

3.0 Masterplan

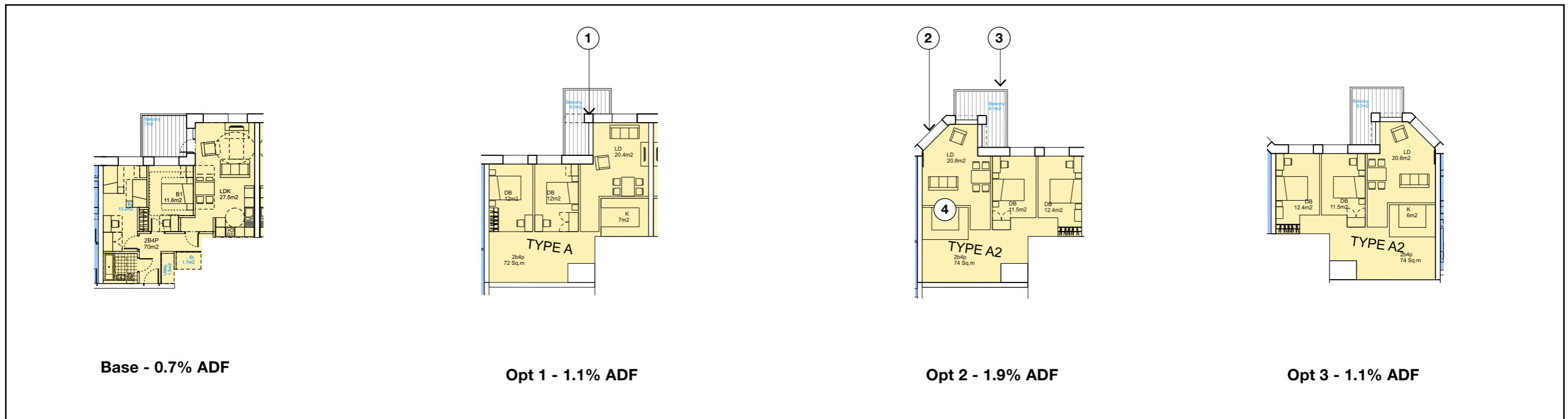
3.2 Key design drivers

Internal daylight performance

A key aspiration is to create homes with good views and great internal light conditions. To do this, the design has evolved extensively to open towards the light, shape and organise each room and balcony to be the best it can be.

We have developed the following approach in collaboration with the daylight consultants and design officers. The sketch images below describe some of the initial research carried out to establish the key design principles. Each option used the same massing in the same location. The following key design drivers were established:

- ① Articulate the façades to create dual aspect for every home. With a variety of glazed openings the design can make the most of the changing light conditions through the day.
- ② Rotate primary windows towards the nearest available view of sky. This helps to ensure the glazed elements make the most of the best views as well as improving privacy between buildings.
- ③ Position balconies away from primary windows into living rooms and bedrooms.
- ④ Careful planning of each home to ensure the appropriate space planning and ratio of depth to width. Kitchen to be included in the open plan space enjoying good quality light not separated.



Initial sketch options to establish design strategies for improved internal daylight.

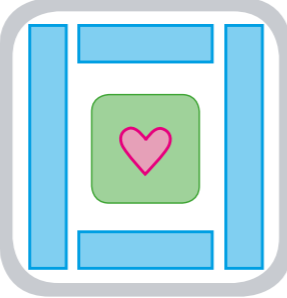
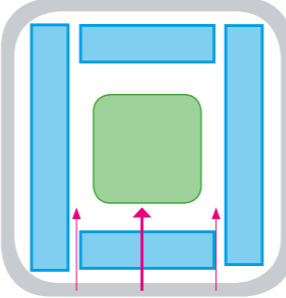
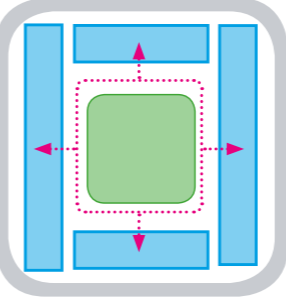
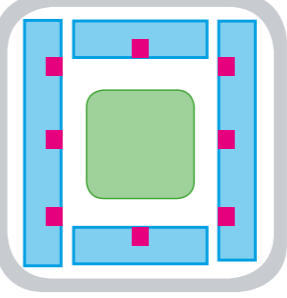
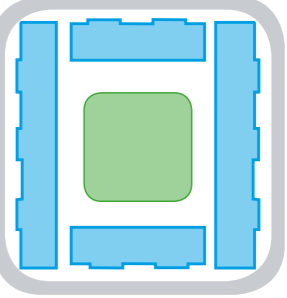





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3.3 Design strategy

Learning from Peabody

Our aspiration is to create great homes for Londoners. We have investigated many of the excellent examples of homes built and managed by Peabody. Common ideas have helped us to develop our design strategy based on these historically successful schemes.

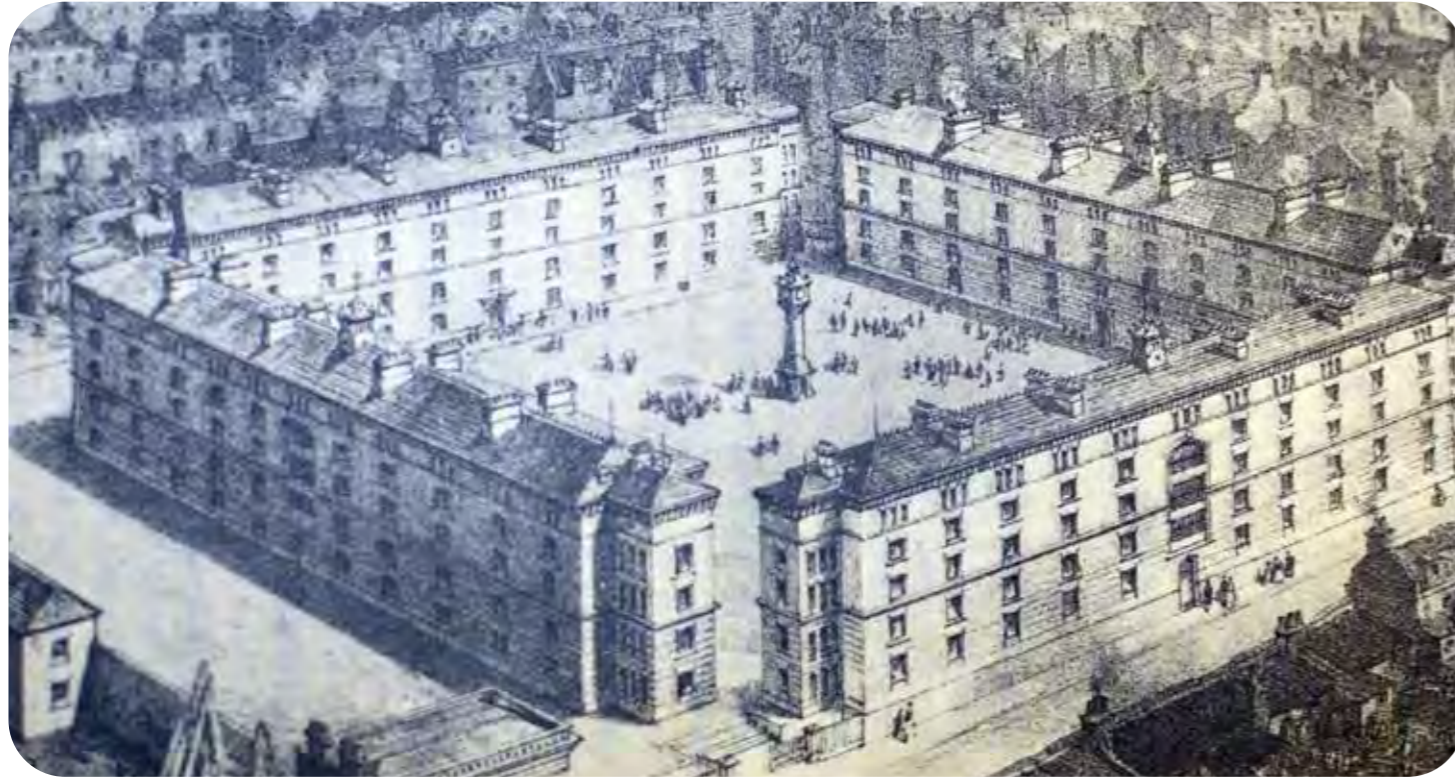
- ① Public realm - Crucial to the approach is to form excellent public spaces by positioning clear simple buildings around shared public space.
- ② Gaps between clear simple blocks provide permeability and views through.
- ③ Accessing homes directly from courtyards create activation and a sense of community.
- ④ Where possible, stairs and internal circulation can be visible on façades.
- ⑤ Articulation of façades improves aspect and creates varied silhouettes and streetscape.

