

# Former Holloway Prison

## Design and Access Statement



ALLFORD  
HALL  
MONAGHAN  
MORRIS



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DESIGN AND ACCESS STATEMENT

### Note

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## ■ 1.0 Introduction

# 1.0 Introduction

## 1.1 Purpose and Scope of the Report

### Purpose

This Design and Access Statement has been prepared by Allford Hall Monaghan Morris Architects, in support of the planning application for the development of the former Holloway Prison Site and associated landscaping and public realm works.

### Scope

This report responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015- which states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with.

A number of elements of the design, including particulars of external lighting and security will be finalised at the detailed design stage and therefore will be the subject of planning conditions to be agreed with the London Borough of Islington. Where these details are shown within the Design and Access Statement, they are included for illustrative purposes only.

The Design and Access statement explains:

The design principles and concepts that have been applied to the development; and,  
How issues relating to access to the development have been dealt with.

Layout: the approximate location of buildings, routes and open spaces with the proposal site; and,

Scale: the upper and lower limits for the height, width and length of each building included in the proposal.

Provides a review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance

Provides a rationale for the scheme's design

Explains and illustrates the design principles in terms of the development's layout, density, scale, landscape and visual appearance, and explains how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen; and,

Explains how the development will meet the local authority's planning and urban design objectives.

### Supporting documents

This Design and Access Statement is intended to be read in conjunction with the application drawings and associated consultant documents which form part of the application submission. For a full list of the drawings and documents which form part of the application please refer to the Planning Statement.



# 1.0 Introduction

## 1.2 The Applicant - Peabody

### Providing London Housing

Peabody has been at the forefront of providing affordable housing in London since 1862 and is now one of the largest housing associations in London. They own and manage approximately 67,000 homes (with approximately 5,000 homes in Islington) and house around 155,000 residents and provide care and support services to 16,000 people. We provide a wide range of specialist housing and care and support services to around 8,000 people in London, Essex and the South East. Our mission is to help people make the most of their lives by providing good quality homes, working with communities and promoting well-being.

Working with architects and planners, and together with the public and private sector, we have commissioned many award-winning, notable developments that continue to make a significant contribution to the rich and diverse architecture in and around London. We believe that good design is fundamental to creating places where people want to live. This is why we place such importance on making sure our developments foster well-being through high quality homes, well-planned neighbourhoods, and links to amenities and community facilities. Our commitment to the quality of what we build is focused on the experience of our residents living in our homes. We also recognise the contribution our schemes make to the fabric of London. By listening to our residents and truly understanding what it means to them, we invest in good quality from the beginning. Putting the most vulnerable first and providing great places where people want to live is at the heart of what Peabody does.



Darbishire Place



Plaistow Hospital



Peabody Avenue

# 1.0 Introduction

## 1.3 The Project Team - AHMM

Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. We design very different buildings for very different people to use in very different ways. We believe in making places as well as buildings, that work over time and have lasting qualities intrinsic to their architecture.

For us, a project begins with a strategy, not a design solution. This strategy arises from understanding the fundamental drivers of a brief and the parameters, problems and opportunities it represents. It includes a richer definition of context as political, economic or social as well as architectural. We search for the chances to create good architecture in every site, budget and programme. And whilst this might involve a complexity of thought, it yields a simple, legible proposal that can flex in response to change but still remain true to the core of the brief. Only then does a design idea emerge, an idea that will be robust enough to survive the pressures that can be expected on the way to the finished building. Its execution may involve us drawing on previous projects, but always testing against the overall framework for the new.

We pursue a pragmatic, analytical and open working method that produces responsive, intelligent architecture. This clarity with which we work facilitates discussion between all parties, including clients, users, planners and contractors, and results in an aesthetic approach that is clear and logical. We innovate because we know that innovation is as much about finding simpler ways of doing things better as it is about finding new things to do.

For over twenty years, this way of seeing has allowed us to make architecture which resonates with clients and critics and responds to changing construction techniques. We design houses and housing, schools and sports buildings, exhibition spaces and offices and healthcare facilities, as well as the odd bus station and art gallery; interestingly, we are now building hybrids of many of the above.

Our work is also international, with overseas projects currently underway in Amsterdam, Ghana and Oklahoma City that feature commercial, retail, residential, amenity and educational elements.

We are part of a team, but most importantly we enjoy working with anybody who shares our belief that architecture can make a positive, inspirational but never overbearing contribution to the world around us.



### White Collar Factory

use: office  
client: Derwent London plc  
completion: 2017  
location: City Road, London, UK  
size: 228,000sq.ft



### Leonard Street

use: mixed use (office and residential)  
client: London Square  
completion: 2013  
location: London, UK  
size: 62,783 sq.ft

# 1.0 Introduction

## 1.3 The Project Team - AHMM



### Angel Building

use: office  
client: Derwent London plc  
completion: 2017  
location: London, UK  
size: 355,300sq.ft



### 207 Old Street

use: office/retail  
client: Helical Bar and Crosstree Real Estate Partners  
completion: 2016  
location: London, UK  
size: 220,000sq.ft



### 119 Farringdon Road

use: office/retail  
client: Vidris Real Estate Services  
completion: 2018  
location: London, UK  
size: 100,000sq.ft



### 20 Farringdon Road

use: office  
client: Derwent London plc  
completion: 2016  
location: London, UK  
size: 4650 sq.m

# 1.0 Introduction

## 1.4 The Project Team - London Square

### Ever Greater London

Founded in 2010, we have built our reputation by respecting, understanding and exceeding the needs of our customers. By focusing solely on London and its surrounding areas, we have become specialists in developing homes that meet the standards this magnificent city has set, and the demands of its residents.

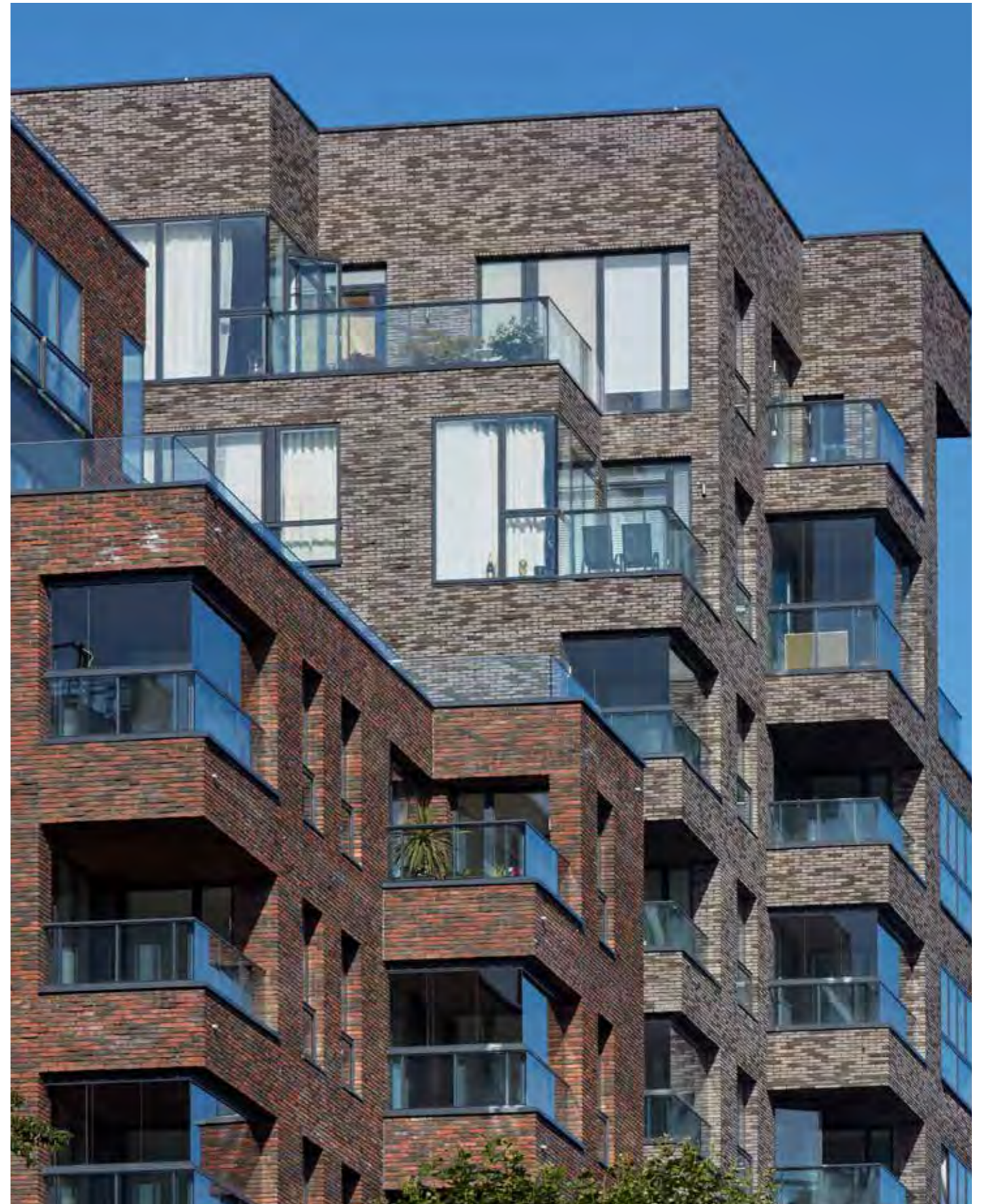
Our achievements have been recognised by the industry with numerous awards, including the coveted What House Gold awards for Best Small House builder 2015 and Best Luxury Development 2015 for London Square Fulham and Best Luxury Development 2016 for Star & Garter, Richmond. This sits alongside an impressive collection of previous What House, Evening Standard and RESI awards.

