



1st November 2021

Elizabeth Reynolds
Islington Customer Centre
222 Upper Street
London
N1 1XR

Dear Liz,

Application for Full Planning Permission in accordance with Section 57 of the Town and Country Planning Act (1990) for the Site at Holloway Prison, Parkhurst Road, N7 0NU

We write on behalf of our client, Peabody Group, and submit a planning application for the redevelopment proposals at Holloway Prison, Parkhurst Road, N7 0NU.

The description of development has been agreed with London Borough of Islington (LBI) Planning Officers and comprises the following:

Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections, publicly accessible park; car (blue badge) and cycle parking; and other associated works.

Application Form

Please note that Planning Portal has advised there is an issue with the Application Form template for question referring to 'Residential Units'. In accordance with their advice we have submitted a copy of the response to this question appended to this Letter.

We look forward to receiving confirmation of the validation of the planning application. A copy of the application has also been sent to the GLA. In the meantime, if you have any queries relating to the submission, please feel free to contact me.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'ellen moore'.

Ellen Moore
Associate
079 0442 4462
ellen.moore@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Application Form

Please note that Planning Portal has advised there is an issue with the Application Form template for question referring to 'Residential Units'. In accordance with their advice we have submitted a copy of the response to this question appended to this letter.

Residential Units

[Help](#)

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. [View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

- Yes
 No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

- Yes
 No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

Add 

Units Gained										
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4 Compliance	Sheltered Accommodation	Older Persons Housing	Garden Land	Action
Flat, Apartment or Maisonette	14	Market for Sale	52	2	1	M4(2)				Edit Delete
Flat, Apartment or Maisonette	2	Market for Sale	55	2	1	M4(2)				Edit Delete
Flat, Apartment or Maisonette	1	Market for Sale	65	2	1	M4(3)(2a)				Edit Delete
Flat, Apartment or Maisonette	48	Market for Sale	73	3	2	M4(2)				Edit Delete
Flat, Apartment or Maisonette	1	Market for Sale	85	3	2	M4(3)(2a)				Edit Delete
Flat, Apartment or Maisonette	1	Market for Sale	90	3	2	M4(3)(2a)				Edit Delete
Flat, Apartment or Maisonette	19	London Shared Ownership	50	2	1	M4(2)				Edit Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	58	2	1	M4(2)				Edit Delete

Flat, Apartment or Maisonette	28	London Shared Ownership	73	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	84	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	90	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	10	Social Rent	50	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	55	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	58	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	69	2	1	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	14	Social Rent	70	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	51	Social Rent	71	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	72	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	2	Social Rent	87	5	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	13	Social Rent	88	5	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	6	Social Rent	90	5	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	95	3	2	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	97	5	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	101	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	106	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	109	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	110	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	2	Social Rent	115	4	3	M4(3)(2b)	Edit	Delete

Flat, Apartment or Maisonette	2	Social Rent	123	4	3	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	125	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	130	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	132	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	134	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	138	6	4	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	78	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	41	Market for Sale	50	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	51	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	8	Market for Sale	52	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	54	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	63	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	8	Market for Sale	66	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	2	Market for Sale	67	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	68	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	69	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	4	Market for Sale	71	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	26	Market for Sale	72	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	13	Market for Sale	73	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	6	Market for Sale	74	3	2	M4(2)	Edit	Delete

Flat, Apartment or Maisonette	3	Market for Sale	75	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	9	Market for Sale	77	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	82	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	88	4	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	91	4	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	99	4	3	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	2	London Shared Ownership	50	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	51	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	27	London Shared Ownership	52	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	10	London Shared Ownership	54	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	20	London Shared Ownership	55	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	10	London Shared Ownership	57	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	2	London Shared Ownership	69	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	74	2	1	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	18	London Shared Ownership	74	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	4	London Shared Ownership	75	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	12	London Shared Ownership	77	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	87	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	65	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	66	3	2	M4(2)	Edit	Delete

Flat, Apartment or Maisonette	1	Social Rent	67	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	68	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	69	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	14	Social Rent	71	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	7	Social Rent	71	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	5	Social Rent	72	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	22	Social Rent	73	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	3	Social Rent	75	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	79	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	86	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	14	Social Rent	90	5	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	102	4	3	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	120	5	4	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	129	6	4	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	136	6	4	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	33	Social Rent	51	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	4	Social Rent	71	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	71	Social Rent	72	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	3	Social Rent	88	5	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	22	Social Rent	89	5	3	M4(2)	Edit	Delete

Flat, Apartment or Maisonette	12	Social Rent	91	5	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	9	Social Rent	94	5	3	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	126	6	4	M4(3)(2b)	Edit	Delete
Flat, Apartment or Maisonette	2	Market for Sale	53	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	2	Market for Sale	56	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	6	Market for Sale	57	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	61	2	1	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	64	2	1	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	4	Market for Sale	67	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	2	Market for Sale	68	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	38	Market for Sale	72	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	71	Market for Sale	74	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	79	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	12	Market for Sale	84	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	86	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	24	Market for Sale	89	4	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	53	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	57	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	61	2	1	M4(3)(2a)	Edit	Delete

Flat, Apartment or Maisonette	1	Market for Sale	64	2	1	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	4	Market for Sale	67	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	2	Market for Sale	68	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	38	Market for Sale	72	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	71	Market for Sale	74	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	79	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	12	Market for Sale	84	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	86	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	24	Market for Sale	89	4	3	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	53	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	57	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	61	2	1	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	2	London Shared Ownership	64	2	1	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	4	London Shared Ownership	72	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	6	London Shared Ownership	74	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	79	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	2	London Shared Ownership	88	3	2	M4(3)(2a)	Edit	Delete
Flat, Apartment or Maisonette	6	Market for Sale	50	2	1	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	1	Market for Sale	64	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	12	Market for Sale	74	3	2	M4(2)	Edit	Delete
Flat, Apartment or Maisonette	12	Market for Sale	75	3	2	M4(2)	Edit	Delete

Flat, Apartment or Maisonette	16	Social Rent	60	2	1	M4(3)(2b)	Yes	Edit	Delete
Flat, Apartment or Maisonette	4	Social Rent	61	2	1	M4(3)(2b)	Yes	Edit	Delete
Flat, Apartment or Maisonette	8	Social Rent	62	2	1	M4(3)(2b)	Yes	Edit	Delete
Flat, Apartment or Maisonette	10	Social Rent	63	2	1	M4(3)(2b)	Yes	Edit	Delete
Flat, Apartment or Maisonette	10	Social Rent	64	2	1	M4(3)(2b)	Yes	Edit	Delete
Flat, Apartment or Maisonette	8	Social Rent	66	2	1	M4(3)(2b)	Yes	Edit	Delete
Flat, Apartment or Maisonette	4	Social Rent	70	2	1	M4(3)(2b)	Yes	Edit	Delete
Flat, Apartment or Maisonette	1	London Shared Ownership	78	3	2	M4(3)(2a)		Edit	Delete
Flat, Apartment or Maisonette	1	Social Rent	88	3	2	M4(3)(2b)		Edit	Delete
Flat, Apartment or Maisonette	8	Social Rent	75	3	2	M4(3)(2b)		Edit	Delete

Please add details for every unit of communal space to be added

[Add >](#)

Units	GIA	Action
1	26824	Edit Delete

Who will be the provider of the proposed unit(s)?

Housing Association ▼

Total number of residential units proposed

985

Total residential GIA (Gross Internal Floor Area) gained

69396

[Previous](#)

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