

Former Holloway Prison

Statement of Community Involvement





HOLLOWAY PRISON

CONSULTATION

STATEMENT OF COMMUNITY INVOLVEMENT
OCTOBER 2021

HOLLOWAY PRISON

CONSULTATION

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1.0

Introduction



1.0 Introduction

- 1.1** The former Holloway Prison site is a unique opportunity in Islington to provide a substantial amount of genuinely affordable housing; a women's building to replace the community of services that were lost when the prison was closed; a large publicly accessible park and a series of open spaces; 60 extra care homes; jobs and apprenticeships through the demolition, construction and management of the new neighbourhood created; new routes through the site; and new commercial spaces.
- 1.2** Throughout the pre-submission consultation phase, Peabody have had an open, honest and robust conversation with the local community to keep people up to date and ensure that ideas taken on board are clearly articulated.
- 1.3** We have had over a thousand responses to our consultation events, some of which have been in person, some of which have been virtual. The consultation team as a whole would like to pay tribute to the time and effort put into this project from local residents and community groups. All this work has helped positively shape the scheme.
- 1.4** The intentions from both the local community and the local authority were made clear in the 2018 Supplementary Planning Document. The former prison site had to deliver a substantial amount of genuinely affordable housing, a Women's Building and open space.
- 1.5** This clear brief, along with various matters that we understand were of interest to the community such as retaining mature trees and carefully locating entrances have helped inform the layout and design of the site - including the size and location of the Women's Building.
- 1.6** We have also listened to the views of local residents when considering the finer details such as secure cycle storage, maintaining privacy of neighbours, daylight and sunlight for new and existing residents, the destination playspace in the centre of the new park and how to deliver the maximum affordable housing, as early as possible within the construction phasing.
- 1.7** Behind all of these ideas and considerations is the legacy of the former Prison. It has been a privilege to learn first-hand from former staff, visitors, service providers and most importantly inmates of HMP Holloway what life was like inside when it was open.
- 1.8** Through over 200 tours, workshops, meetings and consultation we have heard some of the stories that are connected with the former Prison.
- 1.9** We have a legacy project that is and will inform how we mark and represent the legacy of the prison through the new site. Details of this can be found in chapter 9.
- 1.10** An early part of this legacy that we are aiming to deliver is by providing jobs and training in sustainable, long term careers for women in the construction industry. More information on this can be found in the consultation materials (hollowayprisonconsultation.co.uk) and in chapter 9.



2.0

Executive Summary



2.0 Executive Summary

2.0

This Statement of Community Involvement has been prepared by Kanda Consulting on behalf of Peabody ('the Applicant') in support of the proposed redevelopment of the former Holloway Prison site, ('the Site'), London Borough of Islington (LBI).

2.1

The Applicant appointed Kanda Consulting, a specialist public affairs and consultation company, to undertake the community and stakeholder consultation as part of the pre-application process for the redevelopment of the Site.

2.2

The consultation process was carried out in with input from LBI Councillors and Officers, along with community groups associated with the project. These include but are not limited to Community Plan Holloway (CP H), Reclaim Holloway, Islington Homes All, local charities and organisations with an interest in the legacy of the site.

2.3

The brief was to develop and implement an engagement strategy with statutory and non-statutory community and political stakeholders in LBI including former inmates and staff of the prison.

2.4

In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to 'at a distance' engagement via postal and website activity, avoiding face-to-face contact for a section of the consultation process.

2.5

To tackle the consultation deficit for those that are unable to access the internet, the Applicant has provided a phonenumber and postal address for residents to utilise. All the Applicant's postal communication to local residents has been undertaken through Royal Mail, with each providing a freepost return envelope

for recipients to use. Upon request, a development information pack and feedback form can be requested by local residents and sent back to the Applicant via freepost.

2.6

All the Applicant's consultation materials look to comply with the latest Accessibility Regulations for Public Sector Bodies. Meaning that users who struggle with learning, sight, or language, can fully participate.

2.7

Activities undertaken as part of the consultation process since March 2019 include:

- Site tours with local residents, groups, LBI Councillors, LBI Officers, former staff and women with lived experience.
- Three public consultation events (face to face), up to March 2020.
- Briefings with local Councillors, activists, journalists, GLA officers and local residents.
- Virtual meetings with local activists.
- A project website (<http://hollowayprisonconsultation.co.uk/>) with scheme information, consultation materials and contact details for the consultation team.
- Three 'at a distance' consultations since March 2020 – held via the project website and by post
- Flyers distributed to a large area around the site (Appendix 5), comprising c. 10,000 residential and business addresses.
- Social media adverts to advertise virtual consultation events, reaching a potential audience of 70,000.
- Adverts in local newspapers promoting consultation events/'at a distance' consultations

2.8

Throughout the consultation process, a telephone number and e-mail address were supplied and managed by Kanda, providing further information to residents, businesses and stakeholders on request.

2.9

This report has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) 2021 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

2.10

The Applicant will continue to engage proactively with the community throughout the project.



3.0

Consultation Process Overview

3.0 Consultation Process Overview

3.1

The objectives of the consultation process were to contact and engage with key local stakeholders who may have an interest in the site and raise awareness amongst local residents and businesses of the proposed development prior to a planning application being submitted.

3.2

Working with and on behalf of the Applicant, Kanda Consulting approached local residents, a wide stakeholder list, community groups with an interest in the former use of the site and groups interested in the proposed use of the site. A programme of consultation with the wider community began in March 2019.

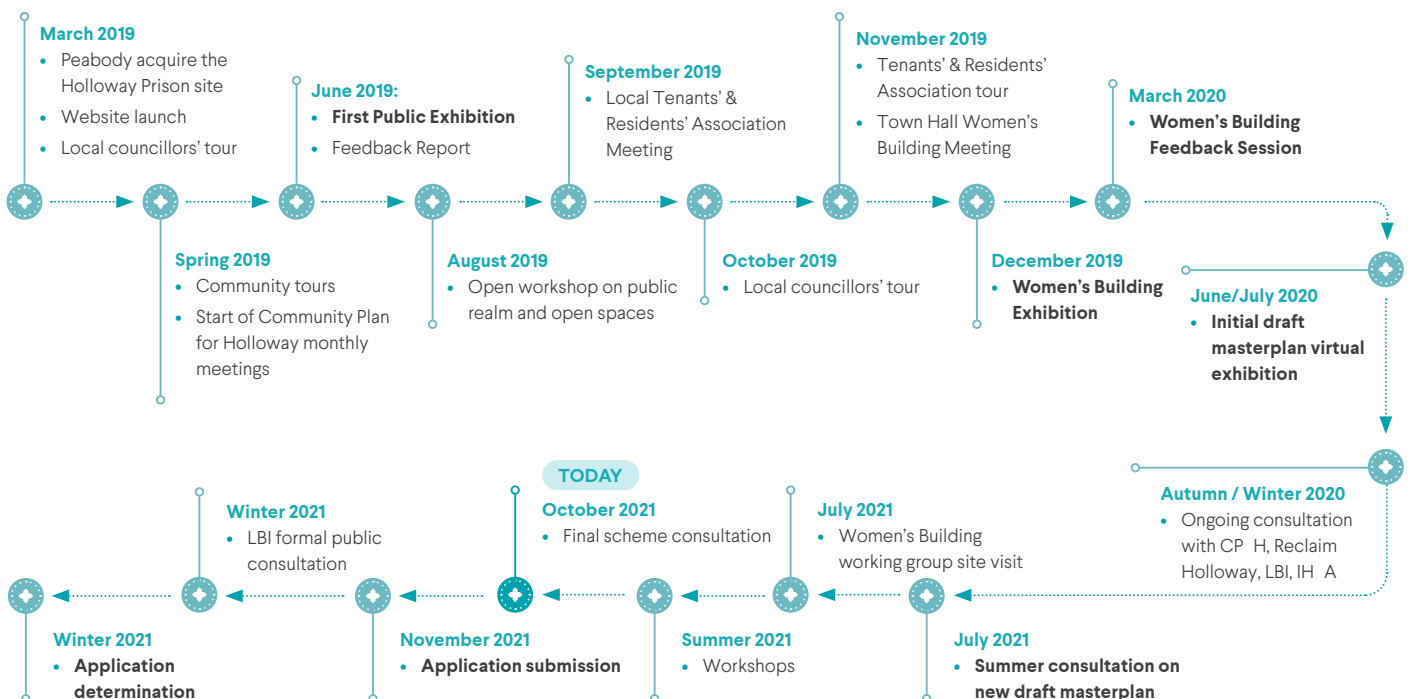
3.3

The site lies on the boundary of St George's and Holloway Wards. With agreement from LBI Councillors and Officers Kanda treated the six members of these two Wards as the 'Ward Councillors'. Over the course of the consultation two by-elections have been in these wards, with current Councillors as below:

- Cllr Tricia Clarke, St George's, Planning Committee Member, Labour
- Cllr Satnam Gill, St George's, Executive Member for Finance and Performance, Labour
- Cllr Gulcin Ozdemir, St George's, Housing Scrutiny Committee, Labour
- Cllr Rakhia Ismail, Holloway, Conservative (elected as Labour)
- Cllr Jason Jackson, Holloway, Planning Committee Member, Labour
- Cllr Diarmaid Ward, Holloway, Deputy Leader and Executive Member for Housing & Development, Labour

3.4

On behalf of the Applicant, Kanda Consulting designed and delivered a comprehensive consultation programme with multiple workstreams and to cater for the variety of views and interests in the site. A timeline of the main events is below:



3.5

In total, six formal consultation events were held, with a rolling programme of meetings and tours of the site (Covid permitting), complementing the consultation.

3.6

In accordance with the March 2020 Coronavirus Act and advice published by the Ministry of Housing, Communities and Local Government, the Applicant sought to move the consultation to 'at a distance' engagement via postal and website interactivity, avoiding face-to-face contact.

3.7

From April 2020 to Summer 2021 all consultation events were held virtually, along with community meetings. Over the summer of 2021 public meetings, hybrid sessions, and site tours restarted.

3.8

To assist with the in-person meetings, a marquee was installed in July 2021 on site to host meetings, briefings and viewings of the model, which was available to view from this point onwards.

3.9

Members of the consultation team met with community activists from CP4H, Reclaim Holloway and Islington Homes. All. These meetings were in person and monthly from June 2019 to March 2020 and then virtually and fortnightly between April 2020 and June 2021.

3.10

The Applicant will continue to engage proactively with the community throughout the project.



4.0

**Consultation Focus:
Results of Consultation**

4.0 Consultation Focus: Results of Consultation

4.1

Throughout the consultation process the applicant has sought to understand the priorities of local groups and individuals and amend the scheme to respond positively to these ideas. This process started with the Supplementary Planning Document adopted by Islington in January 2018, which set the parameters for what was expected from the site.

4.2

These main priorities, significant amount of affordable housing, open space and a Women's Building have developed over the consultation process to include the following proposals:

- 985 homes – maximising the number of homes built on site whilst still delivering 94% dual aspect and strong daylight and sunlight performance
- 60% affordable homes, 70% of which are social rent with rents set at target rent. This is 15 social rent homes for Islington residents
- 60 extra care facilities for local people who need assisted living
- 29 mature trees and three tree groups retained, and 350 new trees
- 5,292 sqm play space
- 1,822 sqm of commercial floorspace, creating new places for businesses and employment
- A Women's Building comprising 1,489 sqm, that is double the size of the education block in the former prison

4.3

Through direct consultation with Penderyn Way residents we have:

- Redistributed the height of Block E1 to reduce overlooking existing residents
- Repositioned the roof terrace on E1 to improve privacy

- Repositioned the balconies to improve privacy
- Changes to E2 have also been incorporated to reduce the height by 1 metre and repositioning balconies to reduce overlooking

4.4

As part of the consultation several detailed conversations on sustainability have informed our approach to the demolition, construction and liveability of the homes being built:

- Existing buildings will be used for crush to help level the site, this will help reduce the number of lorry trips to and from the site
- Entire development to be served by air source heat pumps along with the PV panels at roof level
- Façade design has been developed in tandem with the passive design and overheating analysis, with drivers to reduce overheating and energy use. Passive measures have been prioritised.

4.5

As one of the largest landlords in Islington, the Applicant is committed to ensuring:

- An on-site skills hub for the construction period to support training of construction staff in green construction skills and other potential training programmes.
- 51 apprentices during construction, including 30% target for women
- Locally advertised employment opportunities on site through Islington's brokerage scheme
- Host 'Meet the Buyer' events with local businesses to discuss packages available and provide procurement training to help local business be 'tender ready'
- List opportunities on CompeteFor.com, which is an inclusive local procurement platform

4.6

Islington is the borough with the least amount of greenspace in the country. Through many conversations with local residents and stakeholders we have recognised that quantity and quality of space are important, and so the Applicant is proposing:

- A large amount of publicly accessible open space, with the main provision a 1. acre park
- A range of playspaces for children of different ages
- A sensory garden for the extra care facility
- A nature garden that could act as an educational tool and will increase biodiversity
- Opportunities for local schools to use open spaces on site as part of Forest School initiatives and youth providers for engaging young people
- Public spaces that perform very well on 'sun on ground' testing
- A private Women's Garden that will give users of the Women's Building outdoor space with different levels of privacy and seclusion
- Located new park centrally within site and with a street frontage to knit in with the existing community and be a focal point for both the wider community and new future residents to enjoy together
- Maximised the use of roof spaces for green roof, alongside PV panels

4.7

In seeking to respond to comments on height, scale and architecture, various changes were made to the distribution of mass and height across the site, the shape and form of buildings, and the detailing and architectural style of buildings. The various changes to the scheme are detailed in the Design & Access Statement, produced by AHMM Architects which accompanies this application.

4.8

The Applicant has consulted with local stakeholders, charities, service providers and sector specialists to propose a Women's Building that will be suitable for a range of uses and available to Islington at a peppercorn rent. In addition to this:

- The Applicant has engaged with the council's consultation on the design brief for the Women's Building and hosted supporting events in 2019 and early 2020
- The Applicant continued to contribute to the council led co-production workshops on the Women's Building between autumn 2020 and spring 2021
- The location of the proposed Women's Building has been tested through consultation
- The Applicant has funded an independent study led by Islington Heritage into the legacy of the site – what should be remembered, for whom, and how
- The size of the Women's Building has increased over the course of the scheme, ensuring this space is designed flexibly to best meet the needs of potential future occupiers and the range of services they may run and offer from the space. Safety and security of the future users of the Women's Building have been key priorities and the design has been amended with the assistance of key stakeholder comments received in the dedicated Women's Building engagement sessions



5.0

Engagement Approach 2019-2021

5.0 Engagement Approach 2019-2021

5.1

The applicant sought an open and transparent consultation process throughout the consultation process. In person events and online events were utilised to meet government advice published by the Ministry of Housing, Communities and Local Government in March 2020. The Applicant sought to move the consultation to 'at a distance' engagement via postal and website interactivity during the Covid-19 restricted period.

5.2

A dedicated project consultation website was in place at the start of the project, this was redesigned to host consultation materials and host feedback forms in March 2020.

5.3

Typically for Masterplan consultation events, c. 10,000 flyers were distributed to residential and business addresses in the area around the site (Appendix 5). Five of these events were held over the course of the engagement programme:

- June 2019
- March 2020
- June - July 2020
- July - August 2021
- October 2021

5.4

In addition to flyers, adverts were placed in both local papers (*Islington Tribune* and *Islington Gazette*) for the duration of the consultation events.

5.5

The June 2019 event took place over the course of a week (17th - 22nd June), Visitors Centre on site. Full details of this event are in Chapter 6.

5.6

The consultations from June 2020 onwards took place either virtually or as hybrid events over a three/four-week period.

5.7

To increase the audience and to ensure harder to reach groups were able to access the exhibition materials, social media adverts were used in the postcodes around the site, with a general audience targeted, as well as extra resources for

- People with young families
- Young people (under 25)
- Social media users who identified as women
- People of colour

5.8

Details of all the exhibitions content and feedback are in following chapters. The July 2021 exhibition was extended by a week at the request of the CP4H to take into account Covid-19 restrictions at the time and the school holidays.

5.9

Details of the week extension were published via email, via flyer to the distribution area in Appendix 5, via social media and with newspaper adverts in both the *Islington Tribune* and *Islington Gazette*.

5.10

To tackle the consultation deficit for those that are unable to access the internet, the Applicant has provided a phonenumber and postal address for residents to utilise. All the Applicant's postal communication to local residents has been undertaken through Royal Mail, with each providing a freepost return envelope for recipients to use. Upon request, a development information pack and feedback form can be requested by local residents and sent back to the Applicant via freepost. All responses received are included in the report, regardless of when we received the hard copies via Royal Mail.

5.11

The consultation website sought to comply with the latest Accessibility Regulations for Public Sector Bodies, meaning that – for example – users who struggle with learning, sight or language, can fully participate. Contact details were signposted throughout, FAQs made available, and pop-up boxes explaining the website made available.

5.12

Several explanations and disclaimers were signposted regarding user's data protection and privacy rights throughout the website under The General Data Protection Regulation 2016/679.

5.13

Feedback tools were clear and present throughout, with the key demographic data of postcode being collected at the start of the feedback to ensure we could demonstrate the views of people living close to the site have been taken into account.

5.14

This report has been informed by Central Government Guidance within the Revised National Planning Policy Framework (NPPF) 2021 on community involvement in planning. It forms part of the supporting documentation informing the planning application.

5.15

The Applicant will continue to engage proactively with the community throughout the project.



6.0

**March to June 2019
Consultation**

6.0 March to June 2019 Consultation

Objectives and Aims

6.1

This chapter details the actions undertaken in the first stage of the public consultation process for the redevelopment of the Holloway Prison site, which took place from March to June 2019.

This stage of public consultation was designed to:

- **ESTABLISH** a relationship with community stakeholders for on-going engagement
 - **INFORM** community stakeholders of our initial design principles and our consultation and design processes
 - **IDENTIFY** initial local priorities for the redevelopment of the Holloway Prison site
 - **INCORPORATE** feedback - adjusting design direction and provide additional information for clarification
- Tour of the site with local Islington councillors
 - Regular meetings with representatives of the Community Plan Holloway, Reclaim Holloway and Islington Homes for All
 - Meetings with former prison guards, prisoners and the Treasurers Foundation
 - Meetings with Islington Museum and Caitlin Davies, author of *Bad Girls: A History of Rebels and Renegades*
 - Filming tours with New London Architecture and Clean Break
 - Dedicated on-site consultation zone set-up
 - Public consultation drop-in events held on-site at the Holloway Prison Visitors' Centre on:
 - Monday 17th June, 3pm - 7pm
 - Tuesday 18th June, 3pm - 7pm
 - Wednesday 19th June, 10am - 2pm
 - Saturday 22nd June, 10am - 2pm

Actions

6.2

Actions from this stage included:

- An introductory letter sent to 9,876 addresses in the area surrounding the Holloway Prison site (March 2019)
- Introductory letter sent to local politicians and stakeholder groups (March 2019)
- Circa 50 community/stakeholder groups received the introductory letter and invitation (March 2019)
- Leaflet sent to 9,876 addresses (same addresses as previous), inviting residents to attend the first public consultation events later the same month (June 2019)
- Launch of a dedicated project website: www.hollowayprisonconsultation.com
- Tours with circa 150 residents beginning in April and resuming in September
- Provision of engagement activities to test the development and design principles at the consultation drop-in events
- Provision of feedback forms at the consultation drop-in events, which could be filled in on-site or returned via Freepost
- Opportunities to express interest in a number of workshops we intend to facilitate in the coming months
- Supply and management of a dedicated email inbox and phone landline for project enquiries, as well as a website providing updates on the consultation.



FIRST PUBLIC CONSULTATION

Peabody, in partnership with London Square, are delighted to invite you to the first public consultation on the future of Holloway Prison!

- ◆ Work from a blank map of the site
- ◆ See the constraints of the site
- ◆ Prioritise the future uses of Holloway Prison
- ◆ Leave your feedback

There will also be a chance to view the Islington Museum's *Echoes of Holloway Prison* exhibition, kindly on-loan from their St John Street home.

UPDATE

10,000 LETTERS | 50 COMMUNITY GROUPS | 100 TOURS

Hoardings will soon be going up around the site behind the treeline. This is purely for security reasons, and no works on the prison are taking place.

EVENT DETAILS

If you would like to know more but are unable to attend, please let us know at: contact@hollowayprisonconsultation.co.uk

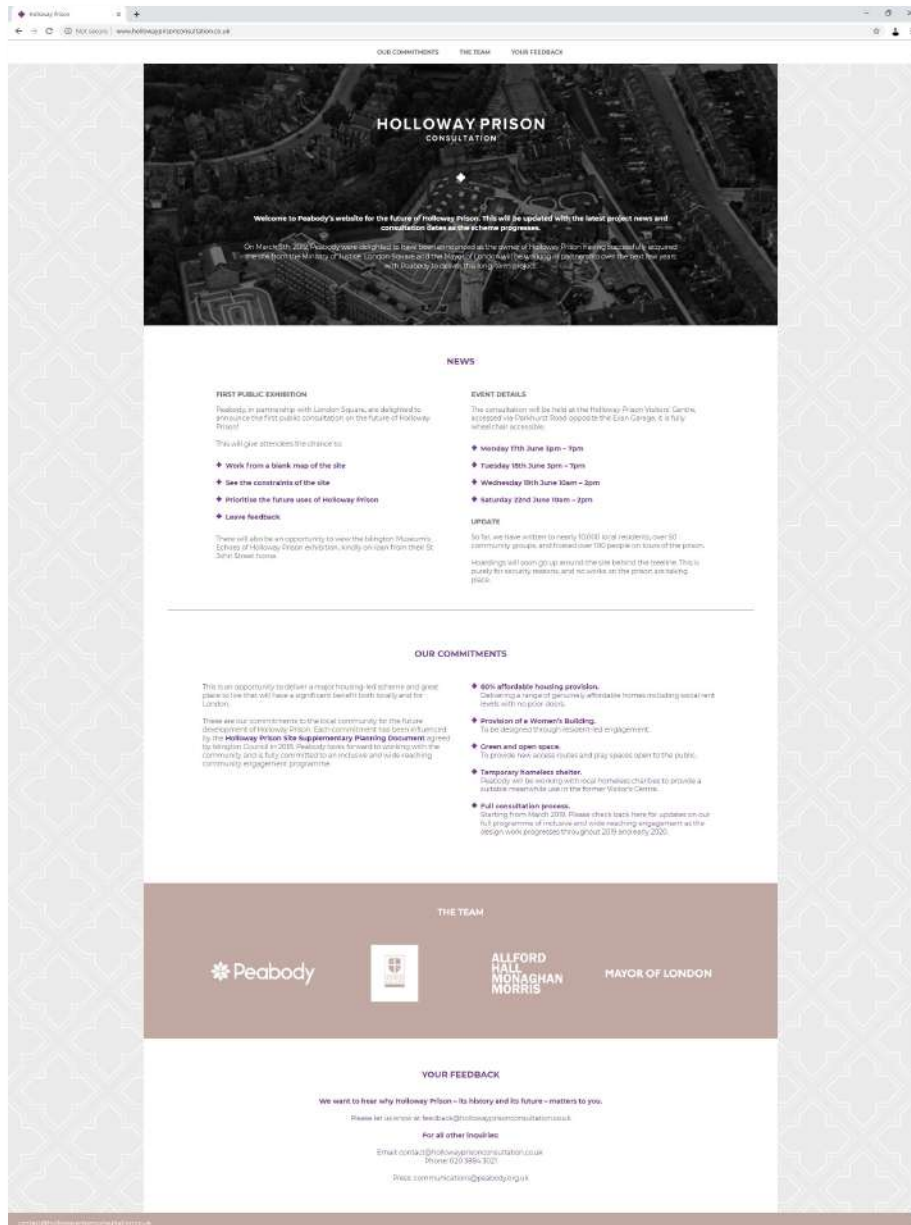
For further updates, please visit: www.hollowayprisonconsultation.co.uk

The exhibition will be held at the **Holloway Prison Visitors' Centre**, accessed via Parkhurst Road opposite the Exan Garage, it is fully wheelchair accessible.

Monday 17th June 15:00 - 19:00
Tuesday 18th June 15:00 - 19:00
Wednesday 19th June 10:00 - 14:00
Saturday 22nd June 10:00 - 14:00



Holloway Prison Consultation Leaflet/Invitation



Holloway Prison Consultation: Project Website

Drop-in events

6.3

The public consultation drop-in events comprised information boards and activities to capture feedback, including the following:

Information:

- Welcome/Introduction
- The Team
- History of the Site
- Housing Targets & Islington's SPD
- Policy Constraints & Considerations
- Inspiration from the Past
- Learning from the SPD
- Site Constraints & Considerations
- Next Steps

Engagement activities:

- *Where do you live?* - Interactive map for attendees to mark where they had come from
- *Future uses* - understanding local priorities for building uses in the redevelopment of the Holloway Prison site
- *Holloway BUILD* - interactive exercise using LEGO bricks to test local residents' proposals for the Holloway Prison site. The number of bricks available represents the number of proposed homes.

Attendance

6.3.1

A total of 306 people attended the consultation drop-in events across the four days they were held, with a significant number expressing interest in participating in the next stage of the consultation process: theme-based workshops, which will be held over the summer.

- 17th June (Day 1): 80
- 18th June (Day 2): 35 (rolling total: 115)
- 19th June (Day 3): 62 (rolling total: 177)
- 22nd June (Day 4): 129 (rolling total: 306)

The addresses of attendees are visualised on the following page.

Capturing Feedback

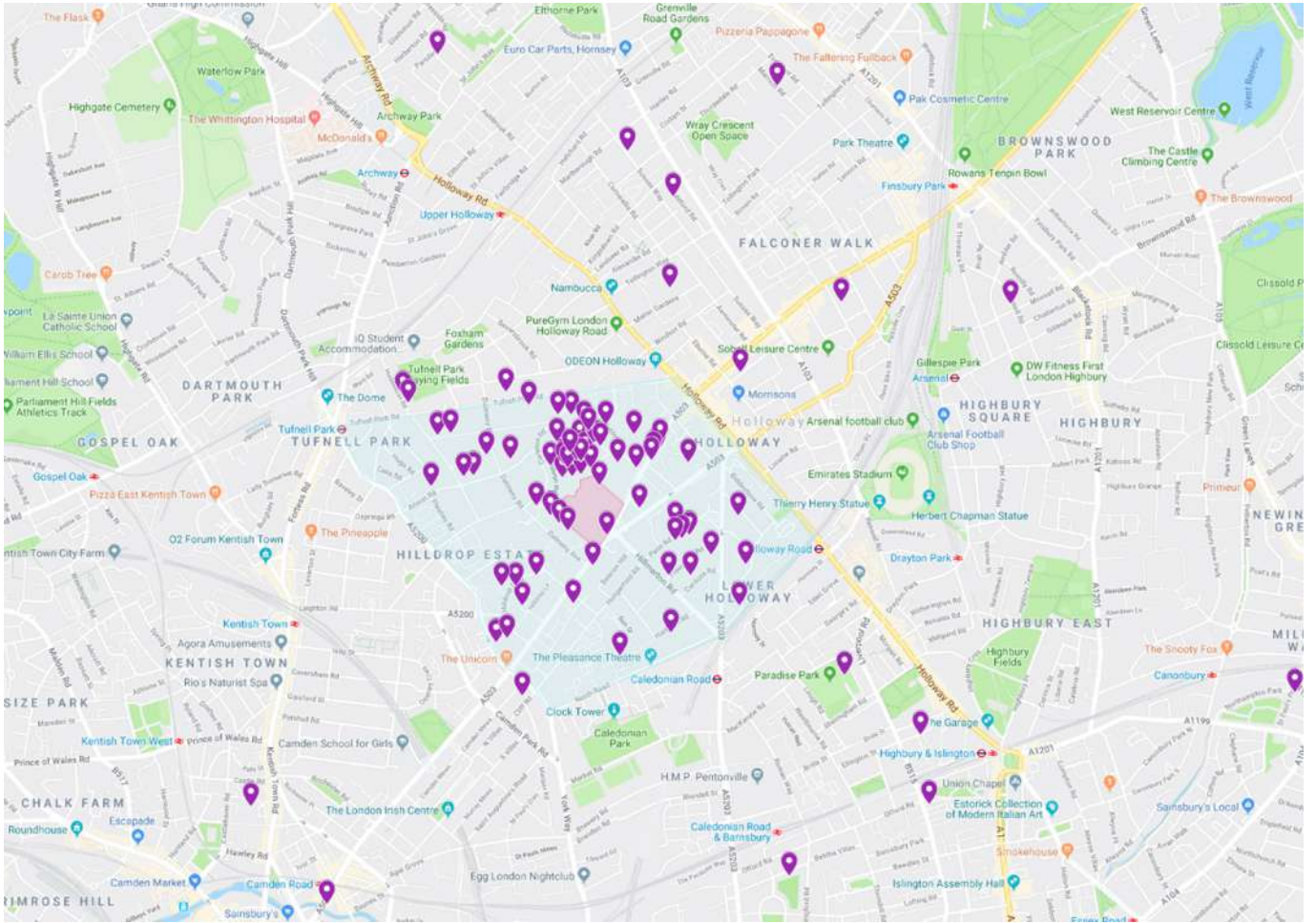
6.4

There were a number of opportunities for attendees to the public consultation drop-in events to leave feedback on the information presented, including:

- 105 completed feedback forms
- *Local Priorities* engagement activity



Example outputs from the 'Holloway BUILD' activity



Addresses of attendees

Qualitative feedback

6.5

The following summary and themes of qualitative feedback were collected at the first public consultation events via feedback forms, engagement tools and verbal communication.

Women's Building

6.6

A common theme for respondents regarding the Women's Building, were comments that it should be accessible in terms of its location, usually concluding that this should be on Parkhurst Road / where the Visitors' Centre currently lies.

6.7

Often, attendees suggested that the Women's Building should have access to green and open space as well. There was minimal mention of the size of the eventual building or that it should form a 'centrepiece' for the site.

6.8

In terms of function, there did not seem to be any overarching majority or consensus. Rather, there were calls to consult with former prisoners and ensure that the building provides care/services for those who have been affected by the criminal justice system.

Tall Buildings

6.9

There was a lack of consensus on the definition of tall buildings among respondents. This subjectivity stemmed into each individual's definition of height, with many stating different definitions for 'tall', 'high-rise' or 'low-rise'. Interestingly, there was no obvious reference of a local landmark, with respondents including a range of examples such as the Bakersfield Estate and comparative local streets.

6.10

In terms of location, attendees placed markers across the site for where height could be. There was no consensus however, which was to be expected given the blankness of the exercise carried out. Most often, residents would place tall buildings at the back of this site (near Bakersfield) or in the centre, with no attendees mentioning the viewing corridor as a constraint.

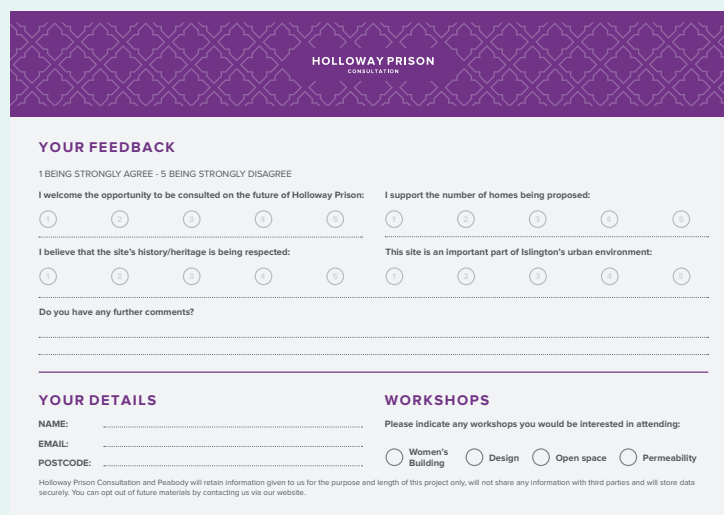
Green & Open Space

6.11

There was a clear consensus that the green space should be at the front and centre of the site, usually represented as the area opposite Hillmarton Road.

6.12

Respondents often stated that green space should be all over, with smaller parks complementing a larger centre space. Several people also asked for green roofs and safe spaces for children.



HOLLOWAY PRISON
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YOUR FEEDBACK

1 BEING STRONGLY AGREE - 5 BEING STRONGLY DISAGREE

I welcome the opportunity to be consulted on the future of Holloway Prison: 1 2 3 4 5

I support the number of homes being proposed: 1 2 3 4 5

I believe that the site's history/heritage is being respected: 1 2 3 4 5

This site is an important part of Islington's urban environment: 1 2 3 4 5

Do you have any further comments?

YOUR DETAILS

NAME: _____
 EMAIL: _____
 POSTCODE: _____

WORKSHOPS

Please indicate any workshops you would be interested in attending:

Women's Building Design Open space Permeability

Holloway Prison Consultation and Peabody will retain information given to us for the purpose and length of this project only, will not share any information with third parties and will store data securely. You can opt out of future materials by contacting us via our website.

Holloway Prison Consultation Feedback Form

Verbal and Additional Feedback

Housing

6.13

Residents were concerned about the definition of affordable housing. Regularly, they would highlight the need for social housing, in some cases stating the scheme should deliver 100%. Certainly, attendees wanted to see as much affordable housing delivered with a priority for social rent homes with rent as low as possible.

Key Commitments

6.14

Attendees regularly praised and discussed the agreed deliverables of affordable housing, a women's building and green and open space. These items tended to lead the conversation, with residents easily able to add value to discussions and seeking to hold the Project Team to account with regard to future development. In addition, the early stage consultation strategy was well received, with a only a few attendees expecting more detail on the proposed homes.

Sustainability

6.15

Attendees both verbally and via the feedback form often called for as sustainable a scheme as possible. The definition of this would vary, but several attendees spoke of technical innovation in terms of heating or other means.

6.16

Whereas wildlife, biodiversity and air quality were often mentioned, the latter was particularly coveted by those who lived closest to the site, who coupled air quality in with construction as a cause for concern.

Infrastructure

6.17

A cause for concern was the impact of new homes on the local area. In particular, infrastructure was often mentioned in terms of the provision of schools and a GPs offices to support existing facilities in Holloway and further afield.

6.18

Additionally, transport was considered an important issue, including impacts new residents would have on the existing bus network. There was discussion among residents as to the location of - and need for - new access routes through the site.

Other Comments

6.19

This section was largely used as an extension of the comments on the feedback form, with residents wanting to put their opinions in a place that could be seen by others. Sticky notes would often include descriptions of housing, the Women's Building, green space and accessibility. Suggestions such as 'Tesco', 'children's nursery', 'post office' were rare.



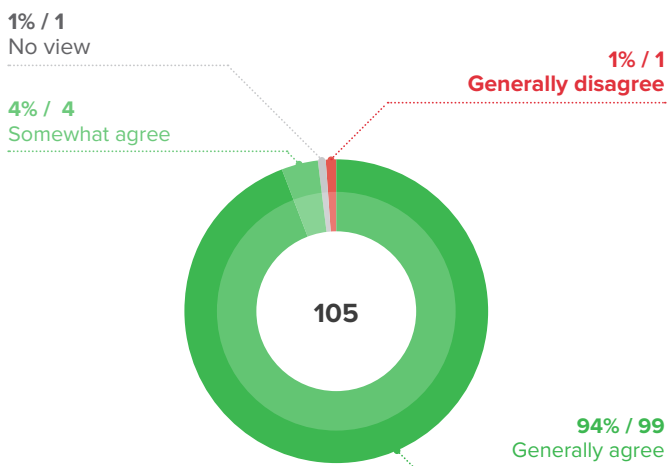
June 2019 public consultation drop-in events

Quantitative feedback

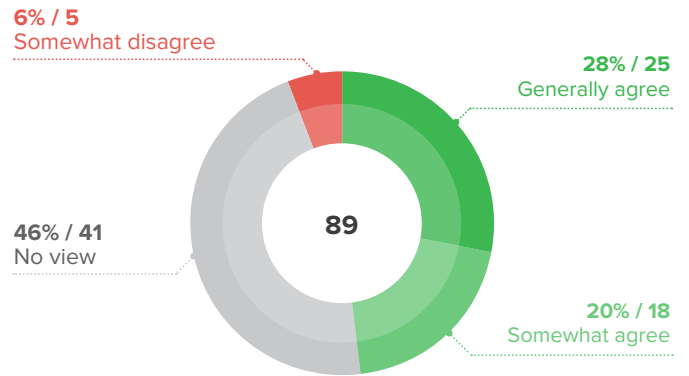
6.20

The following quantitative feedback provided on aspects of the scheme was collected at the drop-in events through feedback forms and engagement tools.