In our first four years of trading we generated in excess of £150 million in turnover, a figure set to treble in the next three years. Today, London Square has 17 first class development sites in the capital, including the highly prized The Star and Garter Home site that overlooks the Thames in Richmond.

An experienced team of over 130 staff work from our headquarters in West London. We live and breathe our company values, and in 2015 we were ranked 39th in The Sunday Times 100 Best Small Companies to Work For. We aim to surprise our customers with innovative and thoughtful design, and to exceed their expectations with our exceptional service. Our customers inspire every part of our process, they determine where we build, how we build and, above all, why we build.



London Square Bermondsey



Upper Richmond Road

# 1.0 Introduction

## 1.5 The Project Team

Peabody Construction Limited (herein referred to as 'Peabody') has compiled an exemplary professional team to realise the opportunity the development of the Holloway Prison site offers.

AHMM in collaboration with the following team has developed the design and supporting material for this planning application:

### The Project Team consists of:

- Client - Peabody Construction Limited
- Construction Partner - London Square
- Project Manager - Potter Raper
- Architect- Allford Hall Monaghan Morris
- Landscape Architect - Exterior Architecture
- Planning Consultant - Avison Young
- Structural and Civil Engineer - Waterman Group
- Environmental Impact Assessment - Avison Young
- MEPH/Vertical transport consultant - Hoare Lea
- Sustainability consultant - Hoare Lea
- Transport consultant - Velocity Transport
- Daylight Sunlight and Overshadowing - Point 2
- Townscape - Tavernor consultancy
- Public Consultation - Kanda and Icenic
- Acoustician - Max Fordham acoustics
- Arboriculturalist - Barton Hyett
- Accessibility consultant - Lord Consultants



# 1.0 Introduction

## 1.6 Executive Summary

### Project Description

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 connection, publicly accessible park; car (blue badge) and cycle parking; and other associated works.

### Project Summary

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.

In partnership with London Square, Peabody will deliver 60% affordable housing on the site. This commitment also includes the provision of a Women's Building, green and open spaces.

The development will also provide 40% of homes for sale. The scheme will provide a mix of 1- to 4-bedroom homes.

The Masterplan will provide in excess of 70% 2+ bed units, which are considered family homes by the Council's emerging Local Plan.

### Key drivers

- 60% affordable housing
- 42% social rent homes across the scheme (rent set at target rent)
- 1 to 4 bedroom homes
- 60 social rent extra care homes with dedicated communal facilities and garden
- Women's Building (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
- Creation of public open green space – 1.4 acres (5725 sqm) public park.
- Exemplar landscaping, connectivity for the local area, publicly accessible play for all.
- Optimise family units
- Mix of tenures
- Maximise dual aspect
- Integrated play spaces
- New connections across site
- Active frontage on Parkhurst / Camden Road

# 1.0 Introduction

## 1.7 Objectives and Aspirations

### Introduction

Peabody aim to regenerate the former site of Holloway Prison as a high quality, successful residential led development providing much needed affordable housing to London.

Through detailed consultation with the local and strategic planning authorities and the local residential and business communities, we aim to transform Holloway prison into a new development which will be fully integrated with its surroundings and will provide new homes.

### The existing site

Project Holloway is on the site of the former HMP Holloway Prison. The site occupies 4.16 hectares and is occupied by a number of prison buildings arranged around a existing central garden with a number of existing trees and vegetation.

The site has been used as a prison in various guises since the middle of the 19th Century, on March 7th, 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.

### Key principles:

Improve access through the site and reintegrate the site with its surrounding community.

Maintain and celebrate existing landscape while creating new shared public realm and park space. Create new homes, improving housing choice and quality in the area.

Provide a Women's Building that 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 Masterplan

The proposal is to create an integrated and reconnected residential masterplan site with circa 95,000m<sup>2</sup> of new residential floorspace, 1489 m<sup>2</sup> Women's building, and 1822 m<sup>2</sup> commercial floorspace.

### Public realm

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.

### Transport and 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.

### Residential

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 within the habitable rooms.
- 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.
- 12% of homes will be designed as wheelchair homes exceeding 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.

### Sustainability

Peabody's design approach at Holloway aims to provide a sustainable living environment that seeks to minimise its impact on the environment, promote health, well-being and sustainable lifestyles, and create communities that enable its residents to thrive and flourish.

Peabody and the design and technical consultant team are working collaboratively to provide the best possible sustainability outcome for the site. The scheme's location within London, its high density, access to public transport, shops, services and employment are integral to its sustainability.

The offices and community spaces are designed to achieve BREEAM excellent ratings.

12% of homes will be designed as wheelchair homes. The scheme will be car-free with the exception of

30 accessible parking bays on street. Every parking space will have active charging facilities.

Locally it will serve as an exemplar of sustainability helping to raise the bar for future developments.

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## ■ 2.0 Site Analysis

## 2.0 Site Analysis

### 2.1 Site Location

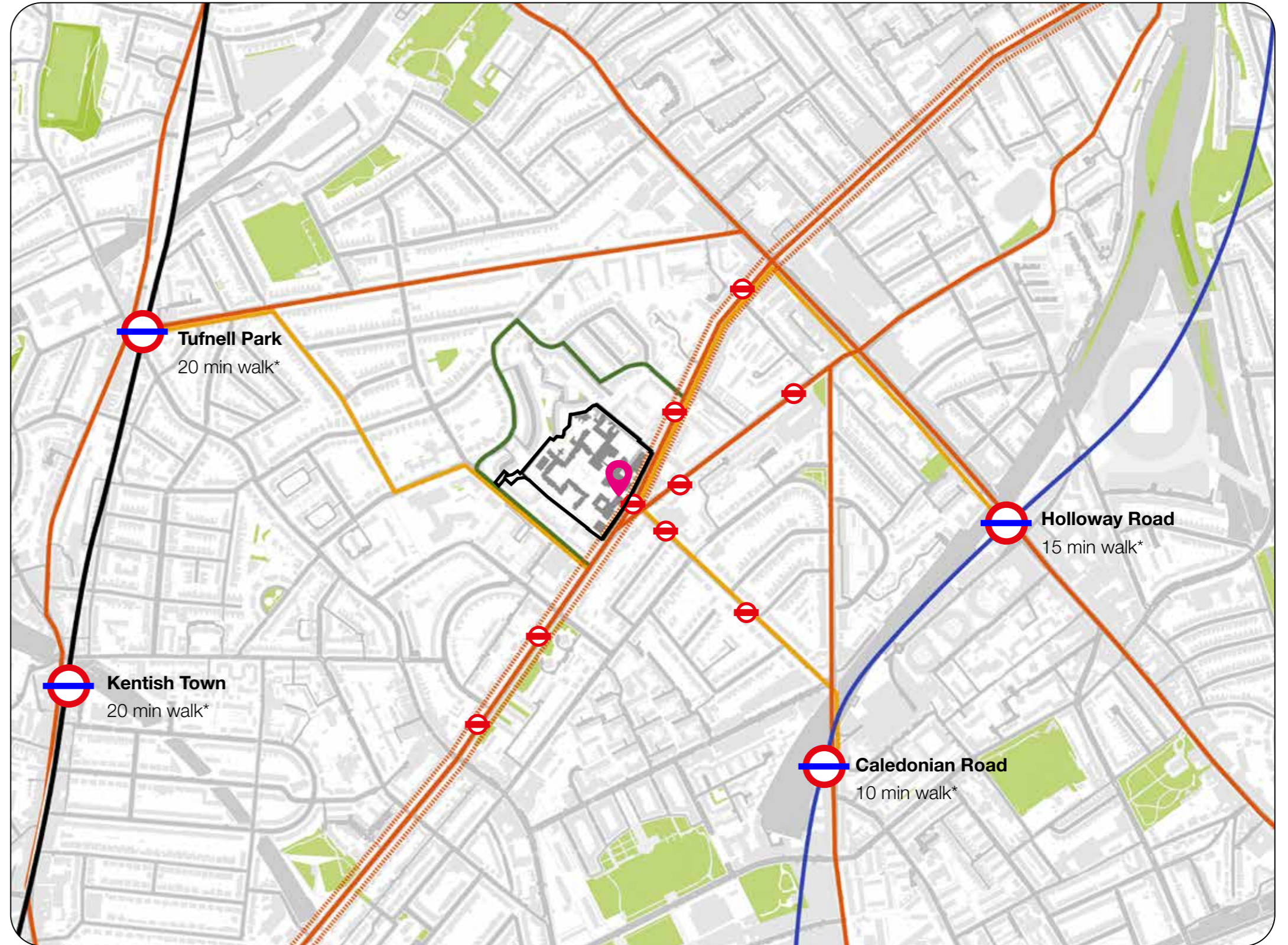
The Project Holloway site is situated in the London Borough of Islington along Camden and Parkhurst road. The site is located between Tufnell Park and Kentish Town stations to the west and Holloway Road station to the East.

