
Improvements to the outside spaces including new accessible routes, improved green spaces and play areas.	✓	✓	✓
Repair or replacement of defective brickwork and painting.	✓	✓	✓
Renewed footpaths and lighting, as well as improvements to entrances, communal areas and security.	✓	✓	✓
Parking			
We propose to reorganise the parking and improve the layout. If you have a valid parking permit then we will work hard to ensure you keep this.	✓	✓	✓
Overcrowded households			
Overcrowded Old Barnsbury households should be able to move to a new home with the correct number of bedrooms for your household on Old Barnsbury, on the wider Barnsbury Estate, in a larger home on Old Barnsbury, or elsewhere if this is their choice. This is subject to agreeing an Estate Lettings Plan.	✓		

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Outside space and buildings

Proposed transformation plans for green space and buildings works

VOTE YES FOR A BETTER BARNSBURY ESTATE

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OLD BARNSBURY – TRANSFORMING GREEN SPACE

Creating spaces for the community to enjoy

- Improving the resident-only growing garden at Cloudesley Square, which will be made fully step-free, wheelchair accessible beds. We also plan on adding new railings and boundary planting, a new storage shed and new fruit trees, paths and seating.
- The growing garden will be secured at all times with a fob access gate system that only residents will be able to use.
- Refreshing the existing playground between Fisher House and Corbet House with accessible play apparatus and paths, planting and new seating.
- Creating Barnsbury Road Park which will include new planting, trees, paths, seating and possibly outdoor fitness space or equipment. The park will be accessible during the day but secured with a resident fob gate system at night.
- Creating a new 'green walk' with new spaces for sitting, informal play activities such as balancing boulders, balance logs and stepping stones.
- Planting more trees and plants to celebrate nature and create new places for people to rest, relax and spend time with their neighbours and families.

View of the improved community growing gardens

View into Barnsbury Road Park

Delivering a new green walk

Creating a new, quiet green link connecting Barnsbury Road with Charlotte Terrace and continuing on to Pultney Park and the Community Hub.

The green link will:

- Connect the outdoor spaces and run alongside the communal growing garden.
- Be an accessible pedestrian link for all residents to use.
- Be well-lit, overlooked and safe.
- Be softened and made green with new trees and planting.
- Integrate fob-access gates to secure this route for residents only after dark.

OLD BARNSBURY – OUTSIDE SPACE AND BUILDINGS

Refurbishing the outside spaces, communal areas and blocks

12 BARNSBURY ESTATE TRANSFORMATION - THE LANGLAND OFFER - FEBRUARY 2021 12

Refurbishment of Homes

What is included in the refurbishment of homes and a break down of what choices residents have

VOTE YES FOR A BETTER BARNSBURY ESTATE

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OLD BARNSBURY – YOUR REFURBISHED HOME

What is included?

Tenants will be eligible for internal refurbishments to their existing homes if the ballot is successful. Resident leaseholders will also have the option to buy-in to the internal refurbishments if they want to.

The refurbishments will be discussed with you in advance of any works taking place and you will have a choice about all elements of the refurbishment in your home. This could include:

New kitchen:
- Reconfigured layout to increase size, where possible.
- New units including the safe removal and reinstallation of your appliances.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

New bathroom:
- Reconfigured bathroom layout to include a toilet, where possible.
- New bath/shower, sink and toilet.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

Other refurbishments:
- New heating and ventilation system if required.
- Improved and/or increased storage.
- Improved smoke and fire detection.
- Rewiring if required.

YOUR CHOICE

This is your home and so all tenants will be provided with a number of choices as part of the internal refurbishment. Whilst we may not be able to do everything you would like, we will do our best to accommodate as many of your choices as possible.

We will also pay particular attention to the needs of Old Barnsbury residents with disabilities and special needs to ensure that all aids and adaptions are consulted upon and carefully thought through, designed and installed. This is very important to us.

Layout:
- **Option 1:** Enlarge the kitchen by removing the separate toilet where possible. The toilet will be moved into a reconfigured bathroom.
- **Option 2:** Keep the separate toilet and provide smarter storage solutions in the kitchen wherever possible.

Finishes:
- Kitchens: Worktop and kitchen unit doors.
- Bathrooms: Bath or shower, plus tiling.
- Paint finish: Colour to redecorated walls.
- Flooring: Flooring in kitchen and bathroom.

In the event of a YES result in the residents' ballot we will meet with you to discuss your choices.

SHOW HOME

We are fitting out a new kitchen and bathroom at 29 Berners House to show you what the refurbishment of your home could look like and showcase the quality workmanship you can expect. It will include a reconfigured kitchen and bathroom.

Unfortunately due to the lockdown restrictions we don't think it is currently going to be possible to enable you to physically visit the show home. We are going to be providing a before and after video to show you the changes that are possible.

Once we are able to then we will invite you to visit the show home.

Example images of kitchen and bathroom fixtures and fittings

Example layout of a refurbished kitchen and bathroom

12 BARNSBURY ESTATE TRANSFORMATION - THE LANGLAND OFFER - FEBRUARY 2021 12

Phasing

Indicative phasing parcels and propose timeline for works

VOTE YES FOR A BETTER BARNSBURY ESTATE

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OLD BARNSBURY - PHASING

Old Barnsbury Phases 1-6

Proposed timeline: 2022 - 2026

Refurbishment works split into smaller packages to reduce disruption to you

What will the refurbishment works entail?

We are proposing that the refurbishment works will be split into smaller packages of works to reduce disruption to you. For example we would carry out all of the window replacements first. Once this 'package' of work is completed we would move onto the next package.

This approach will ensure that you will not need to move out of your property whilst the works to your home are being carried out unless you need to do so for medical or mobility reasons.

Possible phasing plan for Old Barnsbury

The packages of work will be carefully planned to a positive Ballot result, but they should include:

- Window, door and roof repairs to buildings
- External wall and roof repairs to buildings
- Heating upgrades
- Kitchen replacement
- Bathroom replacement
- Communal pathways and communal areas in blocks

When will all of this work start?

We expect that the work on Old Barnsbury would start in 2022 - the same time as New Barnsbury.

Will I need to move out while the works take place?

The refurbishment works to the inside of tenants' homes (such as the kitchen and bathroom replacement) will be carried out on a phased basis. The phasing will be designed to minimise disruption and allow you to stay in your home throughout the works. However, there may be occasions each tenant/household where we will provide alternative accommodation during the works if this is considered the most suitable option for you.

We will work with you throughout this process to make things as easy and as comfortable as possible.

This will include meetings with you and your family to discuss your options for each package of works. This could include the layout of your kitchen and bathroom, choice of flooring and fittings, or paint colour.

My household is overcrowded, what are my options?

If you are an overcrowded Old Barnsbury household then we will explore the possibility of a new home in the redeveloped New Barnsbury or a larger home on Old Barnsbury with the correct number of bedrooms for your housing need. This is subject to agreeing an estate lettings policy which will prioritise existing tenants.

This view looking down Charlotte Terrace shows how new trees, paving and soft planted boundaries will improve the experience of the estate at street level, making it greener and more accessible.

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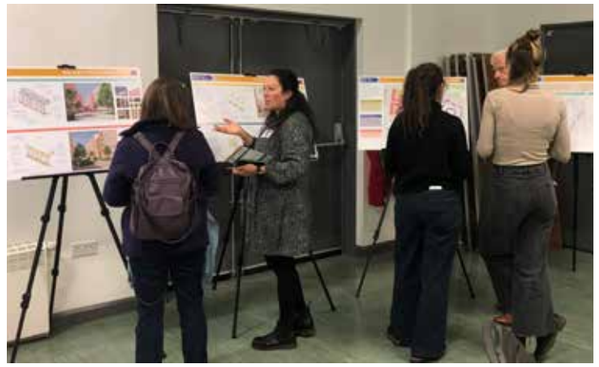
3.3 Post-ballot engagement

This section of the document provides an overview of the process and summary of the engagement undertaken post-ballot with New Barnsbury residents and other stakeholders. This thorough process represents an exemplary standard in engagement and demonstrates the applicants commitment to the people of Barnsbury post ballot.

Across New Barnsbury there has been extensive engagement undertaken and approaches have been adapted to respond to both the challenges of Covid and to reach those seldom heard groups.

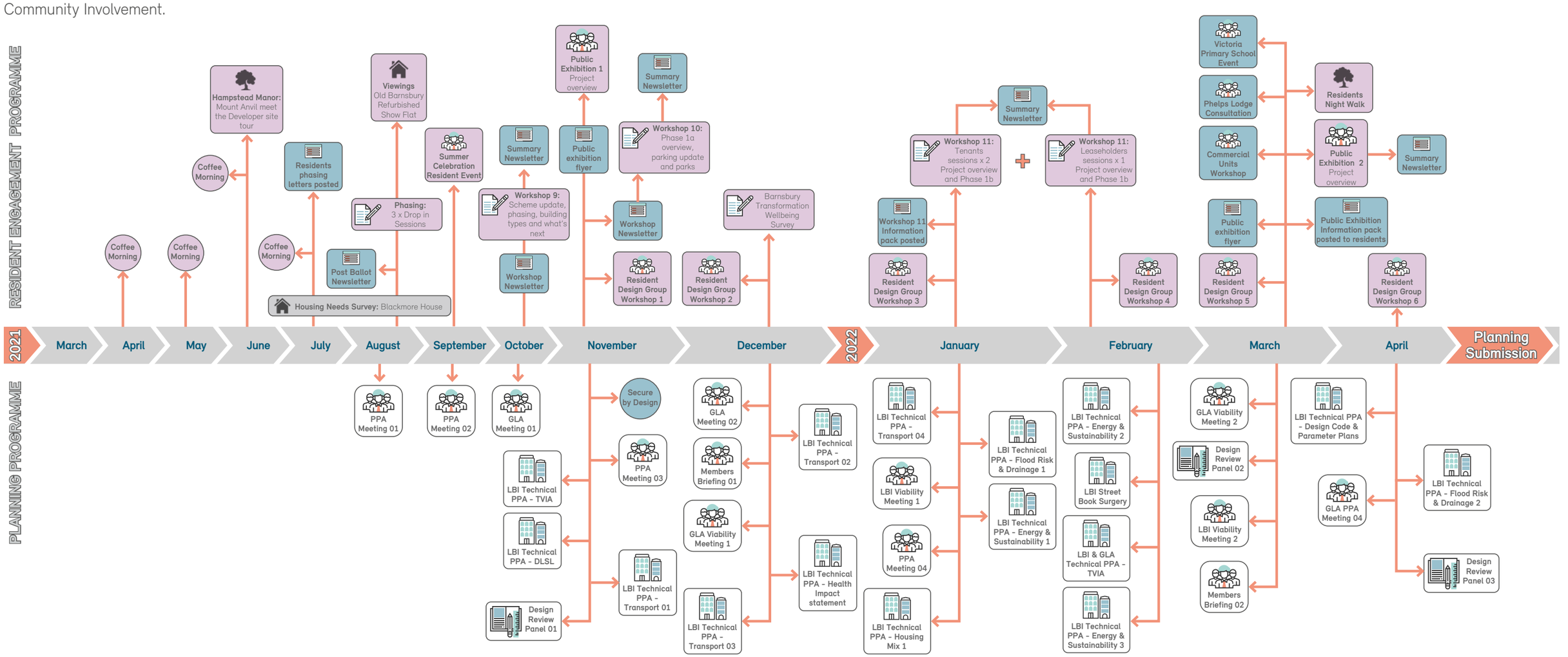
For more detailed information on the pre-ballot engagement strategy please refer to the Statement of Community Involvement.



Public Exhibition 1

Resident Design Group Workshop 1

Workshop 11



Consultation & Resident Participation

Post Ballot we have carried out:

21 x Resident & Stakeholder Events

31,165 Newsletters & Flyers sent

Resident Sentiment Survey:

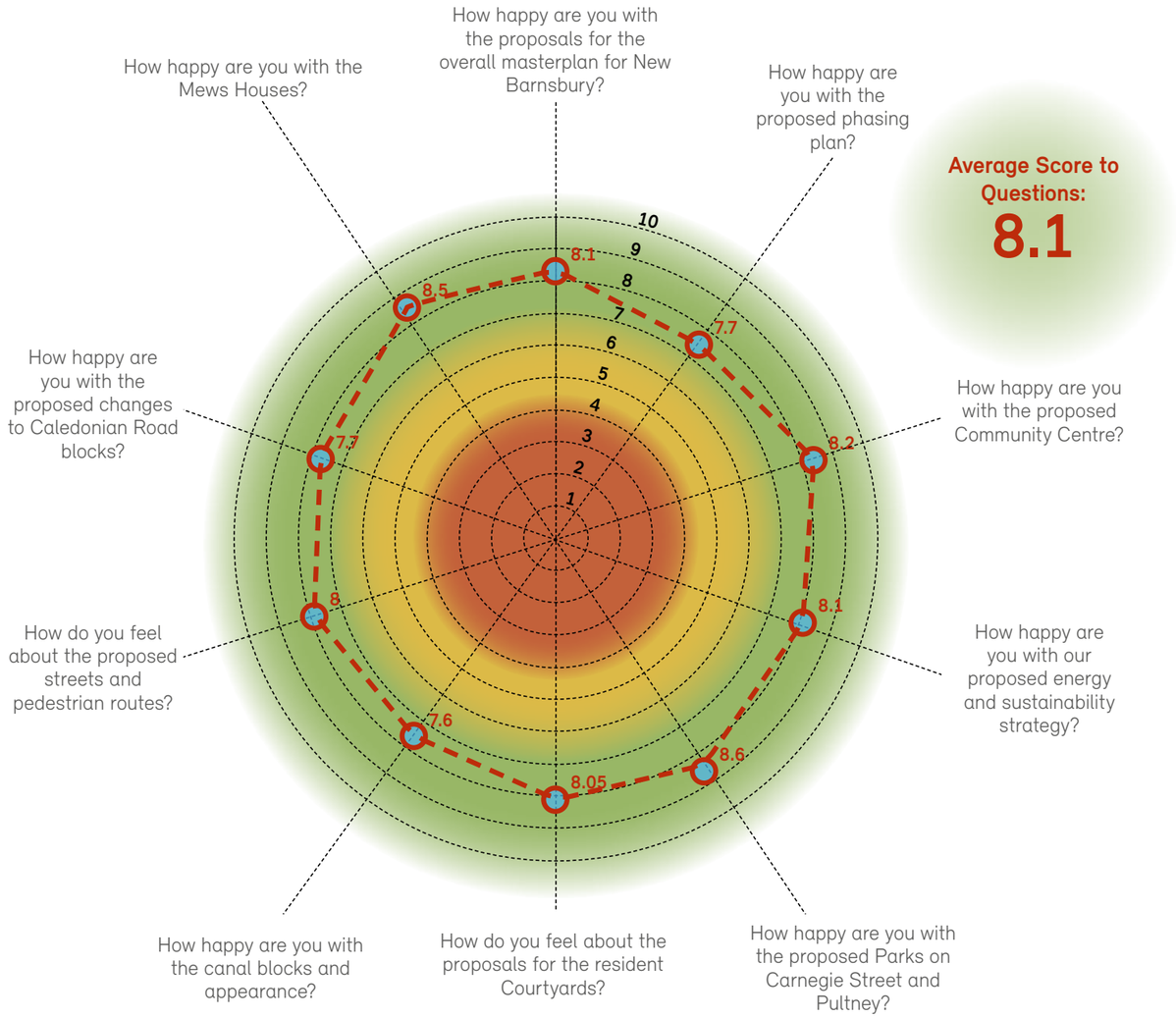
125 residents participated in an open survey in January 2022

66% of respondents strongly agree or agree that:

- They are well informed about the transformation, its progress and what it means for them
- There are opportunities for them to provide their views and influence the proposals

Public Exhibition (Ending 16th March)

Public Exhibition Feedback



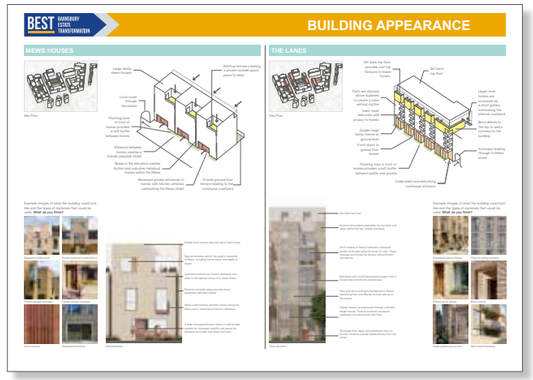
1:1 Resident Design Group sessions

Resident Workshops

Community Events

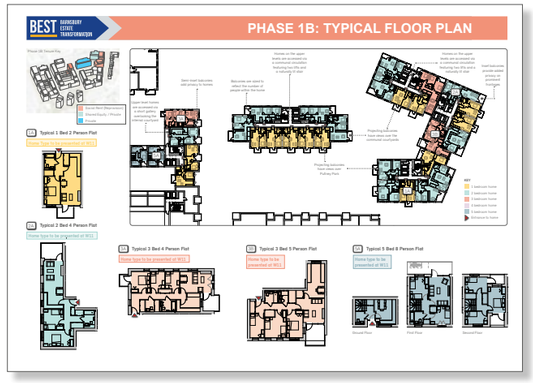
Resident Design Group Workshops

Resident Design Group Session 3

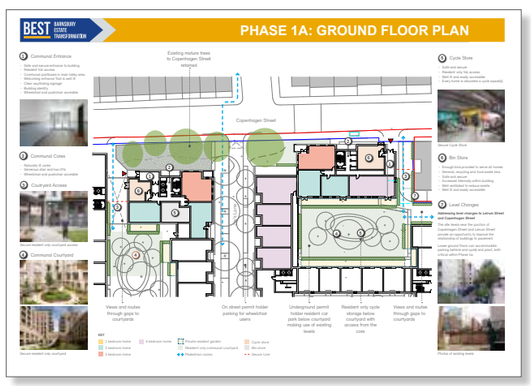


RDG Workshop 3: Building Appearance and Open Space

RDG Workshop 1: Project update and road map to planning



RDG Workshop 4: Phase 1b: Buildings, homes and open space



RDG Workshop 2: Phase 1a buildings, homes and open space

RDG Workshop 5: LBI PPA / Design workshop overview

Post ballot engagement activities with residents

Phasing drop in session

Mount Anvil project tour

Resident summer event

Site model

Black History Month Film Night

Workshops and Public Exhibitions

Workshop 9 (Resident and Public Exhibition)

October 2021

- Update since the ballot
- Meet the development partners
- How did we get here and road map to planning
- Themes for continued engagement
- Proposed Phasing strategy
- Building types, key details, vignettes and precedents
- Landscaped spaces including public parks
- Old Barnsbury green walk
- Parking and servicing strategy
- Feedback and what's next

Summary of Workshop 9 Feedback

Height, density and daylight: Some attendees noted concerns about the proposed height increase. More information requested on the size of courtyards and potential overshadowing.

Canal Blocks: Better lighting and clearer sight lines near the tunnel were suggested along with the removal of surrounding barriers such as shrubbery and the top footpath. Residents would like to understand potential wind impact and fire safety

Green space and access: Proposed new access routes to and through the Estate were well received, with the efforts made to open up the Estate much appreciated. More information requested on the treatment of existing green space on the corner of Charlotte Terrace and proposed first phase works to Carnegie Street park.

Environmental impact: More information was requested on the environmental performance of the blocks, total carbon impact and the possibility of 'carbon capture'. People were also keen to hear more about the long-term sustainability of the proposals

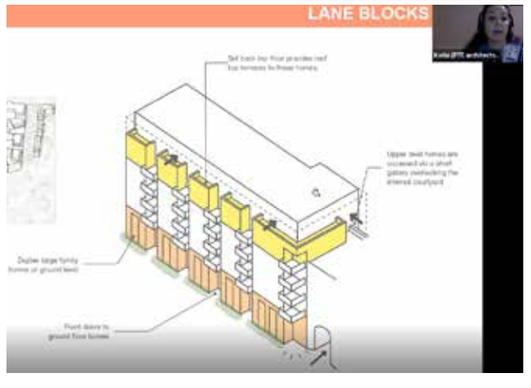
Building materials: A few people asked whether the materials across the development would be the same, and asked whether the uniqueness and character of Islington would be retained as part of the proposals.

Consultation: There was a desire for a more qualitative form of feedback, with stats and assessments.

Workshop 10

November 2021

- Overview of resident feedback: You said, we did
- Masterplan: Phase 1a overview and key promises
- Phase 1a ground floor: Access, entrances, ancillary
- Phase 1a typical floor: Sample 1-5 bed homes
- Private outside amenity space
- Phase 1a resident courtyard
- Parking and security: on street and podium
- Carnegie Street Park
- Pultney Park
- Feedback and next steps



Summary of Workshop 10 Feedback

Landscaping: Maintenance of landscaped space

Communal spaces: Space for a nursery; would like more activities in green spaces; gym equipment and play areas

Private outside spaces: Desire to keep the internal courtyard simple

Housing: Would like assurance that rent will stay the same and same number of rooms provided

Window: Not keen on floor to ceiling windows

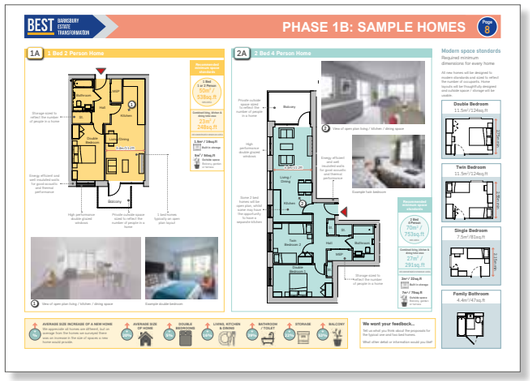
Housing layout: Keep kitchens separate; interior is good but balconies look small

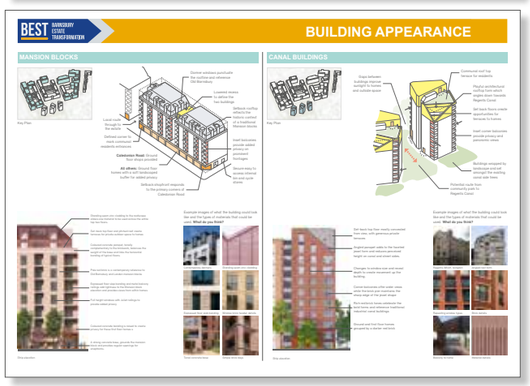
Parking: Would like to ensure that there are reserved bays for ground floor flats

Workshop 11

January 2022

- Overview of resident feedback: You said, we did
- Phasing strategy: tenants an resident leaseholders
- Masterplan: Indicative phasing plan
- Masterplan: Phase 1b overview and tenure distribution
- Phase 1b ground floor: Access, entrances, ancillary
- Phase 1b typical floor: Sample 1-5 bed homes
- Building appearance: All typologies
- Open, public and private space
- Trees: Removal and proposed
- Feedback and next steps





Summary of Workshop 11 Feedback

Polls:

- 86% of attendees felt positive or neutral about the typical home types
- 91% felt positive or neutral about the proposed exterior of the buildings.
- 93% felt positive or neutral about the proposed tree strategy.
- 60% would prefer no through access to the canal, opting instead for a resident-only courtyard.

Resident courtyards: Will they be dog free areas; how big these will be in comparison to current gardens

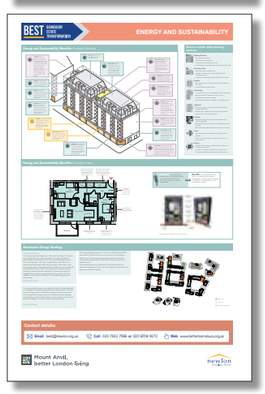
Phasing: Will the HNS will be reviewed before each phase is built; can residents choose their new home; can residents move into the new homes before their current home is redeveloped

Provisions: Storage provision within the hallways; how the bin and bike stores will work.

Workshop 12 (Resident and Public Exhibition)

March 2022

- Consultation Overview: Oct 2019 - Mar 2022
- Masterplan: Overview of key benefits
- Proposed phasing
- Masterplan evolution: You said, we did
- Phase 1a + 1b: Key info, vignettes, plan, section
- Community Centre plus Carnegie and Pultney Park
- Daylight sunlight
- Building typologies: Plans, elevations, materials
- Energy and sustainability
- Building heights and access strategies



Summary of Workshop 12 Feedback

Polls:

- 79.4% of residents said they were happy with the proposals for the overall masterplan for New Barnsbury?
- 76% of residents said they were happy with the proposed phasing plan
- 81% of residents said they were happy with the proposed Community Centre
- 79% of residents said they were happy with the proposed New Barnsbury energy and sustainability strategy
- 84% of residents said they were happy with the proposed plans for Pultney and Carnegie Park
- 75% of residents said they felt positive about the proposals for the resident Courtyards
- 75% of residents said they were happy with the proposed Canal Blocks and there appearance
- 78% of residents said they felt positive about the proposed streets and pedestrian routes
- 76% of residents said they were happy with the proposed changes to Caledonian Road blocks
- 84% of residents said they were happy with the Mews Houses

Overall, do you support the Barnsbury Transformation?

- Yes: 71%
- No: 10%
- Unsure: 19%


ing D1

4 Evolution of the masterplan

4.1 The vision

Key Transformation Drivers for New Barnsbury

The following items are the key drivers for transforming New Barnsbury and ensuring its long-term future:

- Address overcrowding issues - 76 families on the Barnsbury Estate are living in a home that is not adequate for the number of occupants.
- Address cramped living conditions – a sample of homes visited demonstrates many homes on New Barnsbury do not meet modern space standards for internal or external space. Residents report the layout of their homes are compromised too.
- Address energy efficiency – from a representative sample of c. 1/3 of the New Barnsbury properties the average EPC was D. The energy system is gas boilers.
- Meaningfully improve access for all resident to quality usable open space - more than 40% of the Estates current open space can be characterised as non-accessible landscape buffer and more than 20% is private gardens for ground floor homes only. Access to quality usable open space on the estate for most residents is limited.
- Provide a significant number of additional affordable homes – Newlon Housing Trust has a target to deliver 250 affordable homes in London a year.
- Meaningfully improve estate operations – vehicle dominated streetscape, abused refuse facilities, crime/safety concerns on the estate.

This aligns with what residents have told us is important to them, throughout the consultation process:

Homes

- Homes that work for growing families, older people and the whole community
- Kitchens fit for modern life
- More comfortable homes; Insulated for both warmth and sound
- Study space for children
- Increased storage

The Estate

- Creating an inviting and accessible neighbourhood – removing unnecessary fences and barriers
- Age-appropriate play space, from toddlers to teenagers
- Amenities for all ages which promote health and wellbeing
- Safe, welcoming routes and entrances
- Secure and tidy bin stores
- Bring the community together through affordable events and activities

4.2 Options appraisal

Maintenance

It is important to distinguish between comprehensive refurbishment and maintenance as the former requires substantial subsidy, not achievable without cross-funding. This is generally only achievable through the provision of homes for sale. Stand-alone improvements to the existing buildings and open spaces would be very limited and would not address most of the fundamental problems present on the estate.

Building performance

Accessibility across the estate

Issue with refuse quantity, storage and lack of cycle stores

Problems with damp, noise, drafts and heat loss

Uninviting, unsafe, poorly lit entrances

Fittings and fixtures have reached there end of life

Infill and Refurbishment

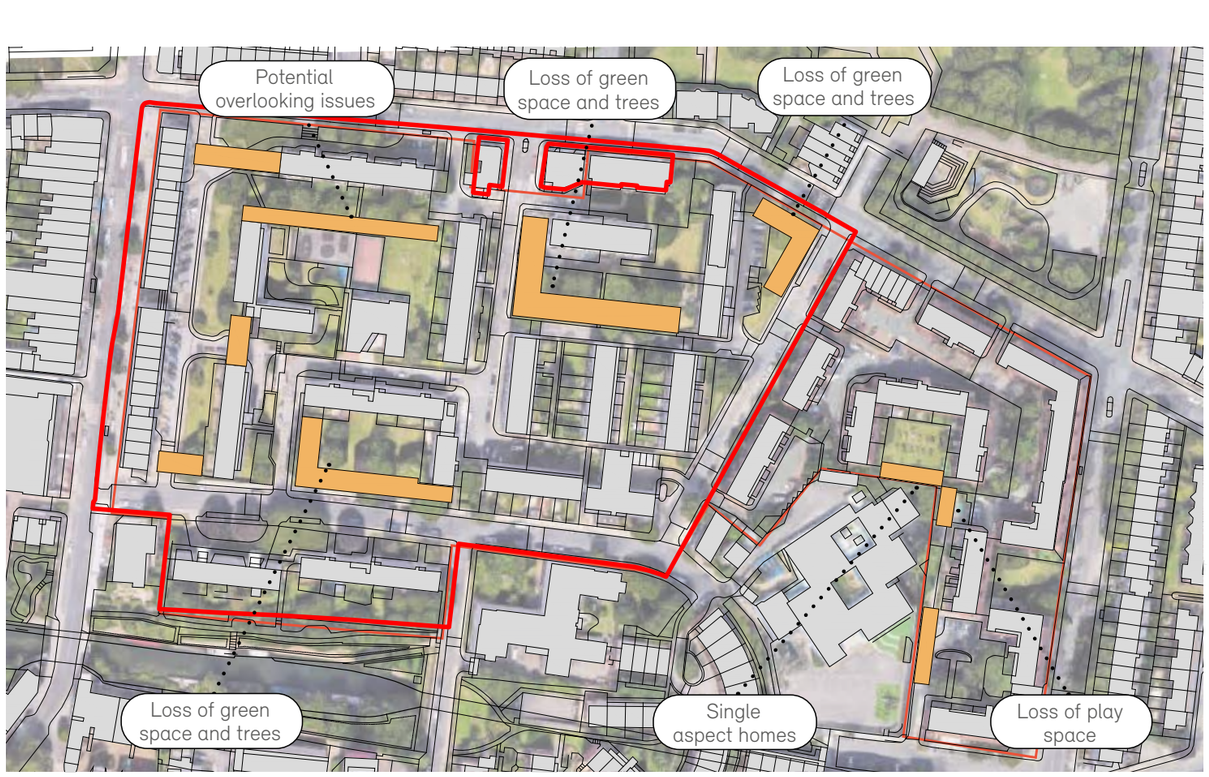
Infill is a common approach to transforming estates and cross-subsidising refurbishment, with areas of underused site suitable for new homes to be built. This can include areas of hardstanding, garages, storage sheds and abutting blank gable walls.

Infill opportunities were reviewed on The Barnsbury Estate, with little possibility due to the constraints of the site:

Too many high-quality trees to be removed

Proximity to existing buildings, with privacy and daylight concerns

Building over key pieces of existing green space



Opportunities for infill and associated constraints

Outcome

Driver	Maintenance	Infill and refurbishment / retrofit	Redevelopment
Solver overcrowding	✗	✗	✓
Solve space standards and layout issues	✗	✗	✓
Address energy efficiency	✗	✓	✓
Meaningful improvement to open space	✗	✗	✓
Provide significant number of additional affordable homes	✗	✗	✓
Meaningful improvements to estate operations	✗	✗	✓

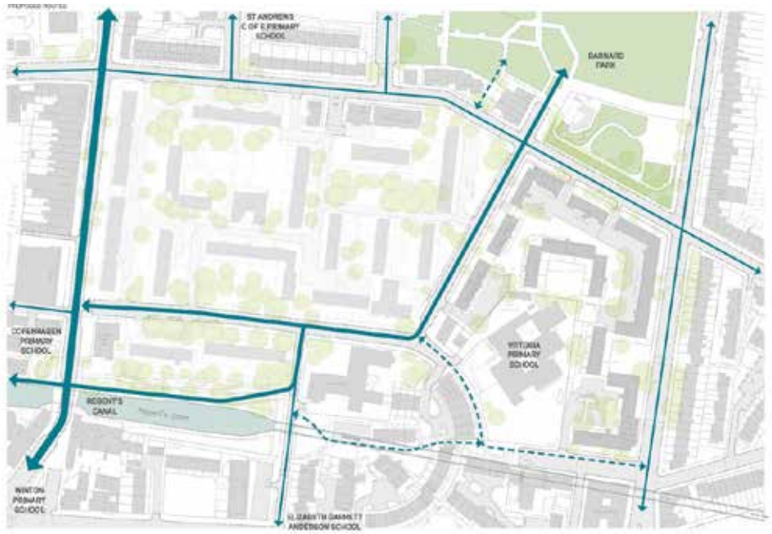
It is important to distinguish between a maintenance programme and comprehensive refurbishment/ retrofit programme. The latter would require subsidy from the provision of market housing sales delivered through infill development opportunities.

Further technical assessments such as WLC were not undertaken on alternative options since only the redevelopment option was capable of adequately addressing the key drivers of the project.

4.3 Shaping the masterplan

The following diagrams show the moves that have been fundamental in shaping the masterplan from its inception and remain important drivers today. The masterplan seeks to reconnect the estate into the surrounding context to create a safe and attractive neighbourhood. With a new community heart and transformed green spaces the estate will benefit existing, new and local residents.

Key connections



Create a new community heart

Reinstate historic street pattern

Celebrate existing green spaces

Tertiary pedestrian routes

Non residential uses

Masterplan evolution

The masterplan has evolved over time through dialogue with residents, LB Islington, Design Review Panel and GLA. From an extensive series of pre-application meetings and workshops the design has been refined to create an estate rich in character with high quality homes and open spaces.

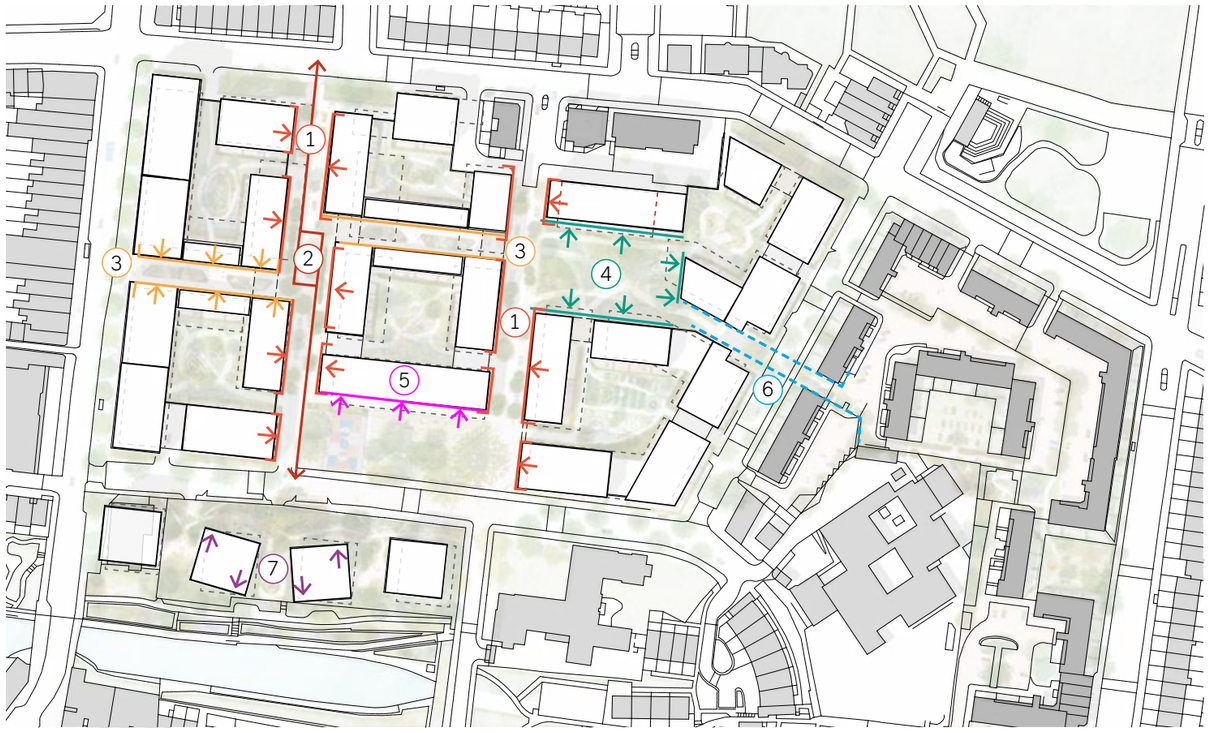
Pre-application meeting - October 2019

Design

- The emerging form is much improved and responds positively to the site's context following further detailed contextual analysis.
- The emerging masterplan will integrate the estate back into the urban fabric and improve permeability through the area – design development should ensure these route are legible and well activated.
- The proposed massing should reflect the street hierarchy with height directed towards the perimeter of the site, notably Copenhagen Street and Charlotte Terrace, rather than centrally located.
- The evolution of the height and massing should be informed by daylight/sunlight analysis.
- The proposed gallery access raises some concerns regarding the number of units accessed from each gallery and the level of direct overlooking of central courtyards this would provide.
- Further building typologies should also be explored as part of the progression of the scheme to add variety to the architecture and also to reduce the number of units relying on deck access.

Open space / play space

- The creation of a 'Green Corridor' is supported.
- The provision of a sufficient quantum of open space and sufficient functional diversity coupled with the need for high quality spaces will remain critical throughout the determination process.
- While greater public access to open space is a key policy aim, concern is raised regarding the creation of too much permeability within the estate's open spaces, particularly with regard to the 'Garden Walk'.
- In developing the proposed open spaces across the estate, further investigation and consultation relating to the uses, function, anti-social behaviour issues, requirements of residents and biodiversity/ecological value of the spaces as the proposed development is required to ensure the reprovision is appropriately delivered.
- The proposals should reprovide the existing ball court in addition to new sports and recreation facilities. The overall level of play space required should be informed by projected child yield. Both Islington and GLA methodologies should be modelled for further consideration.



Design Review Panel - March 2020

'Central Courts' have become 'Lanes' 1

These north-south routes have reduced in scale – both height and street width – to create a more local street and increase variation across the site.

Stepped north-south route 2

This route has been stepped to create more variety in open spaces and residential blocks. The revised route works better with the existing trees allowing vehicles to access from Copenhagen Street and removing the need for vehicle turning.

'Lanes' have become 'Mews' 3

These east-west routes have been narrowed to reflect their scale and position within the street hierarchy. A new mews continues this route up to Pultney Street Park, lined with family homes and 'play streets'.

Pultney Park extended 4

As part of their typology the blocks surrounding the park have been narrowed to create more open space, improve sunlight and retain additional trees.

Community Hub extended 5

The block forming the northern edge of this park has been pushed back in line with the gardens of the existing building (Adrian House) to ensure no net loss of open space.

Connection of Old and New 6

Proposals for Old Barnsbury have evolved, with the pedestrian link crossing Charlotte Terrace a potential desire line.

Canal block development 7

This area of the site continues to evolve to create a special character that celebrates the canal while respecting nearby Conservation Areas.

Pre-application meeting - January 2022

Caledonian Road boundary 1

It is critical that the previous boundary line is reinstated. This releases pressure on adjacent courtyards and allows for the current height of these blocks

Copenhagen Street height 2

Reducing height here will benefit the streetscape and reduce impact on adjacent Conservation Area

The lanes set-back top floors 3

Justify the set-backs by demonstrating:

– Daylight levels of the homes are acceptable

– ASHPs are set within the top floor

– Massing within gaps is reduced to provide relief

– High quality architecture 'crowns'

Block C6 height (Pultney Park) 4

Reduce height around this park to make it feel more open and spacious.

Sunlight to Pultney Park 5

As one of two key open spaces it is important that Pultney Park sunlight is improved to achieve the BRE guidance for sun-on-ground.

Charlotte Terrace height 6

The height of proposed buildings on Charlotte Terrace should have a minimal and acceptable impact to Old Barnsbury

Carnegie Park massing 7

Develop the proposals to demonstrate acceptability of the pop-ups around Carnegie Park.

Canal Blocks 8

Potential for height on the canal will be challenging, but could help relieve pressure off other areas of the masterplan.

Canal

The part of the estate adjacent to Regent's Canal has been subject to many design conversations, with LB Islington, the Design Review Panel, GLA and residents. This unique yet challenging area has been informed by the following characteristics:

- Set among existing mature trees, many of which are Category A and B
- Located adjacent to the Regents Canal tow-path, well used during the day by unsafe after dark
- Abutting to the south a SINC (Site of Importance for Nature Conservation)
- Level changes in both directions
- Accessed only from Carnegie Street to the north

Many options have been tested and reviewed with stakeholders with the key drivers to retain as many trees as possible and create high quality homes.

While a linear option was seen as 'safer' as it reflects a more familiar typology, it would not offer visual connection to the canal and due to orientation the homes would turn their back to the estate.

Detached blocks are favoured but early iterations were square in shape, were limited by the trees and were seen to not celebrate this unique location.

The sculpted shapes were developed to offer something special to this part of the proposed development, creating movement along the canal and a visual connection to and from the estate. Several options were tested to review their shape, spacing and orientation, particularly as these buildings are experienced 'in the round'.

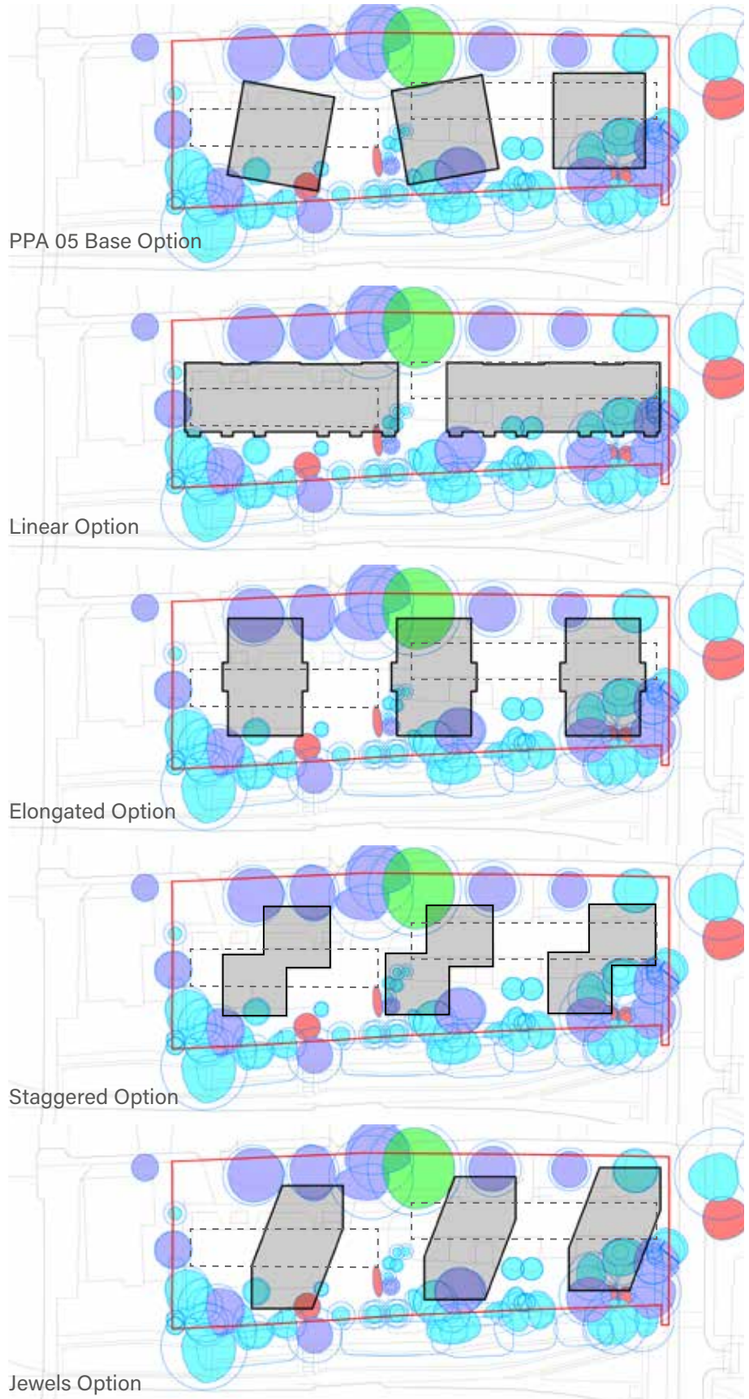
Scheme presented at PPA 05, December 2020

Canal precedents presented at PPA 05

PPA 05 Feedback

- Building proportion too square and lack the elegance of other typologies
- Elegant well proportioned form required that balances height and mass
- Smaller building footprint or narrower frontage to canal
- Kinetic experience of the canal should be captured in the movement and variety of buildings and voids
- Key view from Thornhill Bridge (including winter tree cover)
- Also consider a more traditional canalside approach

PPA 06, January 2021: Massing options responding to LBI feedback

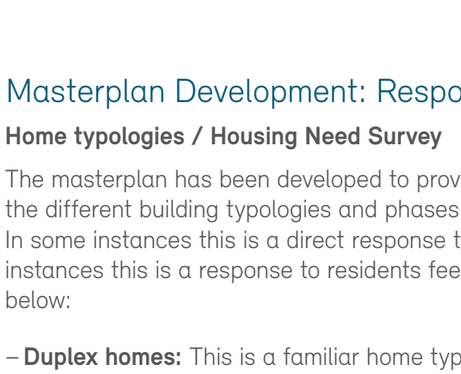


Masterplan Development: Responding to feedback

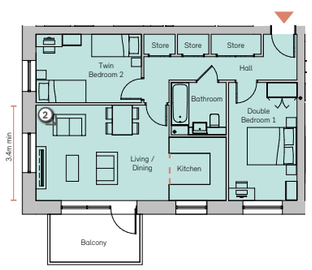
Home typologies / Housing Need Survey

The masterplan has been developed to provide a range of homes across the different building typologies and phases to suit the needs of residents. In some instances this is a direct response to housing need data, in other instances this is a response to residents feedback. A summary list as below:

- **Duplex homes:** This is a familiar home type as many of the existing residents currently live in a duplex home.
- **Larger family homes:** In response to the housing need survey the masterplan has been shaped to include a portion of 5 bed homes
- **Gallery Access:** The Lanes typology has been developed to include a gallery access which is a familiar design feature of existing homes across New Barnsbury which residents have told us they really like.
- **Layout flexibility:** All three bed homes or larger have been designed to provide a separate kitchen or kitchen/dining space. Wherever possible, one and two bed homes have been designed to provide flexibility to close off kitchen from living space.
- **Windows:** A proportion of raised cill windows have been introduced across the Mansion Block typology to provide more privacy to bedrooms and flexibility when furnishing a room.



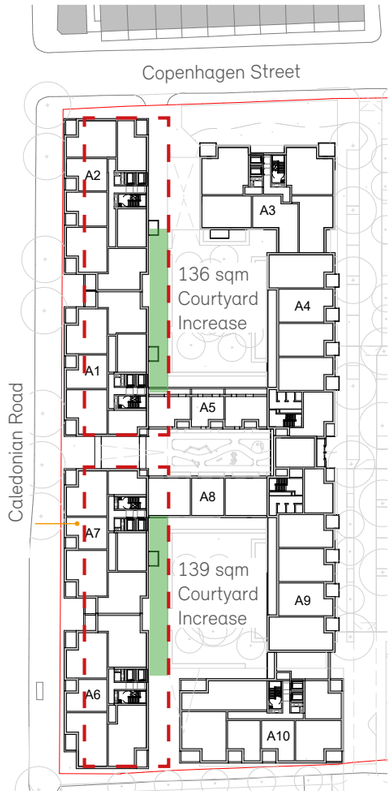
Duplex Homes: Lanes 4-bed home

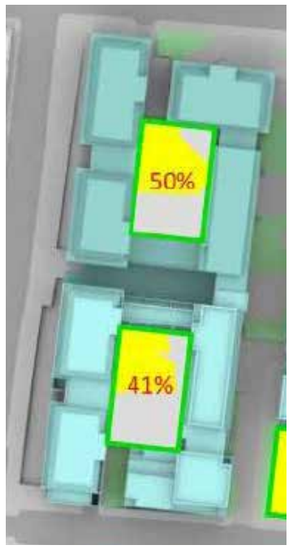


Layout Option: Open plan L/K/D with separate kitchen

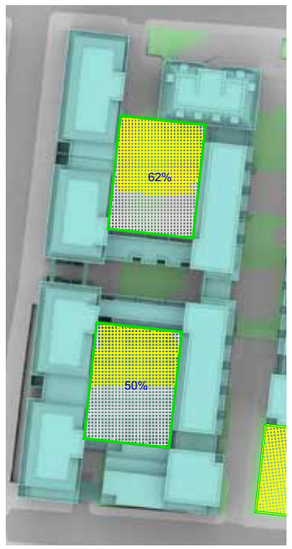
Caledonian Road boundary

Resident feedback indicated that existing homes currently receive good levels of daylight and would like new homes to provide equally good levels. In response to this feedback, the proposed buildings along Caledonian Road have moved west by circa 3.5m resulting in improved sunlight and daylight into the western courtyards and homes that surround them. This also reduces the currently overly wide pavement on Caledonian Road helping the space to become more animated





Sun On Ground: Before



Sun On Ground: After

KEY

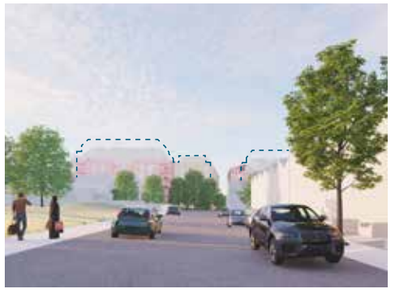
- Previous building footprint
- Courtyard increased area

Copenhagen Street

The height of Block A3 and B2 has been reduced by 1 storey to improve the relationship with the north side of Copenhagen Street Buildings along Copenhagen Street which form part of phase 1a.

View from Matilda Street

Before: 6+2 storeys (floors)



After: 5+2 storeys (floors)

View from Copenhagen Street looking West

Before: 6+2 storeys (floors)

After: 5+2 storeys (floors)

KEY

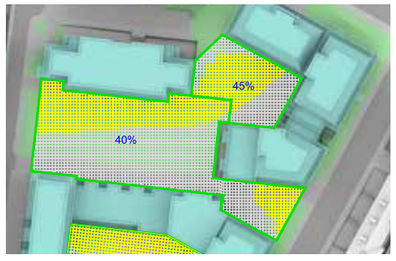
- Previous building footprint

Pultney Park

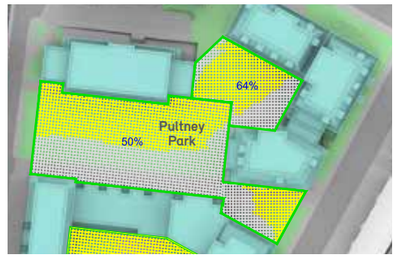
All three buildings that surround Pultney Park have been refined, including reduction in height to buildings north and south to improve sunlight into the park and daylight to surrounding homes. In addition, architectural detailing of all buildings surrounding the park have been refined to improve the setting of the park.

Before: View of Pultney Park before reduction of height

After: View of Pultney Park showing reduced height and sculptured form



Before



After: Blocks C3 and C6 reduced by one floor to improve sunlight

Garden walk

Following consultation with residents at Workshop 8, the garden route proposed through Plot C's southern courtyard was omitted in favour of a resident only courtyard to facilitate the blocks surrounding it. Although this route had been introduced to connect the Carnegie Park and Pultney Park through a green link, residents were concerned about the safety and security of this courtyard if left open to the public. Additionally residents expressed that they would prefer all courtyards to be solely for the use of residents and not to be used as a cut through.

KEY

- East to west connection
- Proposed Garden Walk
- Improved cycle route
- Play and nature trail
- Pedestrian link to towpath
- Secure fob gates

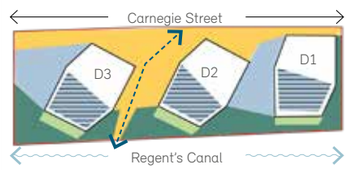
View from the Garden Walk towards the Community Hub entrance

Garden Walk precedent

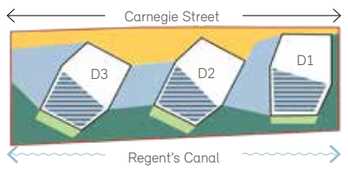
Connection to Regent's Canal

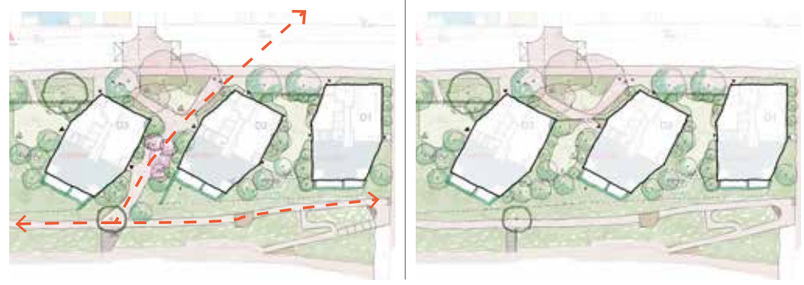
Following consultation with residents, the pedestrian route leading to canal was omitted in favour of the resident only secure courtyards option. Omitting a public route between buildings has two key benefits. Improves the security of spaces between buildings by designing out places for antisocial behaviour and uncontrolled pedestrian movement. Creates a separation between the canal upper path and buildings/resident gardens giving priority to natural ecology and setting of the SINC (Site of Importance for Nature Conservation) adjacent to Thornhill Bridge

Option 1: Pedestrian route to canal



Option 2: Resident only secure courtyard's





KEY

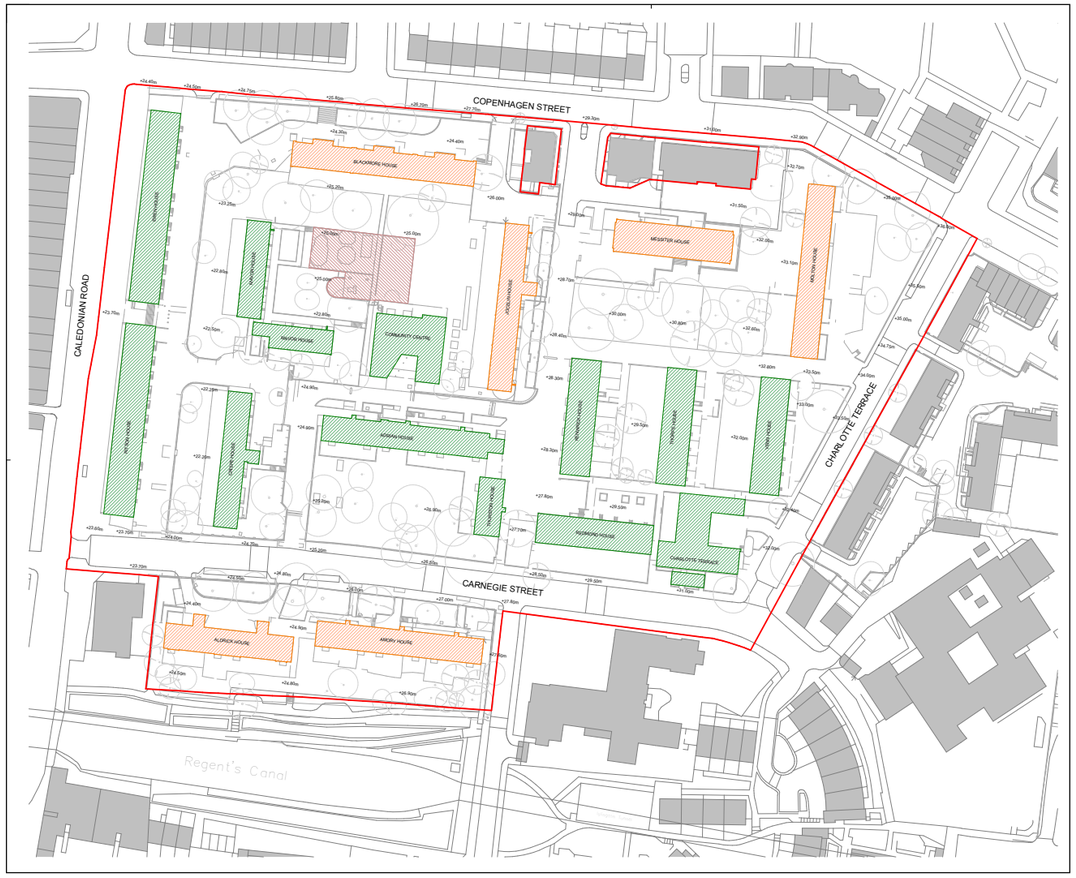
- Site boundary
- 24-hour accessible
- Proposed public route
- Private outside space
- Residents-only (surrounding blocks)
- Residents-only (same building)
- Vegetated buffer

Parameter Plans

A set of parameter plans have been produced to support the hybrid application and areas located within the outline element. In addition, the Design Code should be read in conjunction as this document is an illustrated design guide which provides specific, detailed parameters for the physical development of these areas. The scheme has evolved to inform the parameter plans, and the illustrative masterplan in the following chapters has been developed to work within these parameters.