① HARD EDGES AND SOFT CENTRES	② VIEWS THROUGH BUILDINGS	③ ACCESS FROM COURTYARD SPACES	④ EXPRESSED CORES	⑤ STEPPED STREETSCAPES
				
				
Islington Estate 1865	Hammersmith 1926	Walworth 1915	Hammersmith 1926	Rosendale 1908

Learning from Peabody's success by creating communities with shared entrances and communal spaces

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3.3 Design strategy



ISLINGTON ESTATE, 1864-5



HAMMERSMITH ESTATE, 1926



BLACKFRIARS ESTATE, 1865



ROSENDALE ROAD, LAMBETH, 1908



FULHAM ESTATE, 1912

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3.3 Design strategy

Testing the appropriate typological response

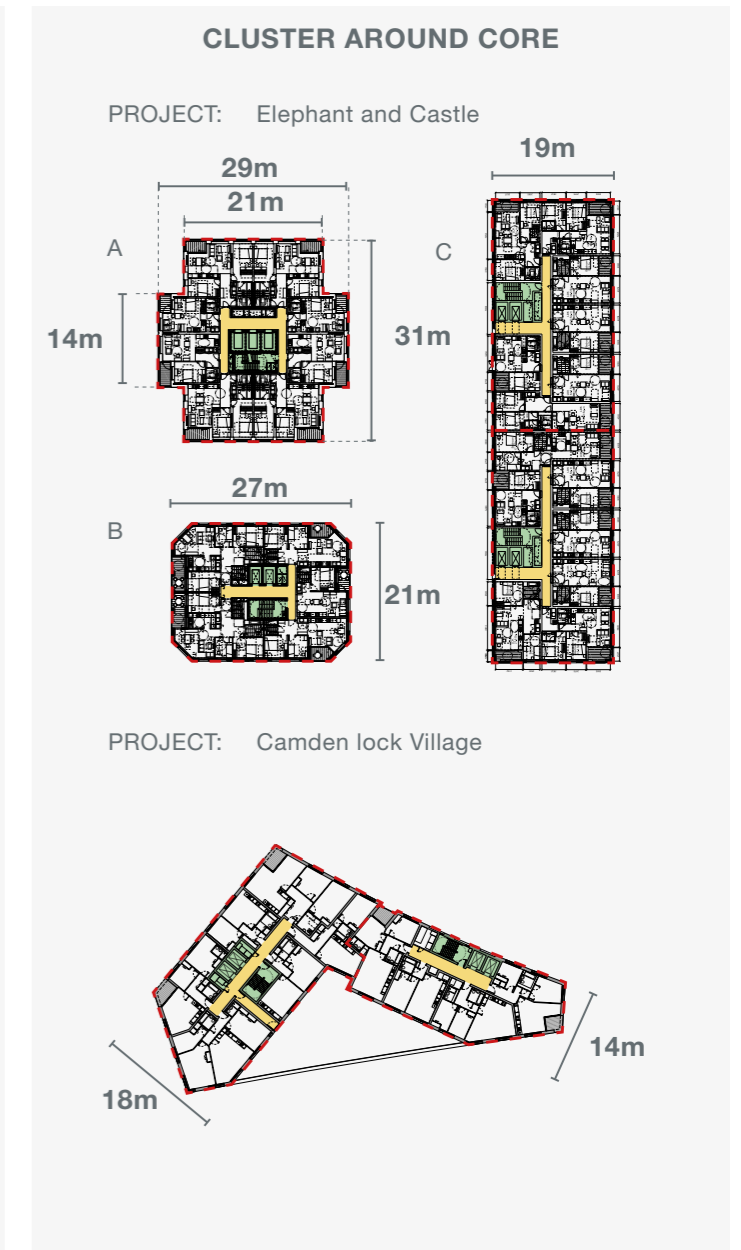
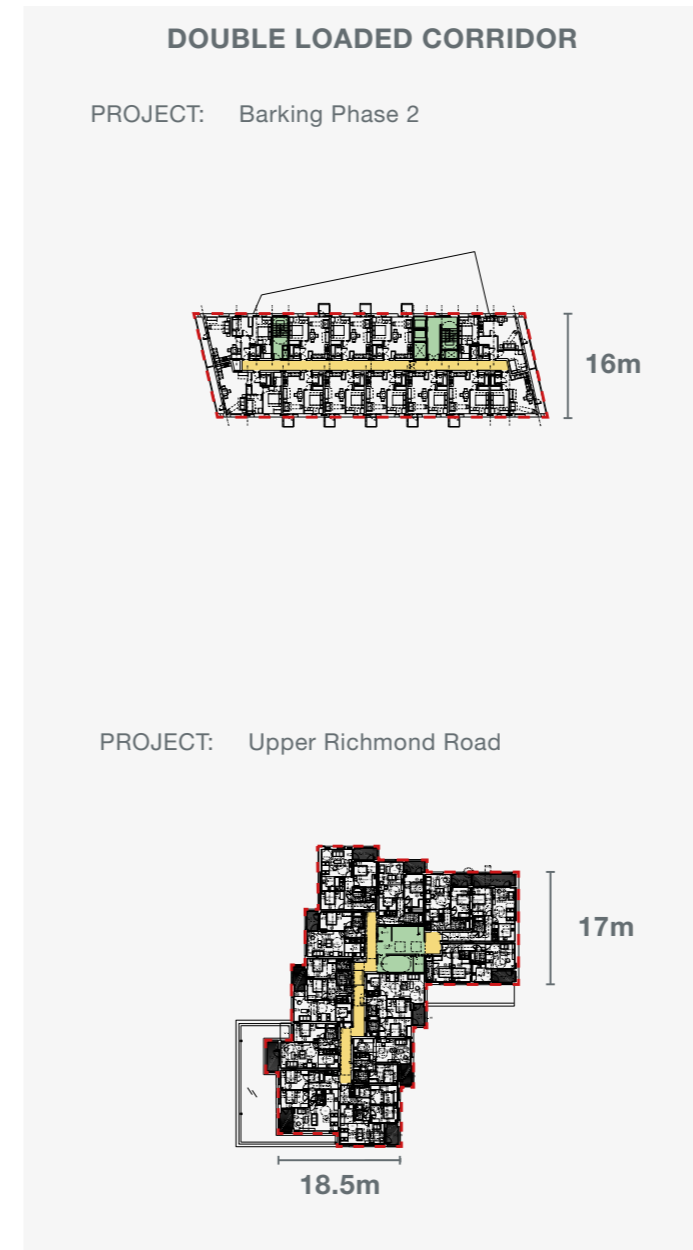
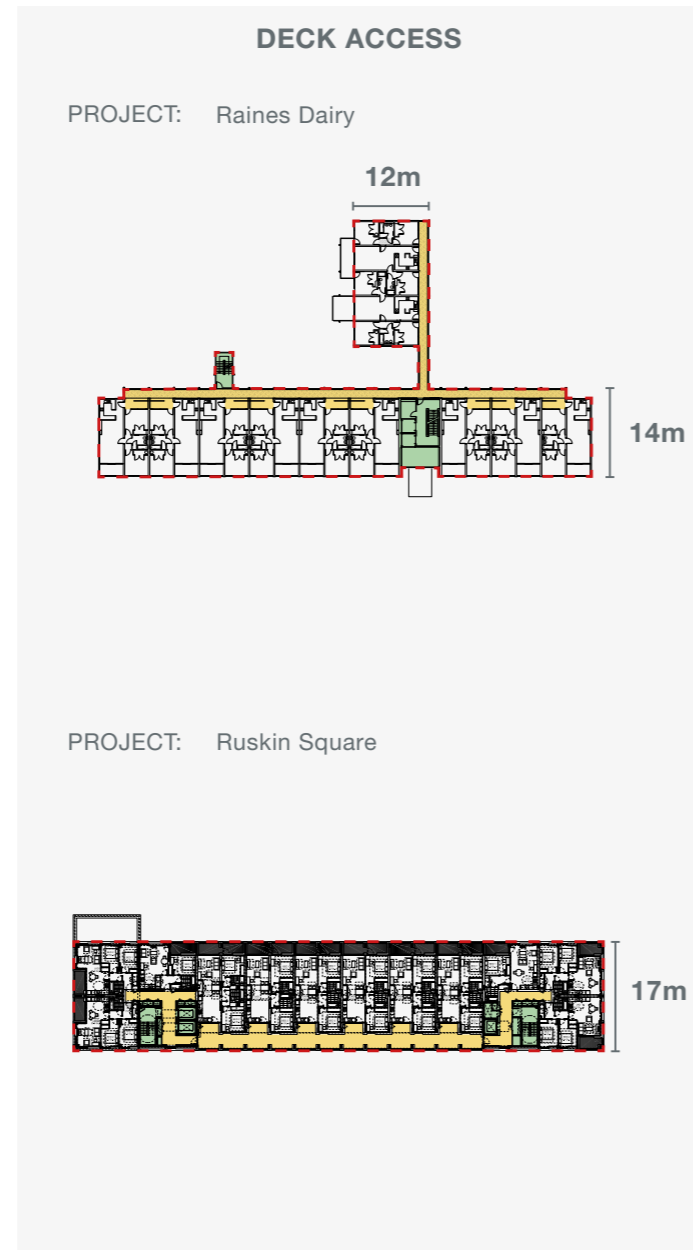
During the design evolution process we have investigated the appropriate typological response. AHMM's significant background knowledge and residential experience has enabled us to test a variety of approaches with confidence in the scale and relative density. Given the aspiration for a high percentage of affordable housing and reduced heights, our approach has been to balance density with appropriate bulk and scale. The mansion block (double loaded corridor) typology in this context helps to manage this balance in the most effective manner. Each home has clear secure private entrance. By reducing the number of homes on each floor we can ensure that residents can get to know each other and develop a strong sense of community.