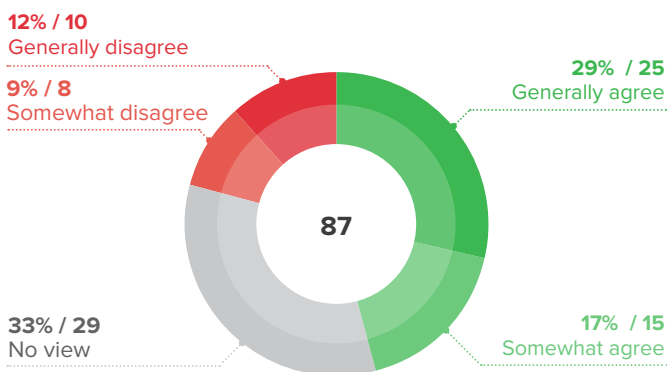
I welcome the opportunity to be consulted on the future of Holloway Prison



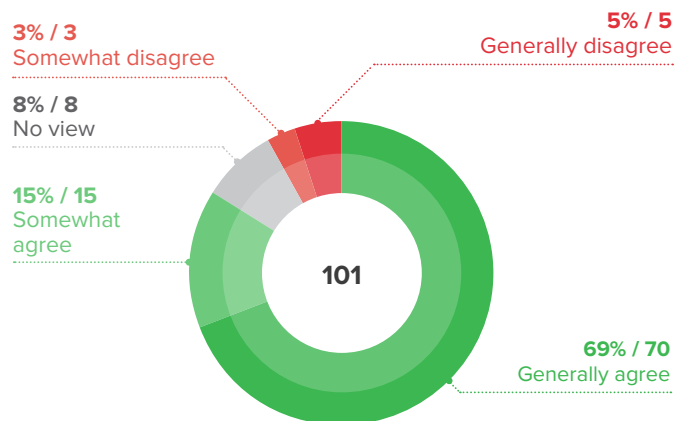
I believe that the site's history/heritage is being respected



I support the number of homes being proposed



The site is an important part of Islington's urban environment



HOLLOWAY PRISON
CONSULTATION

YOUR FEEDBACK

1 BEING STRONGLY AGREE - 5 BEING STRONGLY DISAGREE

I welcome the opportunity to be consulted on the future of Holloway Prison: I support the number of homes being proposed:

1 2 3 4 5 1 2 3 4 5

I believe that the site's history/heritage is being respected: This site is an important part of Islington's urban environment:

1 2 3 4 5 1 2 3 4 5

Do you have any further comments?

YOUR DETAILS

NAME: _____

EMAIL: _____

POSTCODE: _____

WORKSHOPS

Please indicate any workshops you would be interested in attending:

Women's Building Design Open space Permeability

Holloway Prison Consultation and Peabody will retain information given to us for the purpose and length of this project only, will not share any information with third parties and will store data securely. You can opt out of future mailshots by contacting us via our website.

HOLLOWAY PRISON
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WHERE WOULD YOU LIKE TO SEE:

Women's Building
Where on the site would you like to see the Women's Building?

Tall Buildings
Where on the site would you like to see tall buildings?



















Open Space
Where on the site would you like to see open space?

2

Freeport Plus RUA6-B2XR-EELX
Holloway Prison Consultation
Floor 1
44-48 Paul Street
London
EC2A 4LB

Holloway Prison Consultation:
Feedback Form

COMMUNITY PRIORITIES

 HOUSING YES PLEASE MAYBE NO THANK YOU	 GREEN SPACE YES PLEASE MAYBE NO THANK YOU	 EMPLOYMENT SPACE YES PLEASE MAYBE NO THANK YOU	 WOMEN'S BUILDING YES PLEASE MAYBE NO THANK YOU	 SUSTAINABILITY YES PLEASE MAYBE NO THANK YOU
 NEW ACCESS ROUTE YES PLEASE MAYBE NO THANK YOU	 CULTURAL SPACE YES PLEASE MAYBE NO THANK YOU	 PUBLIC REALM YES PLEASE MAYBE NO THANK YOU	 HEALTH SPACE YES PLEASE MAYBE NO THANK YOU	 COMMUNITY HUB YES PLEASE MAYBE NO THANK YOU
 RETAIL SPACE YES PLEASE MAYBE NO THANK YOU	 PLAY SPACE YES PLEASE MAYBE NO THANK YOU	 EDUCATION SPACE YES PLEASE MAYBE NO THANK YOU	 HONOURING HERITAGE YES PLEASE MAYBE NO THANK YOU	OTHER _____ _____ _____
 FITNESS SPACE YES PLEASE MAYBE NO THANK YOU	 CAR PARKING YES PLEASE MAYBE NO THANK YOU	 CYCLE PARKING YES PLEASE MAYBE NO THANK YOU	 RESTAURANT CAFE YES PLEASE MAYBE NO THANK YOU	STICK YOUR IDEAS HERE! _____ _____ _____

● DESIGN
 ● PUBLIC REALM
 ● PERMEABILITY
 ● HERITAGE

What would you like to see provided as part of the development?

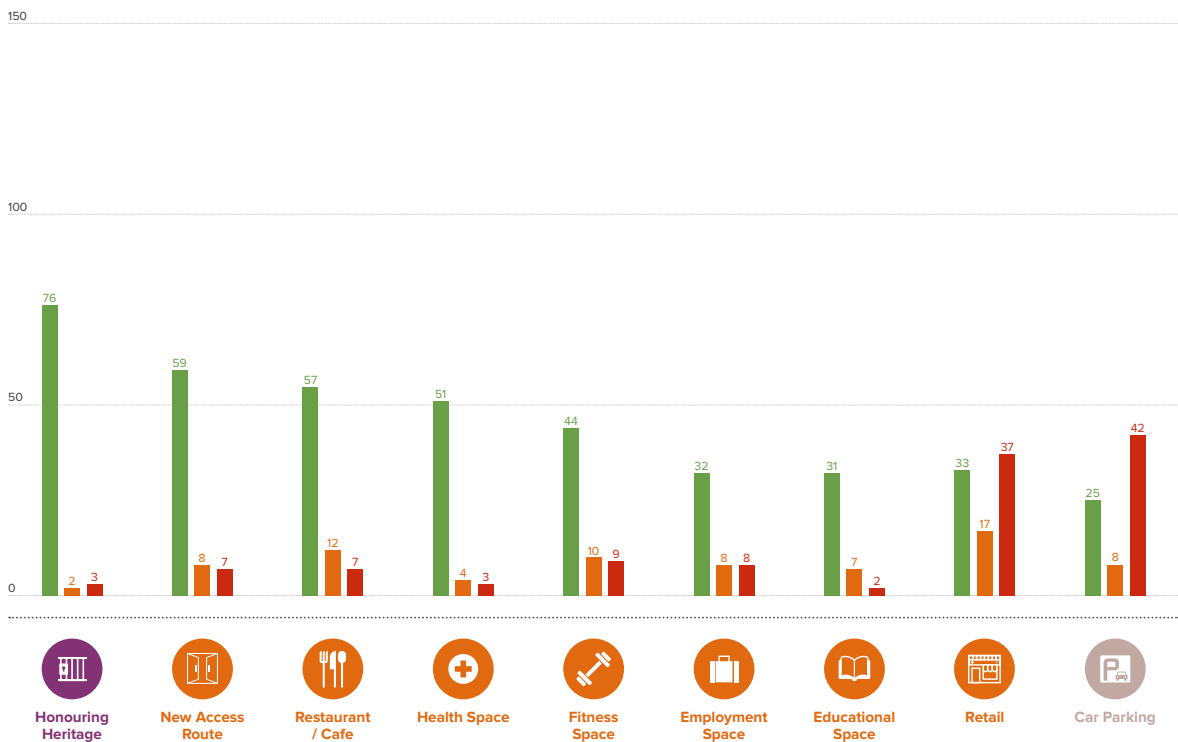
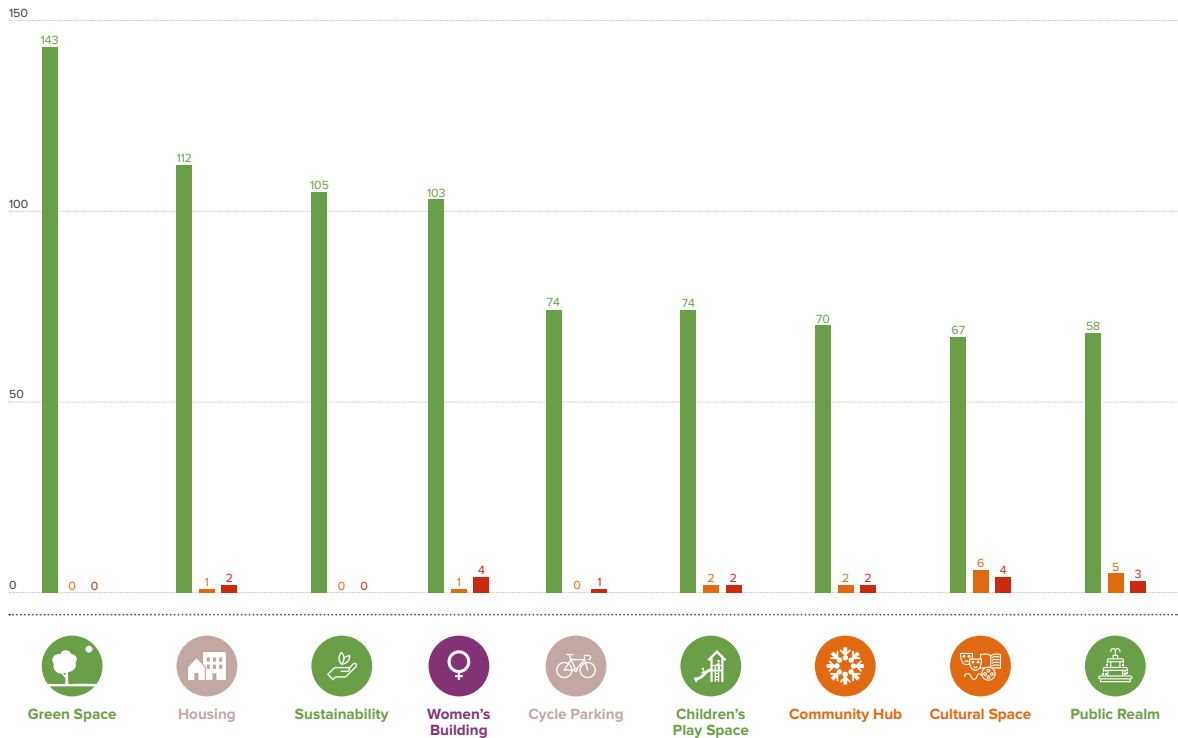
HOLLOWAY PRISON CONSULTATION

Holloway Prison Consultation:
Future Uses Activity

Future uses findings

6.21

The following bar charts illustrate how each of the priorities was considered by the respondents, with green referring to 'yes please', orange as 'maybe' and red as 'no thank you'.



Next steps

Interest in Workshops

6.22

Attendees to the events were asked whether they would be interested in participating in themed workshops. The number of respondents who expressed interest in themed workshops was as follows:

- Women's Building: 83
- Permeability: 79
- Design: 78
- Public & Open Space: 60

Further detail in respect to these workshops is set out in Section 15 of this Report.



Public consultation drop-in events





7.0

**Consultation Focus:
Site Tours**



7.0 Consultation Focus: Site Tours

- 7.1**
The closure of HMP Holloway was announced by then Chancellor George Osborne on 25 November 2015. This brought to an end 165 years of service for a site that had started out on the outskirts of London, but quickly became the centre of the London Borough of Islington.
- 7.2**
The intention from the consultation team has always been to make the site as open and accessible as possible. Now was the time to open the site to as many interested people as possible.
- 7.3**
At first, site tours were restricted to an external route around the site, whilst the internal spaces were investigated and made safe. Around 30 tours were conducted in 2019 as part of the early engagement, taking place on regular days and times.
- 7.4**
Internal tours of the buildings and wings began in the autumn 2019. These tours followed a route through the site, into the Education block, swimming pool, gym, and into D Wing, where the cells could be viewed.
- 7.5**
We invited artists and photographers to early tours to record the fabric of the building and spaces. This included Francis Ware, Niki Gibbs, Judy Price and Peter Dazeley.
- 7.6**
During Covid no tours were permitted; these resumed in the summer of 2021. Tours formed part of the in-person briefings held as part of the summer 2021 consultation, details in Chapter 1 .
- 7.7**
Alongside local residents, we have conducted tours for various groups with an interest in the site, such as the Islington Society, Penderyn TRA, Headteacher of Beacon High School, Islington Homes . All, local Cllrs, the GLA, Tom Ainsworth - the first male officer to serve in a Women's Prison in the UK, historians, local and international press, architectural students from UCL, charities and groups of former prisoners.
- 7.8**
Over Autumn 2021, tours took place for groups of women with lived experience of Holloway. These sessions were organised by Mandy Ogunmokun the charity Treasures and were aimed at gaining a sense of closure before the buildings are demolished.
- 7.9**
In total, over 200 tours have taken place. The use of the site during the consultation has been a crucial tool in helping people understand the opportunities and constraints of the former Prison site.



8.0

**December 2019
Women's Building
Consultation Event**

8.0 December 2019 Women's Building Consultation Event

8.1

A fayre-style workshop took place on the evening of **Tuesday the 3rd of December**, at which the community was invited to discuss its priorities for the proposed Women's Building/Centre on the Holloway Prison site.

8.2

The event took place on-site at the Holloway Prison Visitor's Centre and was staffed by members of the project team from the Applicant and Kanda Consulting. The venue was fully wheelchair accessible.

8.3

Invitations were issued via email to the following stakeholders:

- Birth Companions
- Clean Break
- Community Plan for Holloway
- Historian & Author, Caitlin Davies
- Holloway Estate Team
- Holloway Neighbourhood Group
- Islington Museum
- MOPAC
- Penderyn and Trecastle TRA
- Prison Reform Trust
- Reclaim Holloway
- Sisters Uncut
- Treasurer Foundation
- Women in Prison
- Women's Resource Centre

8.4

Ahead of the event, these stakeholders were invited to respond in writing to the following questions:

1. What are your aspirations for the Women's Building (max 100 words)?
2. What do you think would be appropriate services for the Women's Building to host (max 100 words)?
3. How have you responded to the brief as set out in the Supplementary Planning Document produced by Islington Council (max 250 words)?
 - How do you see the services run from the building being funded?
5. Please add any further supportive information (max 500 words).

8.5

Responses were received from the following groups and individuals:

- Women in Prison
- Reclaim Holloway
- Holloway Neighbourhood group & Network of Finsbury Park women's groups
- Islington Museum
- Penderyn and Trecastle TRA
- Niki Gibbs – local artist and criminal justice campaigner
- MOPAC

8.6

The workshop was attended by a total of **38** people, including several representatives from Reclaim Holloway and Sisters Uncut. The event featured robust discussions relating both to the Women's Building/Centre and to the wider consultation process – key feedback themes are outlined below. A total of **8** feedback forms were completed at the event.

Verbal/written feedback

Event structure

8.7

A number of attendees expressed concerns about the format of the event, with some calling for greater clarity to be provided as to how the views they expressed would feed into the wider consultation process. Some expressed disappointment that they had been unable to engage directly with Peabody representatives at the event, arguing that there should be greater 'transparency' in the consultation and design processes.

8.8

It was suggested by one respondent that the consultation should attempt to reach marginalised women by approaching them 'in their own spaces', as opposed to in set-piece events such as the workshop.

Women's Building

8.9

There was broad agreement concerning the importance of the Women's Building (though some attendees rejected either or both terms for the space).

8.10

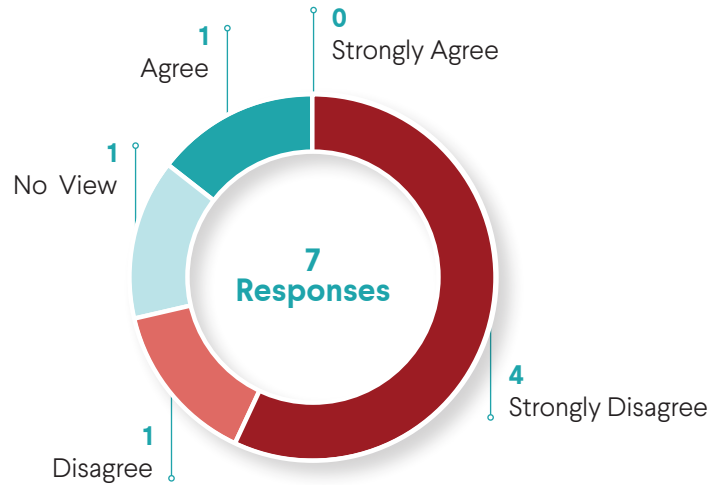
There were calls for the Women's Building/Centre to be as large and prominent as possible, potentially serving as an example for others. Several respondents were also deeply concerned about the potential for MOPAC, the Ministry of Justice or the Home Office to be involved in the running of the building, arguing that, in order to guarantee a 'safe space' for vulnerable women, such co-operation should be ruled out.

Quantitative feedback

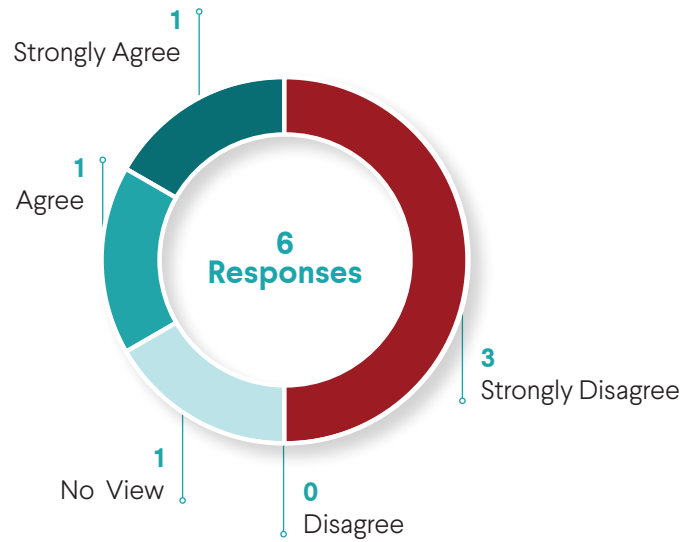
8.11

This section explores the quantitative feedback received. Eight people provided answers to the quantitative questions on the questionnaire provided.

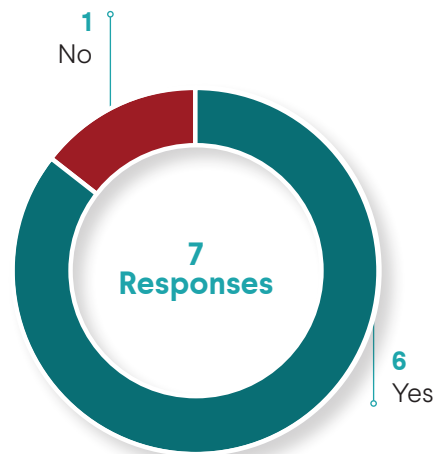
Q1. I have found this session to be helpful.



Q2. The Women’s Building will be a key element of the proposals for the Holloway Prison Site.



Q3. I wish to be kept updated on the proposals for the Women’s Building.





9.0

**Consultation Focus:
Honouring the Legacy**

9.0 Consultation Focus: Honouring the Legacy

9.1

The Applicant has positively responded to consultation on the Women's Building, the publication of the Council's Draft Design Brief in June 2020 and their coproduction process with local community stakeholders between Autumn 2020 and Spring 2021.

9.2

The latter included a series of online workshops to explore topics such as the size and location of the facility, and test potential internal layouts and explore how potential uses could be accommodated.

9.3

Peabody wanted to ensure the legacy of the prison was somehow represented, recognising both the heritage and historical significance of the site and the emotional connections many of those linked with the prison still hold. There was limited understanding at this point in time regarding what and who should be remembered and how these should be reflected on site.

9.4

Working with the Council, the Applicant welcomed a proposal from Islington Heritage to undertake this important study and has fully funded its delivery.

9.5

The 'Legacy Project' builds on a decade of engagement between Islington Heritage and the heritage of Holloway Prison. This has allowed the inclusion of perspectives from a range of women lived experience held at Holloway, built on networks of trust already established. Over three months, a series of heritage-based workshops and conversations have allowed detailed discussion of the site's heritage, meaning and stories. Participants including women lived experience, prison officers, healthcare workers, probation, voluntary organisations and charities and activists on the ground have been fundamental to developing our recommendations.

9.6

The final report is expected before the end of 2021 and will help shape the ongoing process of capturing a meaningful legacy of the site.



10.0

**March 2020 Masterplan
Update Event**

10.0 March 2020 Masterplan Update Event

10.1

An exhibition was held on **5th March 2020**, providing an update on the design process and following up on key themes identified in the December 2019 Women's Building Workshop (see section 7 above).

10.2

The event took place on-site at the Holloway Prison Visitor's Centre and was staffed by members of the project team from the Applicant and Kanda Consulting. The venue was fully wheelchair accessible.

10.3

The event was advertised via a flyer (Appendix 5) sent to **9,876** local addresses, as well as emails sent to individuals and stakeholder groups on the project mailing list.

10.4

The event was attended by a total of 87 people, including representatives from key stakeholder groups including Community Plan for Holloway; Sisters Uncut; and Reclaim Holloway.

10.5

Feedback was received via forms provided at the event and via interactive voting and comment boards (Appendix 9).

10.6

A total of **35** feedback forms were completed at the exhibition. Feedback is summarised in the sections below.

Qualitative feedback

Women's Building

10.7

The Women's Building was the principal focus of attendees' responses, with several echoing ideas raised at the Women's Building workshop in December. There were several suggestions for services that could

be hosted on-site, with a general consensus that the building should not focus solely on women affected by the criminal justice system.

10.8

Recurring themes of responses included:

- The need for as inclusive a space as possible – with some suggesting that this should include provision for trans women and non-binary individuals
- Concern regarding the potential involvement of MOPAC/the Home Office in the operation of the building
- The need for a credible and detailed business plan for the building
- Support for vulnerable women and their children – a few attendees wondered whether, for instance, supported housing might be provided
- Opportunities for inclusion and support for women during the design and construction phases – via detailed community outreach and the provision of training/job opportunities on the site. As in December, there was a suggestion that the building could be constructed solely by women.

10.9

Some attendees argued that the community should be more closely involved in the design process for the Women's Building, with one response suggesting that it should be a 'co-production' with the community, as opposed to a 'finished project we can tweak'.

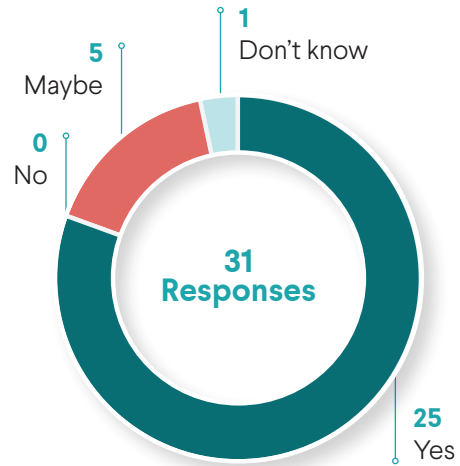
Wider consultation

10.10

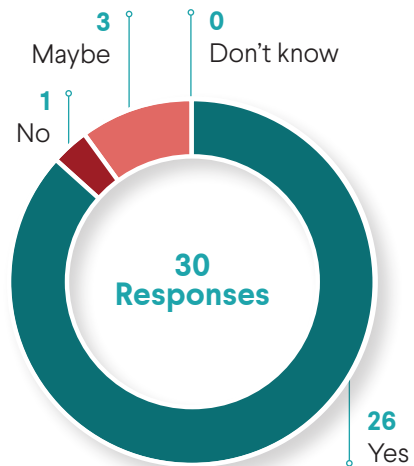
Attendees broadly welcomed the updates on the consultation timetable provided at the event; several were keen to engage with the detail of the masterplan and designs as soon as possible. Attendees reaffirmed their belief that the consultation should be committed to as much transparency and community involvement as possible moving forward.

Quantitative feedback

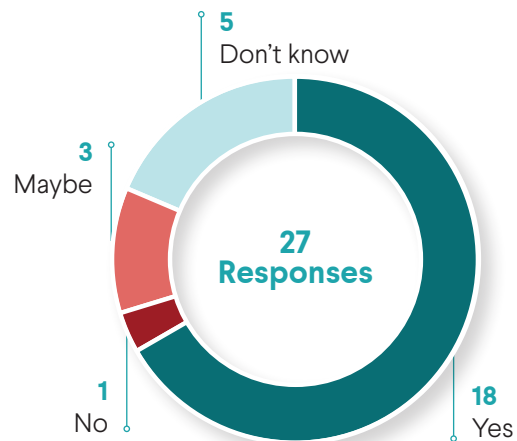
Q1. Would you like to be able to use the Women’s Building?



Q2. Would you like the Women’s Building to include some community space?



Q3. Should the Women’s Building be in a prominent location along Camden/ Parkhurst Road or in a more discrete location?



Interactive boards – Feedback on key themes

10.11

The table below breaks down attendee's responses on the Women's Building interactive voting boards, which set out the key themes and suggestions that emerged from the December workshop.

Theme/suggestion	Top priority	Would be nice to have	Not a priority	Would not like to see	No opinion
The Building					
Childcare provision	25	3	0	0	1
Café	19	12	2	1	0
Play space	20	5	0	0	0
Garden space	28	9	0	0	0
Be open to the wider community	23	6	0	1	0
Be a women only space	25	0	5	5	2
Have a separate, secure space for vulnerable women	39	0	0	0	0
Be in a prominent location	15	2	2	0	6
Have a secure entrance for discreet service users	24	2	1	0	1
Support Services					
Housing advice	28		0	0	0
Financial advocacy and advice	24	5	0	1	0
Mental health signposting	26	3	2	0	1
Probation services	5	5	1	23	1
Alcohol/substance misuse	17	6	3	0	0
Domestic violence/sexual abuse	40	0	1	0	0
Educational advice	22	3	1	1	0
Employment/training	24		1	1	0
Wellbeing					
Art therapy	17	13	1	0	0
Dramatherapy	12	11	1	0	1
Psychotherapy	18	2	1	0	1
Counselling	32	1	1	0	0
Fitness space	18		2	1	0
Exhibition space	21	6	2	0	1
Dance/activity space	14	9	2	0	0
Art studios	18	11	2	0	0
Feminist library	13	10	3	0	0
Museum – history of the site	24	10	1	0	0



11.0

**Consultation Focus:
Covid-19**

11.0 Consultation Focus: Covid-19

11.1

Covid-19 and the pandemic restrictions have required the client team to approach consultation in a completely new way.

11.2

The in-person consultation event in March 2020 (see Chapter 10), was one of the last live exhibitions to be held across London. The sudden shift to virtual materials and online meetings shifted the emphasis of how we were showing progress with the site and seeking feedback elements of the draft masterplan.

11.3

The first consultation held during lockdown (see Chapter 12), was a comprehensive exhibition of the draft masterplan made possible by a website tailored to suit consultation needs. To ensure that the materials were as accessible as possible, hard copies of the materials could be requested via phone, email, text message or tear-off slip on the flyer advertising the consultation.

11.4

This approach proved successful, with 32 people responding to the proposed plans, including 76 via hard copy. Throughout the lockdowns of 2020/21 the client team were able to meet with community groups virtually, ensuring that there was no gap in contact with key stakeholders.

11.5

As restrictions eased in summer 2021, the client team took the decision to install a Covid-secure marquee on-site to enable in-person briefings to take place as part of the July 2021 consultation. Appointments were made via an online booking system and were conducted in a socially distance manner.

11.6

The final exhibition in October 2021 (see Chapter 16), utilised both online and in person events. People wishing to view the materials and give feedback were able to do so entirely online, or via a hard copy sent via Royal Mail. The in-person events held in the marquee provided an opportunity for people with specific questions, issues or ideas to hear from the client team.

11.7

The challenge of delivering meaningful consultation during lockdown was as unprecedented as it was unpredictable, but every endeavour was taken throughout the pandemic to remain open, accessible and transparent about the planning process and design updates.



12.0

**Summer 2020 Draft
Masterplan Consultation**



12.0 Summer 2020 Draft Masterplan Consultation

12.1

An 'at a distance' consultation was held in June-July 2020 to introduce the community to the latest draft masterplan and collect initial feedback.

12.2

As noted in the section above, face-to-face engagement was not possible at this time due to the ongoing Covid-19 pandemic and associated restrictions. Remote engagement methods were therefore used, including the virtual exhibition and feedback survey hosted on the project website and the distribution of materials and feedback forms to residents by post, on request.

12.3

The consultation was advertised in several ways, including:

- An exhibition flyer sent to **10,015** local addresses in a distribution area around the site
- Newspaper adverts published for three consecutive weeks in both the Islington Gazette and the Islington Tribune
- Exhibition banners mounted on the site hoardings
- Details of the exhibition shown on the project website - <http://hollowayprisonconsultation.co.uk/>
- An email invitation sent to attendees of previous consultation events and those on the project mailing list
- Social media adverts, targeted in a wide distribution area around the site and to BAME, disabled, young and parent groups

12.4

The formal feedback period ran for a total of **three weeks**, from **Friday 12th June – Friday 3rd July 2020**. The consultation materials and Typeform survey remained open following the end of this period.

12.5

342 responses to the Typeform survey were received, as well as **14** emails from residents and community group representatives providing additional qualitative feedback. Postal consultation packs were distributed to **85** local addresses, containing feedback forms which could be returned via Freepost.

Qualitative feedback

Height and density

12.6

Several respondents were keen to see further information on the impact of the development on neighbouring properties in terms of daylight and sunlight and overshadowing.

12.7

As detailed information was not publicly available at the time, there were some suggestions that the height of the buildings could impact negatively upon the proposed central open space, creating a sense of enclosure and potentially disruptive wind effects. Residents requested further information regarding the relationship the proposed tall buildings will have with the open space on the site and the neighbouring buildings.

12.8

There were further suggestions from several respondents that the density of the proposed development could impact on the quality of life of residents, with a few comments indicating that the number of homes should be reduced (though not supporting a decrease in the number of affordable homes).

12.9

A few respondents noted that the Council's SPD made provision for up to 900 homes on the site.

Women's Building

12.10

Some responses emphasised the importance of the Women's Building and the need for further information regarding its design, location and role within the wider development.

12.11

A number of responses suggested that the Women's Building should be a standalone building, rather than a centre on the ground floor of a residential building. A few respondents were critical of the location of the Women's Building in the plans submitted as part of the EIA assessment, arguing that it was 'tucked away' or 'in a corner' rather than receiving the prominence they felt it deserved.

12.12

There was support for the use of the Women's Building to support women from marginalised groups and some requested further information on the precise nature of the services to be offered.

Open space

12.13

As at previous consultation events, respondents emphasised the importance of open space, with many noting the density and lack of green space in the Borough as a whole. Some therefore asked that the density of the development be reduced, in order to incorporate an even greater amount of open space. Several respondents asked for clarifications of the headline figure of 9,500 sqm of open space, asking:

- How much of this would be included in the central public space?
- Are the rooftop play spaces included in this figure?
- How much of the space would be accessible to the wider public?
- Would the open space be sufficient given the density of the development and the number of residents?
- How will the buildings be arranged in order to avoid negative impacts e.g. enclosure/ overshadowing on the open space?

- Would the open space be sufficient not only for small children but for older children and young people?

12.14

Some suggested that the density of the development meant that the open space would be too busy and would not be suitable for play activities. A few respondents expressed interest in the proposed rooftop play space and indicated that they would like more information on this, while others were resistant to roof top play.

Affordable housing

12.15

The provision of affordable housing on the site was almost universally welcomed, with several responses suggesting that more affordable housing should be delivered, including a few requests for 100% social housing on-site. Many respondents sought to probe the affordable housing offer further by asking about the tenure mix.

12.16

Some respondents were keen to ensure that the affordable housing provided would be of high quality and that there would be no segregation of affordable housing tenants from private homeowners and renters within the development.

Environmental impact

12.17

A few responses were critical of the level of detail within the draft masterplan consultation documents regarding carbon emissions and potential impacts of the development on air quality. There were also calls for greater detail on any biodiversity and sustainability measures proposed as part of the development e.g. water conservation and composting.

12.18

The proposals for a car-free development were broadly welcomed.

Transport and connectivity

12.19

There were some calls for further detail on the proposals to improve connections through the site and to make provision for sustainable modes of transport such as cycling, with some suggesting that cycle paths be routed through the site.

12.20

Questions were asked regarding the potential impact of the influx of a large number of residents on what was described as an already-strained public transport network. Residents sought reassurances that local bus services would be expanded in order to meet the anticipated increase in demand.

12.21

There were a few suggestions that, despite the absence of new car parking space within the development, residents would have no option to use cars if there was not an adequate provision of public transport services, with implications for traffic congestion and air quality.

Impact on local infrastructure/services

12.22

A few respondents raised questions about the impact of the proposed development on local infrastructure and services, with some calling for provision of schools, medical centres etc. to be included within the masterplan, as well as retail provision on-site.

12.23

There were suggestions that local schools, dentist's and GP surgeries would face challenges as a result of the additional demand placed upon their services by the new residents at the Holloway development and questions about how these services would be expanded to meet the growing need.

Consultation

12.24

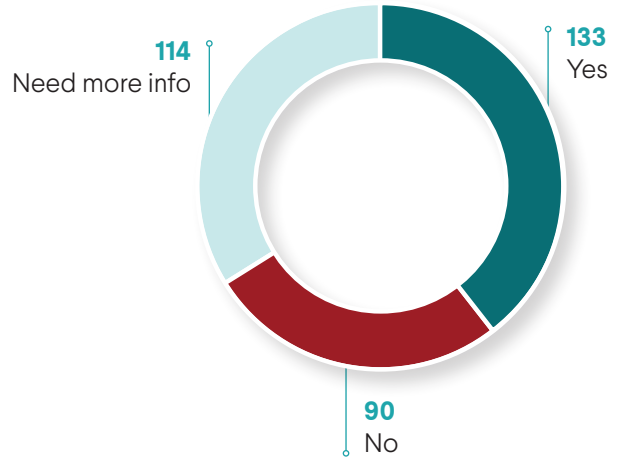
There were requests from some residents for an extension of the consultation window, with claims that three weeks was an insufficient amount of time for the community to digest and provide feedback on the draft masterplan. At the same time, several residents requested further details, beyond those provided in the initial draft masterplan consultation, in order to be able to engage more fully with the questions posed.

12.25

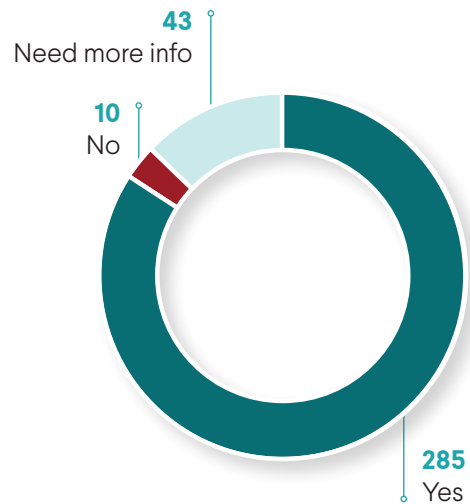
Given the volume of detailed feedback received in the advertised time, and the continued availability of the consultation materials online, it was not considered necessary to extend the consultation period beyond 3 weeks.

Quantitative feedback - Homes

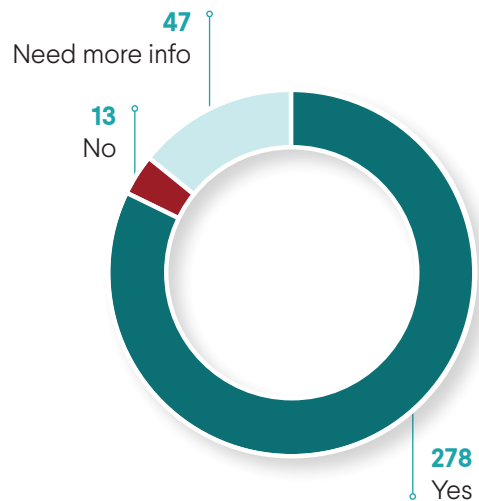
Q1. I support the number of homes (1000-1050) and provision of 60% affordable housing being targeted on the site.



Q2. I support the inclusion of specialist older people's housing on the site.

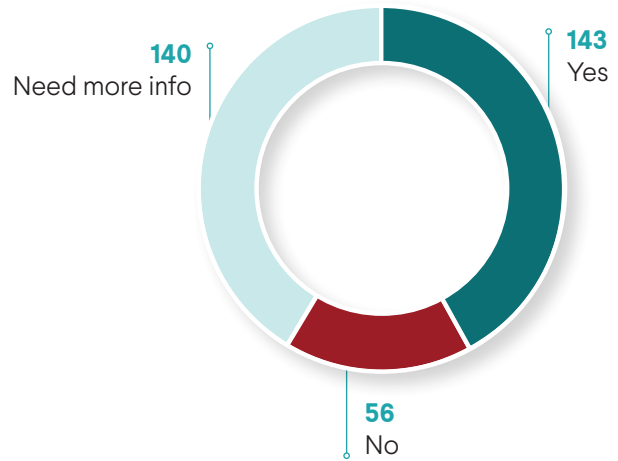


Q3. I support the scheme being housing-led, rather than commercial or retail-led.

