

WELCOME

Welcome to the final exhibition on Peabody's masterplan for the former prison site at Holloway.

Thank you to everyone who has contributed time and thoughts on the various draft stages of the scheme, with your help we have come a long way from the first consultation in the summer of 2019.

We will be submitting a detailed planning application in the next few weeks, with a further round of consultation taking place by LBI once the application has been validated by Islington planning officers.

THE FOLLOWING SLIDES GIVE FURTHER DETAIL ON THE:

- Site: In relation to neighbouring communities
- Space: Updated landscaping, routes through, private and public cycle storage and vehicle access
- Homes: Number of homes, the different types of home and tenure, size, mix, and location
- Women's Building: size, location and how flexibility has been approached and secured through design
- Sustainability of project: technical information on the demolition, construction, standards for the site and welfare of residents
- Ongoing management of the homes: Peabody's commitments to new and existing residents in Holloway

There is a feedback form here, but if you have any questions please get in touch with the team at contact@hollowayprisonconsultation.co.uk



Development
partner



VIEW OF PLOT C FROM SOUTHERN CORNER OF THE SITE

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WAYS TO GET IN TOUCH AND STAY UPDATED

In light of the current situation, we are holding this exhibition virtually. We want to reiterate our commitment to community engagement and make clear that everyone will have an opportunity to engage in this process in a way that best suits their needs.



1 Visit our website for further information at www.hollowayprisonconsultation.co.uk



3 Email us at contact@hollowayprisonconsultation.co.uk



5 Arrange a call back with the project team if you have further technical questions.



2 Sign up for updates on our website to receive the latest news.



4 Call us on **020 3884 3021**



6 Request an information pack is sent to you by post.

KEY BENEFITS



985 residential units, including 60 extra care homes



1,489 sqm (GIA)
Women's Building



1.4 acre public park



Nature garden



1,822 sqm (GIA)
Commercial Floorspace



1,334 sqm (GIA)
Residents' facilities, available to all residents



5,645 sqm of play space (all at ground and podium level)



29 Trees and 3 Tree Groups retained - with 350 new trees planted



60% affordable housing. The tenure split is as follows:

- **70% 'social rent'** let at Target Rent. This comprises 415 units, including the 60 extra care units
- **30% 'London Shared Ownership'**. This comprises 178 units.



120 wheelchair homes (12%)



96% dual aspect homes



95% of homes achieved 1.5% ADF



Car free development - **accessible car parking** provision (30 spaces) only.



Provision of on-site classroom/skills hub for green skills training for the construction period



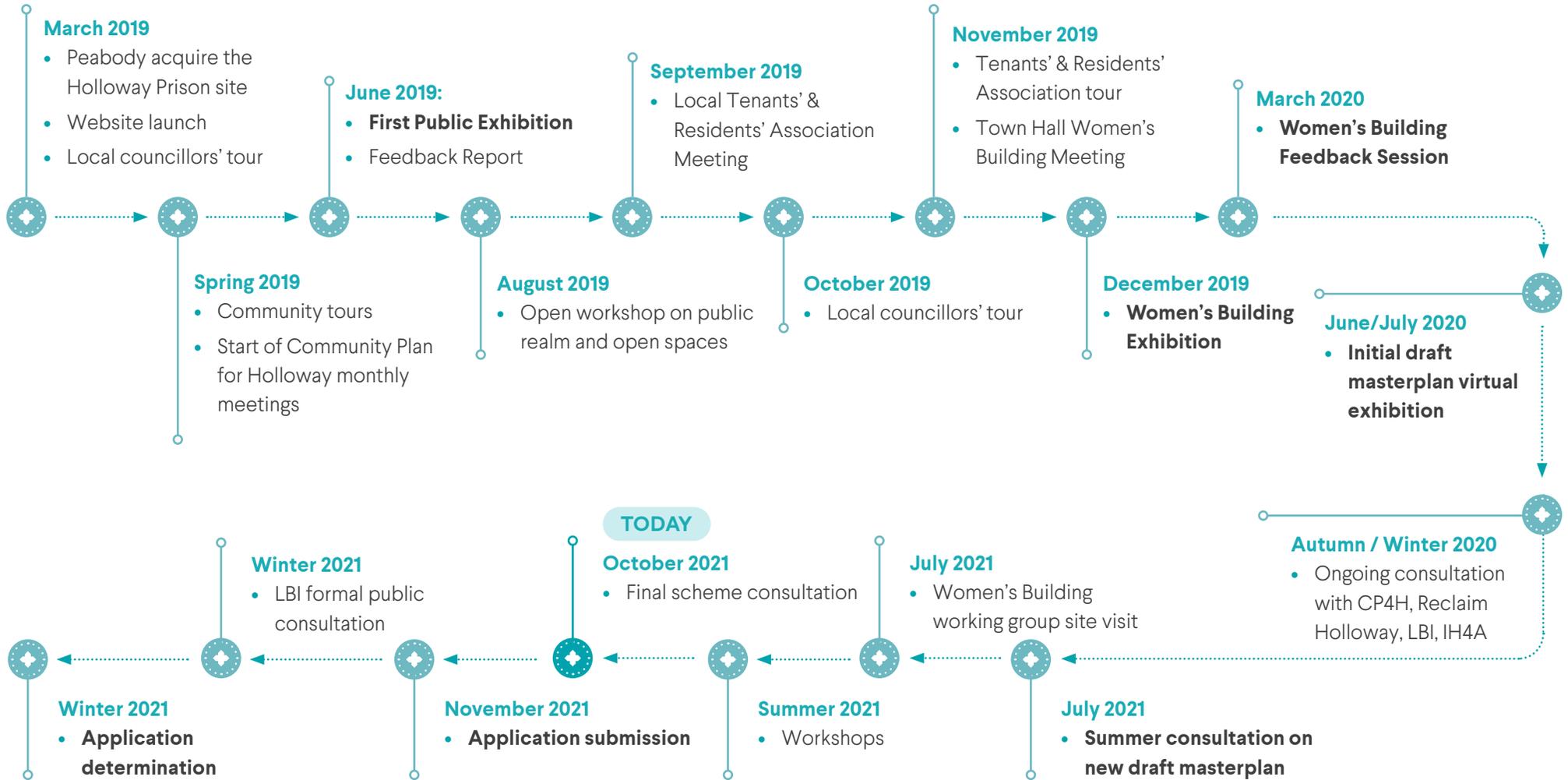
51 apprenticeships during construction, with target for 30% women.