Deck access typologies

Deck access typologies are not considered appropriate for the development. While this approach does give the opportunity for through aspect, the negative implications of this arrangement are:

- Privacy for habitable rooms adjacent circulation routes
- Fire implications as tenants regularly leave items that create a fire risk in the circulation zone.
- Social issues related to long circulation zones facing habitable rooms
- Reduced density requiring additional height to maintain density
- Limitations on daylight and sunlight access to windows which are overhung by the access route to the units which above.

The applicant has a breadth of experience of deck access typologies and the management and social challenges associated. As a result Peabody's preference is to avoid this approach if possible. The design brief is to develop proposals that achieve equally good aspect, a high percentage of affordable accommodation and reduced heights. By developing an approach in which almost every home has access to two external walls with opening vents on both we have been able to reduce overheating through improved ventilation and improve the quality of internal light. Refer to the Quality residential accommodation in the previous pages.



Testing alternative typologies considering the brief / context / site and implications for the social fabric of a new community.

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3.3 Design strategy

Inspired by best examples of mansion blocks

The mansion block typology is a form of building typical of London and of the local area.

It provides buildings facing onto streets and creates clear demarcation of public and private spaces. It provides the opportunity for good quality shared internal amenity space.

Residents share communal entrances and vertical circulation cores, and benefit from communal spaces created between the buildings.

The benefit for the masterplan of this arrangement is the relative density of occupation without the buildings becoming very tall. In contrast to point blocks, the buildings form clear urban spaces e.g. the central public park.



Moscow Road Mansions, Bayswater



Bickenhall Mansions, Marylebone



Moscow Road Mansions, Bayswater



York Mansions, Battersea



Examples of mansion block typologies in the local area

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3.3 Design strategy

Existing site, levels and mature trees

Facilitating connections from the site has been a key driver to the arrangement of building and public space. The following diagrams set out these given constraints and begin to explain their influence on the resultant proposals.



The existing prison

With its combination of ribbon blocks and landscape spaces the existing site creates the opportunity to position new elements in the position of the existing footprints.



The existing landscape spaces

With excellent mature trees the existing landscape spaces are the most positive memory of the prison for the future.



A new central public park

Based in the same location as the existing green space and retaining the best mature trees a new publicly accessible park is proposed for the local area.