Parameter Plan: Demolition Plan

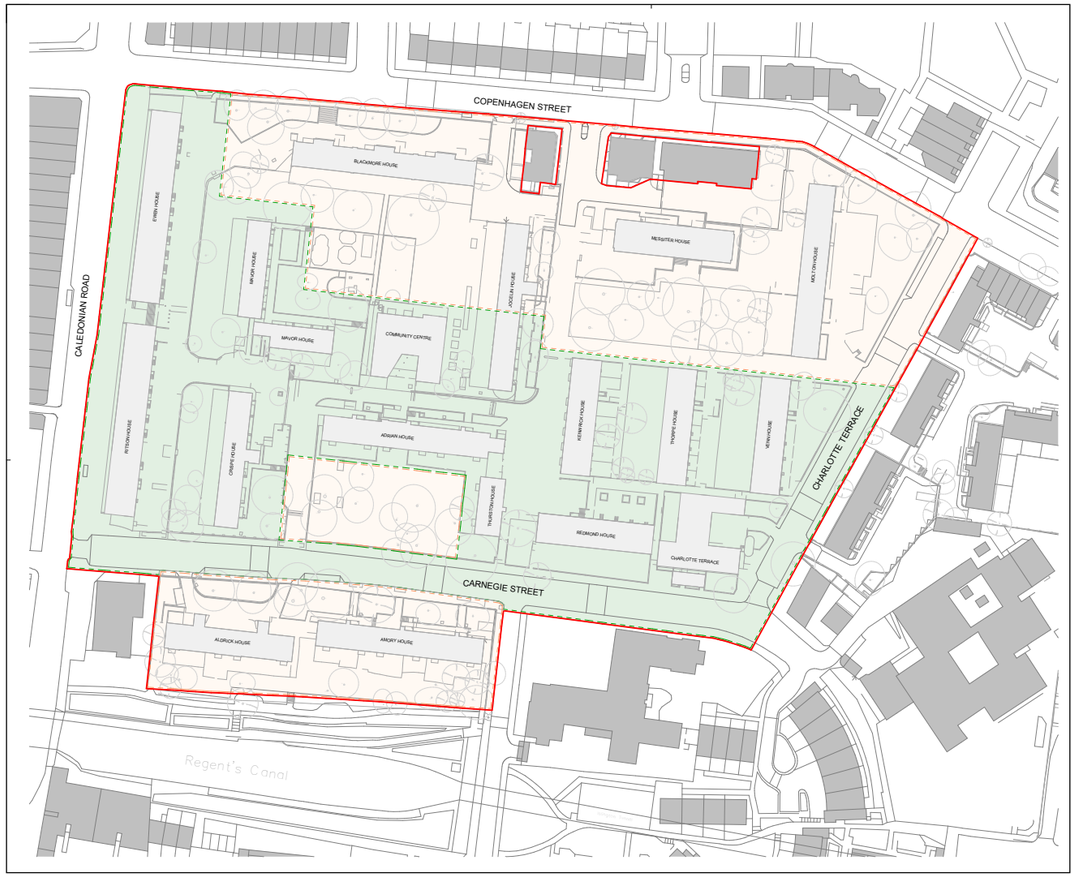
Site-wide scope identifies existing buildings, structures and play facilities to be demolished within the outline and detailed elements of the hybrid application. This includes all demolition, de-construction, engineering and site clearance works required to enable subsequent redevelopment.



Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100091

Parameter Plan - Hybrid Application Boundary

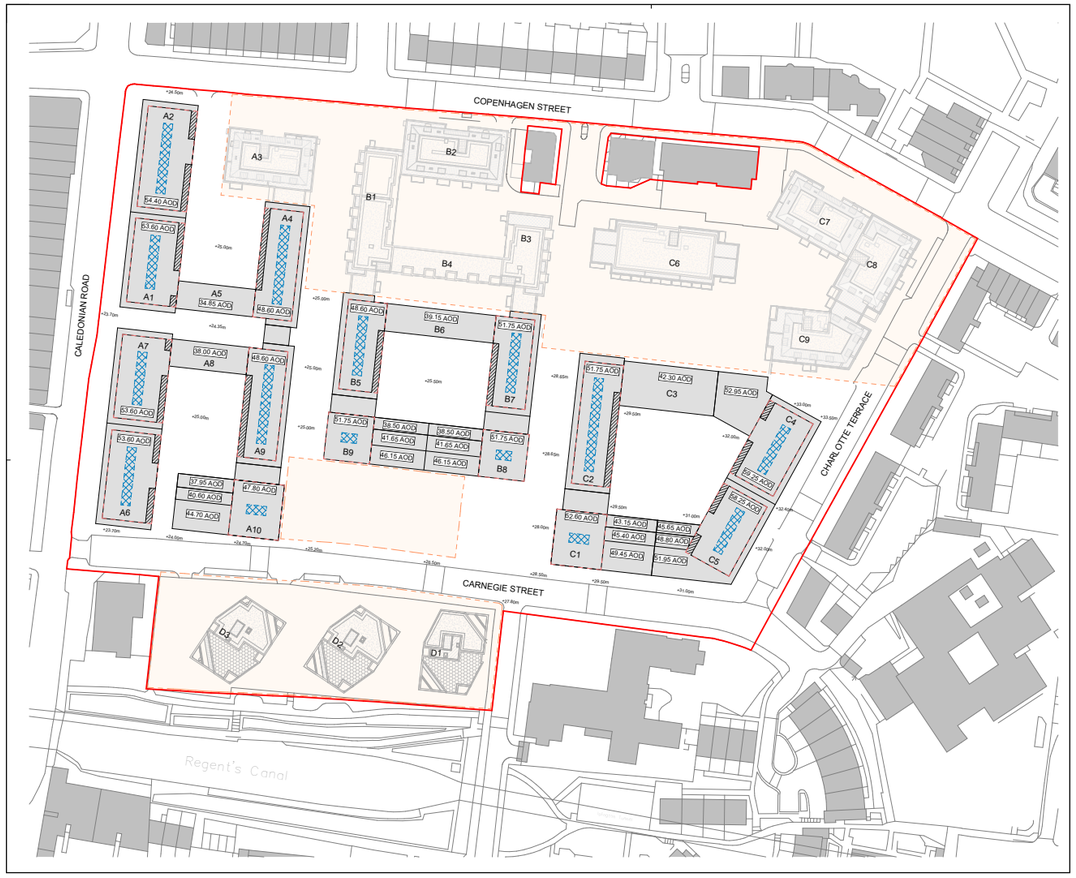
Detailed and outline elements of the hybrid application identified. All areas within the detailed element are captured within this Design and Access Statement, whilst all areas within the outline element are captured in the parameter plans and Design Code.



Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100092

Parameter Plan: Building Heights Plan

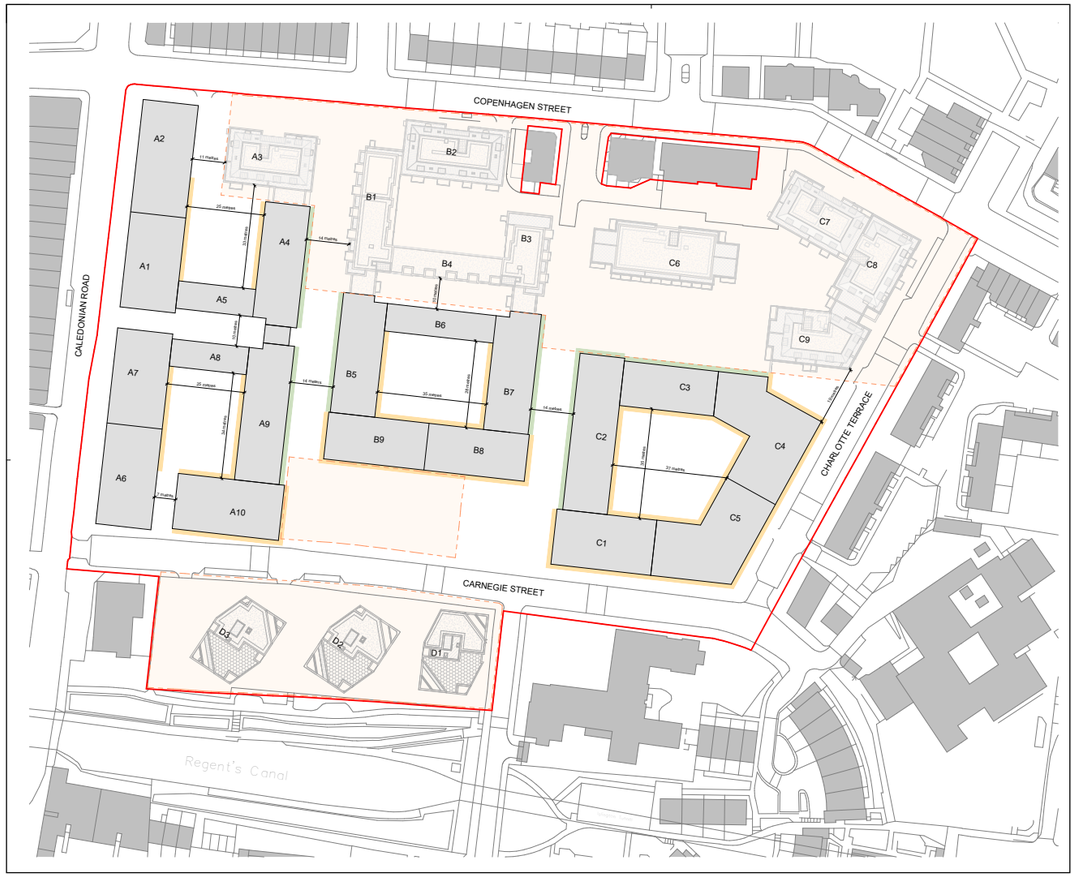
Maximum parapet level AOD indicated across all proposed buildings blocks within the outline elements of the hybrid application. Excluded from the maximum parapet level AOD is a 750mm zone for lift overruns, PV panels and small ancillary plant provision above AOD and a 1100mm zone for ancillary plant.



Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100093

Parameter Plan: Building Plots Plan

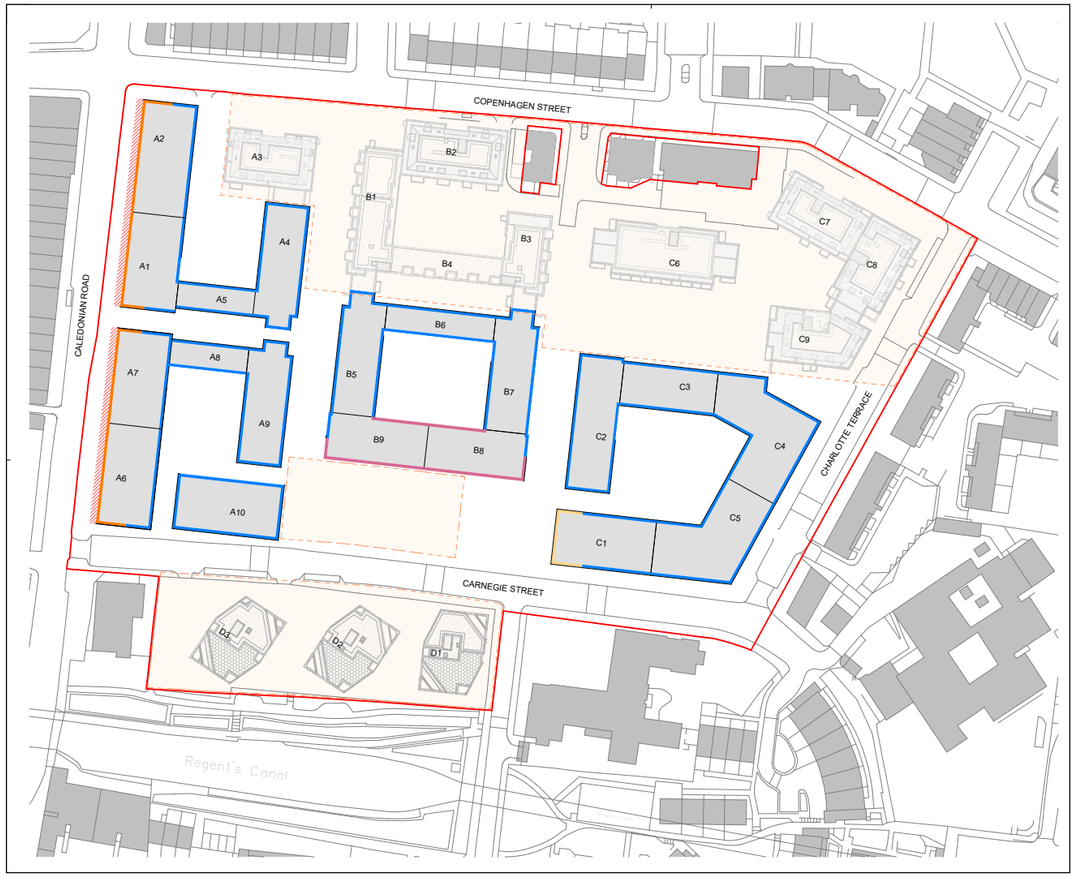
Proposed buildings blocks indicated within the outline elements of the hybrid application, which includes a +/- 1m zone of deviation subject to the protection of minimum distances between buildings. Maximum 1m and 2m balcony zones have been indicated alongside the minimum distances between buildings (+/- 1m).



Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100094

Parameter Plan - Land Use Plan

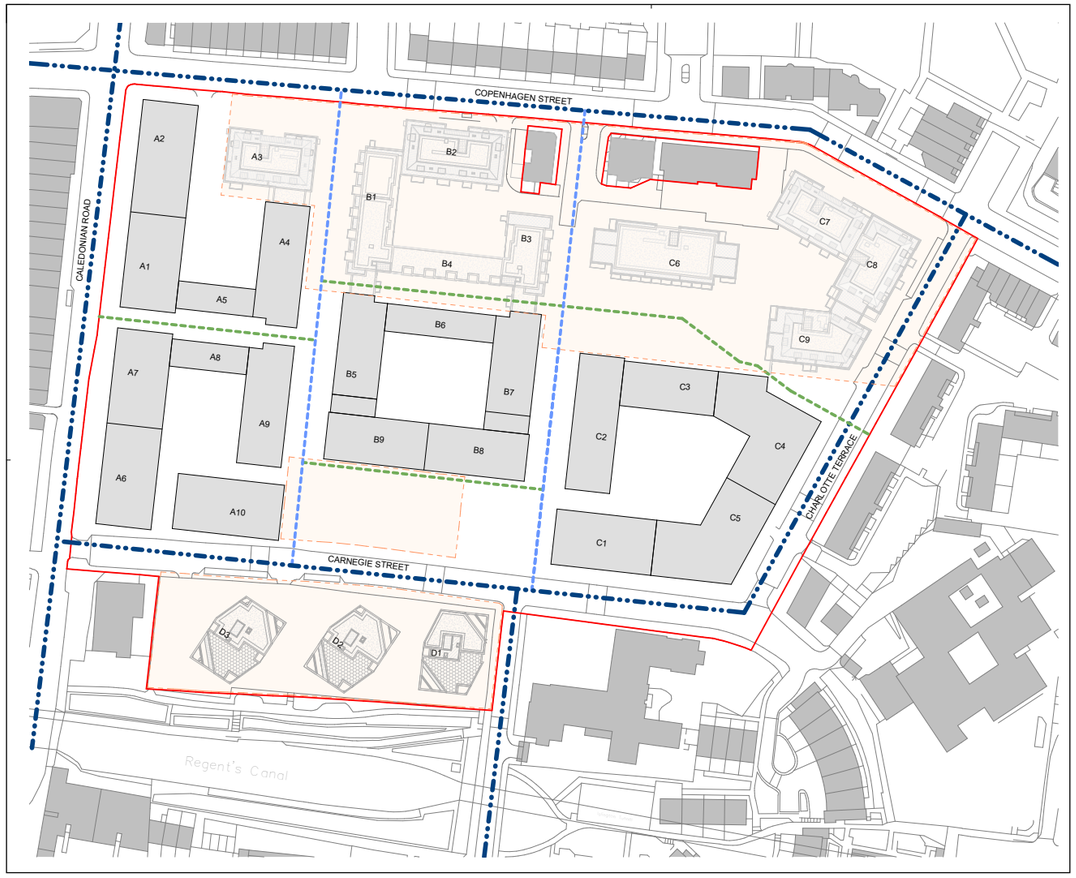
Land Use Class indicated for ground and upper levels across all proposed buildings blocks within the outline elements of the hybrid application.



Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100095

Parameter Plan - Access and Movement Plan

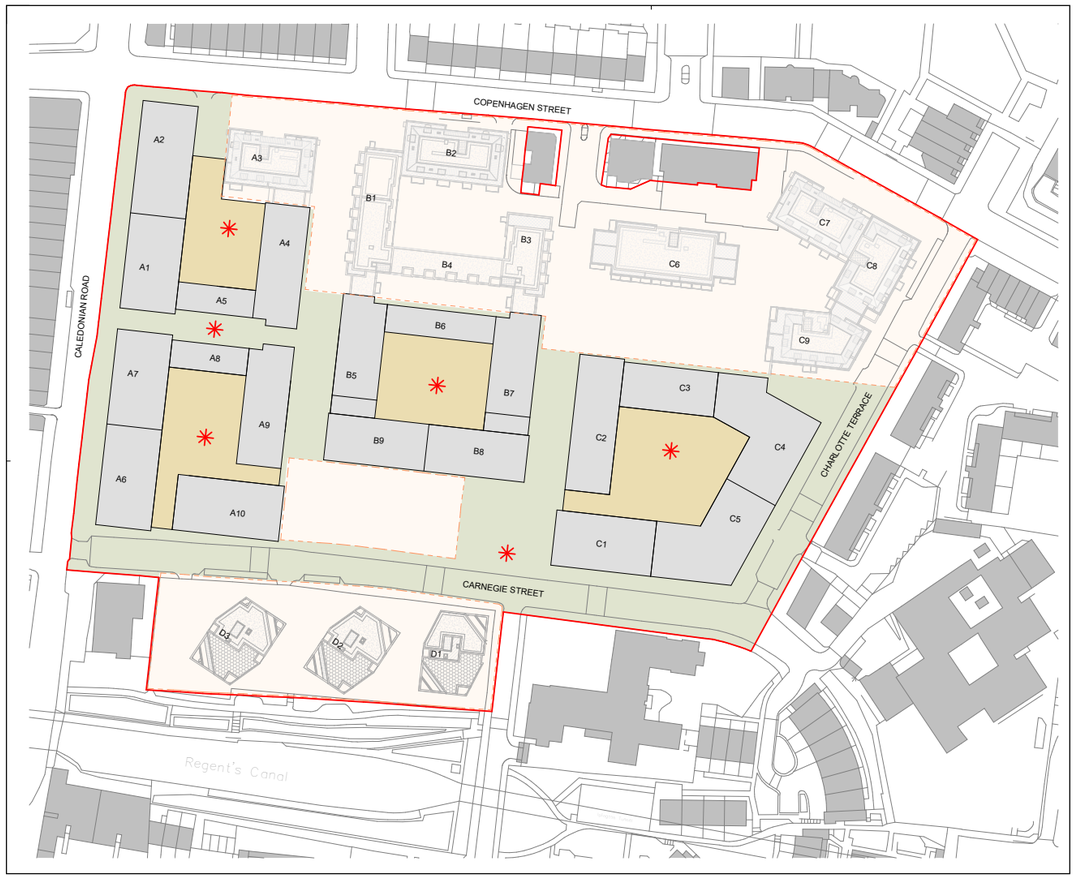
Site-wide scope identifies proposed main vehicle, pedestrian and cycle routes across the outline and detailed elements of the hybrid application. Additionally, proposed secondary routes along residential streets have been indicated alongside proposed pedestrian only tertiary routes.



Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100096

Parameter Plan - Landscape and Open Space Plan

Proposed public realm and streetscape, alongside minimum shared and private residential amenity space indicated across the outline elements of the hybrid application. Location of dedicated play space indicated across both the public realm and shared residential amenity space.



Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100097

Parameter Plan - Basement

Across the outline elements of the hybrid application, proposed basement footprint (with a +/- 1m in line with building footprint above), and proposed AOD levels to underside of slab (+/- 700mm tolerance for plant provision) indicated across each block. Semi-submerged basement zones which connect to existing levels indicated alongside areas using existing site levels to minimise excavation.

Parameter Plan Drawing Reference: BAE-PTE-ZZ-XX-DR-A-100098

5 Masterplan

5.1 Masterplan principles

Key principles

This chapter presents the illustrative masterplan and the vision for what could come forward within the controls of the parameter plans and Design Code The masterplan has evolved over time through dialogue with residents, LB Islington and the GLA. The proposal seeks to repair the existing estate and weave into the surrounding context to create a safe and attractive neighbourhood.

These key principles have set the masterplan:

Understanding place

PTE is local with a wealth of experience in Islington, but since 2019 we have spent more time in and around Barnsbury to really understand how it operates. This includes speaking to residents as nobody knows the area better than them. The masterplan considers the wider network of local facilities and the daily routes of residents to create a clear hierarchy of routes that promote walking, cycling and 'play on the way'.

Responding to street hierarchy

The masterplan has been designed to respond to the streets that surround it and to integrate new streets into this network. Strong building lines and height are located on the primary route Caledonian Road, with secondary routes (Copenhagen Street, Charlotte Terrace and Carnegie Street) stepping down in scale to respond. New tertiary routes (the lanes) are for local traffic and the scale of the street and buildings reflect this.

Creating a new community heart

The estate needs somewhere that anchors the community. Where they can come together for a wide range of activities, throughout the day and throughout the year. 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. It will also work for Newlon in the long-term operation and management of the facilities.

Celebrating open space and trees

The two main areas of existing open space will be transformed from under-used, empty mown grass to active and attractive community parks. Carnegie Park, located at the new community heart will accommodate play and fitness equipment for all ages, while Pultney Park will offer a more tranquil experience. Retaining the best existing trees across the estate recognises their value and will help embed the new buildings into the area.

Connecting to the past

The current estate shows small clues of the historic street pattern that existed until the 1940s, with Jay's Street and Leirum Street loosely aligned to what once was Bryan Street and a continuation of Muriel Street. The proposed new north-south streets reinstate these historic routes, connecting the estate back into the local area.

Creating a safe pedestrian network

The estate today is difficult to navigate with level changes, dead-ends no clear way-finding. The introduction of a tertiary pedestrian route from Caledonian Road to Old Barnsbury provides a meandering local path for residents while maintaining clearer and more direct routes to get from A to B. The masterplan has been designed to promote walking and cycling, with a range of routes for all abilities that take precedent over vehicles.

Creating a place rich in character

Using the above structure of streets and spaces, the masterplan supports a rich variety of building heights and typologies. We have created a family of buildings that reference local historic examples and reflect their location within the street hierarchy. A suite if materials and details provide cohesion across the estate.

KEY

- Public green space
- New Barnsbury
- Vehicular routes
- Pedestrian routes
- Existing roads

Site map

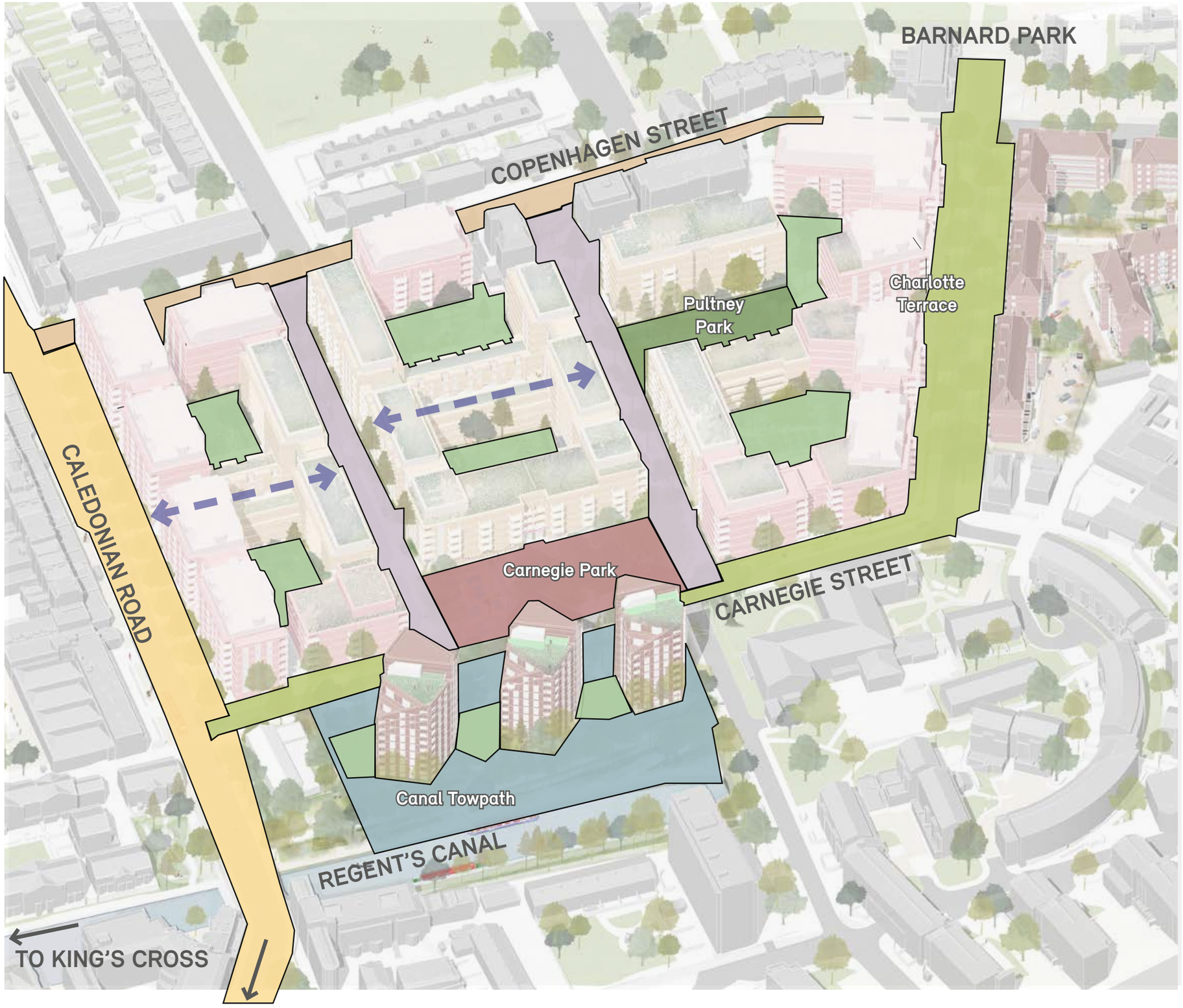
The landscape masterplan for New Barnsbury comprises 9 key character areas each with distinct layers of outdoor space.

The provision of a sufficient quantum of open space and sufficient functional diversity coupled with the need for high quality spaces is critical to the overall design.

These are areas where public and private space are clearly distinguished and there is a human dimension in mobility across the proposed development. Greater public access to open space is a key policy aim across Barnsbury.

In developing the proposed open spaces across the estate particular focus looked at function, recreation, requirements of residents, biodiversity/ecological value and maintenance.

The proposals should re provide the existing ball court in addition to new sports and recreation facilities across the proposed development.



KEY

- Community Heart
- Caledonian Road
- Copenhagen Street
- Regent's Canal
- Green Avenue
- Lanes
- Pultney Park
- Charlotte Terrace
- Resident Courtyards
- Mews

5.3 Building typologies

Family of buildings

Mansion Blocks

Strong street presence lining the perimeter street frontages with predominantly recessed balconies and an articulated double height roofscape

Canal Blocks

Detached blocks set amongst have been sculpted to retain high quality trees plus maximise canal and park views. The form take inspiration from the brick kiln's that were once located in Islington. Recessed balconies and strong brick piers extenuate the form.

Lanes

Gallery access blocks located on the new north-south streets.

Park Blocks

Buildings overlooking the primary green spaces of Pultney and Carnegie Park, featuring staggered projecting balconies that celebrate and maximise the green outlook.

Mews

Family homes on pedestrian play streets, low in scale and rich in character

Community Centre

Mansion Block (Charlotte Terrace)

Canal Block (D2 13-storeys)

Lane

Park Block

Mews House

Building Heights

Mansion blocks

The Mansion blocks line the perimeter of the masterplan and vary in height to respond to local context. Unless otherwise noted below, Mansion Blocks include a 2-storey set back mansard roof.

- The Mansion Blocks lining the main primary route of Caledonian Road are 9 storeys
- The two Mansion Blocks along Copenhagen Street nearest Caledonian Road are 7-storeys. The height of these two blocks has been informed by both Islington's and resident feedback.
- The Mansion Blocks that run the length of Charlotte Street fronting Old Barnsbury and the one block which fronts Copenhagen Street at this corner are all 8-storeys.
- The two Mansions Blocks lining Carnegie Street and fronting Carnegie Park are 6-storeys flat roof. The form of these blocks are both stepped across the levels to maximise sun on ground to the courtyards.

Lanes

The Lanes Blocks running north to south of the masterplan are all 7-stories and include a set back top floor providing roof top terraces to homes at this level.

- The visibility of the set back top floor from within or around the estate is minimal
- Roof form is subordinate to the main character of the street scene

Mews

Running east to west of the masterplan, there are three typologies which help achieve the desired family housing mix needed

- 3-storey five bedroom homes Mews Houses to the north of the Mews Street for large families.
- Stacked duplex's to the south of the Mews Street across 4-stories (including a top floor set back) for families.

Park blocks

The Park Blocks range in height to respond to their individual context, LBI feedback and daylight / sunlight.

- The Park Block within the detailed application lining the northern edge of Pultney is 7-storeys and includes a set back top floor.
- The Park Block lining the southern edge of Pultney Park is 3-stories to maximise sun on ground to the park.
- The height of the Park Block fronting Carnegie Park has been informed by sun on ground to the courtyard behind. This block is 5-stories with a 7-storey pop up at each end fronting the Lanes.

Canal blocks

The Canal Blocks are of 11, 13 and 12 storeys over across the three separate buildings.

- The roof form of the buildings drop to the NE and SW corners to articulate the building form and create a variety of height across the three buildings as they rise with the existing topography along Carnegie Street.
- The three buildings have been positioned and formed to respond to existing tree constraints along Carnegie Street.
- Buildings are angled, pointing south west, towards Thornhille bridge with consideration to dynamic views from this vantage point and to allow views between buildings from the bridge and Carnegie park.
- To the tops of buildings communal residents terraces are proposed.

KEY

- Mansion Blocks
- The Lanes
- Mews
- Canal Blocks
- Park Blocks
- Community Centre
- Proposed Number Of Floors

Proposed masterplan

5.5 Non-residential uses

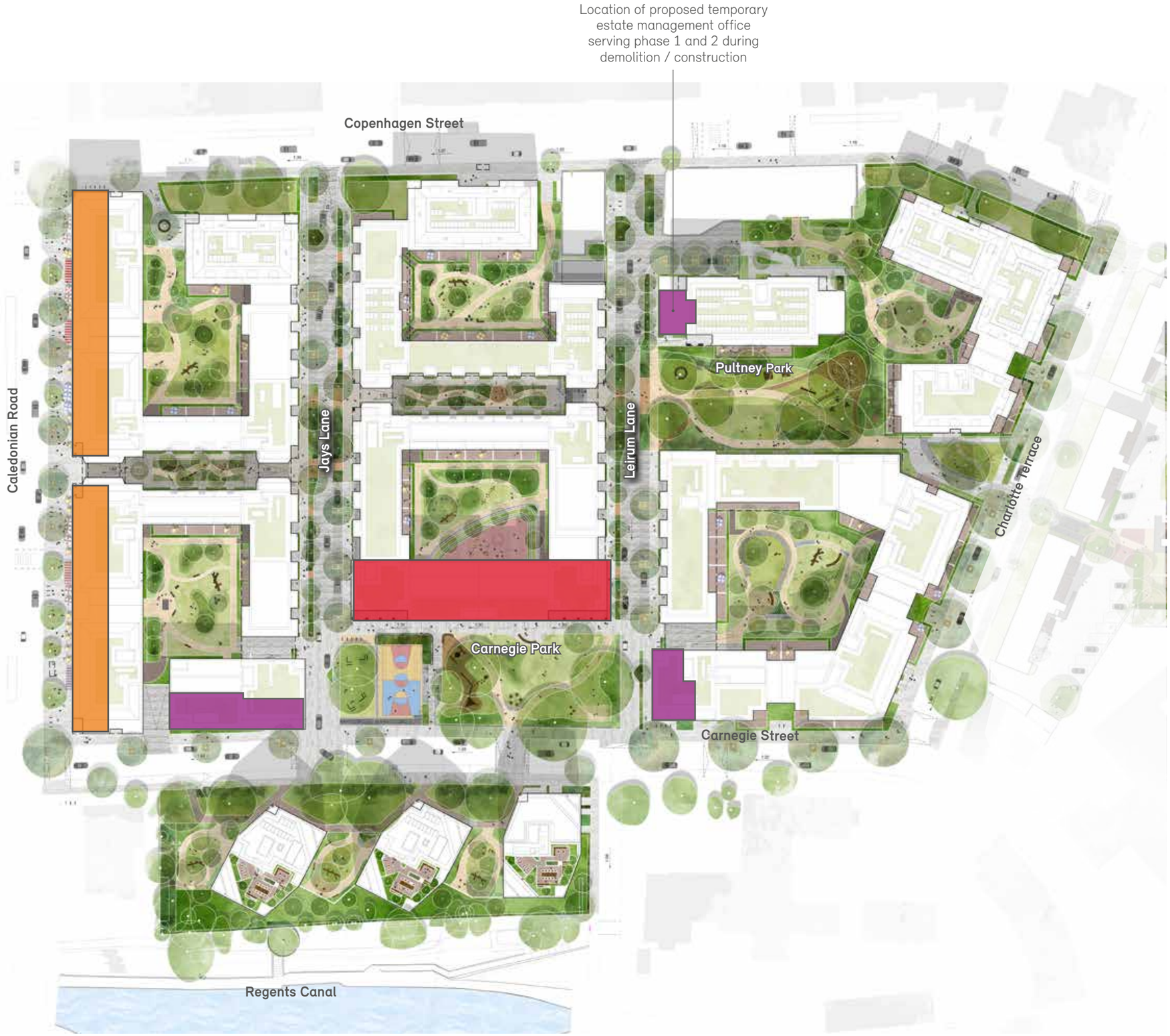
Masterplan locations

The masterplan includes the reprovision of existing non-residential uses on the estate including the commercial floorspace along Caledonian Road and The Barnsbury Community Centre. In addition to this, new resident facilities are proposed to expand the offer to the estate and to cater for the growing and diverse neighbourhood.

The new community heart will be created at Carnegie Park, and three sides will be lined with community and resident facilities.

The majority of these uses are located within the outline part of the application and will be developed in more detail as the phasing progresses.

The hybrid application will deliver up to 2,775 sqm (GEA) of commercial and community floorspace (Class E and F2)



KEY

- Commercial
- Community Centre
- Resident Facilities

Community Centre

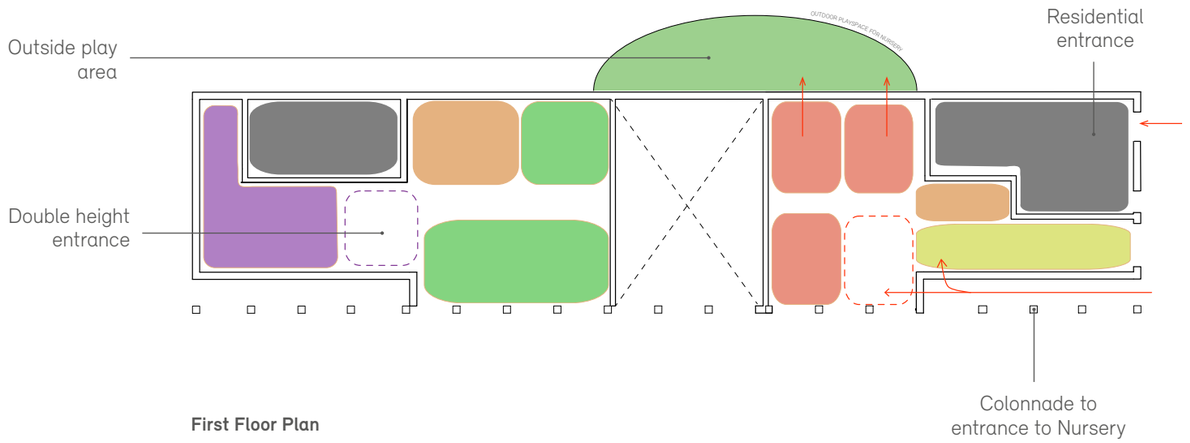
Working with residents and Newlon, an outline brief has been developed for a new and improved community centre that is functional, flexible and manageable.

The community centre falls within the outline application and will be designed fully through future reserve matters applications and ongoing engagement with residents. The layouts on this page illustrate how the spaces could be laid out.

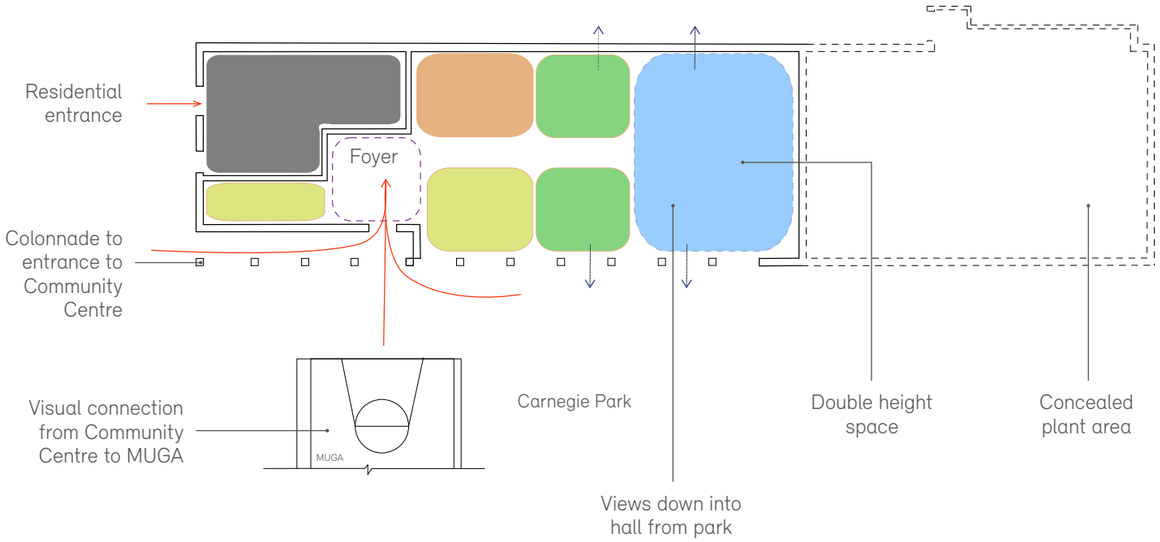
Key Plan: Community Centre and Nursery Split

Potential uses include:

- Children's activities
- Religious gatherings
- Resident services
- Classes and learning
- Health
- Workspace
- Café
- Internet
- Social clubs:
- Gardening



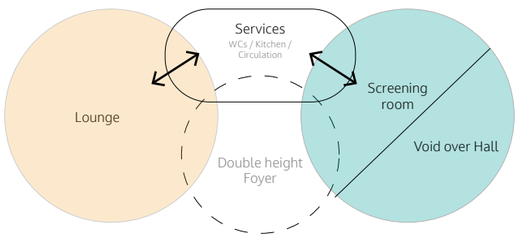
First Floor Plan



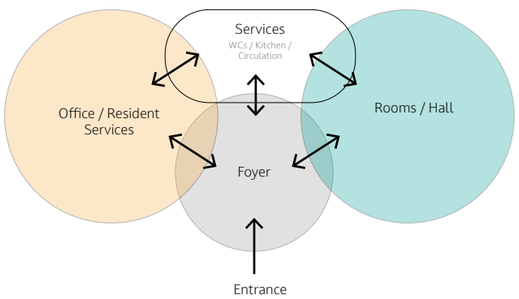
Ground Floor Plan

KEY

- Entrance
- Visual Connection
- Office
- Core & WC
- Flexible Rooms for Hire
- Hall
- Classroom
- Resident Lounge
- Residential Core
- Lobby



Upper



Lower

Relationship Between Community Centre Spaces

Celebrated Community Centre entrance

Colonnade

Multi-functional space with mezzanine level

Multi-functional main hall

5.6 Sunlight and daylight

Sun on Ground

The overshadowing results show that all but one of the proposed spaces will meet the BRE guidelines criteria of 2 hours sun on ground to at least 50% of their area.

The space that does not meet guidance achieves 2 hours of sunlight to 40% of its area on 21 March. This is only slightly below guidance as it achieves 50% (the target level) approximately 2 weeks later.

Overall, the levels of sun on ground are considered to be good for an urban area, and during the pre-application process the London Borough of Islington have indicated that they support the levels achieved.

Area Analysed

Area with more than 2 hours of direct sunlight

Area with less than 2 hours of direct sunlight

50% Percentage of area with more than 2 hours of direct sunlight

21st March Results

21st April Results

21st May Results

21st June Results

5.7 Safety and security

Secure by Design

Secured by Design is a police initiative to guide on the adoption of crime prevention measures within the design of homes and the environment. These are measures which will reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It also addresses Building Regulations Part Q.

During the masterplan design process there has been two meetings with the project assigned Secure By Design Officer, 30th October 2019 and 4th November 2021. The masterplan will continue to be developed according to these principles and guidance.

The masterplan addresses the importance of safe, clear routes through the estate, with a defined distinction of purposes and 'ownership' of space. A robust management plan will be formulated to ensure safe access into cores and to front doors, reducing the risk of unauthorised individuals entering the homes.

The lighting strategy across the scheme will be developed to ensure a uniform safe level of light, to eliminate dark spaces, whilst avoiding glare and light pollution.

Lanes (01)

- Three raised tables along the Lanes have been introduced to help discourage rat-runs and slow vehicle speeds. One at either end and one in the middle between the Mews crossing.
- All duplexes feature an 800-1000mm hedging to ensure there is a secure line
- Pyracantha could be used for defensible boundaries.

Canal area (02)

- Following feedback from residents, the option of creating a connection to the canal tow path has been removed in favour of secure resident only courtyards.
- The canal area has been developed in conjunction with secure by design, ecology consultants and lighting specialists to manage the often conflicting requirements of each with view to an holistic approach
- The lighting specialists Light Follows behaviour have developed a considered strategy that provides a consistent spread of lighting across entrances and throughout the landscape of the Canal blocks to ensure there are no dark spots.

Mews streets (03)

- Arched thresholds either end of the Mews streets have been designed to provide a visual connection and maintain strong sight lines.
- The landscape proposal has been designed to allow residents to occupy the space in front of their homes and help mitigate rat-runs and moped abuse.
- Where appropriate, the treatment of pavement has been considered with view to further deterring moped use
- Existing site levels have been utilised in the stepped connection at the eastern end of the Mews Street leading to Pultney Park. To deter loitering and encourage positive use, natural surveillance, lighting and planting has been incorporated.

Podium Parking (04)

- Secure resident only fob access proposed to all podium access points including access to cores.
- Podium designed to omit hidden corners and provide a well lit easy to navigate space

Access and cores

- All residential blocks will include video entrance system
- All blocks designed to provide a secondary secure lobby line which is fob controlled.
- Designated fobbed lifts is to be considered post planning and following consultation with residents.
- Compartmentalisation of escape route introduced to any block serving more than 25 homes from one core.

Ground floor homes

- Security and ease of use has been considered in the selection of ground floor windows both street and courtyard side.

Refuse and cycle stores

- Wherever possible, blocks have been configured to provide internal access to refuse stores.
- Wherever possible, cycle stores are accessible via a single point of entry.
- SBD feedback noted a preference for single leaf self-locking door, PAS-24 rating.

Arched thresholds (05)

- The design, material choice and use of lighting within the arched thresholds has been considered with view to making them attractive and desirable routes. We have taken on board SBD feedback regarding safety and security with view to discouraging anti-social behaviour
- Residential entrances either side of the arched threshold have been introduced to increase footfall, with visual connection between entrance lobbies and archways

5.8 Sustainability

Sustainability is a fundamental part of Newlon and Mount Anvil's vision for The Barnsbury Estate. The summary below highlights the approach to sustainability and demonstrates how good design can contribute to the creation of low carbon neighbourhoods. For more detailed refer to the Sustainability Design and Construction Statement prepared by Aecom which accompanies the hybrid planning application.

Design Principles

While responding to many other factors, the buildings have been designed with the environment, and embodied and operational carbon in mind. The following principles have been established as part of the 'be lean' strategy:

- **Form factor:** This has been considered in the design of all buildings to minimise heat loss from additional thermal envelope and junctions. The forms are simple and stacking, with stepping of the building minimised to set-back top floors. The design has evolved to reduce complexity of the small smaller mews block, by remove a series of recessed terraces.

- **Materials:** Robust palette of materials (predominantly brick) selected for the durability, low maintenance and suitability to the local context. The design team are reviewing opportunities to reuse material from the existing buildings and hard landscape.

- **Performance:** Homes designed and tested, and networks installed and commissioned to CIBSE guidelines, to reduce overheating, whilst achieving good levels of daylight and ventilation without compromising layout.

- **Building Efficiency/Stacking:** Repeating home types, typical floors and building components.

- **Prefabrication:** the scheme has been designed to accommodate bathroom and utility cupboard pods, reducing construction waste while ensuring quality.

- **Natural ventilation:** An optimised number of window types, designed for ease of operation by residents.

- **Dual aspect:** target 80% of homes throughout the masterplan – improving cross ventilation.

- **Energy:** Building roofs designed to accommodate PVs, balanced with rainwater attenuation and biodiversity.

- **Wall and roof build-ups**. These have been set to achieve enhanced U-values, reducing the energy demand of each home.

- **Utilising site levels:** Where possible site levels have been utilised to conceal parking, cycles and plant, reducing the need for extensive basement excavation. The masterplan has been adapted to align with existing retaining structures.

- **Minimise internal finishes:** Where possible, internal finishes have been minimised such as stairwells, cycle and refuse stores

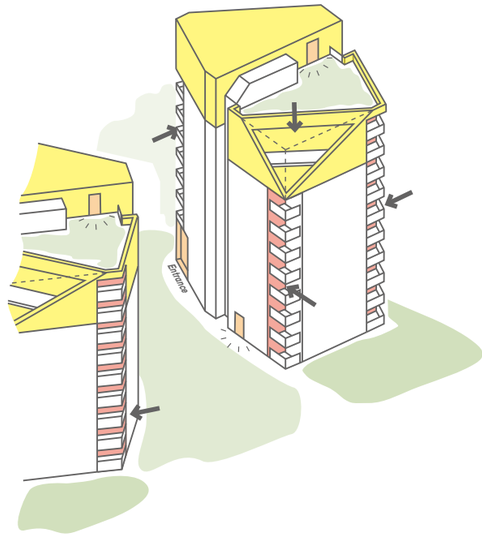
Example pre-fab bathroom pod

Design of typologies

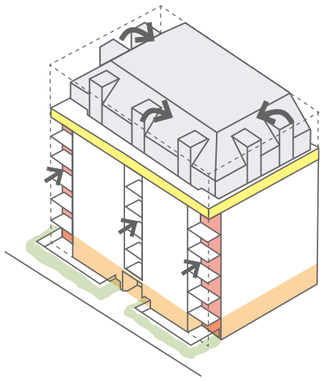
Form factor has been a consideration in the development of typologies, but also that design, historic references and roofscape are important. We have simplified forms as much as possible, minimised stepping where possible, plus ensured that the building envelope and floors stack.

Window design, amount of glazing and size of openings has been a consideration in the design of typologies. For more detail refer to the Overheating report prepared by Aecom and the Internal Daylight & Sunlight Assessment prepared by Point 2 Surveyors.

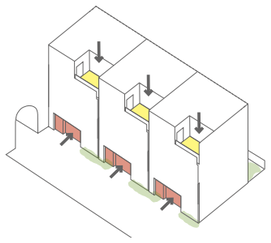
Additionally, the likely wind microclimate effects has been a consideration in the design of typologies across the proposed development and an assessment was undertaken by GIA surveyors to understand the impact in terms of pedestrian level wind comfort and safety. For more detail refer to the Environmental Statement prepared by Trium.



Canal Block Typology

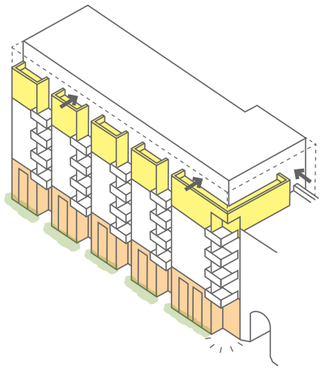


Mansion Block Typology



Mews House Typology

Park Block Typology



Lanes Typology

Note: All typology diagrams are not to scale and used for illustrative purposes only.

Energy

The Energy Strategy follows the GLA Energy Hierarchy, and the development has been designed with improved fabric performance, energy efficient services. U-values and improved thermal envelopes have been established to reduce energy requirements. An electric based system is proposed, with roof space utilised for air source heat pumps (ASHP) and PV panels to generate renewable energy on site.

Sustainable Transport

The masterplan is designed to reduce the dominance of cars on the estate and promote walking and cycling, which encourages active travel, promoting; health, community spirit, equality and a sense of place by supporting local amenities and business.

Residents cycle stores are above and beyond London Plan requirements, with provisions for a range of cycle storage types for all users. A Residential Travel Assessment has been produced by Stantec Transport and accompanies the planning application.

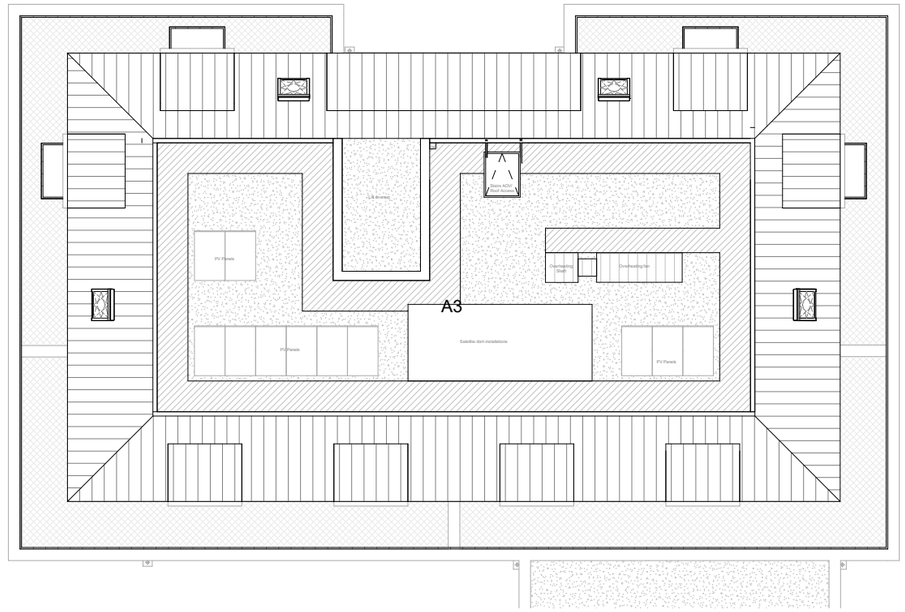
Biodiversity

- Implementation of a matrix of native and non-native planting including trees, shrubs and perennial planting is proposed.
- The use of living roofs has been included to provide additional ecosystems services across the proposed development.
- An Urban Greening factor has been set through the use of tree planting, green roofs and planting. Refer to Greengage - Biodiversity Impact Assessment, which accompanies the planning application.
- The development benefits from accessible recreational spaces.
- The proposed development accommodates inclusive, playable landscape which is open in nature.
- All new homes will have access to private external amenity space, in the form of a garden, terrace or balcony.

For more detail refer to the Biodiversity survey / report prepared by Greengage which accompanies the hybrid planning application.

Material Recycling

- Reuse of materials from demolished buildings will be maximised where possible. It is intended that gabion walls will utilise demolition material suitable for reuse (ie not including asbestos). Use of demolition material for use in building pile mat will be reviewed in future detailed design stages.



Example PV layout: Block A3 Roof Plan

Green Roof Plan

Construction Waste

A Site Waste Management Plan accompanies this application and will be developed further in future detailed design stages. Its purpose will be to plan, implement, monitor and review waste minimisation and waste management created by construction activity. It will be updated as new waste data is provided by site and waste contractors.

The SWMP must:

- Describe each waste type expected to be produced in the course of the project;
- Estimate the quantity of each different waste type expected to be produced; and
- Identify the waste management action proposed for each different waste type, including re-using, recycling, recovery and disposal.

The SWMP will reduce overall construction, excavation and demolition waste arising from the development. This will be achieved by:

- Implementation of the SWMP
- Minimising waste
- Encouraging the reuse of and reduction in the use of materials
- Exceeding recycling and reuse levels in construction, excavation and demolition (CE&D) waste of 95 per cent.

A Pre-Demolition Audit has been produced to assess the quantity and quality of the existing materials on the site and to determine opportunities for reuse, recycling and recovery. Opportunities to reuse masonry, paving slabs, kerbstones and railing in landscaping scheme are to be explored through detailed design. Other opportunities to maximise the reuse of material includes the investigation of local timber reclamation in order to meet the GLA policy target of 95% diversion of demolition waste from landfill.

The current design takes advantage of the site level changes and allows for the delivery of basements whilst minimising the volume of excavation waste. The feasibility of achieving a cut and fill balance will be assessed through a 3D topographical survey which will be completed at detailed design. However a beneficial reuse rate of 95% will be targeted wherever excavation waste does arise, in line with the GLA policy target.

A RMP will be included in the mitigation register to support the reduction and management of construction waste and to be reviewed regularly. Early engagement with construction colleagues and specialist contractors will be investigated to drive efficiencies and reduce generation of construction waste. A diversion rate of 95% of construction waste from landfill will be sought in line with GLA policy.

Residential Waste

Refuse stores have been sized in accordance with Islington's requirement, these stores, are conveniently located to assist residential and collection services access. The majority of these refuse stores also provide internal residential access; reducing drag distance, improving maintenance/security and promoting residential use for discharging recycling/food waste.

Whole Life Cycle Carbon (WLC)

Whole Life-Cycle Carbon (WLC) emissions are the carbon emissions resulting from the materials, construction and the use of a building over its entire life, including its demolition and disposal. The design team/applicant have been working closely with Aecom, preparing the Whole Life-Cycle Carbon Assessment, to address and reduce projected carbon emissions where possible. For more detailed information refer to the Whole Life Carbon Report prepared by Aecom which accompanies the hybrid planning application.

Construction Impact

An outline Construction Management Plan accompanies the planning application and sets out the management; monitoring, auditing, and training procedures that will be put in place to ensure compliance with the relevant legislation and which ensures that any impacts on the surrounding environment are mitigated as far as possible.

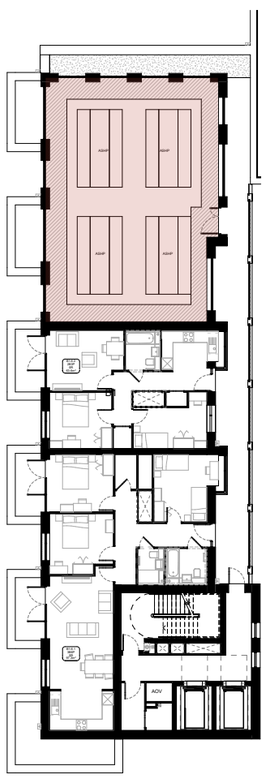
Maintenance / management

The cleaning and maintenance strategy for Barnsbury Estate, complies with the applicants requirements, Building Regulations and avoids and/or manages risks where possible in line with CDM regulations.

The design team have been regularly reviewing the proposals with Newlon to understand their maintenance strategies and review window cleaning, plant replacement and access principles.

Hierarchy of window cleaning strategies that priorities cleaning from within each home or from balconies/ terraces. Window glazing are designed and sized to be replaced internally, with routes and lift access considered.

Large roof plant (ASHPs) are located within the top floor rather than rooftop level above, making level access simpler, allowing larger pieces of kit to be accessed and moved via the lift. Further information on Plant access and maintenance strategy, refer to Aecom MEP report.



ASHP Locations: Block B1 - Level 106

Window cleaning strategy: Block A3 - East Elevation

Window cleaning strategy: Block A3 - North Elevation

KEY

- Glazing cleaned from inside/balcony by resident
- Glazing cleaned from inside by resident (with squeegee)
- Glazing cleaned from inside or ground by landlord
- Glazing cleaned by water-fed pole (contractor)
- Glazing cleaned abseil (contractor)

Adapt to climate change

Working closely with Aecom to review each home, balancing internal daylight with overheating potential. Balconies have also been positioned to provide shade to glazing, whilst ensuring each habitable room has sufficient openable area to purge ventilate. For more detailed refer to the Overheating Report prepared by Aecom which supports the hybrid planning appplication.

Additional comfort measures have been assessed and implemented into the design, which include:

- Ventilation air intakes to be designed to avoid sources of pollution;
- Overheating assessments have been undertaken following CIBSE guidance and GLA Cooling Hierarchy, details on the proposed suitable passive measure within the building envelope and services design to mitigate overheating can be found in Aecom's accompanying overheating report
- Internal sound insulation measures to reduce noise transmission within the building and between dwellings; and
- External noise mitigation measures to reduce the internal noise levels.

Within the landscape, the proposals seek to respond to climate change with maximising areas of soft landscaping (to reduce surface run off) and incorporating a range of SUDs elements including:

- Green roofs
- Blue roofs
- Permeable and porous paving
- Rain gardens
- Oversized pipes
- Attenuation crates (proprietary geo-cellular system)

The proposed SuDS seek to deliver long term mitigation by attenuating and treating surface water runoff generated by the proposed development.

Within the soft landscape, we promote a philosophy where the plants we use are those which:

- Are resilient to climate change
- Reduce waste
- Reduce resource
- Support biodiversity.

We do this for example by:

- Selecting stock that would naturally be supported within the growing environment/ climate and therefore is more resilient and self-sustaining (ie drought tolerant)
- Omitting the need for lots of plant stock to be brought in within plastic pots.
- Avoiding landscaping that is resource heavy (mowing, pruning, watering, fertilizing).
- Although we respect the popularity and necessity of lawn, we know it contributes very little towards biodiversity and requires frequent mowing and maintenance. So, we would look to swap amenity lawn with flowering lawn and reduce the scale of lawned areas to only the necessary and then turn those other areas to wildflower meadow and scrub/ hedgerow.