Air Source Heat Pump ('ASHP') with Photovoltaic ('PV') Provision to serve the development

For more information about the history of the prison or Islington Supplementary Planning Document, [CLICK HERE.](#)

EXHIBITION TIMELINE DOCUMENT



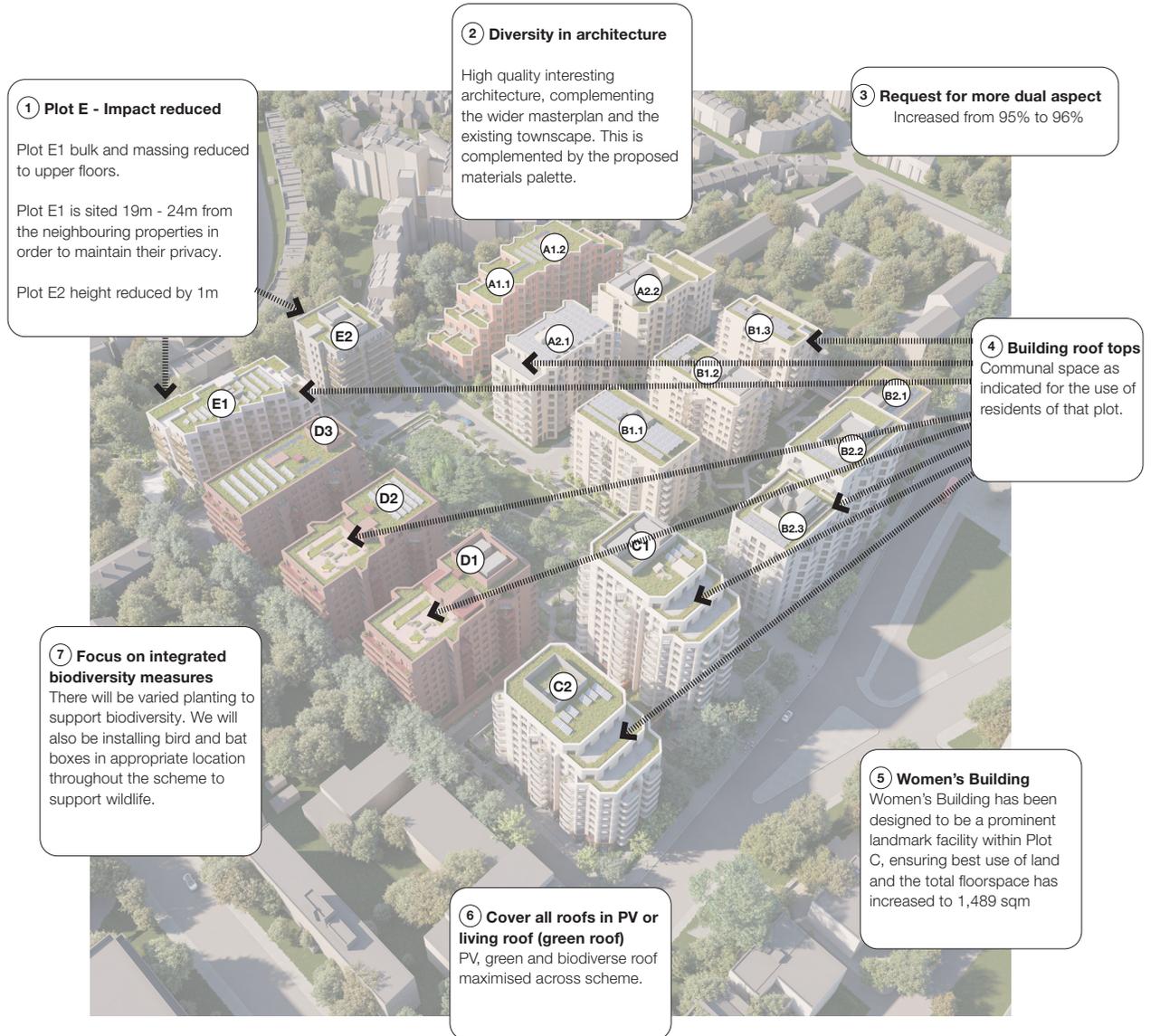
RESPONSE TO CONSULTATION

KEY COMMENTS / SUMMARY OF RESPONSE

Comments received from the July consultation

The following comments have been received and collated by Kanda and AY.

- 1 **Plot E - Impact reduced**
Building heights should be significantly reduced on plot E. Concern regarding impact to Trecastle Way and Penderyn Way.
- 2 **Diversity in architecture**
Request for diversity in materials and architecture.
- 3 **Request for more dual aspect**
Increased from 95% to 96%
- 4 **Building roof tops**
Communal space as indicated for the use of residents of that plot.
- 5 **Women's Building**
Women's Building has been designed to be a prominent landmark facility within Plot C, ensuring best use of land and the total floorspace has increased to 1,489 sqm
- 6 **Cover all roofs in PV or living roof (green roof)**
PV, green and biodiverse roof maximised across scheme.
- 7 **Focus on integrated biodiversity measures**
There will be varied planting to support biodiversity. We will also be installing bird and bat boxes in appropriate location throughout the scheme to support wildlife.