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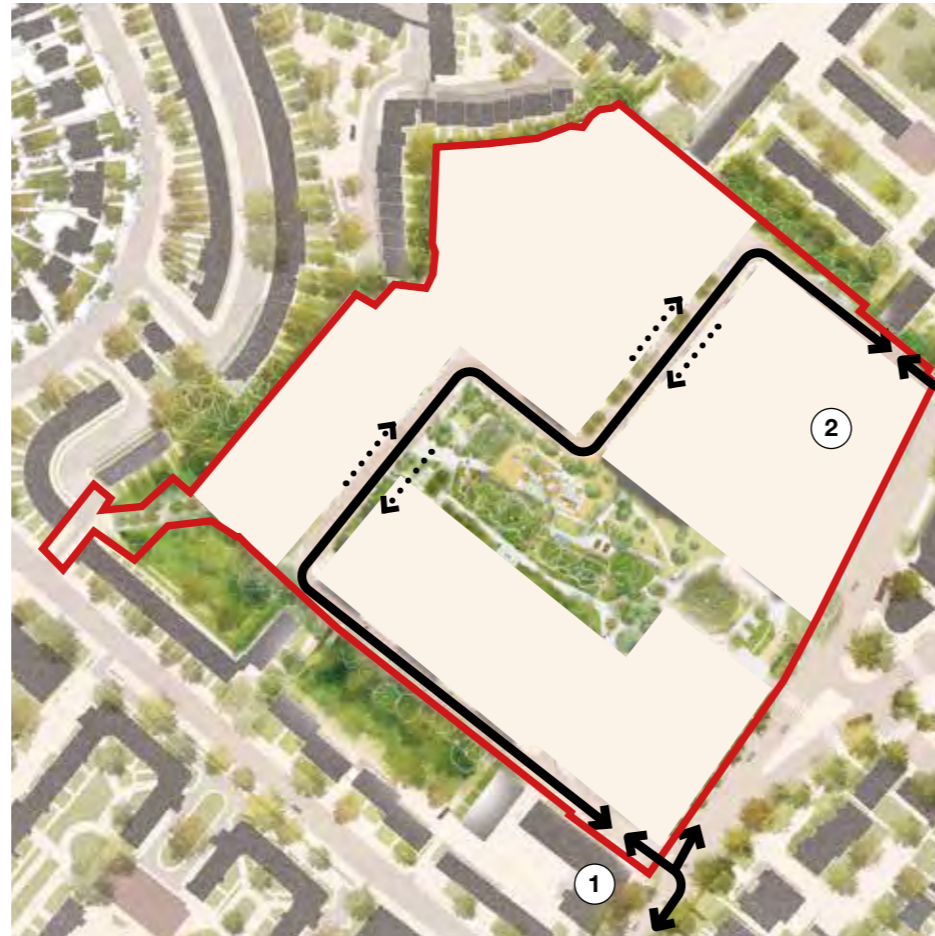
3.3 Design strategy

Possible future connections

One of the most important drivers for the proposal has been the future connections back into the previously discounted local neighbourhood.

As noted in the previous chapter the site has been a prison long before much of the built environment of the present day was built. London grew up around the prison turning its back and reinforcing the prison walls. Reconnecting the city through the site and stitching it back in the fabric is a primary aspiration.

Through the process, in consultation with Officers and the existing residents, we have considered possible connections and reviewed the opportunities and constraints associated with delivering each of these, including land levels and land ownership



Possible vehicle connections

During extensive consultation with TFL the two opportunities to connect into Camden Road and Parkhurst road have been identified. The complexity of the junction at Hillmarton made it desirable to push two new connections into the corners of the site and create a two way connection through the site between them. The two new connections were sited to the corners to ensure that a large central public open space with retained trees could be delivered, becoming the focal point for the scheme and wider community.

- ① Camden Road connection turning in both directions.
- ② Parkhurst Road connection turning from and onto the one way road.



Pedestrian and cycle connections

As set out in more detail in the previous information, the SPD identified multiple pedestrian connection opportunities. The masterplan aims to incorporate those as agreed with Islington officers. Pedestrian, cyclist and vehicular accesses are proposed from Camden/Parkhurst Road. The development provides a ramped and stepped connection from the Site to Trecastle Way to the west. The connection is designed for use by pedestrian and cyclists and will be publicly accessible. There is an existing gated connection from the Site onto the Bakersfield Estate to the north. The development maintains this route to the point of the Site boundary. The development has also been designed to facilitate a future connection through the Holloway Estate and onto Crayford Road.

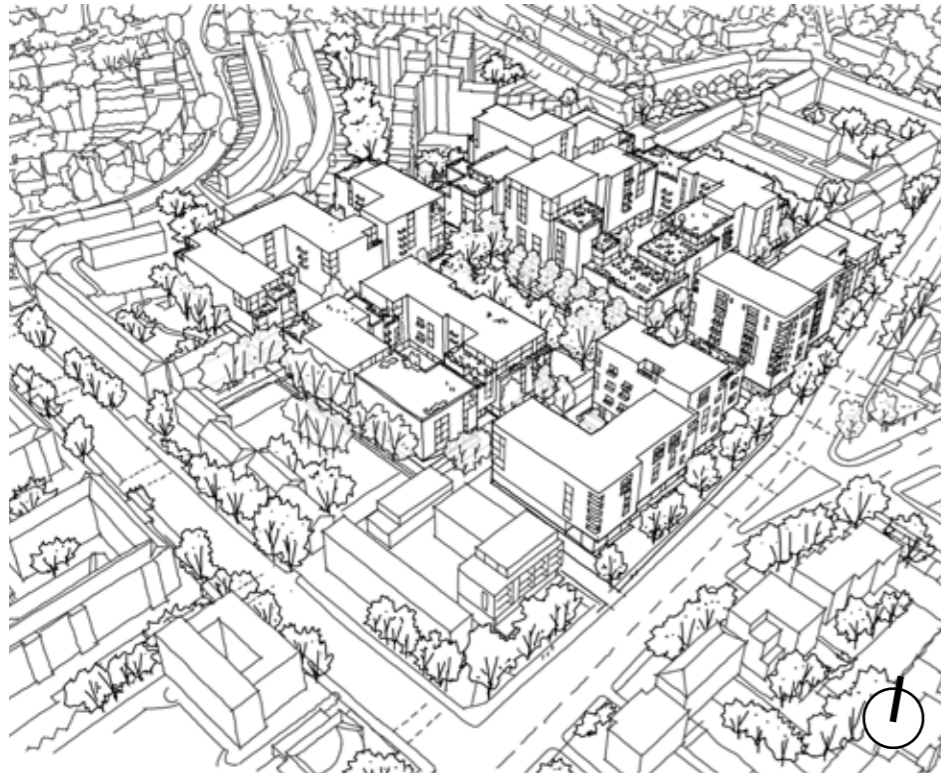
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3.4 Design Evolution

Evolution of the masterplan

In discussion with stakeholders, client, officers the scheme have evolved through many iterations. Testing alternative approaches has played a significant part in the process. Each test evokes reaction and comment. We are able to understand positive and negative aspects and generate a clear set of parameters to move the scheme forward.

Axo - November 2017



Key concept of a central park surrounded by smaller grain plots with communal spaces and buildings proposed close to the site boundaries.

Parameters / approaches taken through to application:

- Central park space is critical.
- Mansion block typology is the most appropriate approach to create high density / medium rise proposals that create public and communal spaces between

Axo - March 2019



Adding more height to the North side of central park space to provide more affordable housing and to present shorter end elevations towards neighbours.

Parameters / approaches taken through to application:

- Too much height given to one half of the masterplan creates an imbalance in bulk and mass. Proposal need to have a even balance.

Axo - April 2019



Evolution of the March scheme moving the taller elements away from Bakersfield towards the centre of the masterplan.

Parameters / approaches taken through to application:

- Unacceptable central park position towards the North East loses many existing mature trees, which are important to the character of the place and the legacy of its history. As many existing trees as possible should be retained.

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3.4 Design Evolution

Axo - May 2019



Alternative proposal to provide a taller element at the end of the park as a focal point with bigger low rise courtyards providing more communal space.

Parameters / approaches taken through to application:

- Significant step is ensuring the height above the general datum is appropriate in the proposed location. Additional height should be focused away from the boundaries and towards Camden Road.