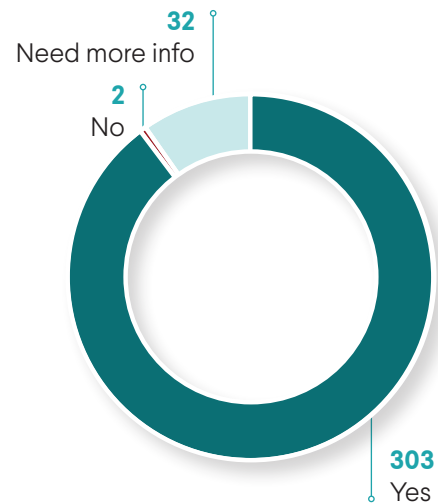


Quantitative feedback - Open space

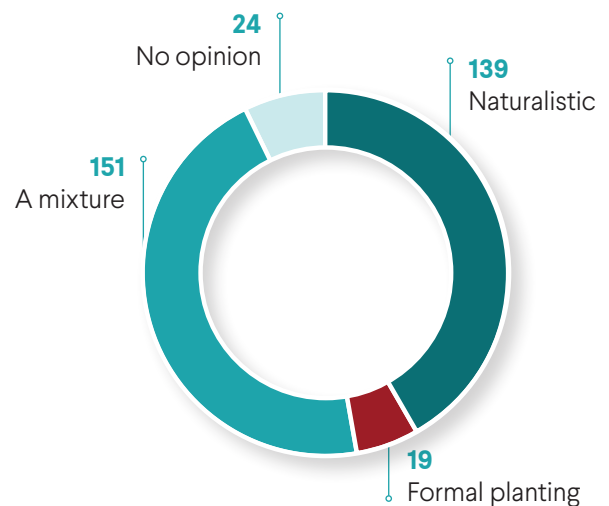
Q1. Do you feel you understand the approach taken to open space?



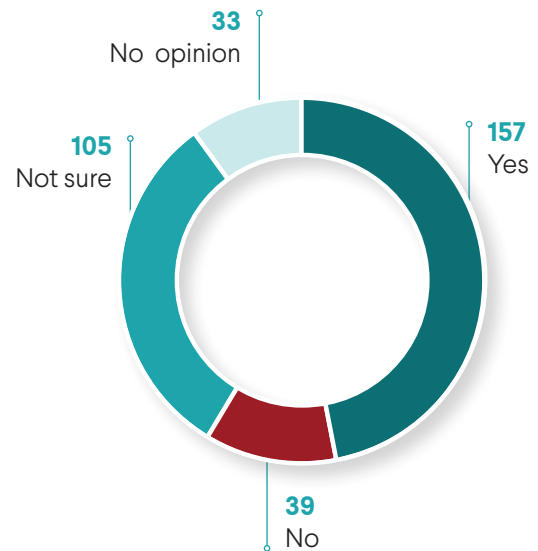
Q2. Do you support the idea of retaining the mature trees on the site and the former prison garden to provide a large, central public space?



Q3. Would you like to see formal planting or more of a naturalistic approach to planting on the site?

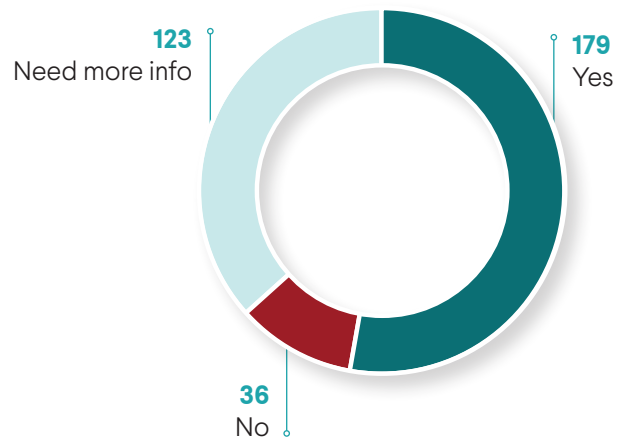


Q4. As well as play spaces to the ground floor within the public open space and to ensure that there is a diverse range of play spaces available, we are proposing safe and secure small play space opportunities integrated into rooftop play communal amenity area.

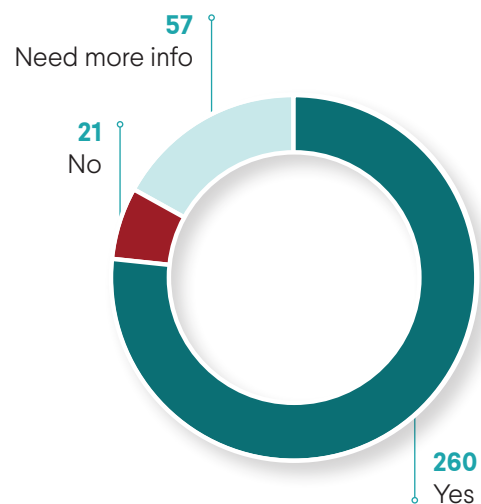


Quantitative feedback - Connectivity

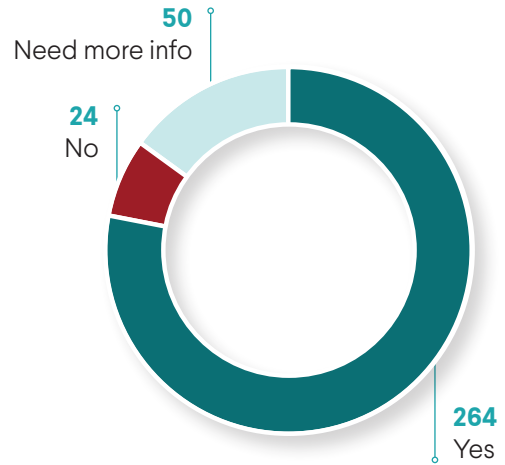
Q1. I would like to see new routes through the site.



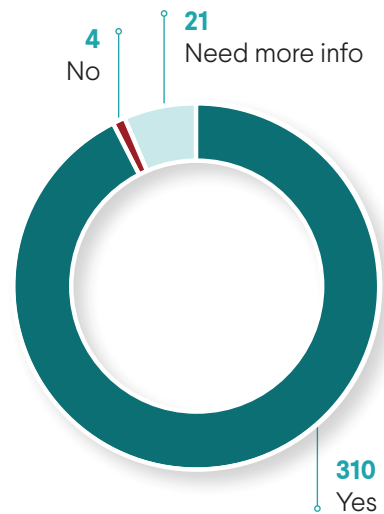
Q2. Connecting local streets and neighbourhoods to the new community would be beneficial.



Q3. I support the plans for a car-free development.

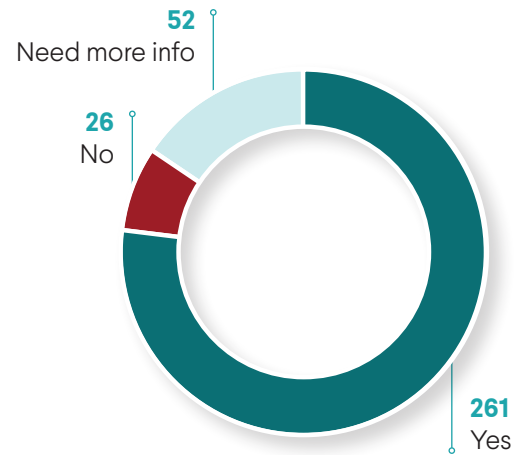


Q4. I would like to see safe and secure cycle parking provided throughout the scheme.

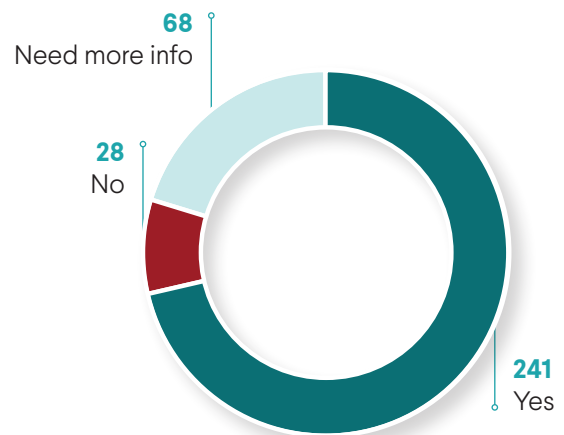


Quantitative feedback - Women's Building

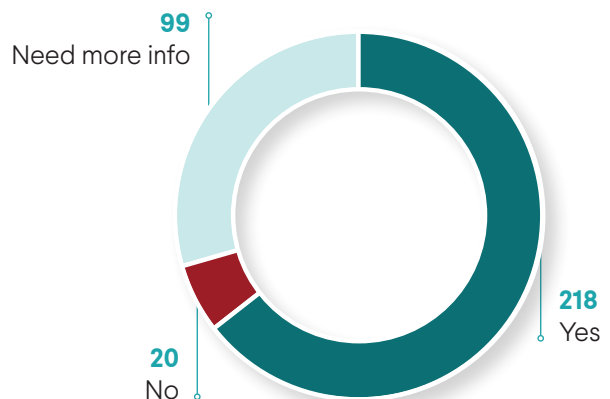
Q1. I understand the need for a Women's Building.



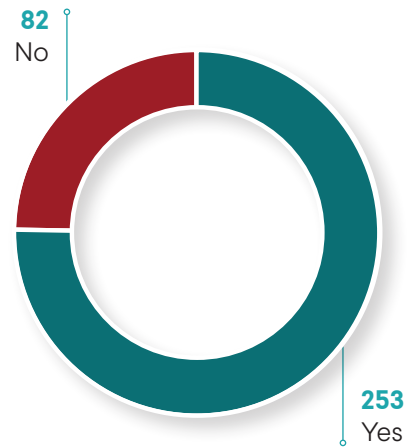
Q2. The Women's Building is an important part of the scheme.



Q3. The Women's Building should also be a community facility.

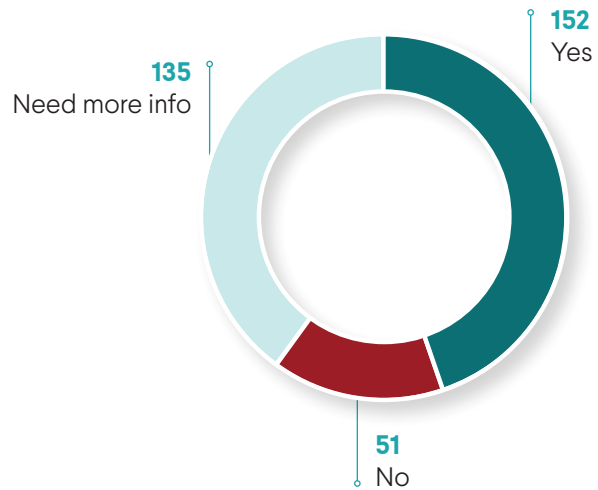


Q4. I would like more information on the brief for the Women's Building.

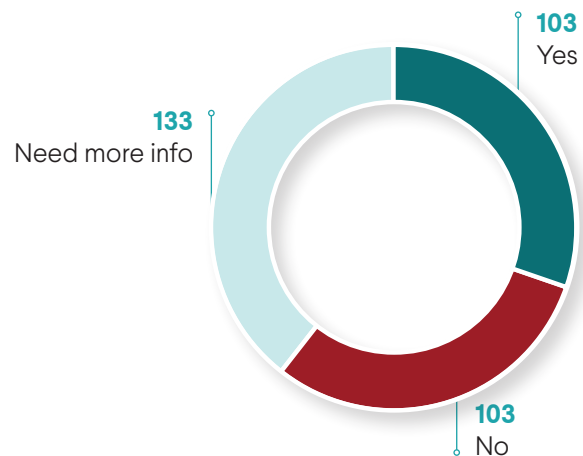


Quantitative feedback - Draft masterplan principles

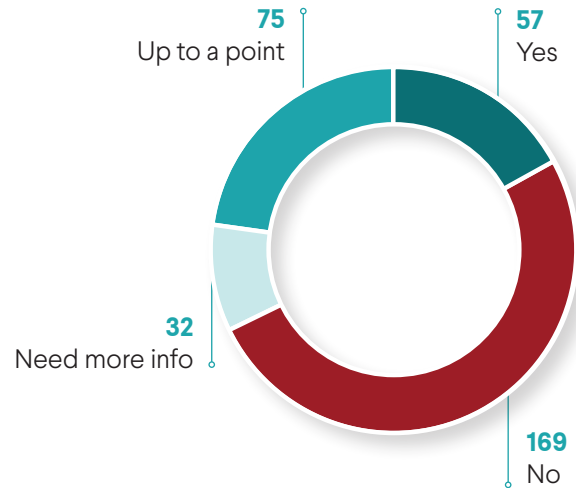
Q1. Do you feel you understand the approach to the draft masterplan?



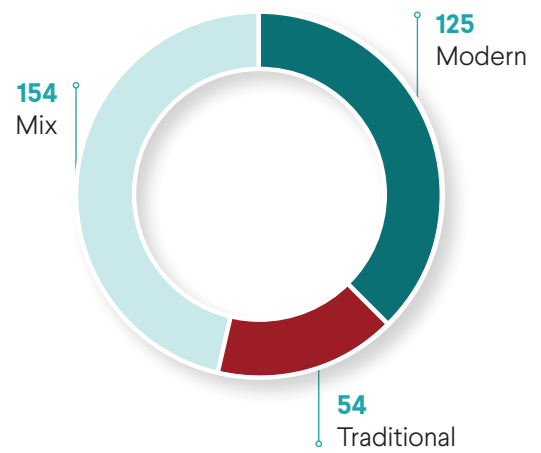
Q2. Do you feel the draft masterplan achieves the right balance between open space and new homes?



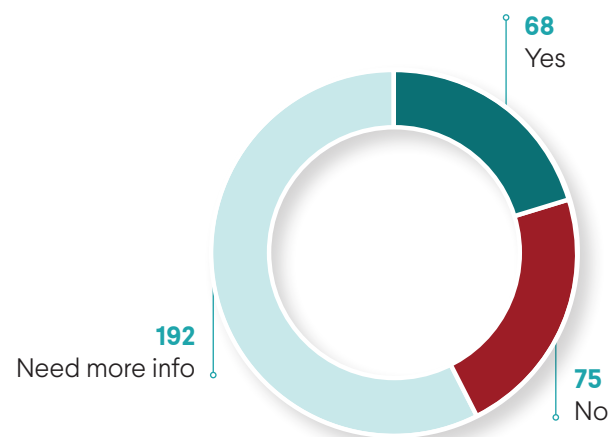
Q3. Would you support slightly taller buildings if it meant more affordable homes?



Q4. Would you support a design approach that was:



Q5. Do you feel that the draft masterplan responds to the guidance given by Islington?





13.0

**Consultation Focus:
Community Groups**

13.0 Consultation Focus: Community Groups

List of community groups

13.1

Throughout the consultation process there have been a number of key stakeholder groups that have played a key role in highlighting community priorities, asking for specific information, helping to shape the potential services provided in the Women's Building, and how the site will be accessible to all.

13.2

Some of these groups, such as Reclaim Holloway, Sister's Uncut and Islington Homes All have a specific remit and focus on a particular element of the scheme. Others, such as Community Plan Holloway were able to gather together a range of views and report them to the client team.

13.3

Through the consultation specifically on the Women's Building the following groups were contacted for input:

- Birth Companions
- Clean Break
- Community Plan for Holloway
- Historian & Author, Caitlin Davies
- Holloway Estate Team
- Holloway Neighbourhood Group
- Islington Museum
- MOPAC
- Penderyn and Trecastle TRA
- Prison Reform Trust
- Reclaim Holloway
- Sisters Uncut
- Treasurer Foundation
- Women in Prison
- Women's Resource Centre

13.4

From June 2020 - March 2021 LBI led on a consultation for a Draft Brief for the Women's Building. This consultation sought input from the following groups:

- Community Action on Prison Expansion
- Hibiscus
- Sisters of Frida
- Sisters Uncut
- CP4H Women's Building Working Group
- Reclaim Holloway
- Islington Society
- Social Investment Consultancy
- Treasures Foundation
- Powerplay
- Islington Green Party
- Wish
- Advance
- Hopscotch Asian Women's Centre
- Solace Women's Aid
- Andover Community Hub
- HNG Stress project
- Brickworks Community Centre
- Caxton House Community Centre
- Hilldrop Community Centre
- Kurdish & Middle Eastern Women's Organisation
- One True Voice
- Middle Eastern Women & Society Organisation (MEWSO)
- Community Language Support Services
- Imece (Turkish women)
- Kurdish/Turkish (and Cypriot) women's welfare group
- KMEWO (Kurdish, Iraqi, Turkish and other women)

- Light Project Pro International
- Islington Somali Community
- Jannaty (Arabic speaking women)
- Arachne (Greek/Cypriot women)
- Maa Shanti (single Asian mothers)
- Stepping Stone
- Latin American Women's Rights
- Finsbury Park Trust
- Maya Centre
- NAFSIYAT

13.5

Key themes raised by these groups included:

- The need for the Women's Building to be accessible and welcoming to women of all backgrounds
- The need for flexibility to provide a wide range of services - such as mentoring, training and social activities
- The need to provide a fitting legacy for the for the Holloway Prison site

13.6

Conversations with these groups will continue throughout the determination period, and as the legacy project for the site develops there will be more opportunity to hear ideas and get involved.



14.0

**Summer 2021
Masterplan consultation**



14.0 Summer 2021 Masterplan Consultation

14.1

A further consultation on the updated masterplan took place in July–August 2021.

14.2

As in the Summer 2020 consultation, the project website remained the key information and feedback hub throughout the process. However, the easing of Covid-19 restrictions provided scope for a series of in-person drop-in sessions, held in a marquee on-site.

14.3

In-person briefings were staffed by members of the project team from the Applicant; Iceni Projects; and Kanda Consulting and held at the following times:

- Friday 16th July, 10am - 12:30pm
- Tuesday 20th July, 3pm - 5pm
- Thursday 22nd July, 10am - 11:30am
- Wednesday 4th August, 1:30pm - 3pm

14.4

The consultation was advertised in several ways, including:

- An exhibition flyer sent to **10,015** local addresses in a distribution area around the site
- Newspaper adverts published for four consecutive weeks in both the Islington Gazette and the Islington Tribune
- Exhibition banners mounted on the site hoardings
- Details of the exhibition shown on the project website - <http://hollowayprisonconsultation.co.uk/>
- An email invitation sent to attendees of previous consultation events and those on the project mailing list
- Social media adverts, targeted in a wide distribution area around the site and to BAME, disabled, young and parent groups

14.5

The formal feedback period ran for a total of four weeks, from Monday **9th July – Monday 6th August 2021**. The consultation materials remained accessible following the end of this period. The consultation was extended by one week at the request of CP4H, this was advertised in the local media and by flyer to the Distribution Area in Appendix 1, (p86).

14.6

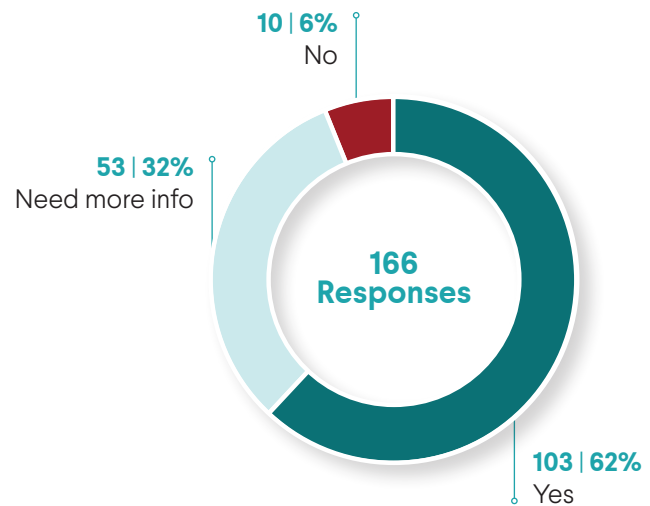
168 responses to the Typeform survey were received. Postal consultation packs were distributed to **10** local addresses, containing feedback forms which could be returned via Freepost.

Quantitative feedback - Consultation/masterplan principles

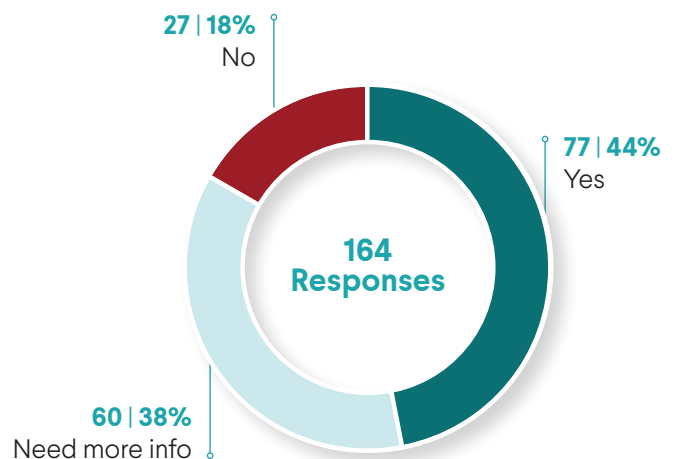
Q1. Have you previously engaged with the consultation on the proposals for Holloway Prison?



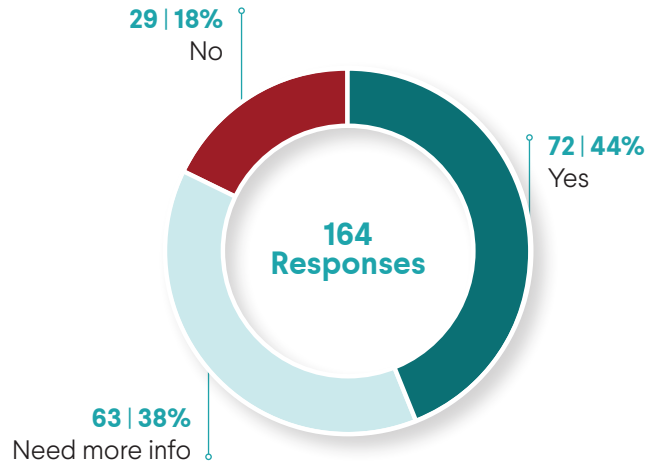
Q2. Do you understand how the plans have evolved in response to constraints and feedback?



Q3. Do you understand what the next steps are in terms of the design process?

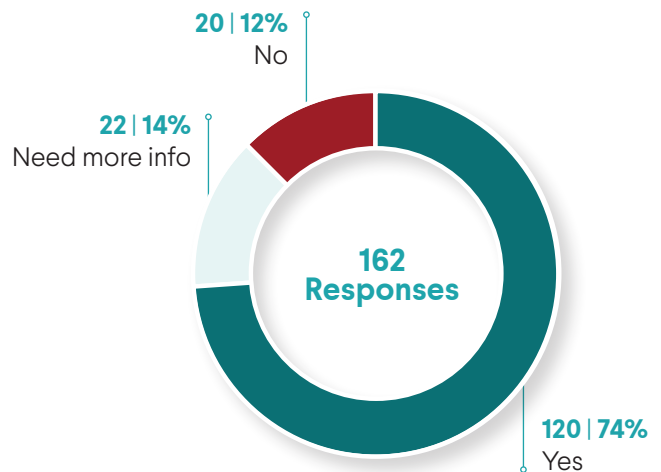


Q4. Do you understand what the next steps are in terms of the consultation?

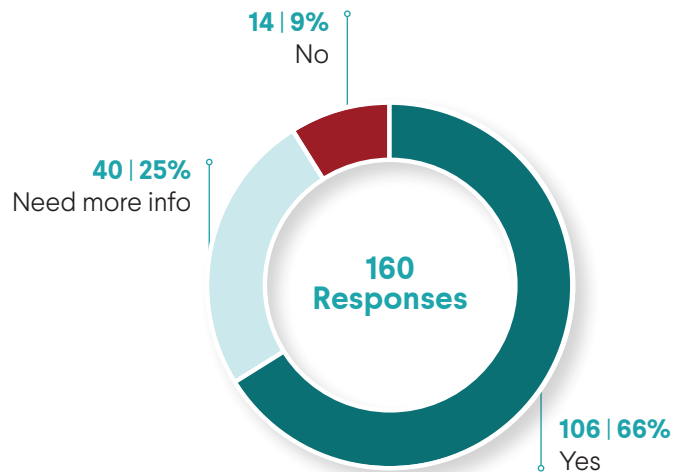


Quantitative feedback - Policy

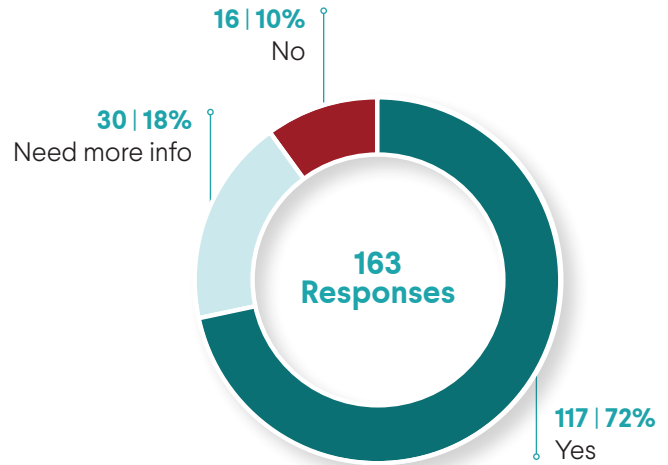
Q1. Islington policy requires the site to be car free, do you support this?



Q2. Islington policy requires us to provide some commercial space - shops and offices - as part of the development, do you support this?

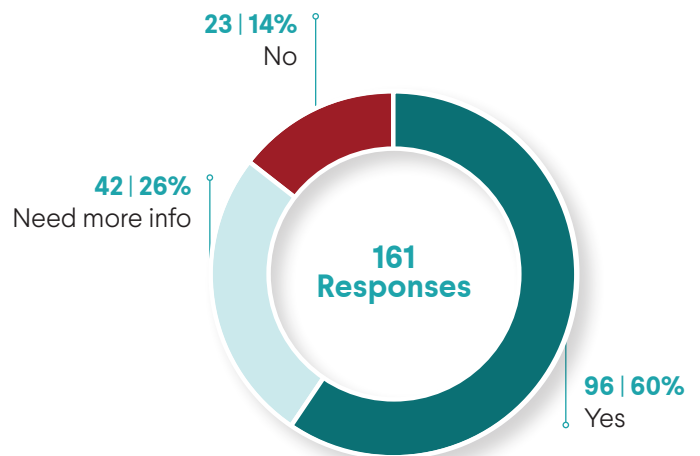


Q3. Islington would like to see housing - and affordable housing - as a priority for the site, do you agree with this?

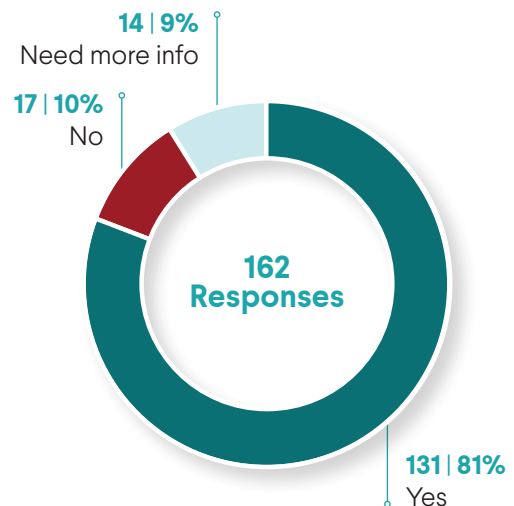


Quantitative feedback - Housing

Q1. I welcome the proposals for affordable, dedicated Housing for over 55s.

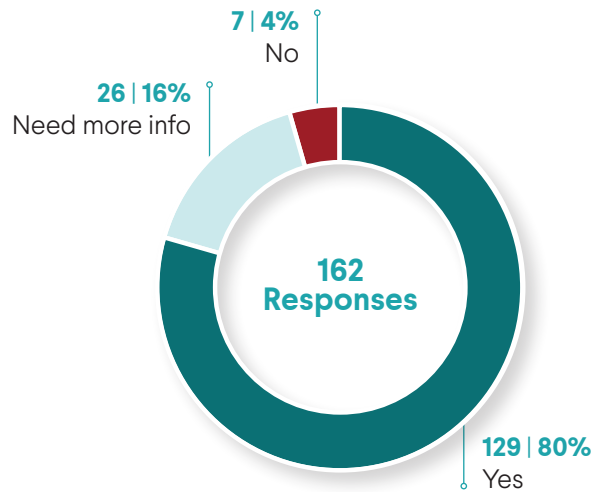


Q2. Do you think affordable housing is a priority for the area?

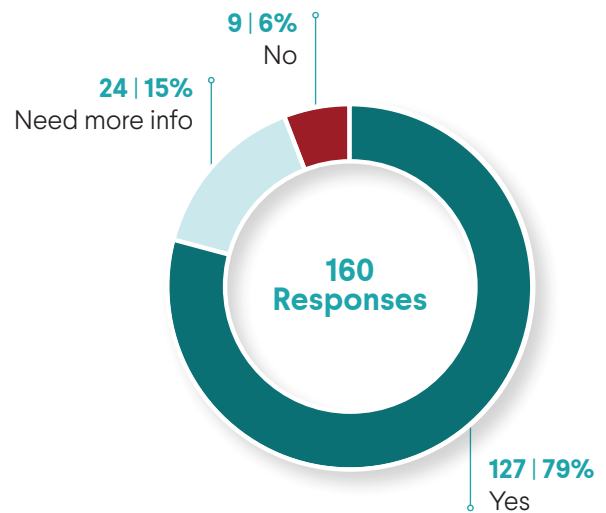


Quantitative feedback - Landscaping, open space & play space

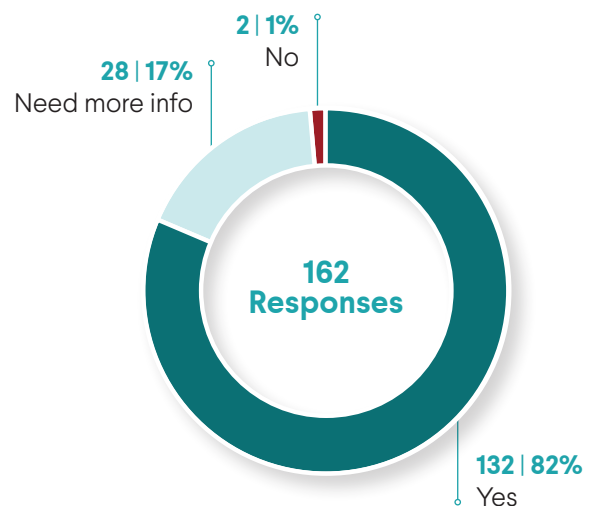
Q1. I support the proposals to provide public open space within the development.



Q2. I welcome the creation of new residential streets promoting walking and cycling within the development.

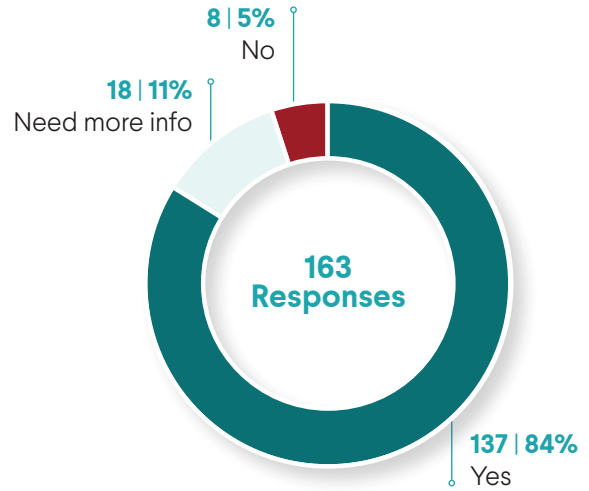


Q3. I support the proposals to provide play space for children of all ages across the site, including a new 'destination play area'.

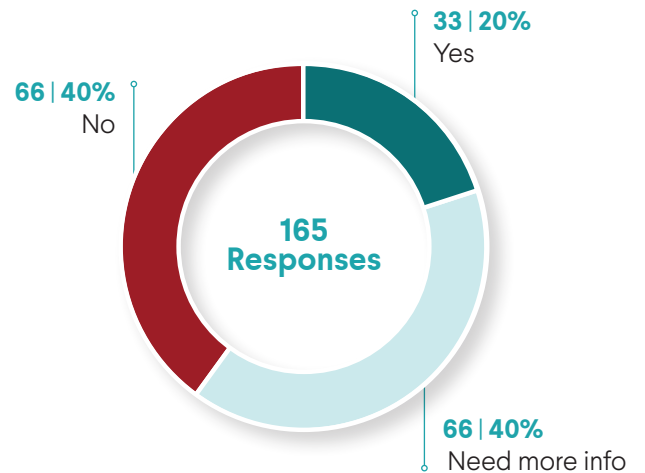


Quantitative feedback - Women's Building

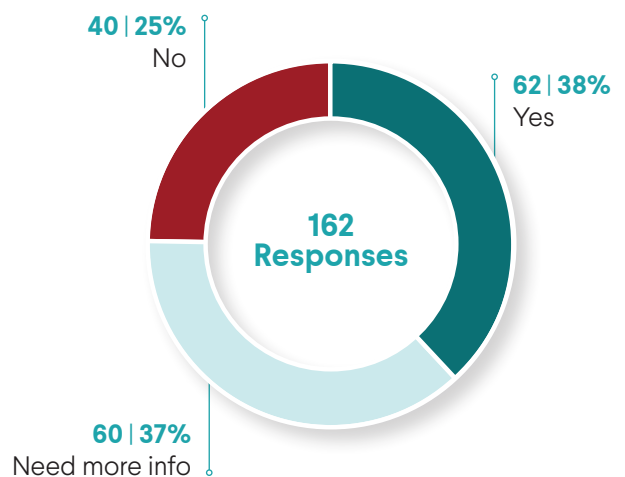
Q1. Do you support having a Women's Building to provide services to women on the site?



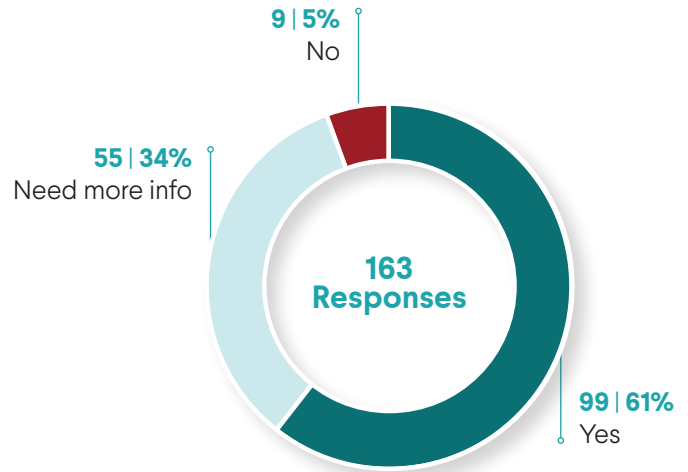
Q2. Do you think the size of the women's building is appropriate?



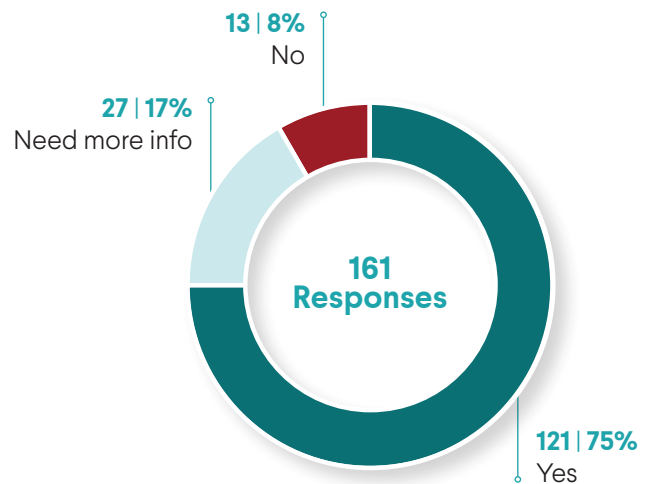
Q3. Do you think the location of the women's building is appropriate?



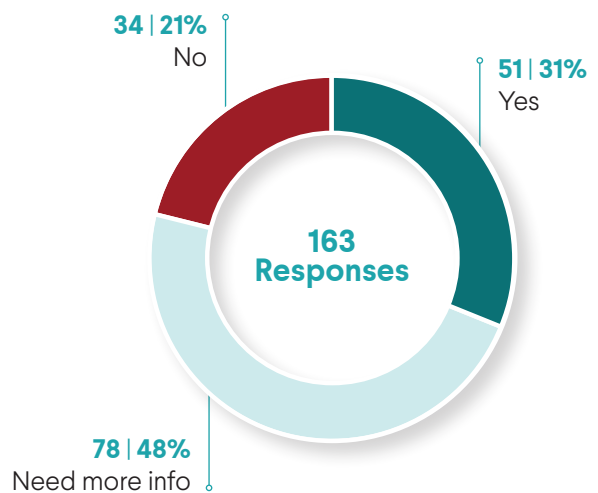
Q4. I welcome the proposals for a landscaped 'Women's Garden' adjacent to the Women's Building.



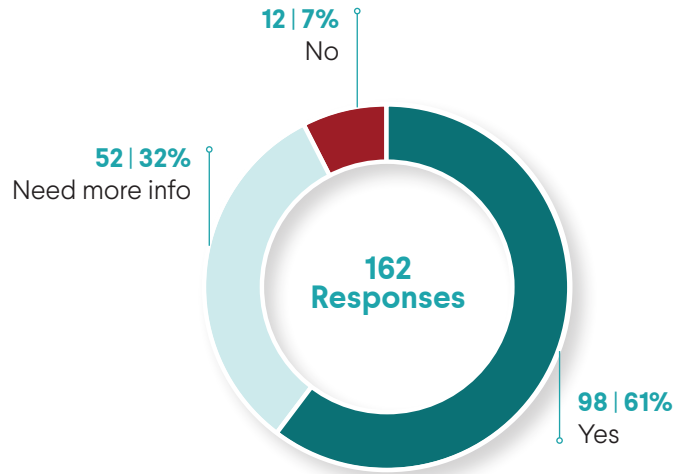
Q5. Do you think a dedicated garden associated with the Women's Building is a good idea?