HEIGHT CONTEXT

Bakersfield Estate: Up to 10 floors

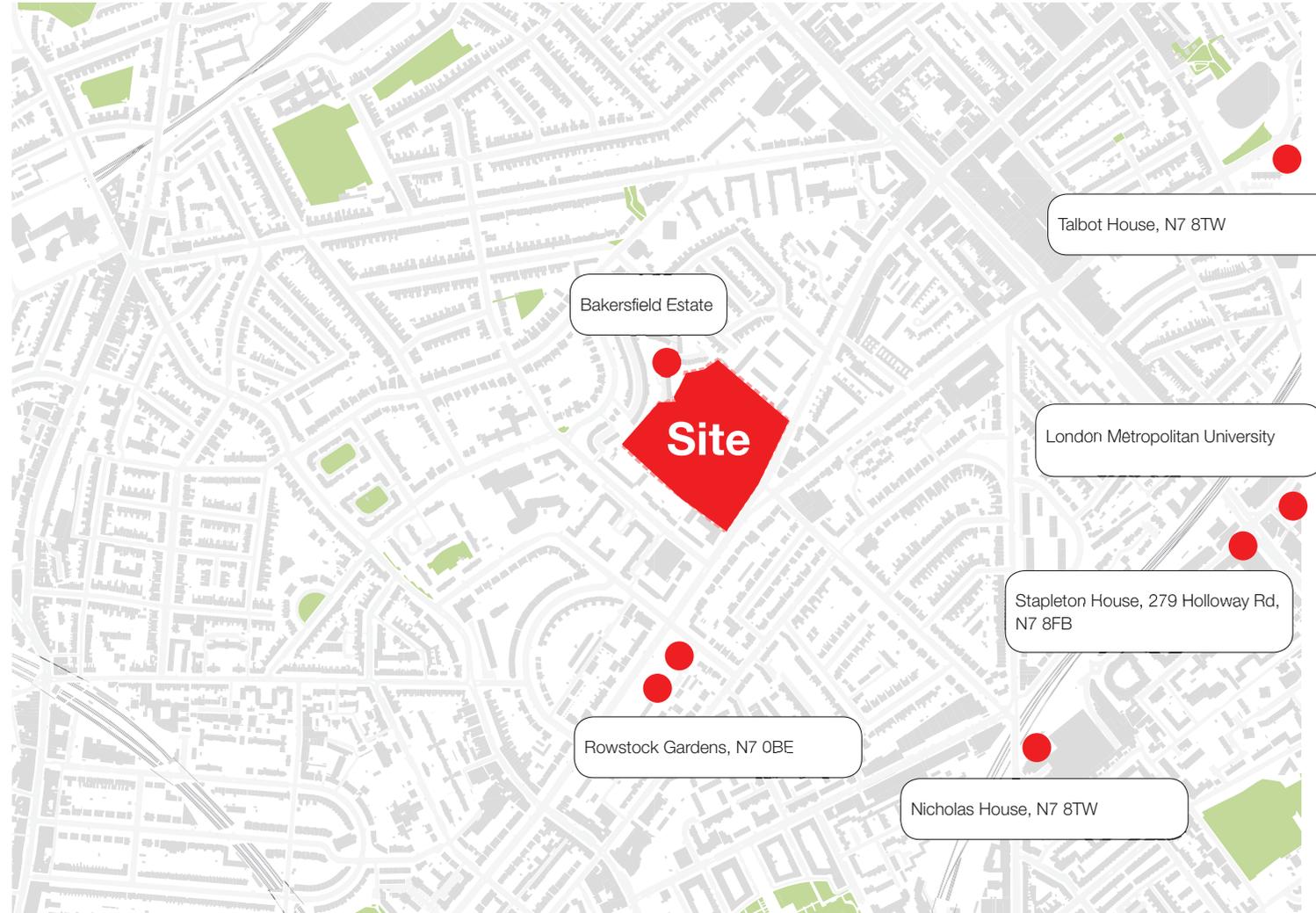
Rowstock Gardens: 11 floors plus plant

Talbot House, Citizen House, Lillington House, Hind House: 19 floors

London Metropolitan University: 12 floors plus plant

Stapleton House: 10 floors

Nicholas House: 10 floors



✦ A NEW PARK FOR ISLINGTON

Islington is the borough with the least greenspace in the country. By opening up the former prison site we are able to create 1.4 acres of publicly accessible space for new and existing residents alike to enjoy. This will include:

- a 1.4 acre public park
- a new nature garden

Access to the new homes for deliveries, refuse collection, accessible parking bays, emergency services and cycle ways through the site will be via a two-way road through the site. This is a key consideration for the Highways department at Islington and has been designed in consultation with them.



VIEW OF THE NEW PARK

✦ A NEW PARK FOR ISLINGTON CONTINUED

To ensure the site is as open as possible to the communities around the former Prison we are proposing a new route through the site towards Tufnell Park, as well as safeguarding the land should it be needed to open up the Crayford Road area in the future.

We have been able to design a scheme which allows visitors, people working on the site and people living in the new homes excellent access to safe and secure cycle storage. This will include spaces for a variety of bikes, to accommodate for the established trend for cycle couriers and cargo bikes.



VIEW OF THE NEW PARK

NEW AFFORDABLE HOMES FOR ISLINGTON

Peabody are London's largest landlord and currently manage 6,000 homes across Islington. On average, Peabody charge on average £140 per week for a two bed socially rented home. 60% of the homes built on the former prison site will be affordable, with vast majority being the most affordable type of housing. Out of the 985 homes, 415 (42%) will be social rent with rent levels set at target rent – the same as Islington charge.

We also know that not everyone is eligible for a socially rented home, and that some people would like to own a home or part of one. There is clear demand in Islington from people looking for London Shared Ownership homes and 178 of these will be provided. More information about registering for a shared ownership property can be found [here](#).

As residents get older, some will need more care and different sorts of assistance with living an independent life. We are pleased to be proposing 60 extra care flats which will ensure local people who need support can stay in the local area.