The site is currently occupied by the existing disused Her Majesties Prison Holloway building, constructed during the 1970's and occupies an area of 4.16 Hectares.

Within the immediate vicinity of the site sits the Peabody owned Bakersfield estate to the North West, Islington owned housing both to the South and the West and then the Holloway estate owned by the City of London to the North East.

The following sections provide an overview of the sites history and constraints.

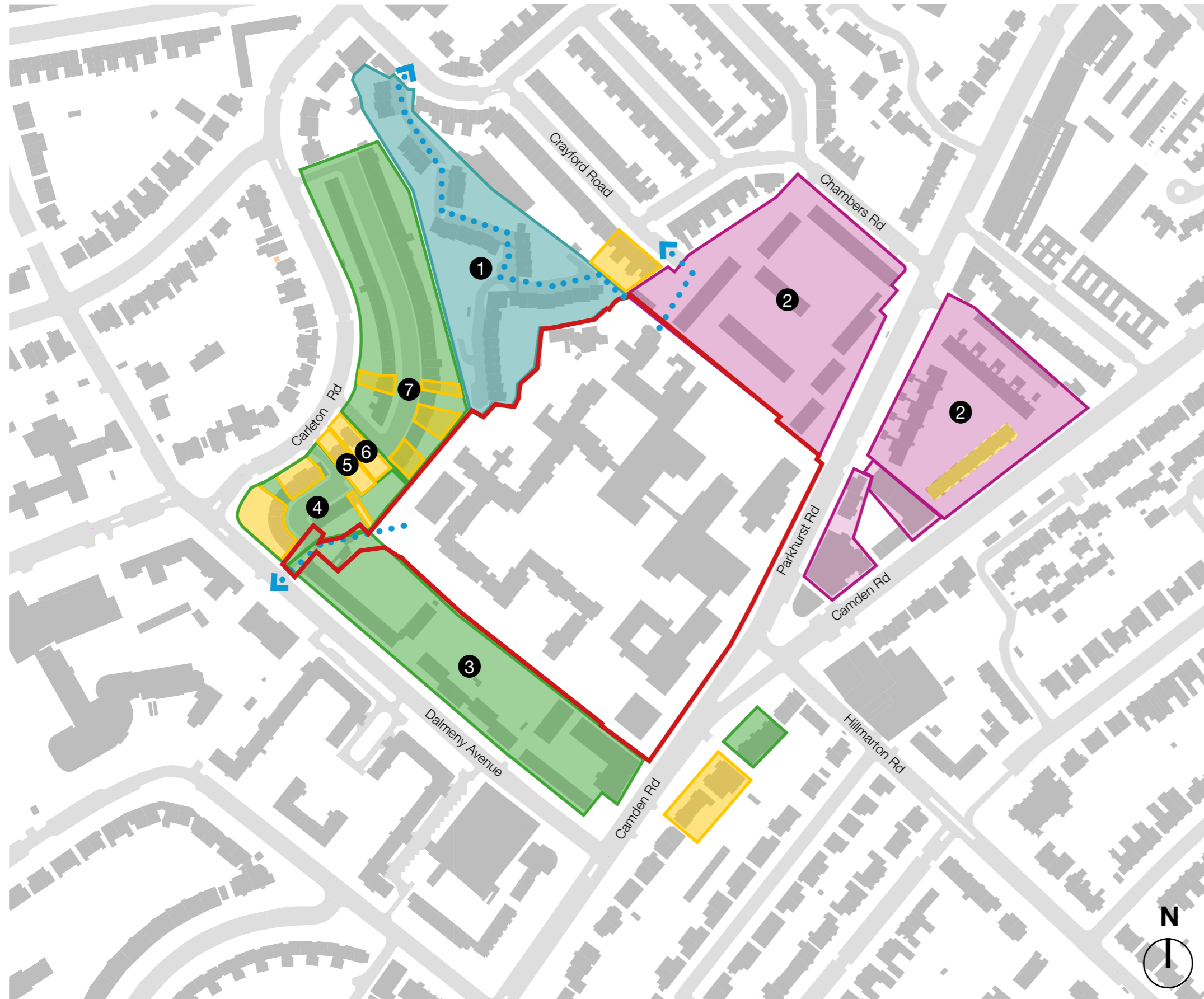
- KEY:**
-  Main Road
  -  Residential street
  -  Pedestrian route to tube station
  -  Piccadilly and Northern Line
  -  Area affected by traffic/noise
  -  Tube Station
  -  Bus Stop



Project Holloway Site Location

## 2.0 Site Analysis

### 2.2 Site Context



#### NEIGHBOURING ESTATES OWNERSHIP KEY (FREEHOLD)

- PEABODY (FOLIO LONDON LEASEHOLD)
- CITY OF LONDON CORPORATION
- ISLINGTON
- PRIVATE
- Site boundary
- Potential Connections

#### PROPERTY NAMES

- 1 Bakersfield Estate
- 2 Holloway Estate
- 3 Estates on Dalmeny Avenue
- 4 Trecastle Way
- 5 Dolphin Court
- 6 44 Carleton Road
- 7 Penderyn Way

## 2.0 Site Analysis

### 2.2 Site Context







#### Existing Uses

The streets around the site are predominately residential interspersed pockets of school and community use buildings serving the local neighbourhoods.

Commercial and retail uses are concentrated to the north east at Holloway road and to the west between Tufnell park and Kentish town.

It can be seen that there is a low level of green space in the immediate vicinity of the site and this serves as one of the key drivers for the scheme and is further explored in Section 3.0.

#### KEY:

-  Existing Buildings
-  A use - Commercial
-  B use - Business, General Industry
-  C use - Residential
-  D use - Schools, Community Use
-  Green/Park Space