Q6. Do you think the garden relates well to the Women's Building?

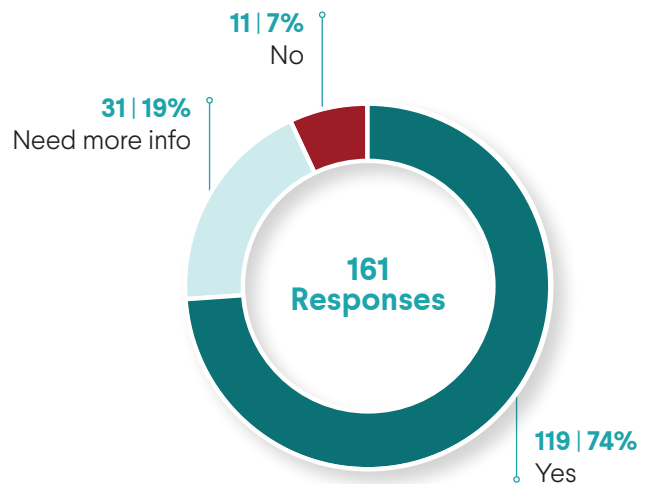


Q7. I welcome the proposals for a landscaped Women’s Garden adjacent to the Women’s Building.

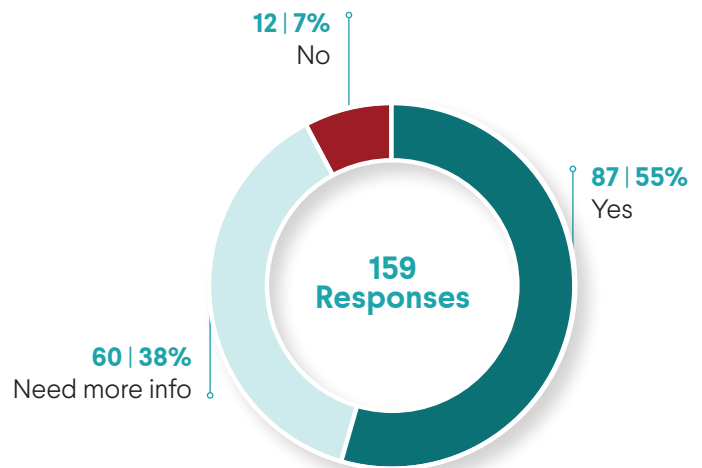


Quantitative feedback - Transport

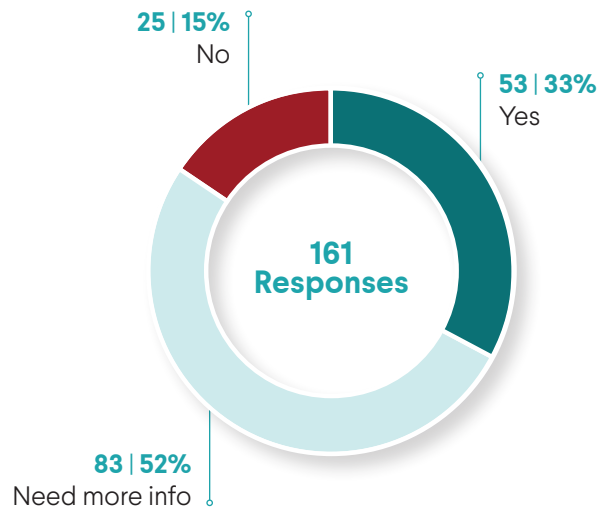
Q1. I welcome the initial proposals for three new access points to the site for pedestrian and cycle use.



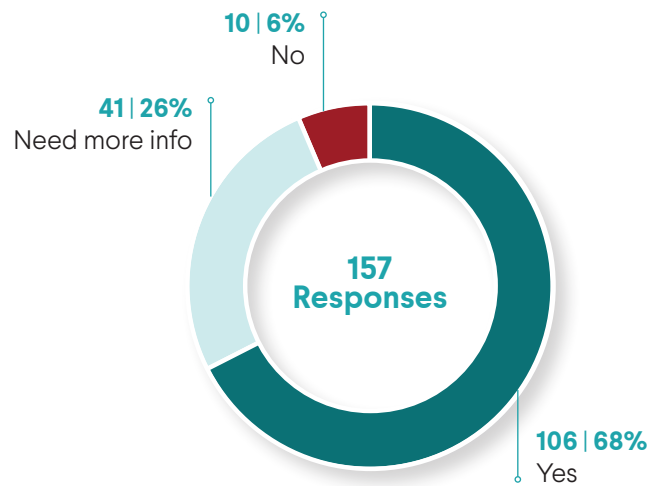
Q2. I support the proposals to facilitate access to the site from Trecastle Way and Dalmeny Avenue.



Q3. Do you consider there are sufficient access points into the site, with safe crossings for pedestrians and cycles?

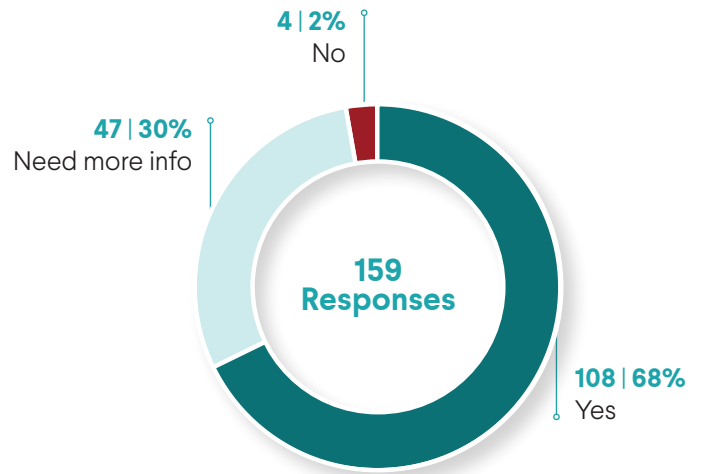


Q4. I support the provision of c. 2,000 cycle parking spaces on-site.

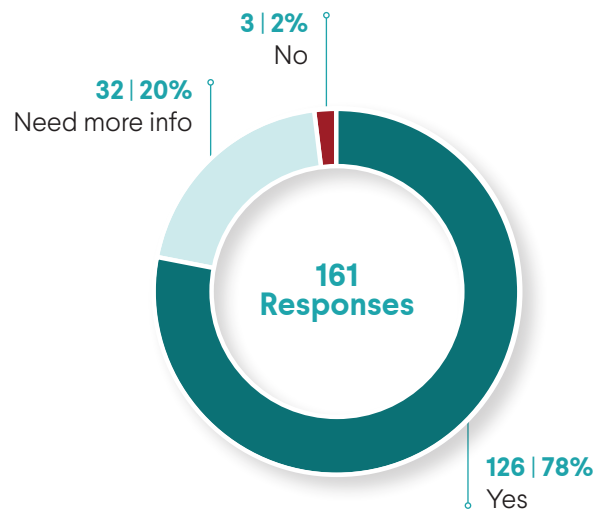


Quantitative feedback - Sustainability

Q1. I welcome the proposed measures to maximise the sustainability of the development.

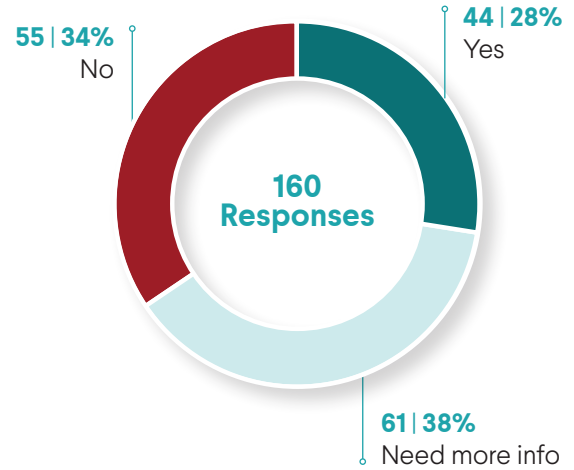


Q2. I welcome the incorporation of sustainability and environmental priorities into the design of the proposed buildings e.g. minimising heat loss.

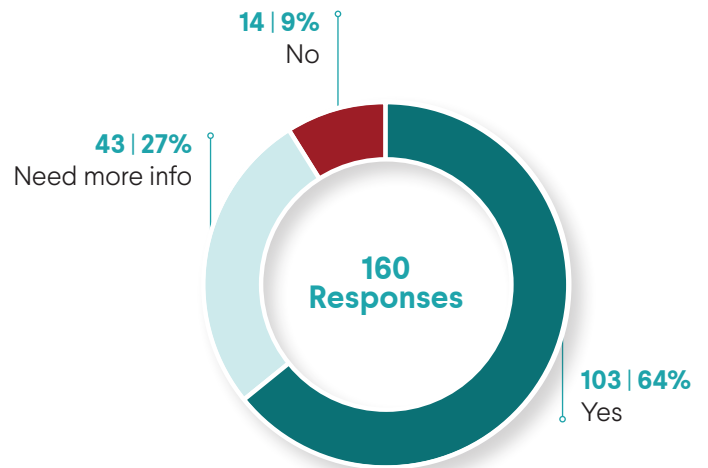


Quantitative feedback - Design

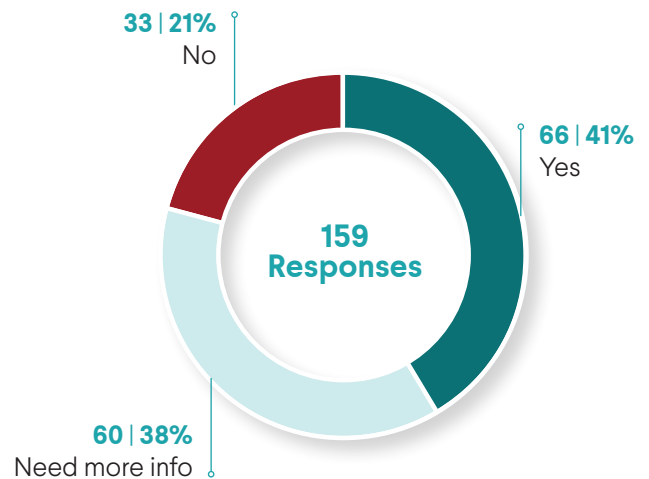
Q1. Do you think the new buildings will fit into the local area?



Q2. I support the reduction of building heights - in response to feedback from the last consultation.



Q3. Do you understand how the masterplan has considered daylight and sunlight impacts?



Quantitative feedback – Key themes

Commercial spaces

14.7

Suggestions for potential non-residential uses on the site included:

Idea	Number of comments
Café	39
Community lead spaces/community centre	22
Supermarket/grocery store	21
Independent stores	18
Stores associated with women/women's building	17
Restaurant	11
Bakery	7
Workspace	7
Pharmacy	7
Pub	6
Coffee shop	5
Co-operative	5
Bike/cycle repair	5

Women's Building

14.8

There was broad support for the provision of a Women's Building, with a number of respondents suggesting that, in addition to training and services for women, there was potential to incorporate relevant artwork – be it from the existing prison or a new installation – within the space. Popular services suggested for the Women's Building included mental and physical health support.

14.9

Some respondents questioned the proposed size of the Women's Building and whether this was appropriate/ in line with the design brief for the space, with others keen to understand what types of uses the space would be able to accommodate.

Height and design

14.10

Some respondents suggested that the height of buildings in certain locations had not been reduced sufficiently to allay their concerns and/or that this had been offset by the increase in the height of other buildings. Others requested more detail on the design of the building and how this would fit within the local context.

Daylight and sunlight

14.11

There were some questions regarding the impact of the taller elements of the proposals on the amenity of both neighbours and future residents in terms of daylight/sunlight and overshadowing.

Housing

14.12

Some respondents raised questions regarding the affordability of the proposed affordable homes, expressing a desire to see the number of social rented homes on the site maximised. A few also raised questions regarding the tenure blind nature of the proposals and how this would work in practice.

Landscaping and public space

14.13

Themes raised included a desire among a number of respondents for a communal garden on the site, as well as the potential to provide a communal allotment for food-growing. There was also support expressed in several responses for the provision of accessible, open play space on the site, as well as green space and trees.

Traffic/access

14.14

Questions were raised by some respondents regarding the proposals for a two-way access road through the site, with some expressing concern about access and safety for both cyclists and pedestrians and others raising the issue of traffic congestion on local roads.

Sustainability

14.15

There was broad support for the greening of the site and a sustainable approach to design and construction, with a number of respondents emphasising the importance of enhancing local biodiversity and using sustainable materials and promoting renewable energy methods wherever possible.



15.0

**Consultation Focus:
workshops**

15.0 Consultation Focus: workshops

Year 6 Tufnell Park Primary workshops

15.1

Four socially distanced workshops, facilitated by Icen Projects, were held for two Year 6 class 'pods' students, each of 15 students, at Tufnell Park Primary School in June and July 2020.

15.2

The first three workshops included presentations, group discussions and creative exercises on the history of the site, the masterplanning process, what designers needs to consider and what inspires them to create designs for a new development.

15.3

Exterior Architecture joined the final workshop to lead a session where they asked the students to draw, model or make their own play tower, nature garden or roof terrace for the new development.

15.4

The creative workshops helped to give the children an insight into the project in their area and were an interesting break in the challenging learning environment of the pandemic.

Public realm workshop August 2020

15.5

A community workshop was held via video call on Thursday 20th August 2020 to explore and discuss the proposals for the public realm and open spaces.

15.6

An advertisement inviting people to register their interest for the workshop was posted on the project website a week in advance of the session. Community Plan Holloway also circulated the advertisement link to their networks as pre-agreed with the project team. Joining details were then sent on to those who had registered their interest.

15.7

The workshop was facilitated by Icen Projects with project landscape architects Exterior Architecture presenting their proposals for discussion ahead of more detailed design work commencing. A total of 10 people attended the workshop including representatives from Community Plan Holloway.

15.8

The first part of the workshop focussed on the landscape led approach to the masterplan and the influence drawn from the site's history. The second half of the session then explored the different landscape spaces proposed as a part of the new development.

15.9

Overall, the feedback on the public realm and open spaces during the session was constructive with some useful suggestions made.

15.10

A summary of the topics raised by participants are listed below:

- General discussion around daylight sunlight
- The size of the open space and how this addresses the need for public open space in the wider area
- The need to better understand the requirement for a two-way road across the central open space, and a strong desire to minimise vehicular access into the site.
- Wheelchair access to the terraced spaces on Camden Road / Parkhurst Road
- Public and resident access to the courtyard gardens
- The challenge of resident courtyards catering for all users – children, young people, young adults, etc., without causing problems for others, for instance, noise disruption
- The impact of retaining existing trees on the daylight and sunlight in the new homes
- The potential for underground food production

- Edible and productive landscapes managed by the local community
- Public art or landscaping features inspired by the site's history such as abstract cell-like structures – a clearer legacy of the former use as a prison
- Achieving a balance between SUDS features and the usability of the open space
- The carbon footprint of the landscaping and public realm
- The local need for outdoor spaces for learning and playing.
- The opportunity for educational spaces such as an area for Forest School was welcomed. There was discussion around the strong appetite for use of such spaces by local organisations who work with young people.
- The need to consider how the outdoor spaces could be welcoming for older young people.

Play space Workshop October 2020

15.11

A workshop on the new outdoor play spaces for young people was held via video call for invited stakeholders on Thursday 22nd October 2020.

15.12

The session was invitation only, with stakeholders from a background in young people's play, education and outreach asked to participate.

15.13

16 stakeholder organisations were invited and a total of 5 attended the workshop including representatives from Hungerford Primary School, The Zone Youth Club, Proplex, Islington Council Assistant Parks Manager (responsible for Whittington and Caledonian Park) and City and Islington College.

15.14

The workshop was facilitated by Iceni Projects with project landscape architects Exterior Architecture presenting their proposals for discussion ahead of more detailed design work commencing.

15.15

Overall, the feedback on the play space proposals during the session was very positive with some useful suggestions made.

15.16

A summary of the topics raised by participants are listed below:

- The need for the play spaces and any play equipment to be accessible for children of different ages and abilities.

Transport Workshop October 2021

15.17

A workshop on transport was held on 15 October on site with 8 attending in-person and two via Zoom. Participants included representatives from LBI Planning and Highways teams, a ward councillor, Sustrans, Cycle Islington and Community Plan for Holloway, plus the Applicant and Velocity (transport consultants for the proposed development).

15.18

Key topics discussed during the session included:

- The width of the estate road and opportunities for narrowing or traffic calming
- The design and surface materials of the roadway
- The anticipated number of vehicular trips each day on site
- Options for one-way and two-way traffic on the estate road
- The need to better understand the requirement for a two-way road across the central open space, and a strong desire to minimise vehicular access into the site
- Whether the two-way road provided a rat run opportunity
- Opportunities for removing or redesigning the road at the northern end of the central garden
- The amount of car parking and cycle parking
- The location of cycle stores
- Management of deliveries for residents
- The Trecastle Way connection
- Limiting access to only electric scooters
- The sustainability of materials used in the roadway

- Vehicular access for deliveries and servicing during construction
- Improvements to the pedestrian crossing on Camden Road
- Construction vehicular movements to site



16.0

**October 2021
Masterplan consultation**



16.0 October 2021 Masterplan consultation

16.1

A final pre-submission consultation on the proposals took place in October 2021.

16.2

As in the Summer 2021 consultation, the project website remained the key information and feedback hub throughout the process. However, the easing of Covid-19 restrictions provided scope for a series of in-person drop-in sessions, held in a marquee on-site.

16.3

In-person briefings were staffed by members of the project team from the Applicant; Iceni Projects; and Kanda Consulting and held at the following times:

- Wednesday 20th October, 2pm - 5pm
- Thursday 21st October, 2pm - 5pm
- Friday 22nd October, 9am - pm

16.4

The consultation was advertised in several ways, including:

- An exhibition flyer sent to **9,992** local addresses in a distribution area around the site
- Newspaper adverts published for three consecutive weeks in both the Islington Gazette and the Islington Tribune
- Exhibition banners mounted on the site hoardings
- Details of the exhibition shown on the project website - <http://hollowayprisonconsultation.co.uk/>
- An email invitation sent to attendees of previous consultation events and those on the project mailing list
- Social media adverts, targeted in a wide distribution area around the site and to BAME, disabled, young and parent groups

16.5

The formal feedback period ran for a total of three weeks, from **Friday 1st October – Friday 22nd October**. The consultation materials remain accessible via the website and will be supplemented by links to key planning documents following the validation of the application.

16.6

55 responses to the Typeform survey were received. Postal consultation packs were also available upon request, containing feedback forms which could be returned via Freepost.

Quantitative feedback

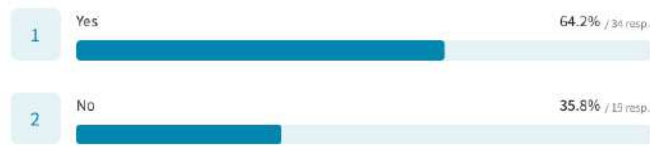
Holloway virtual exhibition - October 2021

55 responses

Consultation/masterplan principles

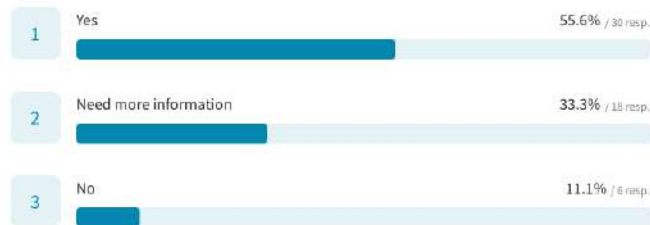
Have you previously engaged with the consultation on the proposals for Holloway Prison?

53 out of 55 answered



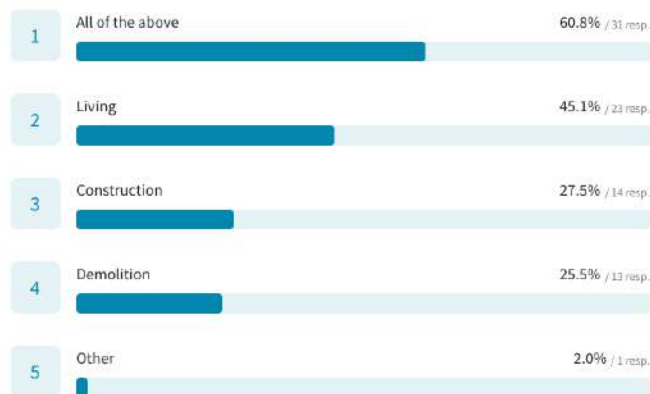
Do you understand how the plans have evolved in response to feedback received from the previous consultation?

54 out of 55 answered



What element of sustainability are you most interested in?

51 out of 55 answered





17.0

Post Submission Engagement



17.0 Post Submission Engagement

17.1

Submission of the planning application for the former Holloway Prison site does not mean the end of the conversation. There is still a long way to go before the final homes are completed, with demolition and construction expected to last until the end of 2027.

17.2

Throughout this process Peabody will be consulting on the demolition and construction plans, along with the ongoing project to honour the legacy of the former prison.

17.3

Regular updates will be provided detailing progress with the plans, with events also planned to show how the scheme is progressing.

17.4

Details of how to keep in touch with the project team can be found at hollowayprisonconsultation.co.uk where you can register for updates.



18.0

Conclusion



18.0 Conclusion

18.1

The consultation process began in March 2019 and sought to engage with a wide range of local residents, a diverse set of community groups along with people with a lived experience of the former prison.

18.2

Over six formal consultation events, a series of workshops, and over 50 meetings with local community groups, a deep and rich volume of feedback has been gathered. Where possible (see below) these ideas and contributions have been incorporated to ensure the Applicant adapted and amended the scheme to respond to the feedback from local people.

18.3

To ensure that the brief of wide consultation was met, invitations to events were sent to c. 10,000 residential and business addresses in the area around the former Prison site. In addition to these flyers, social media adverts were used to target various groups, press adverts ran for the duration of the virtual consultation events, and an email database was steadily built to ensure interested groups and individuals could be kept in touch.

18.4

Feedback consistently welcomed:

- **The level of affordable housing**
- **The creation of a public park**
- **New routes through the site**
- **A car free development**

18.5

There were mixed feelings about the size and location of the Women's Building, but through detailed discussions with a diverse range of stakeholders, community groups, service providers and people with a lived experience of the former Prison, there is demonstrable support for a Women's Building that:

- **Has a prominent location**
- **Has discreet entrance for vulnerable women to access services**
- **Has secure and secluded private garden**
- **Is flexible to respond to the needs of service providers and users**
- **Is double the size of the education block in the former Prison**

18.6

Throughout, feedback from a wide range of participants in the consultation process has been positive about the principle of the redevelopment of the former Prison site, alongside a redevelopment of this kind being suitable to the character of the area.

18.7

In response to feedback gathered throughout the consultation process, the Applicant has made the following changes to the scheme:

- **Removed playspace from the roof areas, but retained resident access for amenity uses**
- **Reduced heights of the majority of buildings to under 30 meters**
- **Improved the number of dual aspect homes throughout the masterplan evolution to reach 94%**
- **Maximised the number of PV panels at rooftop**
- **Included green and biodiverse roof spaces wherever possible**
- **Provided a range of cycle storage spaces throughout the site**
- **Increased the size of the Women's Building to 1,489sqm**
- **Included 60 extra care units at social rent**
- **Provided 1,334 sqm residents' facility, open to all residents**
- **Provide 51 apprentices during construction**

18.8

Throughout the pre-submission consultation process the Applicant has demonstrated a clear intention to consult as widely as possible. The Applicant is committed to continuing to engage with the community and other key stakeholders, especially the immediate neighbours to the site, throughout the determination period.



19.0

Next Steps

19.0 Next Steps

19.1

The applicant is committed to ongoing and meaningful engagement with local groups throughout the consultation process.

19.2

Specifically, the applicant has agreed to meet with Pendaryn TRA, the newly formed Bakersfield TRA, Disability Action Islington and Community Plan Holloway.

19.3

Activities and events are likely to include (but not be limited to) workshop style events on demolition, construction, boundary treatment and landscaping.

19.4

Throughout the consultation period there has been an interest in conducting tours of the site. With permission from the applicant over 200 tours have taken place.

19.5

Over winter internal tours of the site will not take place with members of the public. There is a lack of power on site and the buildings are dark. Water leaks also present a slips and falls hazard.

19.6

The applicant has committed to a series of site activities from spring 2022 to allow local residents and people with a lived experience of the former prison to access the site before demolition starts.



20.0

Appendices



Appendices



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A.12	Virtual Exhibition October 2021	p.162
A.13	Website	p.178

A.1 Distribution Area

Standard distribution area used for consultations flyers, the number of addresses fluctuated slightly per mailing.



A.2 Initial Letters





HOLLOWAY PRISON CONSULTATION

8th March 2019

Dear Community Group,

I am writing to let you know of an update regarding the future development of Holloway Prison. As a key stakeholder in the local community, I am sure you are keen to hear first-hand what will be happening with the site moving forward.

Peabody are delighted to have been announced as the owner of Holloway Prison having successfully acquired the site from the Ministry of Justice. London Square and the Mayor of London will be working in partnership over the next few years with Peabody to deliver this long-term project.

Together with award winning Islington-based architects Allford Hall Monaghan Morris (AHMM), we will look to deliver a high-quality and inclusive new neighbourhood in line with planning guidance issued by Islington Council.

We understand that there are numerous questions regarding the site, so are excited to announce our commitments to the local community in this letter. We know how significant Holloway Prison is both in terms of its history and its future.

These are our core commitments to you:

- **Minimum 60% affordable housing provision.** Delivering a range of genuinely affordable homes including social rent levels.
- **Provision of a Women's Centre.** To be designed through resident-led engagement.
- **Green and open space.** To provide new access routes and play spaces open to the public.
- **Temporary homeless shelter.** Peabody will be working with local homeless charities to provide a suitable meanwhile use in the former Visitor's Centre.
- **Full consultation process.** This starts now. We will soon introduce our full programme of inclusive and wide-reaching engagement as the design work progresses throughout 2019 and early 2020.
- **Immediate site tour.** For key stakeholders in the local community.

We are looking forward to working with the local community and building on the work that has already been put in to realising the future of Holloway Prison. The ambition is to deliver a great place to live that provides significant benefits both locally and for London.

It would be of particular interest to arrange a personal briefing and/or site tour with yourselves to discuss the future of Holloway Prison. Please do let us know if you have any thoughts or preferred dates in the coming months and the project team will ensure its availability.

In the meantime, please feel free to visit our dedicated consultation website: hollowayprisonconsultation.co.uk

Kind regards,

Brendan Sarsfield

**ALLFORD
HALL
MONAGHAN
MORRIS**



MAYOR OF LONDON

A.3 Site Artwork

Memories of Holloway



Cleaning the Shower

Memories of HMP Holloway

© HMP Holloway



Exercise - Intra Yard

Memories of HMP Holloway

© HMP Holloway



Exercise - Soft Park

Memories of HMP Holloway

© HMP Holloway

Memories of HMP Holloway



The 9222 Chair

Memories of HMP Holloway

© HMP Holloway



The Gubbins

Memories of HMP Holloway

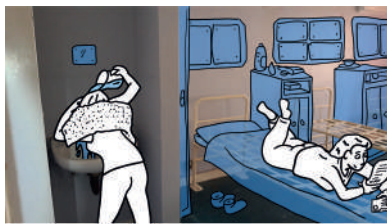
© HMP Holloway



The Trukey Route

Memories of HMP Holloway

© HMP Holloway



EG Guide - Washing Hair

Memories of HMP Holloway

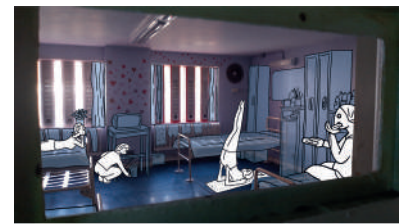
© HMP Holloway



The Window

Memories of HMP Holloway

© HMP Holloway

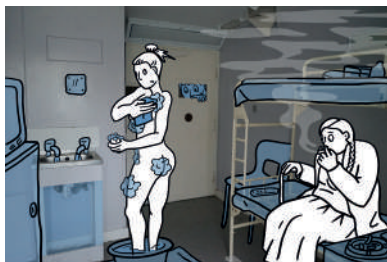


EG Guide

Memories of HMP Holloway

© HMP Holloway

Memories of HMP Holloway



Shower Bath

Memories of HMP Holloway

© HMP Holloway



The Body Shop

Memories of HMP Holloway

© HMP Holloway



The Multi-Opport

Memories of HMP Holloway

© HMP Holloway

A.4 Site Banners

Islington Echoes of Holloway Prison



ECHOES OF HOLLOWAY PRISON

Holloway Prison has been an important landmark in Islington for over 150 years. Thousands of women passed through its doors until it closed in 2016. The Echoes of Holloway Prison project at Islington Museum has captured many of their voices so that the story of the prison can never be forgotten.

HIDDEN VOICES FROM BEHIND THE WALLS

1852

The House of Correction, Holloway, was built as a 'Terror to Evil Doers'. It held men, women and children.



1902

Holloway became the first women-only prison in the country. It included a crèche for prisoners' babies.

1906 - 1914

Hundreds of suffragettes were imprisoned at Holloway Prison, arrested as they fought for the right for women to vote. Many were force-fed following hunger strikes.



First World War

All suffragettes were released. British wives of German residents were held at the prison as 'enemy aliens'.

1920s

Reforms reduced reoffending. Cells were better lit, the grounds planted with flowers and education classes gave women skills for when they were released.



1930s

The Holloway Prison building was no longer fit for purpose. The outbreak of war ended proposals to move the prison to the countryside.

Second World War

German-Jewish refugees, fascists and conscientious objectors were held at the prison under war-time regulations. By the end of the war the prison was filthy, without enough staff or resources.

1955

Ruth Ellis was hanged at Holloway, the last woman to be executed in Britain.

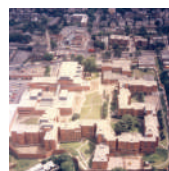
1960s

Planning the rebuild of Holloway Prison began. The idea was to create a place of healing, more like a hospital than a prison.

1970-1985

Holloway Prison was knocked down and rebuilt. However, the new building quickly became difficult to control.

A challenging situation gradually improved as a network of organisations grew up to give support to women held at the prison.



1995

The Chief Inspector of Prisons walked out halfway through an inspection in 1995, shocked by the regime.

2007

Holloway was a key case study for the 2007 Corston Report on women in prison. It proposed a radical rethink – fewer women should be sent to prison – and big prisons, such as Holloway should be closed.

2013

In the early 2000s squalor and high levels of self harm dominated the prison but by the 2013 inspection, the prison was safer with better care for prisoners.



2015

George Osborne MP announced the closure of Holloway Prison. Prisoners, officers and civilian staff were shocked by the news and fearful for the future.

2016

The last prisoner ever to be held at Holloway Prison left on Friday 17 June 2016. Since the closure the local community and ex-prisoners have been fighting for social housing and a women's building to be built on the site of the prison.



HERITAGE FUND

In partnership with Holloway Prison Stories and Middlesex University



ISLINGTON



ECHOES OF HOLLOWAY PRISON

Holloway Prison was unique. Its buildings, prisoners and those that worked there formed a singular culture and community. From the lows of the restricted daily lives of women at the prison to the highs of protest both inside and outside the prison, this project has tried to understand the world of Holloway.

HIDDEN VOICES FROM BEHIND THE WALLS

“”

I felt safe in Holloway, I was quite institutionalised as a child going in and out of children's homes, so I adapted to the routine of get up, do this, do this. It didn't faze me 'cos for me it was like my second home, it was like going home.

Mandy, ex-prisoner at Holloway

Having your liberty taken is one of the worst things... and your privacy taken. Not only are you in prison but then you might be sharing the dorm with five other strangers and you've got a loo in the corner, with a curtain round it but it's a loo in the corner.

Julia, former librarian at Holloway

There was a community vibe and a London vibe. Like the officers were Indian officers, black officers Jamaican, African, English - from everywhere. The sense of community the girls got comfortable with different officers.

Ex-prisoner, Uservice Interview

The thing that haunts me to this day is deaths in custody. They weren't that unusual and just so dreadful because it was that reminder that, with over 500 women around, someone could take their own life.

Liz, ex-probation officer at Holloway

When we heard that Holloway would close there was devastation. My whole life stopped, it ended. The prisoners... were the unheard voice in this whole thing. Some of these women had been at Holloway for years, and had been coming to Holloway for years, and the thought of them having to go somewhere that wasn't Holloway was so distressing.

Simon, former prison officer

HOME

Throughout the history of Holloway Prison women have followed a monotonous daily routine, often with many hours a day spent in a cell. The prison could be a deeply uncomfortable and frightening place for many women. For others it became a real home, a familiar place where they felt safe and where they knew the rules.



PROTEST

Protests at Holloway Prison have ranged from the purely personal to campaigns about the prison itself or the idea of prison. Campaigners held at Holloway include the suffragettes, pacifists in both world wars and women from Greenham Common. From the suffragettes to the more recent Sarah Reed campaign against deaths in custody the prison entrance has long been a site of protest. Since the closure, Reclaim Holloway has been campaigning about the future of the site. Proposals include social housing and a Women's Building as a tribute to the struggles and experiences of women at Holloway Prison.



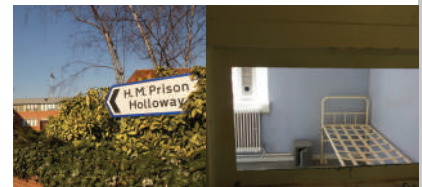
ECHOES OF HOLLOWAY PRISON

HIDDEN VOICES FROM BEHIND THE WALLS

Thousands of women from many different backgrounds and with diverse life experiences have been held at Holloway Prison. When the closure was announced it was the largest women's prison in Western Europe with a capacity of 591 women. This project has been shaped by many of their voices.

WOMEN IN PRISON

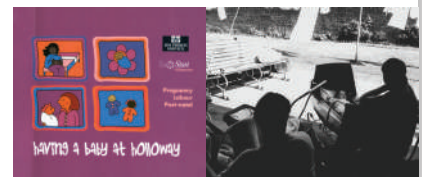
In 1902 most women were imprisoned for drunkenness, vagrancy and prostitution. By 2016 80% of women were sentenced to short sentences for non-violent crime. These lead to reoffending, as women lose their homes, jobs and contact with families while in prison and many end up homeless on release.



MOTHERHOOD

More than two thirds of women in prison are mothers. Each year in England and Wales, the mothers of 17,000 children are imprisoned and 95% of these children are forced to leave their homes.

The first surviving baby in Holloway Prison was born in 1856. During the early years of Holloway Prison, the morality of keeping innocent babies locked up was debated. It was not until 1948 that women could leave prison to give birth at nearby Whittington Hospital. The new Holloway mother and baby unit opened in 1977, with cells for 12 mothers and 13 babies.



”

...the prison and it represented the stuff my dad said I was, 'if you're bad, you're nasty, you're a criminal'... I am the lowest of the low and it's right that I should be sentenced 'cause I've done bad things and this is my punishment.

Prison - Ex-prisoner of Holloway

...the number of people in Whittington that don't even know where Holloway Prison is really interesting. Oh, is it on the way to Waitrose? That's why we have prisons, so we can put all the people we think are bad in one place else.

Prison - Prison psychotherapist

”

...my first kid was born in a room, had a chain on my arm and two officers in the room with me... (not saying they were horrible officers, they weren't, it's just I didn't want to be there) When they took the chain off, they said, 'if you run for freedom we've got you a baby'.

Prison - Ex-prisoner of Holloway

...only 9% of children, when their mother is in prison, are being looked after by their fathers... So women is doing even a few weeks of prison time... that will have a huge impact on her kids cause she's probably never going to see them again. Because you're going into care. A lot of people who are in prison are people who have been in care,

and if you have a parent who's in prison you're much more likely to end up in prison yourself.

Jasmine, Sisters Uncut Activist



In partnership with Holloway Prison Stories and Middlesex University



In partnership with Holloway Prison Stories and Middlesex University



Virtual Exhibition Invitation

HOLLOWAY PRISON

CONSULTATION

One week extension

✦ VIRTUAL EXHIBITION INVITATION ✦

Peabody would like to invite you to the Summer 2021 virtual exhibition on the latest our draft development proposal for the former Holloway Prison site.

We will be hosting an exhibition to show details of the draft masterplan via the website at www.hollowayprisonconsultation.co.uk.

Whilst the material will remain online for the duration of the project, we would appreciate it if you submit any feedback you may have by **Friday 6th August**.

This will help us process the information and move to the next phase of the project.

9th July - 6th August

Development partner




QR code for the virtual exhibition

SCAN HERE



 www.hollowayprisonconsultation.co.uk
 contact@hollowayprisonconsultation.co.uk

A.5 Flyers

June 2019

**HOLLOWAY PRISON
CONSULTATION**

FIRST PUBLIC CONSULTATION

Peabody, in partnership with London Square, are delighted to invite you to the first public consultation on the future of Holloway Prison!

- ◆ Work from a blank map of the site
- ◆ See the constraints of the site
- ◆ Prioritise the future uses of Holloway Prison
- ◆ Leave your feedback

There will also be a chance to view the Islington Museum's *Echoes of Holloway Prison* exhibition, kindly on-loan from their St John Street home.