Blue Roof Plan

5.9 Tenure

New Barnsbury proposed tenure distribution

- This plan shows the mix of housing tenures that will be provided across the blocks within Phases 1a, 1b and 3a.
- Phase 1a will provide new homes for Newlon tenants only and improvements to Carnegie Street Park.
- Phase 1b will provide new homes for Newlon tenants, returning leaseholders as well as new homes for sale.
- Tenure distribution shown within outline elements of the application are indicative only and based on phasing strategy driven by rehousing and viability considerations.

New Barnsbury (950 Homes)

494 AFFORDABLE HOMES

- 291 REPLACEMENT SOCIAL RENT HOMES
- 142 ADDITIONAL SOCIAL RENT
- 61 NEW INTERMEDIATE HOMES

80 **REPLACEMENT LEASEHOLDER HOMES**

376 **NET ADDITIONAL PRIVATE HOMES**

52% **AFFORDABLE HOMES** (45% SOCIAL RENT)

Note: Tenure distribution within outline application shown indicatively - subject to change

KEY

- Application Boundary
- Detailed Element
- Outline Element
- Social Rent Tenure
- Intermediate Housing Tenure
- Market Housing Tenure

Indicative Phasing Proposal

The approach to phasing has been informed by consideration of several priorities including:

1. Managing the number of residents who are required to move into temporary accommodation
2. Maintaining access to key community facilities such as the community centre, play areas and green spaces throughout the development programme
3. Delivering affordable homes first and improved open spaces as early as possible
4. Ensuring that key services/utilities such as power, water and internet are not disrupted for residents during construction.
5. Minimising the severity and duration of construction disruption for residents
6. Ensuring all construction and logistics activities can be undertaken safely
7. Manage the cost of construction to support the viable delivery of the project
8. Provide market homes at the appropriate times to support the viable delivery of the project.

Phases within detailed application: 1a, 1b and 3a

It is intended that the construction will be sequenced in the following order and span a delivery period of c.10 years: 1a, 1b, 1c, 2a, 2b, 3a, 3b.

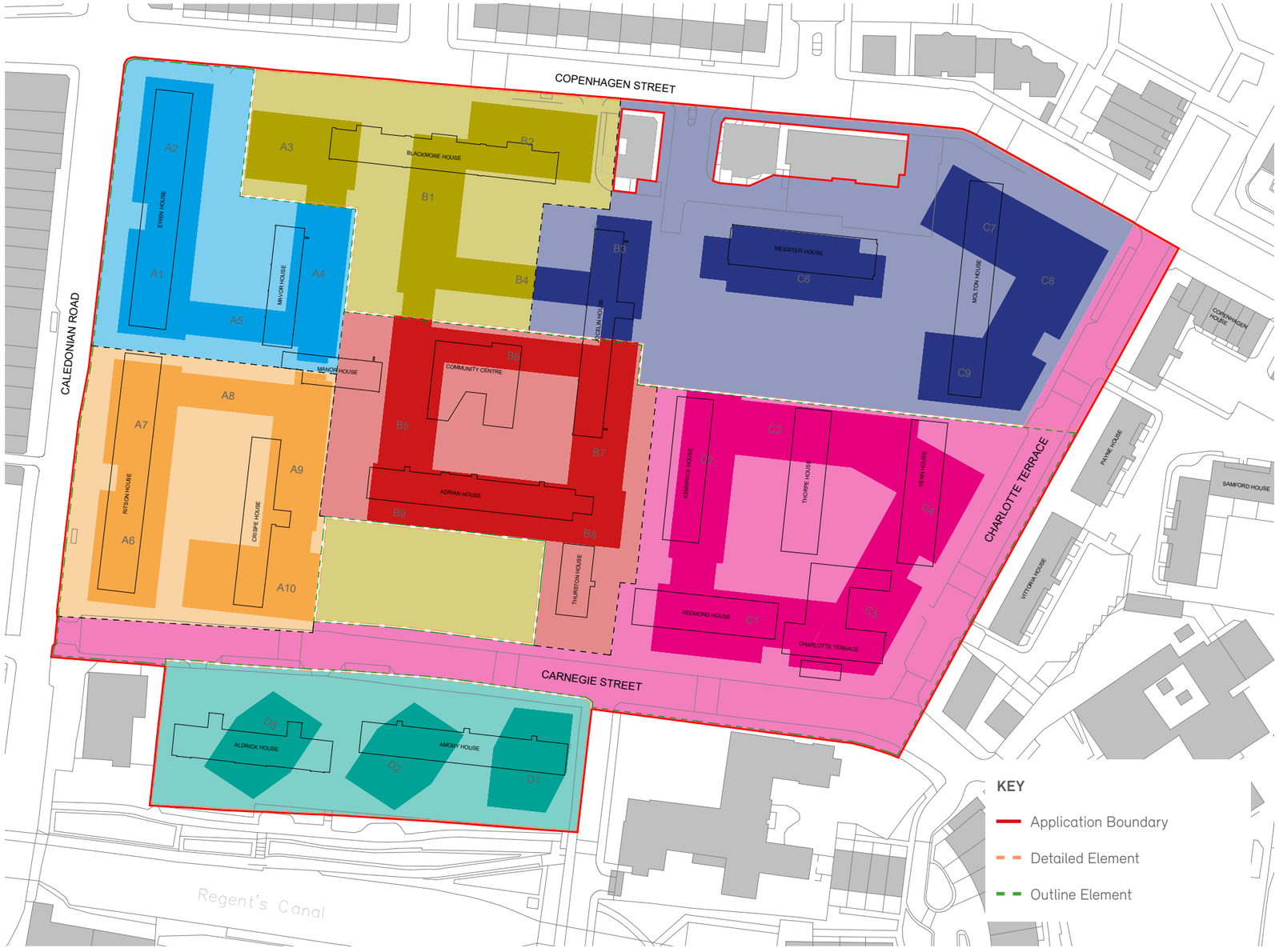
Phase 1b cannot start until Phase 1a is completed as it is intended that residents will be rehoused from the blocks currently occupying the Phase 1b land into Phase 1a's new homes.

Phase 1c, 2a and 2b cannot start until Phase 1b is completed as it is intended residents will be rehoused from the blocks currently occupying the land in these phases into Phase 1b's new homes, subject to sufficient voids becoming available over the course of the programme to this point.

Works on Phase 1c shall not start until temporary replacement facilities for the existing community centre and nursery have been constructed and the operators of these facilities have been moved into these facilities. The Applicant is currently exploring temporary accommodation options and it is intended that the ground floor of the Charlotte Terrace building could accommodate the existing services on a temporary basis.

More detail on phasing can be found on planning drawing:

– BAE-PTE-ZZ-XX-DR-A-100007

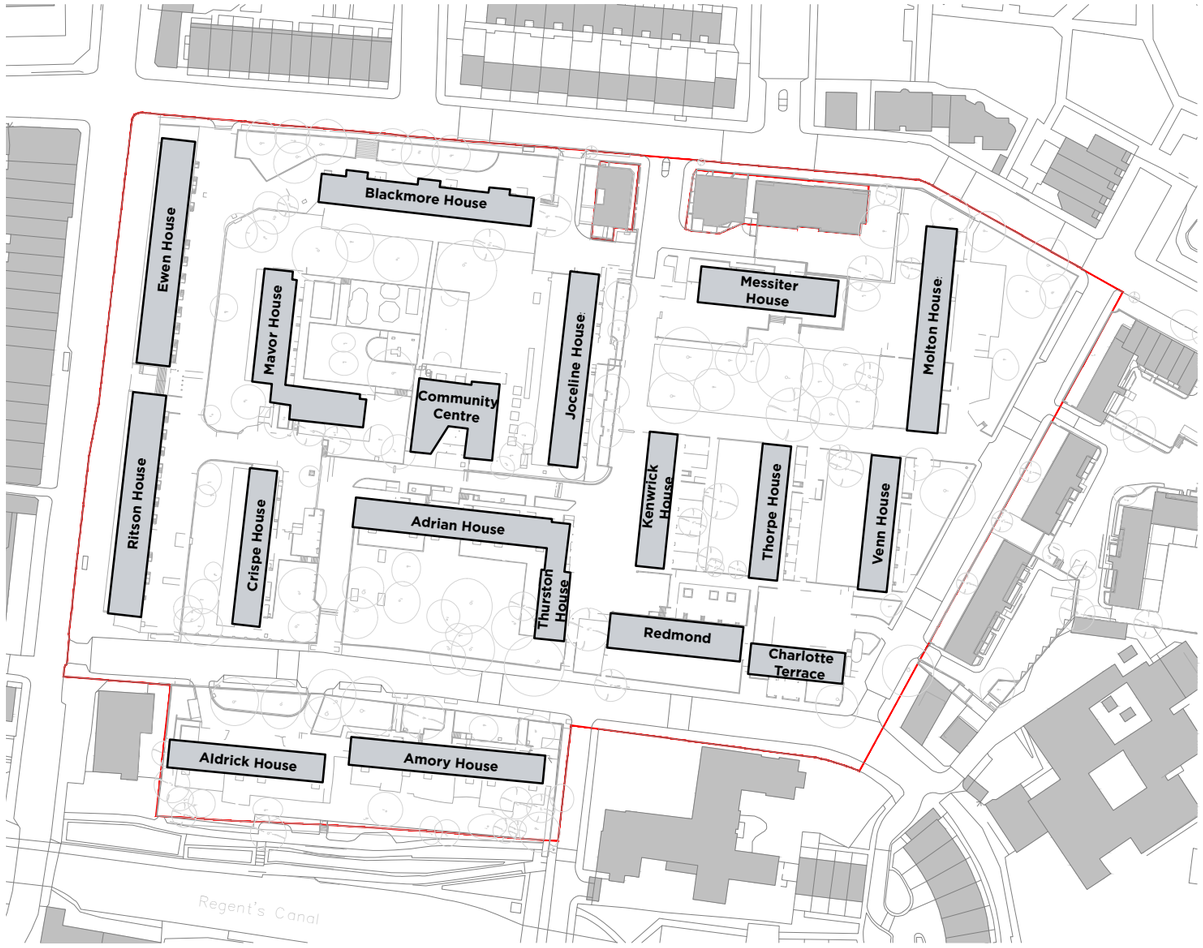


Proposed Phasing Plan

Phase 1a	Phase 1b	Phase 1c	Phase 2a	Phase 2b	Phase 3a	Phase 3b
(2023 - 2025)	(2025 - 2027)	(2027 - 2029)	(2027 - 2030)	(2027 - 2031)	(2029 - 2032)	(2029 - 2032)

Phase 1a

Existing New Barnsbury



KEY

- Application Boundary
- Existing block as existing.

371 Existing Homes

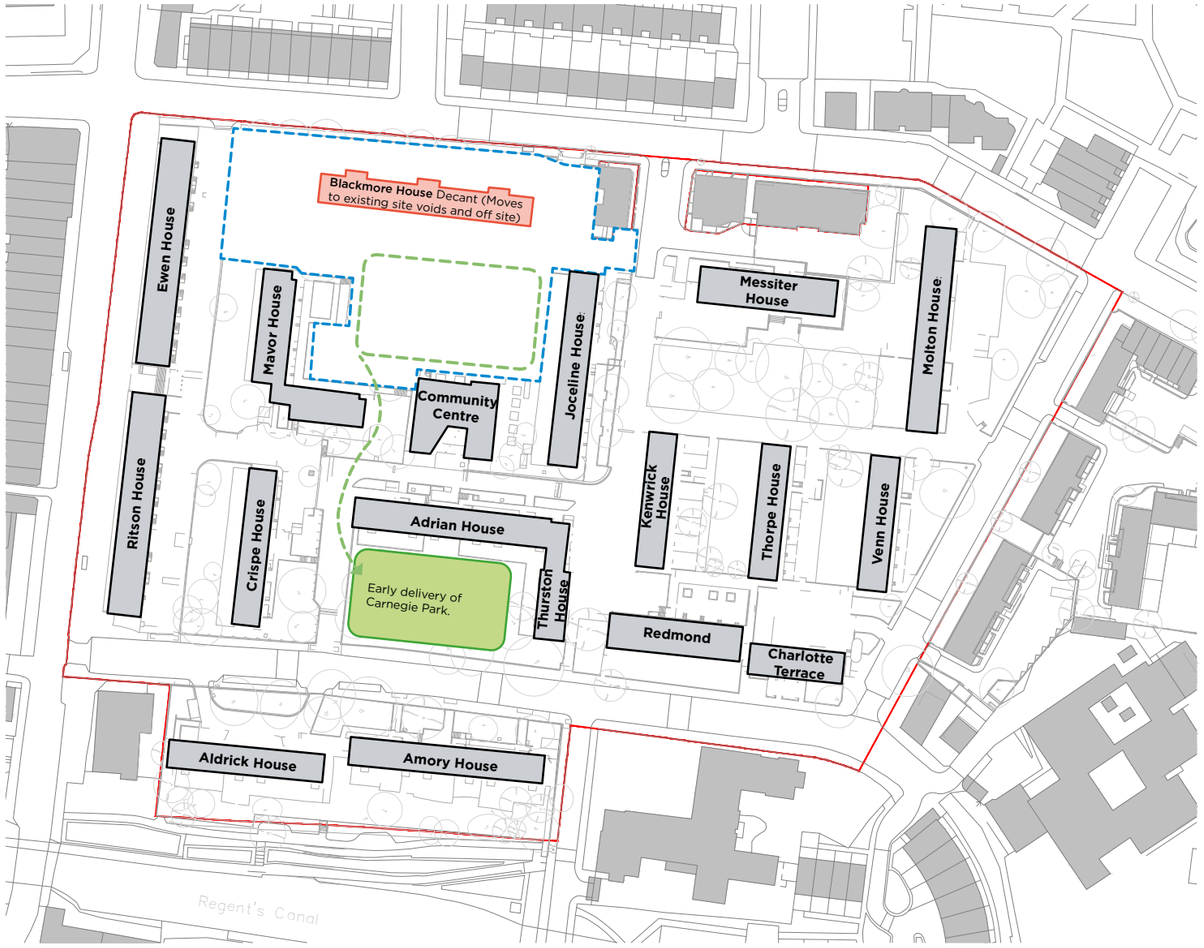
– 291 tenants

– Currently 41 x non-resident leaseholders

– 39 resident leaseholders

Tenant Re-Provision required:	Resident Leaseholder Re-Provision:
291 existing homes to be re-provided	Currently 39 existing homes

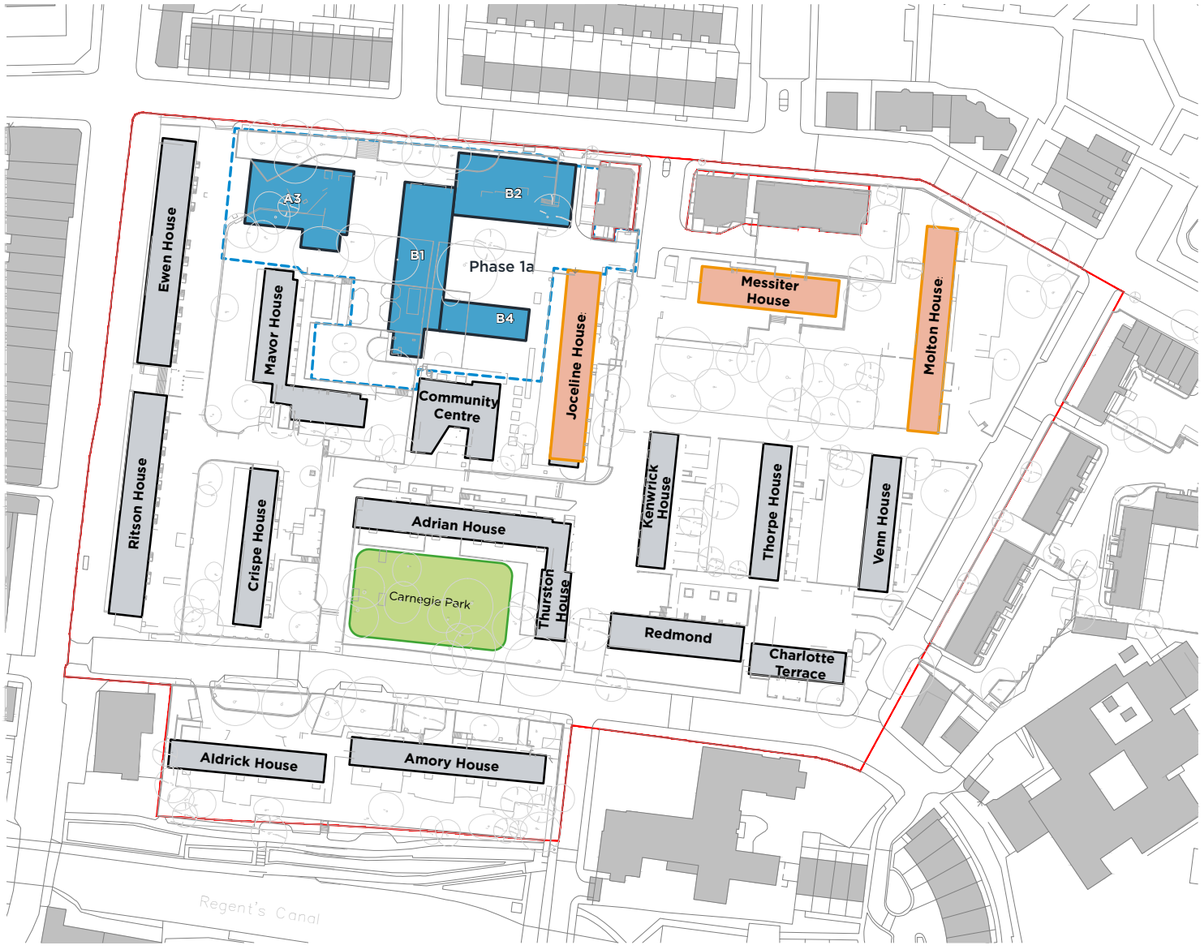
Phase 1a (Decant)



KEY

- Application Boundary
- Existing block as existing.
- Construction Boundary
- New open space / communal amenity.

Phase 1a



New homes for tenants = 97

New homes for leaseholders = 0

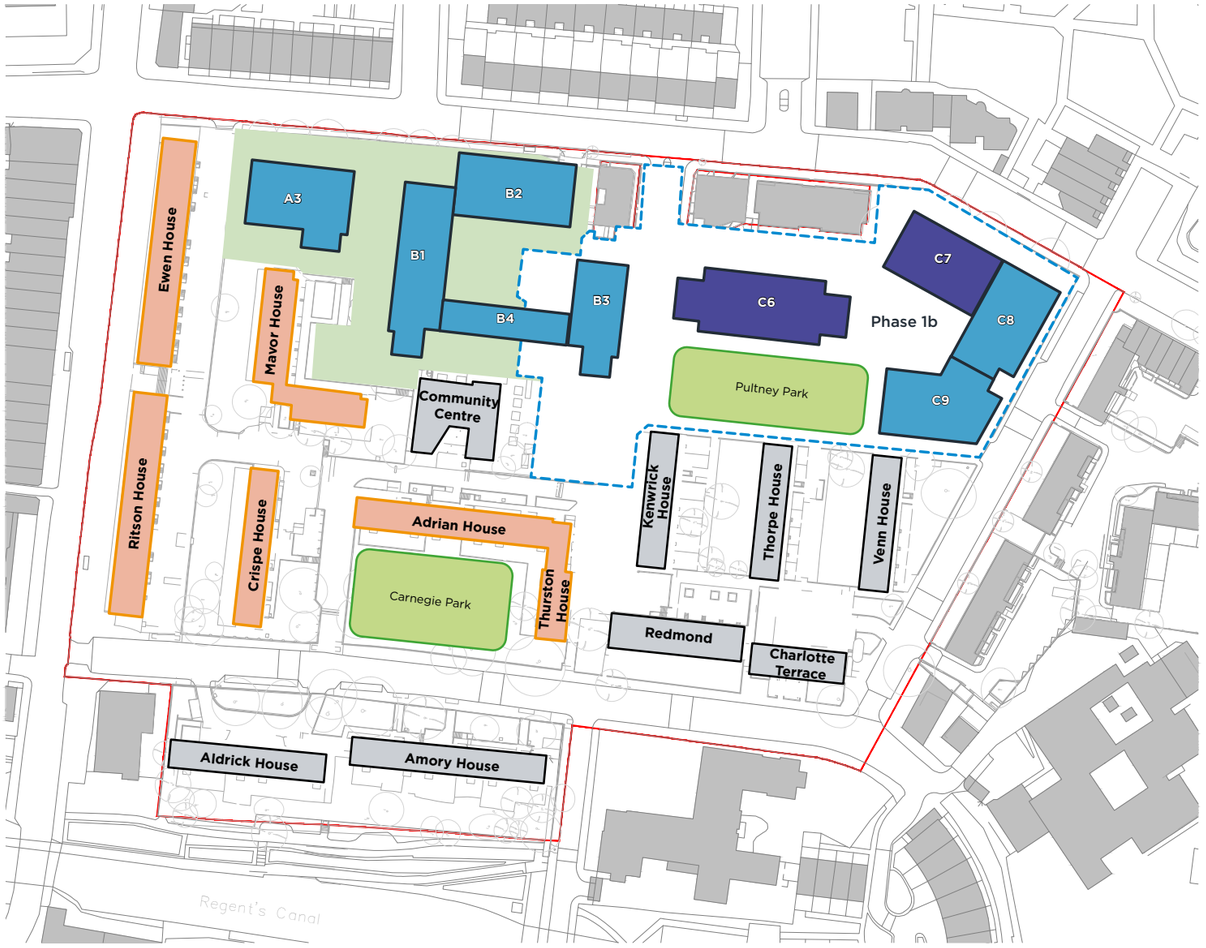
Tenants able to move in from Blocks:

– Jocelin
– Messiter
– Molton
– Blackmore

KEY

- Application Boundary
- Existing block as existing.
- Construction Boundary
- New open space / communal amenity.
- New Affordable homes
- New Market homes
- Block(s) rehoused in new buildings

Phase 1b



New homes for tenants = 96

New homes for leaseholders = 27

Tenants able to move in from Blocks:

– Adrian
– Thurston
– Mavor
– Crispe
– Ewen
– Ritson

Leaseholders able to move in from Blocks:

– Blackmore
– Messiter
– Molton
– Joceline
– Adrian
– Thurston
– Mavor
– Crispe
– Ewen
– Ritson.

KEY

- Application Boundary
- Existing block as existing.
- Construction Boundary
- New open space / communal amenity.
- New Affordable homes
- New Market homes
- Block(s) rehoused in new buildings

6 Access

6.1 Transport

Introduction

This chapter presents the access strategies across the illustrative masterplan. The Proposed Development has been designed to improve pedestrian permeability throughout as well as provide facilities to encourage the uptake of cycling by existing and prospective residents.

The creation of two new north-south streets improve connections with communities to the north and south and provide north south pedestrian and cycle routes which have good passive surveillance. These lanes have been designed to infer priority in the lanes to cyclists over motor vehicles.

Part of the proposals are also improvements to Charlotte Terrace to create a green avenue between Old and New Barnsbury and improve the connections between the Regents Canal and Barnard Park.

A green walking link is proposed east to west through the Proposed Development in order to improve pedestrian permeability offering improved access to reprovisioned community and retail uses on proposed development as well as better connect Old and New Barnsbury with each other and the surrounding communities.

All parking spaces proposed for the development is for a) returning residents with existing parking permits and b) disabled users only. A maximum of 121 vehicle spaces is proposed for the development (equating to a maximum ratio of 0.127 spaces per unit). This marks a reprovision of spaces for existing residents wishing to retain their parking permit (within the proposed undercroft podiums) as well as accessible on-street spaces for new residents.

A flexible approach will be taken to the implementation of parking by monitoring the demand over the course of phased construction. It is possible permit numbers will reduce during the lifetime of the redevelopment potentially resulting in fewer spaces being delivered in later phases. When existing permit holders leave or otherwise give up their permits. No new permits will be issued unless there are extenuating circumstances.

For more detail refer to the Transport Assessment prepared by Stantec which accompanies the hybrid planning application.

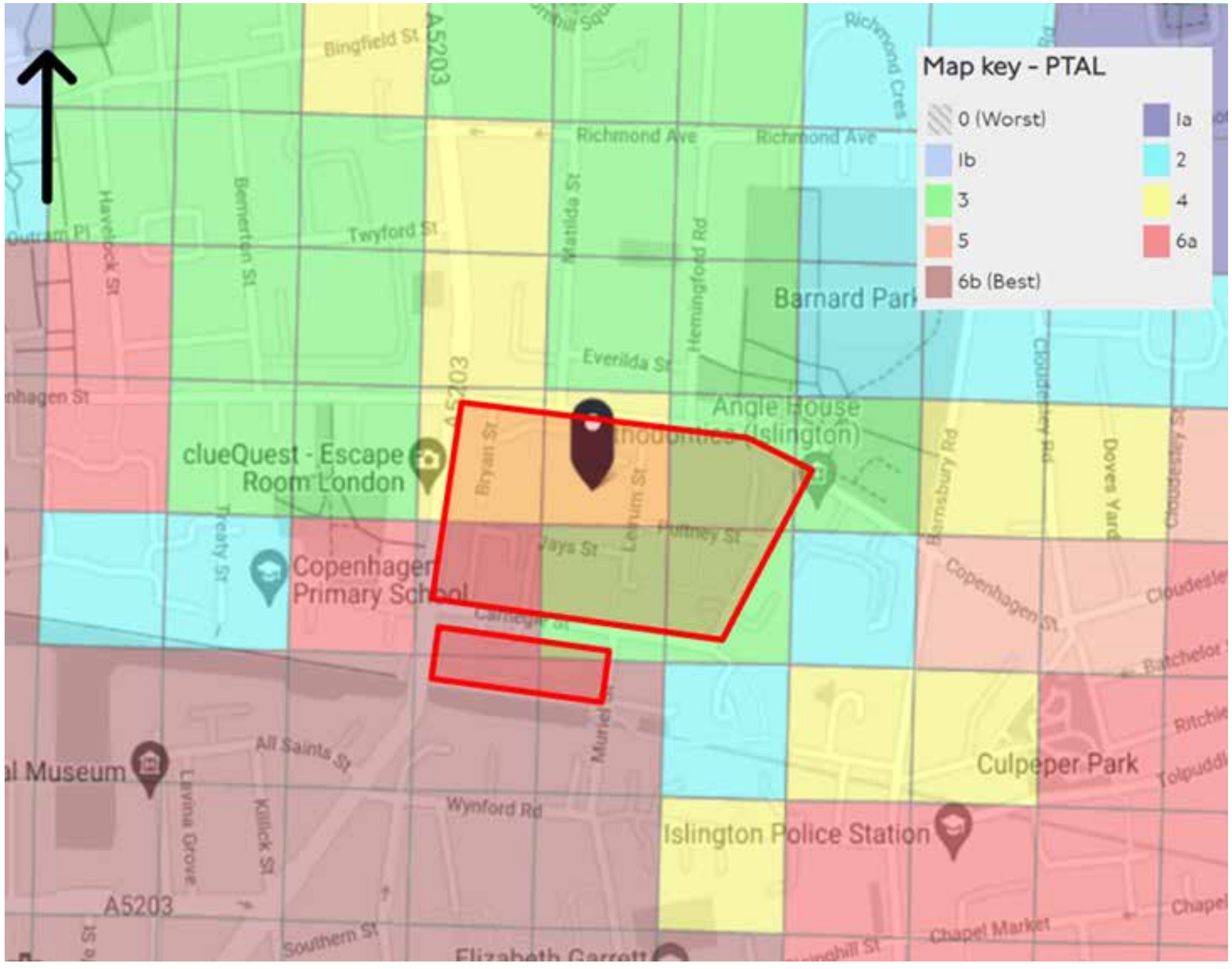
Existing Condition along Charlotte Terrace

Better connection to Old Barnsbury

Improved access to commercial units along Caledonian Road

PTAL is a measure of the accessibility of a location to the public transport network, considering walk access time and service availability. A PTAL score can range from 1a to 6b, where a score of 1 indicates a “very poor” level of accessibility and 6b indicates an “excellent” accessibility level.

The site has a variable PTAL rating in both the Base and Forecast scenarios, ranging between 3 and 6b. The current layout of the development is less permeable for pedestrians and cyclists in comparison to vehicles, and is orientated away from an active frontage onto Copenhagen Street where the bus stops and active transport opportunities are located. The proposed adjusted layout of the active travel routes within the proposed development allow for significantly improved permeability in both east-west and north-south orientations, integrating the proposed development and its existing and prospective residents with the surrounding community as well as its existing public transport infrastructure.



Site PTAL Score

6.2 Pedestrian access

Masterplan Strategy

Improving pedestrian movement across the estate is a key objective for the transformation proposals. The existing site is difficult to navigate with many railings, level changes and dead-ends.

The masterplan of the illustrative scheme creates a simple network of streets and routes that connect into the local area and aide movement and way-finding.

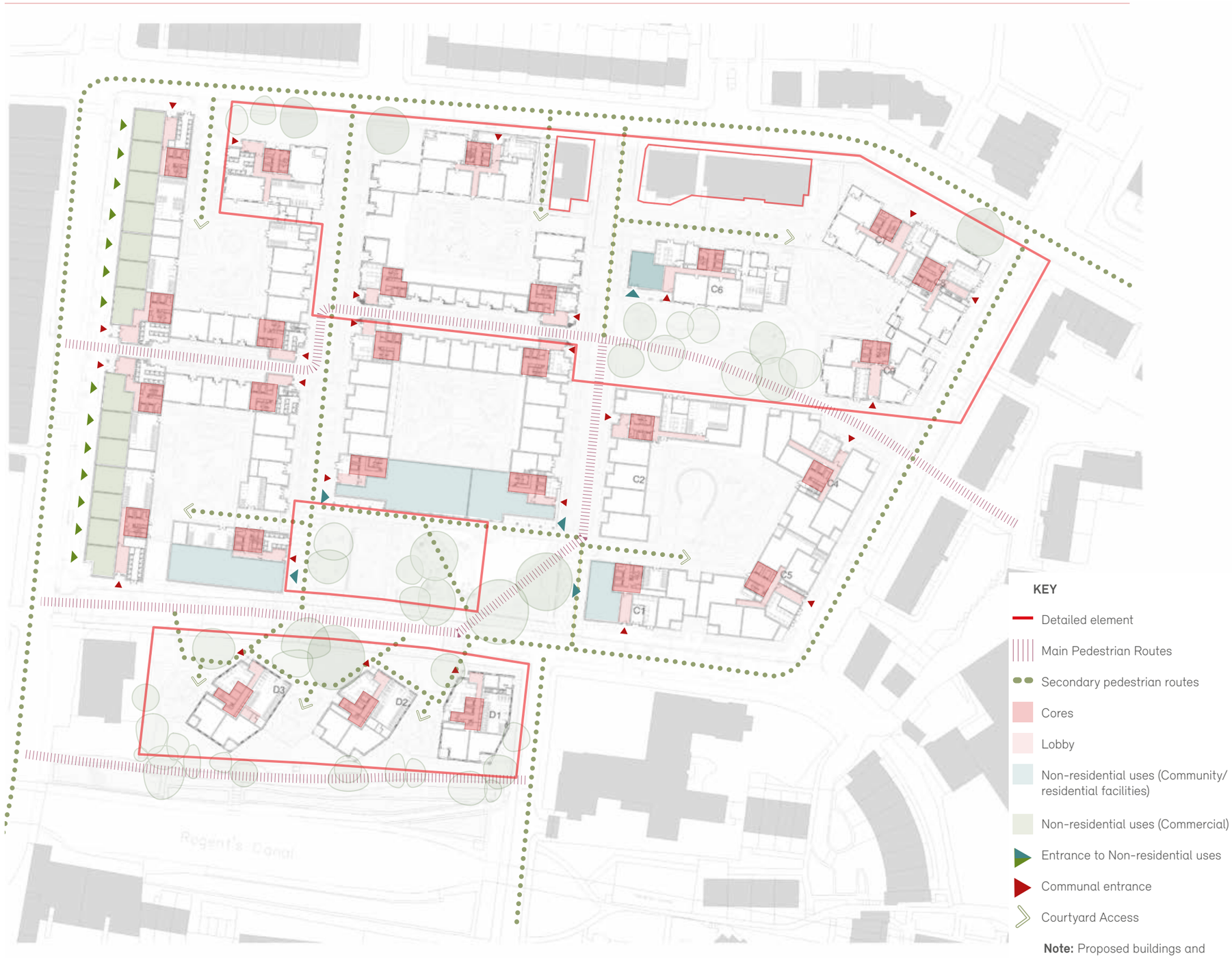
The routes will be well lit and overlooked, with active frontage to all public areas. Residential entrances and private front doors line most streets, with commercial and community uses fronting primary public areas.

Improving pedestrian movement across the estate is a key objective for the transformation proposals. The existing site is difficult to navigate with many railings, level changes and dead-ends.

The masterplan creates a simple network of streets and routes that connect into the local area and aide movement and way-finding. Routes can be split into three categories;

- **Arterial public highway:** Caledonian Road, Copenhagen Street, Carnegie Street and Charlotte Terrace which boarder the application site.
- **Lanes:** North / south routes providing the primary access routes into the site from Copenhagen Street and Carnegie Street.
- **Mews Streets:** Pedestrian and cycle only route that traverses the site east west linking to Old Barnsbury. This route is intended as a non vehicular / service route.

The routes will be well lit and overlooked, with active frontage to all public areas. Residential entrances and private front doors line most streets, with commercial and community uses fronting primary public areas. Communal entrances are located in key locations within buildings to aide wayfinding, private dwelling entrances from street frontages are set back from the footway with defensible space around.



6.3 Pedestrian routes and accessibility

Masterplan Strategy

The existing site is:

- Illegible and disorientating.
- Car dominant
- Poorly lit/ unsafe
- Level differences, gates, fences all create barriers

Aims:

- Coherent, animated, safe and overlooked routes.
- Accessible - with only one stepped area requiring a alternative step free route (see plan)
- East-west link from Caledonian Road to Barnsbury Road is pedestrian only
- N-S lanes have been co-designed with transport engineer to deter ran runs and calm traffic
- Lighting consultant on board to ensure routes and outdoor spaces are properly illuminated
- Join up Barnard Park and the Regents Canal through a tree planted Charlotte Terrace

Improving pedestrian movement across the estate is a key objective for the transformation proposals. The existing site is difficult to navigate with many railings, level changes and dead-ends. The masterplan creates a simple network of streets and routes that connect into the local area and aide movement and way-finding. Routes can be split into three categories;

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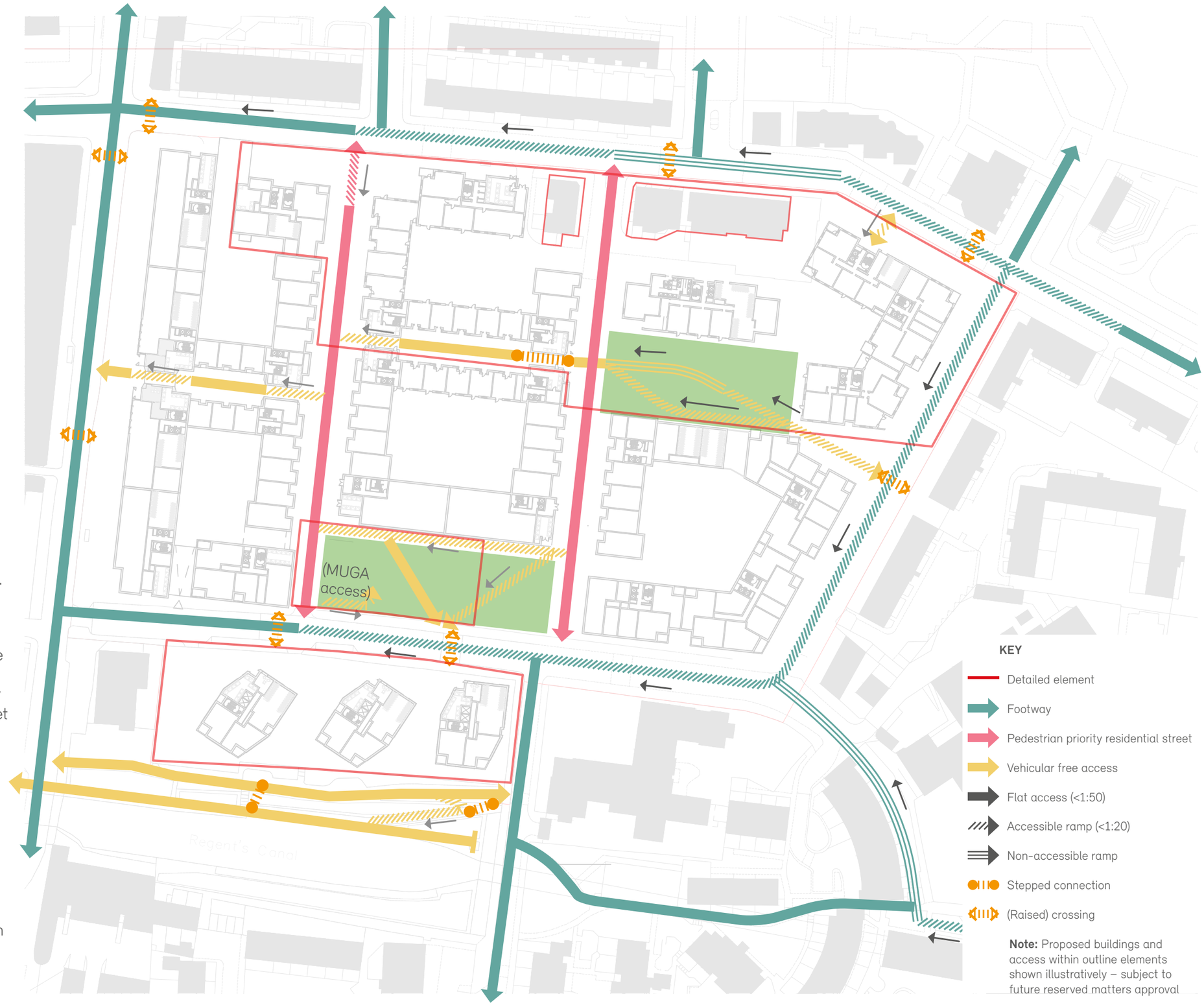


6.4 Cycling

Masterplan Strategy

Cycling is encouraged for all through the inclusion of accessible and secure storage for residents. All cycle stores are designed for ease of use with large format doors, attractive routes and convenient locations.

A mix of cycle stands will cater for most bicycle types and is in line with LB Islington policy.

Residential cycle provision

Across the Proposed Development, secure parking facilities are provided in accordance with the London Plan's parking standards. Across the detailed element of the masterplan, it is proposed that of the total number of cycle parking spaces provided, 5% provision for larger / adapted cycles and 15% provision of Sheffield stands will be provided to accommodate those with additional needs. Across the outline element of the masterplan, 15% of cycle parking spaces will be designed for 'ambulant disabled' cyclists.

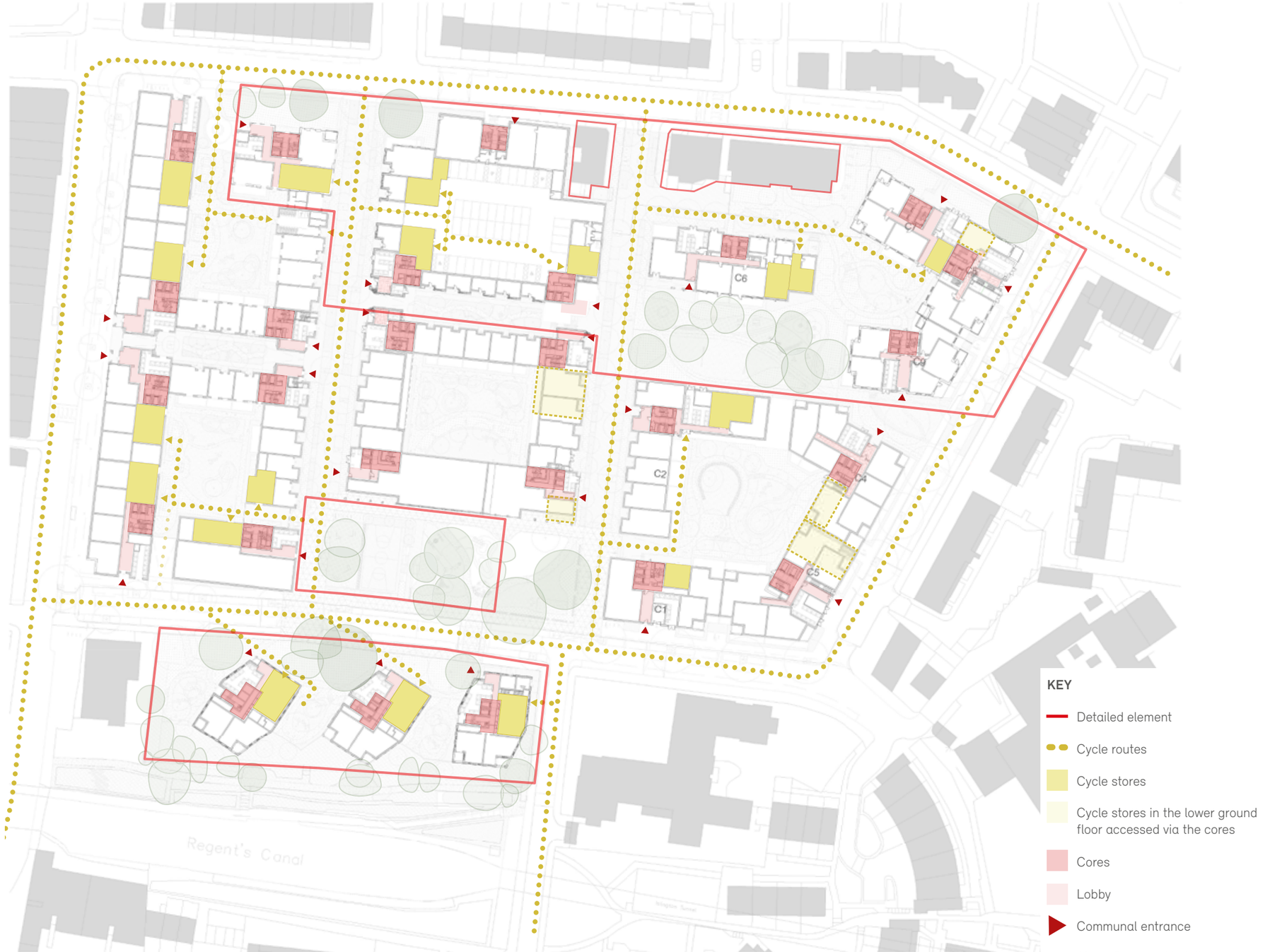
1,734-1,749 spaces have been provided against a requirement in the illustrative scheme.

Short stay spaces

– Residential: - 25 short stay required
– Caledonian road commercial - 56 short stay required
– Community centre - 8 short stay required
– Nursery: - 7 short stay required

Total: 112 short stay cycle stands provided

78 Santander cycles stands adjacent estate



6.5 Refuse and Servicing

Masterplan Strategy

The Proposed Development has been designed to accord with Islington Recycling and Refuse Storage Requirements, and in consultation with the Waste Strategy team.

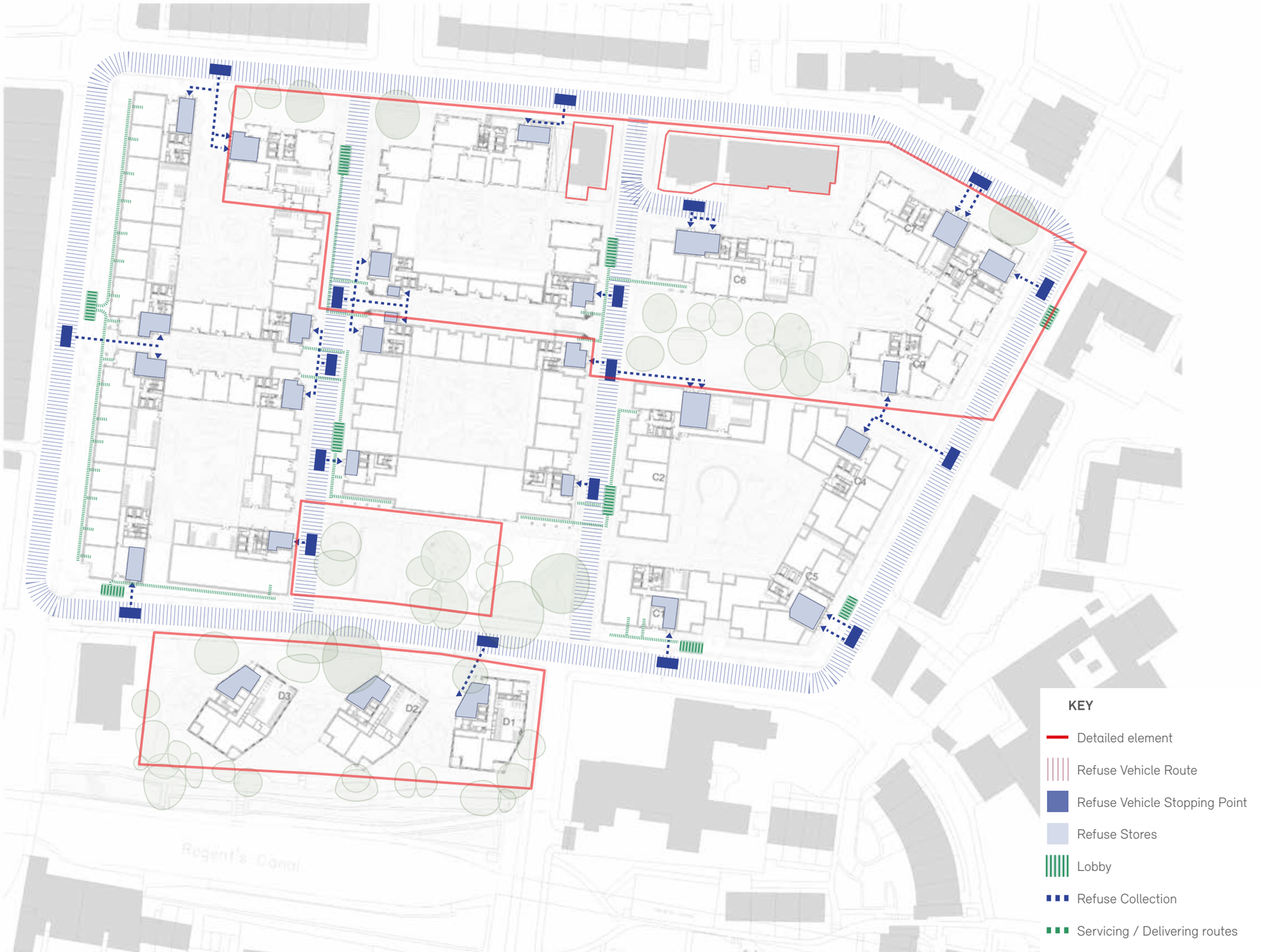
Residential

Residential units are serviced through secure bin stores located within each block core. Each bin store will accommodate separate 1,280L containers for both the residual and recycling waste streams. This will include the accommodation of 240L bins for separate food waste collection. Bulky waste stores will also be provided to enable residents to book the collection of these items.

Collection will be made directly from the bin store areas, via the proposed laybys within and around the Proposed Development's boundary. This enables the majority of refuse stores to be serviced off-street. Refuse vehicle tracking shows that a refuse vehicle can appropriately access the internal Proposed Development lanes in forward gear. The refuse vehicle does not need to reverse whilst it services the Proposed Development.

Commercial

Commercial units will be provided on a 'shell and core' basis. This will enable tenants to plan according to their waste and recycling needs. This will include flexibility around segregation around waste streams and collection frequency to align with any local restrictions on commercial waste collection times and routes.



6.6 Fire Strategy

Masterplan Strategy

Affinity Fire Engineering (UK) Ltd has been engaged to develop a Fire Strategy Statement in support of a hybrid planning application (part Detailed, part Outline) for the Barnsbury Estate located in London.

This document provides an overview of the fire strategy for the illustrative scheme and the detailed elements for approval. For more detail refer to the Fire Statement & Gateway One Form prepared by Affinity Fire which accompanies the hybrid planning application.

External Fire Spread

Fire Spread to Boundary

It has been assessed that all areas of the external façade for each block can be 100% unprotected. The external elevations have been assessed following the "enclosing rectangle" methodology described in BRE 187 to minimise the risk of external fire spread to adjacent sites. The shortest (worst-case scenario) boundary distance is 7.4m to the middle line of the public Road. A full assessment is included in the appended Fire Strategy Statement.

External Fire Spread between Plots

In all worst-case scenarios shown in the figure below it is assessed all elevations are permitted 100% unprotected area about fire spread between buildings. The external elevations have been assessed following the "enclosing rectangle" methodology described in BRE 187 to minimise the risk of external fire spread between buildings and measured to the notional boundary lines halfway between buildings.

Access and Facilities for the Fire Service

The development is well served by roads to the perimeter along Caledonian Road, Copenhagen Road, Charlotte Terrace and Carnegie Street, with two further roads crossing the site North to South as shown in **Figure 1 .**

Mews

The Mews streets to be accessed directly from the tender. Where a duplex unit is equipped with an automatic fire suppression system and have floor more than 4.5m above ground level, then the distance between the fire appliance and any point within the duplex is <75m. It has been assessed that the Mews streets are compliant with the hose distance.

Other Blocks

Sections A 1) and B 5) of the Planning Policy D12 requires that suitable outside space and access routes are provided for the fire service.

All blocks are provided with dry rising mains, as such roadway access to within 18m of all mains inlet. See the Figure below.

Access Routes during Phasing

Suitable access routes for the Fire Service are to be maintained throughout the propsed development phasing.

Fire Mains

The locations of fire mains are to be assessed as shown in **Figure 1**:. The dry risers are to be designed and installed in accordance with the recommendations of BS 9990 as follows:

- The inlet is located <18m from the fire tender.
- Any point within all the apartments is no more than 60m away from the rising main outlet on the same level.
- Any point within the car park is no more than 45m away from the falling main outlet on the same level.
- Every level should be provided with a dry riser outlet point, within a place of relative safety.

It has been assessed that all blocks do comply with the fire mains requirements.

Fire Hydrants

The location of fire hydrants will be confirmed as the design progresses and the required information becomes available. Existing fire hydrants are expected to be sited within 100m of the dry rising main inlets to each core. Where this is not achieved a new hydrant will be provided within 90m of the dry riser inlet points.

Firefighting Stairs and Lifts

All apartment blocks except the Mews streets have building heights >18m and therefore will be provided with a firefighting stair and a firefighting lift. Firefighting lifts are to be designed in accordance with BS EN 81-72.

6.7 Parking strategy

Masterplan Strategy

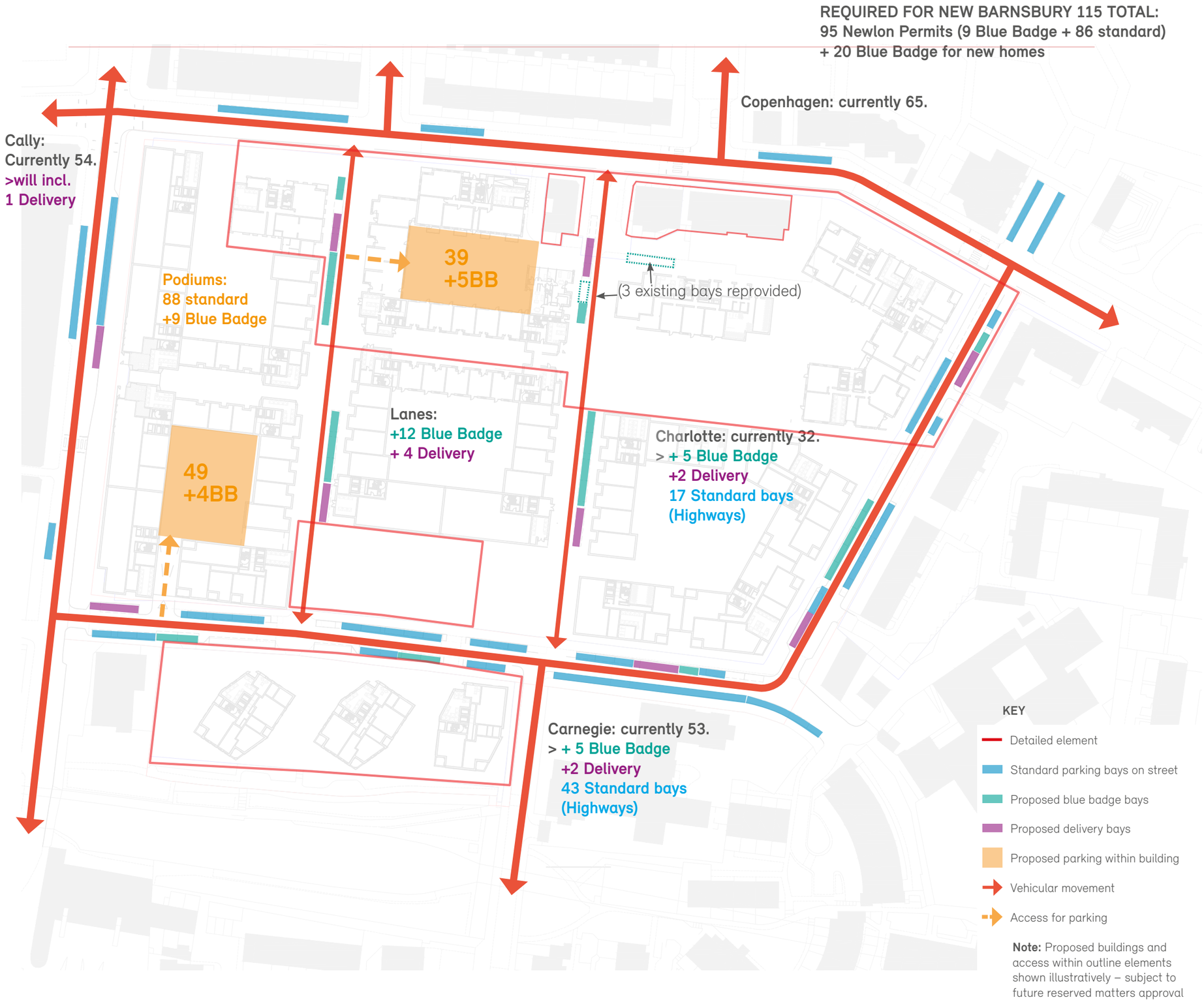
The parking provision is as follows:

- Undercroft Podium B – 44 spaces (5 of which are accessible) and 4 motorcycle spaces
- Undercroft Podium A - 53 spaces (4 of which are accessible)
- Jays St – 7 spaces (all of which are accessible)
- Lerium St – 5 spaces (all of which are accessible)
- Carnegie St - 5 spaces (all of which are accessible)
- Charlotte Terrace - 5 spaces (all of which are accessible)

Total 119 spaces

The total of 97 podium parking spaces (including 9 accessible) will be for returning residents who would retain their parking permit.

The 22 accessible on-street spaces will be blue badge provision serving the 579 additional dwellings.



Podium Parking

There are two podium parking areas within the masterplan.

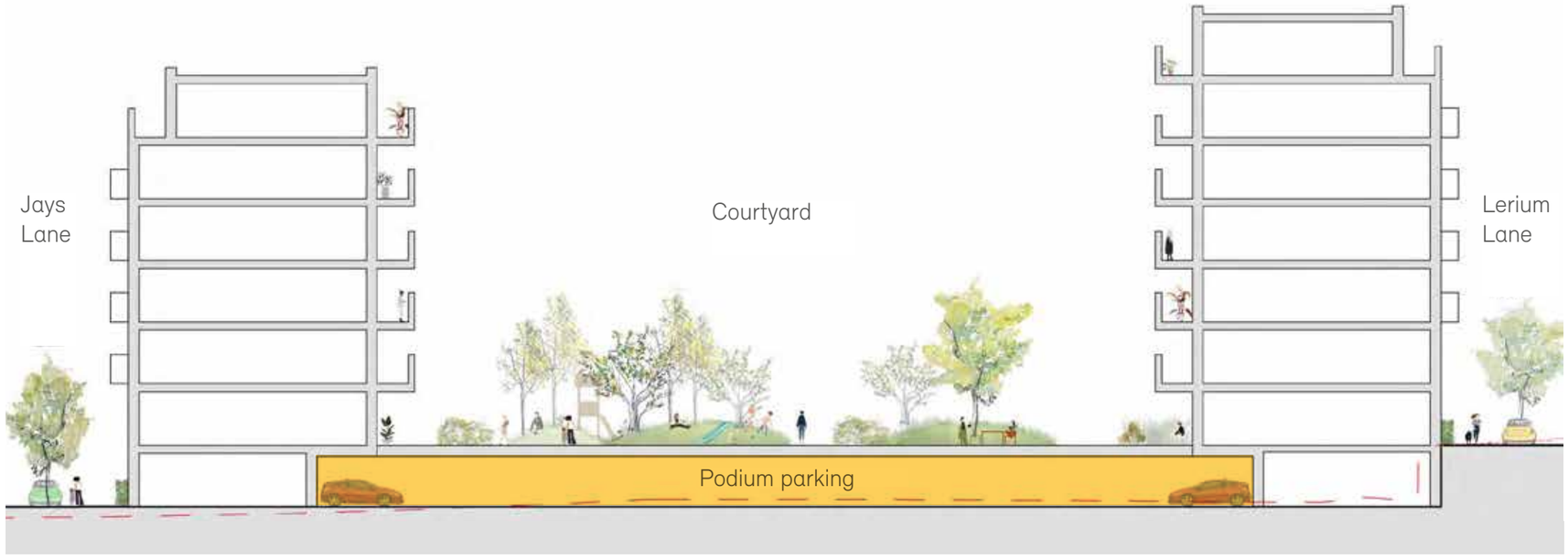
These are proposed where we can utilise the existing levels to 'cap' the parking with a landscaped lid.

This provides an opportunity to improve the relationship of buildings to pavement.

Lower ground floors can accommodate parking (vehicle and cycle) and plant, both critical within Phase 1a. It will also improve the light to those courtyard spaces above.