Existing site plan setting out important uses in the local area











## 2.0 Site Analysis

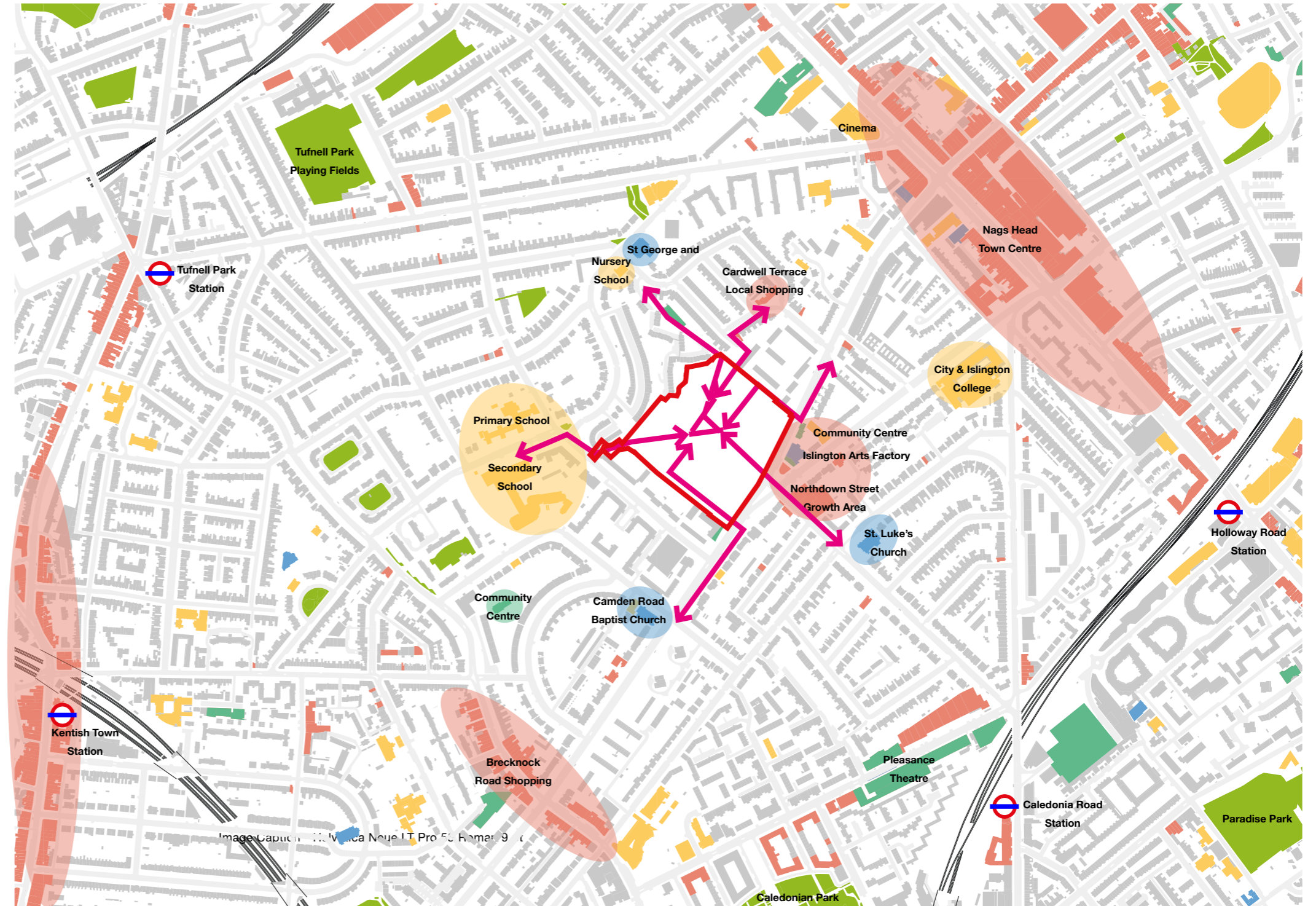
### 2.2 Site Context

#### Existing Uses

The closed island nature of the site means that a number of local services are poorly connected between the neighbourhoods with the existing prison acting as a barrier. The opening of the site provides an opportunity to reconnect these services and neighbourhoods.

The locations of Tufnell Park and Caledonian Road underground stations as well as the position and location of the aforementioned local services like schools generate clear desire lines through the site.

-  Site Residential
-  Residential
-  Road Network
-  Green Space
-  Commercial
-  Educational
-  Community Use
-  Place of Worship
-  Desire Line
-  Site Boundary

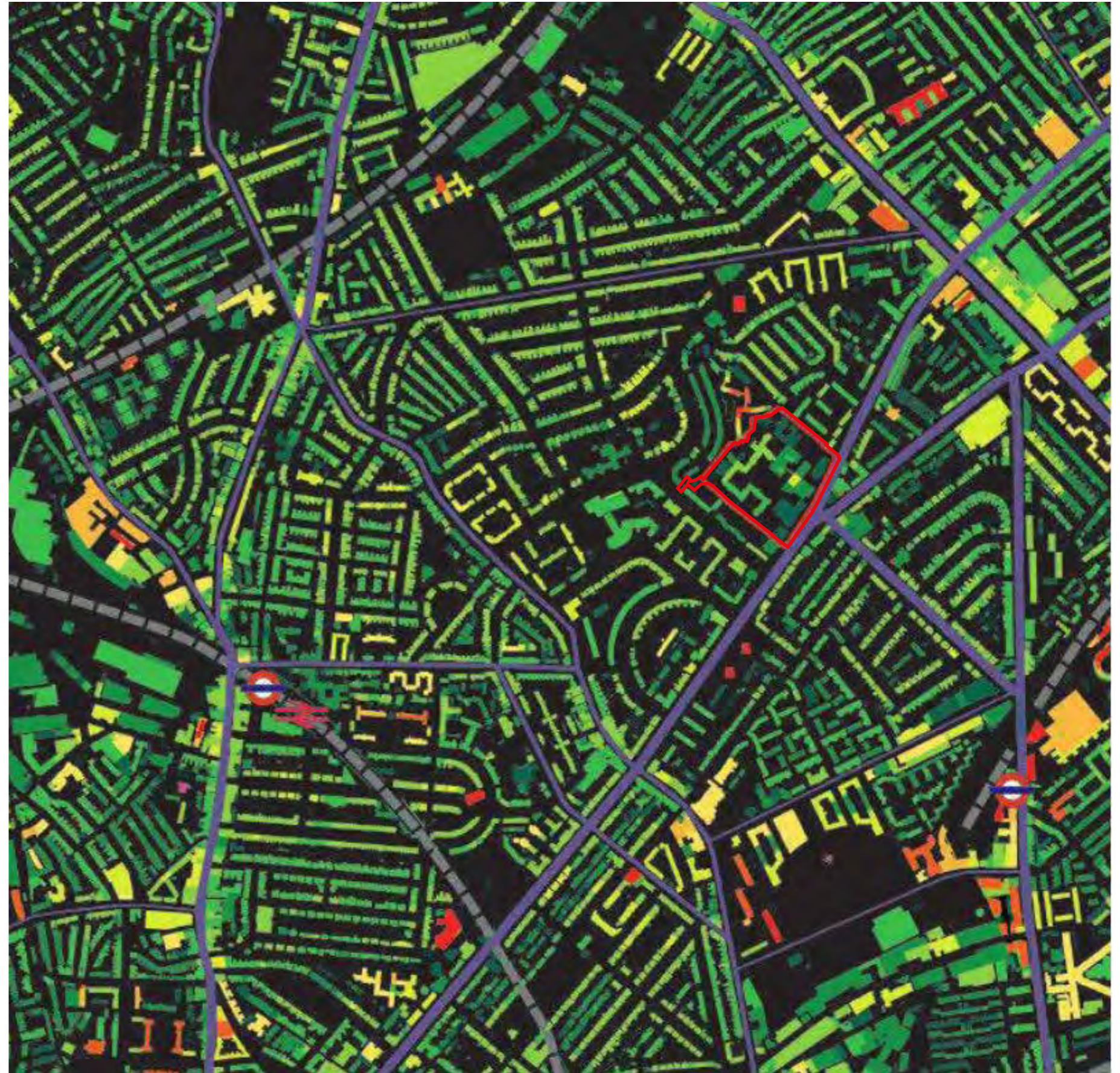
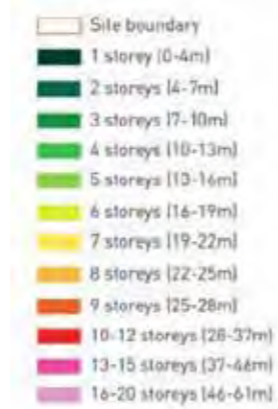


## 2.0 Site Analysis

### 2.2 Site Context

#### Surrounding Heights

The majority of local buildings are in the range of 3-6 storeys with the existing prison buildings being between 2 and 5 storeys. There are taller buildings with the immediately adjacent Bakersfield estate rising to 10 storeys with some surrounding building rising up to 11- 12 storeys towards the Nags Head shopping centre in Holloway Road and Rowstock Gardens on Camden Rd.