Axo - October 2019



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

Parameters / approaches taken through to application:

- There is not enough site area to have four courtyard quarters as well as retaining the existing mature trees and to have a significant central green space. The plots to the South West need an alternative arrangement.

Axo - December 2019



A refined courtyard proposal that retains the existing trees and central green spaces, which reduces the grain of the building to the South side of the site and creates two larger courtyards to the North.

Parameters / approaches taken through to application:

- Looped arrangement of road gives access to all plots as well as minimising the impact to the existing mature trees and central park space.

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3.4 Design Evolution

DRP - July 2019

The masterplan was presented to Islington's Design Review Panel in July 2019. The adjacent image shows the proposed figure ground at the time. Important features of the scheme were:

- ① Long central park space positioned as an extension of Hillmarton.
- ② Focal point building with additional height on axis to the central park space.
- ③ Two large courtyards creating communal space for residents.
- ④ Smaller point blocks forming the edge to the ring road that connected the access points at the corners.

Summary of the main feedback received:

- *many positive elements emerging within the design approach.*
- *local context also needs to be better explored and understood including an appreciation of where key places are located.*
- *levels need to be expressed more appropriately and addressed.*
- *edge conditions were felt to require significantly more attention including relationships with proposed and possible future connections.*
- *better understanding of heights across site and in relation to view corridor is required...including sunlight and daylight.*
- *Landscaping and trees to be given higher profile and priority.*
- *a cautious welcome with regards to mansion block.*
- *emerging alternative form and language to the northern blocks...was welcomed.*



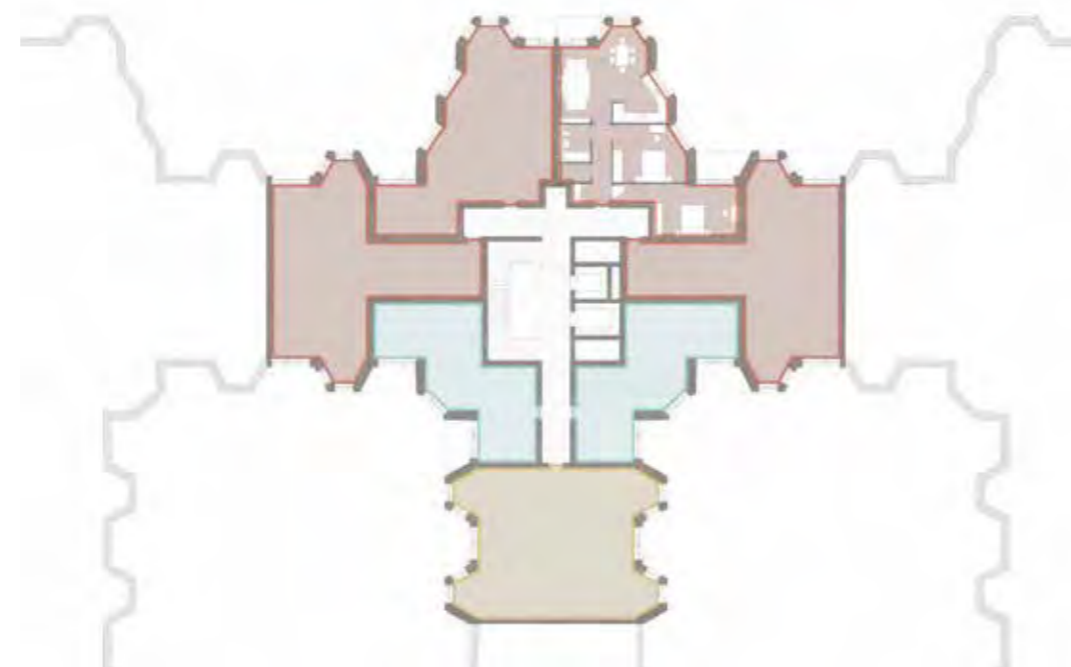
Figure ground plan presented to DRP July 2019

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3.4 Design Evolution

DRP - July 2019 - Key idea for homes

Central to the concept and character of the July 2019 scheme was the design of each home. The idea was to articulate the elevation / shape of the building to increase facade length and improve aspect and internal light. While the detail of the arrangement of each home has changed the main conceptual approach continues to be a driving factor in the current proposals.



TYPICAL CORE

- 1 BED
- 2 BED
- 3 BED



TYPICAL 2-BEDROOM

Early investigations into the design of each home to maximise aspect and internal light.

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3.4 Design Evolution

Members briefing - September 2019

A milestone moment in the evolution of the masterplan was the scheme presented to Members in September 2019. The adjacent image shows the proposed figure ground at the time. Important features of the scheme were:

- ① Long central park space positioned as an extension of Hillmarton.
- ② Focal point building with additional height on axis to the central park space.
- ③ Two large courtyards creating communal space for residents.
- ④ Linear blocks form clear routes to the main connections of Trescastle and Crayford Road.

Summary of the main feedback received:

- *Sunlight and daylight performance is a key performance indicator, with the results presented not meeting the required standards and therefore suggesting that too much mass is proposed for this arrangement of spaces and buildings.*
- *Significant height towards the rear of the site have created townscape concerns given the juxtaposition of the existing scale to the proposed.*

Daylight and Overshadowing

The results demonstrated some concerns. Windows and gardens were overshadowed given the proximity and scale of the bulk and massing located in close proximity to the adjacent properties. While positioned beyond the 18m policy these proposals needed to be pushed forward towards Camden and Parkhurst Road and away from neighbours.

Communal courtyards do not achieve the 50% sun on ground results required within the communal spaces on the 21st of March. As a result the massing was amended to achieve the required performance.



Figure ground plan presented September 2019

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3.4 Design Evolution

September 2019 - Presentation to Members

Image illustrating the idea of a London street characterised with articulated elevations holding clearly defined edges.



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3.4 Design Evolution

A change in approach - March 2020

Following detailed discussions and presentations to the DRP, Members and Officers over the course of 2019 and early 2020, and in response to comments raised, the design team returned to first principles and reassessed the site opportunities and constraints. This provided further understanding of the site and the surrounding context which enabled a new masterplan idea for a landscape-led approach to be explored, with the design developed to address and appropriately respond to the following key issues:

- Site characteristics including topography and trees.
- Key potential pedestrian routes and connections.
- Road access arrangements.
- Integration of the site into its broader context.
- Opportunities to create high quality open space and public realm, retaining trees where possible and putting the landscape strategy at the heart of the masterplan.
- A comprehensive review of the master planning approach previously taken having regard to the Council's SPD.
- The approach to scale and massing having regard to the constraints and opportunities of the site and its relationship with its surroundings.



3.0 Masterplan

3.4 Design Evolution



A change in approach - March 2020 - Key objectives

1) CONNECT TO THE WIDER LANDSCAPE

A considered approach to land, topography, and ecology, embedding the masterplan within the wider landscape, through...

- A) working with topography
- B) connecting to green infrastructure
- C) establishing wider green connections

2) REDUCE CARS, PRIORITISE PEOPLE

Minimise the need for traditional carriageways and vehicle dominance. Consider streetscapes as useable spaces for people by...

- A) Prioritising pedestrians
- B) Providing minimal disabled parking and reducing carriageway space where possible
- C) Creating functional (ecology, suds) and activated (playable, furnished) streetscapes

3) A PLACE FOR PEOPLE

Allow the way people live their lives day-to-day to dictate spaces, use and layouts, by creating...