The podiums will provide the parking for existing residents (including blue badge). The aim is that provision of parking permits is phased out.

Refer to typical section showing tree planting details



Illustrative Section of Lanes and Podium Parking

Blackmore House site levels fronting Copenhagen Street

Blackmore House site levels along western edge

Blackmore House site levels fronting Copenhagen Street

Site levels along Leirum Lane

Travel Distances

Accessibility has been a key consideration in the design to provide step-free access across the entire site accept the east side Mews street due to existing level differences in this area. This is acceptable because there is a 3m level change between the proposed Leirum Lane and east side Mews street which means that a step-free access in this area is not achievable.

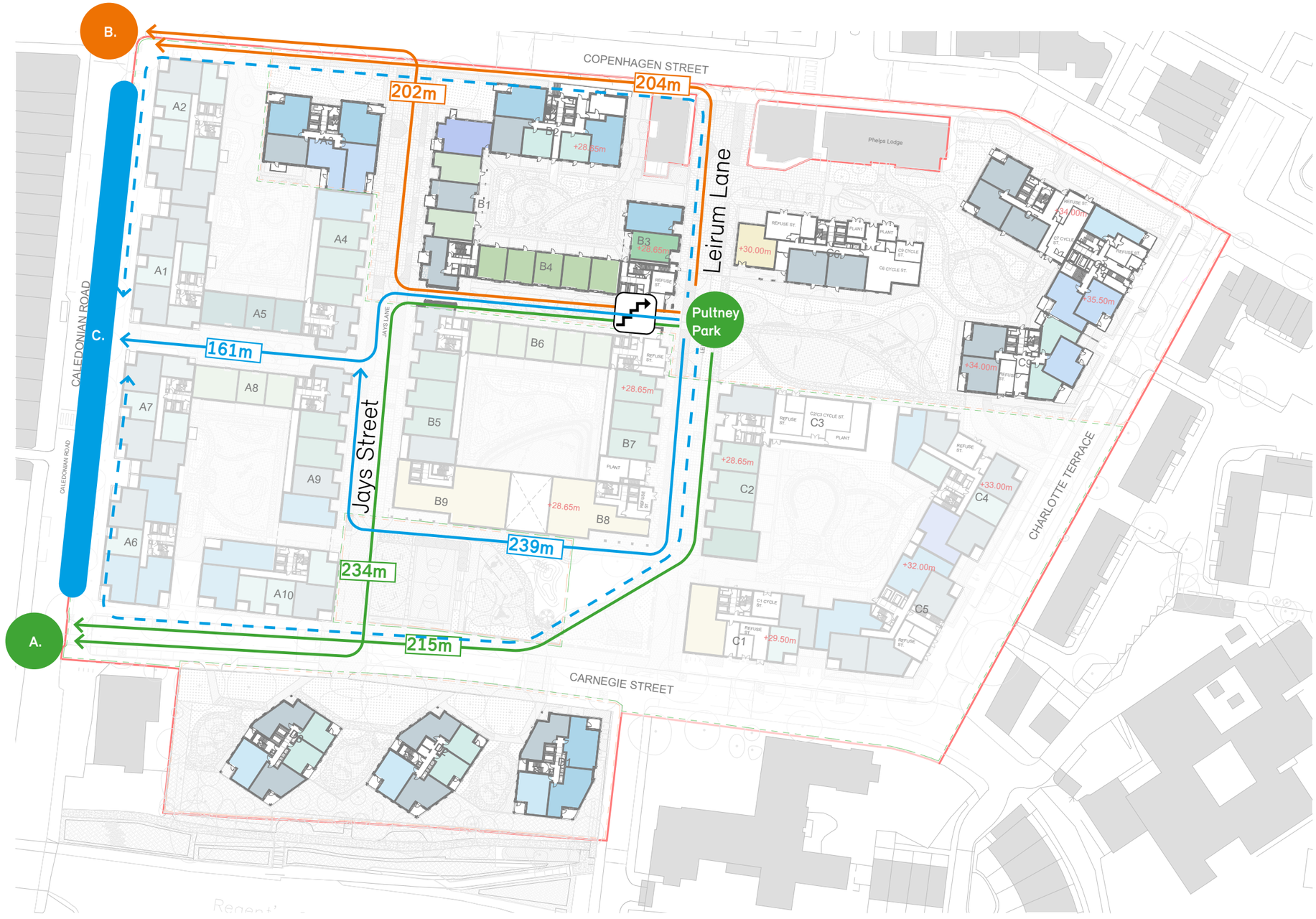
The case for an accessible route via the mews relies up on the assumption that a pedestrian is starting their journey at the centre of the site and has only one route available.

The across diagram illustrates routes and travel distances between Caledonian Road and Pultney Park (top of steps as proposed)

Thornhill Bridge – onwards trips to Kings Cross via Pentonville Road/ along the regents canal = no less convenient

Copenhagen Street/ Cally Road crossing – onwards trips to Kings Cross/ Caledonian Road north = no less convenient

Journeys to shops along Caledonian Road – only less convenient if somebody is travelling to the centre point only of the retail parade. However, in reality people are likely to be visiting a range of shops along the street rather than visiting a specific point dead centre so they'll probably be starting/finishing at points A/B anyway and from there it is no less convenient as set out above.



Travel Distances from Pultney Park


Pollard Thomas Edwards

7 Detailed Application

7.1 Layout and use
7.2 Quantity
7.3 Scale and massing
7.4 Appearance
7.5 Sustainability
7.6 Fire
7.7 Accessibility

Phases 1a, 1b and 3a

Phase 1a forms the first stage of the Barnsbury transformation and requires the decant and demolition of the existing Blackmore House. The majority of residents from this block will be re-homed utilising existing void properties within the estate or moved off site and returned upon completion of phase 1a. The tenure of this phase is entirely social rent providing new homes for existing residents as a priority - there are a total of 97 homes in this phase.

In addition there are a total of 44 parking spaces located within the podium (under landscaped communal gardens). These spaces provide car parking spaces for existing residents that currently have a Newlon parking permit.

This area of the site is currently occupied by the communal gardens and ball court which will be relocated. To ensure continuity of amenity for residents, Phase 1a also includes early delivery of Carnegie Park proposals in part including provision of a new ball court

Phase 1b will follow upon completion of phase 1a and includes a total of 180 homes. A total of 94 homes will be provided for existing social rent resident and remaining will be market sale homes (including returning leaseholder properties to be determined). The tenure and distribution is illustrated on the next page of this document.

A residents estates office and management suite is located fronting Jays street to the ground floor of C6. It is intended that this will form a temporary non residential use and eventually replaced upon completion of the community facility including full estates office and management suite.

This phase will also see delivery of Pultney Park proposals meaning the two public open spaces are delivered within the first phase of the Barnsbury Transformation.

Phase 3a is located on the existing 'canal site' area of the current occupied by Aldrick and Amory House. This is planned to be delivered between 2030 – 2033. Its inclusion in the detailed application is as a result of the sites contextual importance and setting adjacent to the Regents Canal. This phase includes at total of 150 new homes over 3 buildings of which 42 homes will be social rent, providing homes for residents of Aldrick and Amory House who wish to return to this part of the site adjacent to the canal

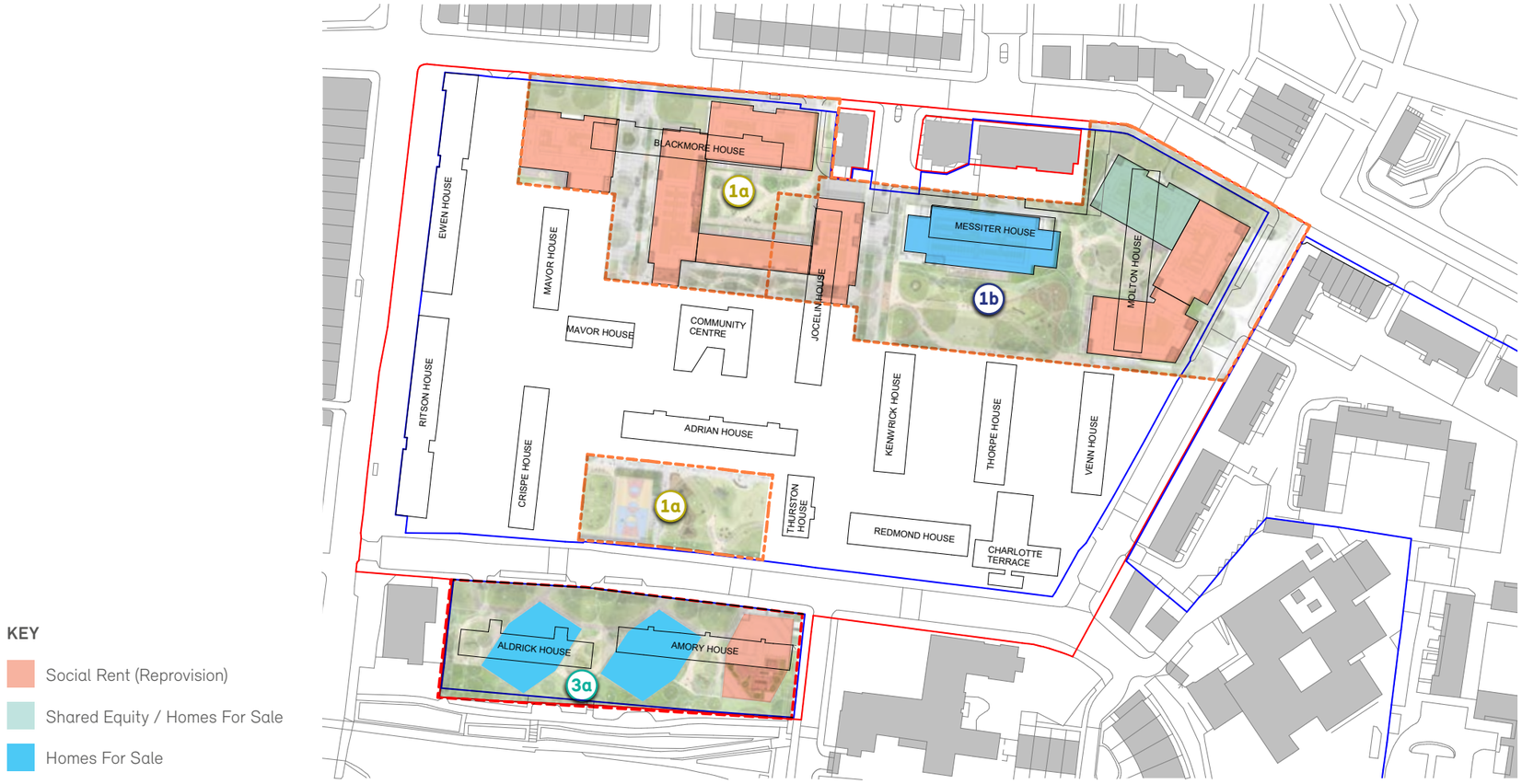
Tenure

The diagram to the right indicates the proposed tenure distribution across detailed elements of the proposed hybrid planning application.

Importantly there will be no visual distinction in external appearance / quality between a market sale and affordable tenure building – we refer to this as tenure blind and consider it of the highest importance in delivering homes that all can be proud of.

As noted previously phase 1a is entirely social rent reprovision in order to deliver the maximum amount of new homes for existing residents. Market sale homes and leaseholder reprovision are introduced from phase 1b.

Tenure for future phases within the outline section of the hybrid planning application, including unit mix, are not yet proposed and will be subject to future housing need assessments for existing residents. This will be refined and proposed in consultation with residents through future reserve matters applications.



KEY

- Social Rent (Reprovision)
- Shared Equity / Homes For Sale
- Homes For Sale

TENANTS		
Block	**Aiming to rehouse into**	**Rehousing Year**
Blackmore House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Jocelin House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Messiter House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Molton House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Adrian House	Phase 1b - Blocks B3, C8, C9	2027
Thurston House	Phase 1b - Blocks B3, C8, C9	2027
Mavor House	Phase 1b - Blocks B3, C8, C9	2027
Ewen House	Phase 1b - Blocks B3, C8, C9	2027
Crispe House	Phase 1b - Blocks B3, C8, C9**	2027**
Ritson House	Phase 1b - Blocks B3, C8, C9**	2027**
All other blocks	TBC	2030 - 2032

RESIDENT LEASEHOLDERS		
Block	**Aiming to rehouse into**	**Rehousing Year**
Blackmore House	Phase 1b – Block C7	2027
Jocelin House	Phase 1b – Block C7	2027
Messiter House	Phase 1b – Block C7	2027
Molton House	Phase 1b – Block C7	2027
Adrian House	Phase 1b – Block C7	2027
Thurston House	Phase 1b – Block C7	2027
Mavor House	Phase 1b – Block C7	2027
Ewen House	Phase 1b – Block C7	2027
Crispe House	Phase 1b – Block C7	2027
Ritson House	Phase 1b – Block C7	2027
All other blocks	TBC	2030 - 2032

* Block B4 includes only 5-bedroom homes.

** Subject to adequate voids enabling this between now and 2027.

Phase 1a Overview

Phase 1a occupies the central northern area of New Barnsbury which fronts onto Copenhagen Street and Jay's Lane, one of the reinstated north-south routes introduced within the masterplan. Split across Plots A and B, this phase is solely for the reprovision of existing New Barnsbury residents, therefore the unit mix has been informed by the housing need data of residents within this phase.

Comprising three blocks and three Mews Houses, Phase 1a accommodates three different building typologies; two Mansion Blocks (A3 and B2), one Lane typology (B1) and three Mews Houses (B4) providing much needed larger family homes. One of the Mansion blocks (A3) sits within Plot A meaning the courtyard for this block will be delivered as part of a future phase. Utilising the existing site levels, all buildings within Plot B wrap around a raised landscaped courtyard or podium deck featuring a secure car park underneath.

Phase 1a will deliver in part the first elements of the Lanes and Mews street typologies. Owing to existing building proximity and decant strategy required to deliver the proposed masterplan it is not possible to deliver the Lanes and Mews in full within the first phase.

These spaces will be completed to provide the final building edge and footpath/ defensible areas as proposed. Highways will be included to provide service / emergency access with final finishing alongside completion of adjacent phases.

Block B4 (Mews Houses) will be delivered in part across Phase 1a and 1b resultant from proximity to Joceline House (far east mews houses overlap resident gardens of Joceline House which is to be demolished in Phase 1b)

Construction areas will include a secure boundary - full details included within the Construction Method Statement accompanying this application.

In total, 82% homes across Phase 1a are dual aspect providing either a corner, through or stepped outlook.

Phase 1a Block Location

Phase 1a Unit Schedule

	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P Duplex	2B4P	2B4P WCH	2B4P Duplex	3B4P	3B4P WCH	3B5P	3B5P Duplex	3B6P	3B6P (Duplex)	4B6P	4B6P Duplex	4B7P (D)	5B7P House	5B8P House	5B9P House
Phase 1a	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P (H)	5B9P (D)
Block A3		2			9		6					11									
Block B1		7		2			13				1		2	1		5					
Block B2		6		9			8					10				2					
Block B4																			3		
Total	0	15	0	11	9	0	27	0	0	0	1	21	2	1	0	7	0	0	3	0	0
	0.0%	15.5%	0.0%	11.3%	9.3%	0.0%	27.8%	0.0%	0.0%	0.0%	1.0%	21.6%	2.1%	1.0%	0.0%	7.2%	0.0%	0.0%	3.1%	0.0%	0.0%

1 bed	2 bed	3 bed	4 bed	5 bed
15	47	25	7	3
15.5%	48.5%	25.8%	7.2%	3.1%

Total
28
31
35
3
97

Phase 1a Annotated Ground Floor Plan

Phase 1a Ground Floor Annotated Plan

Underground permit holder resident car parking below courtyard making use of existing levels

KEY

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- 5 bedroom home
- Cycle store
- Bin store
- Pedestrian routes
- Secure line
- Entrance to block or ground floor home

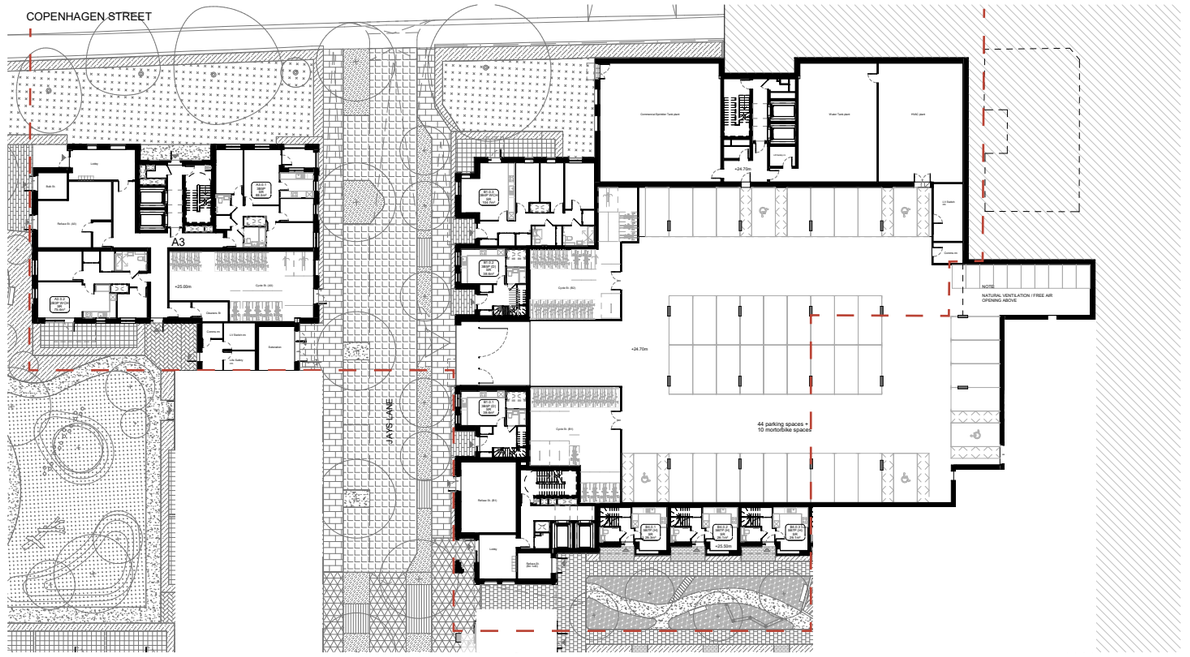
A3 Mansion Block

- Sits along Copenhagen Street
- A3 is set back behind a row of existing trees
- Building line helps define the edge to this piece of landscape
- Communal entrance at the corner with views into courtyard on approach
- Daylit core to animate elevation and draw light within
- Refuse store accessed internally for residents, collected externally
- Cycle store accessed externally via Jay's Lane
- Ground floor homes are both dual aspect and positioned in best locations to activate corners
- Typical floor provides five homes per core. Two-storey roofscape provides six homes in total

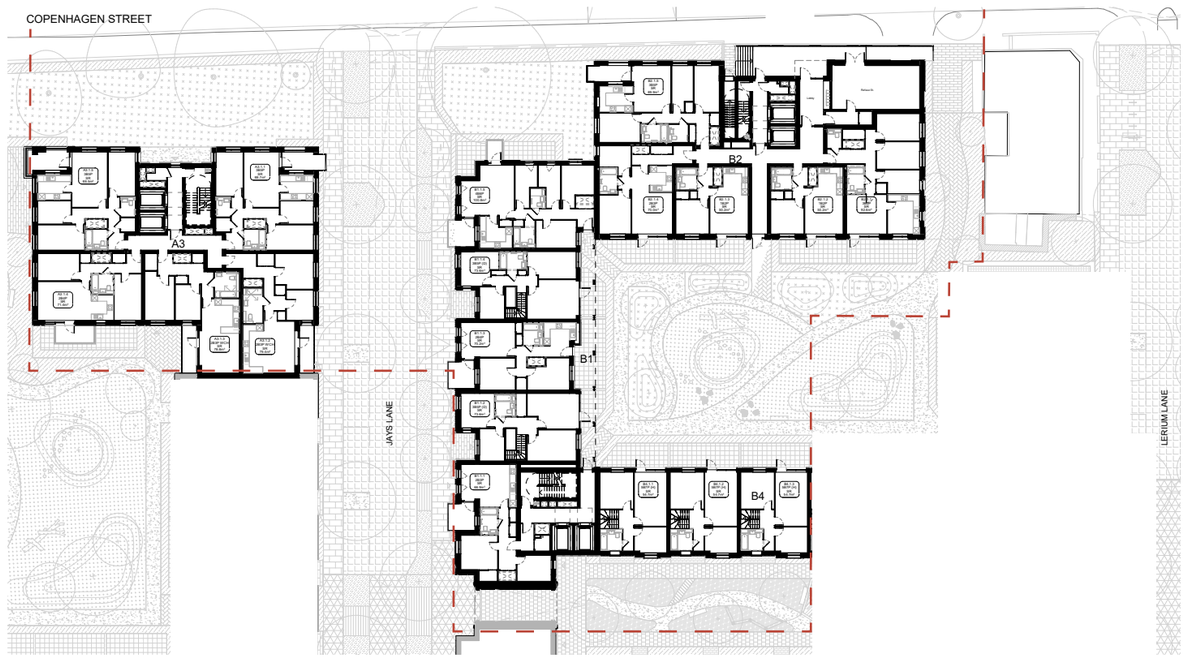
B1 Lanes

- Runs along Jay's Lane with the northern gable end set back from Copenhagen Street framing green space
- Duplex homes with recessed entrances to activate the frontage and provide natural surveillance.
- Communal entrance for upper-level flats positioned at the corner of the gateway leading to the Mews Street
- Refuse store accessed externally of Jay's Lane
- Utilising existing site levels, cycle stores located in the lower level of podium.
- Ground floor homes are all dual aspect and comprise two duplex's and one wheelchair flat with an aspect overlooking the green space.
- Typical floor provides six homes per core. Single top floor set back provides three homes
- Access to the podium parking via a ramped entrance

Phase 1a GA Plans



Level 099 Plan



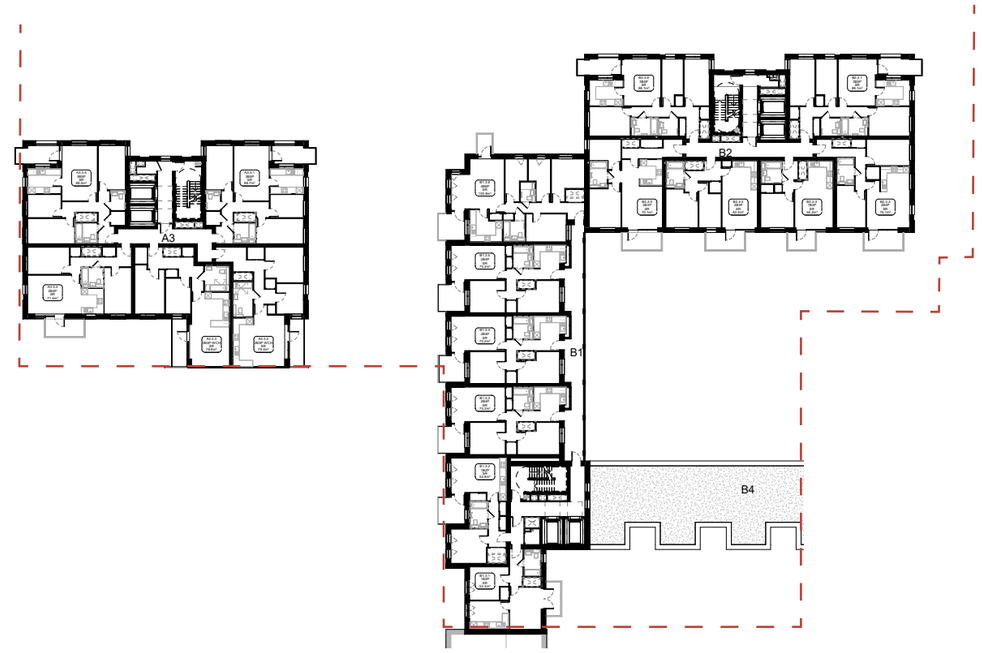
Ground Floor Plan

B2 Mansion Block

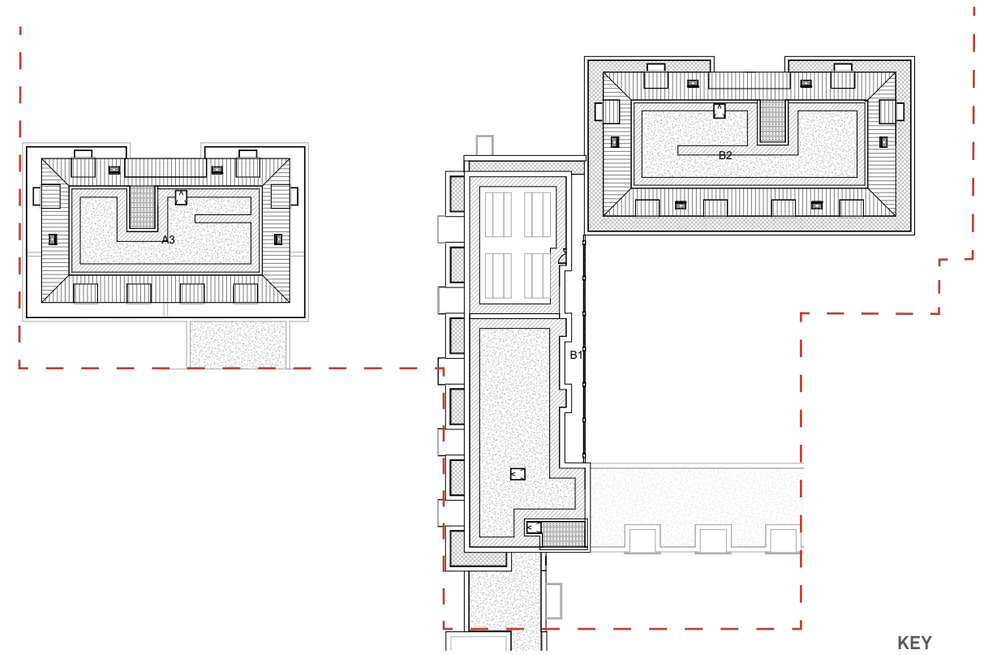
- Fronts Copenhagen Street adjacent bus stop
- Stepped and ramped access to address level change
- Building lines Copenhagen street and defines perimeter edge
- Communal entrance offset to the right of daylit core
- Refuse store accessed internally for residents, collected externally
- Utilising existing site levels, cycle stores located in the lower level of podium.
- Ground floor homes positioned at corner to activate ad provide natural surveillance or fronting courtyards
- Typical floor provides six homes per core. Two-storey roofscape provides six homes in total

B4 Mews Houses (3/5)

- Centrally located within the masterplan, running east to west and accessed via gateway along Jay street
- Three large 5-bed family homes split across 3 levels
- Recessed entrances for added privacy
- Mews Houses abut the podium at ground floor but do provide direct access to the courtyard via the living space at first floor
- Rear garden with view over courtyards. Additional top floor terrace with view over Mews Street
- Refuse store located near Jay's Lane gateway



Typical Plan



Roof Plan

Phase 1b Overview

Phase 1b occupies the northern east corner of New Barnsbury lining Copenhagen street and Charlotte Terrace and framing Pultney Park on three sides. Split across Plots B and C, in addition to reprovision homes, this phase provides some and private sale homes. The buildings within Plot B are separated from those in Plot C by Leirum Lane which runs north to south. Charlotte Terrace square provides a

Comprising five blocks and two Mews houses, Phase 1b accommodates four different building typologies; one Lane typology (B3), two Mews Houses (B4), one Park Block (C6) and three Mansion Blocks (C7, C8 and C9). Phase 1b brings the completion of all buildings wrapping Plot B's podium. Plot B's northern row of Mews Houses are now all built and the stepped gateway connecting Jay's Lane with Leirum Lane is completed.

Phelps lodge is freehold owned by Newlon housing Trust and does not fall within the application boundary, however its surrounding grounds do in order to create a coherent landscape masterplan and maintain access as existing.

Charlotte Terrace Square - will be eventually delivered as part of the final construction phase. It is located in the mid point along Charlotte Terrace and provides a pocket park leading to Pultney Park linking Old and New Barnsbury.

In total, 73% homes across Phase 1b are dual aspect providing either a corner, through or stepped outlook.

Phase 1b Block Location

Phase 1b Unit Schedule

Phase 1b	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P	5B9P (D)	Total
Block B3		7		3			4					6						1				21
Block B4																			2			2
Block C6		27					25															52
Block C7		12					15	5						2								34
Block C8		10	1	1	7		5					4				5						33
Block C9		12		8	6		11					1										38
Total	0	68	1	12	13	0	60	5	0	0	0	11	0	2	0	5	0	1	2	0	0	180
	0.0%	37.8%	0.6%	6.7%	7.2%	0.0%	33.3%	2.8%	0.0%	0.0%	0.0%	6.1%	0.0%	1.1%	0.0%	2.8%	0.0%	0.6%	1.1%	0.0%	0.0%	

1 bed	2 bed	3 bed	4 bed	5 bed
69	90	13	6	2
38.3%	50.0%	7.2%	3.3%	1.1%

Phase 1b Annotated Ground Floor Plan

On street permit holder parking for wheelchair users

Ground floor homes fronting public spaces to be accessed internally

Additional resident only secure cycle storage located in the lower ground

Phase 1b Ground Floor Annotated Plan

KEY

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- 5 bedroom home
- Cycle store
- Bin store
- Pedestrian routes
- Secure line
- Entrance to block or ground floor home

Temporary estate management office

Homes with projecting balconies have views over Pultney Park

No access between public park and resident courtyard

Inset balconies provide added privacy on prominent frontages

Phase 1b GA Plans

B3 Lanes

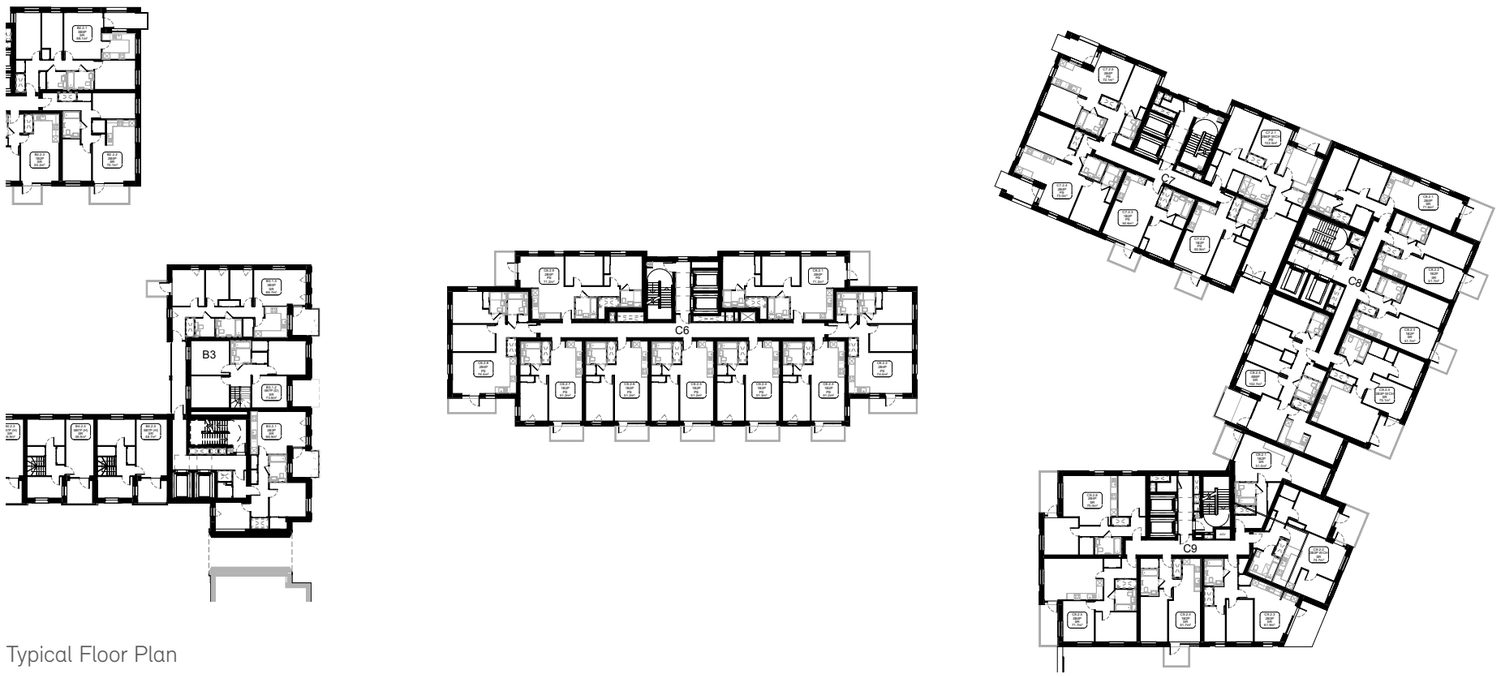
- Runs along Leirum Lane with the northern gable end set back from existing building
- Ground floor duplex home and flat both features a recessed entrances to activate the frontage and provide natural surveillance
- Communal entrance for upper-level flats positioned at the corner of the gateway leading to the Mews Street and fronting Pultney Park
- Refuse store accessed externally of Leirum Lane
- Utilising existing site levels, cycle stores located in the lower level of podium.
- Typical floor provides four homes per core. Single top floor set back provides two homes

B4 Mews Houses (2/5)

Refer to Phase 1a B4 overview for more info

- The completion of the last two B4 Mews Houses
- Centrally located within the masterplan, running east to west and accessed via gateway along Jay street or stepped gateway via Leirum Lane.
- Three large 5-bed family homes split across 3 levels

Ground Floor Plan



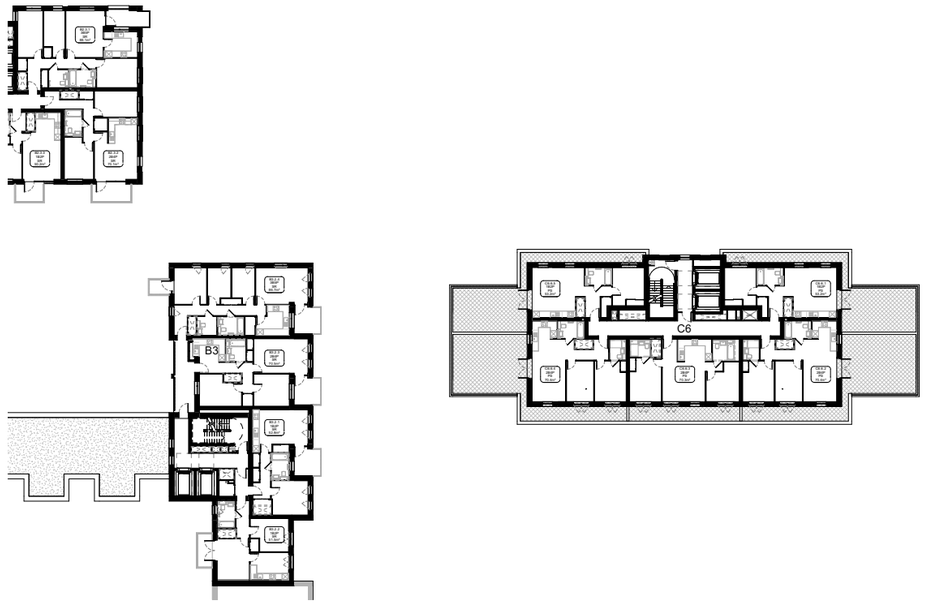
Typical Floor Plan

C6 Park Blocks

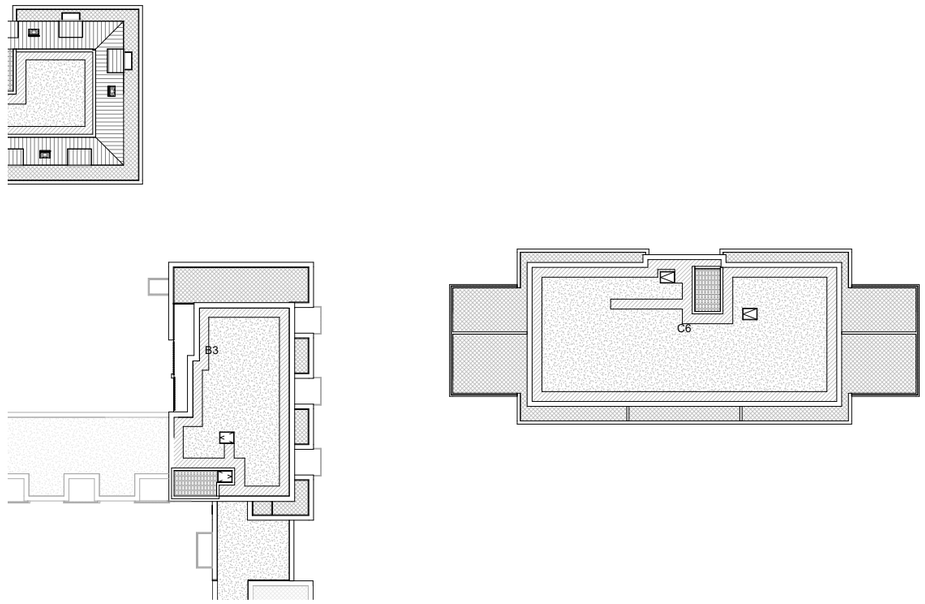
– Temporary estate management fronting Leirum Lane
– Corner communal entrance located park side
– All homes access via daylit core to the rear of block
– Refuse store accessed internally for residents, collected externally
– Cycle store accessed at the rear via secure courtyard
– Ground floor homes are positioned in best locations fronting the park
– Typical floor provides nine homes per core. Single top floor set back provides five homes

C7, C8 and C9 Mansion Blocks

– C7 fronts Copenhagen Street and is set back behind a row of existing trees
– C8 and C9 line Charlotte Terrace and front Old Barnsbury, with C9 returning to frame Charlotte terrace square with its gable end fronting Pultney Park
– Building line of C8 and C9 helps redefine Charlotte Terrace as a traditional street
– Communal entrances for C7 and C8 accessed street side and C9 access via the square.
– All refuse stores are accessed internally for residents, collected externally
– There are ground floor cycle stores within C7 and C8 with the remaining allocation provided in the lower level of C8
– Ground floor homes are positioned in best locations to activate corners or to overlook greenspace.
– C7 typical floor provides five homes per core. Two-storey roofscape provides five homes in total
– C8 typical floor provides five homes per core. Two-storey roofscape provides five homes in total
– C9 typical floor provides six homes per core. Two-storey roofscape provides five homes in total



Level 106 Plan



Roof Plan

Phase 3a Overview

Phase 3a occupies the southern part of New Barnsbury which fronts Carnegie Street on one side and Regents Canal on the other, with Muriel Street to the right.

This area forms Plot C of the masterplan, and the comprises three canal buildings (D1, D2, D3) which have been orientated and chamfered to retain existing trees, maximise views, provide desired quantum of dual aspect homes and good levels of sun on ground.

Each canal building has its own designated resident only courtyard in addition to their private amenity space, plus a shared roof terrace with excellent views across London.

In total, 87% homes across Phase 3a are dual aspect providing either a corner, through or stepped outlook.

Phase 3a Block Location

Phase 3a Unit Schedule

Phase 3a	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P	5B9P (D)	Total
Block D1		3	5				14					20										42
Block D2		25	5				29															59
Block D3		21	5				23															49
Total	0	49	15	0	0	0	66	0	0	0	0	20	0	0	0	0	0	0	0	0	0	150
	0.0%	32.7%	10.0%	0.0%	0.0%	0.0%	44.0%	0.0%	0.0%	0.0%	0.0%	13.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

1 bed	2 bed	3 bed	4 bed	5 bed
64	66	20	0	0
42.7%	44.0%	13.3%	0.0%	0.0%

Phase 3a Annotated Ground Floor Plan

Phase 3a Ground Floor Annotated Plan

Views and routes through gaps to courtyards

Existing mature trees along Carnegie Street retained

External landscape to address level changes and access

Corner balconies and full height windows to maximise views

Secure resident only courtyards

Ground floor homes fronting Regents Canal to be accessed internally

KEY

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- 5 bedroom home
- Cycle store
- Bin store
- Pedestrian routes
- Secure line
- Entrance to block or ground floor home

Phase 3a GA Plans

D1, D2, D3 Canal Blocks

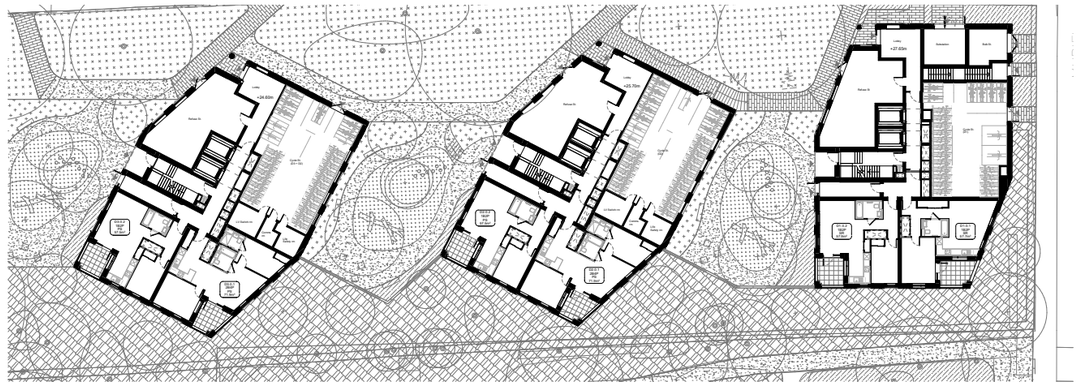
- Prominent communal entrance located at the corners with views into courtyard on approach
- Retention of existing trees along Carnegie Street
- Communal entrance located at the corner to activate this area, providing views into courtyard on approach
- Daylit core to animate elevation and draw light within
- Refuse store accessed internally for residents, collected externally
- Cycle store accessed externally
- Ground floor homes for all canal blocks are all dual aspect and positioned in the best locations fronting Regents Canal

D1 Specific

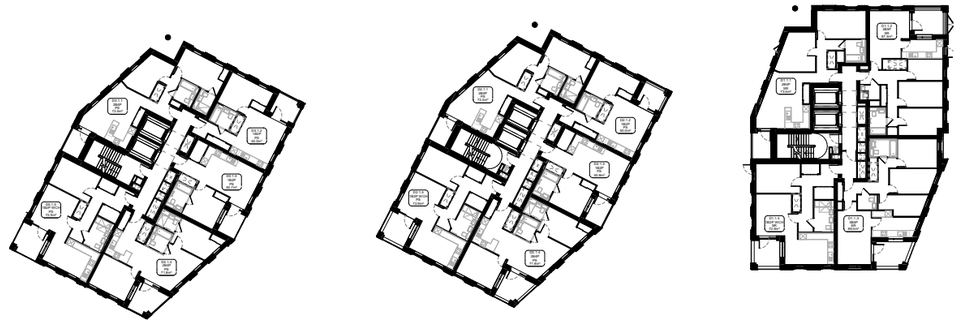
- D1's block is for reprovision and the unit mix has been developed to reflect housing need data for existing residents of Aldrick and Amory House. Existing residents of these canal fronting blocks have the right to return to this area of the proposed development which will require a 'double decant' in agreement with Newlon Housing Trust.
- D1's Typical floor provides four homes per core. The two-storey roofscape provides four homes at the second to top level and ASHP allocation across the top floor.

D2 and D3 Specific

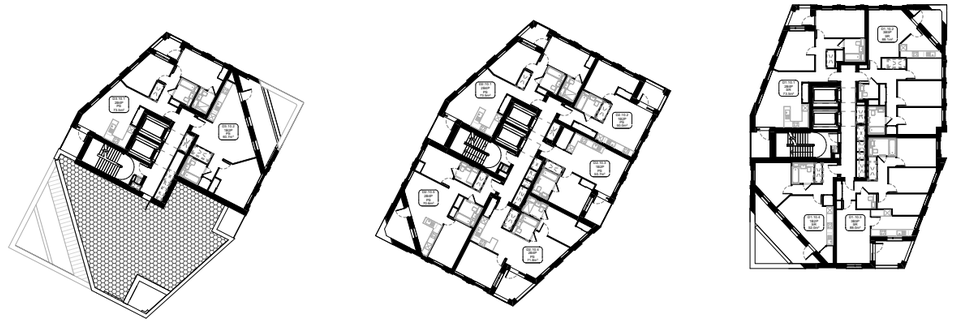
- D2 and D3 are both for private sale and the unit mix has been driven by the market.
- D2 and D3's provide the same floor layouts across all levels with the typical floors each providing five homes per core. The two-storey roofscape provides seven homes in total, with five homes at the second to top level and two homes across the top floor.



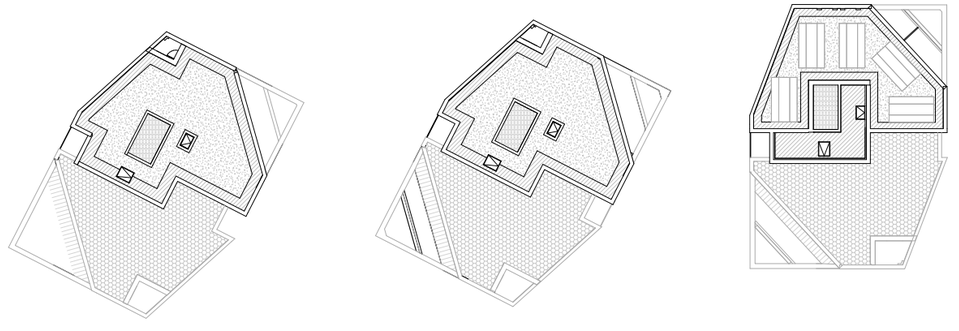
Ground Floor Plan



Typical Floor Plan



Typical Second to Top and Top Floor Plans



Roof Plan

7.2 Quantity

Detailed application schedule of accommodation

	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P Duplex	2B4P	2B4P WCH	2B4P Duplex	3B4P	3B4P WCH	3B5P	3B5P Duplex	3B6P	3B6P (Duplex)	4B6P	4B6P Duplex	4B7P (D)	5B7P House	5B8P House	5B9P House	
Plot A	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P (H)	5B9P (D)	Total
Block A3		2			9		6					11										28
Total	0	2	0	0	9	0	6	0	0	0	0	11	0	0	0	0	0	0	0	0	0	28
	0.0%	7.1%	0.0%	0.0%	32.1%	0.0%	21.4%	0.0%	0.0%	0.0%	0.0%	39.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Plot B	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P	5B9P (D)	Total
Block B1		7		2			13				1		2	1		5						31
Block B2		6		9			8					10				2						35
Block B3		7		3			4					6						1				21
Block B4																			5			5
Total	0	20	0	14	0	0	25	0	0	0	1	16	2	1	0	7	0	1	5	0	0	92
	0.0%	21.7%	0.0%	15.2%	0.0%	0.0%	27.2%	0.0%	0.0%	0.0%	1.1%	17.4%	2.2%	1.1%	0.0%	7.6%	0.0%	1.1%	5.4%	0.0%	0.0%	
Plot C	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P	5B9P (D)	Total
Block C6		27					25															52
Block C7		12					15	5						2								34
Block C8		10	1	1	7		5					4				5						33
Block C9		12		8	6		11					1										38
Total	0	61	1	9	13		56	5	0	0	0	5	0	2	0	5	0	0	0	0	0	157
	0.0%	38.9%	0.6%	5.7%	8.3%	0.0%	35.7%	3.2%	0.0%	0.0%	0.0%	3.2%	0.0%	1.3%	0.0%	3.2%	0.0%	0.0%	0.0%	0.0%	0.0%	
Plot D	1B1P	1B2P	1B2P WCH	2B3P	2B3P WCH	2B3P (D)	2B4P	2B4P WCH	2B4P (D)	3B4P	3B4P WCH	3B5P	3B5P (D)	3B6P	3B6P (D)	4B6P	4B6P (D)	4B7P (D)	5B7P (H)	5B8P	5B9P (D)	Total
Block D1		3	5				14					20										42
Block D2		25	5				29															59
Block D3		21	5				23															49
Total	0	49	15	0	0	0	66	0	0	0	0	20	0	0	0	0	0	0	0	0	0	150
	0.0%	32.7%	10.0%	0.0%	0.0%	0.0%	44.0%	0.0%	0.0%	0.0%	0.0%	13.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Total	0	132	16	23	22	0	153	5	0	0	1	52	2	3	0	12	0	1	5	0	0	427
	0.0%	30.9%	3.7%	5.4%	5.2%	0.0%	35.8%	1.2%	0.0%	0.0%	0.2%	12.2%	0.5%	1%	0.0%	2.8%	0.0%	0.2%	1.2%	0.0%	0.0%	

1 bed	2 bed	3 bed	4 bed	5 bed
148	203	58	13	5
34.7%	47.5%	13.6%	3.0%	1.2%

Mansion Blocks

Appearance

The mansion blocks have a base, middle and top, defined through brick texture, banding and roofscape.

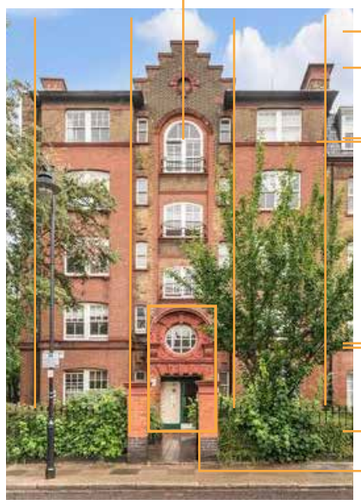
The base is defined with rich brick texture, adding weight and interest to the part of the building most people interact with. Raised window sills and solid balconies provide privacy to those homes and help define a more solid base.

The middle of these blocks are calm, with equal width window apertures that reflect the rhythm of traditional mansion blocks. While the room within dictates the windows, a consistent bay helps to unify the different types. A suite of windows has been carefully selected to be functional, safe and in keeping with the building.

Recessed corner balconies provide relief to the façade and reinforce vertical bays, much like their tradition inspiration. The parapet however extends over the corner balconies to provide a clear datum for the roofscape.

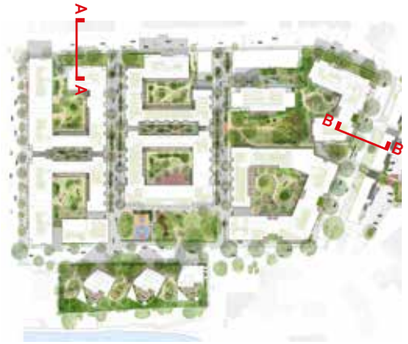
The top two floors of the mansion blocks are characterised by their mansard roof. Coloured standing seam zinc is used to compliment the brickwork and sculpt a roofline that reduces the overall scale. These floors are punctuated with dormer windows, adding articulation to their form.

Old Barnsbury Mansion Blocks



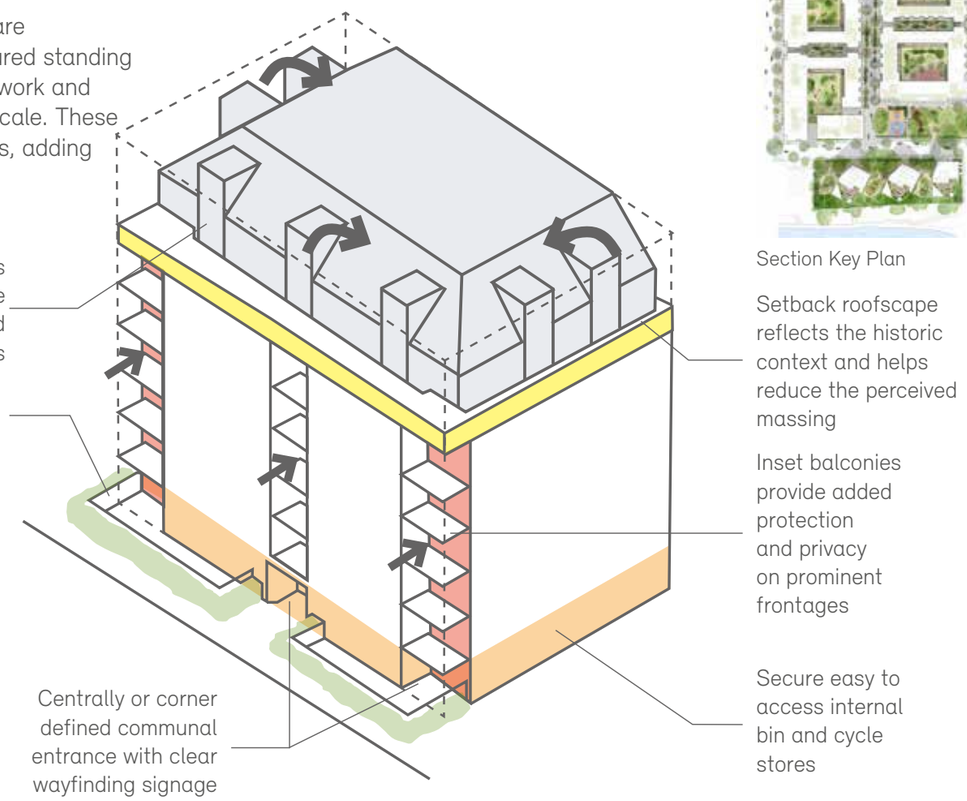
Thornhill House, Islington

Section A-A: Copenhagen Street Mansion Block



Section Key Plan

Section B-B: Charlotte Terrace Mansion Block



The Lanes

Appearance

These north-south streets continue the characteristics of the streets to the north of the proposed development – Matilda Street, Hemingford Road and Barnsbury Road, knitting into their appearance and character.

While grander in scale, we have drawn from the proportion and materiality of the terraced houses. The base is celebrated with a change in both texture and window aperture that offsets the calm repetition above. Our blocks are defined with ground floor duplexes, creating a two-storey datum of a family homes wrapped in brick texture and feature windows.

Above the lower datum, the middle of the building is calm and regular providing relief in these narrower streets. Vertical windows set within a buff brick reflect the proportion of their local counterparts.

Semi-inset balconies, New Barnsbury

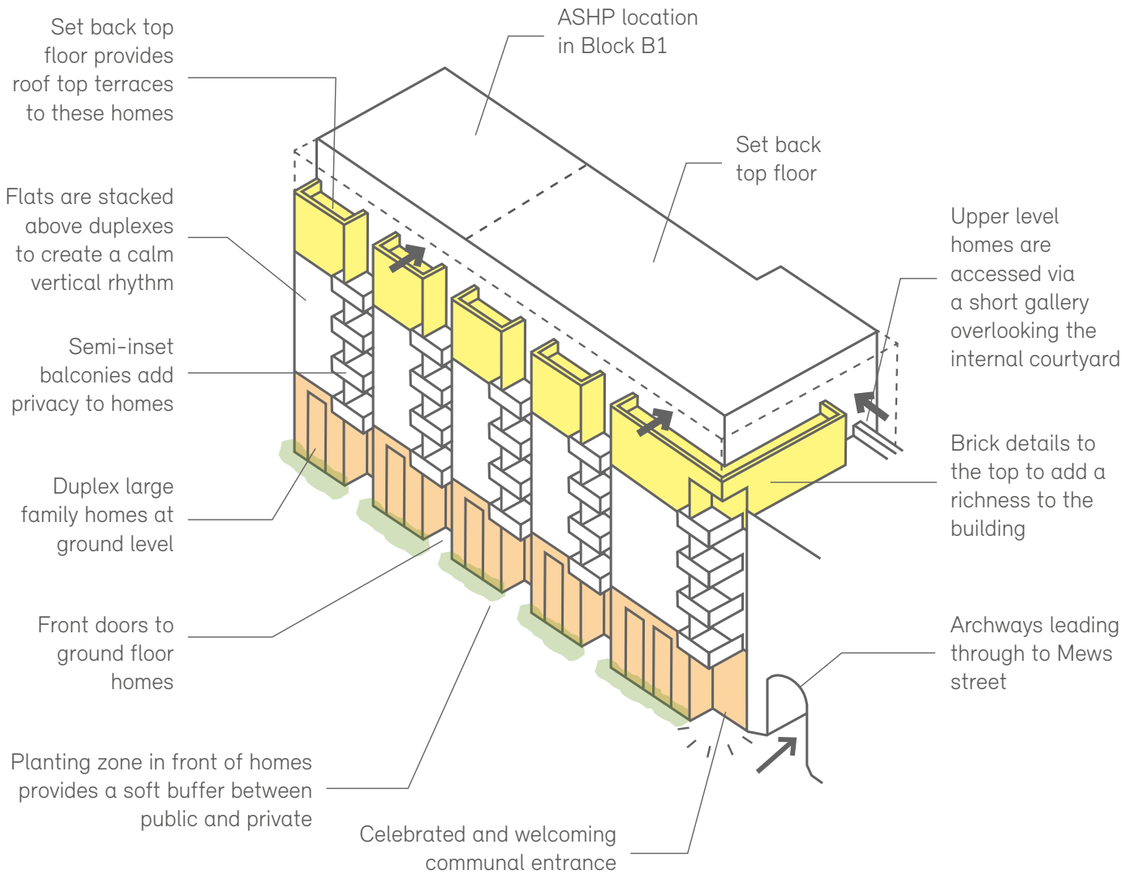
Thornhill Road, Islington

Expressed duplex homes

Abode, Proctor & Matthews Architects

Equally proportioned and set out openings

North West Cambridge, Witherford Watson Mann Architects



Section Key Plan

Section C-C: The Lanes

Mews Houses

Appearance

With light coloured brick and simple detailing these homes offer a canvas to be occupied by residents. The recessed ground floor entrance zone can be used for plants, bikes, seating, or play. Overlooked by the kitchen window, the front door feels safe and personal.

A second floor terrace articulates the sky and provides additional amenity for the family, with in-built planters allowing the landscape to wrap up the buildings.