# 3.0 Site Analysis

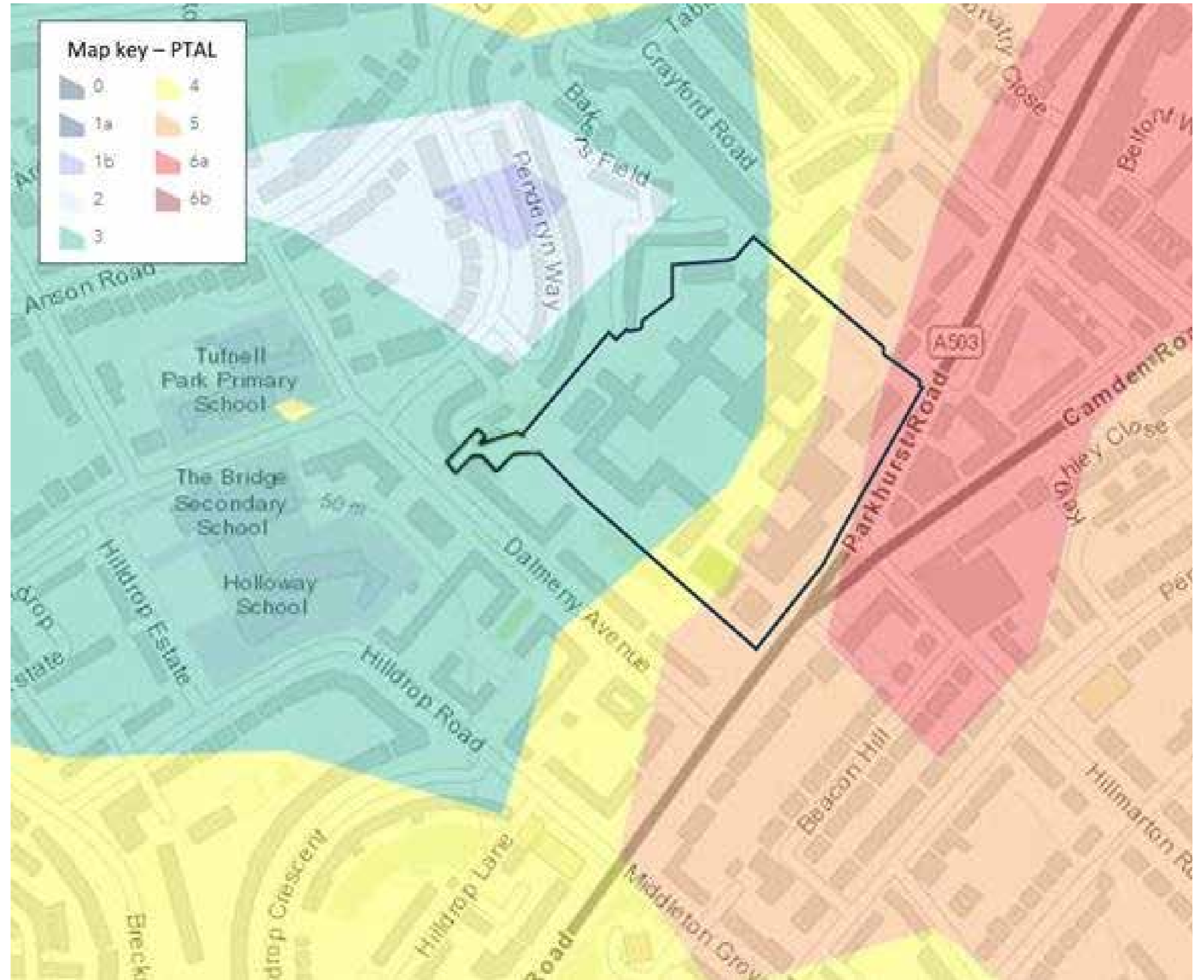
## 2.2 Site Context

### PTAL

The site is highly accessible by public transport, being on a number of bus routes along the Camden/Parkhurst road and being within walking distance of four underground stations with Caledonian road being within a 10 minute walk.

The Existing PTAL rating varies from 6 at the front of the site to 3 at the back of the site, by opening up the site, it is envisaged that the previously less well connected interior of the site will be much easier accessed from the main thoroughfare of Camden Parkhurst road and the transport and accessibility that it enjoys.

New site connections will improve accessibility of surrounding areas.



## 3.0 Site Analysis

### 2.2 Site Context

#### Conservation Areas

The site itself does not sit within a conservation area and does not contain any existing buildings of historical interest however it has four conservation areas in its close vicinity and a number of buildings of heritage value that must be considered.

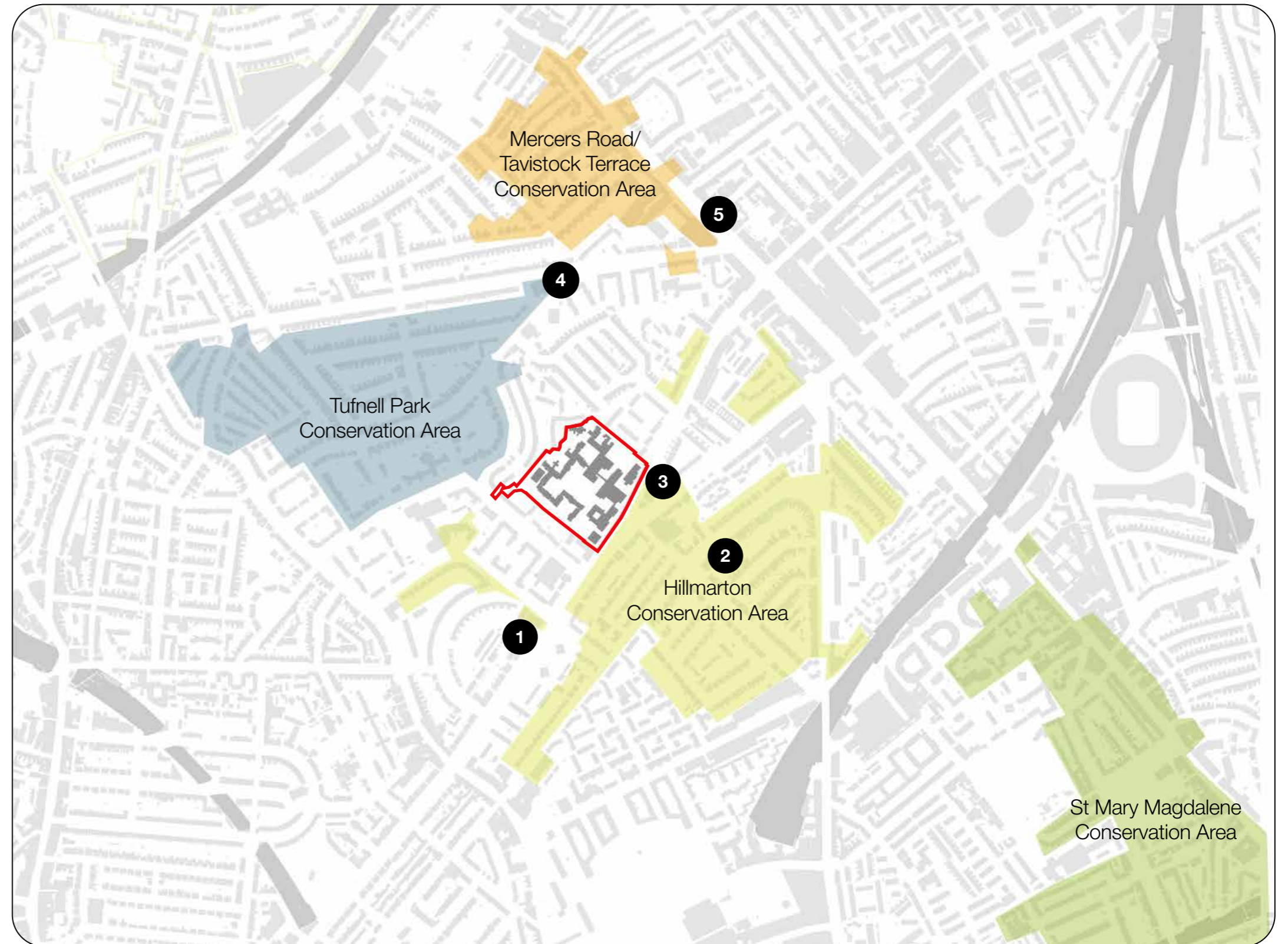
To the north-west of the site is the Tufnell Park Conservation Area is situated to the north west of the site and is generally characterised by Edwardian and Victorian three storey housing.

The Hillmarton Conservation Area lies to the immediate south of the site and is predominately characterised by two and three storey Victorian semi-detached and terraced houses.

Mercers Rd/Tavistock road Conservation area lies further afield to the north and St Mary Magdalene conservation area is further to the south east.

Prominent local landmarks include Camden New Church and spire which sits opposite the prison and St Luke's church on Hillmarton road.

Please see the Townscape, Built Heritage and Visual Impact Assessment report for further details.