- A) a modern village with spaces for people to relax, recreate, gather and socialise
- B) platforms to accommodate a variety of uses throughout the day & year
- C) a landscape to suit the diversity of communities; for all ages & abilities
- D) a collection of space that respects the memory of what was once on the site and celebrates the sites future

4) ECOLOGY TO DEFINE SPATIAL TYPES

Identify key strategies for incorporating natural systems within the masterplan, and ensure that these work with (as well as for) the people who live there, including...

- A) integrated biodiversity to frame masterplan structure
- B) productive gardens
- C) suds
- D) a connection to nature

3.0 Masterplan

3.4 Design Evolution

DRP - March 2020

Following feedback a further evolution of the masterplan was the scheme presented to Islington's Design Review Panel in March 2020. The adjacent image shows the proposed figure ground, including:

- ① Central park space based around the existing trees and mature landscape.
- ② Two courtyard plots with tall corners and reduced height linking blocks to the South West for light.
- ③ Town houses lining the South West boundary to create a street condition.

Summary of the main feedback received:

- Liked the evolution of scheme from regimented, to one that is more sensitive to how individual blocks are arranged on site.
- Overall more characterful arrangement of key spaces and semi-private spaces.
- Pretty convinced by the way we analysed routes and where we put buildings to give intrinsic character.
- Hillmarton Road junction needs design solution.
- Some concerns about density and massing of scheme, but his general take would be that our suggested approach on a substantial site like this, in a dense urban area, is not an inappropriate approach.
- Good retention of existing trees, good progression of scheme. Ground floor access of homes should have some front doors, incl. on the park to activate the space.
- Keen to see development of town houses in terms of aspect, light levels and private amenity.
- Connections we've made are beginning to be very believable, very positive developments. Introduction of commercial space on Camden/ Parkhurst Road is positive, subject to there being uses/occupants to fill it.
- Urban form of the scheme has moved well in terms of breaking up very big volumes into smaller ones.



Figure ground plan presented to DRP March 2020

3.0 Masterplan

3.4 Design Evolution

Comments continued from previous page...

- Some concern is the proximity of buildings, i.e. mansion block to western edge to first block on Camden/Parkhurst Road looks tight.
- Questioned whether there is scope to break up typology of courtyard blocks and make them more legible.
- Concern on roof top play and dependency on it is as a result of quantum of units. Doesn't want to see quantum compromise quality.
- More variation of morphology is a move in right direction.
- Not enough detail shown, primarily two dimensioned plans, missing 1:50 form and exploring site in 2-3 storey architecture.
- Suggested we had maybe lost positive elements of mansion blocks, such as vertical communities.
- Issues remain: sunlight/daylight, massing, roof play, tenure/mix and further detail is needed in order for panel to give full view of scheme.



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3.4 Design Evolution

October 2020

The following images illustrate the scheme in October 2020. The adjacent image shows the proposed scale and massing. Important features of the scheme were:

- ① Strong focal point tower to the top of the park.
- ② Corner balconies creating generous open corner.
- ③ Stepping facade line along Parkhurst Road.
- ④ Generous long elevation hold the edge of the central public space.

The October scheme was discussed with Officers and it was recommended that the scheme be re-assessed to further improve dual aspect / internal daylight and to respond to matters raised by stakeholders and the community. These discussions resulted in the subsequent development of the scheme from courtyard blocks into smaller separate buildings with improved aspect and light that is summarised in the following pages.



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3.4 Design Evolution

October 2020

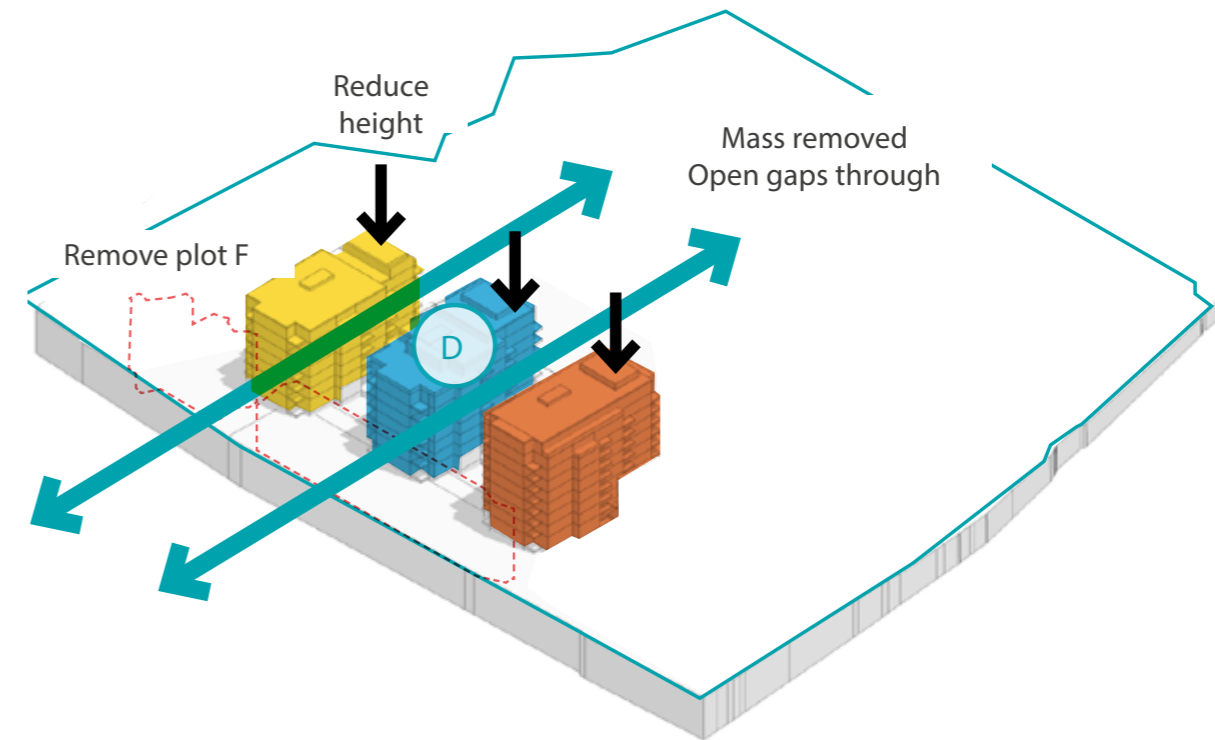
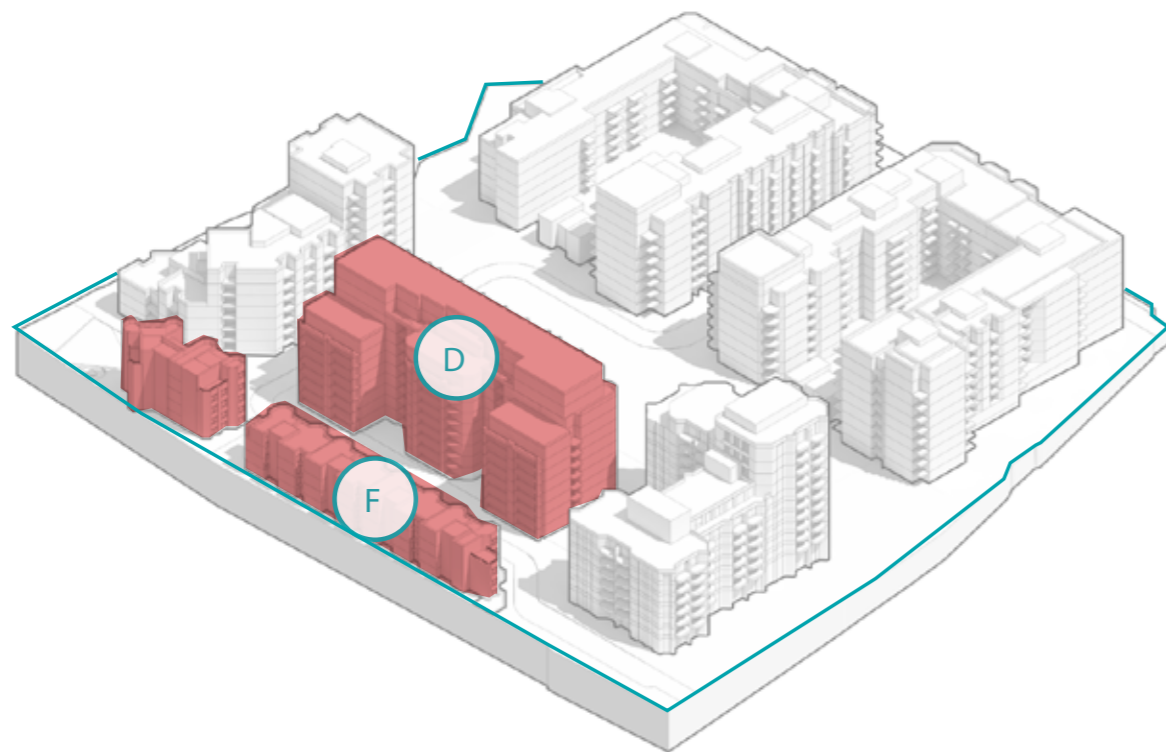