Finally, 392 homes will be on sale for people to buy. These homes will be distributed throughout the site.



AERIAL VIEW OF THE SITE LOOKING NORTH

+ NEW HOMES



VIEW FROM CAMDEN ROAD



VIEW OF PLOT C FROM CAMDEN ROAD LOOKING NORTH-WEST



VIEW OF PLOT C FROM THE SOUTHERN CORNER OF THE SITE



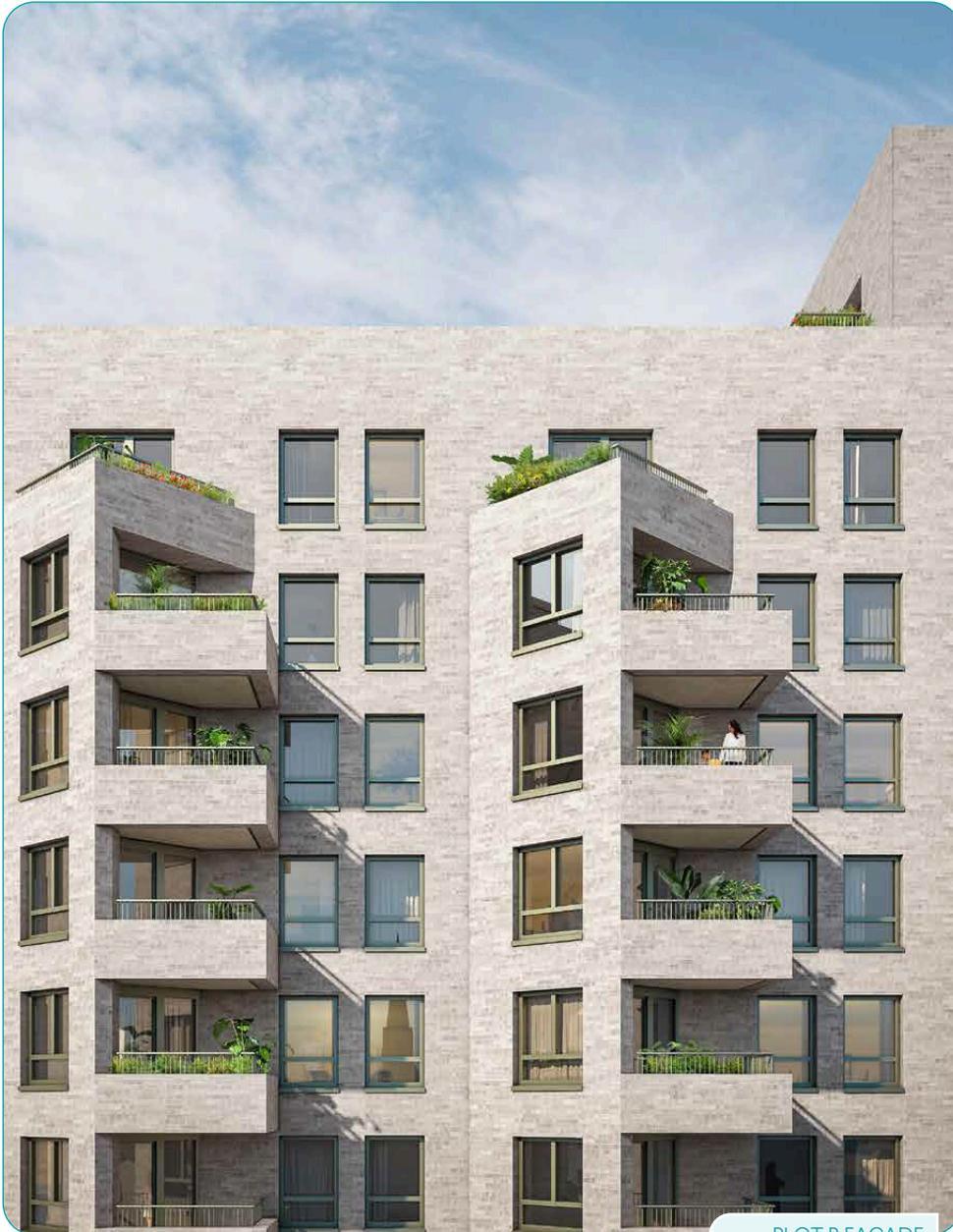
VIEW OF PLOT C FROM CAMDEN ROAD



VIEW OF PLOT C LOOKING SOUTH WEST



VIEW OF PLOT B



PLOT B FACADE



TRECASTLE WAY CONNECTION LOOKING SOUTH EAST



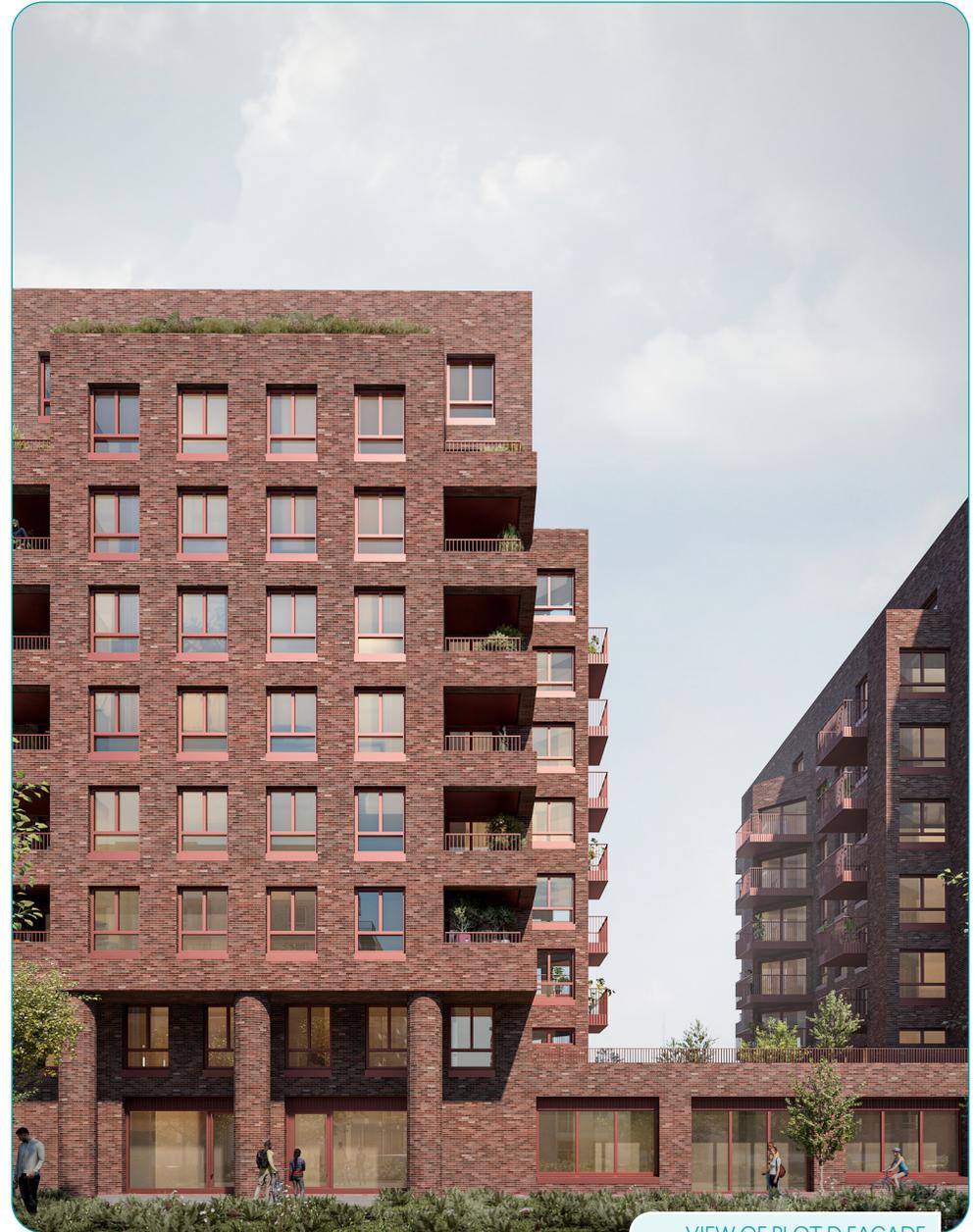
VIEW OF PLOT A



VIEW OF PLOT A FACADE



VIEW SHOWING PLOT A STREET



VIEW OF PLOT D FACADE



VIEW OF PLOT E1 FACADE



VIEW OF PLOT B FACADE



VIEW OF PLOT C LOOKING NORTH-WEST



VIEW OF PLOT B



VIEW OF PLOT D



VIEW OF PLOT D



VIEW SHOWING PLOT D LANDSCAPING

EXTRA CARE ACCOMMODATION

Extra care housing is a type of housing with care which means you retain independence while you're assisted with tasks such as washing, dressing, going to the toilet or taking medication.

Dedicated amenity spaces, including a lounge, sensory garden and roof terrace will be provided for these residents.

All of the 60 units are social rent accommodation, with rents set at target rent levels.



VIEW OF EXTRA CARE HOMES (PLOT E)

HEIGHTS AND ACCOMMODATION

SOCIAL RENT ACCOMMODATION

1 Bed 2 Person	206 Units
2 Bed 3 Person	13 Units
2 Bed 4 Person	196 Units
3 Bed 4 Person	10 Units
3 Bed 5 Person	77 Units
4 Bed 5 Person	1 Unit
4 Bed 6 Person	9 Units
4 Bed 7 Person	3 Units