UPDATE

10,000 LETTERS | 50 COMMUNITY GROUPS | 100 TOURS

Hoardings will soon be going up around the site behind the treeline. This is purely for security reasons, and no works on the prison are taking place.

EVENT DETAILS

If you would like to know more but are unable to attend, please let us know at: contact@hollowayprisonconsultation.co.uk

For further updates, please visit: www.hollowayprisonconsultation.co.uk

The exhibition will be held at the **Holloway Prison Visitors' Centre**, accessed via Parkhurst Road opposite the Exan Garage, it is fully wheelchair accessible.

Monday 17 th June	15:00 - 19:00
Tuesday 18 th June	15:00 - 19:00
Wednesday 19 th June	10:00 - 14:00
Saturday 22 nd June	10:00 - 14:00

March 2020

**HOLLOWAY PRISON
CONSULTATION**

YOU'RE INVITED TO...

A public exhibition to view masterplan principles for the former Holloway Prison site.

These sessions will be a chance to see the latest approach to delivering around 1000 homes at 60% affordable housing, a Women's Building, significant amounts of open space and new routes through the site.

You do not need to let us know if you are coming, but if you have any questions get in touch at contact@hollowayprisonconsultation.co.uk

For further updates, please visit: www.hollowayprisonconsultation.co.uk

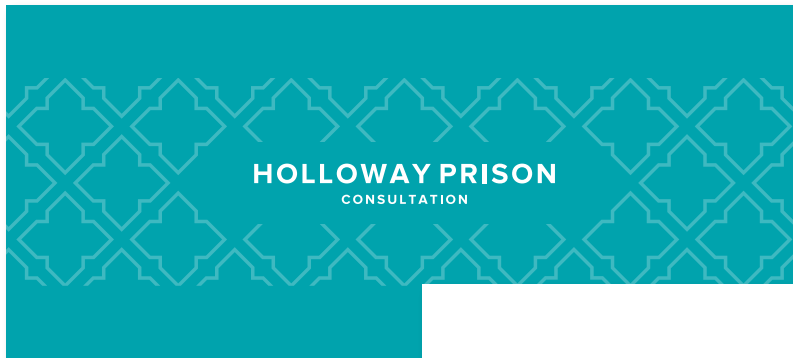
EVENT DETAILS

The event will be held at the **Holloway Prison Visitors' Centre**, accessed via Parkhurst Road opposite the Exan Garage, it is fully wheelchair accessible.

Date & Time:

- MONDAY 30TH MARCH 14:00 - 19:30PM
- TUESDAY 31ST MARCH 10:00 - 14:00PM
- THURSDAY 2ND APRIL 14:00 - 7:30PM
- SATURDAY 4TH APRIL 10:00 - 14:00PM

January 2021



UPCOMING SITE INVESTIGATION WORKS

DEAR NEIGHBOUR,

We hope you are keeping well in these difficult times. We're writing to let you know that we will be conducting site investigation works on the Holloway Prison site from **Monday 18th January**, lasting for a total of **4-5 weeks**. These will include the drilling of boreholes at various points across the site, as well as the identification of historic building foundations.

FIND OUT MORE

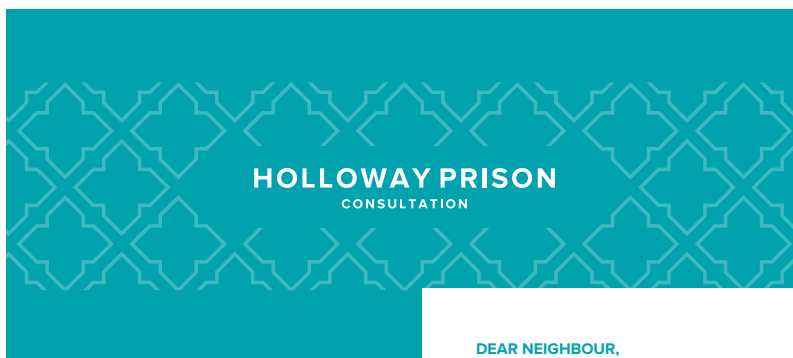
To find out more about the proposals for the Holloway Prison site, please visit the consultation website at <http://hollowayprisonconsultation.co.uk/>. Please do sign up here to receive updates on the project.

If you have any questions about the upcoming works, please do get in touch with us by emailing: contact@hollowayprisonconsultation.co.uk or calling **020 3884 3021**.



Development partner

February 2021



METROPOLITAN POLICE TRAINING

DEAR NEIGHBOUR,

We are writing to let you know that we have been approached by the Metropolitan Police to use some of the internal spaces in the former Prison for some routine training exercises.

These activities form part of the core training for specialist officers and we are pleased to be able to help the Met deliver these sessions.

There will be a small number of unmarked cars and officers on site on Saturdays **between 27th February and 27th March**. There may be some intermittent noise from the site, but we will do all we can to keep this to a minimum. The hours of operation will be **between 10am and 2pm**.

FIND OUT MORE

To find out more about the proposals for the Holloway Prison site, please visit the consultation website at <http://hollowayprisonconsultation.co.uk/>

Please do sign up here to receive updates on the project.

If you have any questions about the upcoming works, please do get in touch with us by emailing: contact@hollowayprisonconsultation.co.uk or calling **020 3884 3021**.



Development partner

July 2021



VIRTUAL CONSULTATION | 9TH JULY - 6TH AUGUST

YOU'RE INVITED TO...

Peabody would like to invite you to the Summer 2021 virtual exhibition of our latest draft development proposal for the former Holloway Prison site. Thanks again to all those who provided feedback during the initial consultation on the draft masterplan last year – this has helped inform the new designs for the masterplan.

As government restrictions begin to ease, we are pleased to be able to offer limited, in-person briefings for people who aren't able to access the information online. Details of this and how to request a hard copy via Royal Mail are opposite. All the latest information on the draft development proposals will be available at www.hollowayprisonconsultation.co.uk

To ensure we can process and respond to any feedback, thoughts and views, we would appreciate it if you submit any feedback by **6th August**. This will help us to develop the proposals and bring back more information later in the year.

Over the last year we have been working hard, despite difficult circumstances to update and amend the proposals to improve all aspects of the scheme. This included more homes that are dual aspect, open spaces that are lighter and brighter and a larger Women's Building that will honour the legacy of the site and be home to services for local women.

INFORMATION PACKS

To ensure all local residents are able to view the exhibition materials, we are able to send hard copies to people unable to access the website. If you would like to receive a hard copy of the exhibition materials and the feedback form please email contact@hollowayprisonconsultation.co.uk or call **020 3884 3021** for more information.

IN PERSON BRIEFINGS

We understand that immediate neighbours may have detailed or specific questions regarding the draft development proposals.

We will be hosting Covid secure, in-person briefings at specific times.

If you would like to book a session please visit www.hollowayprisonconsultation.co.uk to sign up for a slot.

If you have any question please call **020 3884 3021** or email contact@hollowayprisonconsultation.co.uk

October 2021



VIRTUAL CONSULTATION | 1ST OCTOBER – 22ND OCTOBER

YOU'RE INVITED TO...

Peabody would like to invite you to the Autumn 2021 virtual exhibition which will present our latest proposals for the former Holloway Prison site, which we intend to submit to Islington Council later in the autumn. Thanks again to all those who have provided feedback to date – this has helped to inform our design approach.

As in the Summer 2021 consultation, we will be hosting in-person events on-site. Details of these and how to request a hard copy via Royal Mail are opposite. All the latest information on the proposals will be available at www.hollowayprisonconsultation.co.uk

To ensure we can process and report on feedback in our planning submission, we would appreciate it if you submit any feedback by **22nd October**.

Over the last year we have been working hard, despite difficult circumstances to update and amend the proposals to improve all aspects of the scheme. This has included more homes that are dual aspect, open spaces that are lighter and brighter, and a larger Women's Building that will honour the legacy of the site and be home to services for local women.

INFORMATION PACKS

To ensure all local residents are able to view the exhibition materials, we are able to send hard copies to people unable to access the website. If you would like to receive a hard copy of the exhibition materials and the feedback form please email contact@hollowayprisonconsultation.co.uk or call **020 3884 3021** for more information.

IN PERSON EVENTS

We understand that local residents may wish to discuss the proposals in-person with members of the project team.

We will be hosting Covid secure, in-person events at specific times.

To find out more about these events, please visit www.hollowayprisonconsultation.co.uk

If you have any questions please call **020 3884 3021** or email contact@hollowayprisonconsultation.co.uk

✦ A.6 Newspaper adverts

Summer 2020



HOLLOWAY PRISON
CONSULTATION

VIRTUAL EXHIBITION
✦ INVITATION ✦

Peabody would like to invite you to our virtual exhibition on the draft masterplan for the former Holloway Prison site. Due to government restrictions, it is not possible to meet face to face, but we are determined not to let this stop our consultation programme.

We will be hosting an exhibition to show details of the draft masterplan via the website at www.hollowayprisonconsultation.co.uk. Whilst the material will remain online for the duration of the project, we would appreciate it if you submit any feedback you may have by **Friday 3 July**. This will help us process the information and move to the next phase of the project.

12 June – 3 July
www.hollowayprisonconsultation.co.uk
contact@hollowayprisonconsultation.co.uk



QR code for the virtual exhibition

 Peabody Development partner 

Summer 2021

HOLLOWAY PRISON

CONSULTATION



✦ VIRTUAL EXHIBITION INVITATION ✦

Peabody would like to invite you to the Summer 2021 virtual exhibition on the latest our draft development proposal for the former Holloway Prison site.

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Whilst the material will remain online for the duration of the project, we would appreciate it if you submit any feedback you may have by **Friday 6th August**.

This will help us process the information and move to the next phase of the project.



Development partner



9th July - 6th August

 www.hollowayprisonconsultation.co.uk
 contact@hollowayprisonconsultation.co.uk

QR code for the virtual exhibition



SCAN HERE

October 2021

HOLLOWAY PRISON

CONSULTATION

✦ VIRTUAL EXHIBITION INVITATION ✦

Peabody would like to invite you to the Autumn 2021 virtual exhibition which will present our latest proposals for the former Holloway Prison site, which we intend to submit to Camden Council later in the autumn.

We will be hosting an exhibition to show details of the draft proposals via the website at www.hollowayprisonconsultation.co.uk.

Whilst the material will remain online for the duration of the project, we would appreciate it if you submit any feedback you may have by **Friday 22nd October**.

This will help us process the information and report the feedback in our planning submission.



Development partner



1st – 22nd October

 www.hollowayprisonconsultation.co.uk
 contact@hollowayprisonconsultation.co.uk

QR code for the virtual exhibition



SCAN HERE

✦ A.7 Public Exhibition June 2019

WELCOME

✦

Thank you for attending our first public consultation on the future of Holloway Prison. This will give you a chance to both familiarise yourself with the history of the site and help shape its future.

✦

On March 8th, 2019, Peabody purchased the site from the Ministry of Justice with the support of the Mayor of London, Sadiq Khan, and in partnership with London Square.

Since then, we have written to over 10,000 residents and businesses, contacted over 50 local community groups, and taken over 100 local residents on tours of Holloway Prison.

As you make your way around the exhibition, please do get involved in group discussions, use the interactive tools and make sure you fill out your individual feedback card. Members of the Holloway Prison Consultation Team and representatives from the Development Team are on hand to answer any questions you may have.

THE SCHEME WILL INCLUDE:

60% affordable housing provision



Provision of a Women's Building



Green and open space



Full consultation process



Early photograph of re-constructed Holloway Prison

THE TEAM

Peabody

ABOUT PEABODY

Peabody has been creating opportunities for Londoners since 1862, when it was established by the American banker and philanthropist, George Peabody.

We own and manage more than 66,000 homes across London and the South east, providing affordable housing for around 133,000 people.

Our mission is to help people make the most of their lives. As well as bricks and mortar, we provide a wide range of community programmes in our neighbourhoods, including help with employment and training, health and wellbeing projects, family support programmes and a dedicated care and support service.

The Peabody Community Foundation will invest more than £90 million supporting communities over the next 10 years. Last year, it invested more than £9m in programmes, helping 1,231 people into work and delivering over 77,500 hours of free-to-access community activities.

PEABODY IN ISLINGTON

We have a long history of providing affordable homes and community services in the borough, working with Islington Council and our local partners. We currently own and manage around 5,400 homes in Islington, with more than 2,075 (including Holloway) in our pipeline.

OUR APPROACH

We are determined to help tackle London's housing challenges and create great places to live.

We design, build and maintain homes and neighbourhoods which people are proud to live in. We invest in the areas where we operate over a long period of time – creating quality and diverse places that benefit our residents and the wider community. We're proud to offer affordable homes, and we're committed to keeping rents as low as possible.

At Holloway, our ambition is to work with the community to deliver a great place to live, which will have a significant impact both locally and for London.

ALLFORD HALL MONAGHAN MORRIS

Established in 1989 with offices in London, Bristol and Oklahoma City, Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways, making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.

Winner of the RIBA Stirling Prize and recipient of many other awards for architecture and design, the practice has received public and media acclaim for its work across sectors. AHMM is known for its reinvention of buildings and places including the Angel and Tea Buildings, Television Centre, the Barbican, and New Scotland Yard, as well as key new commercial, residential and education developments in London, around the UK and internationally.



Founded in 2010, London Square takes its name from the spirit of London's famous squares and the sense of community and enduring legacy that they have provided over the centuries.

Respectful of the past and inspired by the future, we are committed to creating high quality homes that reflect the aspirations of our residents, stimulate thriving communities and set a high standard benchmark for modern living in the Capital.

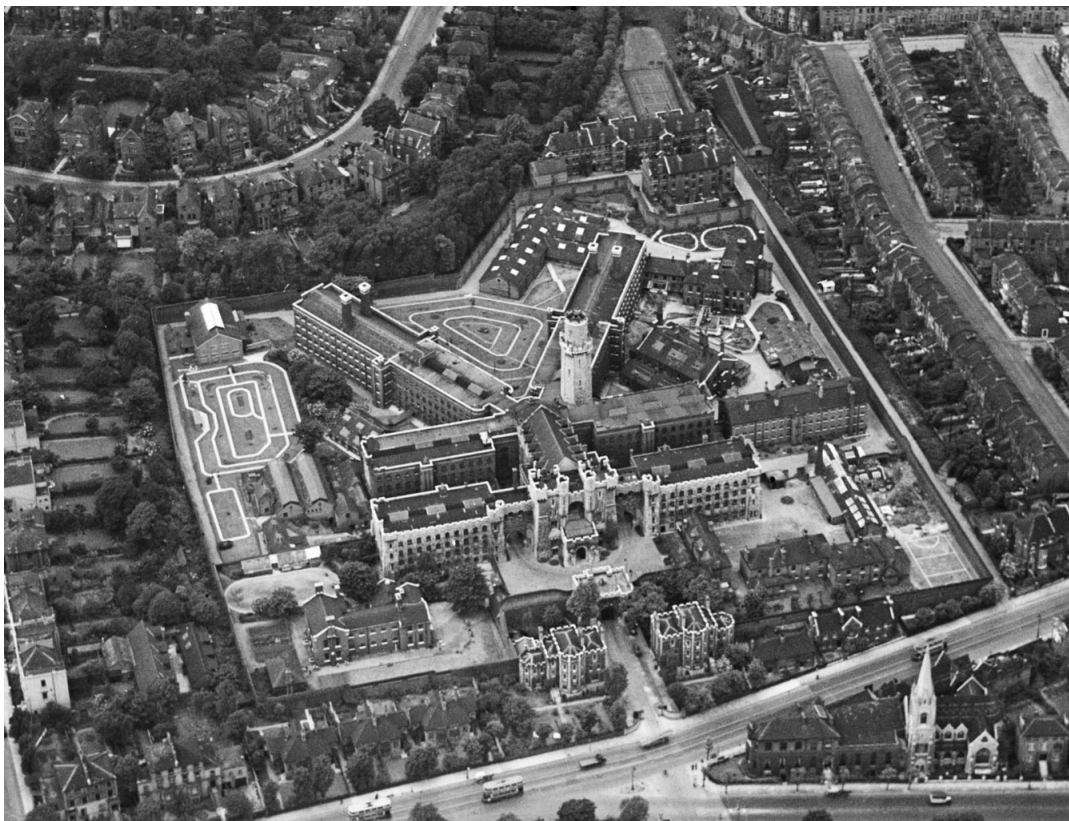
HISTORY

HISTORY OF HOLLOWAY PRISON

Holloway Prison has a long and important history stretching back to the 1840s. Both in terms of the building itself and the people it held, Holloway is the history of how prisons have evolved in Britain, and a principal example of the way women's care is valued in the Criminal Justice System.

An ever-moving picture, understanding the lessons from Holloway's beginnings, its 1970s rebuild, and 2016 closure, are integral to shaping its future.

As part of this exhibition we worked with the Islington Museum to bring together a history of the former prison site, on display to your left. If you would like to learn more about this site or other elements of Islington's history the museum is open five days a week from 10-5 and located beneath Finsbury Library on St John Street. Entrance is free.



Now demolished original Holloway Prison

HOUSING TARGETS & ISLINGTON'S SPD



©Francis Ware



©Francis Ware

Then Chancellor, George Osborne, announced in Autumn 2015 that Holloway Prison would be closed and sold, with the funds from the sale contributing towards improvements to other prisons. From May 2016, all 524 prisoners were moved to HMP Downview and HMP Bronzefield, both in Surrey. In July 2016 Holloway Prison was finally closed.

Islington Council launched a consultation on a discussion paper with local residents in spring 2017 regarding the future of Holloway Prison. Collating this feedback, the Council developed a draft Supplementary Planning Document (SPD) and put this back to consultation between August and October 2017.

Published alongside the Holloway Prison Site Capacity Study as well as the Viability Assessment of Development Scenario, the SPD is informed by both residents and Islington's planning policy. The final SPD - A plan for the future of Holloway Prison site - was adopted in January 2018.

The site remained unsold for nearly three years, before it was confirmed that Peabody and London Square were the confirmed purchaser. The SPD had played a vital role in informing the commitments to the community and the future of Holloway Prison.

In partnership with London Square, Peabody will be able to deliver 60% affordable housing on the site. This commitment also includes the provision of a Women's Building, green and open spaces, and a commitment to a full programme of consultation and resident-led engagement.

Copies of the SPD are available should you wish to view them.



©Francis Ware

Holloway Prison today



©Francis Ware

HOLLOWAY PRISON
COMMUNITY PLAN

CONSTRAINTS & CONSIDERATIONS

There are several policy considerations and natural constraints when designing the future of Holloway Prison that must be taken into account before masterplanning can begin.

*A plan for the future of Holloway Prison site -
Islington Council Supplementary Planning Document*

The SPD sets out a series of 'key planning and development objectives' that have helped inform our commitments to the site. The SPD was also written following consultation with Islington residents.

THE SPD SEEKS:

"The provision of housing and in particular maximising affordable housing to meet identified housing needs in the borough.



The provision of a women's building/centre that incorporates safe space to support women in the criminal justice system and services for women as part of a wider building that could also include affordable workspace to support local organisations and employment opportunities.



Active uses along Parkhurst Road and Camden Road, which could include, for example, a small amount of retail provision. Improvements to local infrastructure to support population growth, for example, health facilities and public transport.



The provision of publicly accessible open green space including play space as part of a design that protects and enhances biodiversity, retains existing trees and provides high quality landscaping.



High quality design that responds to the site's context and constraints and makes a positive contribution to the local character of the area.



The connection of the site to the surrounding neighbourhood, increasing the site's permeability, promoting walking and cycling.



The provision of an inclusive environment which is accessible, invites people into the site, and facilitates community cohesion.



The achievement of best practice sustainability standards, including the provision of an energy centre."

- page 9, A plan for the future of the Holloway Prison site

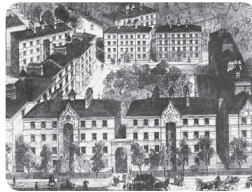
INSPIRATION FROM THE EAST

LEARNING FROM PEABODY

Peabody's Historic Estates



ISLINGTON ESTATE, 1864-5



BLACKFRIAR'S ESTATE, 1865



HAMMERSMITH ESTATE, 1926



FULHAM ESTATE, 1912

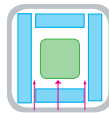
Key Ideas from Peabody's History

HARD EDGES AND SOFT CENTRES



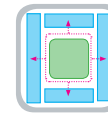
Islington Estate
1865

VIEWS THROUGH BUILDINGS



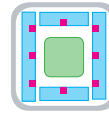
Hammersmith
1926

ACCESS FROM COURTYARD SPACES



Walworth
1915

EXPRESSED CORES



Hammersmith
1926

STEPPED STREETSCAPES



Rosendale
1908

Learning from London Mansion Blocks



MOSCOW ROAD MANSIONS



BICKENHALL MANSIONS



OVERSTRAND MANSIONS



YORK ROAD MANSIONS



ALBERT HALL MANSIONS



RODNEY COURT, MAIDE VALE



SAMUEL LEWIS BUILDINGS



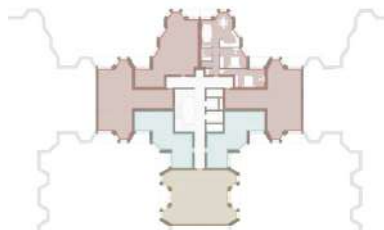
MOSCOW ROAD MANSIONS

Modernising classic ideas

KEY ASPIRATIONS

- Generous entrances
- Staircores with robust finishes and natural light
- 6-7 flats around a core
- Maximize dual and trough Aspect
- Homes with personality and character for all

IDEAS FOR A CORE



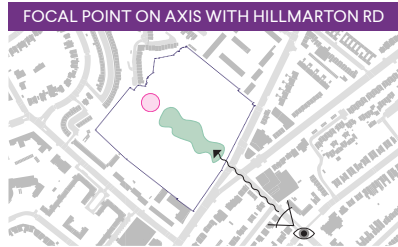
IDEAS FOR A 2-BEDROOM FLAT



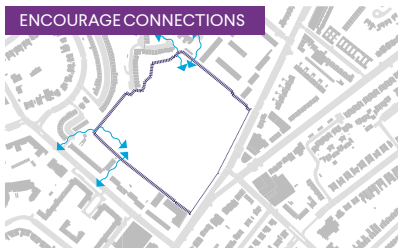
LEARNING FROM THE SPD



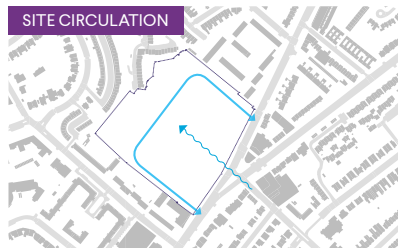
- Central green space
- Repair the tree-line along Camden Road and Parkhurst Road



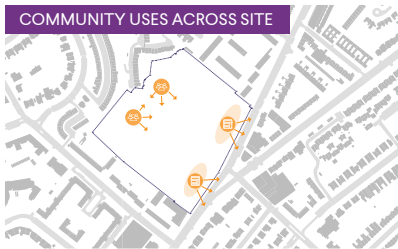
- Restore the focal point on axis with Hillmarton Road
- Bring visual interest and attention into the site



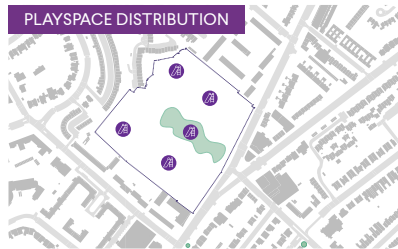
- Encourage connections with the local area
- Attempt to establish permeability and movement through site



- Establish new routes through the site for vehicles and pedestrians
- Create opportunity for future connections



- Locate community spaces within the site
- Engage Camden Road and Parkhurst Road with active frontage



- Encourage play across the site with a variety of play space for families

COMBINED AMBITIONS



CONSTRAINTS & CONSIDERATIONS



TOPOGRAPHY

Holloway Prison lies on a slope rising toward the south and west of the site facing Dalmeny Avenue. The tallest point of the site, next to the western boundary, is a full eight metres taller than the lowest point of the site, the car park next to Parkhurst Road.



LOCAL PROTECTED VIEWS LV4&5

Two viewing corridors run through the western portion of the site. These views look from Archway Road to St. Paul's Cathedral.



HEIGHTS

Islington Council define Tall Buildings as above 30m (circa 10 storeys).



GREEN SPACE

The provision of publicly accessible green infrastructure and play space is front and centre of Islington's SPD for the future of Holloway Prison. This is to be included in addition to private amenity space for residents, and should act as a centrepiece for the community in the new designs.



CONNECTIVITY

New and inclusive access routes are an integral part of the planning brief. This includes opening the site to the wider Islington community via, for example, Parkhurst Road, Camden Road, Dalmeny Avenue, and Bakersfield. Access roads are also required for emergency, waste, and delivery vehicles.



HOUSING AND USE TARGETS

The SPD makes the provision of housing a key development objective. There is also a policy requirement to deliver a Women's Building, active uses along Parkhurst Road and Camden Road, as well as improvements to local infrastructure. All these future uses must be catered to in the future designs.



MASSING, DAYLIGHT & SUNLIGHT

Consideration must be given to neighbouring and future residents when weighing up the potential height, massing and location of future buildings. Where these buildings are located, and how big they are, must also satisfy the development targets of housing, commercial, and Women's Building uses, as well as providing effective green and open space and new access routes.

We are keen to hear your views about what size and uses the future of Holloway Prison should contain, within these well-defined constraints.

Please ensure you get involved with the interactive tools available to demonstrate a future of Holloway Prison that you would like to see, and don't forget to fill out your individual feedback card to help let us know what the community wants best.

NEXT STEPS

SUMMER WORKSHOPS

2019

We are here!

AUTUMN PUBLIC EXHIBITION

2019

WINTER PUBLIC EXHIBITION

2019-2020

SUBMISSION EXHIBITION

SPRING 2020

DEMOLITION WORK COMMENCES

SUMMER 2020

CONSTRUCTION BEGINS

SUMMER 2020 - SUMMER 2022

WHERE HAVE YOU COME FROM?

HOLLOWAY PRISON
COMMUNITY PLAN

COMMUNITY PRIORITIES

 HOUSING YES PLEASE MAYBE NO THANK YOU	 GREEN SPACE YES PLEASE MAYBE NO THANK YOU	 EMPLOYMENT SPACE YES PLEASE MAYBE NO THANK YOU	 WOMEN'S BUILDING YES PLEASE MAYBE NO THANK YOU	 SUSTAINABILITY YES PLEASE MAYBE NO THANK YOU
 NEW ACCESS ROUTE YES PLEASE MAYBE NO THANK YOU	 CULTURAL SPACE YES PLEASE MAYBE NO THANK YOU	 PUBLIC REALM YES PLEASE MAYBE NO THANK YOU	 HEALTH SPACE YES PLEASE MAYBE NO THANK YOU	 COMMUNITY HUB YES PLEASE MAYBE NO THANK YOU
 RETAIL SPACE YES PLEASE MAYBE NO THANK YOU	 PLAY SPACE YES PLEASE MAYBE NO THANK YOU	 EDUCATION SPACE YES PLEASE MAYBE NO THANK YOU	 HONOURING HERITAGE YES PLEASE MAYBE NO THANK YOU	OTHER STICK YOUR IDEAS HERE:
 FITNESS SPACE YES PLEASE MAYBE NO THANK YOU	 CAR PARKING YES PLEASE MAYBE NO THANK YOU	 CYCLE PARKING YES PLEASE MAYBE NO THANK YOU	 RESTAURANT CAFE YES PLEASE MAYBE NO THANK YOU	

● DESIGN
● PUBLIC REALM
● PERMEABILITY
● HERITAGE

+
 What would you like to see provided as part of the development?
 +

HOLLOWAY PRISON
COMMUNITY PLAN

YOUR DESIGNS

HOLLOWAY PRISON
CONSULTATION

A.8 WB Workshop December 2019

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

INTRODUCTION

Welcome to the Women's building workshop.

This is a fayre-style event in which local groups and individuals with a special interest in the future of the Women's Building can present their plans.

We have asked the groups to demonstrate their plans, and to broadly consider the questions below:

- 1. What are your aspirations for the Women's Building ?**
- 2. What do you think would be appropriate services for the Women's Building to host?**
- 3. How have you responded to the brief as set out in the Supplementary Planning Document produced by Islington Council?**
- 4. How do you see the services run from the building being funded?**
- 5. Any further supportive information**

You can leave your feedback on each of their boards or if you have any general comments, please leave them below.

If you have any further questions please do not hesitate to ask.

WOMEN'S BUILDING WORKSHOP DECEMBER 2019:

WHAT DOES THE SPD SAY?

The SPD discusses the women's building/centre in two places within the document, they are detailed below:

Paragraph 3.1:

"The provision of a women's building/centre that incorporates safe space to support women in the criminal justice system and services for women as part of a wider building that could also include affordable workspace to support local organisations and employment opportunities."

and paragraphs 4.20-4.25:

4.20 Given the services and support networks that operated from the site, there would be a shortfall in Islington/north-east London if this is not re-provided. The continued presence of a base for women's services, including female offender services, should therefore be provided as part of any future development proposals for the site in order to ensure equivalent levels of provision and access.

4.21 In addition to space to provide support for women in the criminal justice system, it will also be important to provide space for support and services for women more generally. Estimates suggest there are around 40 organisations in operation in the borough providing support and activity specifically for women. There are also other organisations who now operate outside the borough but that still have strong local connections. The long standing connection between the presence of a women's prison and the growth of locally based specialist women's voluntary and community groups should continue to be supported.

4.22 The purposeful location of a number of women's services into one building would be beneficial in assisting and enabling the rehabilitation and integration of hard to reach groups of women beyond those in the criminal justice system; including those that are vulnerable, homeless, and those that fall between services and agencies.

4.23 There is currently work taking place around violence against women and girls, supported by Islington's Violence against Women and Girls (VAWG) strategy (2017-2020). Whilst some services are provided, there is no comprehensive service provision in place to address all of the issues around VAWG. This can be addressed through the provision of a safe space in which multiple services can be accessed. Safe spaces have been evidenced to foster an environment which makes it easier to come forward and report issues and, together with a simpler more accessible range of services in one place, can help to avoid women remaining in high risk situations.

4.24 The need for a women's centre/building is something that has been identified by a number of stakeholders as part of the consultation process, including the voluntary and community sector, local residents, and public sector bodies. In developing future proposals for the site, it will be important to engage with the Planning Service, the Council's Voluntary and Community Sector (VCS) team, MOPAC and other key stakeholders to help assess the extent of what is required. This will be secured through a legal agreement attached to a future planning application. It will be important that a safe, women only space, with separate and secure access and outdoor amenity space, is provided as part of a high quality flexible facility that can allow multiple services to operate from the building and provide a safe and pleasant place for clients accessing the services. Whilst the council is keen to see a suitably sized building that can accommodate these facilities provided on site, it should be noted that it is highly unlikely that the council will be able to fund any additional services within these buildings.

4.25 The wider building could include affordable workspace to support local enterprises and employment opportunities, particularly for young people. There is also the potential to provide a service offer to the wider community with the provision of a range of well-being, therapeutic and family support services.

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

SISTERS UNCAT

What are your aspirations for the Women's Building?

Sisters Uncat want the so-called 'Women's Building' to provide services to all women and non-binary people affected by state violence, especially supporting survivors of colour, LGBTQ and disabled survivors. It should be a free, relaxing space for members of the local community.

We hope the new site can act as a remedy for the pain so many women suffered at the hands of state violence.

'Women's Building' is the language used by Islington Council and Peabody consequently. We want a building and services available to all non binary, gender non-conforming people and women and that the name is changed accordingly.

What do you think would be appropriate services for the Women's Building to host?

The 'Women's Building' must:

- Only house provisions that do not cooperate with the Home Office or MOJ in any capacity or deny access on the basis of immigration status.
- Provide support (counselling, advice, healing, trauma-focused initiatives, physical wellbeing, emotional wellbeing, art therapy, etc) by prison abolitionist organisations that recognise the harms perpetrated by the criminal justice system.
- Provide specialist services for marginalised groups, including survivors of colour and queer, trans, migrant and disabled survivors
- Display the artwork of survivors of state and domestic violence and provide a library, craft space, kitchen, garden and comfortable, accessible seating.
- Provide free childcare.

How have you responded to the brief as set out in the Supplementary Planning Document produced by Islington Council?

This 'women's building' would be a safe space to support women and non-binary people who have experienced the harm of the criminal justice system and other women and non-binary people in the borough, as set about in the main outline of what a women's building should be in the SPD.

Our demand is that the building provides transformative, radical services and support for women and non-binary people (4.18 and 4.2 of SPD). However, these must not be operated by or in-conjunction with the criminal justice system.

We completely reject the idea of MOPAC using any of the women's building as a women's centre or to run any services from (as suggested as a possibility 4.19). This is meant to be a radical space of healing that understands the damage the CJS has had on people's lives, rather than a place that furthers that damage. Our demand is that the building is filled with services run by groups not associated with the criminal justice system, including many important local community groups. We envision the building as a place for local community groups to operate from, use and provide support from (4.21 of SPD) The building will be a safe space - meaning it must be completely separate to the criminal justice system and MOPAC. Having such a space would allow homeless people, people experiencing violence and other marginalised people to come to for free support and advice (4.22-3). Allowing MOPAC or other criminal justice operations to run from the building, would only make this space unsafe for marginalised women.

The women's building will be a community space with a library, child care, accessible seating etc. This kind of community space is the social infrastructure the area needs (4.26).

How do you see the services run from the building being funded?

Our demand is that the money made from the sale of the prison be used to fund services in the planned so-called 'Women's Building'. Using money from the sale of the site would be a symbol of recognition and reparation for local survivors of domestic and sexual violence and the women of Holloway Prison.

We also demand that Peabody sever its financial and organizational relationship with MOPAC, and commit to constructing social housing and a women's building guided by the above and serving the needs of the community and survivors of state, domestic and sexual violence.

Any further supportive information.

The idea of having a "women's building" on the site is one that came from local and community groups. It is completely necessary to listen to our collective demands on what this should look like. We do not want MOPAC, or any other CJS involvement in this site. We do not want a women's centre run by MOPAC on the site, or even running services from the building. There is an opportunity to build a truly incredible building which could help transform the lives of people in the area.

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

HOLLOWAY NEIGHBOURHOOD GROUP & NETWORK OF FINSBURY PARK WOMEN'S GROUPS

Holloway Neighbourhood Group comprises a busy community centre in Holloway and also the Stress Project, which offers low-cost therapies and counselling to the local community. We facilitate, with local resident Ruth Clarke, a Network of women's groups, who advise and support often very marginalised community members in Finsbury Park.

What are your aspirations for the Women's Building ?

We welcome the prospect of a women's facility in the heart of our community which, respecting the history of the site, will provide services for women affected by the criminal justice system as well as affordable women-only services for local women. Whilst there is community space for hire in the area, there is very little specialist woman-only provision or space that is affordable for local groups.

What do you think would be appropriate services for the Women's Building to host?

Among the ideas that we have discussed with members of the Women's Network are:

- Therapeutic services for local women and children;
- Low cost office space for community and campaign groups, and possibly social enterprises;
- Activity space (a medium sized hall, available at a concessionary rate to tenants);
- Educational/ training facilities;
- A shared kitchen, shower and café;
- A nursery/crèche, and perhaps a link to respite/supported housing.

Group members thought the facility should be multi-purpose (to avoid stigma), free from enforcement agencies, and sensitive to the cultures of the users. Organisations would need to have well thought through safeguarding policies.

How do you see the services run from the building being funded?

We assume that Peabody will build the facility and let it for a pepper-corn rent to a management committee, responsible for sub-letting and the day-to-day running of the service. It will be necessary to employ management, maintenance and security staff.

We are concerned that the facility should be financially sustainable, and we understand that a senior officer in the Planning Department is working on possible sources of income. These could include: rents and hire fees, grants from Trusts, Lottery Fund, academic and philanthropic charities, and celebrities.

Could organisations like Public Health, Adult Social Care, the Mental Health Trust or Solace Women's Aid be persuaded to relocate already-funded services to the site? Following the demise of the Women's Therapy Centre, there might be new (Cripplegate) funding for local voluntary sector therapeutic services.

Any further supportive information

This is a unique opportunity for women in north London and further afield. A decade of austerity has hit provision hard, especially for the most marginalised members of society. We very much hope that secure sources of funding will be found to ensure that the facility provides a wide range of widely accessible and sustainable services.

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

ISLINGTON MUSEUM -THE ECHOES OF HOLLOWAY PROJECT

Holloway Prison has been an important landmark in Islington for over 100 years. Until summer 2016 it was the largest women's prison in Britain. Many well-known prisoners have passed through its doors, and the prison has become notorious in the public imagination, but there are diverse voices which remain unknown and unrecorded.

The Echoes of Holloway Prison project aimed to save the stories of this highly significant place before they were lost forever following the closure.

The project was led by Islington Museum from February 2018 to June 2019, in collaboration with Holloway Prison Stories and Middlesex University, and funded by the National Lottery Heritage Fund.

What are your aspirations for the Women's Building?

The Echoes of Holloway Prison Project has worked closely with many of those linked to Holloway Prison over its history, capturing stories which reflect the prison both as a place of pain but also of safety. From our work we feel the Women's Building should include:

- Recognition of the history of the site providing a tangible legacy for the thousands of women imprisoned there
- A place for the local community, which can provide support for all women, offering ways for women to avoid contact with the criminal justice system
- A trusted place of stability, hope and meaningful engagement and support.