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3.4 Design Evolution

Response to community and stakeholders

The following diagrams illustrate the development of the scheme in November 2020. In response to comments by officers / members and the larger plots are split apart. Smaller buildings with more corners improve aspect and daylight.



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

ACTION

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

EFFECT

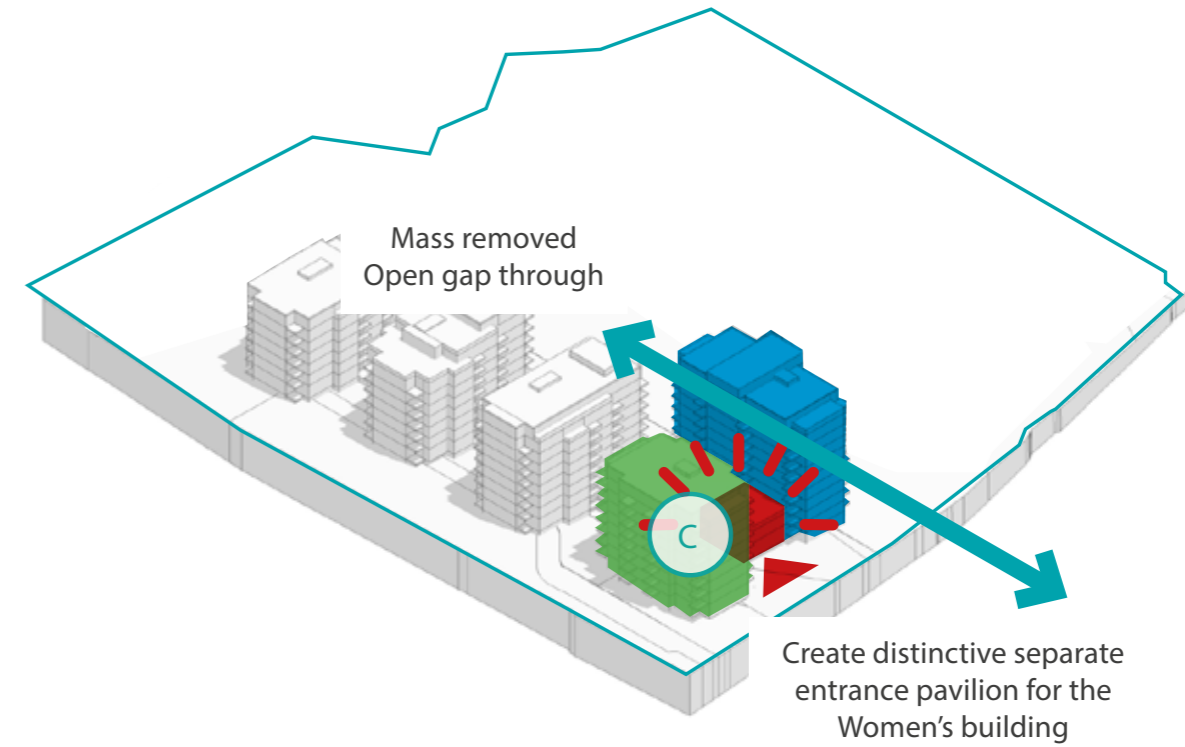
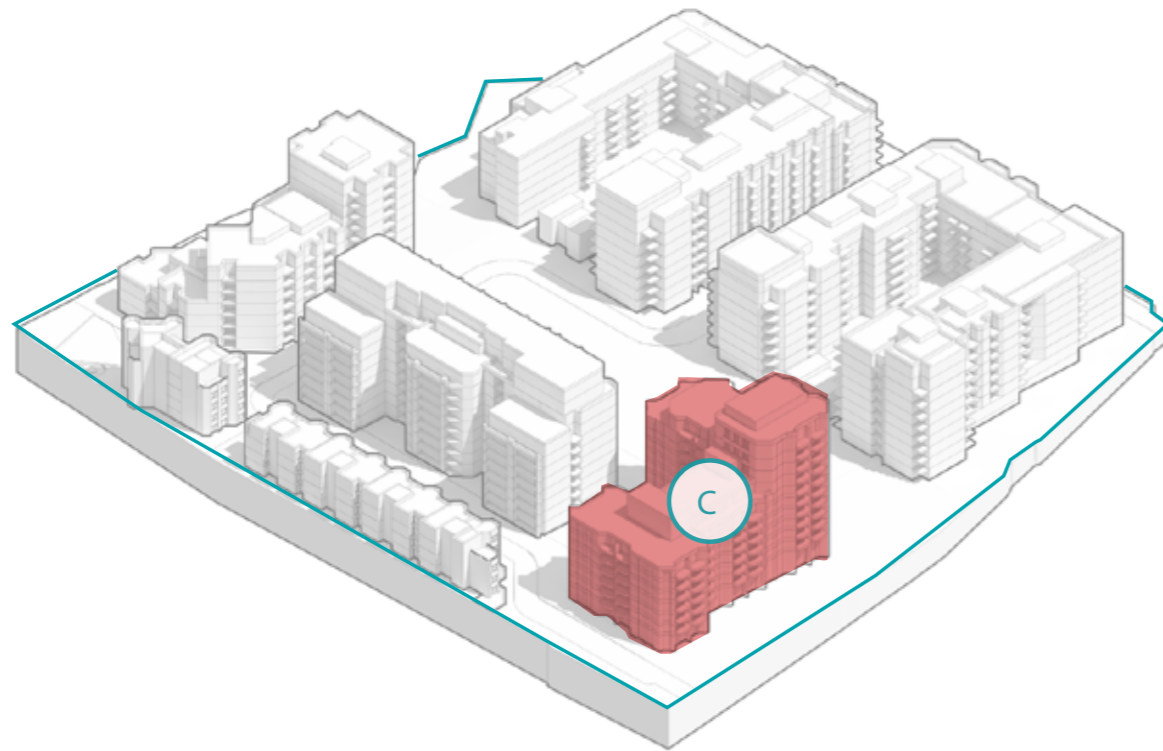
- Increases distance to neighbours
- Increases dual aspect
- Increases sun on the ground to park
- Reduces scale and mass

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3.4 Design Evolution

Response to community and stakeholders

The following diagrams illustrate the development of the scheme in November 2020. In response to comments by officers / members and the larger plots are split apart. Smaller buildings with more corners improve aspect and daylight.