TOTAL 415 Units

S/O ACCOMMODATION

1 Bed 2 person	96 Units
2 Bed 3 Person	6 Units
2 Bed 4 Person	76 Units

TOTAL 178 Units

MARKET ACCOMMODATION

1 Bed 2 Person	87 Units
2 Bed 3 Person	25 Units
2 Bed 4 Person	253 Units
Bed 5 Person	27 Units

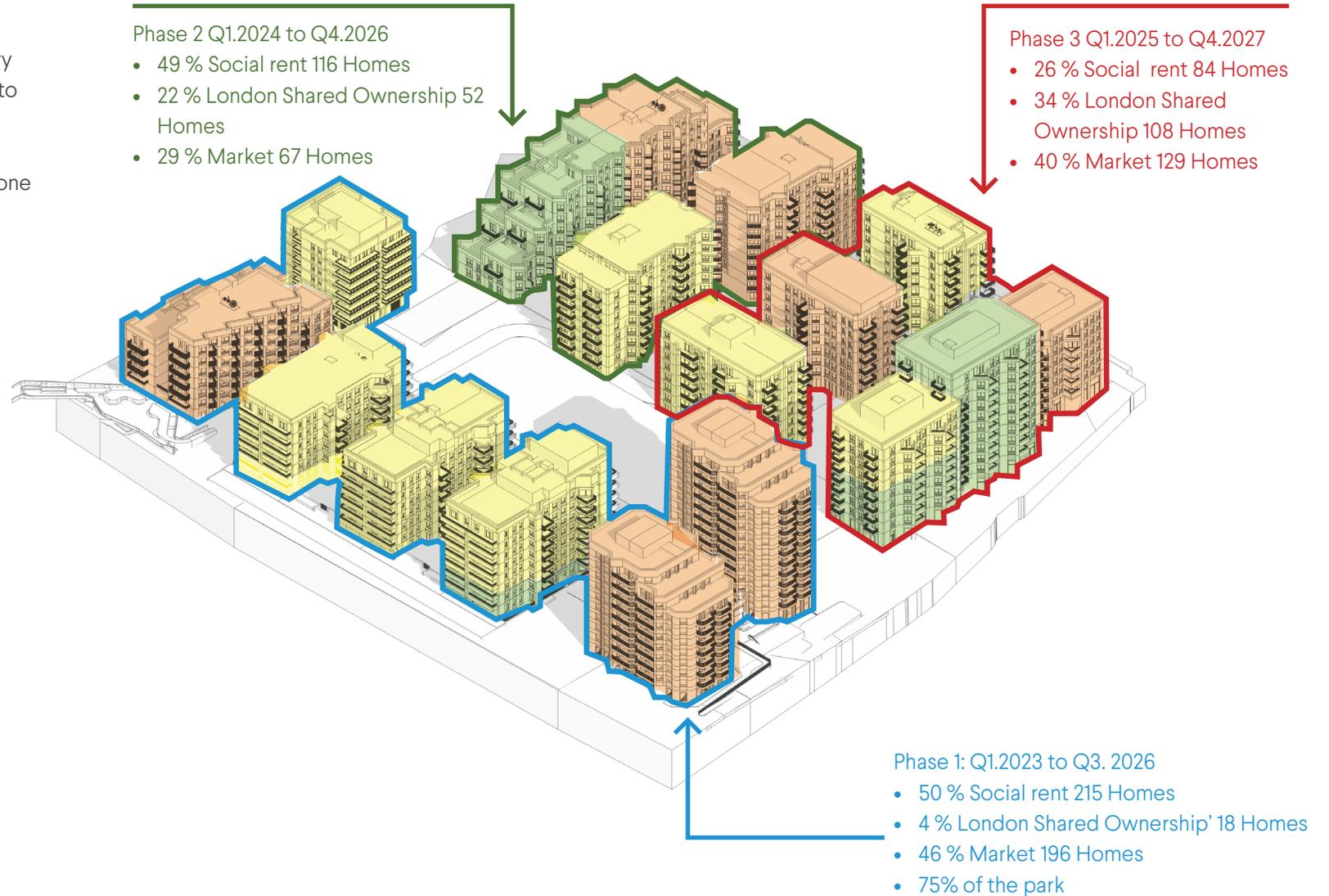
TOTAL 392 Units

TOTAL RESIDENTIAL UNITS | 985 UNITS



HEIGHTS AND ACCOMMODATION CONTINUED

- Majority affordable housing delivered in each phase. Delivery of social rent homes prioritised to early phases.
- Women's building & Extra Care Building & 75% of park in phase one



HONOURING THE LEGACY OF HOLLOWAY PRISON

Holloway Prison means many things to many people. It first opened in 1852 and thousands of women were imprisoned there over its history. Famously, the prison played a role in the fight for women’s rights with the suffragettes and many other activists and campaigners, as well as imprisoning many thousands of women.

Peabody have provided funding to Islington Heritage to undertake focus groups with former prison staff, inmates, local campaigners and nearby residents to better understand their ideas for what a fitting legacy for the site would be.

Whether the legacy is captured in public art, the adaptive re-use of objects or materials from the prison, planting, mosaic, paving patterns, murals, street naming or something else is yet to be decided and won’t be fixed by the planning application. This means we, and the diverse range of community stakeholders, will have plenty of time for further discussions.

KEY:

- | | |
|---|--|
| ■ 1 BED | ■ CYCLE STORE |
| ■ 2 BED | ■ EXTRA-CARE |
| ■ 3 BED | □ AFFORDABLE TENURE |
| ■ 4 BED | □ MARKET TENURE |
| ■ WOMENS CENTER | □ ROOF PRIVATE TERRACE |
| ■ REFUSE STORE | □ SITE BOUNDARY |
| ■ COMMERCIAL | |
| ■ MEP | |
| ■ HEAT PUMPS | |



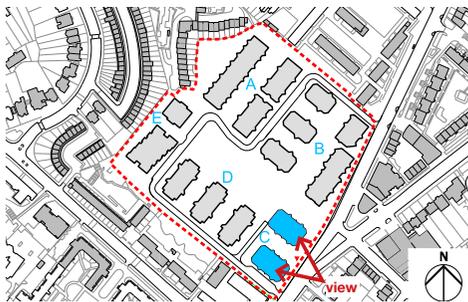
PLAN OF WOMEN'S BUILDING

WOMEN'S BUILDING

After the prison closed in 2016, Islington and the local community asked for a Women's Building/Centre to be included in the eventual masterplan. Although no size, location, use or designs were identified at that stage, Peabody have spent the last two years listening to ideas for what the building could be and who could run it.

The size, location and design of the Women's Building is on these boards for you to see.

This is not the end of the conversation on the Women's Building, as the services provided, management structure and eventual uses are not part of the planning application. These decisions will come later and Peabody look forward to the Women's Building evolving into an exemplar facility for vulnerable women, specialist services and community uses, as required.



VIEW OF WOMEN'S BUILDING FROM CAMDEN ROAD

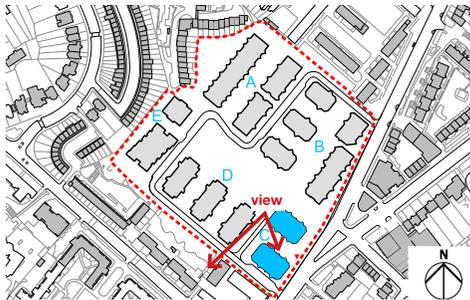
✦ WOMEN'S BUILDING

The Masterplan application will secure 1,489 sqm of space, making the Women's Building the largest in north London and double the size of the education block in the prison. This space has been designed for services as yet unidentified to be able to use the space.

The approach taken to identifying potential users has led us to think about potential users with different scales of need:

1. Vulnerable women in acute and/or urgent need, accessing discreet services
2. Probationary services for women reintegrating into society
3. Women who want to access educational or well-being services and information

The Women's Building will be built first, with completion forecasted for Q3 2026.