What do you think would be appropriate services for the Women's Building to host?

From objects, voices and discussions within our project we feel the following should be included in the Women's Building:

- A space to hear the voices of the many women held at the prison over time
- A display space and/or community exhibition area to articulate the legacy of the building and give space for women to tell contemporary stories
- In-community support for education, housing, jobs, benefits and other services for women
- Mental health, drug/alcohol services and other therapeutic services including both formal and informal
- Space and support for women to develop their own support networks and community groups
- Support for those affected by domestic violence and for children whose mothers are in prison

Please add any further supportive information.

Echoes of Holloway Prison has been a heritage project exploring the story of the prison through the many disparate voices of those who were held there, worked there, volunteered there, were prison officers or civilian staff, and others with an interest in the prison such as health care staff and activists. The project has sought to develop a broad-based understanding of the prison and to capture and reflect a complex diversity of voices and experience.

To build a 'Women's Building' on the site not acknowledging its complex past would risk it being tokenistic and doing a great disservice to all the women who have been held at the prison and all those who could benefit in future. We feel the building should serve the widest possible range of women and it is crucial that their voices are central to this consultation, in particular those who have lived-experience of being imprisoned at Holloway. These consultations need to be fully engaged with the whole spectrum of relevant parties and all development must be community-led.

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

PENDERYN AND TRECASTLE TRA

What are your aspirations for the Women's Building?

We want a Women's Building that is a holistic hub for women from many different walks of life (trans-inclusive and support migrant, LGBTQ+, BME women, and other marginalised groups). A stand-alone building that is innovative in its design architecturally and environmentally sustainable. The building should offer a space for vital services that support women as well as being a social and cultural space. With few museums and public galleries in Islington and we like the building to have a dedicated museum and gallery. The Women's Building will be on the site of Holloway Prison, which was a site of pain and trauma. The women imprisoned there, political prisoners, such as the suffragettes and all the anonymous women must be remembered. The Women Building needs to be a significant landmark for London and the UK.

What do you think would be appropriate services for the Women's Building to host?

Women only housing connected to the Women's Building or elsewhere on the site.

- Short stay hostel for women and their children
- Domestic and sexual violence support
- Drug and alcohol services
- Support for children and young people affected by a family member's imprisonment
- Range of different therapies (counselling, psychotherapy, art, dance and drama)
- Translation and language services for foreign nationals
- Crèche
- Parenting support
- Workshop space and studio hire (activities that are inclusive and intergenerational)
- Cafe
- A museum and gallery
- Garden with trees

How have you responded to the brief as set out in the Supplementary Planning Document produced by Islington Council?

The SPG specifies a Women's Building but does not expand on the ambitions for this building. What we take from the document is that the redevelopment of the Holloway site will be socially transformative space providing much-needed housing, green space and a Women's Building. The history of the site is of pain and trauma, as well as sadly a refuge for many women who were homeless and victims of domestic violence, sexual abuse and poverty. We, therefore, think that the Women's Building is one of the most important aspects of this redevelopment and the emancipation of all women, by providing support services and a safe space for women with affordable workspace.

As housing is a central part of the SPD documents we would like to see dedicated women's only housing alongside family and co-housing units.

How do you see the services run from the building being funded?

We see the building as offering support services outside of the criminal justice system and as transformative and social justice project. Therefore, there should be multiple streams of funding from different sectors and foundations as well as income generated through the running of the building and spaces that are rented to different organisations connected to the support services. We would like to see some significant research made of different models of innovative public buildings nationally and abroad and how they are funded and build communities. For example, Mayday Rooms <https://maydayrooms.org/about/>

Any further supportive information.

We would like a Women's Building consultation that engages with the wider public through debate rather than a Fayre style format. We would like a series of events where speakers are invited and we can all learn from each other about the issues affecting women today with examples of projects and buildings that address the issues outside of the criminal justice system. We would like a Women's Building that is significant as any major public building and museum in its status and architectural merits and that will stand as both a site of absence and remembrance as well as looking to the future around women's rights, equality and care.

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

RECLAIM HOLLOWAY

What are your aspirations for the Women's Building?

Reclaim Holloway envisions an accessible, welcoming and visually striking women's building, one that will provide a positive and lasting legacy for the tens of thousands of women held in the prison over the past century-and-a-half.

Since the great majority of women in prison are tangled up in the criminal justice system due to poverty, injustice, abuse, addiction, and mental health issues, an important focus will be build community and support away from this punitive system.

In our vision, the building will also deliver a range of services for the local community, and provide workspace that supports social change, creativity and networking.

What do you think would be appropriate services for the Women's Building to host?

Based on community feedback and consultation with support providers, it could include:

- Education, housing and employment advice services
- Parenting support
- A crèche
- Support for women and children affected by domestic violence
- Mental health services including diverse psychotherapies (art/music/drama therapies)
- Drug and alcohol services
- Support for children and young people affected by a family member's imprisonment
- Short stay hostel for women and their children
- Cultural and athletic amenities, including a swimming pool, gym, art studios, and open spaces for meetings and workshops
- A museum commemorating the history of Holloway Prison.

How have you responded to the brief as set out in the Supplementary Planning Document produced by Islington Council?

We see the Women's Building as providing both the safe spaces and support services for women and affordable workspace for local grass-roots organisations as outlined in the Supplementary Planning Document (SPD). It will also address the need for various non-residential spaces such as facilities for the whole community.

Our vision recognises the importance of Holloway as a place where women's needs were met in a way they weren't being outside of the prison, and aims to fulfil this need within a community setting. We will be collaborating with a variety of organisations that worked both inside and outside the prison and have a wealth of knowledge when it comes to services for women. We believe that the governance structure for the Women's Building is a key issue, and support the idea of an independent arms-length model.

As noted above, our vision also addresses the need for non-residential spaces on the former prison site such as art studios, a swimming pool, a gym, a crèche and parenting support.

How do you see the services run from the building being funded?

We believe there should be multiple sources for funding to ensure the vibrancy and sustainability of the building. We would encourage creative collaborations and enterprising, innovative models. Our initial discussions of the business plan suggest that some income will need to come from rental of a portion of the building to social and commercial enterprises that are in line with the vision outlined above.

Additionally, it may be advantageous to for the building to include a development function in order to tap personal and commercial donations, and support from foundations. Where support services are provided, we believe that government and trust fund should work with voluntary organisations and other statutory organisations to enable that through realistic and unrestrictive grant-based funds.

Potential rentable spaces and their uses should be integrated with the rest of the building so it functions as a cohesive whole. Segregating parts of the building into income-generating spaces that are not directly tied to the vision described above will dilute the presence and transformative potential of the building.

We have been discussing ways to finance the creation of a business plan, feasibility study, and architectural brief. As a campaigning coalition, we do not envisage undertaking these activities ourselves, but will work with others to ensure that this will be an open process and in line with the vision outlined above.

Any further supportive information.

We are particularly interested at this stage in understanding how Peabody intends to work with those who have developed the concept of the Women's Building, from the prison's closure till now. How will that concept be accommodated with the practical parameters of the project (the SPD, building footprints, height, construction materials, public space requirements, public access within the site etc.), and in the consultation and brief-building process? What timelines are planned?

We are committed to and have experience in co-production techniques, bringing together service users and commissioners, and would like to know how Peabody will integrate such good practice into the wider consultation process for the whole site.

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

WOMEN IN PRISON

What are your aspirations for the Women's Building?

Our aspirations are for a space which hosts multiple organisations that all provide support services and activities for women and girls or who are campaigning and pushing forward debates around women's rights and equality. The Women's Building would include both private space for organisations and have public facing areas which could include a lecture hall, café, exhibition space.

What do you think would be appropriate services for the Women's Building to host?

The Women's Building would include specialist support service(s) for women who have been affected by the criminal justice system predominantly via a specialist Women's Centre that provide holistic support in one place. Further to this any organisation furthering the cause for women's rights or providing support for women and girls should be welcome from housing support, mental health through to the arts or sports.

How have you responded to the brief as set out in the Supplementary Planning Document produced by Islington Council?

We have responded to the brief by considering the needs of both women affected by the criminal justice system and support for women as part of the broader building. Further to this, as set out in the SPD we are calling for affordable workspaces to be made available and employment opportunities through the inclusion of social enterprises such as the café.

How do you see the services run from the building being funding?

The building could be run as a cooperative with a management committee made up of tenant representatives. Revenue would be brought in through tenants' rents and fees from hiring the space or hosting events. Additional revenue could be raised through grant funding and donations. The site should include examples of social enterprise such as with a café or exhibition space which could generate some additional income.

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

NIKKI GIBBS- LOCAL ARTIST AND CRIMINAL JUSTICE CAMPAIGNER

What are your aspirations for the Women's Building?

I see a welcoming iconic building that is seen as a model for women's and community services world wide. It has to be a multi functioning space that serves the needs of women who have had contact with the criminal justice system, those in danger of becoming involved with the criminal justice system, community and London as a whole. A place where services are brought together so that the complex needs of women, children and family can be resolved in a cohesive space. Somewhere that you want to go to and enjoy the communal spaces whether you require the services or not!

What do you think would be appropriate services for the Women's Building to host?

- Art and craft spaces
- Therapy
- Housing
- Emergency housing for women leaving prison with no home (current hostels are not always appropriate)
- Educational classes
- Legal advice
- Cafe
- Art gallery
- Creche
- Library
- Hot desks
- Auditorium for conference, theatre, film and music. This would be somewhere that the whole community would benefit from as well as organisations such as Geese Theatre and Clean Break.
- Dance room (multi functioning)

How have you responded to the brief as set out in the Supplementary Planning Document produced by Islington Council?

We promote the use of the word building instead of Centre. An iconic building, whether it contains private flats on top or not needs to be the aspiration.

How do you see the services run from the building being funded?

A mix of funding including:

- Grant's from Governments and private funds.
- Commercial ventures, hire of space and venues, events, cafe, restaurant, roof Garden.
- Creative philanthropic funding i.e. short and long term funding of different rooms or activities
- Rent from charity and commercial stake holders

Any further supportive information.

A once in a lifetime to blaze a path of forward thinking ideas in construction, relations with working with people with criminal records, eco building ideas and social reform. This is not the time to worry about cost (not encouraging excessive spending) but a time to be bold and create a new vision. An ex HMP Holloway staff commented that nothing good had come from the closure of Holloway. This is true for the staff and women since the closure, however we have a chance to ensure that something good does come from this story. Something is good for all women, a place where progressive ideas are put into practice and is supported by everyone!

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

MOPAC

"Our ground-breaking loan to Peabody means the majority of new homes on this site will be genuinely affordable. We've developed planning policies with the council that support this, and that also set out how the development should include public green space and a new centre for women"

– Sadiq Khan, Mayor of London

The Deputy Mayor introduced the ambitious **Blueprint for Women** – a new plan which aims to tackle the root causes of offending, prevent reoffending and ensure women have the support they need after leaving prison.

The **Blueprint for Women** will provide a more co-ordinated approach, bringing together the police, prisons, local authorities and rehabilitation organisations to better meet the needs of women and girls.

"The Blueprint for Women means we can ensure that women in London are able to access support across a range of areas and services"

– Sophie Linden, Deputy Mayor for Policing and Crime

A high proportion of women who enter the criminal justice system are first-time offenders and are given short-term custodial sentences

- Over 16,000 females were arrested in London. Nearly two-thirds of those females are given a sentence of 3 months or less were for theft-related offences.
- Over 17,000 females in London were proceeded against, resulting in over 4,000 charges and 787 sentences.
- At any point in time, 571 women from London are in custody, and 2,883 are under probation supervision.
- Reoffending rate for female offenders in London 19.9% Compared to 28.7% for all offenders.
- Proportion of total offenders cautioned/sentenced that are female:
 - indictable offences 10.9% (female custody rate 30.1%)
 - summary offences 14.2%
- A third (32%) of female offenders are 1st time offenders
- Nationally over half of all female offenders given a custodial sentence were detained for a period of three months or less; compared to just over a third of male offenders.
- A higher proportion of women received cautions following arrest compared to men. Similarly, there was a slightly higher proportion of women receiving fixed penalties
- Female offenders cost the Government approximately £1.7bn per year, and investing in a Whole Systems Approach, including Women's Centres, can lead to sizable cost savings for the public

Women have needs which require a different response to reduce offending

- More than half of women in prison report having experienced emotional, physical or sexual abuse as a child and more than half have experienced domestic violence.
- Women are more likely than men to say they have a problem with alcohol on arrival to prison, 24% compared to 18%
- Incarcerated women are nearly twice as likely as incarcerated men to suffer from depression (65% compared to 37%), and more than three times as likely as women in the general population (19%).
- 46% of women prisoners report having attempted suicide at some point in their lives. Twice the rate of male prisoners (21%) and more than seven times higher than the general population.
- Women in prison are far more likely than men to be primary carers of children. A Ministry of Justice survey found that 58% of women compared with 43% of men in prison had dependent children living with them before custody
- Over three quarters of women sentenced to custody receive sentences of fewer than 12 months. Nearly 60% of adult women released from custody reoffend within a year, with 70.7% of women reoffending following a short custodial sentence
- Although the proportion of women in the criminal justice system (CJS) is small – approximately 5% of the prison population and 15% of offenders in the community– the positive impact of addressing their needs is significant
- A higher proportion of women received cautions following arrest compared to men. Similarly, there was a slightly higher proportion of women receiving fixed penalties
- Adverse experiences during childhood such as parental incarceration increases the likelihood of future involvement in crime, both as an offender and as a victim. These experiences can have a lasting impact on health, addiction and crime into adulthood.

Consultation event

We spoke to organisations who support women in contact with the criminal justice system. They had this to say ...

- It should prioritise serving women in contact with or at risk of contact with the criminal justice system, the Building should also be a hub for services for women, including providing space that could be used by women's groups.
- We need a safe space for women where they are treated as individuals and their needs can be addressed holistically.
- It needs some access to outdoor space... a connection to nature
- It needs to be light, inspirational, trauma-informed and somewhere women feel proud of and happy to be.
- There should be co-location of services to address needs
- We need a place that offers a range of services and space for women in contact with the CJS
- It must be safe and easy to access via bus routes
- It must honour the "legacy" of Holloway

Please place any feedback in the box below

WOMEN'S BUILDING WORKSHOP DECEMBER 2019

What are your aspirations for the Women's Building?



What do you think would be appropriate services for the Women's Building to host?

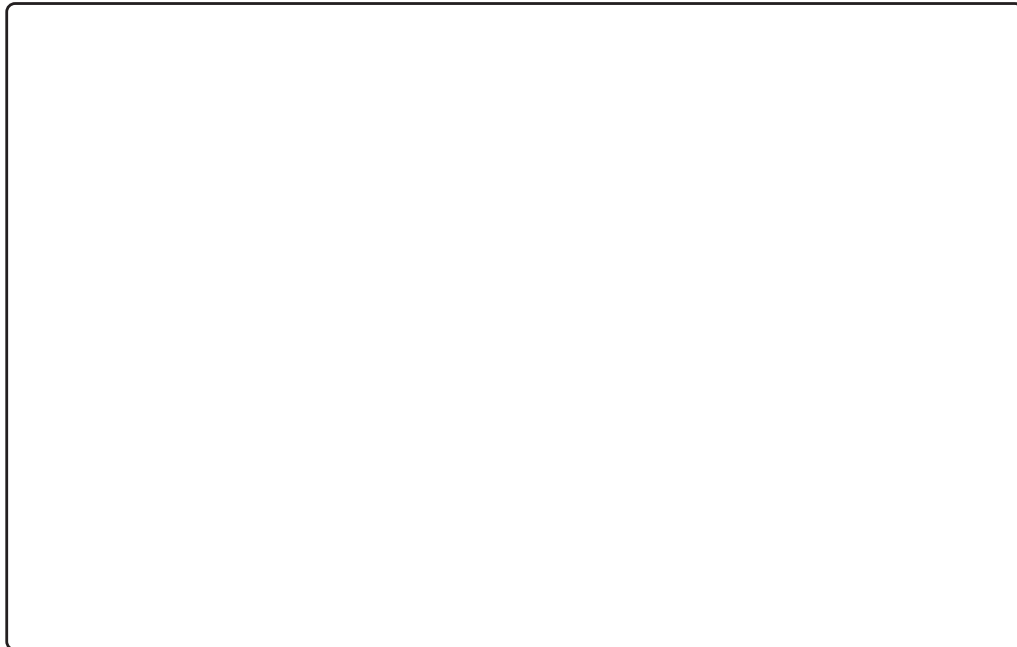


WOMEN'S BUILDING WORKSHOP DECEMBER 2019

How do you see the services run from the building being funding?

A large, empty rectangular box with a black border, intended for a written response to the question above.

Any additional comments

A large, empty rectangular box with a black border, intended for a written response to the question above.

A.9 WB Public Exhibition March 2020

WELCOME

Welcome to the public exhibition on the future of the former Holloway Prison and the proposed Women's Building.

Peabody and the Project Team are planning several consultation events over the course of 2020, culminating in a detailed planning application in September. This exhibition is an opportunity for us to update you on the project programme, activity to date and to hear your suggestions about the Women's Building.

Peabody and the Project Team are keen to hear your ideas on the information here today. Filling out a Feedback Form would be very helpful to ensure we are able to record as much of this as possible. This will inform the final design for the Women's Building, which will be consulted on again in the near future.

Peabody are on hand to answer any questions you may have about the project.



The existing building © Francis Ware

THE SITE



The former prison site covers roughly 10 acres/4 hectares. The majority of this is behind the prison walls and is inaccessible.

The prison is made up of around 16 interconnected buildings, with some free standing structures. There is a large garden in the middle of the site, which was previously used and managed by the prisoners. This was a very well maintained garden and was occasionally available for public visits on open house weekend.

There are a number of good quality mature trees across the prison grounds which we hope to retain and incorporated into the new development, where possible.

There is a significant drop in height of approx. 10m across the site: the highest point is at the western edge by Trecastle Way, the lowest is on the eastern side by the Corporation of London estate.

The prison walls back on to housing on three sides, with the busy Parkhurst Road the fourth.



The existing building © Francis Ware



THE SITE



HOLLOWAY PRISON

THE SITE

The existing building © Francis Ware



HOLLOWAY PRISON

THE SITE



HOLLOWAY PRISON

PROJECT UPDATE

Peabody are proposing in the region of 100-1100 new homes on the former Holloway Prison site. This will include 60% affordable homes, older peoples' housing and a mix of commercial / community uses at ground floor to bring activity along Parkhurst / Camden Road. These could include shops, a café, creche and restaurants.

These are the principles that have informed the development masterplanning process, which is ongoing at the moment.

PROGRAMME UPDATE

March 2019

Peabody acquired the Holloway Prison site from Ministry of Justice



April – December 2019

Technical Survey work / Site Masterplanning / Testing options and ideas with Islington



January – May 2020

Finalise Masterplan / / public consultation and engagement / work with LBI and GLA and working on detail design



June – September 2020

Prepare planning application and finalise detailed design



September/October 2020

Application submission



Spring 2021

Planning committee



Early 2022

Start on site



5-7 years

Construction period - phased development



PROGRESS WITH THE WOMEN'S BUILDING

ENGAGEMENT ON THE WOMEN'S BUILDING TO DATE

1 October 2019	Meeting with LBI, Peabody and MOPAC
6 November 2019	Working with Peabody, NHS, Advance, Women In Prison, Prison Reform Trust, London Councils, London CRC, Hibiscus, Clinks, LBI and Public Health England
3 December 2019	Peabody Women's Building public consultation event
December/January	LBI Visits to existing facilities
15 January 2020	Reclaim Holloway presentation to Peabody and LBI
22 January 2020	Women with lived experience workshop session, attended by Peabody, LBI, MOPAC, Advance and Minerva
29 January 2020	Finsbury Park Women's Charities present to Sara Hyde
20 February 2020	Peabody visit to the Foundry in Vauxhall (case study)
5 March 2020	Women's Building feedback session
Late March 2020	Women's Building Draft Design Brief – follow-up consultation on draft Brief, which will be prepared with Islington Council

◆ RECLAIM HOLLOWAY ◆ ◆ HOLLOWAY NEIGHBOURHOOD GROUP AND NETWORK OF FINSBURY PARK ◆ ◆ ISLINGTON MUSEUM ◆

◆ PENDERYNN AND TRECATTLE TRA ◆ ◆ SISTERS UNCUT ◆



PROGRESS WITH THE WOMEN'S BUILDING

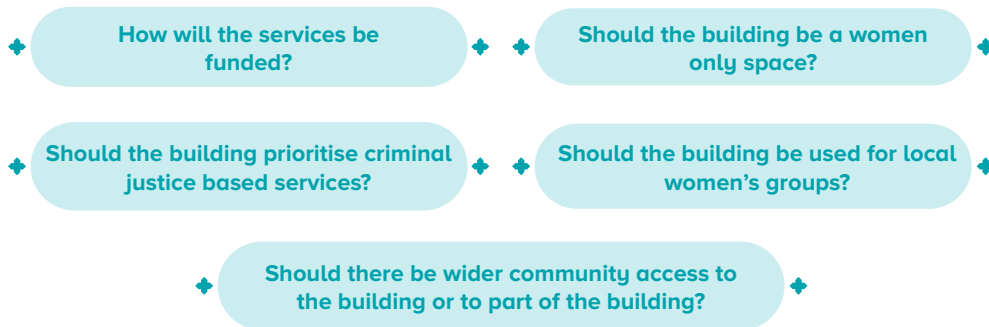
As part of the site redevelopment, Peabody will be delivering a Women's Building. This is required as part of the Supplementary Planning Document published after the Prison closed in 2016.

Over the last six months, discussions have taken place with various community groups, stakeholders, partners and service provider organisations to gather information about what

is needed from the Women's Building, who could fund and manage the space and who it should be aimed at.

Helping steer this process and gather information from local groups has been Sara Hyde, a criminal justice policy expert. There have been many contributions so far and we are grateful for the time and effort put into this process to date.

From the sessions held so far we have identified the following themes as important to recognise:



LET US KNOW WHAT YOU THINK

NEXT STEPS

We are hoping to make significant progress with both the Women's Building and the designs for the draft development Masterplan over the next few months.

DESIGN REVIEW PANEL – EXAMINING THE DRAFT MASTERPLAN APPROACH

16 MARCH 2020



MEMBER'S FORUM – ISLINGTON COUNCILLORS TAKEN THROUGH THE DRAFT MASTERPLAN

23 MARCH 2020



FOLLOW-UP CONSULTATION ON WOMEN'S BUILDING DRAFT DESIGN BRIEF

25 MARCH 2020



DRAFT MASTERPLAN EXHIBITION

EARLY APRIL 2020



DESIGN WORKSHOPS

APRIL/MAY 2020



EXHIBITION ON DRAFT DEVELOPMENT PROPOSALS

JULY 2020

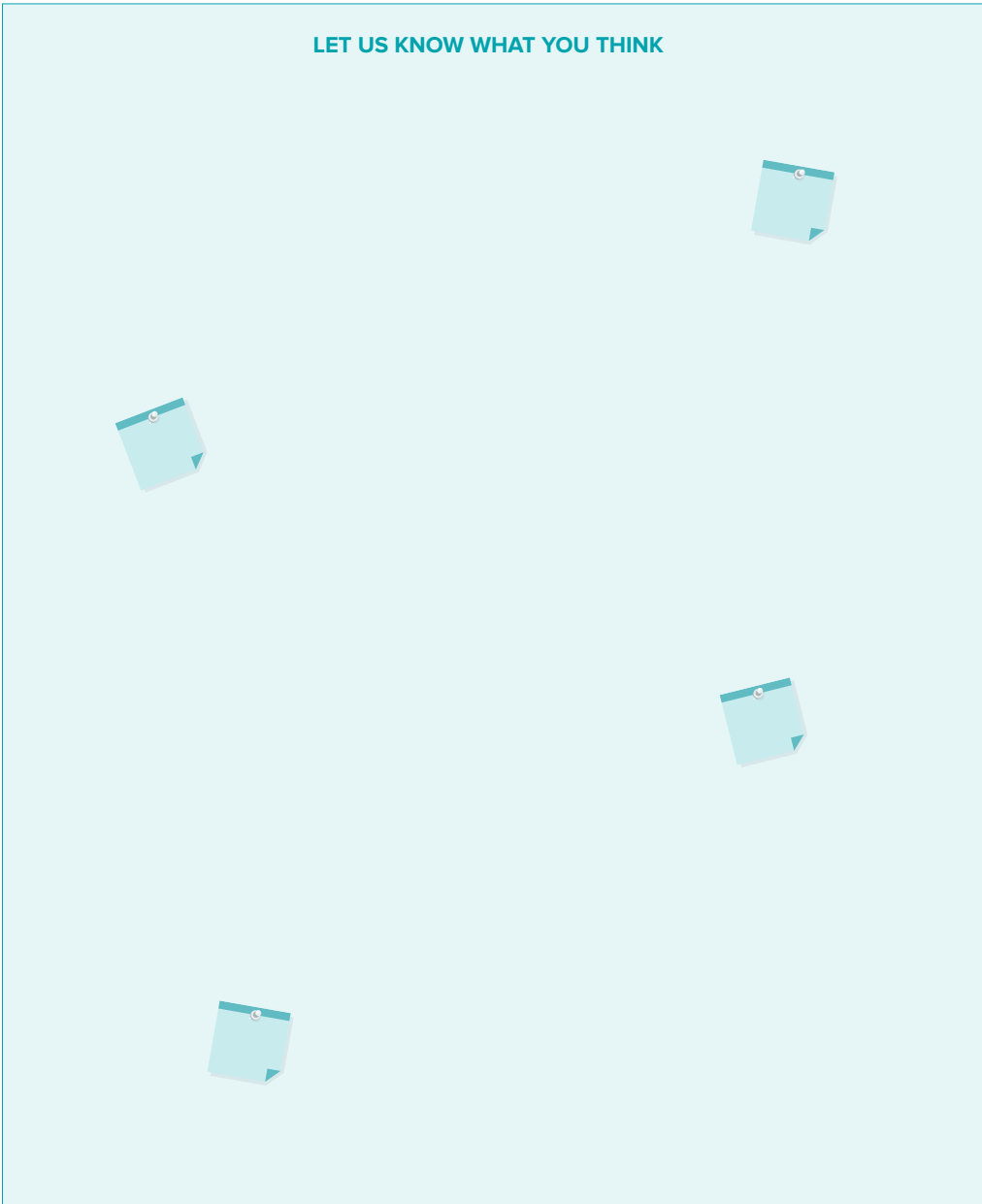


EXHIBITION ON FINAL DEVELOPMENT PROPOSALS

SEPTEMBER 2020

FURTHER COMMENTS

If you have any further comments or suggestions, please write them on a Post-It note and stick to the board – all comments are welcome!



A.10 Virtual Exhibition May 2020

VIRTUAL EXHIBITION | MAY 2020
HOLLOWAY PRISON
CONSULTATION

WELCOME

Welcome to our virtual exhibition on the draft masterplan for the former Holloway Prison site. Peabody and the Project Team are planning several consultation events over the course of 2020, culminating in a detailed planning application in September. This exhibition is an opportunity for us to update you on the project programme, activity to date and to hear your view on our proposals.

WHAT WE ARE DELIVERING

- New homes – Approximately 1,000 new homes, with 60% affordable housing
- Women's Building – Working with the community and LBI to inform the emerging brief
- New public park and play space – New play spaces and routes that will be open to the public
- Comprehensive consultation process – Ongoing commitment, despite current restrictions, to work closely with the community

ARTIST IMPRESSION OF THE PROPOSED PARK

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

2 Email us at contact@hollowayprisonconsultation.co.uk

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

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

5 Call us on **020 3884 3021**

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

VIRTUAL EXHIBITION | MAY 2020
HOLLOWAY PRISON
CONSULTATION

KEY FACTS ABOUT OUR PROPOSALS

c.1000 homes

**60% affordable housing
(social rent & intermediate)**

Dedicated homes for older people

Dedicated Women's Building

9,500 sqm of open space, including a new public park

34 trees + 2 tree groups (inside/on our site boundary) retained

Car-free development (providing accessible parking only)

Ground floor active uses along Camden / Parkhurst Road frontage

130

THE EXISTING SITE



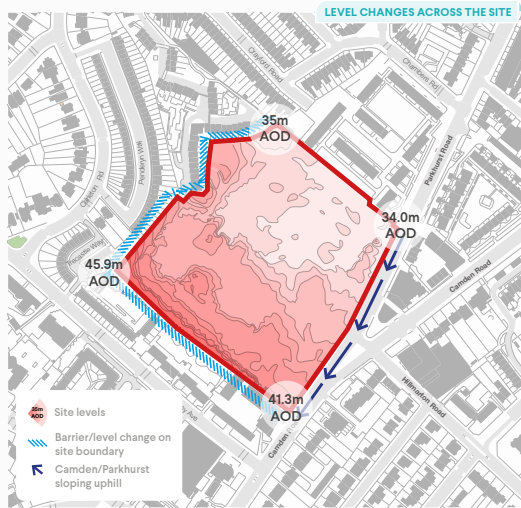
CLICK HERE TO SEE DRONE FOOTAGE OF THE EXISTING SITE

CONSULTATION TIMELINE



CONSTRAINTS OF THE SITE

The draft masterplan we are proposing is informed by a number of elements, such as the ongoing feedback from the local community and the Holloway Prison Site's Supplementary Planning Document (SPD). On top of that, we have to take the constraints of the site into consideration. These constraints included site levels, local views, existing trees and nearby conservation areas.



DESIGN PROCESS

Click the buttons to find out how the design has progressed

- EXISTING SITE
- STEP 1 IDENTIFY TREES WITHIN THE EXISTING GARDEN
- STEP 2 DEFINE CENTRAL PARK
- STEP 3 DEFINE STREET FRONTAGE
- STEP 4 CENTRAL PARK LANDSCAPING & RETAIN CATEGORY A TREE
- STEP 5 LOCATE BUILDINGS AROUND THE PARK
- STEP 6 ADD COURTYARD GARDENS
- STEP 7 CREATE POCKET PARKS
- STEP 8 DEFINE ACCESS POINTS
- STEP 9 COMPLETE GREEN SPACES & AMENITY
- STEP 10 DEFINE GROUND FLOOR
- STEP 11 DEFINE INTERNAL LAYOUT



◆ THE DRAFT MASTERPLAN



◆ EARLY VIEWS OF THE SCHEME



VIEW FROM TRECATTLE WAY



VIEW FROM DALMENY AVENUE

VIRTUAL EXHIBITION | MAY 2020

HOLLOWAY PRISON
CONSULTATION

EARLY VIEWS OF THE SCHEME

VIEW FROM THE PROPOSED COURTYARD

VIEW FROM THE PROPOSED PARK

VIRTUAL EXHIBITION | MAY 2020

HOLLOWAY PRISON
CONSULTATION

A LANDSCAPE-LED MASTERPLAN

The vision for the draft masterplan is to create a sustainable neighbourhood through the generous provision of public realm and high-quality landscaping. The complex history and context of this site means that we need to prioritise landscape assets as we are developing our design principles.

RETAINING EXISTING TREES

Our landscaping strategy will seek to retain existing trees on site. It will also incorporate additional tree and shrub planting that establishes healthy and prosperous habitats for all residents, both human and animal.




You said...

Residents have wanted to preserve as many existing trees on-site as possible. In particular, the London Plane toward Parkhurst Road, and Weeping Willow toward Bakersfield were cited.

We did...

We have carefully considered the plans in order to retain both the aforementioned trees as well as two established tree groups, totalling 34 together.

SOME OF THE KEY TREES WE HAVE IDENTIFY ON SITE


London Plane Weeping Willow Silver Maples

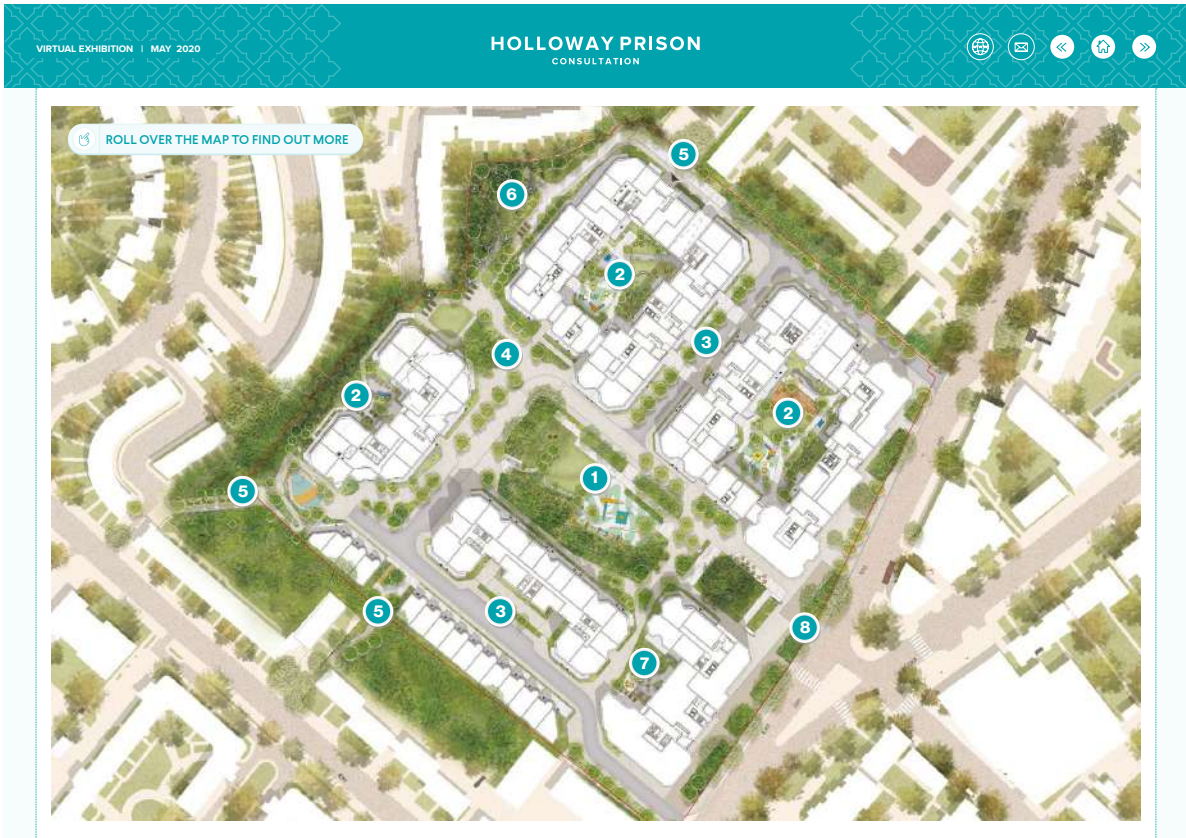
PROPOSED GARDEN WALK

Our proposals will include 9,500sqm of open space including a new public park

EXISTING GREEN SPACE

PROPOSED GREEN SPACE





VIRTUAL EXHIBITION | MAY 2020
HOLLOWAY PRISON
CONSULTATION

+ ACCESS

A PEDESTRIAN-FRIENDLY MASTERPLAN

Our proposals will give priority to pedestrians. The scheme will be car-free in nature, meaning that car parking spaces will only be provided for Blue Badge holders. Sufficient cycle parking spaces will be provided to future residents to promote sustainable travel.

The scheme will include vehicular routes for delivery, servicing and accessible parking. These will be accessed through five proposed access points.

You said...

Those that live locally echoed the desire to preserve pedestrian routes connecting Parkhurst Road to Bakersfield, as well as opening up the wider site to pedestrian activity.

We did...

We are exploring connectivity through the site that will link the site and community together.

ARTIST'S IMPRESSION OF THE INTERNAL PEDESTRIAN ROUTE

PROPOSED NEW CONNECTIONS

**The proposed connections are indicative only. They will be subject to further agreements with adjacent landowners and other planning considerations.*

①

Our proposals have taken forward the key principles set out in the Holloway Prison Site's Supplementary Planning Document (SPD) and are carefully designed to provide clear, high-quality routes to promote community integration.

VIRTUAL EXHIBITION | MAY 2020
HOLLOWAY PRISON
CONSULTATION

+ BUILDING PLACEMENT

The placement of buildings in the draft masterplan is primarily determined by the different constraints of the site. They include the levels of the site and the location of existing trees. Another key consideration is maintaining an appropriate distance from neighbours.

DELIVERING HOUSING

Our proposed placement of the buildings will also allow us to maximise housing provision, and in particular affordable housing to meet the needs of the local and wider community.

You said...

Feedback has mostly agreed that the masterplan should not include any tower blocks that will have a negative impact on local views and neighbouring residents.

We did...

Our proposals have incorporated these considerations, together with local planning guidance on tall buildings, whilst maintaining other benefits.

ARTIST'S IMPRESSION OF THE CAMDEN/PARKHURST ROAD FRONTAGE

The building placement and height have been carefully considered to minimise the impact on existing neighbours and maximise internal access to sunlight for future residents.

VIRTUAL EXHIBITION | MAY 2020
HOLLOWAY PRISON
CONSULTATION

+ MASTERPLAN PRINCIPLES

The consultation to date has given us valuable insight into how we should progress the draft masterplan. Here is a summary of what local residents have told us.