# 3.0 Site Analysis

## 2.2 Site Context



Tufnell Park



Mercers Rd/Tavistock Ter



Hillmarton



St Mary Magdalene

### Grade II Listed Buildings



1 Camden Road Baptist Church



2 St. Luke's Church



3 Vergers Cottage



4 St. George's Theatre



5 The Odeon

## 2.0 Site Analysis

### 2.2 Site Context

The Existing site is flanked on three sides by residential housing. Most of the housing is of a traditional Victorian and Georgian housing along with a number of inter and post war estates.

These photos show the surrounding context with varied build form, heights and architecture.



Victorian Villas, Camden Road



Row Stock Gardens Development



275 Camden Road



Dalmeny Avenue Housing



Penderyn and Trecastle Way



The Bakersfield Estate



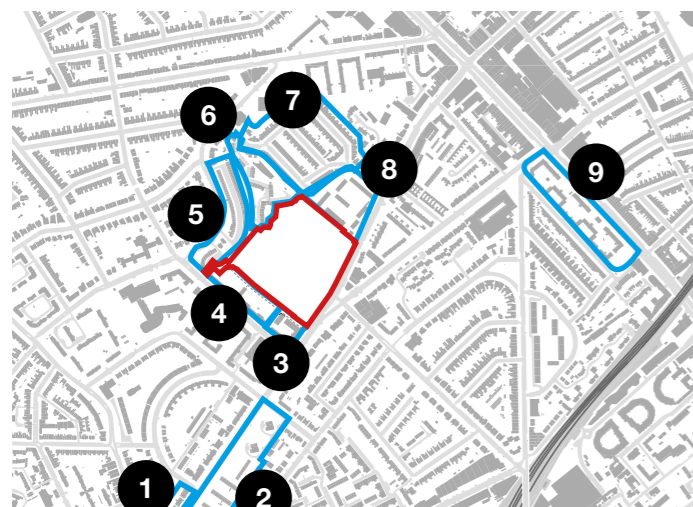
Victorian Terraced Housing



The Holloway Estate



Biddlestone Road Estate



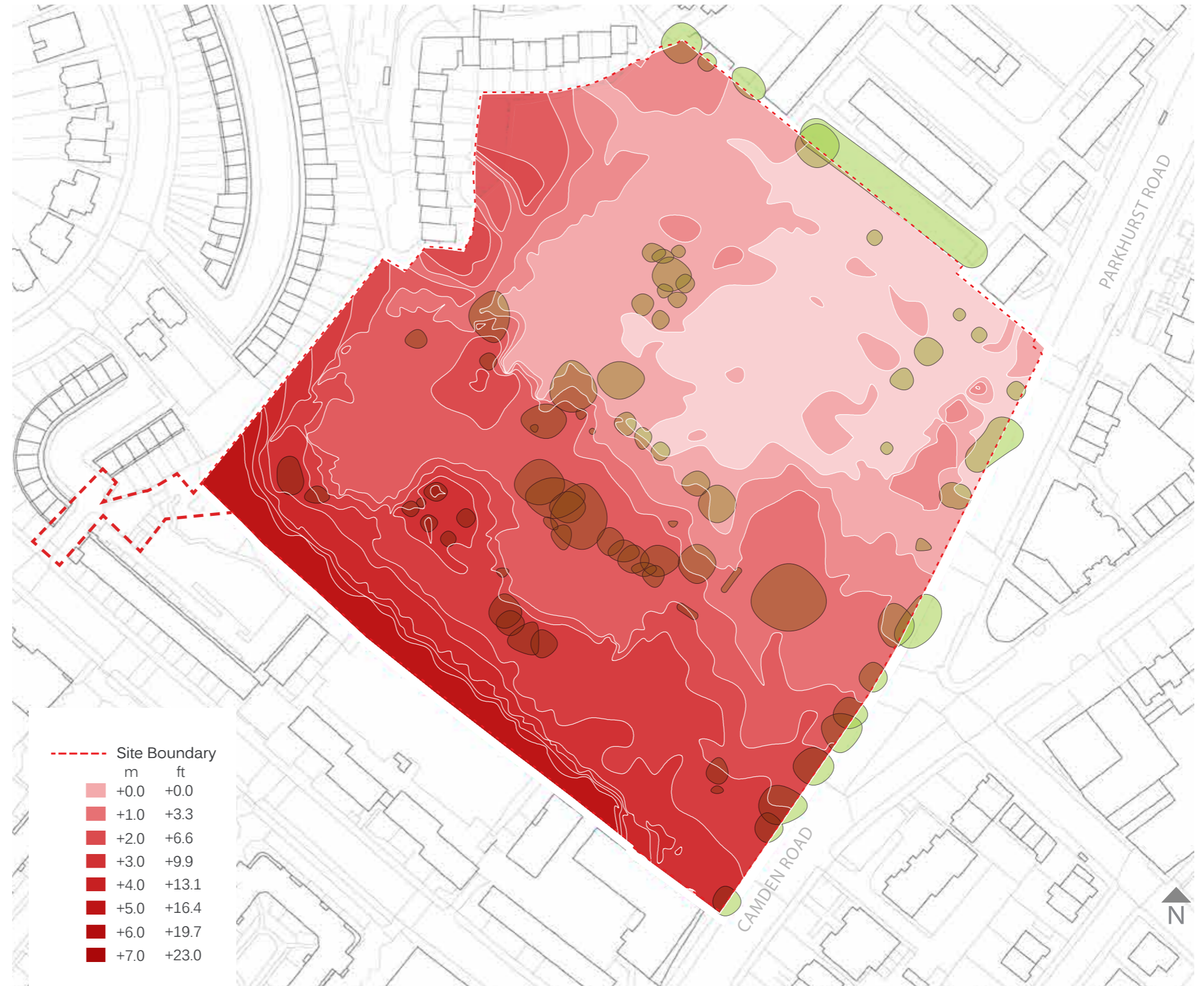
Key

## 2.0 Site Analysis

### 2.2 Site Context

#### Topography

There is a considerable level change on site, the ground level changes approximately 10 metres from corner to corner. The opportunity this presents is explored further in Chapter 3.2 and in the Landscape Strategy Report.