Additional character is created with playful window positions and asymmetrical surrounds. The homes are topped with a band of soldier course brickwork.

Albion Mews, Islington

Clock Tower Mews, Islington

Home Identity

Penrose Mews, Stolon Studio's

Playful window sizes & locations

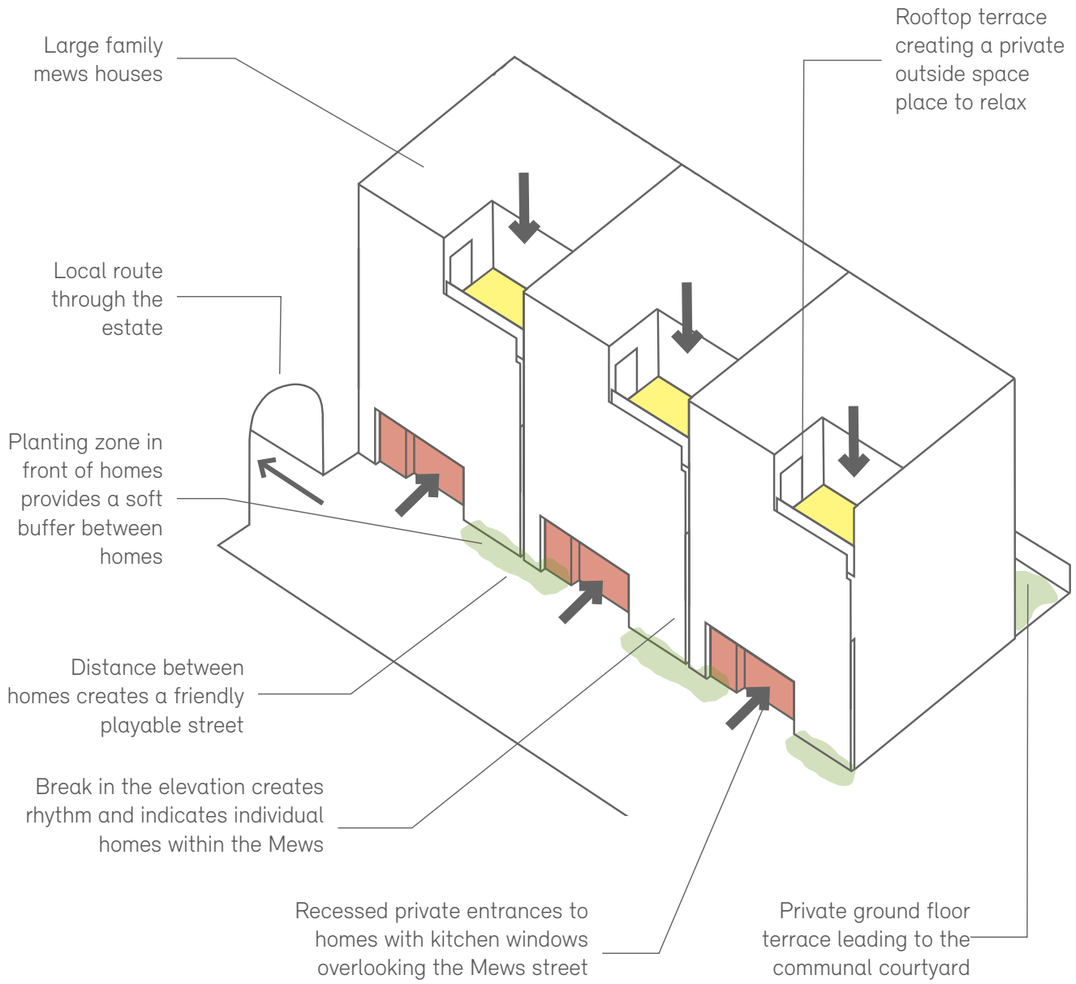
Employment Academy, Peter Barber Architects

Recessed elevation details

West House Girls Boarding House, Mica Architects

Articulated top floor

Brentford Lock West, Mikhail Riches



Section Key Plan

Section D-D: Mews Houses

Park Blocks

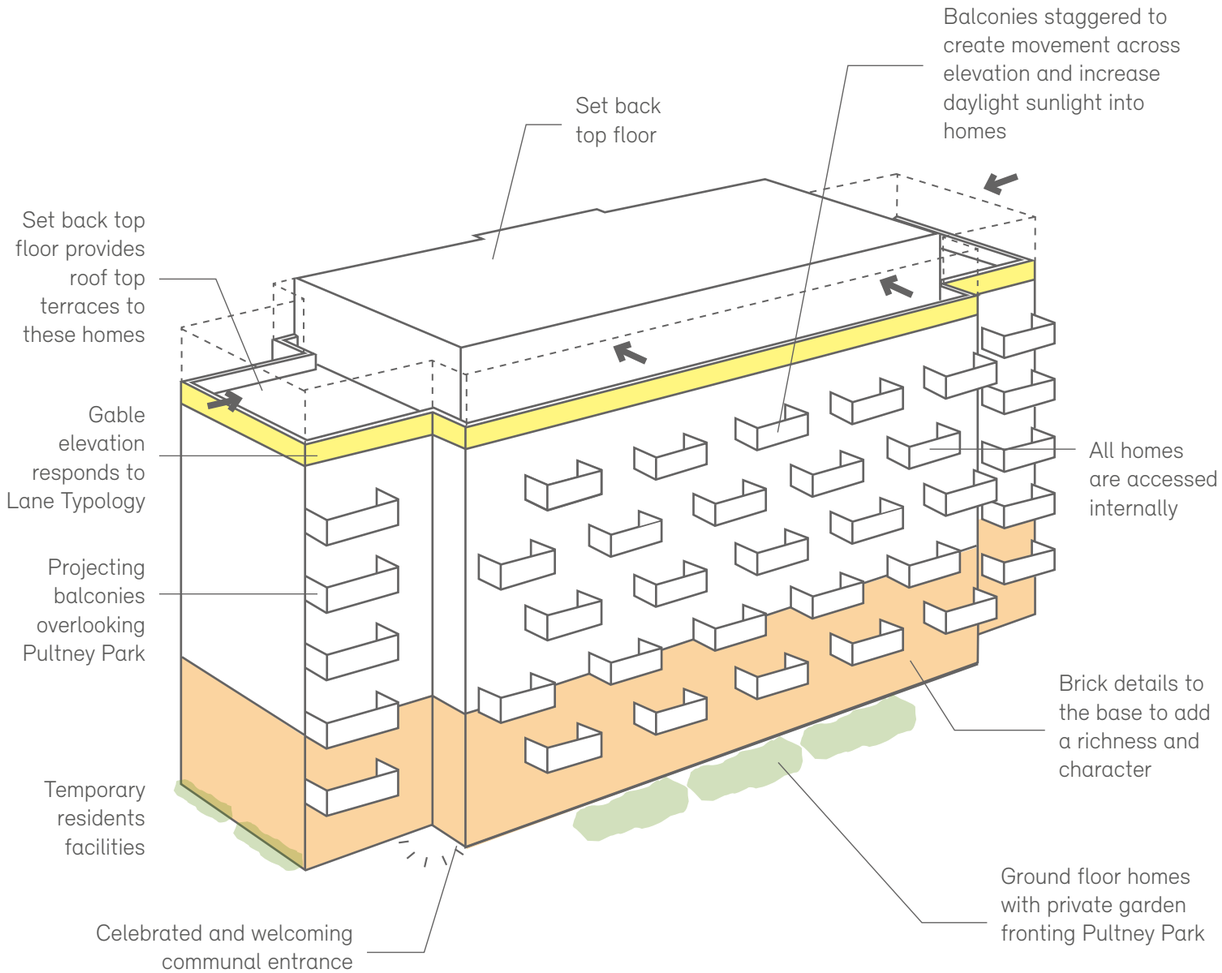
Appearance

Simple in form and more about texture, these blocks use a restrained palette of brick, with richness derived from the detail.

Balconies with metal railings maximise views to the green space and extend each home into the landscape. For added privacy to first floor residents, these balconies will be lined with a solid back plate.

The northern elevation will replicate the staggered balcony pattern with brick detailing between windows, and the ground floor datum wraps the building.

The set-back top floor will be in a complimentary brick tone which will continue down the core.



Messiter House, New Barnsbury

Staggered openings

Colville Estate, Karakusevic Carson Architects

Playful staggered projecting balconies

Brentford Lock West, Duggan Morris

Section Key Plan

Section E-E: Park Blocks

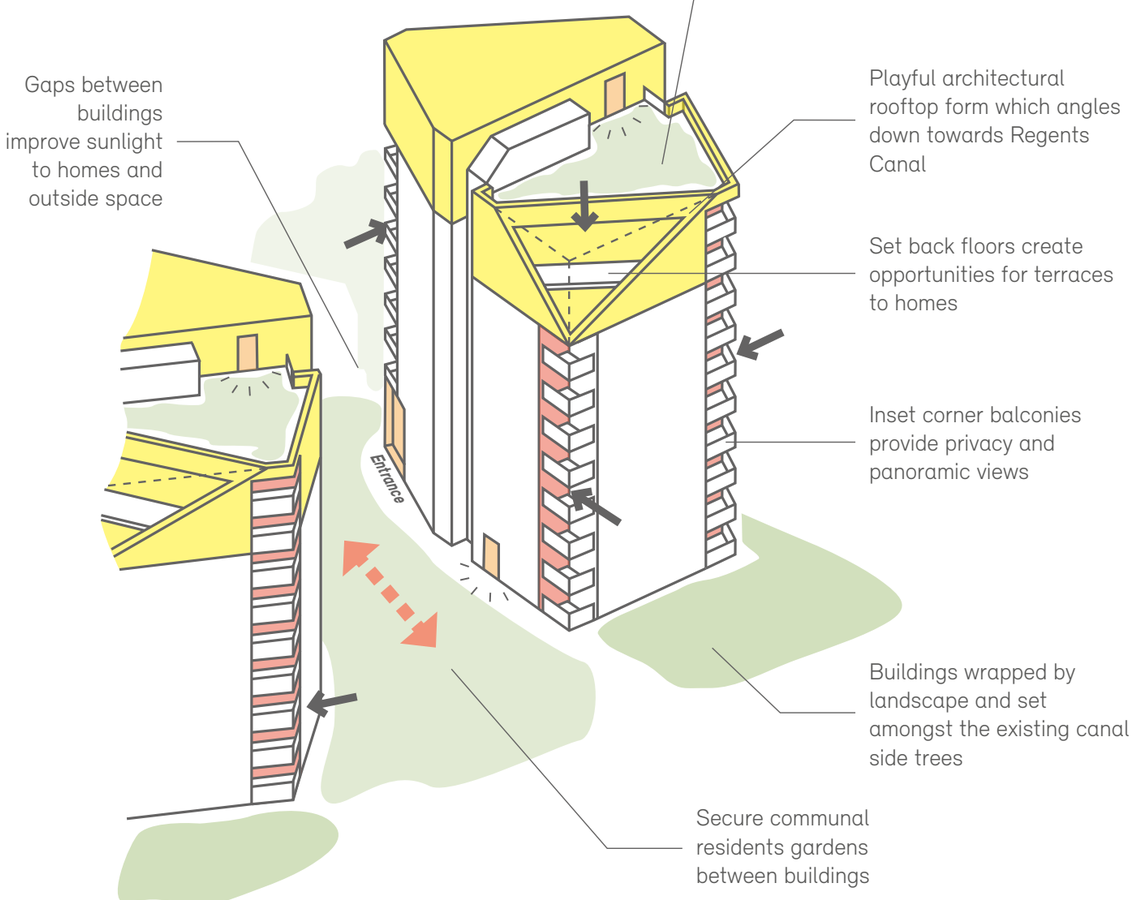
Canal Blocks

Appearance

The chamfered form of the buildings, both in plan and elevation, provides sculpture and interest allowing the detailing of these blocks to be simple and refined. Recessed balconies help define the crisp forms and create high quality amenity for residents.

A heavily textured base gives weight to the lower part of the buildings and extends to either two or three floor, split by the mid-way recess that helps divide each building into two volumes.

Above this, all typical floors remain calm and ordered, with different window types set within a consistent bay width. A tonally similar concrete header/lintel sets the grid of the elevation and allows windows to respond to the room they serve. The top three floors are grouped vertically to emphasise the 'crowns' of each block



The Thames flood plain is overlain by a geological formation known generally as 'brick earth'. Large areas had been let for brick-making from 1808

The first track off Maiden Lane to the east was William Street, now Copenhagen Street which indicates the site was previously brick fields

Often found in brick fields and adjacent to canals, these structures rose dramatically against the skyline

Section Key Plan

Section F-F: Canal Blocks

Material palette

The appearance of the proposed buildings has been developed to consider the estate's past present and future. Islington offers a rich palette of references to draw from and we have hand-picked materials and details that will contribute to the character of the area.

The Barnsbury Estate occupies a large urban block with potential for its own character. The masterplan has been developed with this in mind, creating a contemporary response to the estate's new life while weaving into the surrounding area.

The building typologies noted in this document provide variety in character and materiality, and the following pages explore this in more detail.

Lanes


Primary Brick 1


Primary Brick 2


Brick Texture

Concrete

Mansion Blocks


Primary Brick


Brick Texture


Concrete


Metal Top

Mews


Primary Brick


Primary Brick 2


Brick detail

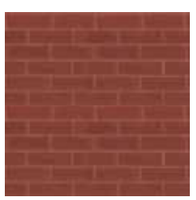
Concrete

KEY

- Mansion Blocks
- Park Blocks
- Lanes
- Mews
- Canal Blocks

Canal Blocks


Primary Brick 1


Primary Brick 2

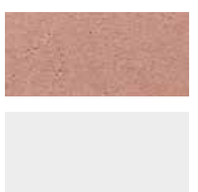

Brick Texture

Park Blocks


Primary Brick 1


Primary Brick 2


Brick Detail


Concrete

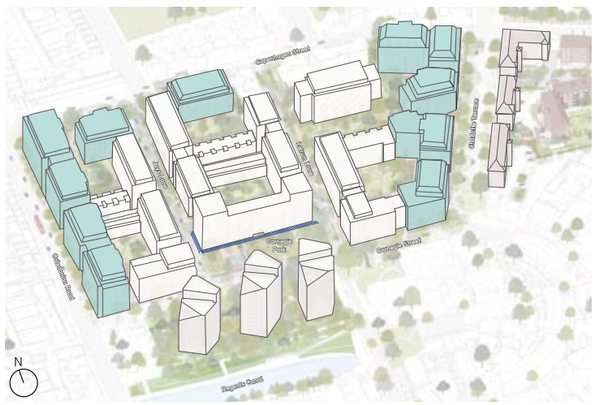
Mansion Blocks

Scale and massing

Mansions blocks are a unanimous London typology, offering a strong, confident frontage and a scale that reflects the streets in which they are located. Their grandeur is complimented with quality materials and rich detailing.

The inter-war buildings of Old Barnsbury, while not mansion blocks have a similar strength and street presence that we have drawn from to inform the primary frontages of the estate. Their large roof forms are reflected in a double height set-back mansard roof and dormer windows punctuate the skyline mimicking the chimneys of Old Barnsbury.

Within the detailed elements of the application, two mansion block types exist: Copenhagen Street and Charlotte Terrace. Their differences are subtle, but they react to their surroundings and contribute to the family of buildings.



Key Plan Typology Location

Mansion Block Elevation Principles

- Achieving density with a medium height approach, that varies in response to the context.
- Articulated roof line with mansard roof and dormers.
- Ornamentation and depth to elevations.
- Vertical emphasis through stacking of elements, horizontal emphasis through banding details.
- Highlighted entrances.

Historic

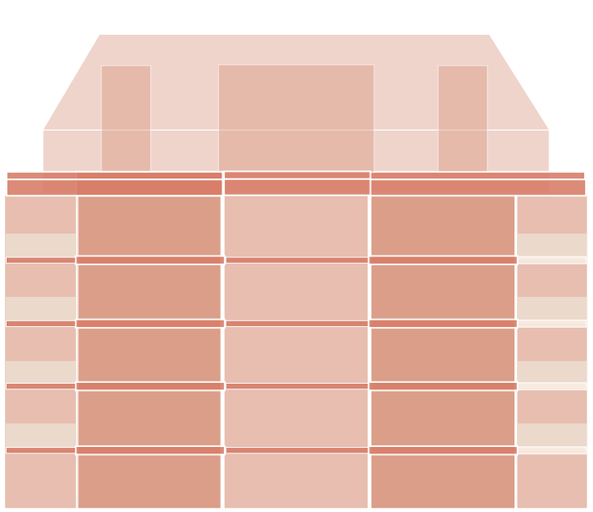
Kensington Court Gardens

Local

Old Barnsbury

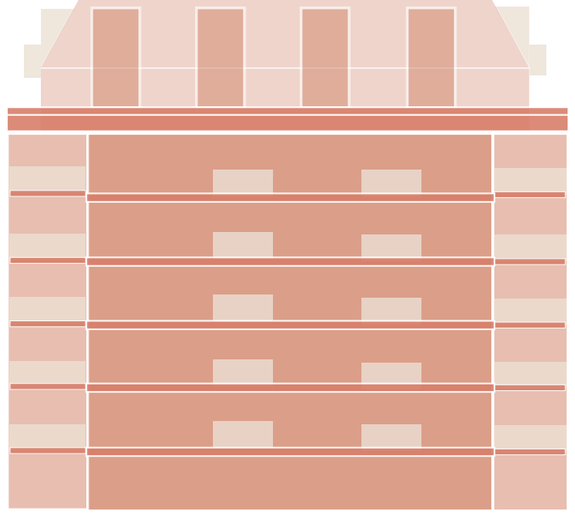
New

New Garden Quarter, PTE



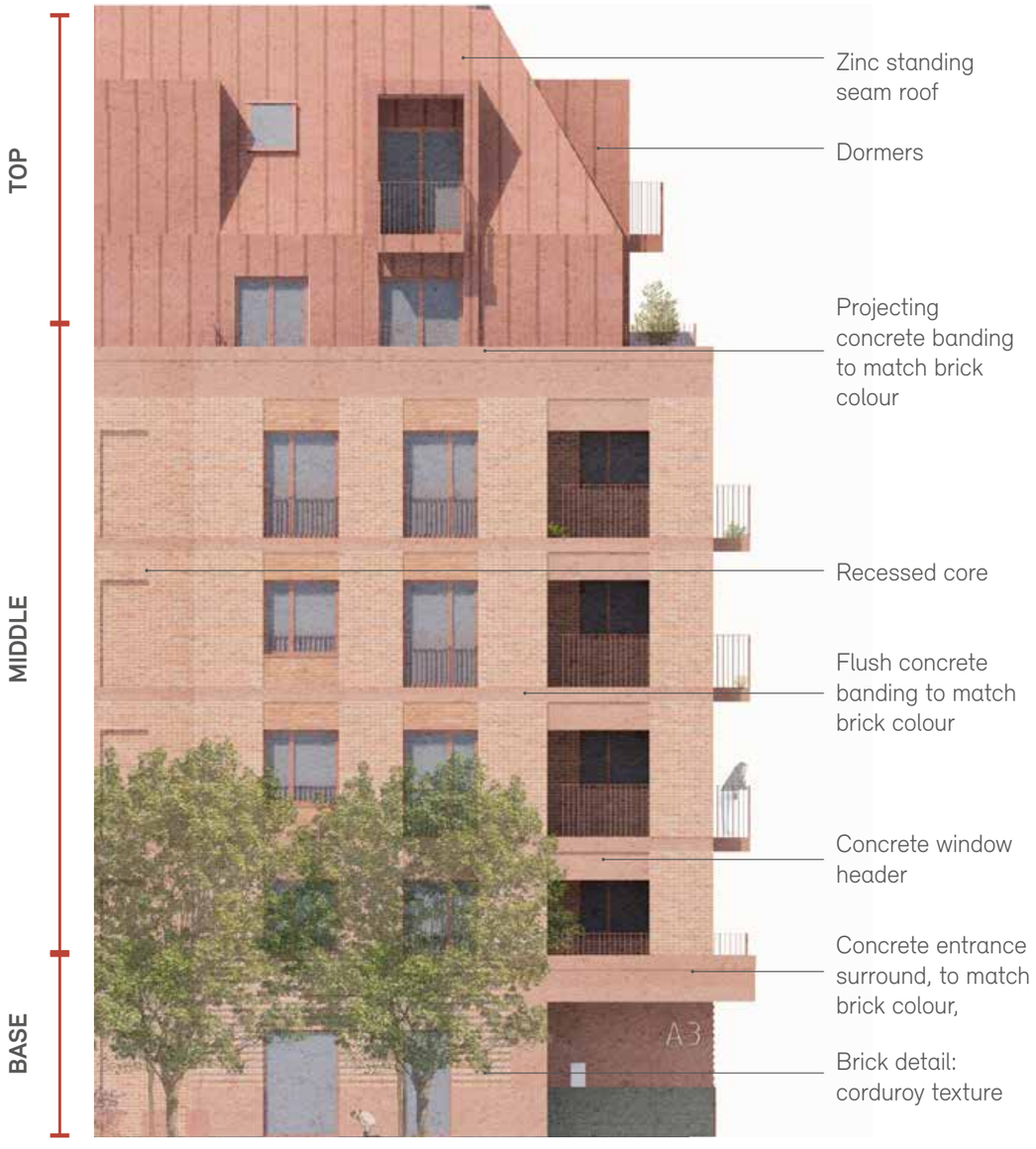
Copenhagen Street

- Sculpted parapet & expressed bays on Copenhagen Street
- Subtle banding
- Recessed core
- Inset balconies on corners



Charlotte Terrace

- Strong corners & parapet
- Subtle banding
- Projecting balconies facing Charlotte Terrace
- Inset balconies on corners



Bay Study: Copenhagen Street Mansion Block

Bay Study: Charlotte Terrace Mansion Block

Materiality

Much like their historic counterparts, these mansion blocks have a simple material palette that is enriched through texture and detail.

A composition of two brick types adds interest and depth to the building and helps define the vertical bays of repeating windows. Recessed brick panels associated with windows utilise a slightly darker brick with a raked mortar joint to emphasise the difference.

Coloured concrete banding in a tone to match the brickwork defines each floor, with wider areas forming a tidal band at the base and the parapet.

The brickwork is contrasted with a suite of metal components - from metal standing seam zinc roof, balcony railings, window frames and laser-cut doors to refuse and cycle stores.

More detail on materials can be found on planning drawings:

– BAE-PTE-VA-ZZ-DR-A-105054

– BAE-PTE-VC-ZZ-DR-A-105060

Mansion Block Metal Roof and Dormers

Mansion Block Entrance

Mansion block materials and detailing

1. Concrete capping (Witherford Watson Mann)
2. Metal roofscape and dormers (Karakusevic Carson Architects)
3. Concrete banding (Caan Architecten)
4. Window head detail (Karakusevic Carson Architects)
5. Stacked sawtooth brickwork (Proctor & Matthews)
6. Entrance tiles (Matthew Lloyd)

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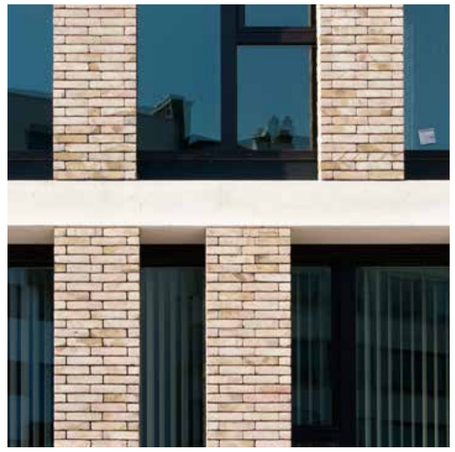

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View Key Plan

The Lanes

Scale and massing

The buildings that line the lanes have been inspired by the Georgian and Victorian terraced houses that are prevalent in Islington and across London. The lanes are defined by the regular rhythm of vertical bays, achieved through the stacking of home types and semi-recessed balconies. These balconies offer the ideal combination of articulation to the street and privacy for residents.

Duplex homes at the lower levels provide private front doors with kitchen windows overlooking the street, set behind planting. Above this sits apartments access via a communal core and access gallery facing the residents courtyard.

The set-back top floor accommodates both homes and rooftop plant.

Historic

Stonefield Street, Islington

Local

Milner Square, Islington

New

Aylesbury Estate, Mae

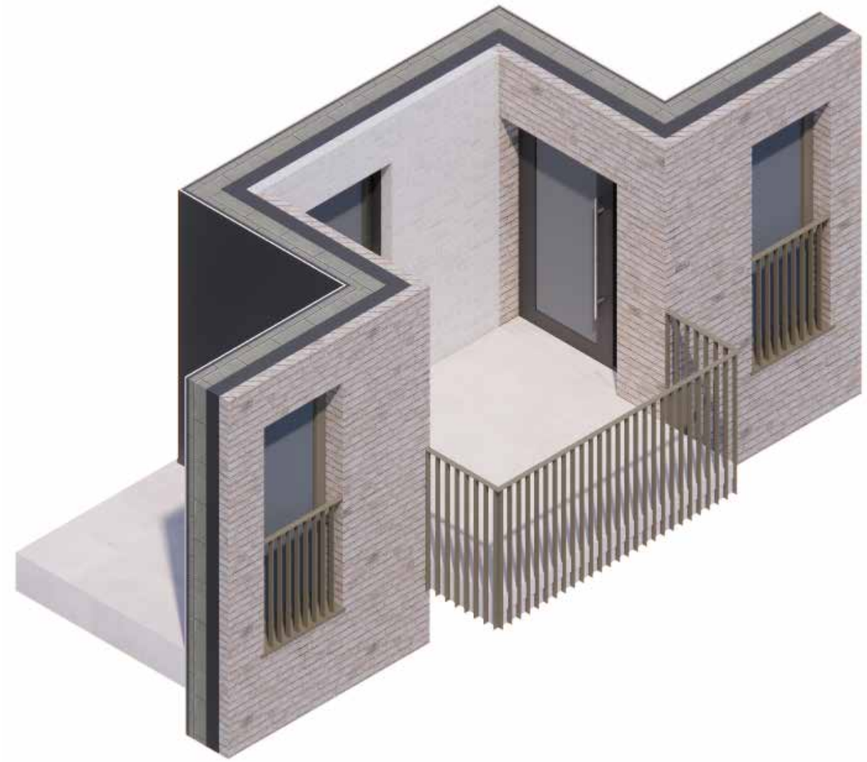
Key Plan Typology Location

Elevation proportions of openings across historic and local context

The Lanes Elevation Principles

- Defined base, middle and top
- Proportions referencing neighbouring Georgian town houses
- Orientated in north-south direction
- Six storeys plus set-back top
- Duplex homes at ground / first floor
- Vertically staking flats above
- Duplex recessed entrances activating the Lane
- Dual aspect gallery access blocks at the rear
- Vertical bays and pairing of windows
- Semi recessed balcony creates articulation

Bay Study



Semi-recessed primary balconies

Materiality

The materials proposed for the lanes comprise a simple, muted, and robust palette which has been carefully selected to work in harmony with the context. Variation and visual interest is created through subtle shifts in tone and texture.

The buildings are composed of two complimentary brick types. The primary facing brick that clads the projecting bays is a light buff brick, reminiscent of the traditional London stock brick found within the local area. The secondary brick type that lines the setback and gallery elevations is a lighter bone-coloured brick which is subservient to the primary facade.

Aligned with the rear face of the balconies, the lighter brick connects the private ground floor entrances with the set-back top floor. A strong two storey base is expressed through the introduction of a vertically stacked sawtooth brick texture. This provide a richness and tactility which can be enjoyed from street level.

Clear delineations between the base, middle and top are defined by architectural detailing. A concrete band at first floor level ties into the balcony fascia. A concrete coping at the top helps to finish the bay, and inset brick panels give height and reinforce the continuous rhythm of the street.

Metalwork of the windows, railings, and rainwater goods are a buff/gold colour to tie in with the brick palette.

More detail on materials can be found on planning drawings:

– BAE-PTE-VB-ZZ-DR-A-105055

– BAE-PTE-VB-ZZ-DR-A-105056

Lane block materials and detailing

1. Tonal brick palette (Haworth Tompkins)
2. Concrete detailing (Haptic Architects)
3. Window Headers (Gort Scott)
4. Window Headers (Gort Scott)
5. Buff Brick Detail (Morris+Company)
6. Brick texture (Haworth Tompkins)

Lane top details and set back top floor

Lane base details and framing of duplex homes

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View Key Plan

Gateways

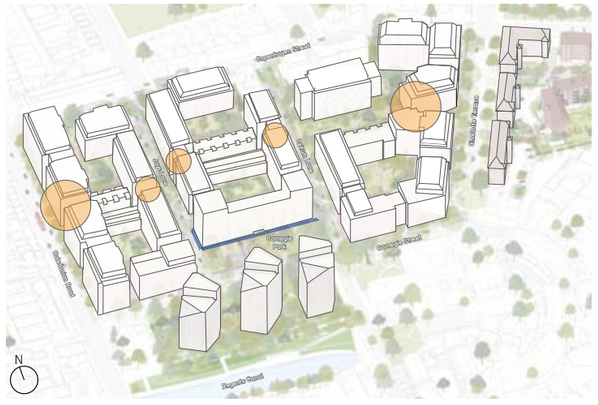
The east-west pedestrian route is marked with gateways that define the threshold between public streets and more local, private spaces. They have been inspired by the arches of inter-war estates as well as the listed tunnel portal of the nearby Regent's Canal. These double-height spaces celebrate the transition from lanes to mews and while public, they allude to a more intimate and local pedestrian route.

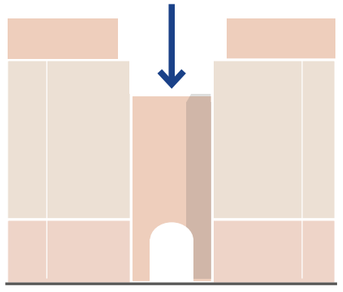
The communal entrances of the lanes blocks are always paired with a gateway to consolidate activity and create concentrated moments of access and movement. This helps to provide more passive surveillance over building entrances.

The rich brick detailing of the lanes base continues vertically here to celebrate these gateway markers and aides wayfinding. Working closely with lighting designers Light Follow Behaviour, these spaces will be attractive, well-lit and safe special moments within the masterplan.

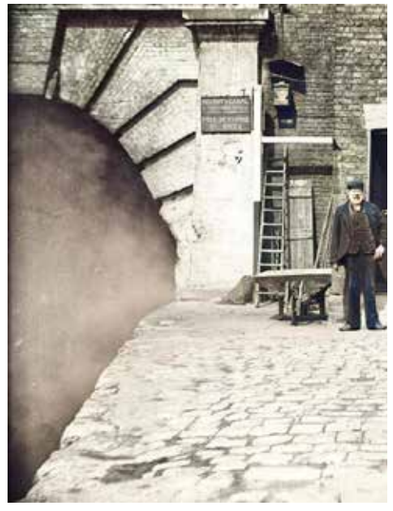
More detail on materials can be found on planning drawings:

– BAE-PTE-VB-ZZ-DR-A-105057





Jay's Lane



Historic

Regent's Canal tunnel portal

Local

Caledonian Road Estate, Islington

New

Bourne Estate, Matthew Lloyd

Gateway materials and detailing

1. Peabody Square, Blackfriars
2. Borough Yards, (SPPARC)
3. Brick Arch detail (Flower Michelin)
4. Brick Arch (Happel Cornelisse Verhoeven)

1.

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4.

View Key Plan

Mews Houses

Scale and massing

The mews houses are a direct response to the housing need of residents, offering 5-bedroom homes to large families living on the estate.

These narrow, pedestrian-only streets provide a moment of intrigue and character in the masterplan.

There is an abundance of references with London and Islington to draw from, with the historic layout of the site containing back-lot mews buildings often for more functional purposes. Mews houses are mostly characterised by their small scale, unique character, and personalisation. Something we hope to replicate here.

Each home is expressed through a projecting bay and recessed entrance. This provides rhythm along the street and helps to identify the individual homes.

Historic

Bathurst Mews, Bayswater

Local

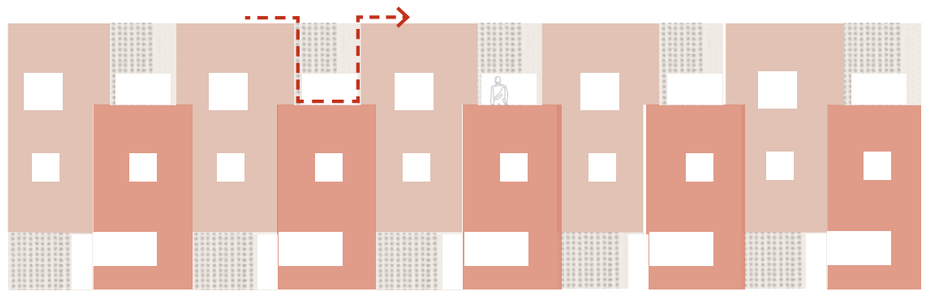
Clock Tower Mews, Islington

New

Hand Axe Yard, Material Architects

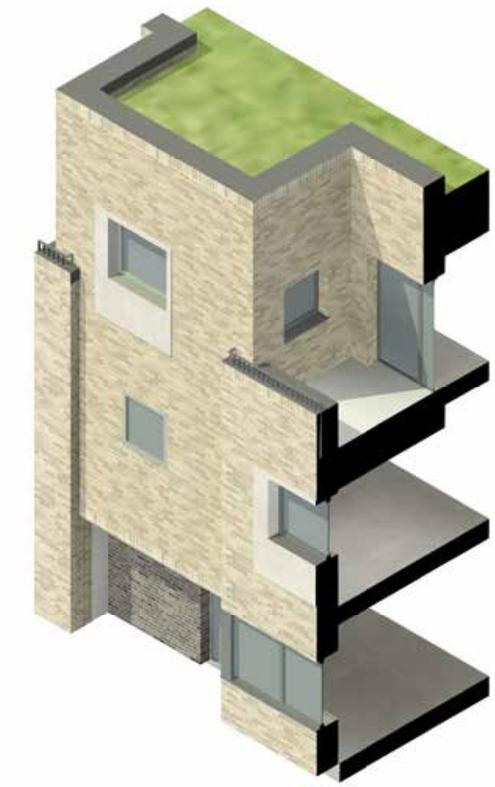
Mews Houses elevation principles

– Three storeys high
– Stepped roof form
– Playful window sizes and locations
– Inset brick panels
– Corduroy brick detailing to the stepped portion of the facade
– Recessed entrances, buffer planting to protect the privacy of ground floor homes and corner kitchen window



Key Plan Typology Location

Bay Study



Mews House Axo

Materiality

Each Mews house is comprised of three different brick types which correspond with the three elements that form each individual house. The main facade, the bay, and the entrance.

The primary facing brick which clads the projecting bay is a mid/buff brick with a light raked mortar. The secondary brick which clads the main facade is a mid/buff brick expressed with a flush dark mortar. Finally the recessed entrance at ground floor is clad in a mid/dark grey brick with a dark mortar. This provides contrast and celebrates the private entrances.

A single solider course is introduced at the top of the main facade, the bay, and the recessed entrance.

Light concrete asymmetric window surrounds encase the uppermost window of the bay and main facade. These surrounds alternate in orientation between adjoining houses to provide a playful rhythm to the street.

All metalwork of windows, railings and rainwater goods are finished in a dark grey, apart from the central window of the main facade and private entrance door which are finished in a sage green colour.

More detail on materials can be found on planning drawings:

– BAE-PTE-VB-ZZ-DR-A-105058

Playful window detail

Recessed entrance and corner kitchen window

Lane block materials and detailing

1. Window surrounds (MFR Architects)
2. Mews (Mikhail Riches)
3. Parapet detail (MICA)
4. Flush brickwork (MICA Architects)
5. Brick texture (Mikhail Riches)
6. Entrance (MIkhail Riches)

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View Key Plan

Park Block

Scale and massing

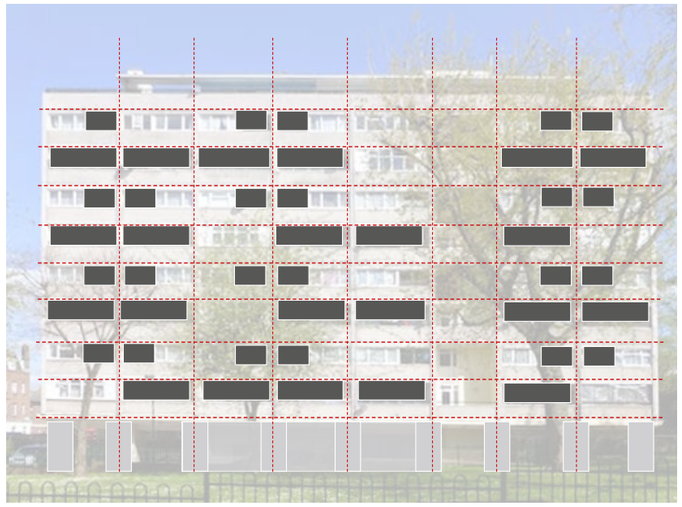
The park blocks are a unique typology with few within the masterplan, positioned to overlook the large public parks. Orientated east-west, most homes have southerly aspect overlooking mature trees. This means that one side the building is articulated with balconies while the other plainer.

The balconies have been staggered to add playfulness to the elevation and improve daylight into the homes.

A set-back top floor benefits from generous terraces

Local

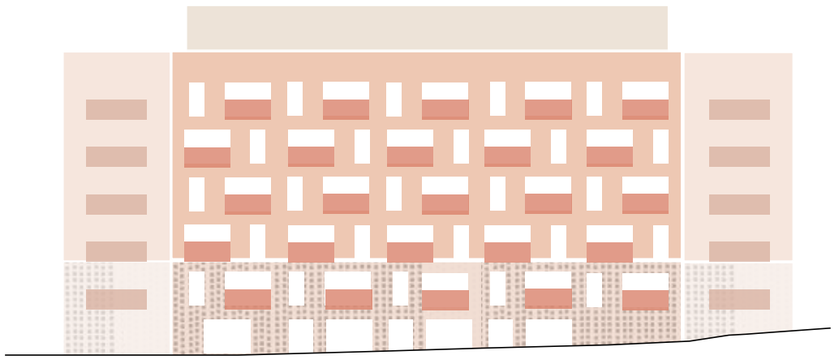
Messiter House, New Barnsbury



Park Block elevation principles

- Top, middle base
- Set back top floor
- Simple brick details
- Gable end responding to Lane
- Vertical running bond brick details
- Calmness across elevation
- Playful staggered balconies - more daylight into homes. Projecting onto Pultney Park
- Paired windows with corduroy brick panels to rear
- Juliet balconies to activate rear

Key Plan Typology Location



Park side elevation

Rear Elevation

Set back top floor

Brick: Light/white stretcher bond, light coloured mortar to match brickwork

Brick detail: Soldier bond

Brick: Pink, stretcher bond, light coloured mortar to match brickwork

Projecting balconies facing onto Pultney Park

Balconies offset - provides more daylight to homes

Solid balconies provide privacy at first floor

Coloured glazed tiles to entrance

Bay Study: Park Side Elevation

Set back top floor and core

Brick: Light/white stretcher bond, light coloured mortar to match brickwork

Window panels offset - provides movement to facade

Paired windows

Brick: Pink, stretcher bond, light coloured mortar to match brickwork

Brick detail: Soldier bond

Corner balconies set back with building footprint

Bay Study: Rear Elevation

Materiality

The park blocks material palette responds to the lush green public spaces they front by providing a complimentary backdrop. A varied window and balcony arrangement helps to provide movement to the facade.

The primary facing brick is a pink brick with light mortar. This is segmented at each level by a 4 brick solider band which wrap the building. Textured panels expressed horizontally between windows on the northern facade help to mirror the playful movement of windows on the park side.

A strong one and a half storey base is created by introducing a coloured dark mortar to solider coursing. A single soldier course is also located at the top of the main facade.

The top floor setback is finished using a secondary light brick. Recessed brick panels around the window have been incorporated to provide a sense of height and rhythm.

All balconies, railings and rainwater goods are finished in a sage green colour which contrasts against the pink brick backdrop.

All windows are finished in a dark grey colour.

The entrances are clad in a concrete inlay which tonally matching the primary facing brick. Sage green accent tiles form a tidal band within the communal entrance.

More detail on materials can be found on planning drawings:

– BAE-PTE-VC-ZZ-DR-A-105059

Lane block materials and detailing

1. Window types (Mangor & Nagel)
2. Coloured juliet balcony
3. Balconies (Bell Phillips)
4. Alternating balconies (Sheppard Robson)
5. Brick coursing (UAU Collectiv)
6. Banding (Gort Scott)

Pairing of windows and brick details

Colonade communal entrance

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View Key Plan

Canal

Scale and massing

Drawing from the local area's history as brick fields and the dramatic kilns that once punctuated the skyline of Regent's Canal, these blocks celebrate this unique part of the estate. Unlike traditional waterfront warehouses, this part of the canal is softened by the dense foliage of the SINC (Site of Importance for Nature Conservation). The surrounding trees have helped shape the sculptural forms with these contemporary 'kilns' enveloped by greenery.

The composition of the three blocks and their changing orientation adds movement and interest as they are viewed in the round. Each block is different in height to add variety, and this is emphasised by the step in building height within each block and sculpted corners.

On both the north and south corners, a double height angled slice brings the scale down towards more sensitive edges and contributes to the kiln-like forms. These areas provide generous private terraces and lead to a communal roof terrace that draws the landscape up and over each block.

Historic

Regent Canal Kilns

Local

Regents Wharf

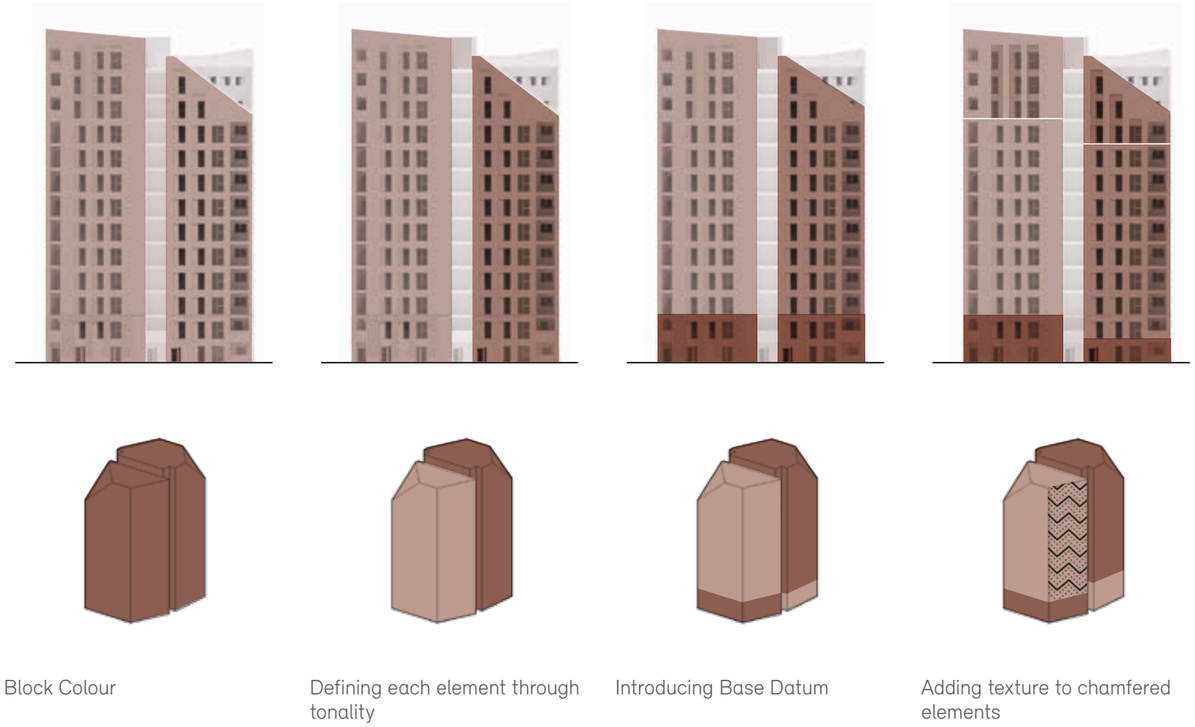
New

Three Waters, Bow Creek

Key Plan Typology Location

Canal Block Elevation Principles

- Building form split to present front and rear elements with taller element adjacent to Carnegie Park with lower element with falling roof profile towards canal.
- Roof form articulated to lower to outermost corners of plan creating terraces to dwellings and communal resident terrace to lower roof.
- Corner inset balconies facing Carnegie street articulate building corner and create surround for building entrance.
- Two storey contrasting band to lower floors.



Block Colour

Defining each element through tonality

Introducing Base Datum

Adding texture to chamfered elements


Brick: Mid/dark grey stretcher bond, dark coloured mortar to match brickwork
Brick: Brown/red stretcher bond, dark coloured mortar to match brickwork
Zinc standing seam roof,
Kiln form creates articulation of the roofscape
Brick detail: Brown/ Red stacked bond, recessed 25mm
Window panels add to movement across the facade
Balcony slot and material change breaks up form
Inbound corner balconies and brick piers define edge and form
Brick detail: 21 degrees, vertical sawtooth texture defines base

Bay Study

Materiality

The buildings have been designed as a celebration of brickwork to tie in with the concept of kilns that once lined the canal. With nods to traditional canalside warehouses these blocks balance simplicity and detailing to create a characterful response to their setting.

The buildings' primary facing material is a red brick with a matching coloured mortar. Simple, repeating bays are expressed up the building through recessed panels allowing windows to move or change within a fixed grid.

Each window has a red concrete header similar in tone to the primary brick which creates a change in texture and adds depth to the elevation. The same concrete is used at the base to surround the double height entrance and forms the tidal band where the building touches the ground.

A wrapping of vertical sawtooth brick texture helps to ground the lower levels with a three storey base to the north and a two storey base to the south. Inset panels to the top free floors with a stacked brick bond in the primary facing brick celebrate the top by creating a strong vertical axis.

Where the two forms of the block meet in the middle a recess balcony is added complete with a mid/dark grey brick to help define the two adjoining forms of each block. The chamfered faces are clad in a red scratched brick to provide a textural surface reminiscent of pottery making techniques.

All metalwork is finished in a dark red/maroon colour to tie in with primary brick tone and emphasise the sculptural appearance of the buildings. This is seen in the railings of recessed and Juliet balconies and within the angled roof-form.

Colourful accent tiles line the inside of the entrance and provide a clear contrast which highlights the primary point of access. This is reflected within the inner face of recessed top floor recessed balconies.

More detail on materials can be found on planning drawings:

– BAE-PTE-VD-ZZ-DR-A-105061

– BAE-PTE-VD-ZZ-DR-A-105062

Recessed corner balconies

Double height communal entrance details marking the corner

Lane block materials and detailing

1. Detail on slice (Fink Jocher)
2. Form (Karucusevic Carson)
3. Brick detail (Gort Scott)
4. Roof terrace (Karakusevic Carson)
5. Brick texture
6. Brick texture

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View Key Plan

7.5 Sustainability

ADF testing of homes

Across all of the assessed blocks, the results of our ADF assessments show that 90.1% of the habitable rooms will meet the ADF criteria for its room use when applying a target value of 2% to any rooms including a kitchen element. When applying a target value of 1.5%, which is the target for a living room or dining room, 92.5% of all rooms would meet the guidance. This is considered a very good level of compliance given the urban location and character of the scheme. In addition, the level of compliance is considered to be comparable, if not better, than other recent developments in Islington and inner London.

Whilst the overall percentage of rooms meeting the guidance is considered very good, the above statistics include the bedrooms, many of which are located behind the recessed balconies. When considering the living rooms (which are the main habitable spaces of each flat) the results show that 98.3% achieve an ADF target of at least 1.5% ADF. This again is considered a very good level of compliance.

The rooms that do not meet the suggested ADF criteria are typically those with windows beneath a recessed balcony or in a corner of a projecting extension which restricts the amount of daylight that can be enjoyed to the room behind them. However, the provision of a balcony is clearly a beneficial amenity and a balance, therefore, needs to be struck. The balcony strategy of the Proposed Development includes providing inset and semi-inset balconies in locations where these are preferable to projecting balconies. In some instances, recessed balconies provide greater privacy and shelter on the busier streets. In addition, where the balconies are recessed into façade, when compared to projecting balconies, they help light to pass to the rooms located beneath them and therefore improve their daylight values. However, the counter factor is that the rooms that sit behind the recessed balconies will have less daylight than were the balcony not recessed. In other instances, a semi recessed balcony provides privacy for residents and adds articulation to the street scene but this also results in some rooms being located behind these recessed areas.

Dual-apect homes: Typical floor plan

The proposed masterplan showing the block layouts of a typical floor. The homes are coloured to show single and dual-aspect

Current illustrative (outline) and detailed application total:

80% of dual aspect homes are either corner, through or stepped across the masterplan (outline and detailed combined)

72% of dual aspect homes are corner or through across the masterplan (outline and detailed combined)

Total detailed application:

80% of dual aspect homes are either corner, through or stepped across the detailed application

77% of dual aspect homes are corner or through across the detailed application

The remaining blocks are to be submitted in outline and show indicative layouts.

KEY: dual aspect classification

- Corner
- Single
- Stepped
- Through
- Phases within detailed element of application

Overheating

A CIBSE TM59 overheating analysis report was prepared by AECOM for the proposed schemes hybrid planning application. The development consists of 7 blocks of apartments, with varying shapes and orientations. This assessment covers 51 sample flats, which are spread out across the estate, to provided a representative sample of flats on the development. The assessment has undertaken analysis on blocks being included in the hybrid planning submission. All outline phase blocks are modelled as adjacent buildings to account for the impact of shading, but excluded from the overheating assessment.

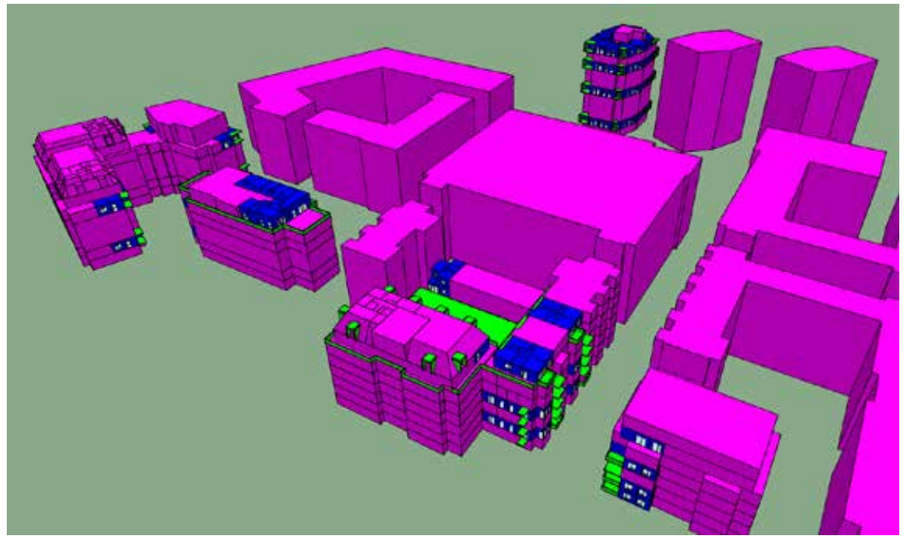
While there is currently no regulatory compliance requirement to meet CIBSE TM59, to align with local planning policy as well as the Greater London Authority London Plan, demonstration of overheating assessment is required. Furthermore, the building regulations were updated in 2021, to include Part O in domestic developments, which sets out minimum standards regarding overheating.

The Development has been designed to follow the cooling hierarchy, which includes passive design features such as low g value glazing and shading via balconies to help minimise risk of overheating. It has further been optimised to maximise use of natural ventilation strategies to help mitigate summertime overheating.

This analysis has shown that all 51 sample flats are demonstrated to comply with TM59 criteria when assessed using London Weather Centre CIBSE 2020 DSY 1 50th Percentile weather tape which is considered to meet the London Plan requirements.

Further analysis of corridor overheating has been undertaken to provided minimum air change requirements which should be met by mechanical ventilation strategies in order to minimise overheating risk in these areas.

For more detail refer to the Overheating Report prepared by Aecom which accompanies the hybrid planning application.



Detailed application overheating model

Phase 1a

Phase 1b

KEY

Sample of homes tested for overheating

Window Openings

Across each block, the design of windows and balconies has been collaboratively developed and tested with both daylight and sunlight surveyors and overheating specialists.

Windows

Windows have been designed to balance overheating and daylight (ADF levels) across the scheme and have been tested at several stages of design development by both the daylight and sunlight surveyors and overheating specialists. This process has been collaborative and allowed for any problem areas to be flagged early for review.

In response, the design of several windows types have evolved to improve ADF or overheating where advised whilst balancing this against ensuring the results do not have a negative impact on the other. Windows have been designed to suit rooms. In some instances, the size of openable area has been adjusted to increase ventilation and prevent overheating whilst ensuring the amount of glazing surface is not reduced which would impact ADF levels.

Balconies

As with windows, balcony sizing and locations have been designed to balance overheating and daylight (ADF levels) across the scheme. Balconies are used for shading, however in some of the blocks they have been staggered (C6) to help with ADF levels across habitable rooms.

Mansion Blocks

Blocks A3, B2, C7, C8 and C9

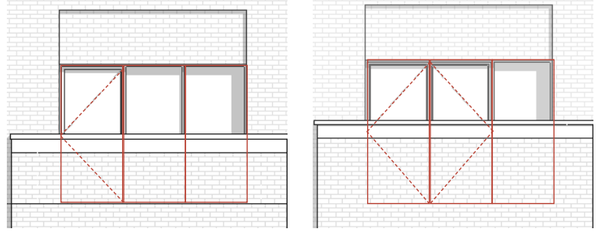
All raised cill 1585mm windows to be fully openable with railings to 1100mm. Where possible (due to wall positions, furniture) the narrow windows have been made wider to match the 1585mm type (mostly in single bedrooms). This is balancing the overheating while maintaining the same amount of glazed surfaces to not affect ADF levels.

Before | After

The Lanes

Blocks B1 and B3

Top floor living rooms doors to terraces have been changed to double doors with 3rd panel fixed. The 3rd panel will either become a raised openable windows plus bottom panel or just a panel (not glazed).



Before | After

Mews Houses

Block B4

Mews: Block B4

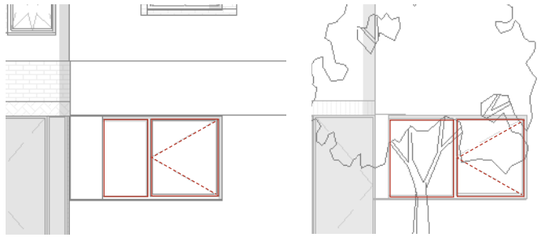
Kitchen window has an additional opening part

- Top floor single bedroom: both windows to be openable
- Middle floor single bedroom increased slightly from 1250mm wide to 1360mm (this was only just failing)

B4 Single bedroom

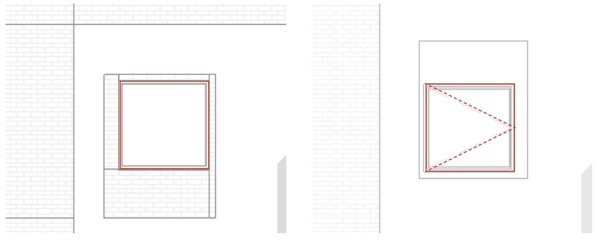
Before | After

B4 Kitchen bedroom



Before | After

B4 Top floor bedroom



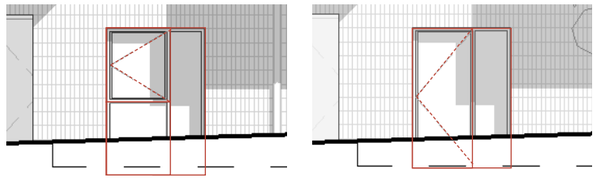
Before | After

Park Block

Block C6

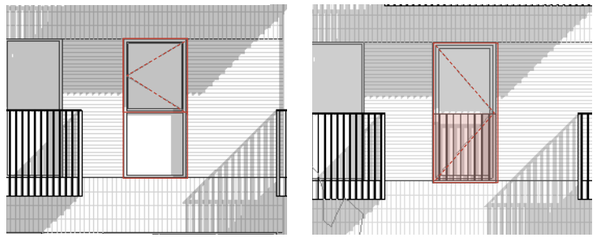
- South Elevation bedroom windows to be fully openable (Juliet balconies)
- Ground floor bedrooms – full height openable door with fixed side panel
- Top floor flats – doors onto terrace have been reduced to double door (in all 4 corner homes) – these might become double doors

C6 Ground Floor



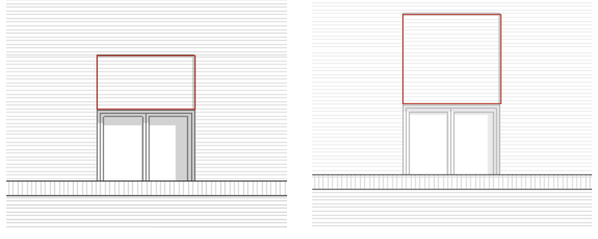
Before | After

C6 Bedroom windows



Before | After

C6 Top floor



Before | After

Fire Strategy Statement Overview: Detailed Application

Affinity Fire Engineering (UK) Ltd has been engaged to develop a Fire Strategy Statement in support of a hybrid planning application (part Detailed, part Outline) for the Barnsbury Estate located in London.

This document provides an overview of the fire strategy for the Detailed Design of Phases 1a, 1b and 3a. For more detail refer to the Fire Statement & Gateway One Form prepared by Affinity Fire which accompanies the hybrid planning application.

All apartments block except the Mews Houses have building heights >18m, which will mean they will have facilities associated with Fire Fighting core. The development also consists of Mews houses greater than > 5m and less than 18m.