✓ The elements that local residents wanted to see:

Green space

Housing

Sustainability

Women's building

Cycle parking

Children's play space

Community hub

Cultural space

Public realm

✗ The elements that residents did not think were as high priority:

Retail

Car parking

Employment space

WHAT DO YOU THINK ABOUT THE PRINCIPLES?

- Do you agree with the principle of a landscape-led masterplan which will include generous provision of public realm and high-quality landscaping?
- Do you think the development should be car-free and give priority to pedestrians?
- Do you agree that we have achieved a good balance between housing provision, in particular affordable housing, and building height?

LET US KNOW YOUR VIEWS

[CLICK HERE TO GIVE YOUR FEEDBACK](#)

NEXT STEPS

Thank you for taking the time to read this document, we hope you have found this virtual exhibition useful in understanding what we are proposing for the draft masterplan. The future of the former Holloway Prison will continue to be shaped by the local community and your feedback.

As the design progresses, we will keep local resident updated with other public events. We will continue to follow the government's ongoing advice on public gatherings and decide on the format of these events.



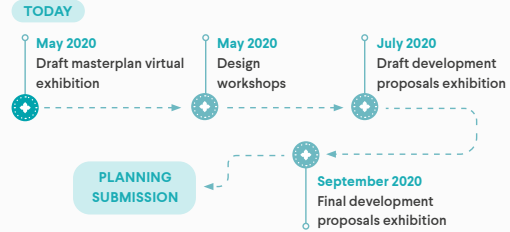
LET US KNOW YOUR VIEWS

[CLICK HERE TO GIVE YOUR FEEDBACK](#)

Keeping in touch

We will also provide updates on our proposals as they progress and local residents will be kept informed.

INDICATIVE FUTURE CONSULTATION EVENTS



Contact details

W | www.hollowayprisonconsultation.co.uk
E | contact@hollowayprisonconsultation.co.uk
T | 020 3884 3021

Women's Building

You may recall that we held a dedicated session on the Women's Building in March. You can find out more about Islington Council's ongoing consultation using the link on the right.

*To add link to LBI consultation

[FIND OUT MORE ABOUT THE CONSULTATION OF THE WOMEN'S BUILDING](#)

A.11 Virtual Exhibition July 2021

VIRTUAL EXHIBITION | JULY 2021
HOLLOWAY PRISON CONSULTATION
WWW.HOLLOWAYPRISONCONSULTATION.CO.UK
1

WELCOME


Welcome to the Summer 2021 Peabody consultation for the former prison site at Holloway. The information on display here builds on the previous exhibitions, workshops, meetings and feedback gathered over the last two years of engagement.

We will be submitting a detailed planning application later in 2021, with further engagement activities planned for later this year.

THANKS TO EVERYONE WHO HAS BEEN PART OF THE JOURNEY SO FAR – DESPITE A DIFFICULT YEAR WE HAVE MADE GOOD PROGRESS WITH:


- The size and location of the Women's Building
- Updating the masterplan to improve the daylight to new homes
- Working with local schools to involve local children in the design of the open spaces and play areas
- Reducing and refining building heights and refining building form
- Developing the design of the Trecastle Way connection

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




Peabody


Development partner



Development partner



AERIAL VIEW OF THE EXISTING SITE



WOMEN'S BUILDING GARDEN

VIRTUAL EXHIBITION | JULY 2021
HOLLOWAY PRISON CONSULTATION
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ABOUT THE SITE

Originally built in 1848-1851, Holloway Prison was rebuilt between 1968 and 1983. The building was originally conceived as a hospital style institution, although by the time the building was complete this approach had been abandoned. The prison closed in July 2016.

The site sits in the heart of Islington, but has always been closed to the communities which surround it. The London Borough of Islington (LBI) consulted on a Supplementary Planning Document (SPD), which it adopted in January 2018. This sets out a detailed policy framework for the site, making clear that the priority for the area is housing, especially affordable housing. Along with affordable housing, the SPD consultation highlighted the need for a Women's Building to be part of the final development to continue the work that had taken place with vulnerable women when the prison was open.

Since buying the site in March 2019, Peabody has held several consultation events to understand the priorities of local people and conducted over 100 tours of the site for local residents, groups, former staff and prisoners.

The ten acres of land are set to become a thriving new community in the centre of Islington, with a landscape-led design approach which will deliver a significant amount of affordable housing for Islington residents.



AERIAL VIEW OF THE EXISTING SITE

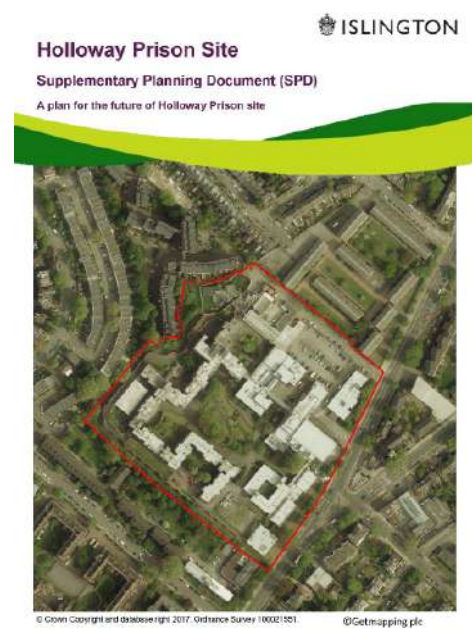
RESPONDING TO THE HOLLOWAY PRISON SITE'S SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Islington Council adopted the Holloway Prison Site SPD in 2018. This provides guidance on the approach for development of the site, based on Islington's existing adopted Development Plan policies. The SPD will be a material consideration in the determination of any future planning application for the site.

The Council submitted its new Islington Local Plan to the Secretary of State on 12 February 2020. Once the Islington Local Plan has been adopted, it will replace the existing Local Plan which was adopted in 2011 and 2013.

The Holloway Prison site is subject to an emerging allocation in the emerging Local Plan for residential-led development, with other uses including a Women's Building and open space.

More information of the Holloway Prison Supplementary Planning Document can be found on Islington Council's website at <https://www.islington.gov.uk/planning/planning-policy/supplementary-planning-documents/holloway-prison>



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@Getmapping plc

◆ PEABODY IN ISLINGTON

Peabody has a long history of providing affordable homes and community services in Islington, working alongside Islington Council and local partners.

We currently own and manage over 5,800 homes in Islington with 89% of these being let at social rent level. We also provide c. 450 supported housing places in the borough for people with complex needs and vulnerabilities.

We run several community facilities including the purpose-built Hugh Cubitt building at our Priory Green estate near Kings Cross. This is a community centre and café, which provides training spaces and offices for our locally based employees.

Peabody continues to invest in the maintenance of homes and in the local community. We are a member of Fairer Together, a partnership of organisations committed to addressing inequality and promoting fairness, to achieve better outcomes for people across Islington.

In response to the Covid-19 pandemic, we also provided financial support to the Help On Your Doorstep initiative, which aims to improve the health and wellbeing of people in Islington, particularly those who are vulnerable and isolated. We also supported the grassroots charity Islington Giving through our community foundation and wider grants programme.

We have a dedicated young people's service and tailored programmes to prevent homelessness, help people who have experienced domestic abuse, or who are experiencing mental health issues. We work in partnership with Islington Council, local community centres and the Citizens Advice Bureaux to offer tailored help for people in need of support locally.



Whitecross Street in probably early 20th century



Roscoe Street in probably early 20th century



Roscoe Street after rebuilding in the 1950s



Clerkenwell Estate in probably early 20th century



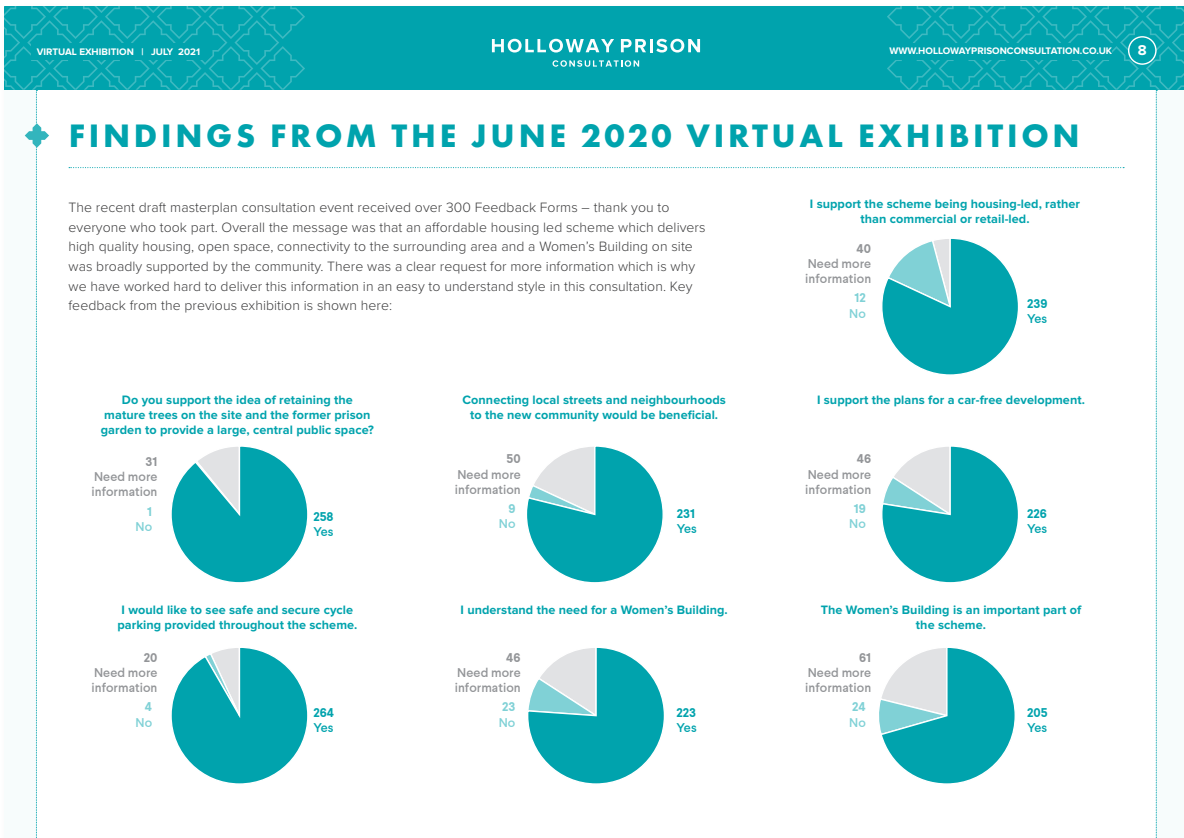
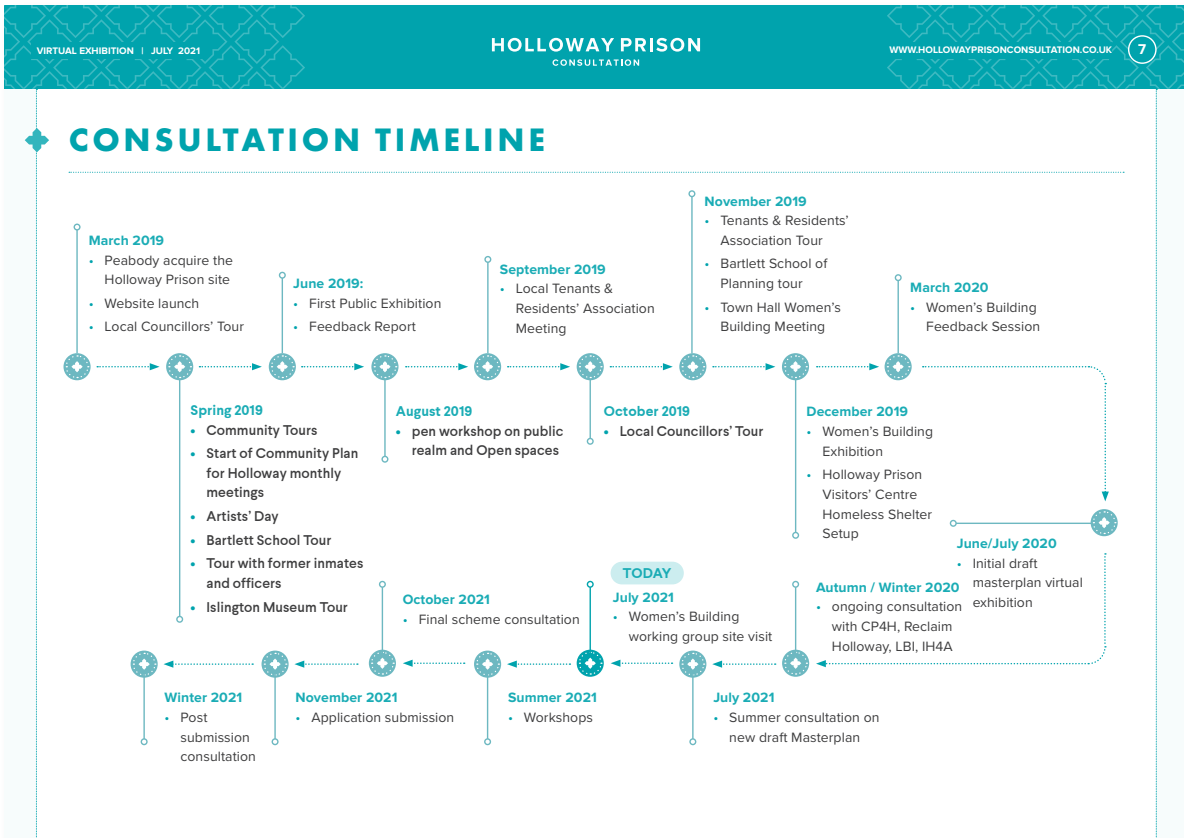
Wharf Road, Angel

◆ KEY BENEFITS

BENEFITS

- 42% social rent homes across the scheme (rent set at target rent)
- 1 to 4 bedroom homes
- Of the standard social rent homes, 87% are family homes (2-bed +)
- Also providing 60 social rent older person homes with dedicated communal facilities and garden
- Women's Building (exceeds floorspace quantum in brief, landmark design, prominent location, flexibility of use)
- Sustainability – low energy solutions – we don't chase the capital saving – we consider whole life costs, operating expenditure and resident bills
- Green space – 1.4 acres (5725 sqm) public park.
- Exemplar landscaping, connectivity for the local area, publicly accessible play for all.
- £16+ million of CIL contributions (£13m+ direct to Council, remainder to GLA)
- S106 discussions underway and currently the value of the obligations is circa £2.66 million. Obligations will include apprenticeships, contribution for Chambers Road Play Area improvements, Compliance with LBI's Code of Local Procurement and Code Construction Practice, marketing of wheelchair accessible homes, Green Performance Plan, Travel Plans.
- Apprenticeship and training placements to be agreed with Islington Council.





UPDATES TO MASTERPLAN

 You said...	 We did...
<i>Safe and secure cycle parking being provided</i>	2,000 cycle spaces located on site 
<i>Support mature trees being retained</i>	22 trees being retained with more trees planted than removed 
<i>Keep number of cars on site to a minimum</i>	Car free development, with exception of accessible bays 
<i>Buildings should not be too tall</i>	Building heights refined and reduced 
<i>Homes should be light and bright</i>	We have improved the daylight and sunlight provision to the scheme and 95% of homes are dual aspect 
<i>The Women's Building is an important part of the scheme</i>	We have increased the size of the Women's Building to 1400 sqm and this will be delivered in the first phase of construction 
<i>We would like more info on the affordable housing</i>	Detailed affordable housing mix available 
<i>We would like more information on daylight and sunlight</i>	Daylight and sunlight information available 

EVOLUTION OF THE MASTERPLAN



May 2019
Initial proposal to provide a taller element at the end of the park as a focal point with two low rise courtyards.



October 2019
Alternative test to create four quarters with communal courtyards forming a central park area. Buildings articulated for light and aspect.



December 2019
A refined courtyard proposal that retains the existing trees and central green space, which reduces the grain of the buildings to the South side of the site and introduces two larger courtyards to the North.

EVOLUTION OF THE MASTERPLAN



March 2020
Evolution of the two courtyards scheme, reduced to the South edges for improved sunlight to ground.



February 2021
Alternative approach which opens up courtyards for improved light / aspect / views through, creating more clearly defined linear buildings.



July 2021
Further iteration of the previous approach which further reduces the grain by breaking up the longer buildings into smaller building improving aspect and internal light levels.

THE PROPOSED MASTERPLAN



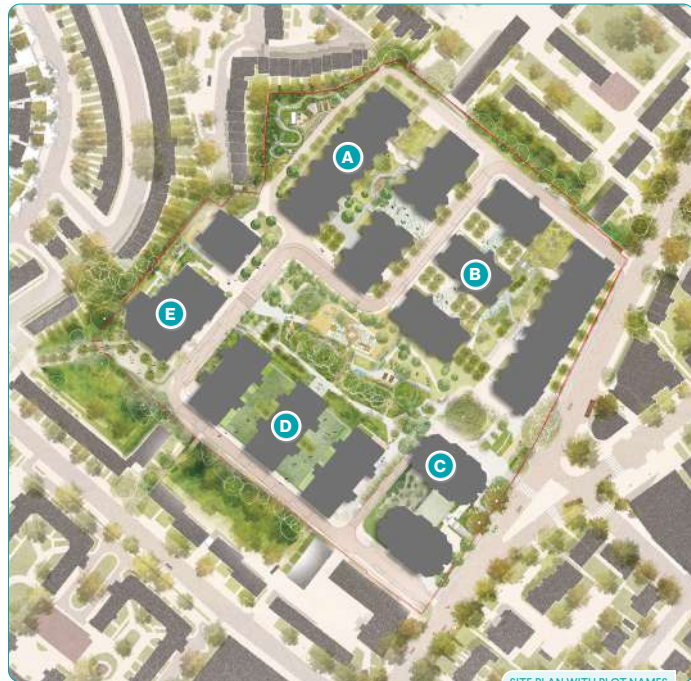
OUR EMERGING DRAFT PROPOSALS

The primary vision for the site is to provide high quality homes and spaces that are connected back into the surrounding area and to retain the green heart of the existing landscape and trees.

The masterplan has been divided into five different plots (Plots A–E), with distinct characters and a variety of architectural styles.

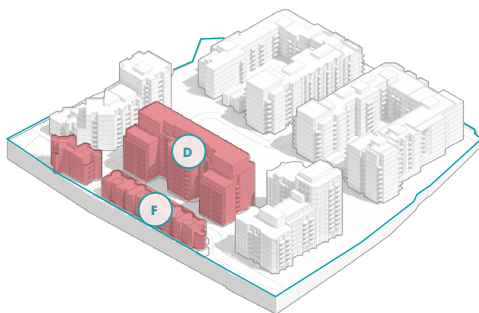
We will integrate the masterplan into the urban fabric that has grown around the prison. New routes and quality public spaces will connect the community together.

New homes, community and commercial spaces will bring life and joy to a variety of publicly accessible spaces set around the existing mature landscape.



SITE PLAN WITH PLOT NAMES

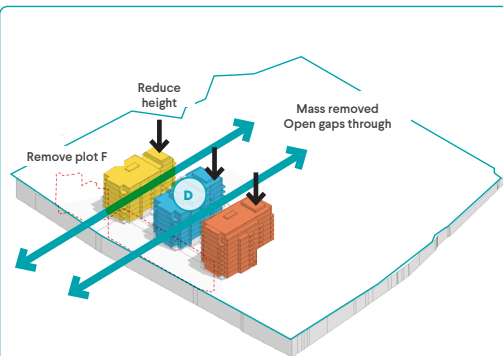
RESPONSE TO COMMUNITY FEEDBACK (1/4)



COMMUNITY & STAKEHOLDER FEEDBACK

- Consider the distance to neighbours
- Seek to improve dual aspect
- Aim to increase sun on the ground to park
- Consider ways to reduce scale and mass

PREVIOUS



ACTION

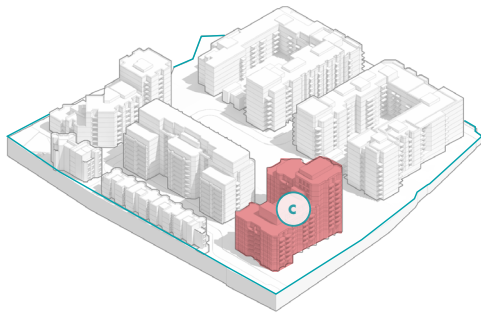
- We've removed plot F
- We've removed mass to plot D & opened gaps through
- We've reduced the height

EFFECT

- Increases distance to neighbours
- Increases dual aspect
- Increases sun on the ground to park
- Reduces scale and mass

PROPOSAL

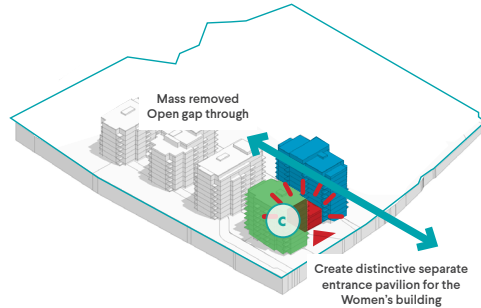
◆ RESPONSE TO COMMUNITY FEEDBACK (2/4)



COMMUNITY & STAKEHOLDER FEEDBACK

- Consider opportunities for more presence and distinction for the Women's Building
- Seek to improve dual aspect
- Desire to increase sun on the ground to Women's Garden
- Consider the building height

PREVIOUS



ACTION

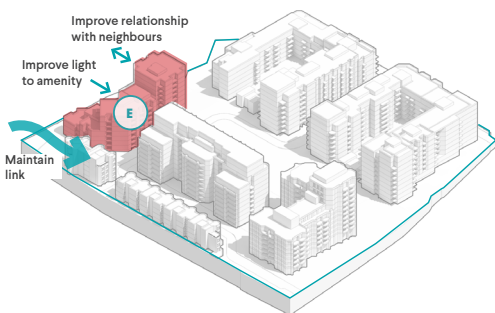
- We've removed mass in the centre to open a gap through
- We've created a separate 'pavilion' for the Women's Building

EFFECT

- Increased presence and distinction of the Women's Building
- Increased dual aspect
- Increased sun on the ground to Women's Garden
- Reduced scale and mass

PROPOSAL

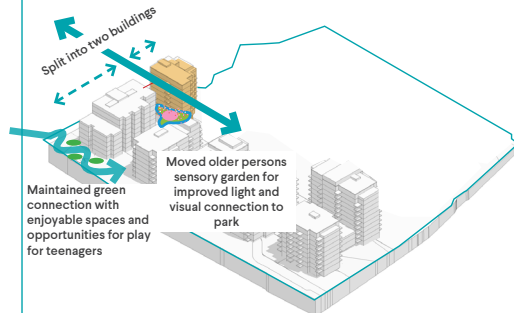
◆ RESPONSE TO COMMUNITY FEEDBACK (3/4)



COMMUNITY & STAKEHOLDER FEEDBACK

- Consider opportunities to reduce scale
- Seek to improve dual aspect
- Seek to improve relationship with neighbours
- Consider building height

PREVIOUS



ACTION

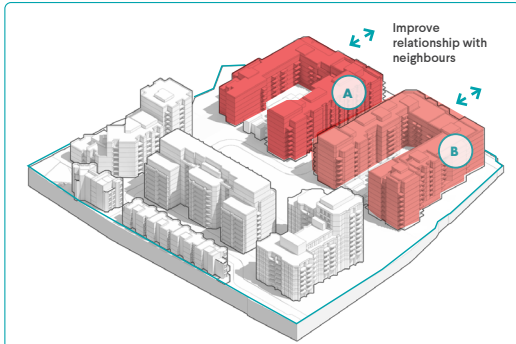
- We've removed mass to open gap through (split into two)
- We've reduced the height
- We've maintained a connection with enjoyable spaces
- We've moved the older persons garden for light & views

EFFECT

- Improved relationship with neighbours
- Improved light to older persons garden
- Improved dual aspect

PROPOSAL

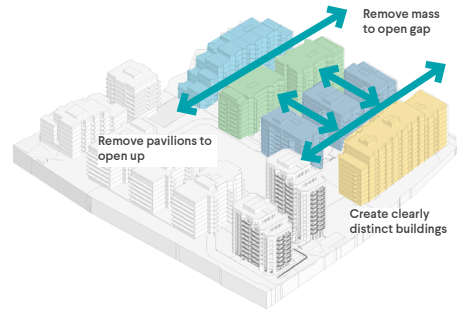
➤ RESPONSE TO COMMUNITY FEEDBACK (4/4)



COMMUNITY & STAKEHOLDER FEEDBACK

- Consider opportunities to reduce bulk and mass
- Seek to improve dual aspect
- Seek to improve relationship with neighbours

PREVIOUS



ACTION

- We've removed mass to open gaps through (split into seven)
- We've removed the pavilions to open up the courtyards
- We've split buildings to improve the internal light and provide views through.

EFFECT

- Improved relationship with neighbours
- Improved light to public open spaces
- Improved dual aspect

PROPOSAL

➤ NEW HOMES

Peabody is the largest provider of socially rented homes in London. With over 5,000 properties in Islington, Peabody understand the needs of the local community and how to create neighbourhoods that thrive. With an average weekly rent below the national target, Peabody build, own, maintain and invest in some of the highest quality and lowest cost



You said...

The community asked for further details on the development's affordable housing offer.



We did...

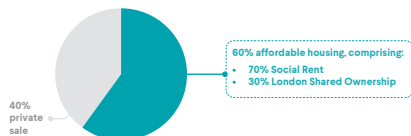
We have provided a more detailed breakdown of the tenure and unit mix for the affordable housing.

housing in the capital.

Peabody will provide 60% affordable housing in the emerging masterplan.

The tenure split of this provision is 70% social rented housing and 30% London Shared Ownership. The social rent housing will comprise a mix of 1- to 4-bedroom homes and the rent level will be set at target rent. The London Shared Ownership will comprise a mix of 1- and 2-bedroom homes.

Tenure mix



ARTIST'S IMPRESSION OF THE NEW HOUSING (PLOT D)



In total, 60% of the proposed homes will be affordable housing. The development will also provide 40% of homes for sale. The scheme will provide a mix of 1- to 4-bedroom homes. The current draft mix provides in excess of 70% 2+ bed units, which are considered family homes by the Council's emerging Local Plan. Of the standard social rent homes, 87% are family homes (2 bed +).

◆ STANDARDS OF THE NEW HOMES

Peabody prides itself on building and managing high-quality homes for the long term, helping to build strong and cohesive communities. Our emerging development proposals have been designed to provide high-quality homes set around wonderful landscaped spaces. Each home will also have access to private amenity in the form of private gardens, balconies or terraces.

Peabody are committed to maintaining high design standards to create homes and communities which are safe, energy efficient and well designed. Our own Design Guide sets the high standards that we expect our designers to achieve.

The development will provide high-quality homes which comply with the following standards:

- All homes will meet or exceed the minimum space standards as set out in the London Plan. All homes have built-in storage in accordance with these standards.
- All homes to have a floor to ceiling height of 2.6m.
- All homes will have dedicated private amenity space in the form of a garden, terrace or balcony which meet or exceed the minimum size standard as set out in LBI's Local Plan and the London Plan.
- 10% of homes will be designed as wheelchair-accessible homes in accordance with LBI and London Plan Policy. Every wheelchair home is served by more than one communal lift.
- All homes above ground floor level can be accessed via a communal lift and stair core. All homes at the seventh floor and above are served by at least two lifts.



PRECEDENT IMAGES OF PEABODY'S HOUSING



Indicative layout of a 1 bed 2 persons flat



Indicative layout of a 3 bed 5 persons flat

◆ VIEWS THROUGH THE SITE (1/10)



Camden Rd connection

Hillmarton connection

◆ **VIEWS THROUGH THE SITE** (2/10)



◆ **VIEWS THROUGH THE SITE** (3/10)



◆ VIEWS THROUGH THE SITE (4/10)



Camden Rd connection

◆ VIEWS THROUGH THE SITE (5/10)



Camden Rd connection

◆ VIEWS THROUGH THE SITE (6/10)



◆ VIEWS THROUGH THE SITE (7/10)



◆ VIEWS THROUGH THE SITE (8/10)



◆ VIEWS THROUGH THE SITE (9/10)



◆ **VIEWS THROUGH THE SITE** (10/10)



◆ **SUSTAINABILITY** (1/5)

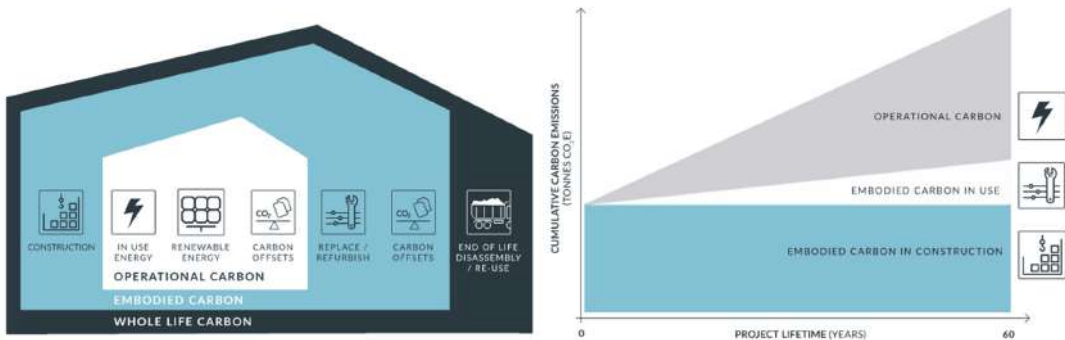
Our approach to Sustainability

PHYSICAL	SOCIAL	ECONOMIC	HUMAN	NATURAL
FUTURE READY	THOUGHTFUL PLACEMAKING	COMMUNITY-FOCUSED	HEALTH & WELLBEING	EMBRACING NATURE
<ul style="list-style-type: none"> A future looking and flexible energy strategy. Net zero carbon buildings. Sustainable transportation and connectivity. 	<ul style="list-style-type: none"> Community consultation and engagement. Vibrant and balanced communal facilities. Inclusive, safe and secure. 	<ul style="list-style-type: none"> Local suppliers and workforce. Local and independent businesses. Employment and training skills. 	<ul style="list-style-type: none"> Active and social living. Physical, social and mental wellbeing. Integrate relaxation and interaction. 	<ul style="list-style-type: none"> Activated public realm and green spaces. Net positive ecological value. Material and water resource efficiency.

◆ **SUSTAINABILITY** (2/5)

Net Zero Carbon. Our Approach.

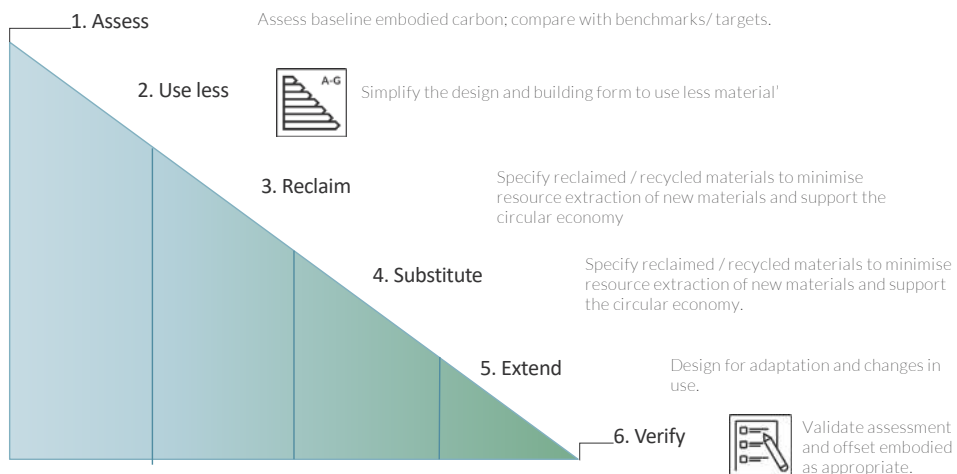
We are undertaking a Net Zero Carbon Assessment to drive down embodied and operational carbon, and reduce offset payment.



◆ **SUSTAINABILITY** (3/5)

Path to Net Zero - Embodied Carbon.

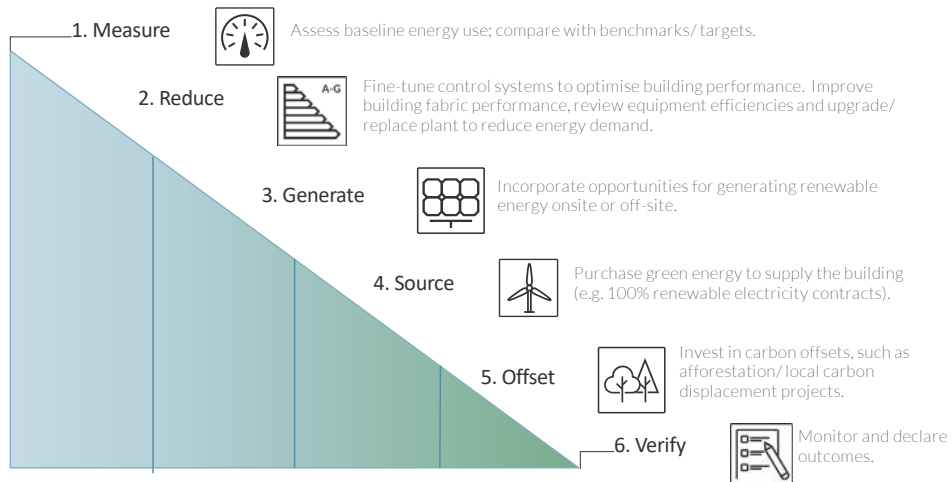
A summary of our approach to reduce embodied carbon within the fabric of the scheme.



SUSTAINABILITY (4/5)

Path to Net Zero - Operational Carbon.

A summary of our approach to reduce energy use within the scheme.

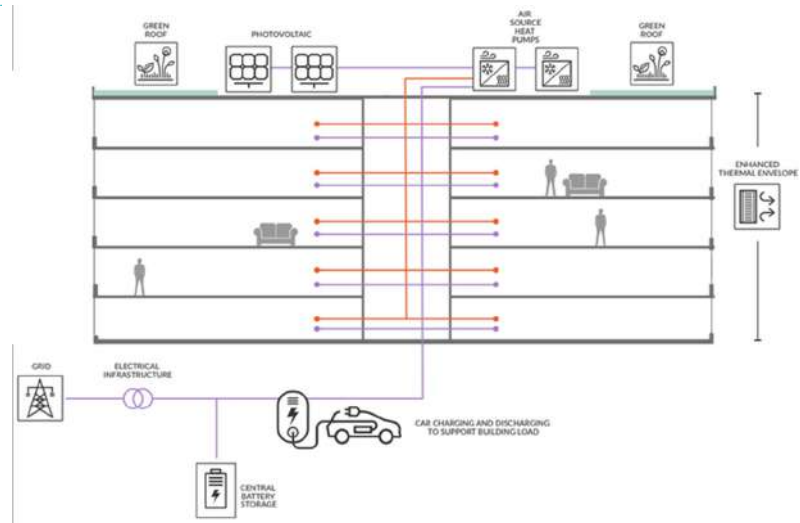


SUSTAINABILITY (5/5)

Energy Strategy - Overview

The scheme is being designed to deliver low carbon heat via a communal low temperature site wide Air Source Heat Pump network combined with PV array.

The feasibility of Ground Source Heat Pumps continues to be investigated. Peabody is working with a geothermal specialist on the feasibility of delivering a fully ground source solution or a hybrid (part-air source, part-ground source) solution. Should a Ground Source Heat Pump system prove deliverable then this can be accommodated within the design of the scheme.



◆ WOMEN'S BUILDING (1/3)

Peabody are committed to providing a high-quality space for the Women's Building. **This important part of the legacy of the site and future use has been under consultation since the start of the project, with Islington Council producing a draft brief for the Women's Building in summer 2020. The building will now be 1,400sqm in size, exceeding the brief and one of the largest community facilities in Islington.**

The design approach proposed for the Women's Building will celebrate the legacy and history of women on the Holloway Prison site. The proposals would provide future users with flexibility to alter the use of internal spaces to suit changing demands and allow sharing of facilities, as well as aiming to provide a space that women can feel proud to visit.

The proposed building would sit well within the overall context of the masterplan for the site and has a public and celebratory presence onto Camden/Parkhurst Road.

The proposals include options for multi-purpose rooms not overlooked from the street. The rooms would overlook a dedicated Women's Garden and trees are proposed along the boundary of the garden, providing further privacy and a landscaped outlook.

The detailed design of the Women's Building and associated spaces will reflect guidance provided by Islington Council in their design brief and feedback from stakeholders.



ARTIST'S IMPRESSION OF THE WOMEN'S BUILDING



ARTIST'S IMPRESSION OF THE WOMEN'S BUILDING

◆ WOMEN'S BUILDING (2/3)

LOCATION

The location of the Women's Building has considered the design brief set out by Islington Council and feedback from stakeholder groups. The building will face onto Camden Road and Parkhurst Road and offers the opportunity for:

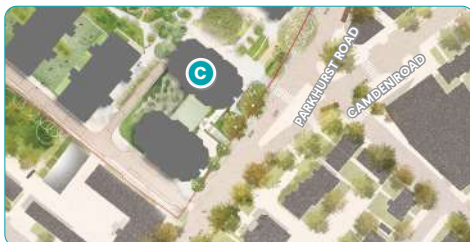
- a public and celebratory entrance to the Women's Building
- a dedicated Women's Garden
- a progression from more open and public spaces to increasingly private and safe spaces

The Women's Building would be easily accessible by public transport, cycling and walking. There are bus stops along Camden Road, Parkhurst Road and Hillmarton Road; and Caledonian Road lies 770m from Plot C.