Plan showing existing changes in level

## 2.0 Site Analysis

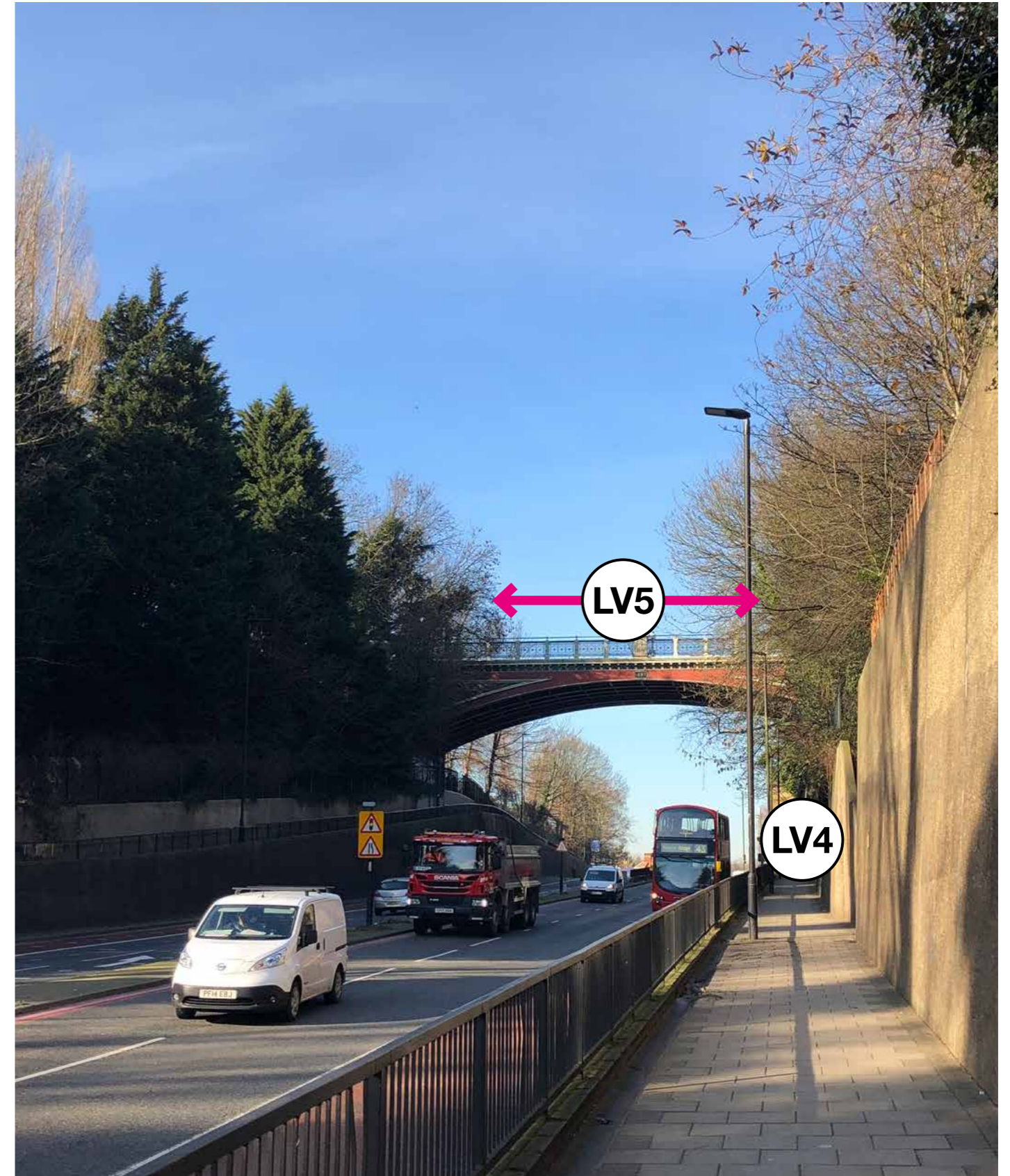
### 2.2 Site Context

#### View considerations

Redevelopment on the site will have visibility in a number of local views. These views are:

- LV4: View from Archway Road to St. Paul's Cathedral
- LV5: View from Archway Bridge to St. Paul's Cathedral

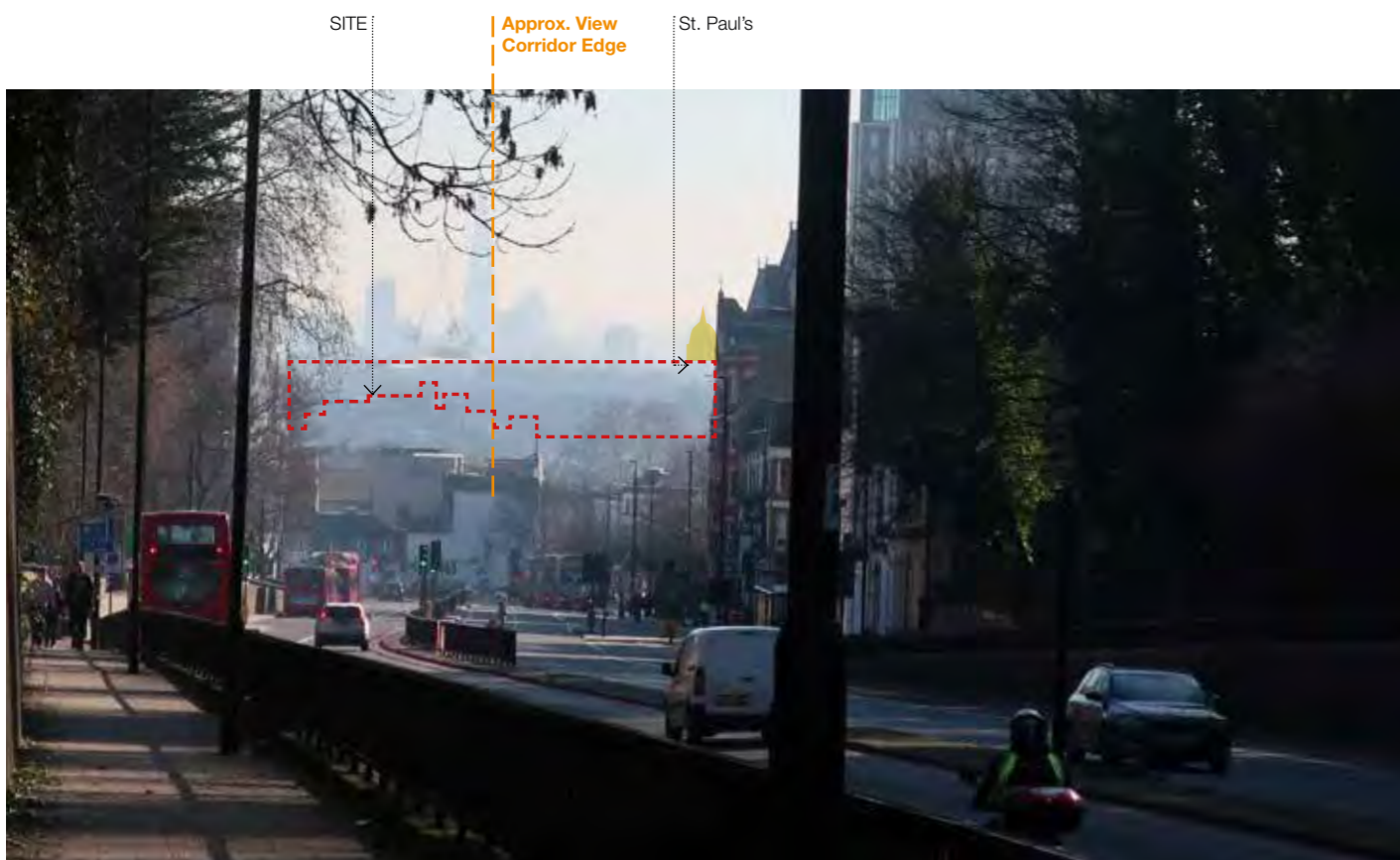
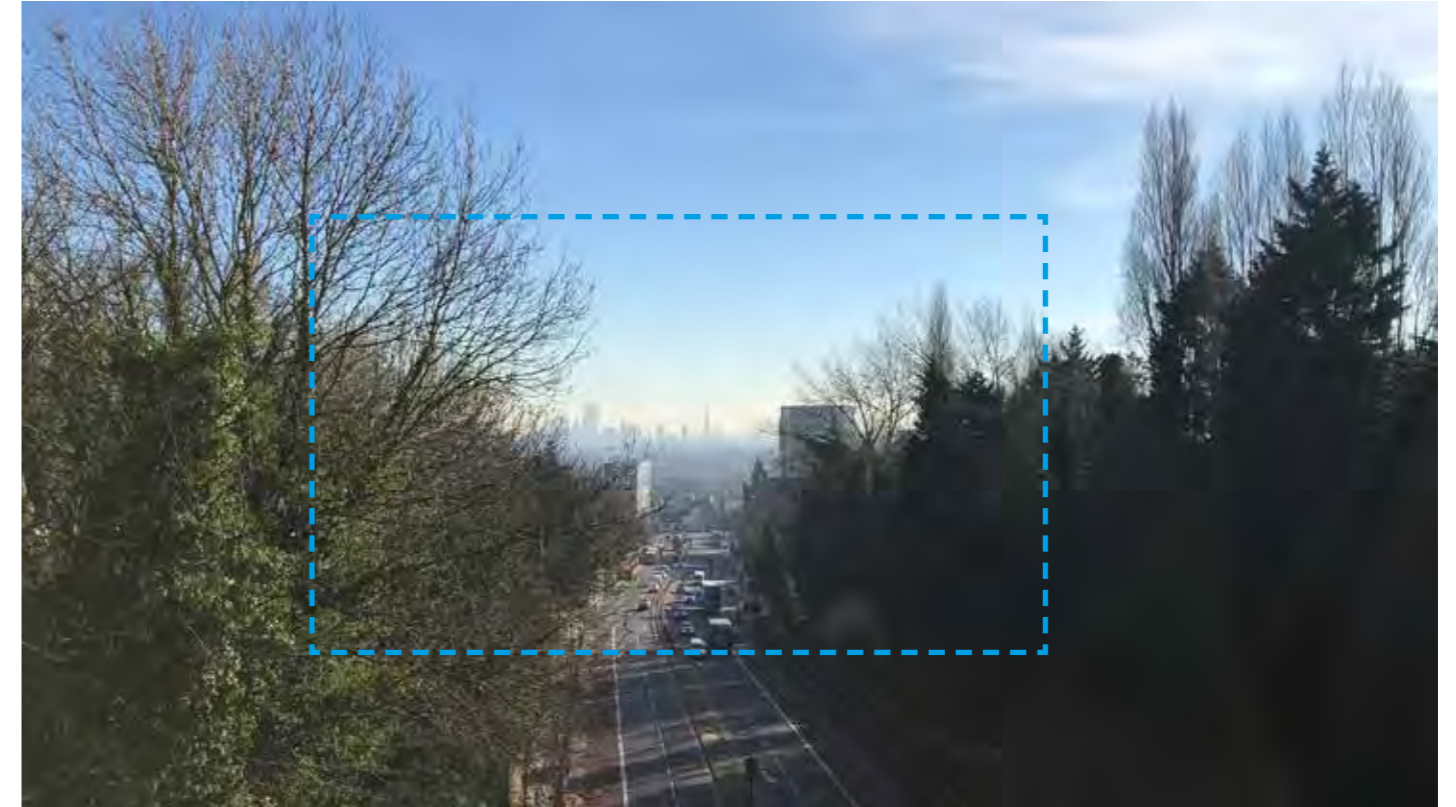
Please refer to Chapter 3.2 and the Townscape assessment which sets out these in more detail.