Means of Egress

- **Open plan flat:** Where an apartment is equipped with an automatic fire suppression system, then the apartment can be treated as an open plan flat. The travel distances within the flats are <20m.
- **Houses / Maisonettes:** The internal stairway should be enclosed in a 30/30/30 fire-resisting protected hallway, connecting the ground and all upper storeys. All rooms served by the protected entrance hallway on each floor level are to be provided with FD30 fire doors.
- **Common corridors:** Travel distance in the common corridor from the furthest flat entrance to the stair entrance is <15m.
- **Escape Within Ancillary Accommodation:** Travel distances within ancillary areas are limited to 18m in a one-way direction and 45m in a two-way direction.
- **Evacuation Lifts:** To meet the requirements of Policy D5 for the London Plan, the non-firefighting lift in each core should be provided as an evacuation lift to assist the evacuation of persons of restricted mobility.

Active fire safety systems

Fire Detection and Alarm Systems

To facilitate the 'Stay Put' evacuation strategy the following detection and alarm system is to be afforded:

- Each Apartment: Grade D1 Category LD1 automatic fire alarm and detection system to be designed and installed in accordance with BS 5839-6.
- **Houses / Maisonettes:** Grade D1 Category LD2 fire alarm and detection system to be installed in accordance with BS 5839-6.
- **Car Parks and Associated Stores:** Category L5 fire detection and alarm system to be installed in accordance with BS 5839-1.
- **All Other Ancillary Locations:** Category M fire detection and alarm system to be installed in accordance with BS 5839-1.
- **Internal Communal Corridors:** Category L5 fire detection system to be installed in accordance with BS 5839-1.

Fire Suppression System

- **Residential:** An automatic fire sprinkler system is to be provided to a Category 4 standard for all blocks as the topmost habitable floor slab is >18m above Ground Floor level. The Category 4 sprinkler system is to be designed and installed in accordance with BS 9251:2021.
- **Ancillary Areas:** As the compartment sizes of the ancillary rooms are less than 100m^2 the Category 4 residential sprinkler system can be extended to these rooms. The type of sprinkler heads used in each of these rooms is to be confirmed by the sprinkler specialists.
- **Mews Houses:** An automatic fire sprinkler system is to be provided to Category 1 Standard for the Mews houses. The Category 1 sprinkler system is to be designed and installed in accordance with BS 9251:2021.
- **Car Park (Podium Parking:** Commercial sprinklers to be provided to no less than OH2 standard and to be designed and installed in accordance with BS 12845.

Smoke Control

- **Common Corridors:** The common corridors are vented with either a 1.5m^2 AOV or 1.5m^2 smoke shaft.
- **The staircase:** Should be provided with an automatic opening vent (AOV) with a free area of at least 1.0m^2 at the head of the stair, activated by the common corridor Category L5 fire detection system.

Passive fire safety systems

Fire Resistance Levels

The minimum standard of structural fire resistance is shown in the table below. For the Fire Resistance of the Construction and Closures refer to the Fire Statement & Gateway One Form prepared by Affinity Fire which accompanies the hybrid planning application.

Table 1:Minimum standard of structural fire resistance

Part of the Building	Building Height (m)	Minimum Structural Fire Resistance
All Blocks (except D1, D2 and D3)	>5	60/-/-
Blocks D1, D2 and D3	>30	120/-/-

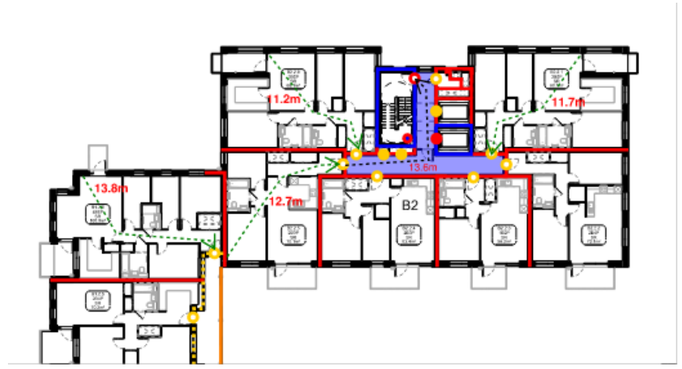


Figure 1: Example Block B2_ Open plan flat and common corridor travel distances

Figure 2: Example Block B1 with 30/30/30 fire-resisting protected hallway

Part M(3) Accessible Home Layouts

All housing is designed to Building Regulations Approved Document M with 10% designed to M4(3) wheelchair accessible across the detailed application.

The Mount Anvil Limited Technical Design Standards target 2 x 13 person lifts to each core, or a minimum of 1 x 13 person lift if 2 is not feasible. This approach will assist with overall accessibility, and the practicalities of moving furniture in and out of dwellings.

Housing Needs Assessments of the existing residents who are moving into the different blocks within Phases 1a, 1b and 3a, will ensure that the new homes are fit for the specific needs of the individual resident prior to their move.

Phase 1a

– 9 x 2b3p wheelchair homes within Block A3 across levels 100-104

Phase 1b

– 5 x 2b4p wheelchair homes within Block C7 across levels 101-105

– 1 x 1b2p and 7 x 2b3p wheelchair homes within Block C8 across levels 100-105

– 6 x 2b3p wheelchair homes within Block C9 across levels 100-105

Phase 3a

– 5 x 1b2p wheelchair homes within Block D1 across levels 101-105

– 5 x 1b2p wheelchair homes within Block D2 across levels 101-105

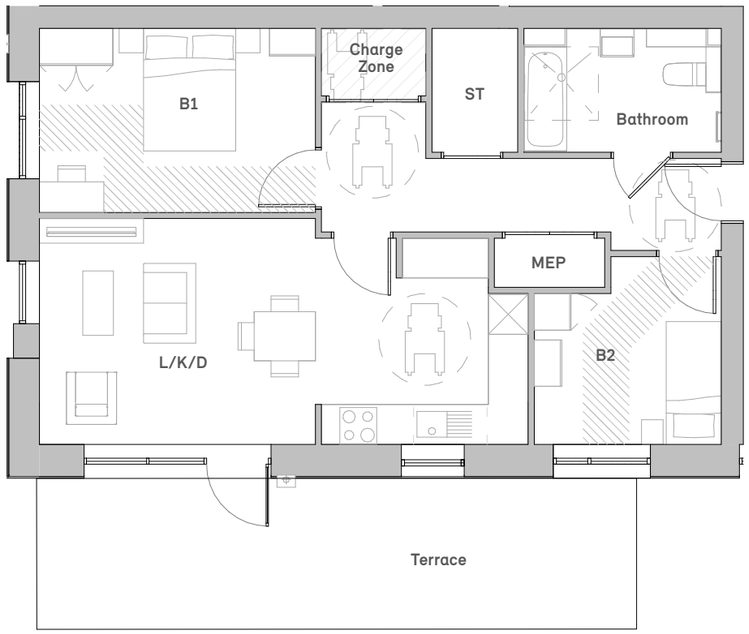
– 5 x 1b2p wheelchair homes within Block D3 across levels 101-105

Prior to occupation, the wheelchair flats will be reviewed by an Occupational Therapist ensuring all homes are suitable for the needs of the individual household.

Phase 1a Wheelchair Layouts

Block A3

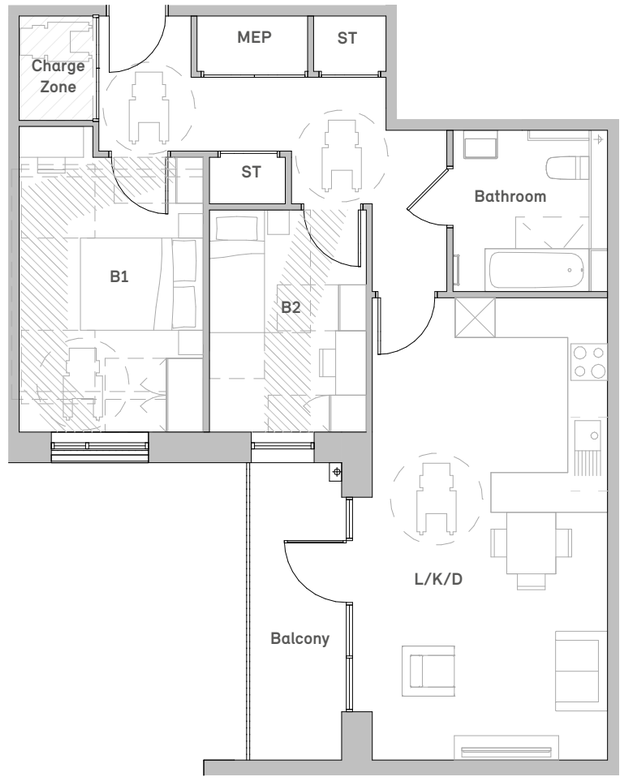
Key Plan
Block A3, Ground Floor



Block: A3	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Number: 1 home	
Total Area (m^2)	75.4 m^2
Living / Kitchen / Dining	27.5m^2
Bedroom 1	13.5m^2
Bedroom 2	8.6m^2
Storage	2.8m^2

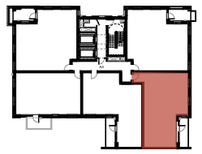
Block A3

Key Plan
Block A3, Typical Floor

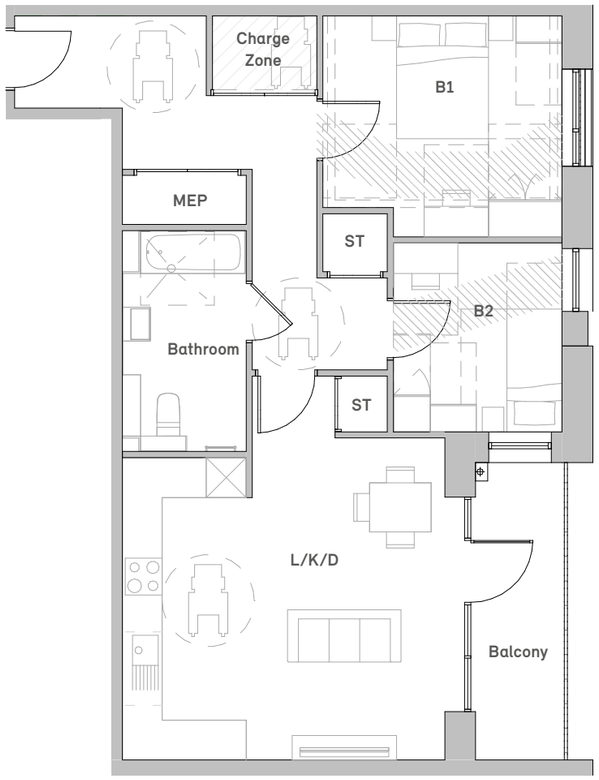


Block: A3	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Number: 4 homes	
Total Area (m^2)	78.7 m^2
Living / Kitchen / Dining	29.5m^2
Bedroom 1	14.0m^2
Bedroom 2	9.3m^2
Storage	2.0m^2

Block A3



Key Plan
Block A3, Typical Floor

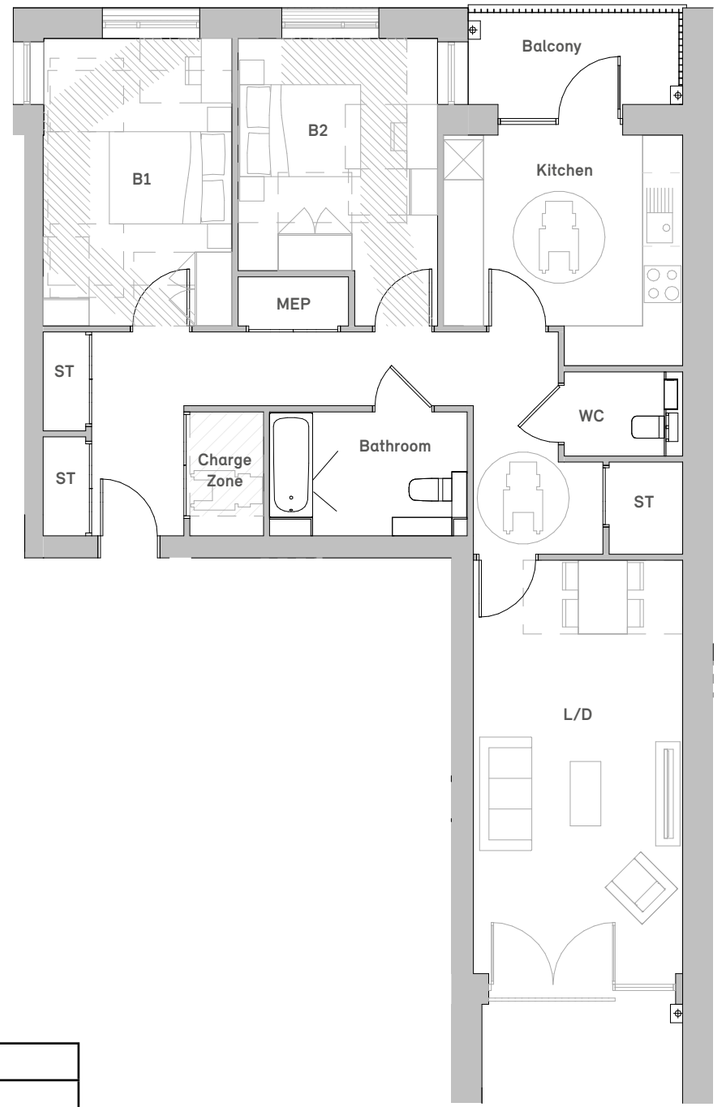


Block: A3	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Number: 4 homes	
Total Area (m^2)	79.6 m^2
Living / Kitchen / Dining	28.2m^2
Bedroom 1 (Double)	13.5m^2
Bedroom 2 (Single)	8.5m^2
Storage	2.0m^2

Phase 1b Wheelchair Layouts

Block C7

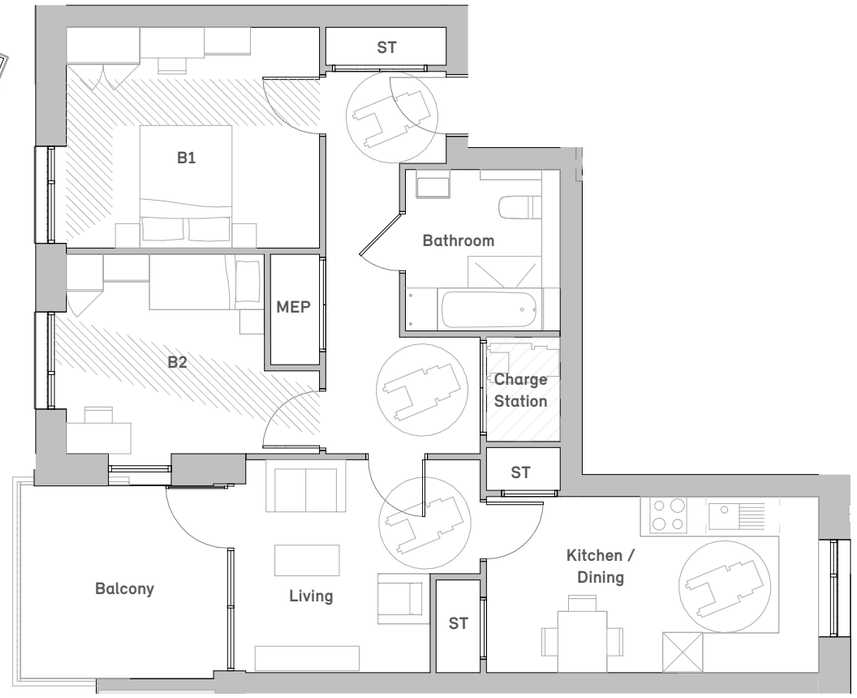
Key Plan
Block C7, Typical Floor



Block: C7	
Unit Type: 2B4P M4(3) Accessible Layout	
Unit Numbers: 5 homes	
Total Area (m^2)	83.9m^2
Kitchen	13.5m^2
Living / Dining	23.2m^2
Bedroom 1 (Double)	14.4m^2
Bedroom 2 (Double)	13.5m^2
Storage	4.0m^2

Block C8

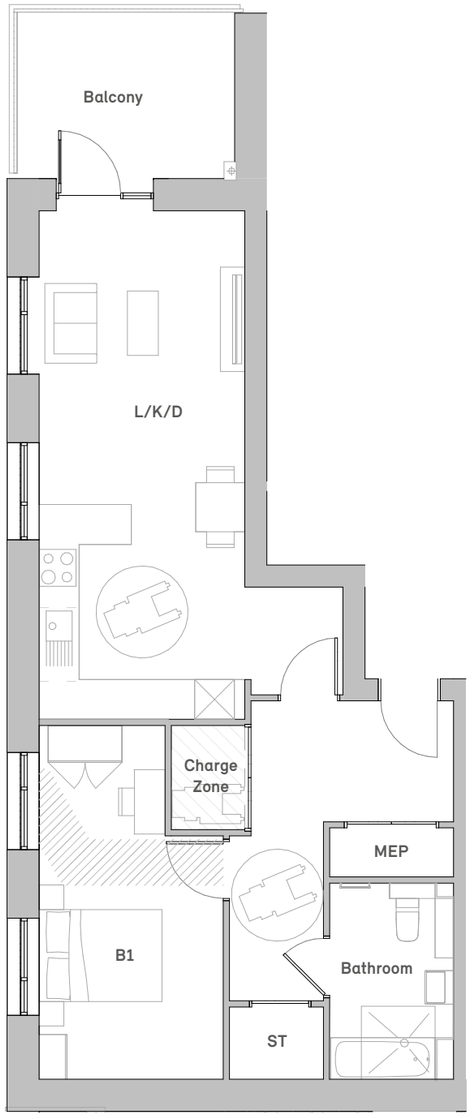
Key Plan
Block C8, Ground Floor



Block: C8	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Numbers: 1 home	
Total Area (m^2)	83.4 m^2
Kitchen / Dining	15.6 m^2
Living	12.0 m^2
Bedroom 1 (Double)	14.9 m^2
Bedroom 2 (Single)	11.7 m^2
Storage	3.1 m^2

Block C8

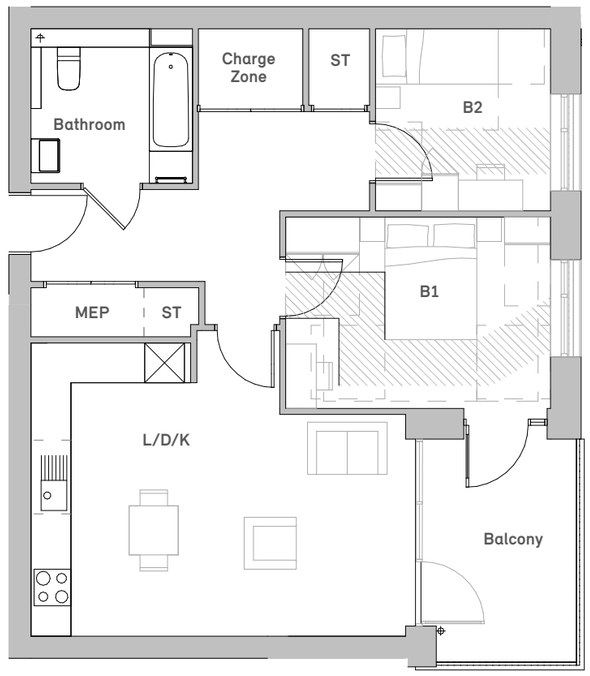
Key Plan
Block C8, Ground Floor



Block: C8	
Unit Type: 1B2P M4(3) Accessible Layout	
Unit Numbers: 1 home	
Total Area (m^2)	71.5 m^2
Living / Kitchen / Dining	30.6 m^2
Bedroom 1 (double)	15.6 m^2
Storage	1.8 m^2

Block C8

Key Plan
Block C8, Ground Floor

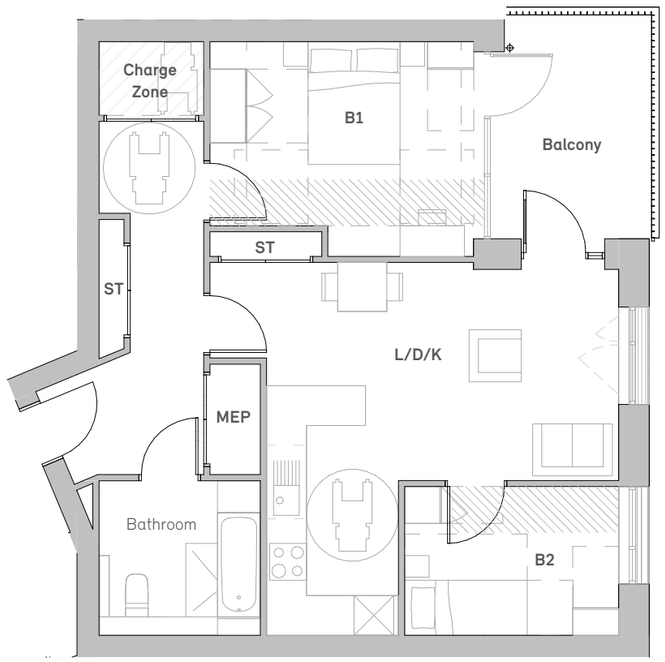


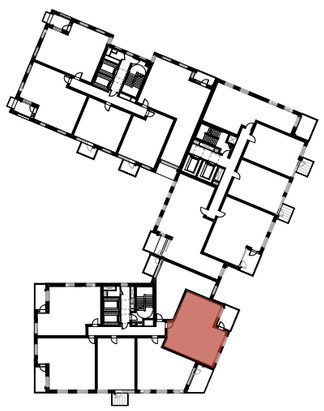
Key Plan
Block C8, Typical Floor

Block: C8	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Numbers: 6 homes	
Total Area (m^2)	74.9 m^2
Living / Kitchen / Dining	27.1 m^2
Bedroom 1	13.5 m^2
Bedroom 2	8.5 m^2
Storage	2.0 m^2

Block C9

Key Plan
Block C9, Ground Floor



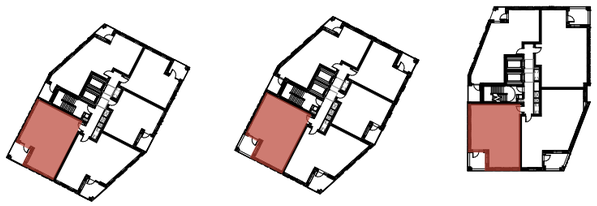


Key Plan
Block C9, Typical Floor

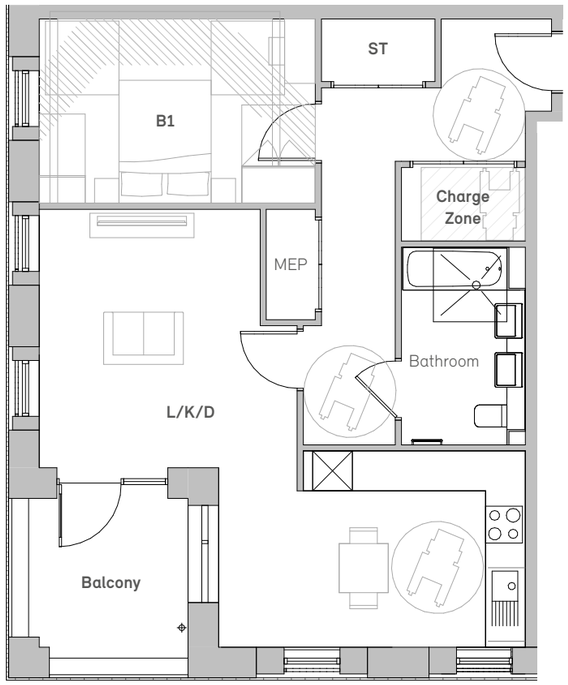
Block: C9	
Unit Type: 2B3P M4(3) Accessible Layout	
Unit Numbers: 6 homes	
Total Area (m^2)	74.6 m^2
Living / Kitchen / Dining	27 m^2
Bedroom 1	14.1 m^2
Bedroom 2	8.5 m^2
Storage	2.0 m^2

Phase 3a Wheelchair Layouts

Blocks D1, D2 and D3



Key Plan
Blocks D1, D2, D3 Typical Floor



Block: D1, D2, D3	
Unit Type: 1B2P M4(3) Accessible Layout	
Unit Numbers: 15 homes (5 per block)	
Total Area (m^2)	73.3 m^2
Living / Kitchen / Dining	32.2 m^2
Bedroom 1	13.5 m^2
Storage	2.0 m^2

8 Landscape

Private & 24 hour Accessible Space

Throughout the consultation we explored with residents the popularity of allowing resident access to all the courtyards (not just the one adjacent to each block) through fob-control.

However residents expressed a strong desire for the courtyards only to be accessible by those residents of the surrounding blocks. This was supported by LBI officers and the Design Review Panel.

Carnegie Street Park and Pultney Park will remain 24hr accessible and will be significantly improved with amenities, play and planting.

The Mews provides a landscaped, playable east-west connection through the proposed development which will be well lit and activated by front doors.

Each resident will have designated private outdoor space in line with space standards.

- Site Boundary
- Detailed Element boundary
- Resident only
- Private Amenity
- 24hr Accessible

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

8.2 Boundaries

Privacy zones

The boundary treatment provides clear definition between private/ public and clear responsibilities of management to create a coherent, attractive neighbourhood.

The approach seeks to minimise and conceal/ integrate hard lines (ie railings, fences) with planting so that security is not jeopardised but the street scape is bounded by vegetation and not harsh, high fence lines.

Secure Lines

- Railing (h.1.5-1.8m)+ Back buffer planting
- Entrance for communal courtyard (h.1.8m)
- Gate for podium parking (h.1.8m)
- Hedge for Pultney Park edge (h.1.5-1.8m)
- Sport fence for MUGA with gate edge (h.1.8m)
- Hedge for crèche edge (h.1.5m)

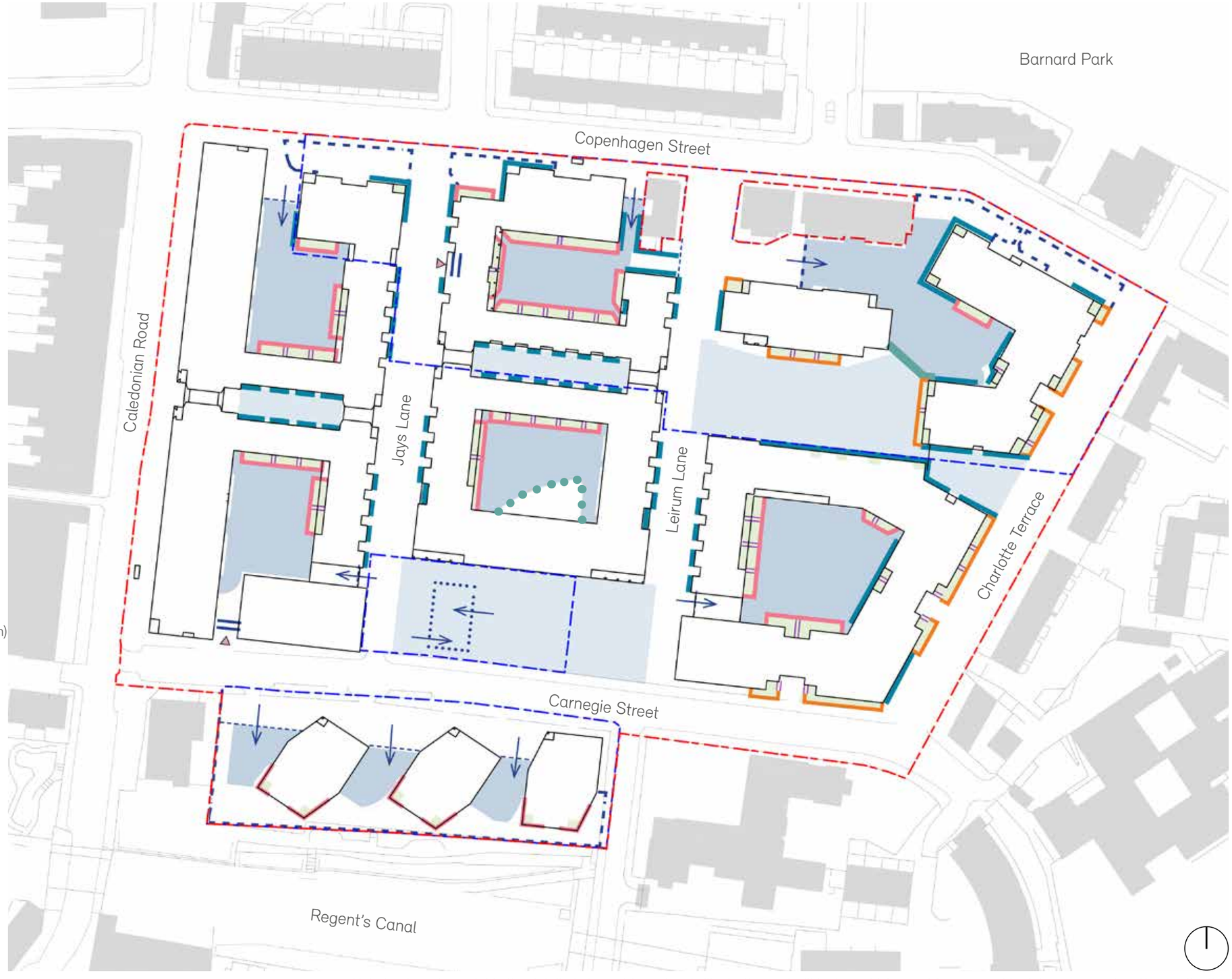
Private amenity boundaries

- On public realm - Hedge + Timber slat fence (h.1.2-1.5m)
- On courtyard - Hedge + Timber slat fence (h.1.2m)
- Private division - Timber slat fence (h.1.2-1.5m)

GF unit windows

- Buffer planting under window (to sill height)

- Site Boundary
- Detailed Element boundary
- Resident only
- Private Amenity
- 24hr Accessible

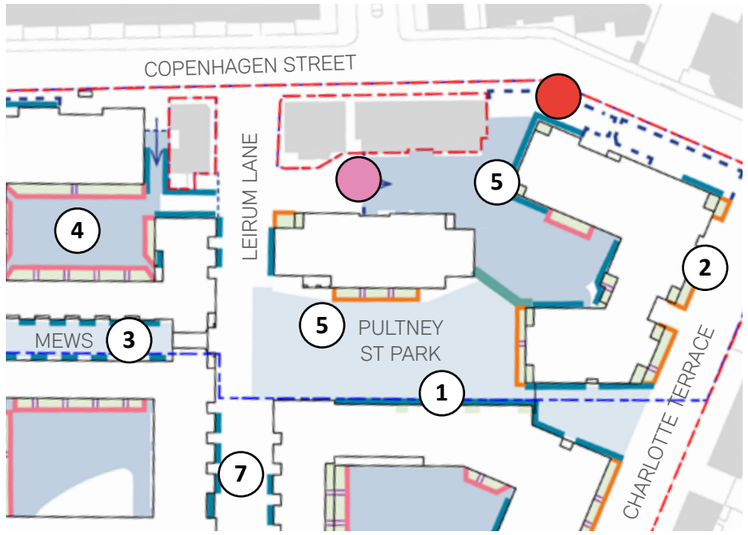


Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

Typologies

The considered treatment of boundaries and privacy zones is vital in creating a green, attractive and varied setting for the homes and the public realm as a whole.

There is no direct access from private outdoor amenity into the residents courtyard or public realm (including parks, streets and lanes). This is to ensure there is no ownership 'creep' from ground floor homes beyond their curtilage.

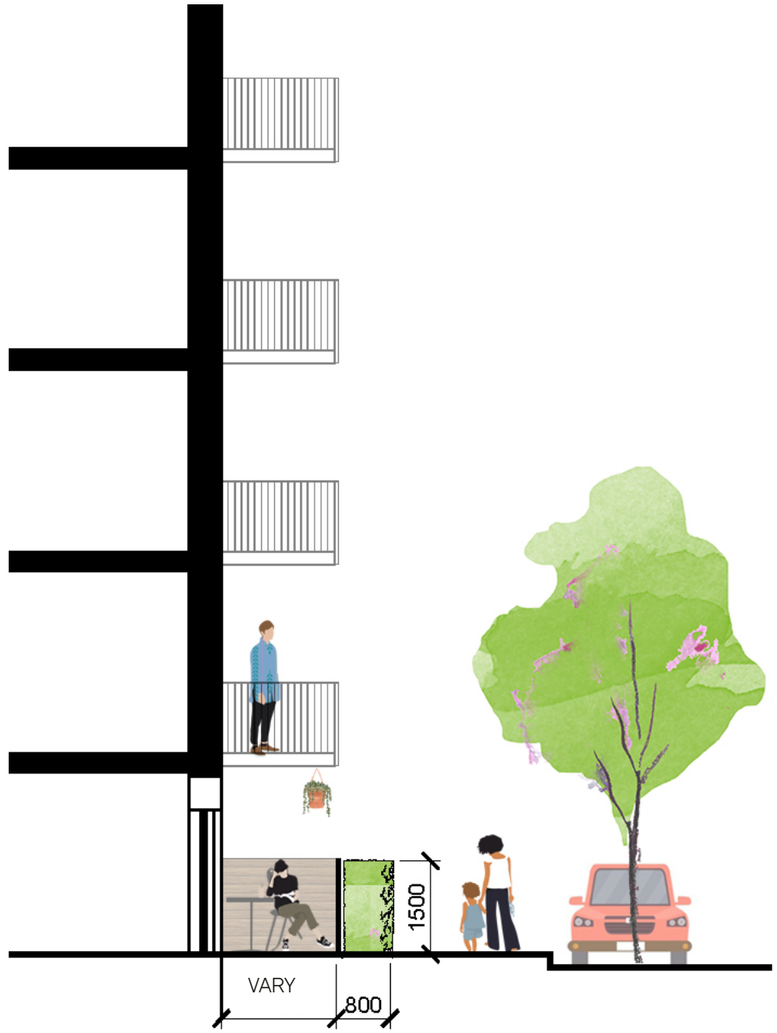


Location plan

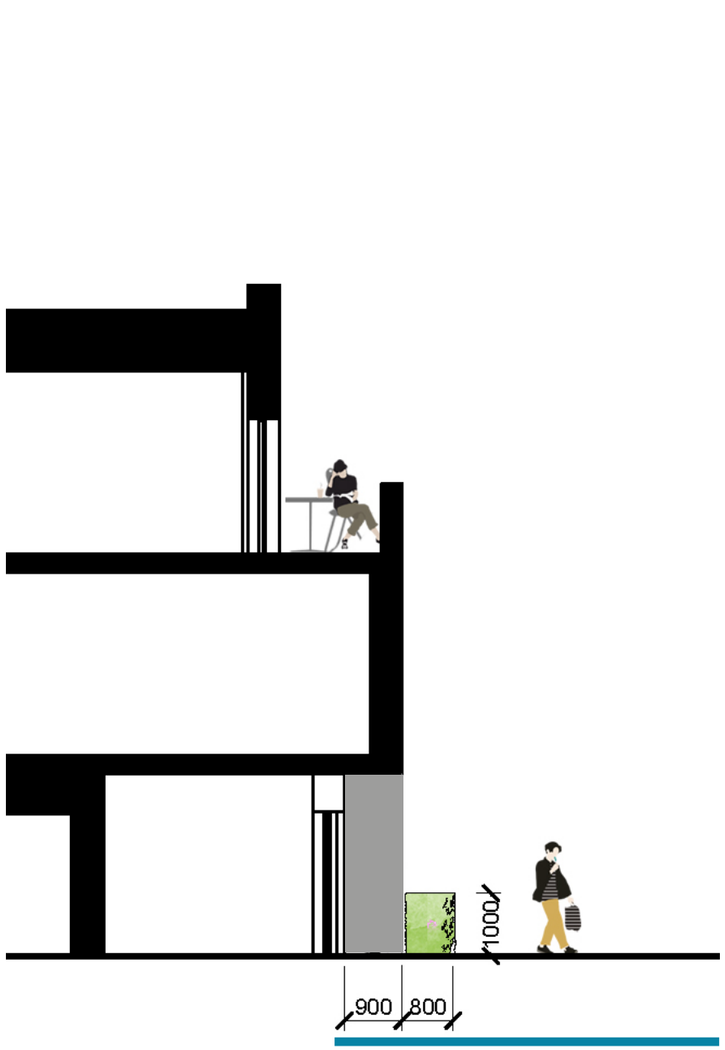
SECURE LINE FOR LANDSCAPE BUFFER
Railing and hedgerow planting on back (railing h 1.5m on Copenhagen street and h. 1.8m on Canal side)

ENTRANCE FOR COURTYARD
Railing, gate and buffer planting in front and on back
(Railing h. 1.8m, metal work will be coordinated with balcony etc.)

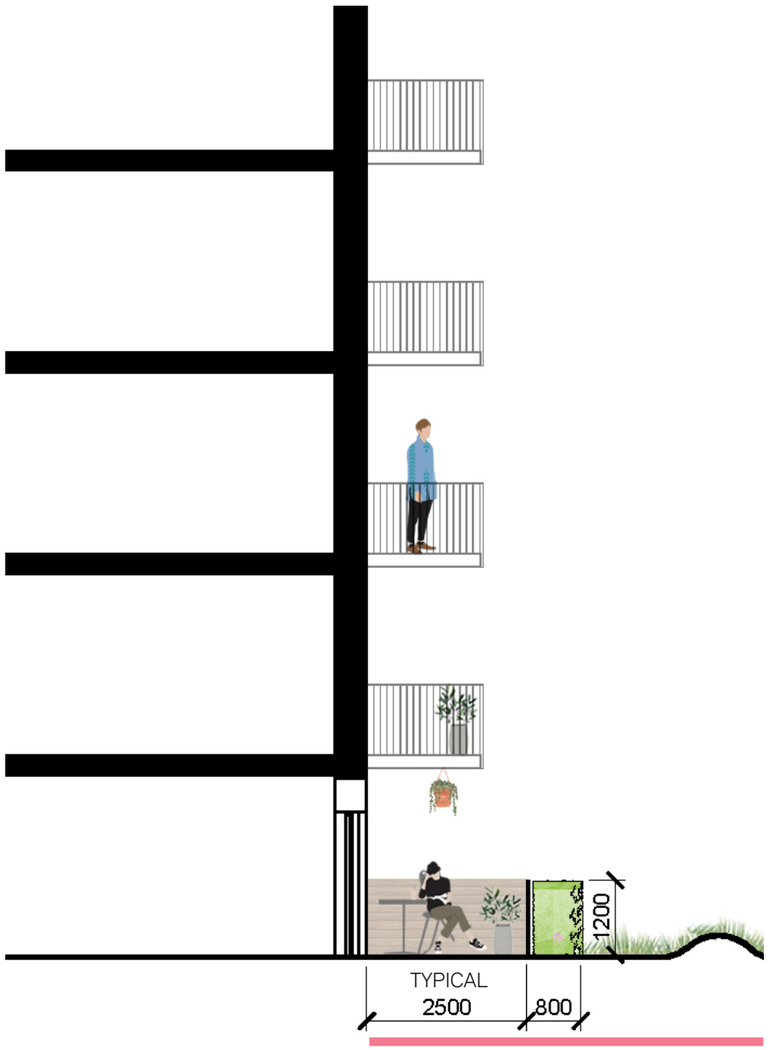
1 WINDOW / PARK OR COURTYARD
(RAISED FFL)
Buffer planting to sill height
(W. 0.8m min. h. Vary)



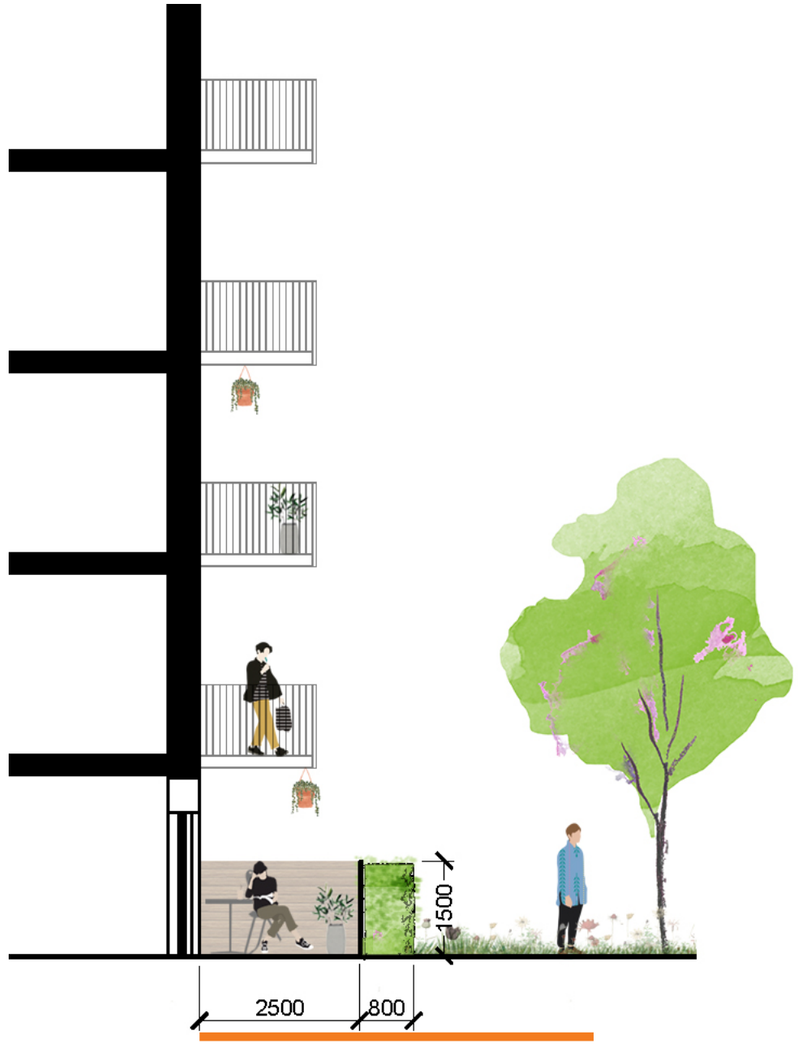
2 PRIVATE AMENITY / STREET
Hedge (w. 0.8m h. 1.2-1.5m) backed with timber slat fence. Timber slat fence between private spaces.



3 MEWS OR LANES ENTRANCE
Buffer planting to sill height
(W. 0.5-0.8m h. 1-1.2m)



4 PRIVATE AMENITY / COMMUNAL COURTYARD
Hedge (w. 0.8m h.1.2m) with timber slat fence. Timber slat fence between private spaces.



5 PRIVATE AMENITY / PARK
Hedge (w. 0.8m h. 1.2-1.5m) with timber slat fence. Timber slat fence between private spaces.

8.3 Secure By Design

Design Team notes taken from discussions with Ellen Ramasawmy (Met Police) throughout the design evolution:

Arched Thresholds

The safety and success of these spaces will largely be down to making these attractive and desirable places that discourage anti-social behaviour

Positive feature to combine the residential entrances to increase footfall, with visual connection between entrance lobbies and archways

Audio-visual entrance systems Lighting is critical

Main concern is the covered nature of the archways but the above points are likely to address this

Mews Streets

Important for pedestrians to understand that they are not leading to dead ends. Visual connection to the other end of the mews (including low planting to maintain sight lines)

The landscape appears to help mitigate rat-runs and moped abuse.

Treatment of Caledonian Road pavement can further deter moped use into the western mews

Textured surfaces can be beneficial, although appreciate this is not favourable for Internal resident access preferred for refuse stores, which works in most but not all blocks

External refuse doors more likely to be left open (particularly second leaf of double door), so limiting their use to collectors will minimise this.

Single entrance and exit point for cycles stores is more desirable then creating an internal access route.

Preference for single leaf self-locking door, PAS-24 rating. Problem of double door locks no connecting to the frame.

Ground floor homes

Overheating consultant has requested security screens to bedroom windows.

DOCO not aware of any PAS-24 rated products to achieve this. Further discussion and research required. Questioned if screens should be retractable.

Security of ground floor windows to be considered on courtyard side in addition to street side.

Accessibility

Eastern mews benefits from the steps, although need to make sure these are used positively and not for loitering.

Benefit of residents able to inhabit the space in front of homes, sense of ownership

Lanes

The pinch-points at both ends of the lanes need to be widened to allow refuse truck to turn (transport consultant)

Three raised tables are used to help deter rat-runs. One at either end and in the middle between mews crossing.

800-1000mm established hedging would be sufficient to provide secure line to the duplexes. Pyracantha to be used for defensible boundaries.

Podium Parking

All access points fobbed, including direct access to cores. Vehicle gate + pedestrian gate to be fobbed and self-closing.

Well lit and avoid hidden corners.

Access and cores

Video entrance system to all residential blocks.

Would recommend designation fobbed lifts, however if there is a secondary secure lobby line this would be sufficient in achieving accreditation.

Any blocks serving >25 home from one core must be compartmentalised to achieve accreditation (see previous point)

Canal area

Residents have led the design team to pursue the option without physical connection to the canal towpath.

Aware of the conflict between safety and ecology.

Ideally lighting would highlight faces coupled with CCTV. Important that consistent spread of lighting throughout the zone to make sure there are no dark spots.

Charlotte Terrace

No access to ground floor homes along Charlotte Terrace. 800mm deep hedge will be located in front of 1200mm railing

8.4 Open Space

Existing

The Existing Open Space is compromised of predominantly fenced off areas of mown amenity grass. This is not usable or accessible.

Across the estate there is no clear understanding of public and private and the function of the green space is unclear.

Existing: 16210 m2

- Landscape Buffer 6672m2
- Private Amenity 3833m2
- Shared Residents Garden 82m2
- 24hr Public Amenity 3690m2
- Shared Residents Garden 1934m2

- Site Boundary
- Detailed Element boundary
- 24HR Public Amenity 3690m2
- Landscape Buffer (Non-Accessible landscape ie SINC) 6672m2
- Private Amenity
- Community Garden 1934m2
- Shared Residents Garden 82m2

Existing open space site photos

The existing open space comprises:

- Predominantly fenced off areas of mown amenity grass
- Mismatch in size/ provision of private amenities
- Two estate open spaces with groups of mature trees - one on Carnegie Street, the other beside Pultney Street. Both have little or no amenity/ seating elements
- Play provision is dated and therefore unused
- Kick about court by the Community Centre is popular
- Communal landscape by the Community Centre is cared for with planting

The kick-about court and the Community Centre communal garden are popular

Large areas of fenced off / inaccessible mown grass

Growing beds beside Community Centre

Existing fenced off open space on Carnegie Street with little/ no amenity offer

Limited, uninspiring play facilities

Proposed

The provision of a sufficient quantum of open space and sufficient functional diversity coupled with the need for high quality spaces is critical to the development of the site.

Proposed: 16221 m2

- Landscape Buffer 3975m2
- Private Amenity 1317m2
- Shared Residents Garden 5809m2 + Rooftop 477m2
- 24hr Public Amenity 4157m2
- Shared Residents Garden 486 m2

Existing: 16210 m2

- Landscape Buffer 6672m2
- Private Amenity 3833m2
- Shared Residents Garden 82m2
- 24hr Public Amenity 3690m2
- Shared Residents Garden 1934m2

- Site Boundary
- Detailed Element boundary
- 24HR Public Amenity
- Landscape Buffer (Non-Accessible landscape ie SINC)
- Private Amenity
- Community Garden
- Shared Residents Garden

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

8.5 Play

Existing play

There is very little play space provided currently in New Barnsbury. The play space provided is of low quality and outdated. There is only 646m2 of dedicated (fixed) play provided on site with 2002m2 of low quality playable multi-use space (ie open areas of lawn)

All calculations are based on the GLA population yield calculator (version 3.2) Many of the existing residents use Barnard Park to the north west of New Barnsbury. Barnard Park contains a football pitch, playgrounds for children of various ages including an Adventure Playground which provides free play to 0-13 year old and a pleasant green space.

Existing units	**371**
Total children	**387**
Total play space provided	**2648m2**
Dedicated Doorstep play (0-4 years)	115m2
Dedicated Active play (5-11 years)	297m2
Dedicated Youth space (12+ years)	234m2
Multi-use Playable space (all ages)	2002m2
Total play space requirement	**3874m2**
Doorstep play (0-4 years)	1532m2
Active play (5-11 years)	1266m2
Youth space	1076m2
Existing Shortfall in play space provision	1226m2

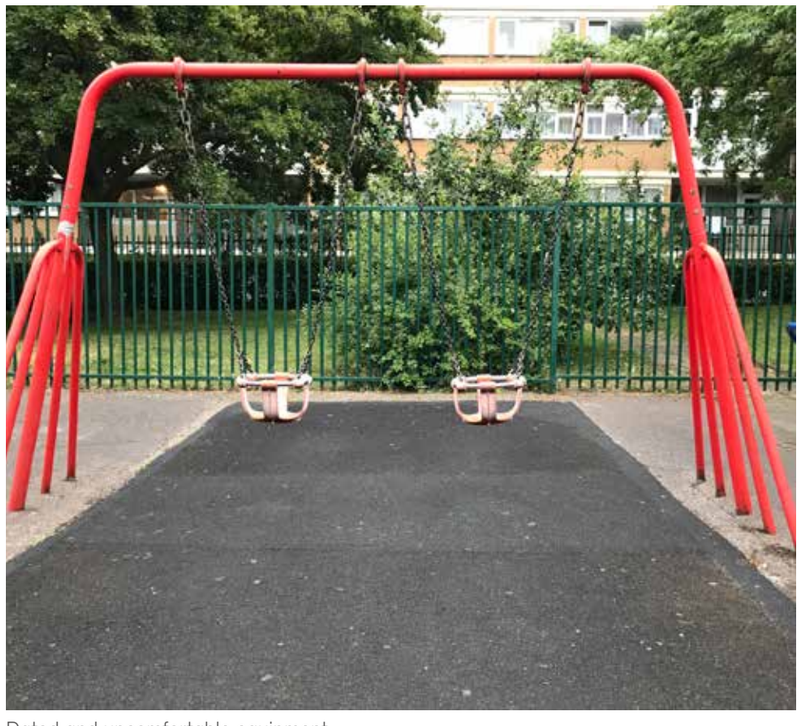
Note : Dedicated play is fixed play equipment that is specifically catering the play / development requirements of the relevant age group. Multi-use playable space (ie open lawn, mounds) support sensory, active and imaginative play for all ages.

- Site Boundary
- Detailed element boundary
- Dedicated Doorstep Play
- Dedicated Active Play
- Dedicated Youth Space & Adult
- Playable multi use space
- Barnard Park

Uninspiring, dated equipment

Overuse of fencing makes access uninviting and complex

Carnegie Street park can be considered a multi-use space but it is not easy to access and lacks inspiration/ imagination.



Dated and uncomfortable equipment

Large amount of hard surfacing with very few pieces of equipment.

Pultney Park is currently divided with fencing. There is no play/ amenity offer.

Play Strategy

In line with the GLA's **Shaping Neighbourhoods: Play and Informal Recreation** SPG (September 2012), the aim is to create an environment which has a balance between dedicated (equipped) play and informal, multi-purpose play.

Although the SPG nor the GLA population yield calculator (version 3.2) specify a quantum of play dedicated play needs to be provided, we feel having a mixture of both is important to support the needs of a child's development.

The approach for play at Barnsbury provide play opportunities which encourage discovery, sociability, imaginative play and risk providing a variety and intrigue close to home.

We have broken down play into four age ranges.

- Doorstep play (0-4 year old)
- Active and Sensory Play (5-11 year old)
- Youth space and Sociability (12+ years)
- Older people

Inclusive and Accessible play. We will be providing play that gives children of all abilities the opportunity to participate.

Doorstep play (0-4 year old)

Reassuringly familiar sensory animals

Contact with nature

Active Play and Sensory play (5-11 years old)

Active, adventure play

Movement / Risk and sociability

Youth space and Sociability (12+ years)

Sound absorbing surface to MUGA

Inclusive play

Older people

Fitness / callisthenics equipment

Boules

Overall Proposed Play Space

All calculations are based on the GLA population yield calculator (version 3.2)

We are providing 5198m2 of play space. Our strategy is that children 12-17 will continue to use Barnard Park to the north east of New Barnsbury due to the proximity and quality of this park.

Proposed units	**950**
Total children	**632**
Total play space provided	**5198m2**
Dedicated Doorstep play (0-4 years)	1790m2
Dedicated Active play (5-11 years)	728m2
Dedicated Youth space (12+ years)	533m2
Multi-use play space (all ages)	2147m2
Total play space requirement	**6319m2**
Doorstep play (0-4 years)	2541m2
Active play (5-11 years)	2071m2
Youth space	1707m2

Note : Dedicated play is fixed play equipment that is specifically catering the play / development requirements of the relevant age group. Multi-use playable space (ie open lawn, mounds) support sensory, active and imaginative play for all ages.

- Site Boundary
- Detailed Element boundary
- Dedicated Doorstep Play
- Dedicated Active Play
- Dedicated Youth Space & Adult
- Playable multi use space
- Barnard Park

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

Accessible walking distances to Barnard Park

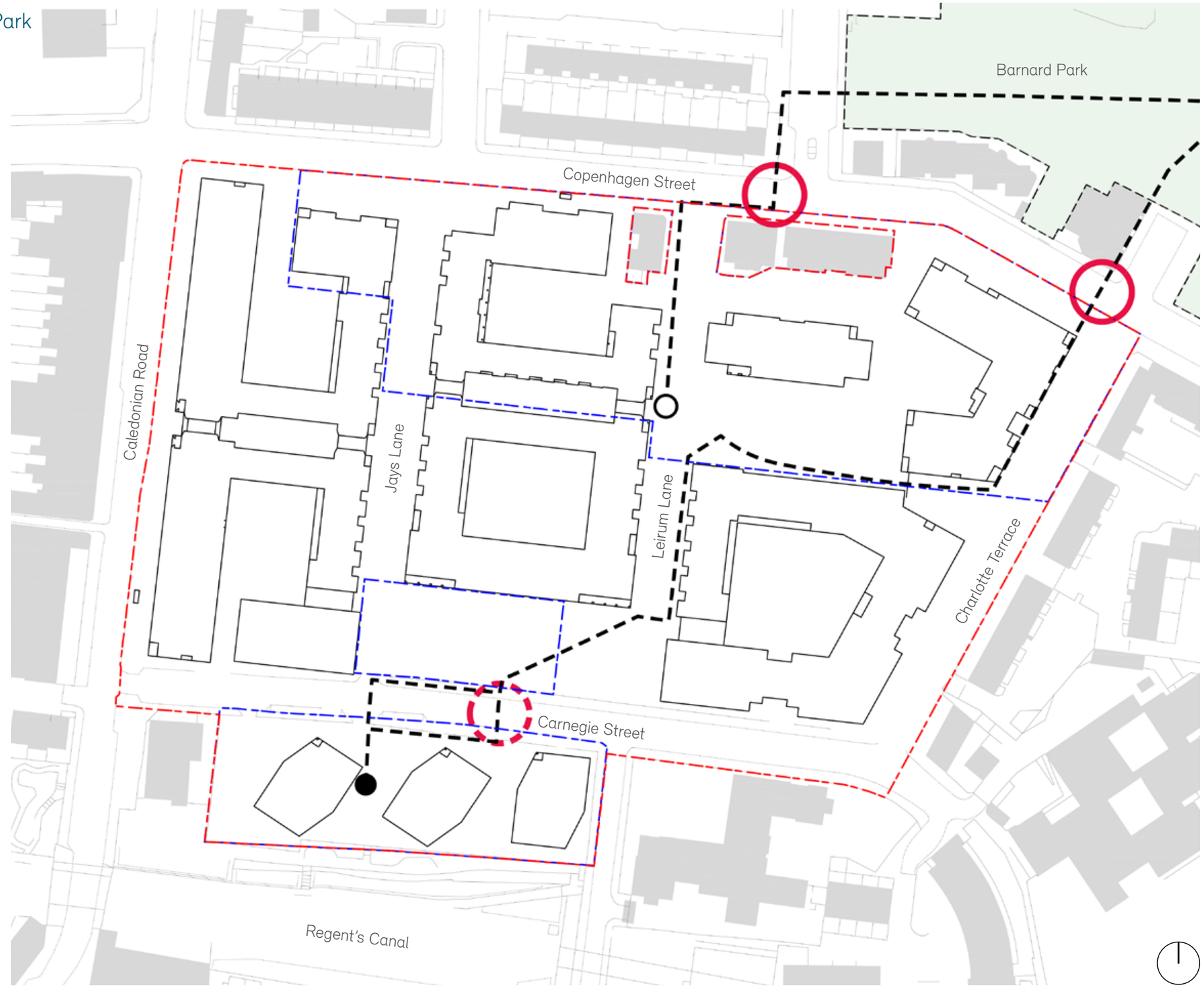
407m (5 minute walk)

Accessible walking distance from the south west of New Barnsbury to Barnard Park.

230m (2-3 minute walk)

Accessible walking distance from the centre of New Barnsbury to Barnard Park.

LBI are planning to make major improvements to Barnard Park to create a more usable, greener and attractive space for the local people.



Site Boundary

Detailed Element boundary

Pedestrian walking route

Existing Zebra Crossing

Potential Zebra Crossing

Barnard Park

8.6 Trees

Tree Removal

Within the Outline planning application there are a total of 204 trees. The following information is extracted from the AIA prepared by Sharon Hosegood Associates which should be referred to for further detail on tree removal, retention and provision.

Categorisation	**Trees/ small groups/ to be retained (on site)**	**Trees/small groups to be removed (on site)**
Category A	5	0
Category B	28	37
Category C*	23	95
Category U	0	16 (recommended for removal irrespective of the proposal)
Total	**56**	**148**

Table: Tree retention/ removal by categorisation

* The C grade groups comprise small bushes/trees which total 28 closely grown individuals.