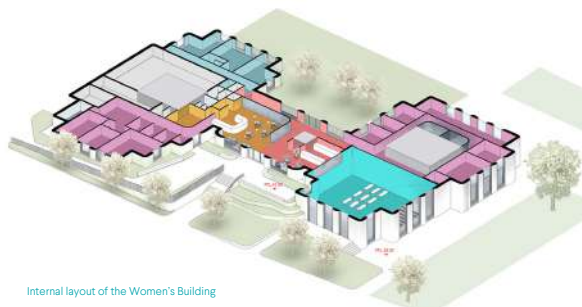
The Women's Building lies in close proximity to the existing Cat and Mouse Library, a complementary civic use.



ARTIST'S IMPRESSION OF THE WOMEN'S BUILDING



Location of Plot C



Internal layout of the Women's Building

SENSORY GARDEN

Amenity spaces are proposed as part of the Older People's Housing at ground floor and upper roof levels, including a new 'Sensory Garden' at ground level, with spaces designed to stimulate the senses; reinforce connection to nature; promote interaction; and allow for reflection and relaxation. Routes and seating options within the garden and roof terrace will accommodate both the able-bodied and those with reduced mobility, while colourful planting and audible features such as running water and wind chimes will encourage exploration. A 'Kitchen Garden' will allow residents to grow their own vegetables, while bird feeding stations and pollinator species will attract a range of wildlife. In addition to providing areas for communal activities, the gardens will include spaces for reflection and relaxation, shielded from sun and wind.

- 1 Planting separating communal amenity space (for Plot E residents) from Sensory Garden
- 2 Lawn/flexible space
- 3 Flexible furniture
- 4 Benches surrounding bird bath
- 5 Water wall / green wall with seating areas
- 6 Access to communal amenity garden
- 7 'Breakfast terrace' (good morning sun) with lounge type seating and communal dining table
- 8 Retained existing tree
- 9 Plot E communal residents garden with orchard trees to site boundary



Key themes of the Sensory Garden



Sensory Garden plan

TRANSPORT & ACCESS

The site benefits from a high level of public transport connections across London, meaning we are able to ensure the development is car-free, in line with Islington and London-wide policy. This allows us to maximise the public realm and ensure a limited number of loading bays can be provided along with disabled parking bays. For these limited parking bays, electric charging facilities will be provided.

Servicing would take place from loading bays located along the internal road within the development site and two dedicated podium servicing areas for plots A and B.

Servicing demand generated by the development will be fully accommodated within the site.



MOVEMENT PLAN

➤ APPROACH TO THE LANDSCAPE

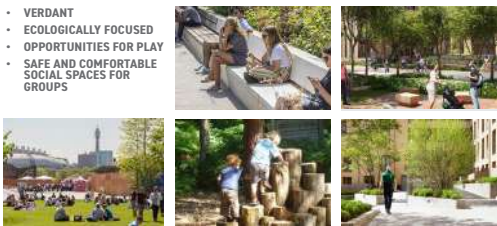
- > The site is characterised by a complex context and rich site history that results in strong landscape features and elements.
- > Existing landscape elements set the principles and parameters that influence the masterplan design approach and site response.
- > A landscape-led approach changes the order of thinking and recognises that external spaces as of equal importance to internal spaces.
- > It's a design process that understands and acknowledges how people live and thrive in their environments.
- > A landscape-led masterplan approach for this site enables the opportunity to retain, celebrate and enhance the site through the landscape.



➤ OPEN SPACE CHARACTER AREAS

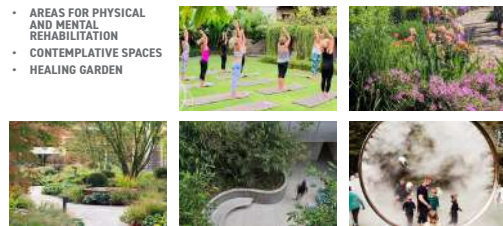
PUBLIC OPEN SPACE

- VERDANT
- ECOLOGICALLY FOCUSED
- OPPORTUNITIES FOR PLAY
- SAFE AND COMFORTABLE SOCIAL SPACES FOR GROUPS



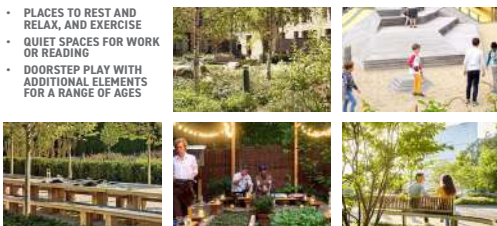
WOMEN'S GARDEN

- AREAS FOR PHYSICAL AND MENTAL REHABILITATION
- CONTEMPLATIVE SPACES
- HEALING GARDEN



COMMUNAL OPEN SPACE

- PLACES TO REST AND RELAX, AND EXERCISE
- QUIET SPACES FOR WORK OR READING
- DOORSTEP PLAY WITH ADDITIONAL ELEMENTS FOR A RANGE OF AGES



STREETSCAPE + COMMERCIAL SPILL-OUT SPACE

- QUIET AND WELCOMING
- PEDESTRIAN FOCUSED
- INTEGRATED SEATING AREAS AND INCIDENTAL PLAY
- POCKETS OF PLANTING AND STREET TREES



◆ DAYLIGHT AND SUNLIGHT IN OPEN SPACES

All public open spaces and resident communal open spaces meet or exceed the BRE sun on ground test.

The proposed public park is performing exceptionally well at **82%**. The public open spaces will be sunny and welcoming for all users.

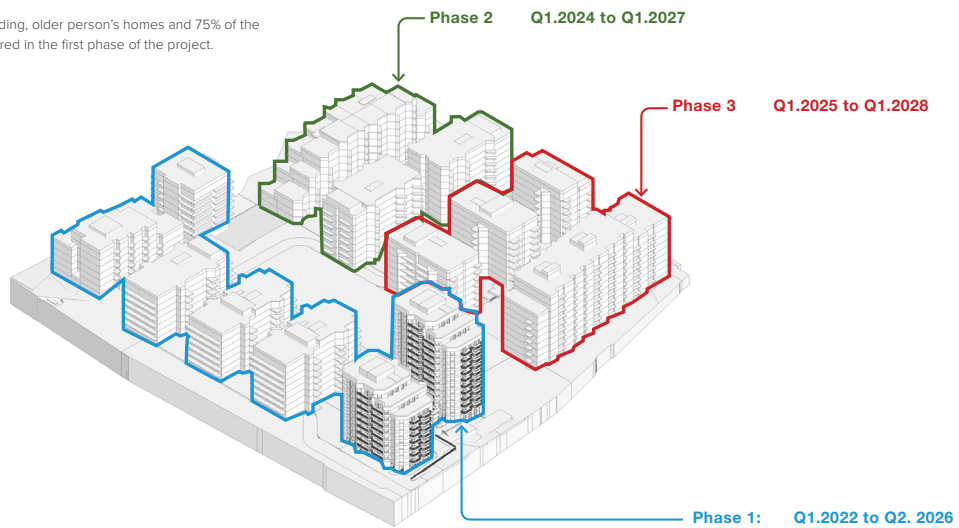
Sunlight to Internal Amenity Areas – March 21st



◆ CONSTRUCTION PHASING

Each phase will have at least 50% affordable housing.

The Women's Building, older person's homes and 75% of the park will be delivered in the first phase of the project.



◆ PEABODY'S COMMITMENT - FOUNDING MEMBER OF 'THE WOMEN'S TRADE NETWORK'

Peabody is a founding member of 'The Women's Trade Network Pledge'. The Network is a partnership of some of the largest names in the UK's housing industry; the Chartered Institute of Housing, Notting Hill Genesis, L&Q, Places for People, Women's Pioneer Housing and Direct Works, the network's mission is to increase the representation of women in trade roles.

Currently, just 2% of tradespeople are female and our mission is to change that by increasing gender diversity in the industry and raising awareness of the benefits that a career in trade can offer women.

The aim of the Network is to increase awareness of the variety of roles available to women through DLOs, contractors and self-employment, as well as offering routes into training and employment. The Network's training programme is open to any woman in the UK, irrespective of her age, background or experience. It will offer courses to help women start or advance their career in trade, leading to employment prospects that best suit their skills, available time and career goals.

No matter which route is taken, the network is committed to ensuring long-term job opportunities at the end of it, whether that be with a contractor firm, in-house maintenance team or even starting up their own business.

ORGANISATIONS FROM ACROSS THE INDUSTRY ARE ALSO ENCOURAGED TO SIGN 'THE WOMEN'S TRADE NETWORK PLEDGE', AND COMMIT TO SUPPORTING WOMEN IN THREE CORE AREAS:

- **Remove Barriers** - ensuring workplaces are inclusive through measures such as flexible working arrangements, equal opportunities and equal pay.
- **Empower and Support** - raise awareness of the benefits of a career in trade and help build a network of mentors to empower and support women at the start of their careers.
- **Increase Access** - provide women access to roles and offer residents the ability to request female operatives in their home.

The first training programme for London will take place at Peabody's Pembury Community Centre during the summer in partnership with the training provider Learning Curve.

"I'm delighted to be part of the founding team for the Women's Trade Network. There are so many opportunities for women to have a successful career in trade, but the perceived barriers make people discount it. We have a long track record of supporting people into work and helping them get better access to education and training and this is a great opportunity for our residents and young people. Breaking down barriers to employment will be a core element of the Women's Trade Network and in the coming years I hope we can really make a change in the industry."

Ashling Fox, Chief Operating Officer, Peabody



SOCIAL VALUE OF THE WOMEN IN TRADE NETWORK

This is just another example of how we're increasing the impact we have in our communities through partnerships and our supply chain. For more information about Social Value or the Women in Trade Network please email contact@hollowayprisonconsultation.co.uk

◆ HELP US NAME THE PARK

As the masterplan comes together and we look to the future we want to get your input on what to name the new neighbourhood. Over the coming months we will hold a naming competition for the new park, the Women's Building and the road through the development.

If you have any ideas please send them through to NewHollowayName@hollowayprisonconsultation.co.uk, or wait to take part in the competition later in the year.



Holloway Park?

New Holloway?

Tufnell Park Fields?

Holloway Green?

Suffragette Green?

Tufnell Park Green?



◆ FEEDBACK

Thank you for your time and for any feedback you wish to provide.

We will be considering the responses and how this can inform the draft masterplan. Our intention is to submit a full planning application in late 2021, with a further round of consultation happening in September/October.

Once the plans are submitted the conversation does not stop – we will be continuing the conversation with local residents and groups throughout the planning process. If you have any questions, please email us at: contact@hollowayprisonconsultation.co.uk



LET US KNOW YOUR VIEWS

To complete a feedback form, please visit:
<http://hollowayprisonconsultation.co.uk/feedback/>



A.12 Virtual Exhibition October 2021

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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.

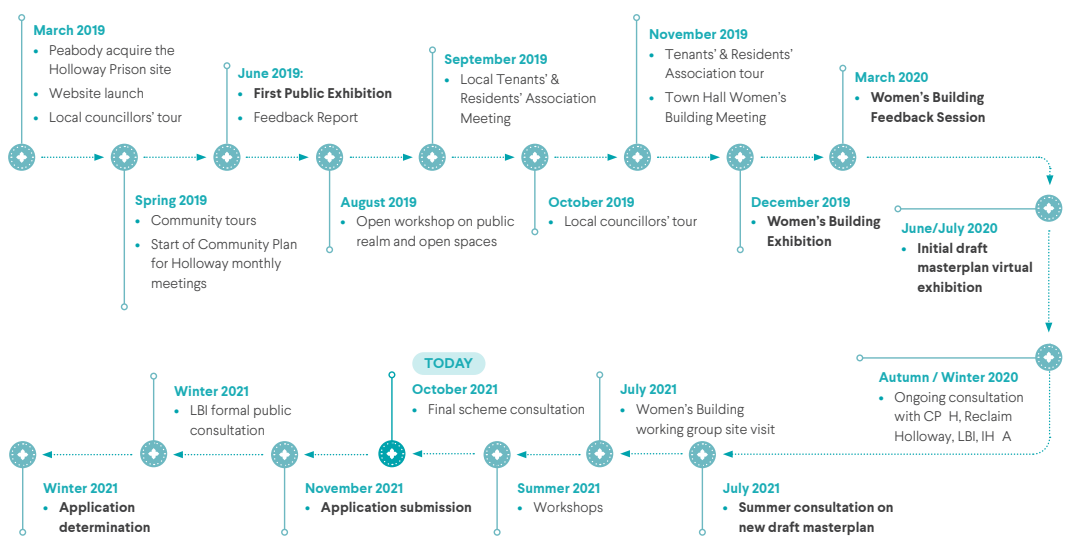
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KEY BENEFITS

 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	 1,33 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: <ul style="list-style-type: none"> • 70% 'social rent' let at Target Rent. This comprises 15 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
 Air Source Heat Pump (ASHP) with Photovoltaic (PV) Provision to serve the development	 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 apprentices during construction , with target for 30% women.

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

EXHIBITION TIMELINE DOCUMENT



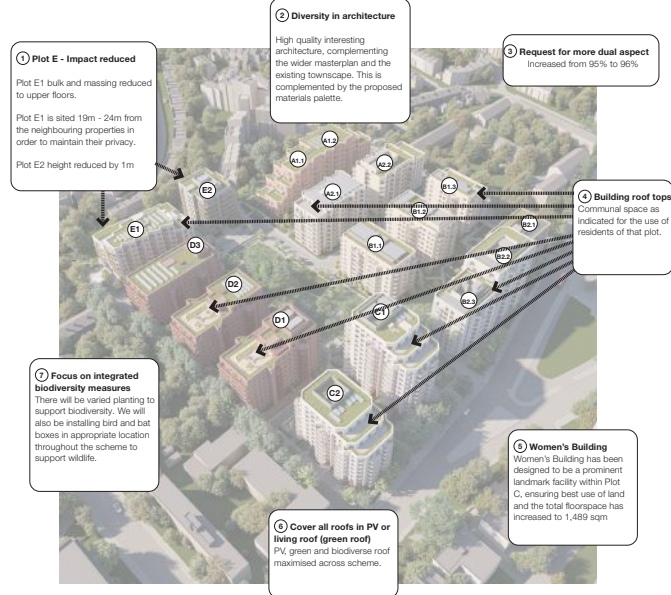
RESPONSE TO CONSULTATION

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 1.5 acres of publicly accessible space for new and existing residents alike to enjoy. This will include:

- a 1.5 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 £1 0 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, 15 (2%) 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

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VIEW OF PLOT C FROM THE SOUTHERN CORNER OF THE SITE




VIEW OF PLOT C FROM CAMDEN ROAD


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VIEW OF PLOT C LOOKING SOUTH WEST



VIEW OF PLOT B

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PLOT B FACADE



TREACLE WAY CONNECTION LOOKING SOUTH EAST

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VIEW OF PLOT A



VIEW OF PLOT A FACADE

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VIEW SHOWING PLOT A STREET



VIEW OF PLOT D FACADE

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VIEW OF PLOT E1 FACADE



VIEW OF PLOT B FACADE

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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	106 Units
2 Bed 3 Person	13 Units
2 Bed Person	196 Units
3 Bed Person	10 Units
3 Bed 5 Person	77 Units
Bed 5 Person	1 Unit
Bed 6 Person	9 Units
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 Person	76 Units

TOTAL 178 Units

MARKET ACCOMMODATION

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

TOTAL 392 Units

TOTAL RESIDENTIAL UNITS | 985 UNITS



HEIGHTS AND ACCOMMODATION CONTINUED

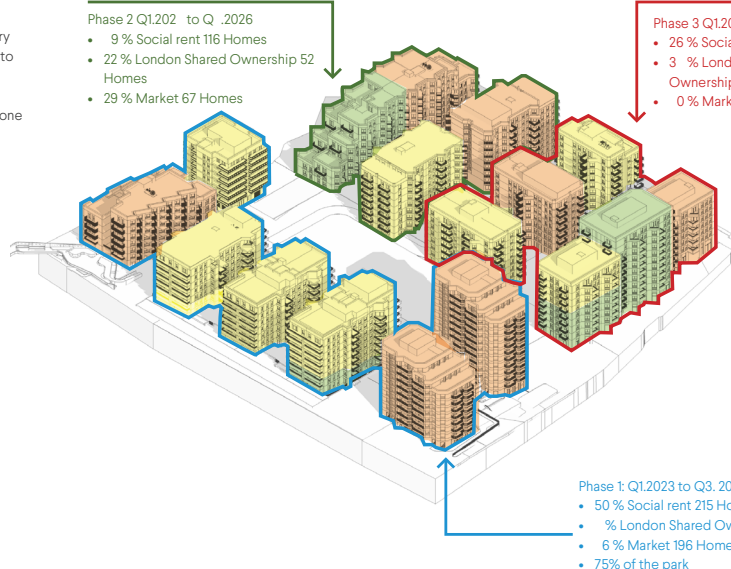
- Majority affordable housing delivered in each phase. Delivery of social rent homes prioritised to early phases.
- Women's building & Extra Care Building & 75% of park in phase one

Phase 2 Q1.2022 to Q3 .2026

- 9 % Social rent 116 Homes
- 22 % London Shared Ownership 52 Homes
- 29 % Market 67 Homes

Phase 3 Q1.2025 to Q3 .2027

- 26 % Social rent 8 Homes
- 3 % London Shared Ownership 108 Homes
- 0 % Market 129 Homes



Key

- Social Rent
- London Shared Ownership
- Market

Phase 1: Q1.2023 to Q3. 2026

- 50 % Social rent 215 Homes
- % London Shared Ownership' 18 Homes
- 6 % Market 196 Homes
- 75% of the park

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	



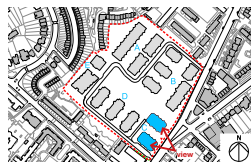
PLAN OF WOMEN'S BUILDING

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

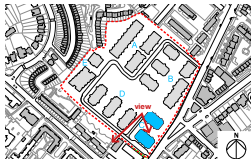
WOMEN'S BUILDING

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.



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. 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-crackle 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 |
| | 15 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 Diffensable 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.

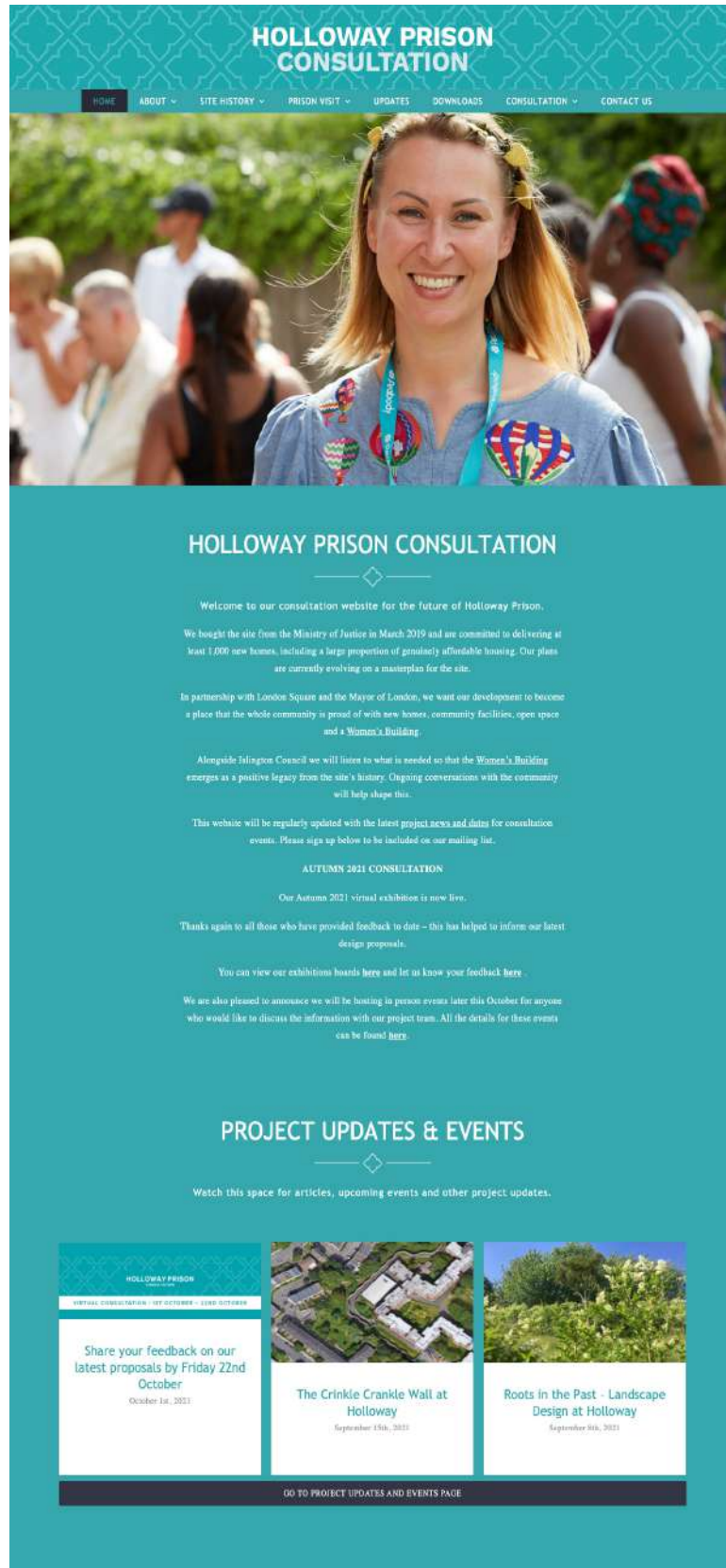
If you have any questions or ideas, please email us at:

contact@hollowayprisonconsultation.co.uk



AERIAL VIEW LOOKING NORTH

A.13 Website



HOLLOWAY PRISON CONSULTATION

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ABOUT PEABODY

Peabody was established in 1862 by the American banker and philanthropist George Peabody. We opened our first estate, in Spitalfields, in 1864. We are one of London's oldest and largest housing associations, providing high quality, safe and secure homes for more than 111,000 people. We are committed to providing as many social rented homes as we can, putting the most vulnerable people first and making a lasting difference in our communities. In 2019 we invested £440m in new and existing homes and our average rent was £127 a week. We also completed over 400 new social rented homes for people on lower incomes.

We continue to build on our pioneering history, adapting to the changing needs of Londoners with innovations in affordable and sustainable housing. To support this, Peabody and Family Mosaic merged in July 2017, more than doubling our capacity to provide new homes and services in London and the South East. Together we now provide 66,000 homes.

We also provide a wide range of [community programmes](#) in our neighbourhoods, including help with employment and training, health and wellbeing projects, family support programmes and a dedicated care and support service for over 17,500 people.

Last year the Peabody Community Foundation invested more than £7 million in programmes, supporting over 1,100 people into work and delivering over 58,000 hours of free-to-access community activities.

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HOLLOWAY PRISON 1852 to 1971

Holloway Prison opened in 1852 as a mixed-sex prison, but became a female-only prison in August 1902 due to a growing demand for space for female prisoners. The Prison's male inmates were moved to Pentonville, Wormwood Scrubs and Brixton prisons.

The original Prison building was based on radial design which aimed to keep inmates separate but easily observed at all times. The building was described as an imposing Victorian structure (called the Castle) built as a 'Terror to Evil Doers'.

When Holloway Prison first opened it could only accommodate 60 female prisoners, but when the male-inmates left in 1902, new wing extensions meant that the building could hold 949 women with a later wing extension allowing for a further 101 prisoners.

The Prison held a number of notable inmates during this period, from Duchesses to fascists and spies. The suffragettes were also imprisoned on the site, many committing to hunger strikes as they continued their campaigning from within the Prison walls.

Public hangings ended in the UK in 1868 and moved inside prisons, including Holloway. A total of five judicial executions by hanging took place at Holloway Prison between 1903, including the last woman to be executed in the UK, Ruth Elis, in July 1955.

Little remains of the original Holloway Prison apart from a small selection of objects held in the Museum of London's Social Working History collections store. These include the bell hung in the gatehouse of Holloway Prison yard, which was rung to summon the prisoners to work and exercise.

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VIRTUAL TOUR

Explore the former Holloway Prison site by taking part in our virtual tour. Click on the icons below to transport yourself to different areas of the former Prison site and use your mouse to navigate around the images. The tour is best experienced in full screen mode- you can click on the square icon on the top right of the box below to expand your screen.



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PROJECT UPDATES & EVENTS

Watch this space for articles, upcoming events and other project updates.

HOLLOWAY PRISON
CONSULTATION

VIRTUAL CONSULTATION - 1ST OCTOBER - 22ND OCTOBER

Share your feedback on our latest proposals by Friday 22nd October

October 1st, 2021

Our Autumn 2021 virtual exhibition on the former Holloway Prison site is now live. Thanks again to all those who have provided feedback to date - this has helped to inform our latest [...]

The Crinkle Crinkle Wall at Holloway

September 15th, 2021

Photo of the Crinkle Crinkle Wall from above. We often get asked about why the prison wall is curved when showing people around the site. The technical term for a curved wall like the [...]

Roots in the Past - Landscape Design at Holloway

September 8th, 2021

Images of some of the existing plants and garden spaces at Holloway. The gardens at Holloway are key part of its recent history as a prison. Our landscape architects Kate and Tess have [...]

40th Anniversary of Greenham Common Peace Camp

September 1st, 2021

This week marks 40 years since the peace protests against the storage of US cruise missiles on British soil at RAF Greenham Common. On the 5 September 1981 a group of women marched [...]

Metropolitan Police training

February 24th, 2021

We are sharing this update to let you know that we have been approached by the Metropolitan Police to use some of the internal spaces in the former Prison for some routine training [...]

New artwork on hoardings at Holloway Prison

February 12th, 2021

Niki Gibbs, Community Plan for Holloway Board Member representing Reclaim Holloway, helping to install banners on the hoardings outside of Holloway Prison. Work from Islington Museum [...]

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Download and view our engagement and consultation materials.

STAGE 3, July 2020

- [July 2020 Online Exhibition Boards](#)

STAGE 2, July 2019 to April 2020

- [March 2020 Women's Building Feedback Session Exhibition Boards](#)
- [December 2019 Women's Building Public Consultation Exhibition Boards](#)

STAGE 1, March to June 2019

- [Stage 1 Public Consultation Report](#)
- [Summer 2019 Exhibition Boards](#)
- [Peabody & London Square Purchase Press Release](#)
- [Peabody & London Square Purchase Press Release – GLA](#)

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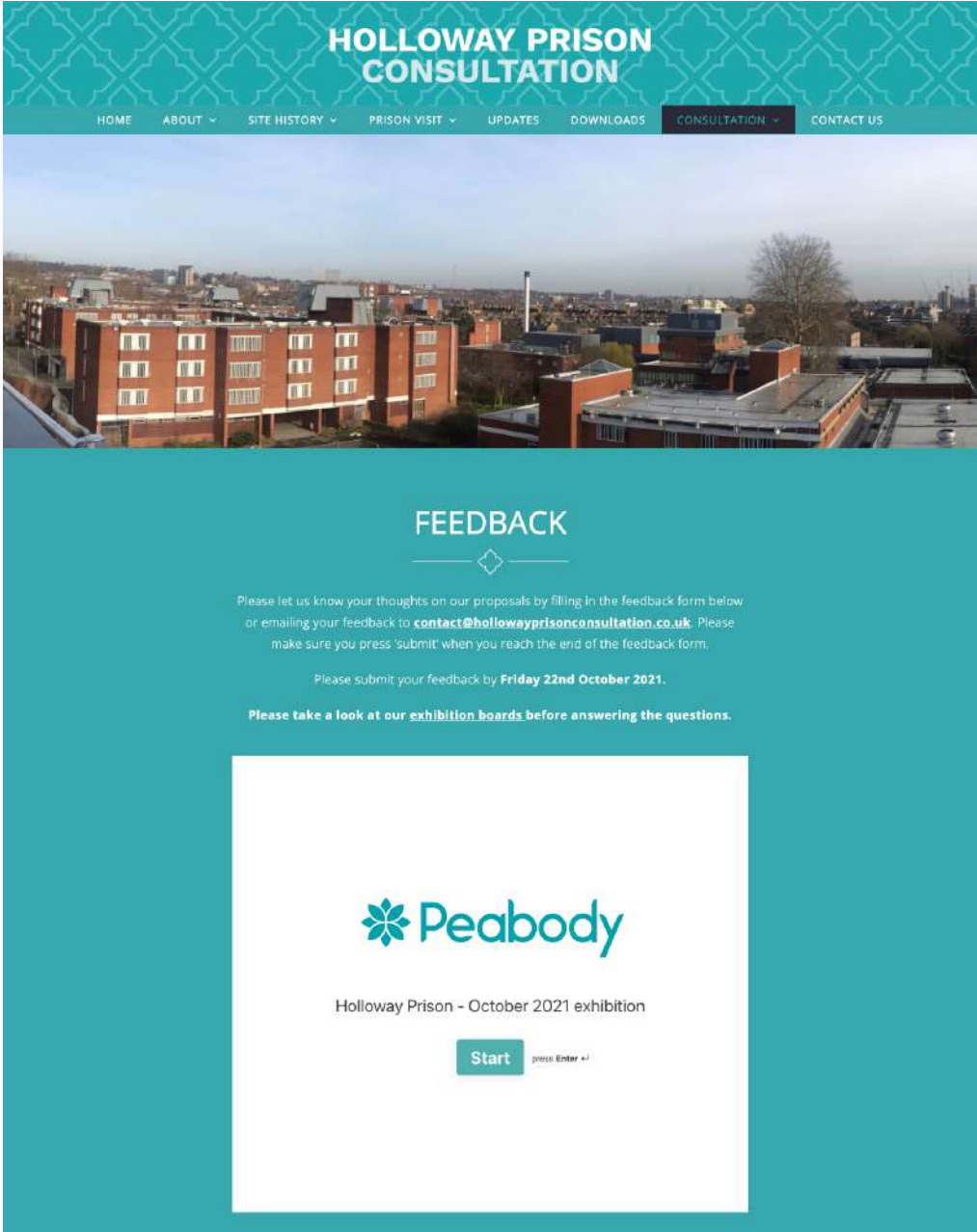
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FEEDBACK

Please let us know your thoughts on our proposals by filling in the feedback form below or emailing your feedback to contact@hollowayprisonconsultation.co.uk. Please make sure you press 'submit' when you reach the end of the feedback form.

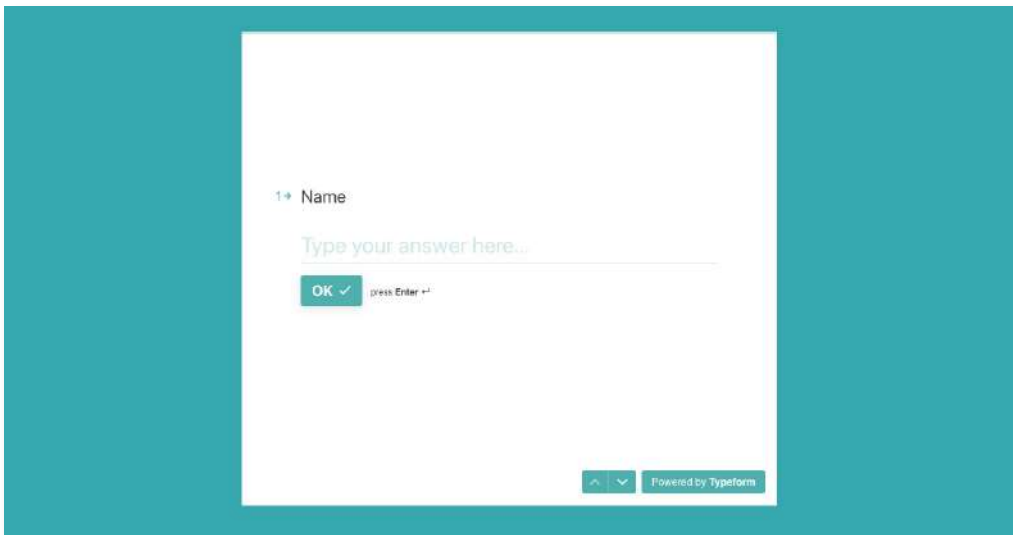
Please submit your feedback by **Friday 22nd October 2021**.

Please take a look at our [exhibition boards](#) before answering the questions.

 Peabody

Holloway Prison - October 2021 exhibition

Start press Enter ↵



1+ Name

Type your answer here...

OK ✓ press Enter ↵

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2+ Postcode

Type your answer here...

OK ✓ press Enter ↵

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3+ Consultation/masterplan principles

Have you previously engaged with the consultation on the proposals for Holloway Prison?

Yes

No

OK ✓

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4+ Do you understand how the plans have evolved in response to feedback received from the previous consultation?

Yes

No

Need more information

OK ✓

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5→ What sort of playspace do you think is missing from the local area?

Type your answer here...

Shift + Enter → to make a line break

OK ✓ press Enter →

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6→ If you have any further comments on the provision of new homes, please let us know:

Type your answer here...

OK ✓ press Enter →

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7→ Holloway Prison has a rich legacy and it is important that we understand what it means to local people. What do you consider to be the legacy of the site?

Type your answer here...

Shift + Enter → to make a line break

OK ✓ press Enter →

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8 → We've increased the space of the Women's Building further, providing over 1,400 sqm of flexible space to deliver services for vulnerable women.

If you'd like to stay in touch about the Women's Building, regarding any suggestions you may have for its future usage, please leave your email address below:

name@example.com

✓ press Enter ↵

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9 → What element of sustainability are you most interested in?

Choose as many as you like

A Demolition

B Construction

C Living

D All of the above

E Other

✓

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10 → Do you have any further comments on the masterplan at this stage?

Type your answer here...

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PUBLIC REALM WORKSHOP AUGUST 2020

A community workshop was held via video call on Thursday 20th August 2020 to explore and discuss the proposals for the public realm and open spaces.

An advertisement inviting people to register their interest for the workshop was posted on the project website a week in advance of the session. Community Plan 4 Holloway also circulated the advertisement link to their networks as pre-agreed with the project team. Joining details were then sent on to those who had registered their interest.


A total of 10 people attended the workshop including representatives from Community Plan 4 Holloway.

The workshop was facilitated by Icon Projects with project landscape architects Exterior Architecture presenting their proposals for discussion ahead of more detailed design work commencing.

The first part of the workshop focussed on the landscape led approach to the masterplan and the influence drawn from the site's history. The second half of the session then explored the different landscape spaces proposed as a part of the new development.

You can download and view a copy of the presentation [here](#).

You can also watch a video of the workshop below if you were unable to attend the session.



Video of the workshop session

SUMMARY OF TOPICS RAISED

Overall, the feedback on the public realm and open spaces during the session was constructive with some useful suggestions made.

A summary of the topics raised by participants are listed below:

1. General discussion around daylight sunlight
2. The size of the open space and how this addresses the need for public open space in the wider area
3. The need to better understand the requirement for a two way road across the central open space, and a strong desire to minimise vehicular access into the site. Please note this will be a topic for discussion at a future workshop on movement in and around the site.
4. Wheelchair access to the terraced spaces on Camden Road / Parkhurst Road
5. Public and resident access to the courtyard gardens
6. The challenge of resident courtyards catering for all users – children, young people, young adults, etc., without causing problems for others, for instance, noise disruption
7. The impact of retaining existing trees on the daylight and sunlight in the new homes
8. The potential for underground food production
9. Edible and productive landscapes managed by the local community
10. Public art or landscaping features inspired by the site's history such as abstract cell-like structures – a clearer legacy of the former use as a prison
11. Achieving a balance between SUDS features and the usability of the open space
12. The carbon footprint of the landscaping and public realm

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PLAYSPACE WORKSHOP OCTOBER 2020

A workshop on the new outdoor play spaces for young people was held via video call for invited stakeholders on Thursday 22nd October 2020.

The session was invitation only, with stakeholders from a background in young people's play, education and outreach asked to participate.

16 stakeholder organisations were invited and a total of 5 attended the workshop including representatives from Hungerford Primary School, The Zone Youth Club, Proplex, Islington Council Assistant Parks Manager (responsible for Whittington and Caledonian Park) and City and Islington College.

The workshop was facilitated by Iconi Projects with project landscape architects Exterior Architecture presenting their proposals for discussion ahead of more detailed design work commencing.

You can download and view a copy of the presentation [here](#).

You can also watch a video of the workshop below.



Video of the workshop session

SUMMARY OF TOPICS RAISED

Overall, the feedback on the play space proposals during the session was very positive with some useful suggestions made.

A summary of the topics raised by participants are listed below:

1. The need for the play spaces and any play equipment to be accessible for children of different ages and abilities.
2. The local need for outdoor spaces for learning and playing.
3. The opportunity for educational spaces such as an area for Forest School was welcomed. There was discussion around the strong appetite for use of such spaces by local organisations who work with young people.
4. The need to consider how the outdoor spaces could be welcoming for older young people.

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FEEDBACK

We want to hear why Holloway Prison matters to you.

Please let us know at feedback@hollowayprisonconsultation.co.uk

FOR ALL OTHER ENQUIRIES

Email: contact@hollowayprisonconsultation.co.uk

Phone: 020 3884 3021

Press: communications@peabody.org.uk

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