VIEW OF THE WOMEN'S GARDEN

✦ SUSTAINABLE DEMOLITION, BUILD, HOMES AND COMMUNITIES

We have led the design of the new homes with sustainability and resident well-being in mind. We have used every passive (non-mechanical) measure possible – including window sizes, internal and external shading, cross-ventilation and louvres to ensure each home as appropriate ventilation to reduce the risk of overheating. These measures will be tested in an Overheating Assessment Report to prove how effective they are. This report will be publicly available once completed and will form part of the planning application, along with the Sustainability Strategy and Energy Assessment which will also include details on the work undertaken in relation to Net Zero Carbon.

As the masterplan has evolved, we have been able to steadily improve the daylight, sunlight and 'sun on ground' measures. The technical information below is a demonstration of how the key test – 2 hours of sun on the ground on 21st of March – is met in each area of the site that is designed for public use. The majority of the public realm exceeds this target generously.

- Team has worked to reduce operation and embodied carbon.
- Sustainable urban drainage systems (SuDS) to be installed across site comprising permeable paving; green roofs; rain gardens; podium tanks; and underground storage to ensure the scheme achieves Greenfield Run-Off rates.
- 1500 sqm of PV at roof level, combined with brown roof where possible
- Green and brown roofs across the development
- Urban Greening Factor of 0.4 to be achieved
- 350 new trees proposed alongside retained trees to achieve 30% tree canopy cover across the site.
- Electric charging facilities provided to all accessible car parking spaces proposed.



DIAGRAM SHOWING 'SUN ON GROUND' LEVELS

LANDSCAPING APPROACH

The Public Garden at the centre of the scheme is envisioned as an open and accessible parkspace which is framed by proposed buildings to provide an area for performance, gathering, and pop-up activities, such as food trucks and markets. This central park evokes the garden of the existing prison to provide a connection between past and present landscapes, and a flexible series of community centric spaces.

Central to the design of this space is the introduction of a destination play area which encompasses a feature play tower with elevated play areas, bridges, climbing nets and a slide, along with natural play and ecoplay trails under existing retained trees.

Embedded in verdant, ecologically focused planting, the Public Garden provides a large portion of the site play provision, thus creating a well used community asset for all Islington residents to enjoy. The flexible lawn area provides an openspace for events, such as outdoor cinemas, and sports, such as lawn games and picnics.

- | | |
|---|---|
| 1 Bleacher seating and planting | 8 Memory garden utilising prison palettes and structures |
| 2 Rolling lawn | 9 Plot C Spill Out Corner |
| 3 Bleacher seating and steps | 10 In-ground rain garden and crinkle-crinkle benches |
| 4 Discovery eco-play garden with habitat features, climbable elements and interpretation | 11 Destination play tower |
| 5 Agility train play beneath existing trees | 12 Accessible basket swing |
| 6 Seatable edge to Plot D amenity | 13 Picnic tables |
| 7 Lounging hammock nets beneath existing trees | 14 Species rich lawn |
| | 14 Table tennis arena |



DIAGRAM OF THE PUBLIC GARDEN

LANDSCAPING APPROACH CONTINUED

The Nature Garden provides an area centred around the connection of people to nature through shared ownership, learning, growing and harvesting. This community garden encompasses productive plots, self-grow beds, greenhouses and an orchard to provide a transition space between existing and proposed buildings, and an area for residents to appropriate and retain as their own.

New vegetation combined with the existing trees in this area provide an 'eco-buffer' to retain neighbours privacy and create wildlife habitats and refugia for birds, bees, bats and bugs, along with a natural play trail.

- 1 Natural play trail beneath trees
- 2 Greenhouse / workshop shed
- 3 Children's mud kitchen
- 4 Children's productive garden plots
- 5 Fruit tree way
- 6 Existing trees retained
- 7 Community garden allotments
- 8 Diffensible planting in front of Plot A units amenity space
- 9 See-saw mounded lawn
- 10 Seatable retaining feature
- 11 Meadow and orchard grove
- 12 Generous & biodiverse border planting in sunny corner of Public Garden
- 13 In ground swale and boardwalk routes



DRAWING OF THE NATURE GARDEN

✦ LIFE ON A PEABODY ESTATE

"I've worked for Peabody for over 20 years in a variety of roles and started as a Neighbourhood Manager in 2017. My first patch included Wild Street which is a Victorian estate close to Covent Garden. I loved the role from day one, working closely with caretaking teams and supporting residents with any problems. I enjoy the responsibility – as NMs we are almost the daily face of Peabody in our neighbourhoods. It requires good relationships and interpersonal skills as well as knowing who to talk to in teams across the organisation to get things done.

As Wild Street and others close by are historic estates there was a different set of challenges to some of our newer developments– working with colleagues to make sure that maintenance work was not too disruptive for example. A typical day involved a variety of logistical challenges, and our team was always on hand to make sure we responded quickly to residents' enquiries. We toured estates and took part in community meetings and walkabouts regularly which I enjoyed.

I moved on to work at Fish Island in Hackney Wick which is a new mixed tenure regeneration project close to the Olympic Park. My primary role was to help people settle in, putting things in place as the new community moved into their homes and got to know each other. This experience was very fulfilling, watching the place come to life almost, with a broad range of people to get to know and to deal with. This scheme was a joint venture and has both social housing and shared owners.

I'm now doing the same thing at another new development, Southmere, in Thamesmead, South-East London. The difference with this is that many of the residents are moving across from older 1960s built concrete blocks to new brick homes just across the road. They are already part of the community and know the area well. I know it well too as my mum is from around here and I spent a lot of time here back in the day. The great challenge I'm looking forward to here is working with our neighbourhood and environmental services teams to look after the whole place, not just the homes. Not a lot of people realise the huge number of lakes, trees and open green spaces in Thamesmead that we're responsible for. Peabody doesn't just build developments and move on, we look after places, managing them for the long-term and I'm really proud to play my part in that."