Tree protected by TPOs (all categories) **Retained**	**Tree protected by TPOs (all categories)** **Removed**
35	59 – of these 27 are B, 25 are C and 7 are U

Table: Tree retention/ removal of trees protected by the TPO

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

Proposed Tree Strategy

The aspiration is to re-provide the loss of canopy cover that is possible and appropriate (sufficient soil volume and space for growth), and offer seasonality, cooling and ecological benefits as well as an attractive environment. We will replant some of the species that are being removed as well as use the opportunity to plant more of a variety of species that will provide short, medium and long term canopy cover.

As a strategy, we have grouped trees into 3 types. The species will evolve as we develop the masterplan so this gives an indication of typical species according to their canopy size at 30 years*:

- **Large (13m + mature canopy diam.)**

These are typically the street trees on Charlotte Terrace and the larger specimens where there is space on site and to create 'green' wayfinding moments on corners.

- **Medium (8m mature canopy diam.)**

Typically in the residential lanes and the medium sized trees within the courtyards.

- **Small (5m mature canopy diam.)**

These are primarily in the resident gardens and comprise multi-stems, fruit-bearing, native and trees.

With this outline categorisation of trees, the proposed development looks to offer circa. 172 trees comprising:

Large : 16

Medium: 55

Small: 101

Trees to be retained	Trees to be removed	Trees to be planted	Net impact - gain
56	148	172	24

Table: Tree retention/removal/planting

*Groupings of trees are shown at their average sizes at 30 years (note can be exceeded / fall short subject to conditions).

Large trees would not have reached maximum sizes

Medium trees will typically begin to decline at 30 years

Growth of small trees is complete.

Ref Lorenz Von Ehren/ Approved by SHA

- Site Boundary
- Detailed Element boundary
- Proposed small canopy trees
- Existing trees retained
- Proposed large canopy trees
- Proposed medium canopy trees

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

Proposed trees

The species indicated are suited to the proposed range of growing environments. We have ensured there is a diversity of species for resilience, incorporating native, non-native, flowering and fruiting trees.

Street Trees

Trees that can withstand the urban environment and will provide medium and long-term canopy cover and seasonal interest.

Typical species:

Robinia pseudocacia (C)
Gikgo biloba (C)
Ostrya carpinifolia (C)
Pinus sylvestris (N) (C)
Quercus palustris (C)
Sorbus aria 'Lutescens' (C)
Prunus avium 'Plena'
Platanus x hispanica

To be planted semi-mature at 20-25cm/ 25-30cm girth.

Mews Trees

Shade tolerant, with compact, multi-stem habit.

Typical species::

Corylus avellana (N)
Cornus mas (N)/ (C)
Amelanchier lamarckii (C)
Acer campestre (N)

To be planted as multi-stems 2.5-3.0m/ 3.0-4.0m high.

Site Boundary

Detailed Element boundary

Mews Trees

Street Trees

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

Courtyard Trees:
Selected for their habit, typically smaller in size
Typical species:
Cercis siliquastrum (C)
Crataegus monogyna (N)
Amelanchier lamarckii (C)
Betula pendula (N) / jacquemontii (C)
Malus hybrids Evereste/ Red Sentinel (C)

To be planted as multi stem 3.0-5.0m or occasionally as standards at min. 18-20cm girth.

Swale Trees:
Comprised of smaller sized species that are within the 'Mesic' moisture tolerance category ie where the soil is neither excessively wet nor excessively dry, and that are tolerant of brief periods of flooding.
Typical species:
Alnus cordata
Alnus incana 'Laciniata'
Liquidamber styraciflua (C)
Betula pubescens
Acer ginnala/ rubrum

To be planted at 18-20cm/ 20-25cm girth

N= Native species
C= Climate trees – fit for climate change and biodiversity

Site Boundary
Detailed Element boundary
Courtyard Trees
Swale Trees

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

Canopy Cover

Working with SHA, the methodology for calculating the canopy cover is as follows:

Proposed Tree Canopy Cover Calculations:

Calculate the typical average canopy cover (m^2) for the 3 types of tree groups (Small, Medium, Large) at the time of:

- at planting (680.6m^2)
- at 30 years* (6868m^2)
- at 60 years (5589m^2)

These size/ canopy assumptions are based on nursery guidance, where they indicate typical canopy for the tree specification (girth size) as well as their at their average sizes at 30 years when:

- Large trees would not have reached maximum sizes
- Medium trees will typically begin to decline at 30 years
- Growth of small trees is complete.

Proposed Tree Canopy Cover Graph:

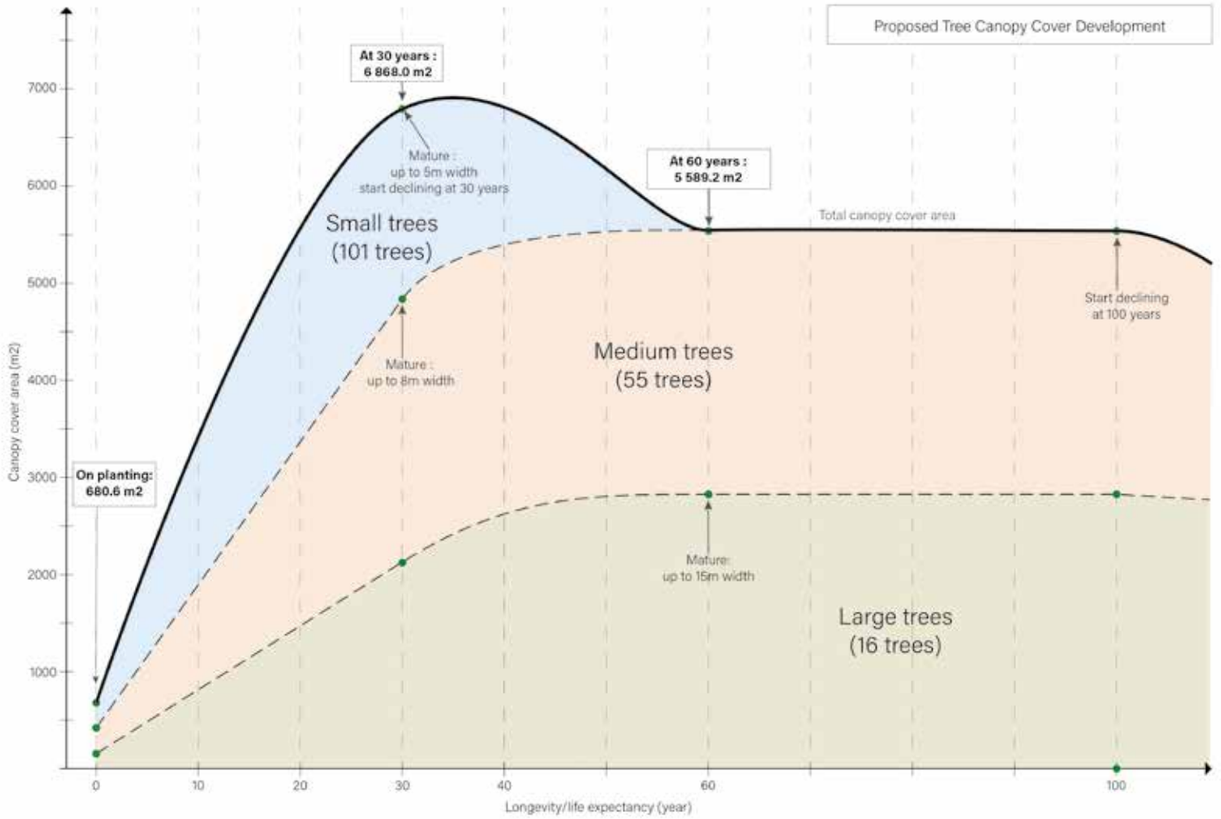
This graph shows the canopy cover (m^2) on the Y axis with the life expectancy (years) along the X axis.

You will see why it is important to have a diversity of tree types as this ensures that there is good canopy cover in the short and medium and long term. Typically smaller trees grow quickly and complete their cycle whilst the medium and larger trees are growing towards their maturity.

Given the complexity of the phasing, the canopy cover has not been calculated by phase so this graph shows if all tree were planted on the same day ("Day 0") - however, tree planting will of course be phased.

	Tree Canopy Cover (by Tree Type)									
	Total Number of Trees in Masterplan*	Typical Canopy Diameter at Planting (m)	Individual Canopy Spread at Planting (m2)	Canopy Cover Total at Planting (m2)	Typical Canopy Diameter at 30 Years (m)	Individual Canopy Spread at 30 Years (m2)	Total Canopy Cover at 30 Years (m2)	Typical Canopy Diameter at 60 Years (m)	Indivudal Canopy Spread at 60 Years (m2)	Total Canopy Cover at 60 Years (m2)
T1 Small Trees (20-25/25-30cm)	101	1.8	2.5	256.9	5	19.6	1982.1			
T2 Medium Trees (30-35/35-40cm)	55	2.5	4.9	269.8	8	50.2	2763.2	8	50.2	2763.2
T3 Large Trees (40-45/45-50cm)	16	3.5	9.6	153.9	13	132.7	2122.6	15	176.6	2826
	172			680.6			6868.0			5589.2

Table: Proposed Tree Canopy Cover



Graph: Proposed tree canopy cover

Canopy Cover

Existing Tree Canopy Cover Impact Table:

Calculate the canopy areas (m^2) as shown on SHA's tree survey plan for the trees. Where trees are grouped together and the canopies have merged, we have calculated the merged canopy area.

Existing, retained and proposed Tree Canopy Cover Graph:

The graph shows that the current tree canopy cover is 8669m^2.

Should all the trees be removed on the same day ('Day 0'), there would be a loss of 4496m^2 and the retained trees would provide a canopy area of 4173m^2.

It is expected that these retained trees will continue to provide canopy cover for circa 70 years before they decline.

Should all the proposed trees also be planted on the same day ('Day 0'), they would give a instant canopy cover of 680.6m2 at the time of planting.

These trees would then grow with a estimated canopy cover achieving circa 6868m^2 at 30 years. This figure combined with the existing canopy cover on site would re-provide an exceeded amount of canopy cover to that currently existing.

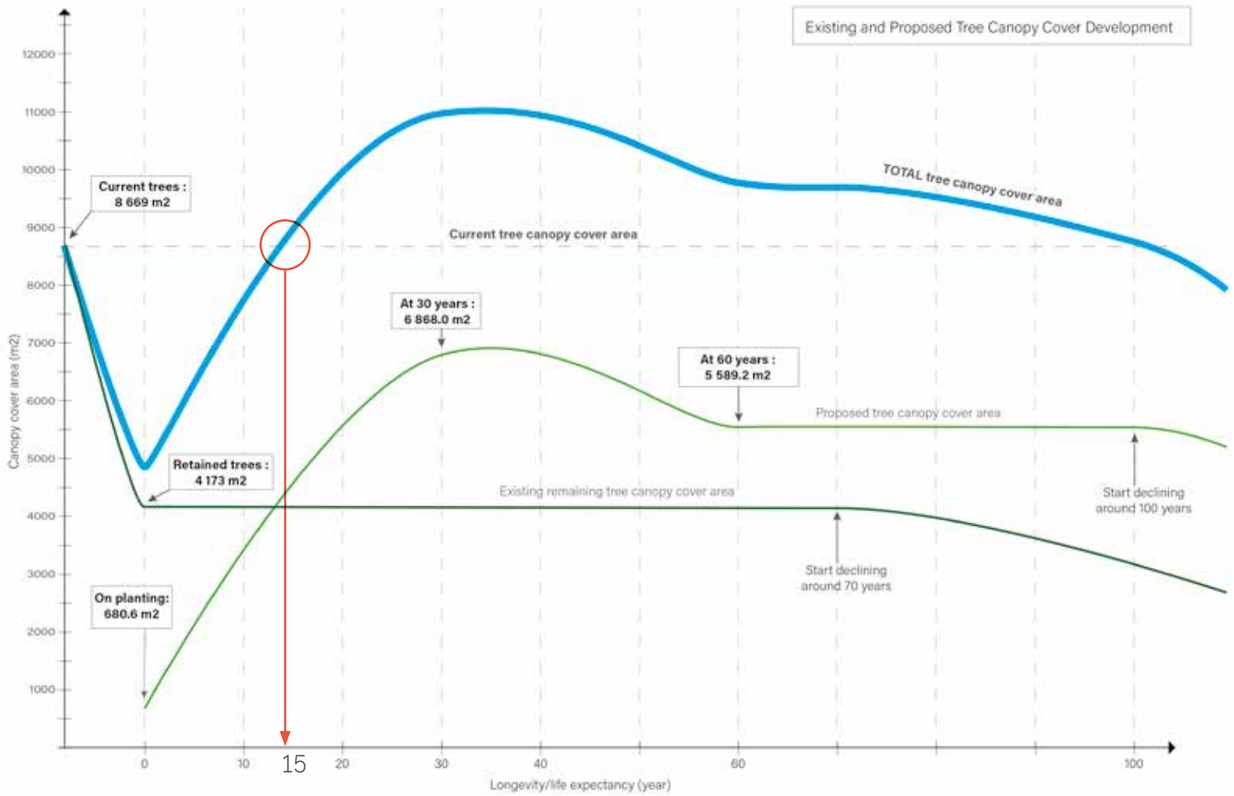
The larger proposed trees (such as London Planes) would would not have yet reached their maturity and continue to grow and provide canopy cover for years to come (declining at circa 100 years).

Given the complexity of the phasing, both removed and proposed canopy cover has not been calculated by phase so this graph shows if all trees to be removed were removed on the same day ("Day 0") and if all the new trees was also planted on the same day - however, tree removal and planting will of course be phased, and there will be natural decline of trees during the phasing of the development.

The canopy cover calculations show that the new and existing planting will equate to the removed canopy by year 15.

	Canopy Cover (m^2)	%
Total Canopy Cover	8669	**100%**
Total Canopy Cover Removed (Exc. Cat U)	4496	52%
Total Canopy Cover Retained (Exc. Cat U)	4173	48%
Cat U Tree Canopy Cover Removed	138	

Table: Existing Tree Canopy Cover (Removal & Retention)



Graph: Existing, retained and proposed tree canopy cover

Notes and assumptions:

- Sizes are indicative to groups and not species. All species vary in their growth rate and can be exceeded / fall short subject to conditions).
- No system is perfect, and trees are biological structures subject to pests and disease, man made issues, and climate change.
- This is a model, not a prediction, and confidence in the accuracy of the model diminishes as the time-period that is modelled increases.
- Tree planting and after care is often carried out with mixed success.

This method makes the following assumptions:

- That the trees are healthy when planted (good nursery practice, safe delivery and storage)
- That they are planted by a competent person in a suitable pit.
- That they are sufficiently maintained until independent in the landscape (ref BS 8545: 2014 Trees: from nursery to independence in the landscape - Recommendations).
- That they are the right tree in the right place, that they are not diseased or vandalised, or if they are, that they are replaced within the next available growing season.
- That trees to be retained will be protected during construction That trees to be retained will grow at a typical rate and are not subject to disease.
- That the trees are not subject to stress or loss from either dramatic weather events (such as gales/drought/flooding) or significant climate change.
- That the trees are not subject to threats of political will, development or infrastructure change.

8.7 Soft Landscape Strategy

The proposed development provides the opportunity to transform the approach to soft landscape - moving the mindset from swathes of mown amenity grass and scattered trees to an attractive, more diverse, ecologically rich landscape that changes through the seasons and is suited to climate change.

The planting palette is refined ensuring that the species are suited to the environment/ climate conditions.

In places where of activity such as the courtyards and open spaces, flowering lawn is used instead of amenity grass with meadow rims from the mounded areas. This is robust yet more biodiverse and more attractive.

In the mews where there is shade, the species are suited to these conditions, as in the swales, where the planting will be suited to both wet and dry (mesic) conditions.

A mixture of native and ornamental hedgerow species create attractive yet secure privacy zones and boundaries.

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

Design Principles

Planting species must be selected to be predominantly native, drought tolerant and adaptable, and have limited maintenance and watering requirements.

To ensure there is interest throughout the seasons, early spring bulbs must be planted throughout the whole estate.

The selection of species must be suited to the specific micoclimate and growing conditions.

We promote a philosophy where the plants we use reduce waste and resource and support biodiversity.

We do this for example by:

- Selecting stock that would naturally be supported within the growing environment/ climate and therefore is more resilient and self-sustaining (ie drought tolerant)
- Omitting the need for lots of plant stock to be brought in within plastic pots.
- Avoiding landscaping that is resource heavy (mowing, pruning, watering)
- Chemical weed killers and insecticides must not be used, suppliers of plants must similarly not use aggressive chemicals.
- Although we respect the popularity and necessity of lawn, we know it contributes very little towards biodiversity and requires frequent mowing and maintenance. So we would look to swap amenity lawn with flowering lawn and reduce the scale of lawned areas to only the necessary and then turn those other areas to wild flower meadow and scrub/ hedgerow.

Flowering Lawn

Native species rich turf / flowering lawn mixture:

80% grasses and 20% windflowers which respond well to regular short mowing.

We would encourage within the management plan that the lawn/ areas of lawn have a reduced mowing frequency, in particular for circa 8 weeks between (May-July) to allow greater flowering.

Swales/ planted rain gardens

Comprised of species that are within the 'Mesic' moisture tolerance category ie where the soil is neither excessively wet nor excessively dry, and that are tolerant of brief periods of flooding. Includes native, nectar/pollen rich flowering plants

Hedgerow / shrub buffer

A randomised mix of predominantly native hedgerow species.

The composition will provide evergreen/ winter cover and provide habitat for a diverse array of wildlife whilst being striking throughout the year with flowers, berries and changing leaf colour.

Some of the plants have thorns which offer more security alongside ground floor units.

Native meadow edging

Sown around the edges of the parks and amongst the trees. This mix will contain 80% grasses and 20% windflowers that are tolerant of semi-shade.

We would encourage zoned management and cutting to be done on a rotational basis to provide undisturbed refuge for wildlife.

8.8 Hard Landscape Strategy

Hard materials

The choice of materials contribute to the overall feel and character of the Barnsbury Estate. Materials are chosen to be in harmony with the architecture. A level of material change within character areas is essential to encourage identity and introduce variety.

Overall principles of the Hard landscape strategy

- Hard surfaces if not permeable will drain into soft landscape where possible but away from buildings.

- Materials must be high quality, robust, and hard-wearing.

- Feature paving details will be used to emphasise special areas such as in front of the Community centre and applied locally to accentuate the material's distinctiveness.

- Where the new hard surface sits within existing RPA's, this will be laid using no dig methods.

- All routes, accessible steps and ramps must be compliant with the 2010 Equality Act in line with AD.

Part M,Robust, permeable and easy to replace Hierarchy of surfaces from concrete block, to self binding gravel.

- Site Boundary
- Detailed Element boundary
- Concrete block paver to lanes footway
- Concrete block paver to lanes carriageway
- Concrete block paver to Carnegie street park and pedestrian crossovers
- Concrete block paver to mews footway
- Compacted gravel
- Concrete brick paver to entrance thresholds on public realm
- Concrete brick paver to mews entrance thresholds
- Concrete brick paver to entrance thresholds in courtyard
- Concrete block paver to private outdoor space
- Woodchip / play bark
- Wet pour play surface
- Composite timber bridge
- Gabion Wall

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

8.9 Urban Greening Factor (UGF)

Existing

London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design.

The existing UGF is 0.30.

The site generally comprises mown grass and scattered trees, and although the existing trees have a high greening value, the mono-species of lawn, although 'green' is low value.

The digram clearly shows the extent of mown amenity grass across the site and the lack of diversity in greening types.

	Surface Cover Type	Factor	Surface Area (m^2)	Surface area x Factor
	Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	1041.0	1041.00
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	0	0.00
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	7902.5	6322.00
	Rain gardens and other vegetated sustainable drainage elements	0.7	0	0.00
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	860.8	516.48
	Standard trees planted in pits with soil volumes less that two thirds of the projected canopy area of the mature tree	0.6	797.8	478.68
	Groundcover planting	0.5	182.9	91.45
	Amenity grassland (species poor regularly mown lawn)	0.4	11801.7	4720.68
	Extensive green roof or sedum mat or other lightweight systems	0.3	0	0.00
	Permeable paving	0.1	0	0.00
	TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		43829.8	13170.29
	URBAN GREENING FACTOR			0.30

Proposed

London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design.

The proposed UGF is 0.44.

Working with the project ecologist (Greengage) and the London Wildlife Trust, the proposed greening seeks to provide a verdant setting of diverse planting/ greening types that support biodiversity and are adaptable to climate change, including:

- Wild flower meadow
- Native and non-native hedgerow and scrub
- Rain gardens/ vegetated channels
- Extensive green roofs
- Permeable surfaces

This approach also supports the Biodiversity Net Gain. Refer to Ecological Reports prepared by Greengage.

	Surface Cover Type	Factor	Surface Area (m^2)	Surface area x Factor
	Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	7936.7	7936.70
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	205.7	164.55
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	7432.4	5945.92
	Rain gardens and other vegetated sustainable drainage elements	0.7	777.4	544.18
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	1182.5	709.50
	Standard trees planted in pits with soil volumes less that two thirds of the projected canopy area of the mature tree	0.6	3532.3	2119.38
	Amenity grassland (species poor regularly mown lawn)	0.4	811.6	324.64
	Extensive green roof or sedum mat or other lightweight systems	0.3	4280.1	1284.04
	Permeable paving	0.1	4086.4	408.64
	TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		43829.8	19437.55
	URBAN GREENING FACTOR			0.44

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

8.10 Biodiversity Ecology interventions

Biodiversity

Working with the project ecologist (Greengage) and the London Wildlife Trust, the design proposals place a huge emphasis in re-creating nature and maximising its contribution to local biodiversity, both in terms of planting and habitat creation.

A positive gain for biodiversity is the extension of the SINC to the south of the site. This will be a protected/ inaccessible area for people ensuring that wildlife is an ecological haven.

The species have been coordinated with the Nature Conservation Manager at London Borough of Islington.

In addition to the planting approach, the site will offer bird and bat boxes and invertebrate habitat features.

For further information on Biodiversity and Biodiversity Net Gain, refer to Ecological Reports prepared by Greengage.

- Site Boundary
- Detailed Element boundary
- Loggery
- Bat Box
- Generalist Box 32mm
- Insect hotel / Bee post
- Swift Box
- Generalist Box / Open fronted
- Proposed Trees
- Existing Trees

Note landscaping outside the detailed element boundary is illustrative and will be brought forward for approval by future reserved matter application

8.11 Landscape Sustainability

Sustainability in soft landscape

The design places a huge emphasis in re-creating nature and maximise its contribution to local biodiversity, both in terms of planting and habitat creation.

– Implementation of a matrix of native and non-native planting including trees, shrubs and perennial planting is proposed.

– The use of living roofs has been included to provide additional ecosystems services across the site.

– An Urban Greening factor has been set through the use of tree planting, green roofs and planting. Refer to Greengage - Biodiversity Impact Assessment, which accompanies the planning application.

Construction Waste

Within the landscape, the proposals seek to reduce waste in the following ways:

Rubble from the demolition

– Crush for the sub-base
– For use within the Gabion surrounding Carnegie Street Park
– Paver tiles/ recycled crush in concrete

Soil/ Cut

– Stockpiled and reused as topsoil (planted areas)
– For mounding within the courtyards and parks (as play and landforms)

Felled Trees

– Woodchip / play surfaces within RPAs
– Play equipment
– Biodiversity interventions/ elements

Use of felled trees

Use of Soil / Cut for mounding within the courtyards and parks
(As play and landforms)

Rubble from demolition to be used for the Gabion Wall

Paver tiles/ recycled crush in concrete

Site map

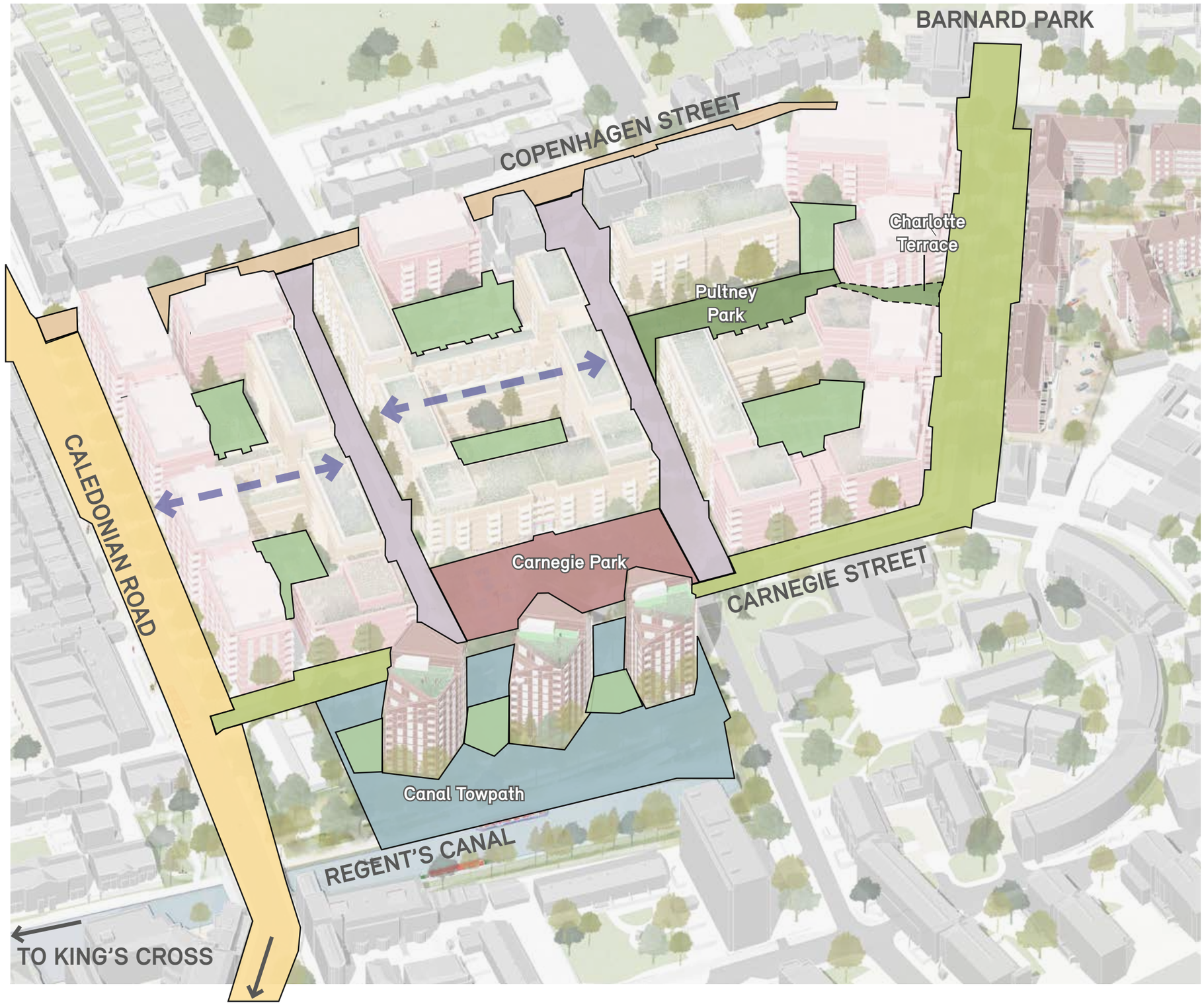
The landscape masterplan for New Barnsbury comprises 9 key character areas each with distinct layers of outdoor space.

The provision of a sufficient quantum of open space and sufficient functional diversity coupled with the need for high quality spaces is critical to the overall design.

These are areas where public and private space are clearly distinguished and there is a human dimension in mobility across the site. Greater public access to open space is a key policy aim across Barnsbury.

In developing the proposed open spaces across the estate particular focus looked at function, recreation, requirements of residents, biodiversity/ ecological value and maintenance.

The proposals re-provide the existing ball court in addition to new sports and recreation facilities across the site.



KEY

- Community Heart
- Caledonian Road
- Copenhagen Street
- Regent's Canal
- Green Avenue
- Lanes
- Pultney Park
- Charlotte Terrace
- Resident Courtyards
- Mews

8.13 Carnegie Street Park

Concept

The driving desire for Carnegie Street Park was to provide a high quality, highly distinctive scheme that placed the pedestrian as a priority user of the outdoor space and which caters for all ages and abilities.

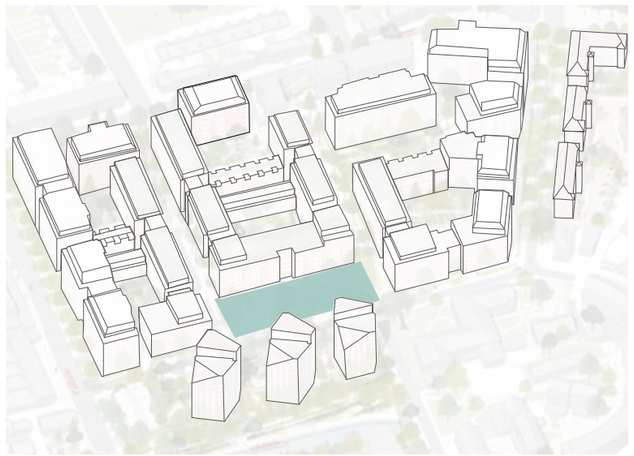
The existing Carnegie Street Park has a gentle slope West to East and benefits from groups of mature trees.

The park has been clearly designed to allow active and louder elements to function in the west. This compromises of a MUGA, Active play elements and Callisthenic equipment. The east side of the park buffered by a mound and mature trees allows quieter elements such as Boules and a sunny lawn.

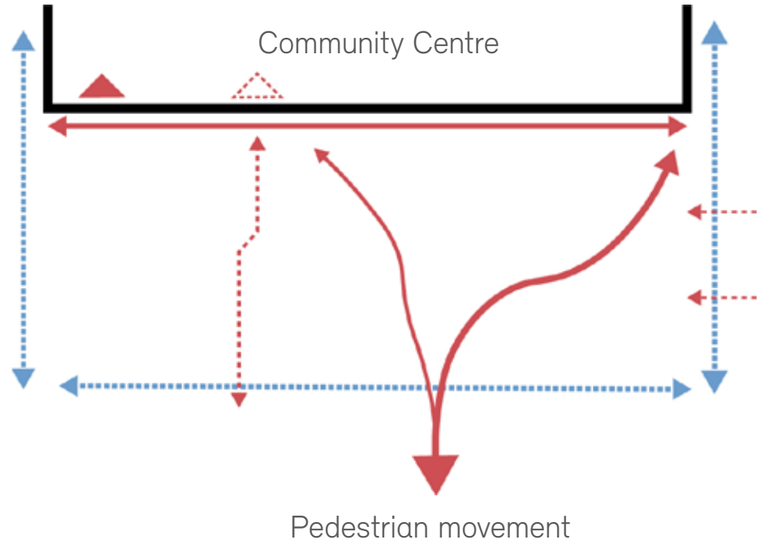
The kick about court will be sunken into the landscape to mitigate noise (with sound absorbing material for surfacing)The aspiration is to reuse the 'cut' from the kick about court to 'fill' / create the mound with playable elements. The MUGA will be open from 8-8 an this may change with the seasons.

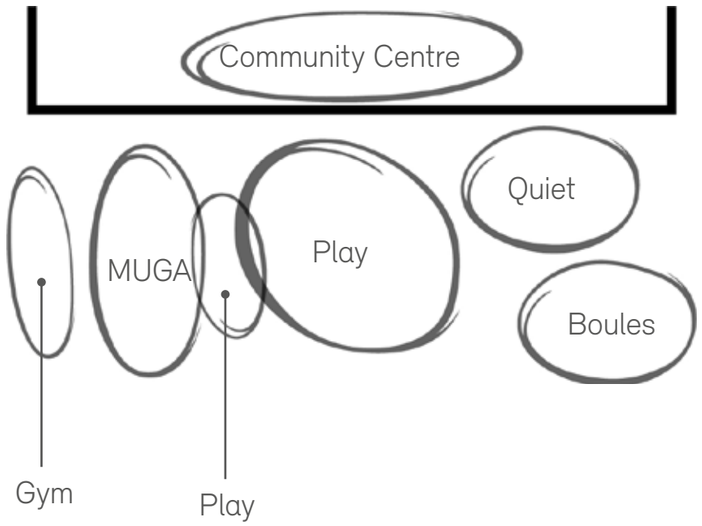
For the re-provision of the kick about court, removal of several trees (3 X Cat B & 2 X Cat C) are required to allow some light into the space, we have suggested removal of 3 further trees (1 x Cat B and 2 x Cat C)

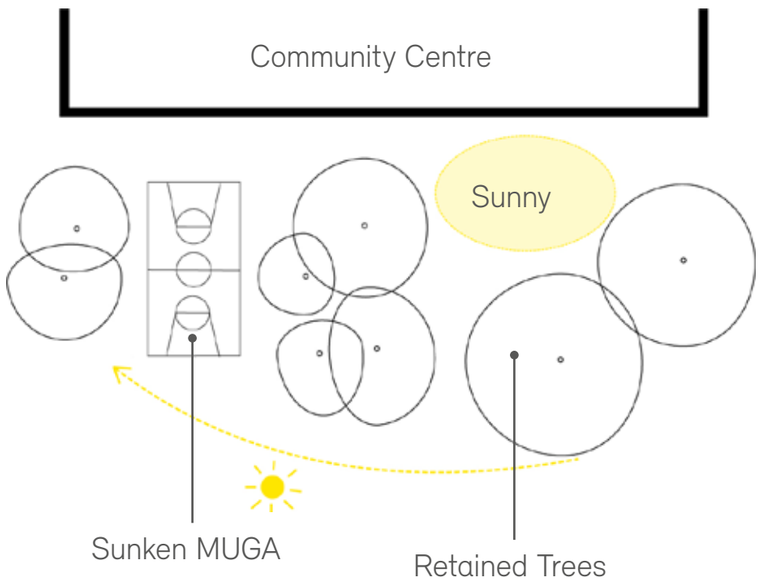
All equipment and surfaces will be sensitive to root protection areas of retained trees, with + and spot footings for equipment. There will be an increase in park area of 205.2m2



Location of Carnegie Street Park







Plan

Residents told us:

– Spaces which are open and overlooked feel safer
– Retaining existing trees is important
– This should be a place for everyone - all ages and abilities
– Spaces should be better lit
– There aren't enough places to sit
– Wayfinding and connectivity should be improved
– Consider noise from the ball court
– Not to design everything - flexible spaces

So we have:

– Proposed a public park with subtle boundaries
– Worked with the existing trees and planted new ones
– Provided activities for a range of ages and abilities
– Appointed a specialist lighting consultant
– Offered a range of seating opportunities
– Proposed generous paths and a playable landmark
– Considered the materiality of ball court to mitigate noise
– Provided open, sunny, flexible areas to use as you like

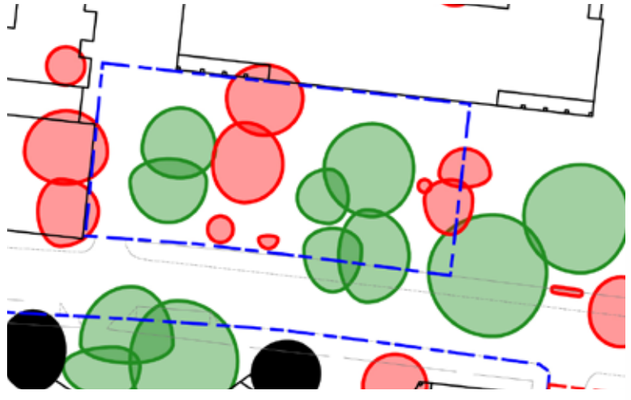
Key

1. Cycle parking
2. Callisthenics equipment
3. Rain garden
4. Sunken ball court
5. Stepped seating
6. Woodland Play
7. Active Play
8. Gabion Wall
9. Wayfinding sculpture
10. Equipped play mound
11. Playable bench
12. Sunny, flexible lawn
13. Boules
14. New tree planting

Detailed Element Boundary

Plan of Carnegie Street Park

Sections



Extract from TIP (Carnegie Street Park)

Trees selectively removed to create an area of open space with good amount of sunlight

Trees removed for the kick-about court

The existing Carnegie Street Park has a gentle slope and benefits from groups of mature trees.

The kick about court will be sunken into the landscape to mitigate noise (with sound absorbing material for surfacing)The aspiration is to reuse the 'cut' from the kick about court to 'fill'/ create a mound with playable elements.

Visual

Hard materials

The choice of materials contribute to the overall feel and character of Carnegie Street Park. Materials are chosen to be in harmony with the architecture. A level of material change within character areas is essential to encourage identity and introduce variety.

The Carnegie Hard landscape strategy are as follows,

• Hard surfaces if not permeable will drain into soft landscape where possible but away from buildings.

• Materials must be high quality, robust, and hard-wearing.

• Feature paving details will be used to emphasise special areas such as in front of the Community centre and applied locally to accentuate the material's distinctiveness.

• Where the new hard surface sits within existing RPA's, this will be laid using no dig methods.

• All routes, accessible steps and ramps must be compliant with the 2010 Equality Act in line with AD.

Part M,Robust, permeable and easy to replace Hierarchy of surfaces from concrete block, to self binding gravel.

Reconstituted materials to create a Gabion Wall

Self binding porous gravel. Material: Gravel. Colour: Gold

Wet pour safety surface to terraces and play equipment

Concrete block paver
Colour: Mixed blend (3 no.)
Mixed sizes: 160 x 120, 160 x 160, 160 x 240mm (60mm thick, except 80mm for raised table/ carriageway zones and to cover 1000mm zone offset from kerbline for vehicular overrun)
To be non-permeable as requested by LBI Highways

Softwood Play Grade Chip
Free draining and quick drying.
Natural untreated pine colour.

Furniture

The site will offer all users opportunities to rest, relax, socialise, play and explore. The selection of furniture will add variation and interest in the landscape, while ensuring accessibility for all.

A variety of seating is proposed across the site.

- Benches are proposed with back rests but without arm rests to enable a wheelchair to sit alongside
- Gabion walls across the site will cater for informal seating with some additional added back rests in selected areas
- Informal play opportunities are provided through playable benches and mounds
- Stepped concrete seating facing the MUGA offers an informal seating area that can be used by teenagers to hang out
- Sheffield stands are provided for visitor cycle parking
- Timber seats are proposed for their comfort and warmth

Picnic benches

Gabion wall seating

Stepped Concrete Seating

Playable seating

Picnic benches

Callisthenic equipment

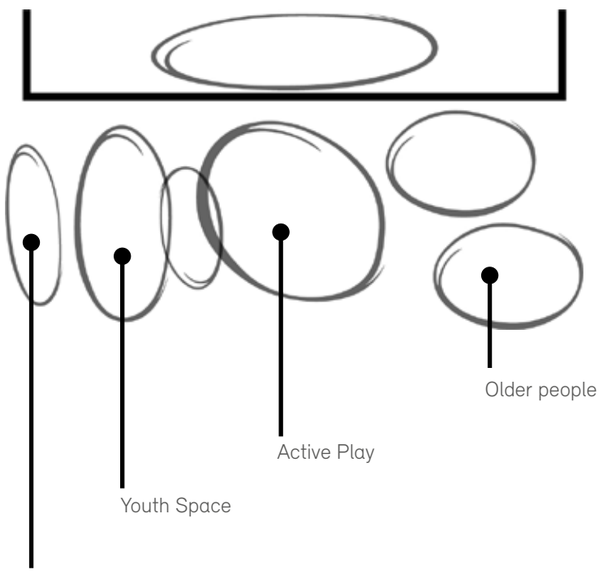
Play

The design approach of Carnegie Street Park is to make play of all ages integral to the scheme, providing playable opportunities across the site as well as considerable designated play areas.

The aim is to create an environment which has a balance between equipped play and informal play, both based on imagination and interaction with the environment. The proposed designs across Barnsbury provides space which encourages discovery, sociability, imaginative play and risk providing a variety and intrigue close to home.

Play is broken down in to age ranges for Carnegie Street Park. This includes a dedicated Youth space which consists of a MUGA and informal seating space for teens to hang out. A woodland Active Play area which includes inclusive play elements and a playable mound which includes a slide for Doorstep play.

We have also included a space for older people with Callisthenic exercise equipment and a boules area.



Active Play and Sensory play (5-11 years old)

MUGA

Active play

Youth space and Sociability (12+ years)

MUGA

Teenage hangout zone

Older people

Callisthenic Fitness

Boules

8.14 Pultney Park

Principles

Pultney park is one of the two retained existing open spaces along with Carnegie Street Park. It is situated between Leirum Lane and Charlotte Terrace and includes the pedestrian link from running through the Mews streets East to West.

The existing park has a gentle slope with an accessible gradient between these streets. The design of the park has adapted to keep an accessible desire line from inside the estate to extend the greenery up to the park frontages.

The park is designed to provide quiet sunny seating area and a small area of play on ground within the meadow and buffer wrapping around the outside. The envisioned Pultney Street Park serves as a quieter parkland area for rest and relaxation.

The park also benefits from groups of leafy mature trees, to allow some light into the space, we have suggested removal of a few trees. All equipment and surfaces will be sensitive to root protection areas (RPA) of retained trees, with woodchip and spot footings.

Between the RPA, the south central area will be stepped to provide a flat lawn area within the sloped park.

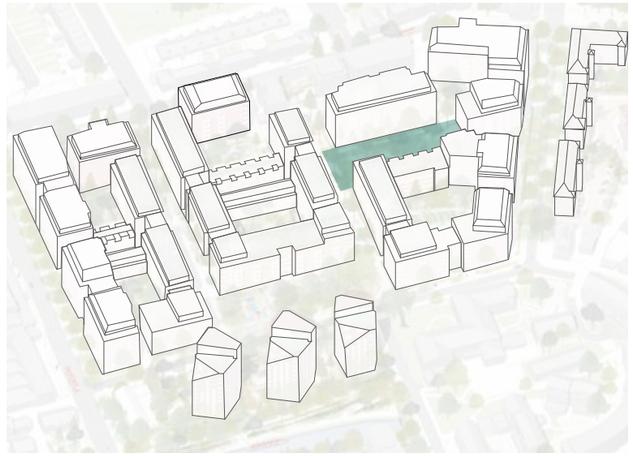
Plan

Residents told us

- Spaces which are open and overlooked feel safer
- Retaining existing trees is important
- The design should balance active spaces with quieter, more restful spaces
- There are not enough places to sit
- Planting is important but it should not be expensive to maintain
- Not to design activity in everywhere - include spaces which can be used flexibly
- Better connectivity and wayfinding is needed

So we have

- Proposed a public park overlooked by homes
- Worked with existing trees and planted new ones
- Envisioned Pultney Street Park as a quieter, contemplative park for rest and relaxation
- Proposed plenty of seating of different types
- Considered biodiverse planting that is low maintenance such as flowering lawn and meadow
- Left open, flexible spaces for you to use as you like
- Included legible and accessible paths



Key

1. Regular seating opportunities with arm and backrests
2. Central path (slope around 1:20)
3. Alternative accessible path (slope <1:20)
4. Woodland play area
5. Picnic area
6. Open lawn with flat area
7. Charlotte Square (outline element)
8. Hedge for Park/communal garden edge
9. Traffic calming, pedestrian priority crossing on Lane

Section

The existing Pultney Street Park has a gentle slope and benefits from groups of mature trees.

We have ensured there is an accessible route meandering East to West through the park. This is part of the pedestrian walk that link Old Barnsbury and Caledonian road.

To allow some light into the space, we have suggested removal of 1 tree (1 x Cat C), a further tree (Cat B) is being removed due to impact from the development.

All equipment and surfaces will be sensitive to root protection areas of retained trees, with wood chip and spot footings for equipment.

We have ensured there is an accessible route.

There will be an increase in park area of 237.5m2 - plus 344m2 as it extends to Charlotte Terrace Square. (outline element)

Proposed section of Pultney Street Park

Existing section of Pultney Street Park

Visual

Pultney Street Park

Hard landscape

The choice of materials contribute to the overall feel and character of Pultney park. Materials are chosen to be in harmony with the architecture. A level of material change within character areas is essential to encourage identity and introduce variety.

The strategy for Pultney Park is that it should contain only ‘natural’ materials to merge within the leafy green woodland park.

All the hard landscape should be designed to respect the RPA protection methods for the existing trees to be retained.

•All routes, accessible steps and ramps must be compliant with the 2010 Equality Act in line with AD

Part M,Robust, permeable and easy to replace Hierarchy of surfaces from concrete block, to self binding gravel

Furniture

The site will offer all users opportunities to rest, relax, socialise, play and explore. The selection of furniture will add variation and interest in the landscape, while ensuring accessibility for all.

Seating and picnic tables will be provided to offer calm seating within the green

Play equipment to be matched with landscape, to provide ‘on-ground’ play, and more intimate/domestic scale within the nature.

Suite of matching elements to form a family including tables

Furniture suitable for all ages and abilities

Self binding gravel
Colour: Gold

Woodland Play

Softwood Play Grade Chip
Free draining and quick drying.
Natural untreated pine colour.
Suggested depth for this play areas is 100-150mm

Play on the way

Picnic tables

8.15 Canal Towpath

Existing Context

The existing towpath is shared by pedestrians and cyclists. The upper path that runs parallel offers a secondary route but is poorly signposted and less well-used. Existing stepped access to Carnegie Street from this top path is prevented by locked gates.

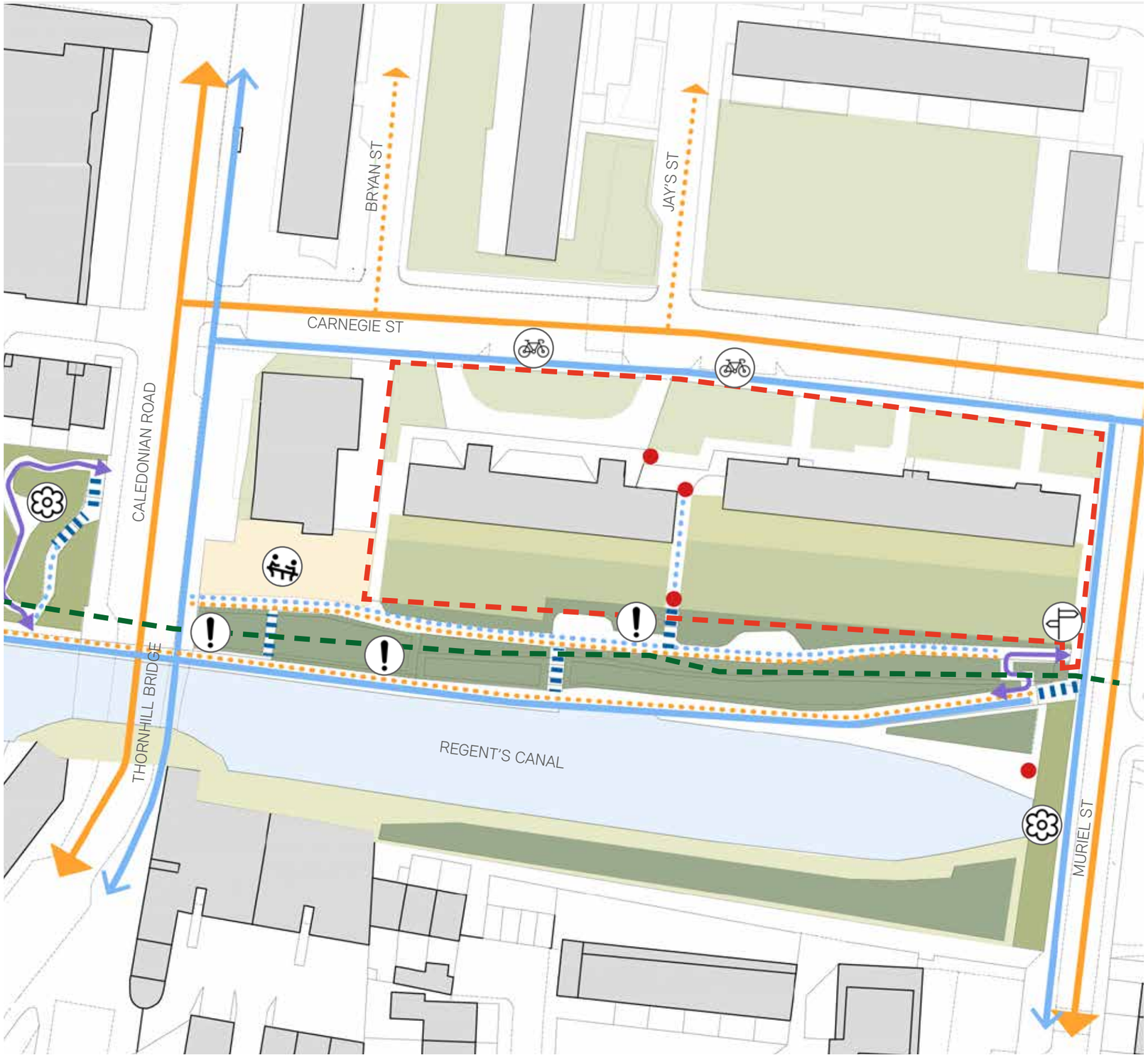
Wheelchair accessible paths bookend the site. The existing highways footpaths are well-used and the roads themselves are popular cycling routes, emphasised by the presence of cycle hire stands along Carnegie Street.

Aspirations for the area identified in the Caledonian Road SBD (2014) include towpath widening and improvement with the potential to 'install planters or protected verges to mitigate loss of green space'.

Thornhill Bridge Community Gardens spans two spaces either side of Caledonian Road. To the west the sloped garden meets the canal and to the east there is a small and dilapidated play area. Although colourful mosaics bring character to these spaces, they are tired and underused. Caledonian Road SBD (2014) identifies potential for better use of the gardens 'possibly with the installation of a trim trail and a green gym'.

Another communal growing area along Muriel Street is in better condition with planted raised beds appearing well-used.

Site visits and comments from the SbD Officer have shown this stretch of the canal to attract ASB, and while low levels of lighting protect the ecology of the SINC it makes this area feel unsafe.



- No through access
- Principle cycle route
- Secondary cycle route
- Principle pedestrian route
- Secondary pedestrian route
- DDA accessible path
- Upper footpath
- Poor signage
- Community Garden
- Dilapidated play space
- Cycle hire stands
- ASB concerns/identified

Existing Context

Exploring Connections

We have previously showed two options for the canal -

Option 1 - Introduces a pedestrian connection through the blocks that link Carnegie Street Park with the tow path

Option 2 - Retains the secure line around the blocks creating resident only courtyards, similarly to the current day situation.

We have discussed these options with the council, GLA & DRP and there was a preference for Option 1, however we have also spoken to residents, who have said their preference is Option 2, where resident-only open space is maximised.

It also responds to:

Resident concerns about anti social behaviour/ management issues created by creating a link from the canal

The ecological impact on the SINC (particularly lighting - which conflicts with SBD recommendations)

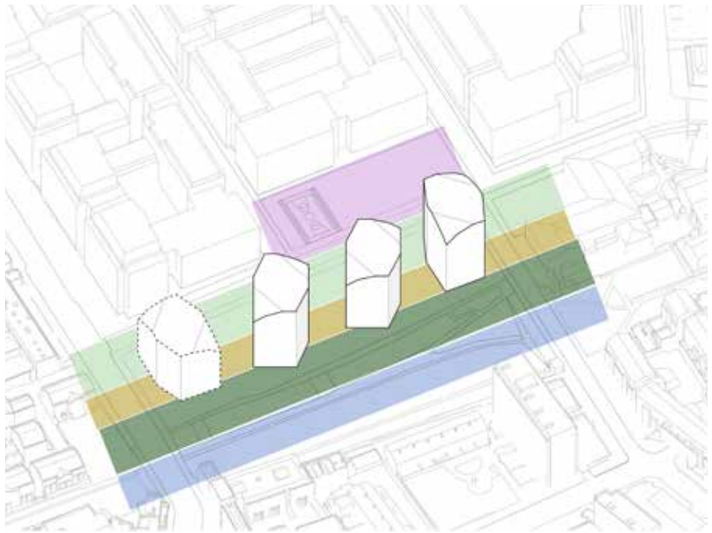
Option 2 provides a equal amount of space between the blocks for residents.

Discarded layout

Proposed layout

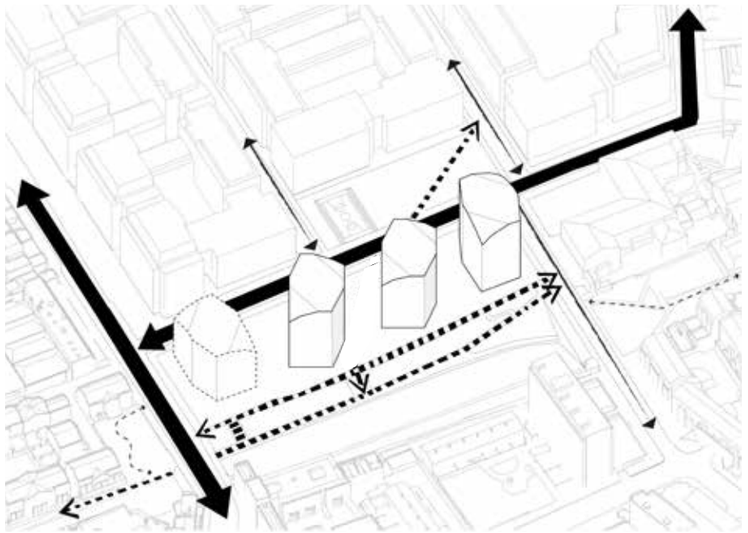
Landscape Principles

Gradation



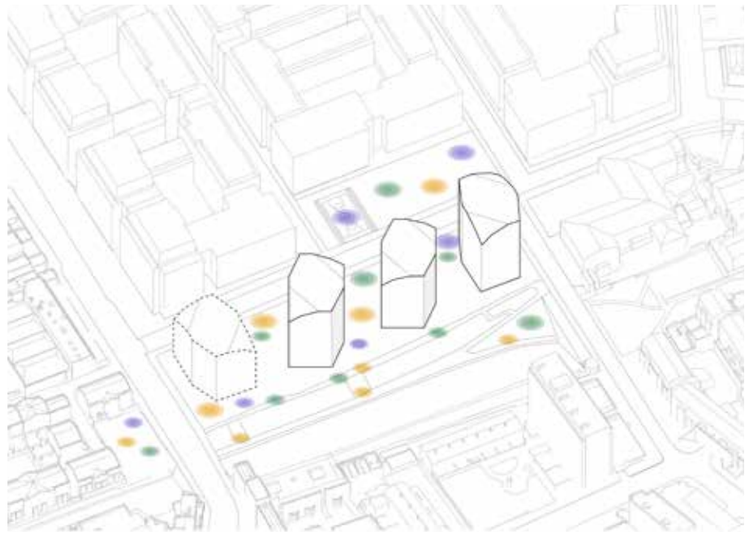
Gradation of atmospheres
Quality of landscape 'strata' changes
Playful and animated through to quiet and calm
Diverse layers provide distinct experiences

Connections



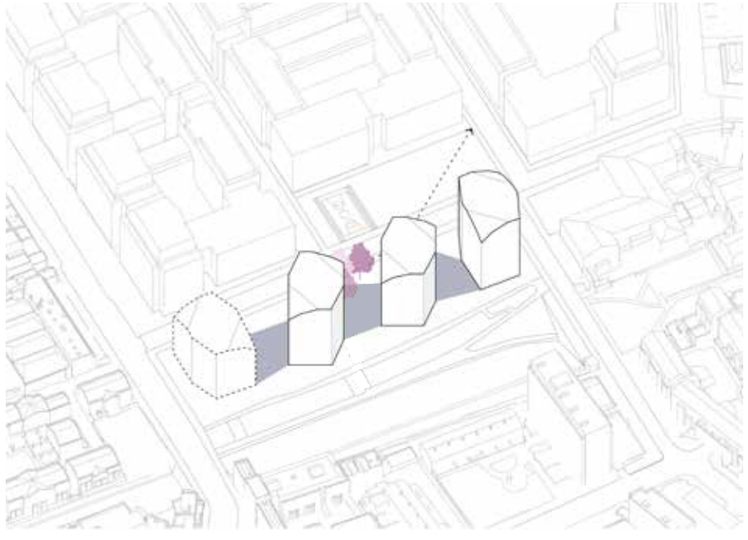
Existing and new routes are legible and clear
Improve, vary and strengthen connections
Routes vary in character to diversify landscape offer
Greater permeability improves safety

Animate



Stepping stones of activity pepper routes
Active public space increases natural surveillance
Invitations to pause, dwell, meet, play, access nature
Acknowledges street level experience at human scale

Rooms



Balance between public and semi-private space
Intimate and meaningful resident-only courtyards
Retained existing landmark cherries
Sensitive boundary treatments

Green Wrap

Celebrate SINC and existing trees
Increase biodiversity and layers of greening
Wrap buildings and set them in the landscape
Offer ecological stepping stones for wildlife

Plan

The feedback from residents in regard to the connection with the canal has led the design team to pursue an option for the canal blocks that doesn't include a physical connection to the canal towpath. Additionally the design of the canal blocks will ensure a consistent spread of lighting across entrances and throughout the landscape of the Canal blocks to make sure there are no dark spots.

The aspiration for the this area is for calm communal courtyards that offers residents semi-private shared spaces with seating and some doorstep play elements.

We want to retain and enhance the tree planting on Carnegie Street. The vegetation of the SINC is drawn up towards the block and expanded, strengthening wildlife corridors and increasing important habitat and biodiversity.

The proposed area does not include the canal towpath.

Separation of the buildings allows visual connection to SINC (and canal)as well as improving light into the courtyards. The Canal side homes are wrapped in landscape .

The design utilises a combination of soft, natural and fixed boundaries to delineate space, address changes in levels, enable sight-lines and situate the new buildings within the landscape.

Green Street

Green, leafy street
Existing trees & planting
Pockets of seating & play

Outdoor Rooms

Outdoor 'rooms' between buildings
Calm, private and restful courtyards

SINC

Ecological wrap
Green and magical
Sensitively animated

Proposed layout

Hard landscape

The strategy for the Canal and SINC is that the access from street to building has a warm welcoming herringbone paving. This access is from Carnegie Street. The private courtyards should have a meandering gravel path. All routes are accessible and compliant with the 2010 Equality Act in line with AD. All the hard landscape should be designed to respect the RPA protection methods for the existing trees to be retained.