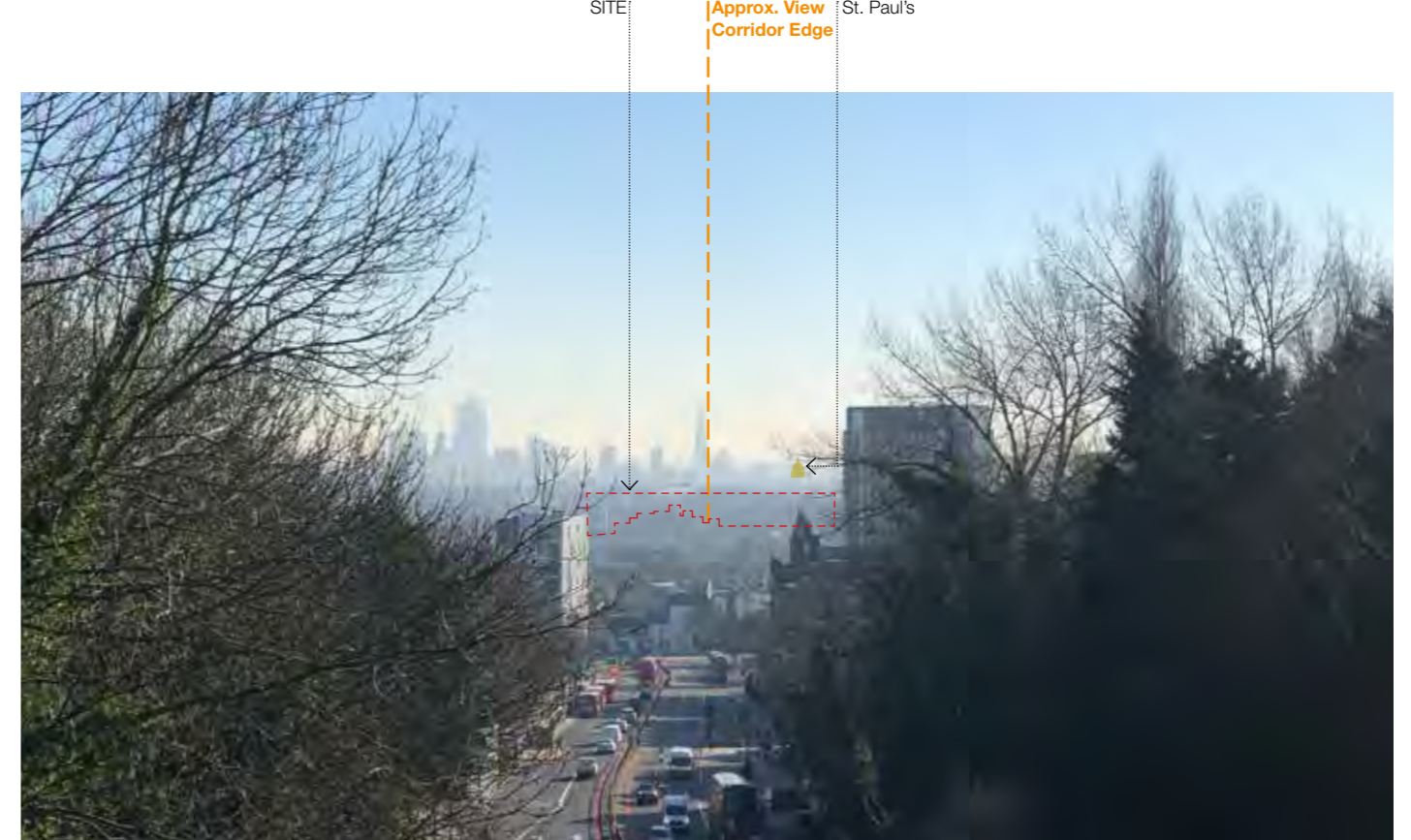
Local View Origin Points

## 2.0 Site Analysis

### 2.2 Site Context



LV4



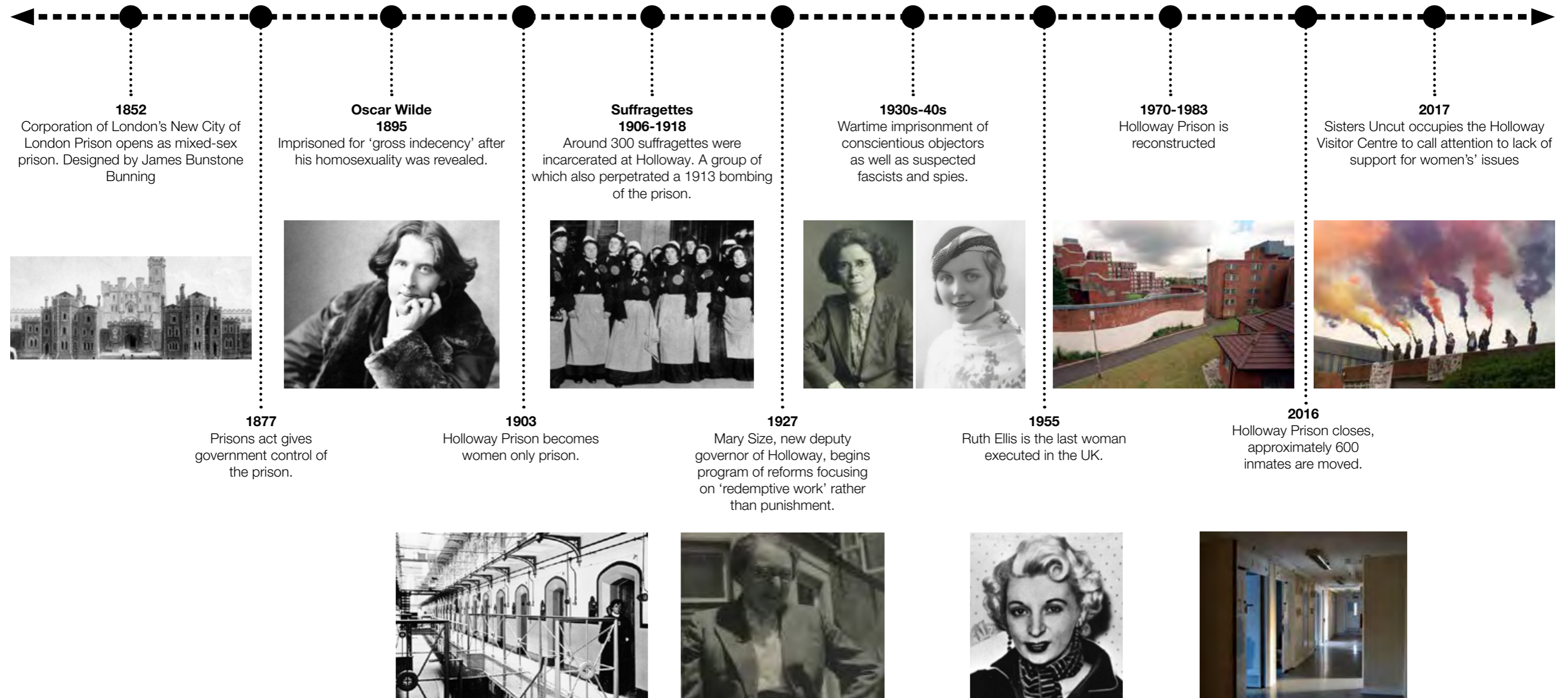
LV5

## 2.0 Site Analysis

### 2.3 Site History

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, approx 500 inmates. 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.



Holloway Prison historical timeline