WINSTON DAVIS - NEIGHBOURHOOD MANAGER

✦ CONSTRUCTION SKILLS AND TRAINING

Since the last consultation we have been working hard to ensure we can give more details on the construction skills and training programmes that will be delivered through the development. We are pleased to announce:

CONSTRUCTION APPRENTICES

- 1 apprentice per 20 homes and 1 apprentice per 1,000 sq m GEA commercial, equating to 51nr 26-week placements in accordance with the S106 SPD requirement.
- Target of 30% of apprenticeships to women - Peabody is a founding member of the Women's Trade Network
- London Living Wage for apprentices at level 3 and above
- Provide a range of employment policies through supply chain to promote: diversity and inclusion; continuous professional development; well-being; net zero (e.g. cycle to work); and flexible and part-time working where the role permits
- Work in partnership with LBI's employment brokerage service to advertise and promote all opportunities onsite

PROCUREMENT

- Host 'Meet the Buyer' events with local businesses to discuss packages available
- Provide procurement training to help local business by 'tender ready'
- List opportunities on CompeteFor.com, which is an inclusive local procurement platform

SKILLS HUB

- Provision of on-site skills hub for green skills training and other initiatives

✦ NEXT STEPS

Thank you for your time and for any feedback you wish to provide, please [CLICK HERE](#).

In July, we asked for suggestions for names for the new site – thanks to everyone who has made a suggestion so far. We are really keen to hear ideas for road names, the parks and the even the housing blocks.

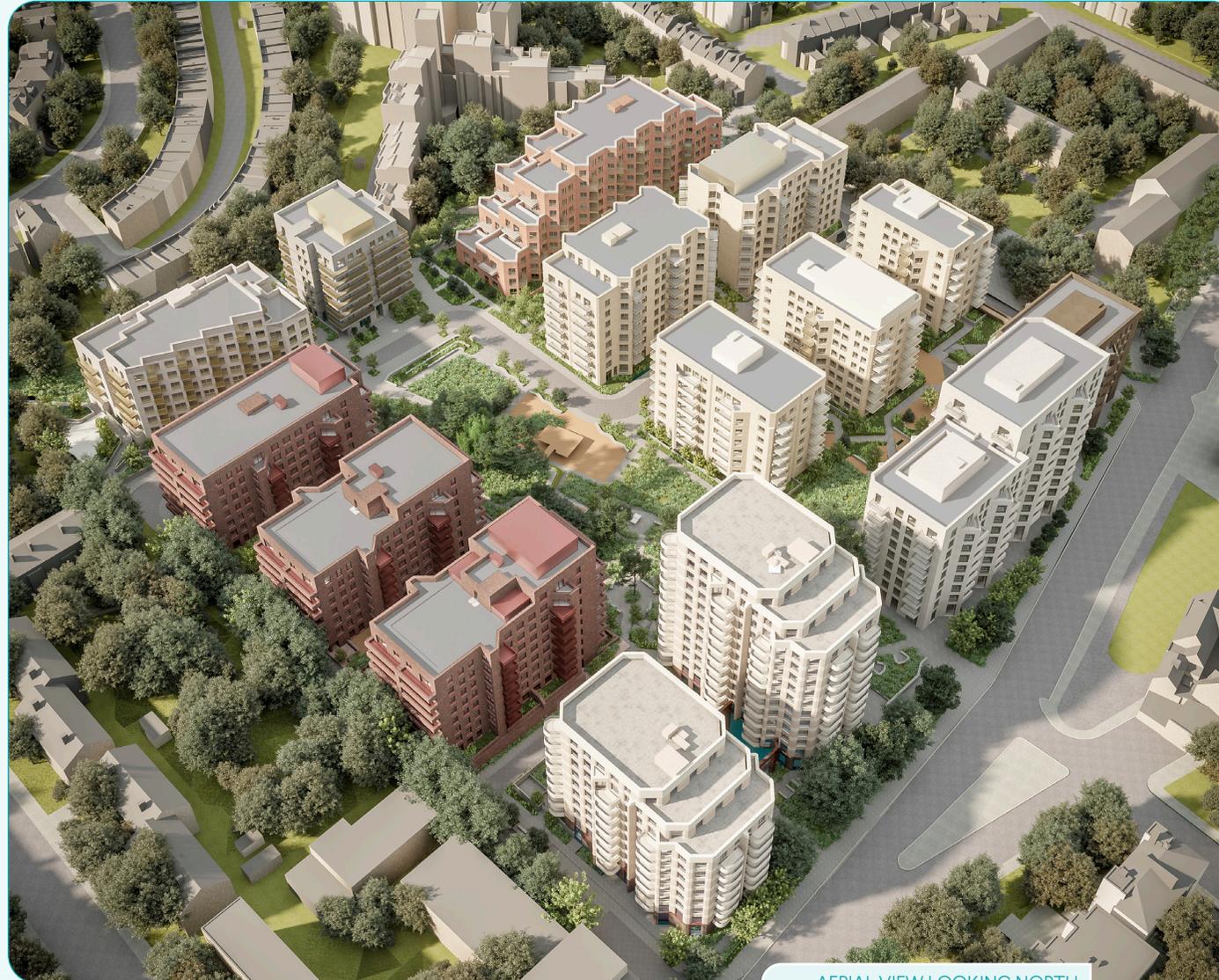
If you have any suggestions, please email newhollowayname@hollowayprisonconsultation.co.uk.

We will be submitting an application to Islington in a few weeks – this will be a full, detailed planning application for the whole of the site.

Once the plans are submitted, the conversation doesn't stop – we will be continuing to engage with local residents and groups throughout the planning process.

If you have any questions or ideas, please email us at:

 contact@hollowayprisonconsultation.co.uk



AERIAL VIEW LOOKING NORTH

HOLLOWAY PRISON
EXHIBITION