Entrance thresholds:
Concrete brick paver
Colour: Varies
Mono-size: 200 x 50 (60mm thick)
Pattern: Stretcher

Self binding porous gravel
Colour: Gold

Furniture

The strategy for the Canal and SINC is that the access from street to building has a warm welcoming herringbone paving. The private courtyards should have a meandering gravel path. All routes are accessible and compliant with the 2010 Equality Act in line with AD. All the hard landscape should be designed to respect the RPA protection methods for the existing trees to be retained.

Picnic benches

Doorstep play

Moveable furniture

8.16 Canal Rooftop

Concept

Canal blocks provide a communal south-facing amenity space on each roof top. These spaces offer a different character from the communal courtyards between the blocks.

The roof terrace presents an opportunity to draw residents from throughout the building, affording use for relaxation, socialising, exercise / yoga or to just enjoyment of the views, amongst a host of other pursuits. Variation of decking size and location, alongside planting, will inform use whilst enabling required flexibility.

Through seating and within extensive planting, the roof terrace takes on the characteristics of a private back garden – a space that presents opportunity to socialise and come together, whilst retaining areas of enclosure for quieter activities such work, read or converse in small groups.

Use of the terrace will extend through the day and Continue throughout the year, with the design ensuring that there is opportunity to enjoy the space whenever a resident may see fit – just as one would with in a space of their own. Variations of colour, height and the types of planting will ensure shelter and respite within the exposed rooftop location. Seasonal change to flower and leafage will encourage residents to continue exploring the space through the year, and hopefully encourage some gardening activities.

Opportunities

- Openness and sunlight
- Residents intimate garden
- Working space and socialising space
- Communal kitchen garden
- Ecology (Biodiversity and against overheating)

Constraints

- Wind
- Fire/safety regulations
- Weight and build-up
- Irrigation
- Maintenance
- Cost with limited materiality
- Material delivery

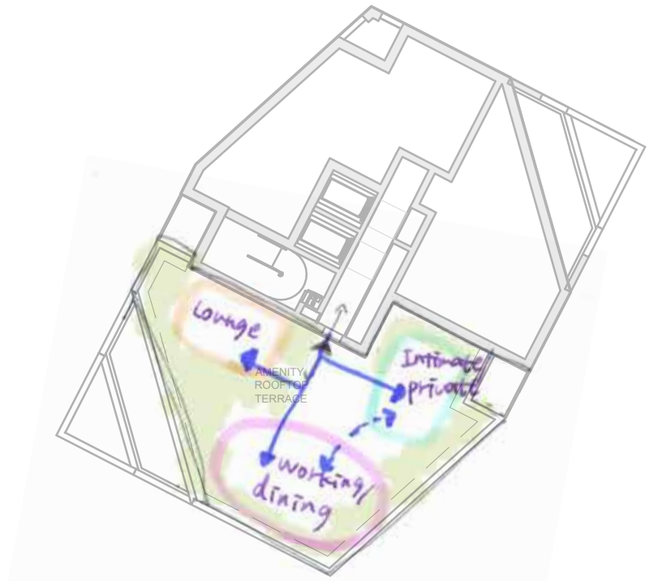
Designing with nature

Underlying the approach and evolution of the landscape masterplan is a set of principles that seek to embed the development into it's environment and integrate nature and people. The aim is to create a relationship that will last, and benefit both together.

Neighbourliness

Communal spaces and facilities create places for people to come together, encouraging neighbourliness and developing a sense of community through the landscape environment.

Practicability
Planting is inspired from the natural setting to promote ecology and create an attractive, low maintenance environment. Materials



3 pockets

Green envelope

Plan

The central entrance from the lift overrun with its vast views to the surrounding areas invites people to move and discover the rooftop. A network of decking areas connects the space, activated with movement of plants, seating and other outdoor activities encourages the community to spend time outside, to meet and play together.

Fixed and portable seating opportunities will help to create a flexible space that can be adapted to meet the needs of different residents. Robust and sensory materials such as wood and steel will complement the hard landscape palette, bringing a natural feel and inviting touch and interaction.

Long tables will be included to enable families and residents to meet, and eat together. Mixtures of grasses and flowering perennials have, in recent years come to be known as prairie planting.
Most effective in larger areas, it gives a relaxed, naturalistic feel of sea of planting.

Rooftop plan

Key

1. Wind tolerant multistem trees suited to soil depths
2. Intimate ‘pockets’ with fixed furniture
3. Large table to share (fixed)
4. Climber planting in raised bed to pergolas

Hard landscape and furniture

The Material palette will be hard wearing and slip resistant, and will sit a top a lightweight pedestal system to be free draining to the space below.

All hard landscape products will be fire rating A class, ensuring non combustibility.

Materials must be high quality, robust, hard-wearing, easily replaceable, and sourced as locally as possible.

Feature paving details can be used to emphasise special areas, and applied locally to accentuate the material's distinctiveness within the architectural arches.

Materials must be appropriate for their envisioned level of use, loading, and activity.

All routes, accessible steps must be compliant with the 2010 Equality Act in line with AD Part M, graded routes should have a gradient less than 1:20.

Furniture will be integrated throughout the terraces to provide opportunities to gather, sit, work, and to socialise. The selection of furniture will add block colours to the proposed development, whilst ensuring accessibility, comfort, and practicality. All the furniture will be fixed for the fall height risk.

Trellises to the building will be unobtrusive and highly practical, of stainless steel wires in a regular pattern. Three pergolas will not only provide much needed shade, and act as support for climbing plants but also they have an opportunity to become and art feature with laser cut panels casting intricate shadows on paving beneath.

Robust and sensory materials such as wood and steel will complement the hard landscape palette, bringing a natural feel, inviting touch and interaction.

Timber Effect Paving

Metal structure with climbing plants

Porcelain Paving

Metal and timber furniture (Treated for fire rating A class)

Tension wire trellis system for climbing plants

Intimate feature lighting

Soft landscape

– South facing roof - heat and dry-out

– Automatic irrigation system > tap water point. Irrigation with rain water attenuation system if possible

– Low maintenance planting

– Small multi-stem trees or shrubs (max mature height:3-4m)

– Planting size to fit within the lift for replacement

– Rootball - w. 500 mm x h. 500 mm, weight circa 100kg

– Min substrate depth: 300mm for herbaceous/perennials, 600mm for small trees

– Substrate mix: 50% good quality topsoil to BS3882:2015

– 50% lightweight specialist soil

– Wind and drought resistant planting species

– Multi-stem trees (wind protection)

– Climbers and raised bed planting

– Ornamental grass

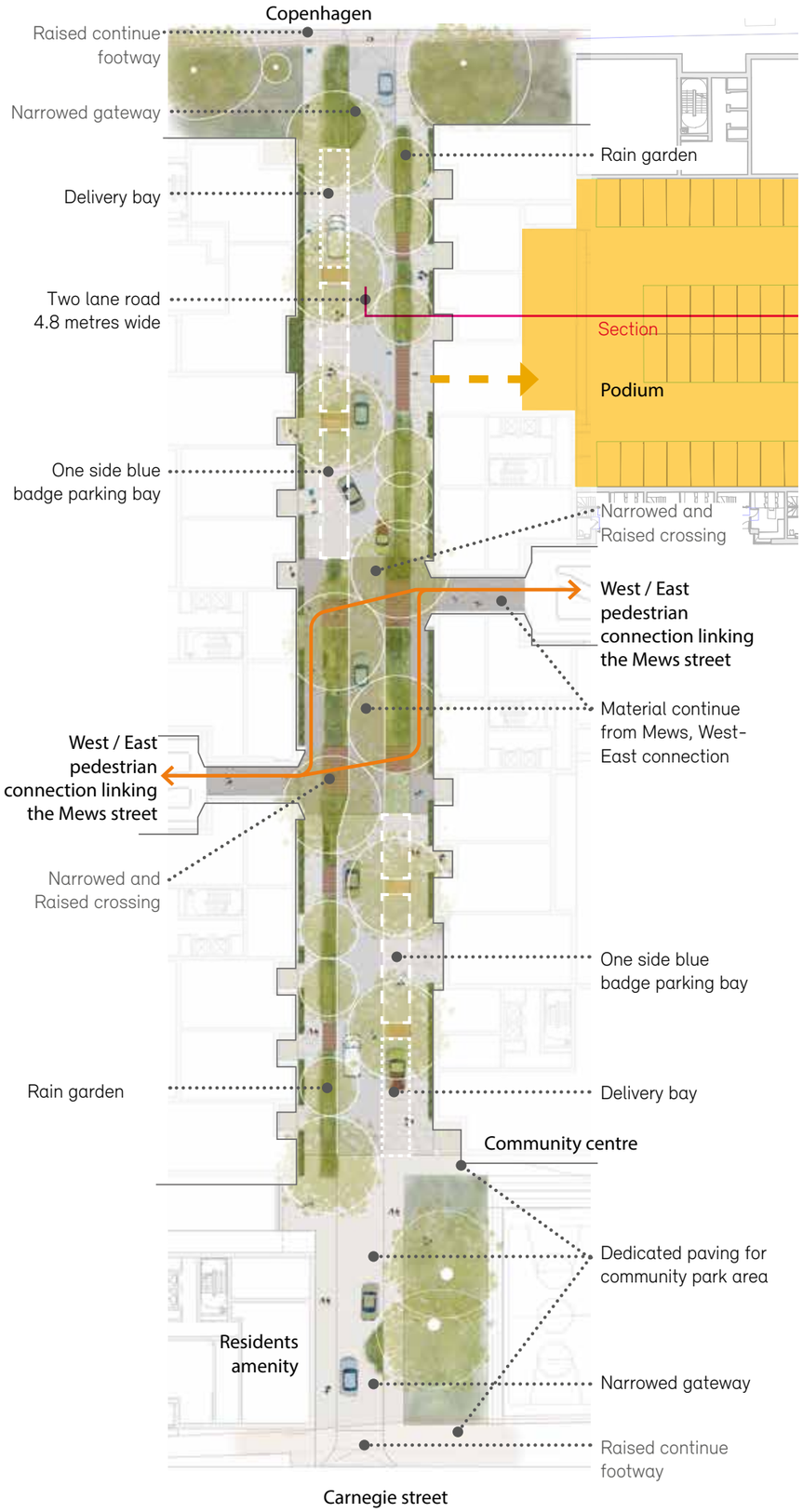
8.17 Lanes

Plan

In response to concerns regarding rat runs and traffic control, we have worked with Stantec (transport engineers) to ensure the design sufficiently manages vehicles and safe pedestrian and cyclist movement. This calmed carriageway will cater for both cars and cyclists without segregated lane.

Integrated SuDS green the streets and the Lanes and create small spaces with seating and trees.

The lanes will incorporate:
- 4.8m wide road with two way traffic
- Raised crossings at either end
- Narrowing pinch point of the carriageway at both ends (3.2m)
- Narrowing at a central pedestrian crossing area from two lane (4.8m) to single lane (3.7m) with one way priority
- Change in surface and colour for the east-west pedestrian connection. This is likely to be a raised table.
- Vegetated channels/ Rain gardens as part of SUDs strategy
- Provide Blue Badge (BB) parking only on street
- Provide 2 no. Delivery spaces per lane.



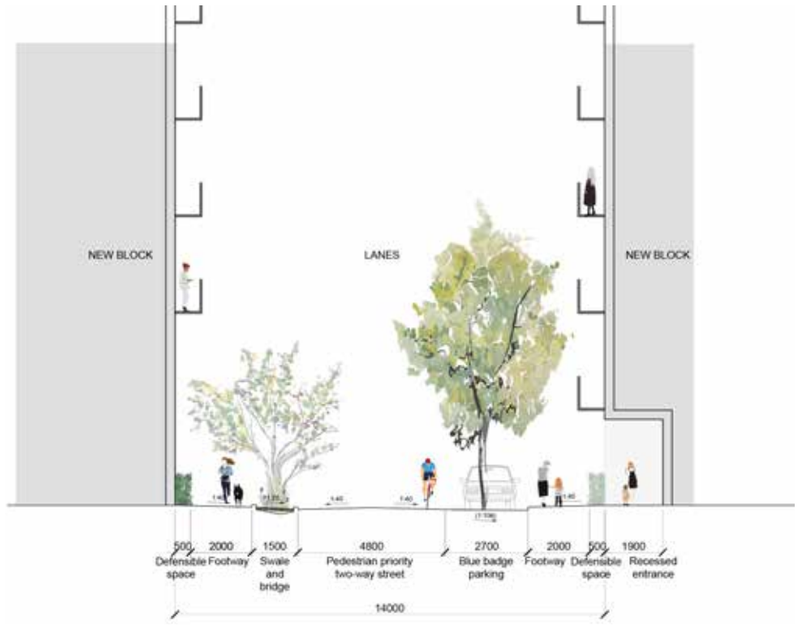
Section

Up stands

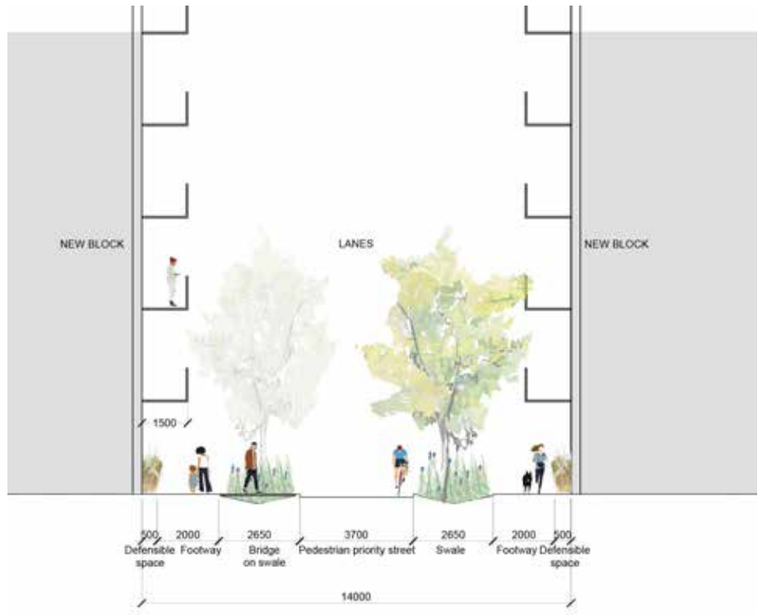
The Swale / rain garden channel is to be edged with a 100mm concrete up stand with drainage gaps for water runoff

The pedestrian crossings over the rain garden channel/ Swale must be 3m wide with a 60mm up stand on each edge

The edge of the carriageway including parking areas must have a 100mm raised kerb.



Typical section



Section on raised crossing

Street furniture

Designed to adoptable standards and in line with LBI Islington Streetbook Manual (Feb 2005)

Bridge

Reconstituted timber deck, typically 3m wide within the central crossing area. This will be provided over the Rain garden / Swale

- Up stand of 60mm on both side
- Ensure enough room for continuity/functionality of Swale

Cycle stand

- Highways adoptable standard. (Sheffield Stand)
- Ensure enough space around the stands and different layouts to accommodate larger bikes

Reconstituted timber deck
Colour: To be confirmed
Size: 176 x 3600 x 32mm (Enhanced grain / anti slip)

Sheffield stand

Hard landscape

Designed to adoptable standards and in line with LBI Islington Streetbook Manual (Feb 2005)

LBI Highways adoptable concrete block paver's laid on different colour/size/pattern on different areas

- Carriageway - darker colour and mono size
- Footway - warmer colour and mixed size
- Central pedestrian crossovers - mixed colour and size
- Entrance thresholds - Different form and pattern for intimate/domestic scale

Parking zones to be delineated by flush kerb

Footway and carriageway to be non-permeable as requested by LBI Highways

Parking zones may be laid to permeable build-up as part of SUDs strategy

Kerbs

- Granite kerb (reclaimed on site if possible) for footway/parking extent, 100mm up stand
- Delineation flush kerb: by silver grey granite kerb (150mm wide)
- Swale kerb: concrete, light colour, laid with drainage gap, 100mm up stand

Carriageway and parking/delivery bays –
Concrete block paver
Colour: Charcoal, monocolour
Mono-size: 240 x 160 x 80mm

Footway –
Concrete block paver
Colour: Warmer, monocolour
Mixed sizes: 160 x 120, 160 x 160, 160 x 240mm (60mm thick, except 80mm to cover 1000mm zone offset from kerb line for vehicular overrun)

Pedestrian crossovers –
Concrete block paver
Colour: Mixed blend (3 no.)
Mixed sizes: 160 x 120, 160 x 160, 160 x 240mm (60mm thick, except 80mm for raised table/ carriageway zones and to cover 1000mm zone offset from kerbline for vehicular overrun)

Entrance thresholds:
Concrete brick paver
Colour: Varies
Mono-size: 200 x 50 (60mm thick)
Pattern: Stretcher

Soft

The planting has been developed to be robust and low maintenance to ensure it thrives and looks good all year around.

Vegetation in the lanes will be soft, dense and sensory rich.

Street Trees:

Trees that can withstand the urban environment and will provide medium and long-term canopy cover and seasonal interest.

To be planted semi-mature at 20-25cm/ 25-30cm girth

Typically:

Robinia pseudocacia, Ginkgo biloba, Ostrya carpinifolia, Pinus sylvestris, Quercus palustris, Sorbus aria 'Lutescens', Prunus avium 'Plena'

Swale Trees:

Comprised of smaller sized species that are within the 'Mesic' moisture tolerance category ie where the soil is neither excessively wet nor excessively dry, and that are tolerant of brief periods of flooding*.

To be planted at 18-20cm/ 20-25cm girth

Typical species:

Alnus cordata, Alnus incana / Alnus incana 'Laciniata', Liquidamber styraciflua, Betula pubescens, Acer ginnala, Acer rubrum

Swales:

Comprised of species that are within the 'Mesic' moisture tolerance category ie where the soil is neither excessively wet nor excessively dry, and that are tolerant of brief periods of flooding.

Includes native, nectar/pollen rich flowering plants

Typical species:

Cornus sanguinea, Ribes nigrum/ R. rubrum, Viburum opulus, Molinia caerula, Rudbekia fulgida, Persicaria amplexicaulis

Attractive traffic calming elements

SUDs features & verdant street scape

Pedestrian bridge over vegetated channel

8.18 Residential Courtyards

Principles

Recent research tells us that spending twenty minutes in nature can reduce stress and anxiety.

The Communal Courtyards offer residents more intimate, landscaped spaces with sociable seating, tree planting and flexible areas of lawn, as well as play for younger children (Doorstep Play/ Under 5s)

Gently winding paths create intimate spaces with a sense of enclosure and semi private areas within the courtyard.

They are secure and private from the street scape and can only be accessed by the residents of the surrounding blocks.

They include levels changes such as gentle mounding and tree planting. To ensure they are not flat and exposed to overlooking the designs for the courtyards are flowing/ organic and not linear or angular. This is to create a more relaxed, garden feel.

The ground floor units facing this space have their amenity space with buffer hedge planting and the mounds keep privacy from central activity area.

The detailed application contains 2 communal courtyards - Block B north and Block C north.

Accessible meandering paths.

Clusters of multi stem trees and structural medium trees if the courtyard is not a podium courtyard.

Regular opportunities for seating. Seating to be located in sunny and shadier spots.

Undulating/ mounding lawn areas to the periphery.

Open, flexible areas of lawn.

Doorstep Play elements.

Possibility of growing beds if requested by residents.

Principle (Block B north)

The blocks B1/2/3/4 form a communal courtyard which is on top of a podium parking space. Wisely using the existing site level drop, the new level fills the invisible unsecured area within the building and improves the connectivity and visibility.

The podium landscape will incorporate:

- Blue roof layer as attenuation tank between the landscape and podium slab
- Open ventilation grill area buffered by planting
- Mounds to get enough soil depth for multi-stem trees
- Light soil mix with general soil (50:50)

This courtyard has a connection to Copenhagen Street with planted welcoming secure line in the same location of the existing building gap.

Principle (Block C north)

The blocks C6/7/8/9 form a new communal courtyard with Phelps Lodge incorporating its current 'back of house' space. Improving the integration of Phelps Lodge within the estate, the new courtyard will create a new communal green welcoming entrance from Leirum Lane, guiding the path towards the east part with playful terraced landscape.

Play space and seating will be located within sunnier area surrounded by new blocks.

The meandering path is at an accessible gradient (<1:20) from the gate and core access by shaping the various levels throughout the landscape.

Private amenity levels can differ from the front space in communal areas, with a retaining feature if needed, but the level difference stays less than 1m.

The gap between C6 and C9 forms a hedge boundary between the courtyard and public park. Without any physical access but it brings visual openness and more day-light sun-light within the courtyard.

Phase 1a Podium plan

Resident told us

– They would like the masterplan to offer a balance between public, private and shared spaces

– Independent mobility of children and young people is important in the existing estate

– They would like to understand better how large the courtyards are

– The boundary treatment between public and private spaces needs to be considered

– They are concerned about how much daylight and sunlight these spaces will receive

So we have:

– Used consultation to explore 3 options:

1. Having all the courtyards open during the day (publicly accessible);

2. Having the courtyards closed to the public but providing all residents with a fob that would enable them to access all courtyards;

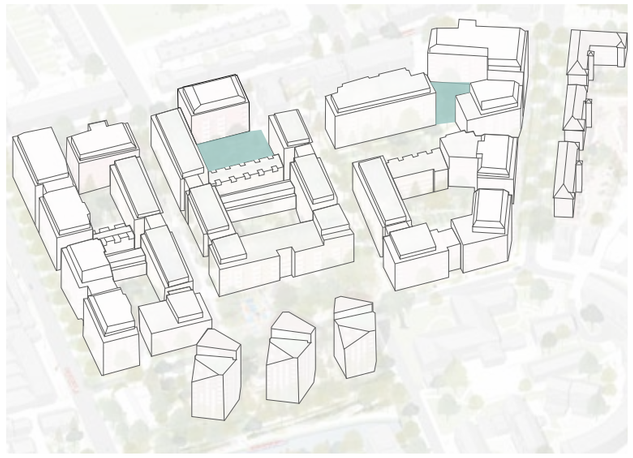
3. Having courtyards being accessible only to residents of the surrounding blocks

– Option 3 was much the preferred option, and this is reflected in the design and management of the courtyard which will provide a shared garden-like space for residents of the surrounding blocks only.

– Provided scale comparisons of the courtyards for residents to review

– Illustrated our approach to the boundaries of private space with 1:1 modelling

– Continued working with daylight and sunlight testing to ensure they receive sufficient sunlight.



Key

1 Private Terrace

2 Planted Buffer

3 Seating and Planting

4 Mounding with play

5 Generous paths

6 New Trees

7 Entrance Gates set within planting

View of Phase 1a Podium plan

Interface with Phelps Lodge (Phase 1b)

Currently there is an asphalt service road with parking adjacent to the rear of Phelps Lodge. It is separated from the estate with high railings and gate. It feels very ‘back of house’.

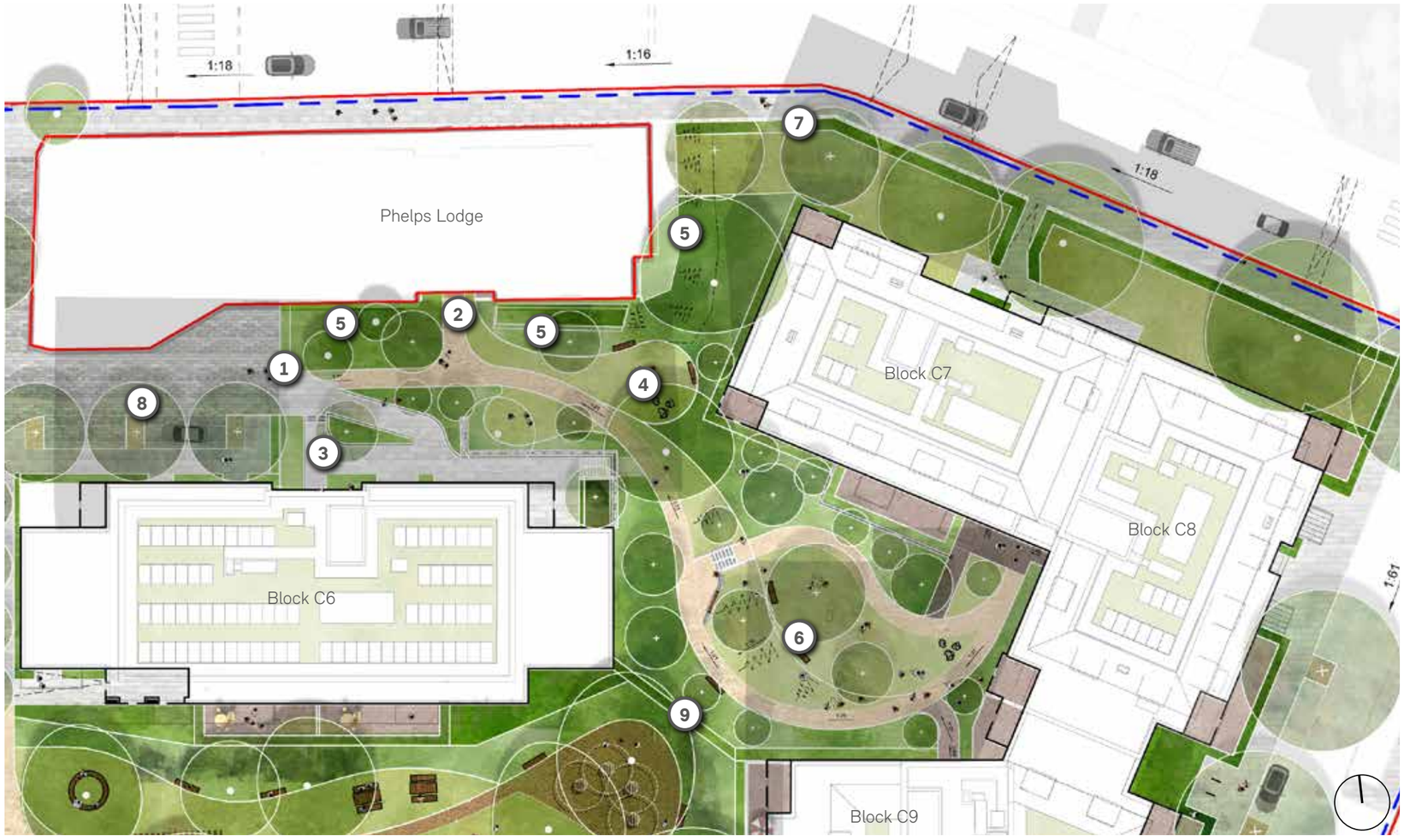
Their communal landscape is predominantly mown amenity grass with no seating / play elements.

There is opportunity to improve this interface and stitch Phelps Lodge into the masterplan by linking and expanding their communal space and sharing an entrance with Block C6.

The area of asphalt would be improved with a more courtyard feel and lighting, making it feel a welcoming entrance.

There is opportunity to improve this interface and stitch Phelps Lodge into the masterplan by linking and expanding their communal space and sharing an entrance with Block C6.

Existing Phelps Lodge courtyard



Residential Courtyard

1. Secure line set within planting
2. Access to Phelps Lodge
3. Access to Block C6
4. Improved outdoor space: Seating and planting
5. Maintain buffer planting to Phelps Lodge
6. Terraced gardens with meandering paths and flat play area
7. 1.5M high railing back by hedgerow planting
8. Resurfaced with tree planting
9. Hedge for Park/communal garden edge

Hard Landscaping

The strategy for the residential courtyards is to create a private character. The use of smaller paving elements such as brick, setts and bound/compacted gravel laid to enable permeability of water. Warmer colours will be used to create a sense of ownership and private space.

All routes, accessible steps and ramps must be compliant with the 2010 Equality Act in line with AD

Part M,Robust, permeable and easy to replace Hierarchy of surfaces from concrete block, to self binding gravel

Cores/ entrances:
Concrete brick paver
Colour: Varies
Mono-size: 200 x 50 (60mm thick)
Pattern: Herringbone

Path through courtyard –
Compacted gravel
Colour: Amber
To be laid to permeable build-up as part of SUDs strategy

Private outdoor space:
Concrete brick paver
Colour: Varies

Mono-size: 200 x 50 (60mm thick)

Concrete block paver to entrance thresholds in courtyard
Colour: Varies
Monosize: 200 x 50 (60mm thick)
Pattern: Herringbone

Concrete block paver to private outdoor space
Concrete brick paver (such as Inish by Hardscape)
Colour: Varies
Monosize: 200 x 50 (60mm thick)
Pattern: Herringbone

Self binding porous gravel
Material: Gravel
Colour: Gold

Play

The residential courtyards are host to areas of dedicated doorstep play and further flexible playable elements. This could compromise of features like playable mounds. These spaces however can be used by everyone and have a wider use.

The playable elements will be placed in convenient locations and at a good distance from ground floor flats. Typically they will be placed close to the centre of the courtyard and will have some sunny elements.

The proposed designs across the courtyard spaces encourages discovery, sociability, imaginative play and risk providing a variety of natural intrigue very close to home.

Seating offers a place for residents to relax

Doorstep play elements

Furniture

The coutyard seating will offer residents a place to rest, relax, socialise, play and explore. The selection of furniture will add variation and interest in the landscape, while ensuring accessibility for all.

Furniture suitable for all ages and abilities

The ambition is to create a landscape that invites people to while away a whole day

Playable mounds

Home Identity

Doorstep play (0-4 year old)

8.19 Mews

Concept

The Mews character area runs east to west and is characterised by pedestrian routes lined with family homes. The northern side of the street accommodates 5-bedroom houses, while stacked duplexes sit to the south. The buildings and landscape are rich in character to create special moments within the masterplan.

The key concepts for the Mews are

– Central meandering path frames sight lines

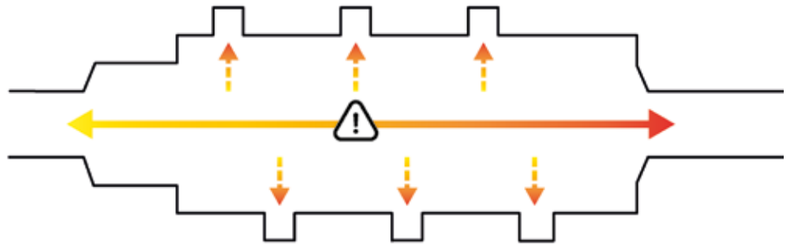
– Quiet residential streets with strong neighbourly feel

– Planted Swale offer a playable landscape feature, directly overlooked by homes and some elements of Doorstep Play

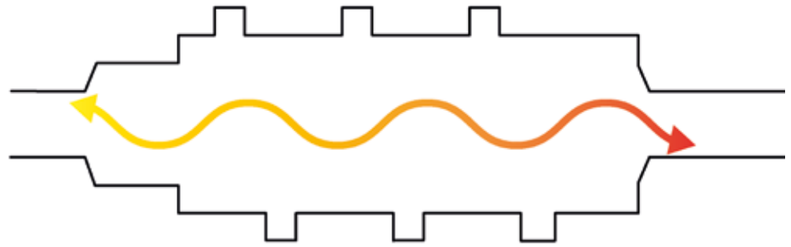
– Planted buffers provide privacy to ground floor rooms

– Each home has space to occupy creating a strong identity

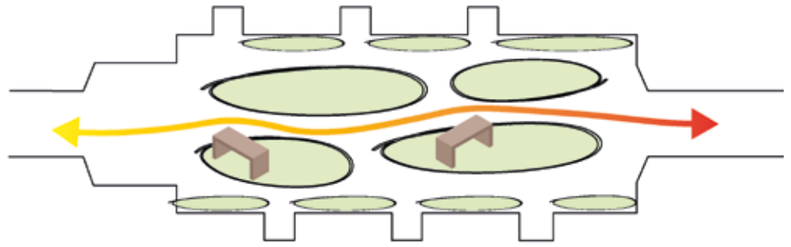
– Accessed from the Lanes through the arched gateways, these spaces create a sense of entering a unique, special place



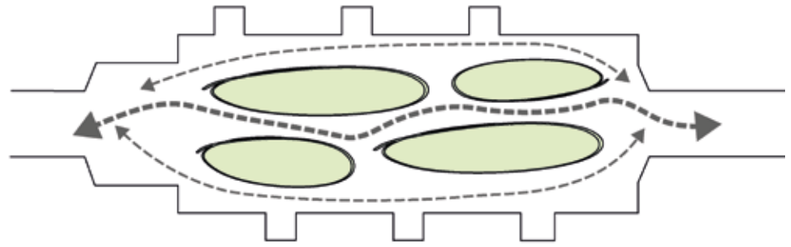
Single central path pedestrians away from homes



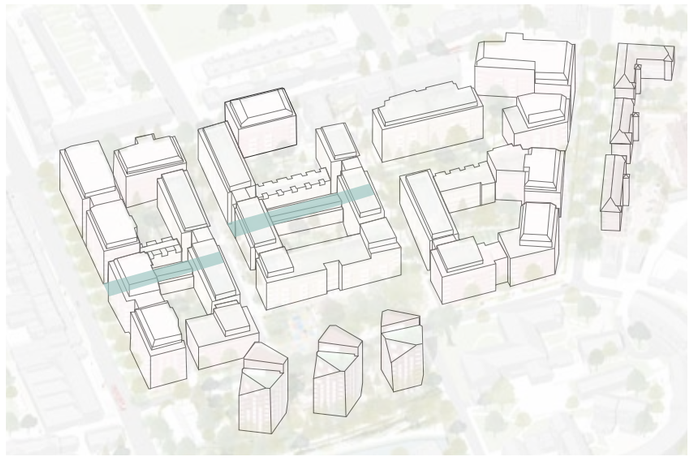
Central meandering path

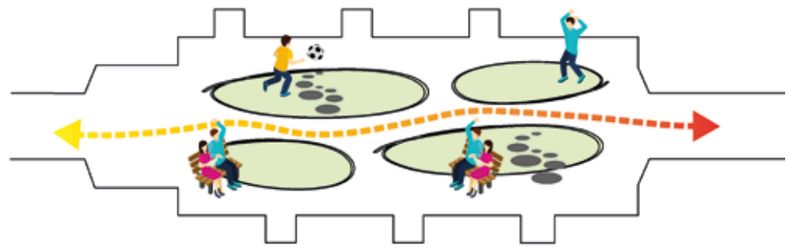


Buffer zones



Greens the mews





Integrated, playable SUDs

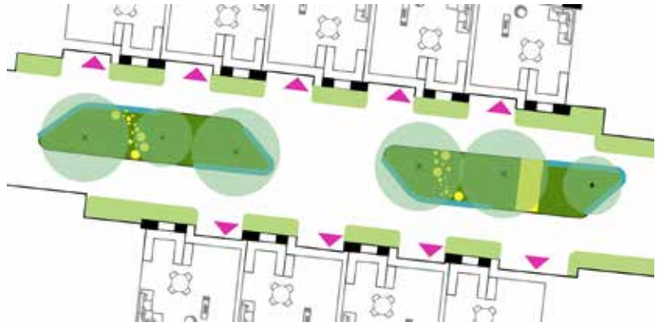
Plan

The Mews have been designed to maximise the amount of planted islands. These offer a green, playable and inviting thoroughfare with a meandering bound gravel walk in the middle.

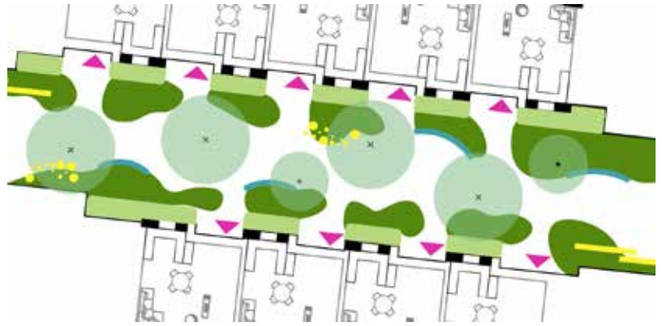
There is a clear distinction between private and public areas in this design.

There are recessed entrances and buffer planting to protect the privacy of ground floor homes.

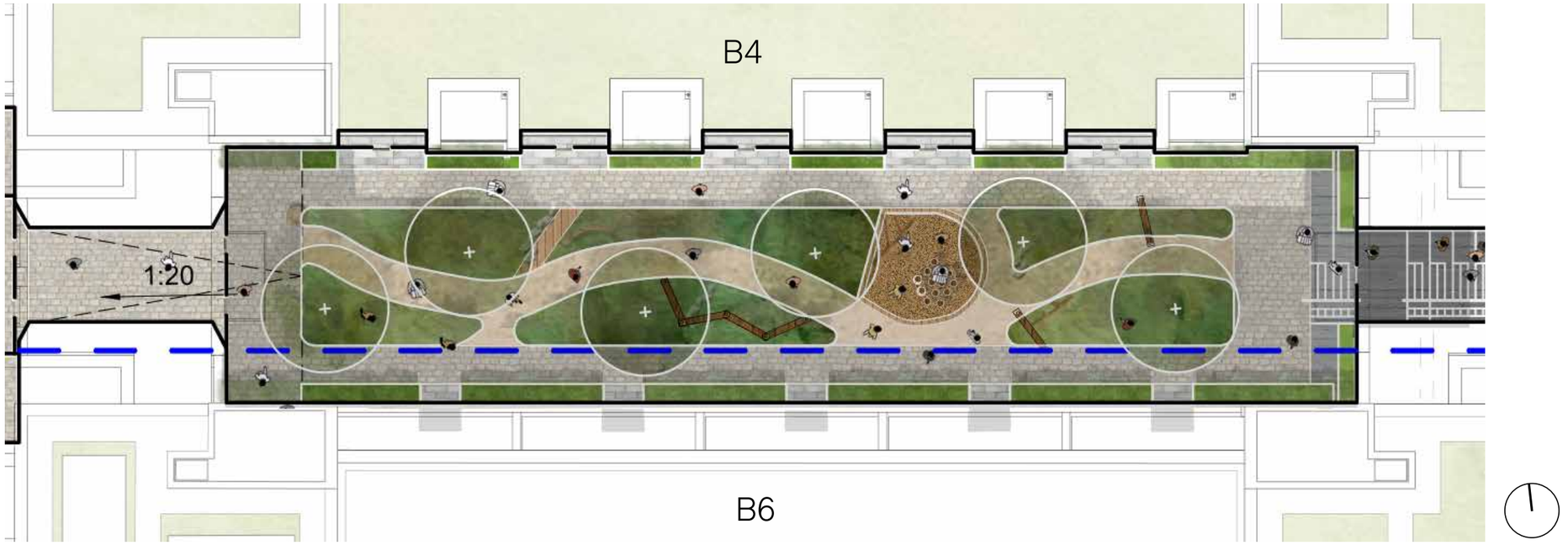
Use & passive surveillance. This improve safety and security and further and scooter rat runs.



Option 1
Central green space with no meandering path .



Option 2
This Option creates an uncertainty over public and private space.



East mews - between Jays lane and Leirum lane

Section

The northern side of the street accommodates 5-bedroom houses, while stacked duplexes sit to the south.

Landscaped, playable routes and front entrances to mews homes

Central pedestrian route meanders through planted islands offering a green, playable and inviting thoroughfare - use & passive surveillance, improve safety and discourages scooter rat runs.

Integrated, playable SUDs

Section through Blocks B4 & B5

Soft

Within the Mews, small, shade tolerant multi-stem species will be used. This will be a diverse selection of species and the tree heights will be around 2.5-3.0m and 3.0-4.0m high.

The planting has been developed to be robust and low maintenance to ensure it thrives and looks good all year around.

The Mews will consist of Hedgerow / shrub buffer. This buffer planting will be 0.8m wide and 1.2m high. This will provide a defensible space

Planting heights/ textures/ structure must vary (ie no mono species) such as Corylus avellana, Cornus mas, Amelanchier lamarckii, Acer campestre

Mews 'garden' planting:

Shade tolerant, predominantly evergreen planting.

Typical species: Sarcoccoa, Euonymus, Hydrangea, Matteucia, Viburnum, Crataegus, Lingustrum, Philadelphus, Vinca, Luzula, Astrantia

Shade tolerant species

Multi Stem Trees around meandering path

Hard landscape

The hard material palette has been selected to enlighten the shady domestic mews space. The compacted gravel central meandering foot way gives a natural feel to the mews and invites users to walk between the rain gardens and playable features

The concrete block paver changes at the entrance thresholds to signify the difference between public and private so there is a clear distinction.
Around the play within the garden, there will be woodchip surface. This will be integrated into the landscape.

Play

The play throughout the mews consists of some smaller elements of woodland style play for Under 5's (Doorstep Play) and some playable features within the rain gardens.

This encourages discovery, sociability, imaginative play and risk providing a variety and intrigue close to home. Where there is dedicated play the ground surface will be Softwood play grade woodchip.

Concrete block paver to Mews footway
Colour: Natural, monocolour
Mixed sizes: 160 x 120, 160 x 160, 160 x 240mm (60mm thick)
*To be laid to permeable build-up as part of SUDs strategy

Concrete block paver to Mews entrance thresholds
Colour: Charcoal
Mono size: 200 x 50 (60mm thick)
Pattern: Stretcher

Door-step play within the Mews garden

Self binding porous gravel
Material: Gravel
Colour: Gold

Softwood Play Grade Chip
Natural untreated pine co lour.
Suggested depth for this play areas is 100-150mm

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9 Conclusion

9.2 Conclusion

Scheme Summary and Benefits

Up to 950 new homes well be provided on New Barnsbury

This breaks down as follows:

– 291 replacement homes for New Barnsbury residents

– 142 additional social rent

– 61 intermediate

– 80 replacement leaseholder homes

– 376 market sale homes.

A total of 52% affordable and 46 % (433) will be social rent

Homes that address existing estate needs including overcrowding and the wider Islington need for new affordable homes. Homes that work for growing families, older people and the whole community. More comfortable homes; Insulated for both warmth and sound

High quality, sustainable, energy efficient homes that are built to modern fire safety standards.

Phasing is planned to minimise disruption to residents and it is intended that only those within the first phase will not move directly into a new home.

Creating an inviting and accessible neighbourhood with safe streets and spaces and secure entrances incorporating excellent lighting and visibility that has been designed to promote walking and cycling, with a range of routes for all abilities that take precedent over vehicles

Connecting to the past and the surrounding streets The current estate shows small clues of the historic street pattern that existed until the 1940s. The proposed new north-south streets reinstate these historic routes, connecting the estate back into the local area and creating a safe and accessible pedestrian network

Parking for existing permit holders will be maintained and disabled spaces/ electric charging, will be provided. Safe secure bike parking is provided across the masterplan encouraging greener travel.

A brand-new larger community centre, residents gym/ lounge and multi-use games area, will be prominently located on Carnegie Park, connected to open space and accessible to all residents of New and Old Barnsbury. The community centre will be at least 100% larger than what than existing.

More than 16,200sqm of open space is provided in the masterplan including two new open parks Carnegie and Pultney that will be delivered in the first phase; both these parks increase in size compared to what is existing by 786.7sqm (including Charlotte Terrace Square). Carnegie Park, located at the new community heart will accommodate play and fitness equipment for all ages, while Pultney Park will offer a more tranquil experience. Improved greenery, and extensive tree planting provide a net gain in biodiversity.

Each home will have private amenity in the form of a balcony terrace or private garden and will have access to a shared residential courtyard garden. Overall, the proposals are providing over 5,000sqm of play space

The masterplan includes the reprovision of Caledonian Road commercial shops enhancing the street scene and providing employment opportunities.

The proposal provides the funding to reinvest in the refurbishment of all homes on Old Barnsbury including extensive landscape enhancements

Contextually responsive design will provide a place rich in character, creating a family of buildings that reference local historic examples including high quality architectural detailing in robust and attractive materials that will age gracefully.

A Landscape Addendum - Detailed Element Calculations

This addendum is to provide the following calculations for the Detailed Element of the application:

- Open Space
- Play
- Trees
- Urban Greening Factor (UGF)

For clarity and comparison, we have provided the existing and proposed calculations for each component, however, they are not to be reviewed in isolation of the Illustrative Masterplan and should be read alongside 'Chapter 8: Landscape' of the Design & Access Statement and the Design Code.

A.1 Open Space
A.2 Play
A.3 Trees
A.4 Urban Greening Factor

A.1 Detailed Element: Open Space

Existing

The Existing Open Space within the detailed element is compromised of:

- The community garden adjacent to the community centre which includes some growing beds and play area
- Fenced off park ('Pultney' Park) with small side gate, no amenities.
- Fenced off park ('Carnegie' Park), with small side gate, no amenities.
- Landscape buffers which are predominantly fenced off areas of mown amenity grass which are not usable or accessible.
- A mismatch of oversized/undersized private outdoor amenity

There is no clear understanding of public and private and the function of the green space is unclear.

Existing: 10200 m2

- Landscape Buffer 4362m2
- Private Amenity 1029m2
- Shared Residents Garden 0m2
- 24hr Public Amenity 3283m2
- Community Garden 1526m2

- Site Boundary
- Detailed Element boundary
- 24HR Public Amenity
- Landscape Buffer (Non-Accessible landscape ie SINC)
- Private Amenity
- Community Garden
- Shared Residents Garden

Proposed

The Proposed Open Space within the detailed element is compromised of:

- Retained Pultney and Carnegie Park are transformed to high quality landscapes with amenities, play and planting for all to use
- To ensure there is no loss of play or amenities, part of Carnegie Park will be delivered as part of Phase 1a (2023- 2025). Removal of the existing play space within the phase 1 a boundary will not commence until completion of Carnegie Park works. Pultney Park will be delivered as part of Phase 1b works. (2025-2027)
- Growing gardens within the existing community garden to be relocated into Samford House Garden (Old Barnsbury) prior to commencement of Phase 1a.
- Landscape buffer and private amenity is rationalised, ensuring that all residents have the appropriate sized outdoor amenity (in line with space standards) and that as much of the Open Space is usable and accessible as possible.

Proposed: 10025 m2 with rooftop

- Landscape Buffer 3150m2
- Private Amenity 588m2
- Shared Residents Garden 2543m2 inc Rooftop 477m2
- 24hr Public Amenity 2963m2
- Community Garden 303 m2

- Site Boundary
- Detailed Element boundary
- 24HR Public Amenity
- Landscape Buffer (Non-Accessible landscape ie SINC)
- Private Amenity
- Community Garden
- Shared Residents Garden

A.2 Detailed Element: Play

Existing

There is very little play space provided currently in New Barnsbury and the only dedicated play facilities are adjacent to the community garden which is within the Detailed Element . This is low quality and outdated. There is only 646m2 of dedicated (fixed) play provided on site with 2002m2 of low quality playable multi-use space (ie open areas of lawn)

All calculations are based on the GLA population yield calculator (V 3.2) Many of the existing residents use Barnard Park to the north west of New Barnsbury, which contains a football pitch, playgrounds for various ages including an Adventure Playground which provides free play to 0-13 year old.

Existing units	178
Total children	181

Total play space provided	2648m2
Dedicated Doorstep play (0-4 years)	115m2
Dedicated Active play (5-11 years)	297m2
Dedicated Youth space (12+ years)	234m2
Multi-use Playable space (all ages)	2002m2

Total play space requirement	1814m2
Doorstep play (0-4 years)	760m2
Active play (5-11 years)	600m2
Youth space (12+ years)	454m2

Note : Dedicated play is fixed play equipment that is specifically catering the play / development requirements of the relevant age group. Multi-use playable space (ie open lawn, mounds) support sensory, active and imaginative play for all ages.

- Site Boundary
- Detailed element boundary
- Dedicated Doorstep Play
- Dedicated Active Play
- Dedicated Youth Space & Adult
- Playable multi use space
- Barnard Park

Proposed

All calculations are based on the GLA population yield calculator (version 3.2)

We are providing 3032 m2 of play space. Our strategy is that children 12-17 will continue to use Barnard Park to the north east of New Barnsbury due to the proximity and quality of this park.

Proposed units	427
Total children	293

Total play space provided	3032m2
Dedicated Doorstep play (0-4 years)	733m2
Dedicated Active play (5-11 years)	728m2
Dedicated Youth space (12+ years)	498m2
Multi-use play space (all ages)	1074m2

Total play space requirement	2933m2
Doorstep play (0-4 years)	1532m2
Active play (5-11 years)	1266m2
Youth space (12+ years)	1076m2

Note : Dedicated play is fixed play equipment that is specifically catering the play / development requirements of the relevant age group. Multi-use playable space (ie open lawn, mounds) support sensory, active and imaginative play for all ages.

- Site Boundary
- Detailed Element boundary
- Dedicated Doorstep Play
- Dedicated Active Play
- Dedicated Youth Space & Adult
- Playable multi use space
- Barnard Park

A.3 Detailed Element: Trees

Tree Retention/ Removal

Within the Detailed Element there are a total of 133 trees. The following information is extracted from the AIA prepared by Sharon Hosegood Associates which should be referred to for further detail on tree removal, retention and provision.

Categorisation	Trees/ small groups/ to be retained (on site)	Trees/small groups to be removed (on site)
Category A	5	0
Category B	21	18
Category C*	22	57
Category U	0	10 (recommended for removal irrespective of the proposal)
Total	48	85

Table: Tree retention/ removal by categorisation

* The C grade groups comprise small bushes/trees which total 28 closely grown individuals.

Existing Tree Canopy Cover Impact Table:
Calculation of the canopy areas (m^2) as shown on SHA's tree survey plan for the trees. Where trees are grouped together and the canopies have merged, we have calculated the merged canopy area.

	Canopy Cover (m^2)	%
Total Canopy Cover	5902	100%
Total Canopy Cover Removed (Exc. Cat U)	2672	45%
Total Canopy Cover Retained (Exc. Cat U)	3230	55%
Cat U Tree Canopy Cover Removed	76	

Table: Existing Tree Canopy Cover (Removal & Retention)

Site Boundary

Detailed Element boundary

Retained Trees

Removed Trees

Category U Trees

Proposed Tree Strategy

The aspiration is to re-provide the loss of canopy cover that is possible and appropriate (sufficient soil volume and space for growth), and offer seasonality, cooling and ecological benefits as well as an attractive environment. We will replant some of the species that are being removed as well as use the opportunity to plant more of a variety of species that will provide short, medium and long term canopy cover.

As a strategy, we have grouped trees into 3 types. The species will evolve as we develop the masterplan so this gives an indication of typical species according to their canopy size at 30 years*:

- Large (13m + mature canopy diam.)

These are typically the street trees on Charlotte Terrace and the larger specimens where there is space on site and to create 'green' wayfinding moments on corners.

- Medium (8m mature canopy diam.)

Typically in the residential lanes and the medium sized trees within the courtyards.

- Small (5m mature canopy diam.)

These are primarily in the resident gardens and comprise multi-stems, fruit-bearing, native and trees.

With this outline categorisation of trees, the proposed Detailed Element looks to offer circa. 79 trees comprising:

Large : 6

Medium: 24

Small: 49

Trees to be retained	Trees to be removed	Trees to be planted	Net impact
48	85	79	-6

Table: Tree retention/removal/planting within the Detailed Element.

Please note : The illustrative masterplan commits to plant 172 trees in total to ensure there is re-provision of canopy cover lost. Please refer to Chapter 8: Landscape of the Design & Access Statement for further details including methodology of calculations.

Site Boundary

Detailed Element boundary

Proposed small canopy trees

Existing trees retained

Proposed large canopy trees

Proposed medium canopy trees

A.5 Detailed Element: Urban Greening Factor (UGF)

Existing

London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design.

The existing UGF within the Detailed Element is 0.44.

The site generally comprises mown grass and scattered trees, and although the existing trees have a high greening value, the mono-species of lawn, although 'green' is low value.

.

			Detailed	
	Surface Cover Type	**Factor**	**Surface Area (m^2)**	**Surface area x Factor**
	Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	1041.0	1041.00
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	0	0.00
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	5476.4	4381.12
	Rain gardens and other vegetated sustainable drainage elements	0.7	0	0.00
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	585.5	351.30
	Standard trees planted in pits with soil volumes less that two thirds of the projected canopy area of the mature tree	0.6	152.3	91.38
	Groundcover planting	0.5	120.0	60.00
	Amenity grassland (species poor regularly mown lawn)	0.4	7141.0	2856.40
	Extensive green roof or sedum mat or other lightweight systems	0.3	0	0.00
	Permeable paving	0.1	0	0.00
	TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		20024.6	8781.20
	URBAN GREENING FACTOR			0.44

Proposed

London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design.

<u>The proposed UGF within the Detailed Element is 0.58</u>

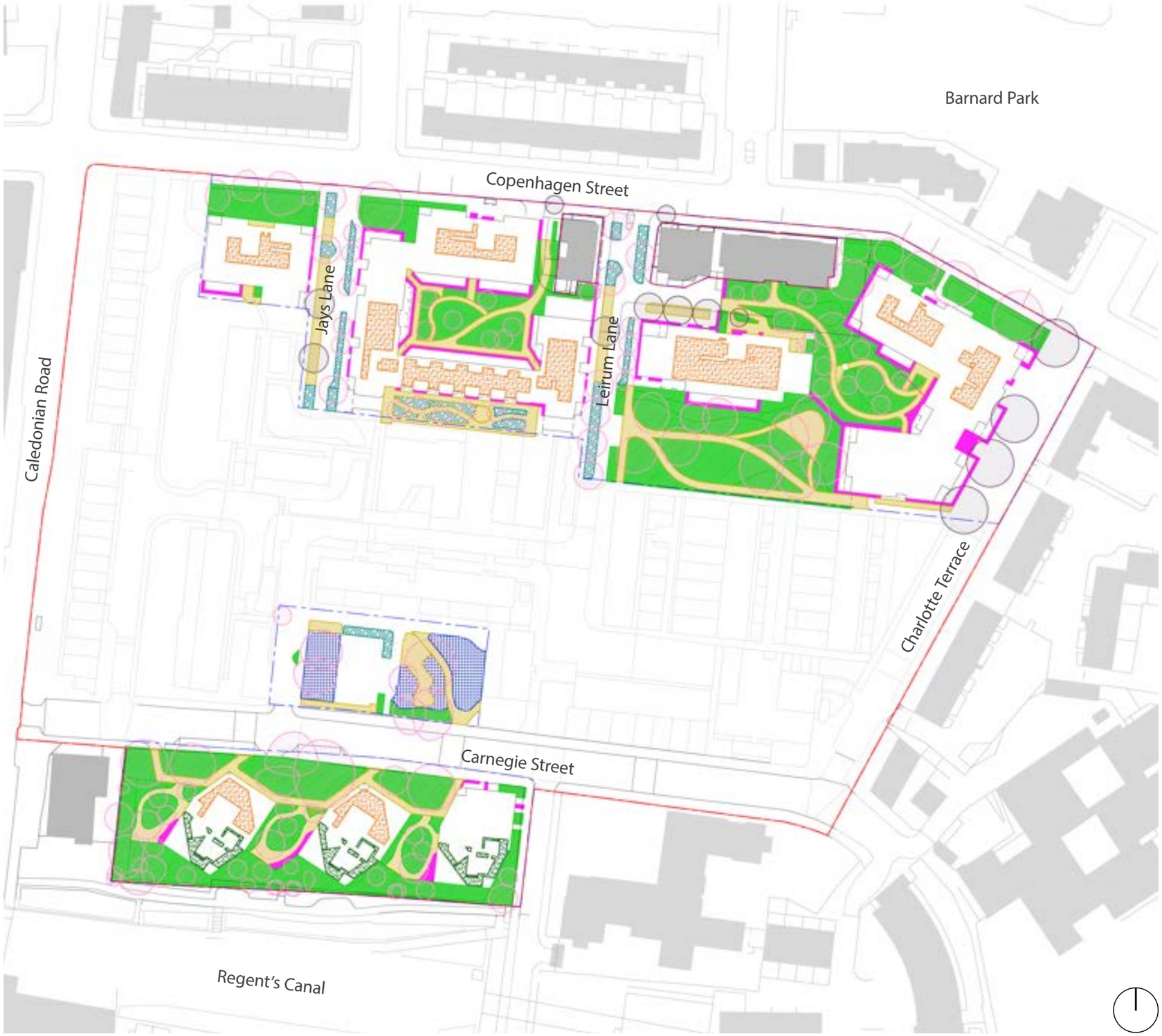
Working with the project ecologist (Greengage) and the London Wildlife Trust, the proposed greening seeks to provide a verdant setting of diverse planting/ greening types that support biodiversity and are adaptable to climate change, including:

- Wild flower meadow
- Native and non-native hedgerow and scrub
- Rain gardens/ vegetated channels
- Extensive green roofs
- Permeable surfaces

This approach also supports the Biodiversity Net Gain. Refer to Ecological Reports prepared by Greengage.

Please note : The illustrative masterplan achieves a UGF of 0.44. Please refer to Chapter 8: Landscape of the Design & Access Statement for further details.

			Detailed	
	Surface Cover Type	**Factor**	**Surface Area (m^2)**	**Surface area x Factor**
	Semi-natural vegetation (eg woodland, flower-rich grassland) created on site	1.0	5288.1	5288.10
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum depth of 150mm.	0.8	205.7	164.55
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8	5186.0	4148.80
	Rain gardens and other vegetated sustainable drainage elements	0.7	463.8	324.66
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	479.9	287.94
	Standard trees planted in pits with soil volumes less that two thirds of the projected canopy area of the mature tree	0.6	891.4	534.84
	Amenity grassland (species poor regularly mown lawn)	0.4	472.9	189.18
	Extensive green roof or sedum mat or other lightweight systems	0.3	1331.7	399.50
	Permeable paving	0.1	2300.2	230.02
	TOTAL SURFACE AREA OF PROJECT (ALL WITHIN RED LINE BOUNDARY)		20024.6	11567.60
	URBAN GREENING FACTOR			0.58



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