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

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

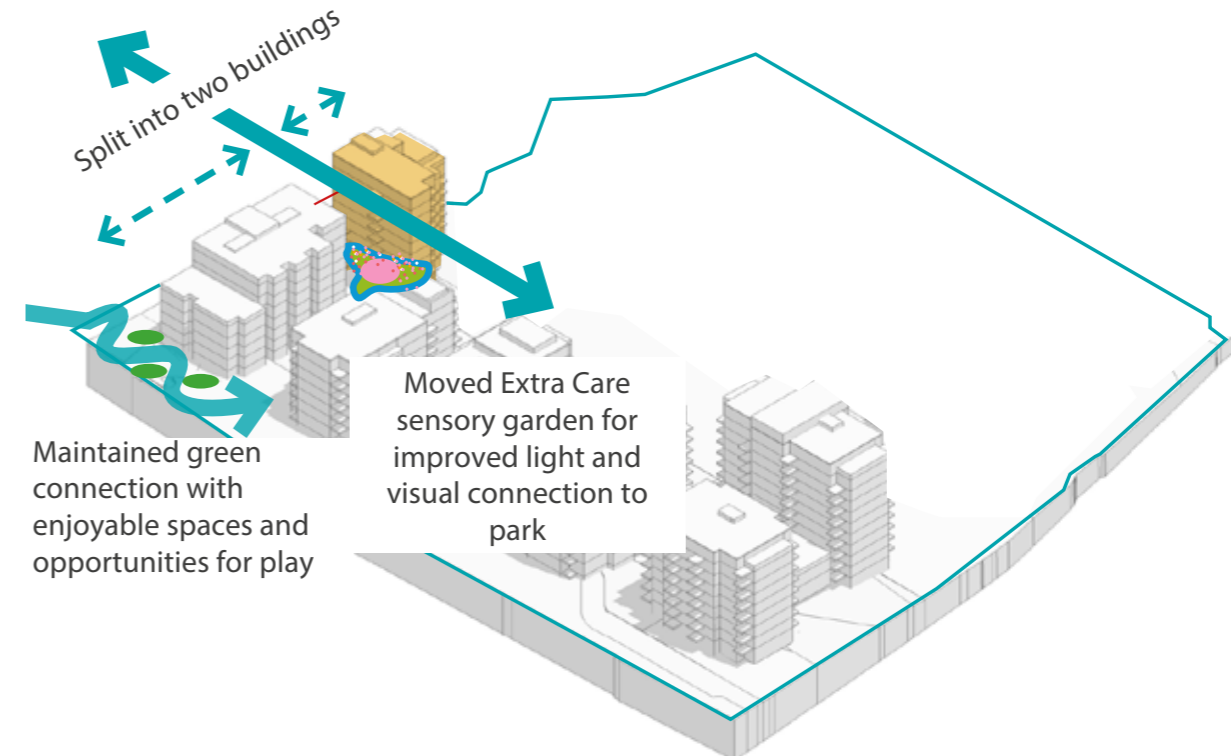
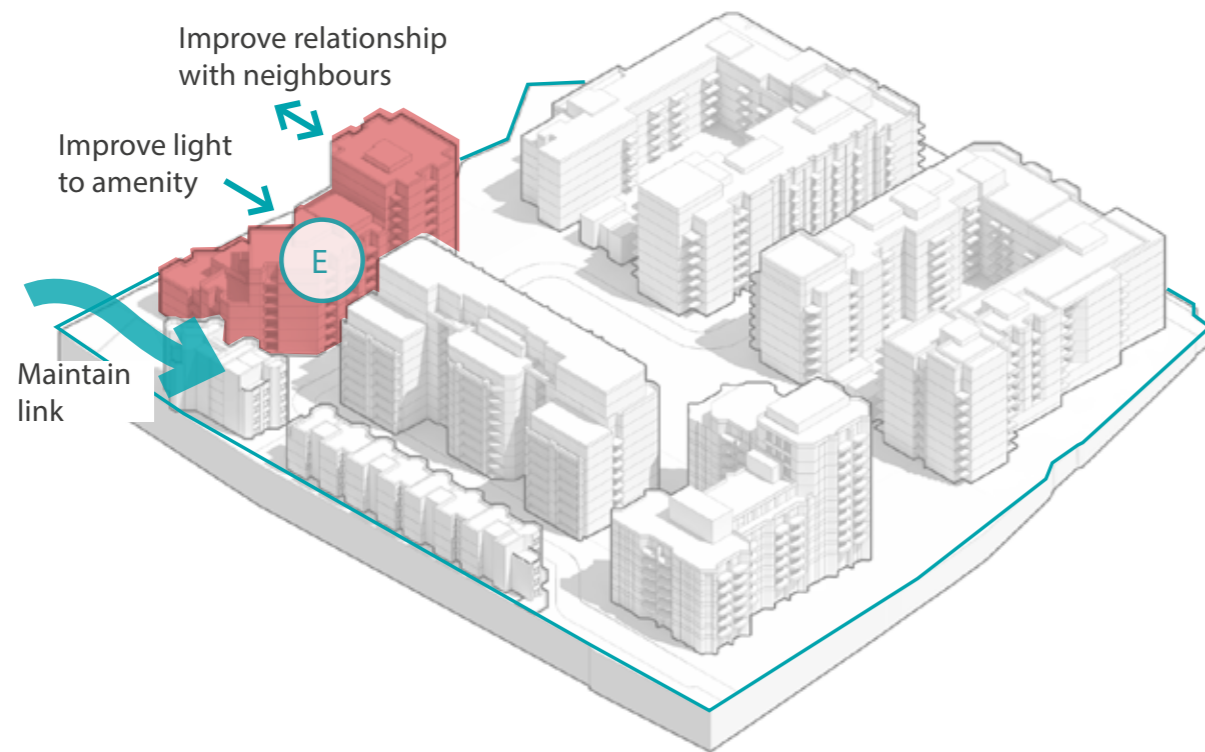
- Increased presence and distinction of the Women's Building
- Increased dual aspect
- Increased sun on the ground to Women's Garden
- Reduced scale and mass

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3.4 Design Evolution

Response to community and stakeholders

The following diagrams illustrate the development of the scheme in November 2020. In response to comments by officers / members and the larger plots are split apart. Smaller buildings with more corners improve aspect and daylight.



COMMUNITY & STAKEHOLDER FEEDBACK

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

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 Extra Care garden for light & views

EFFECT

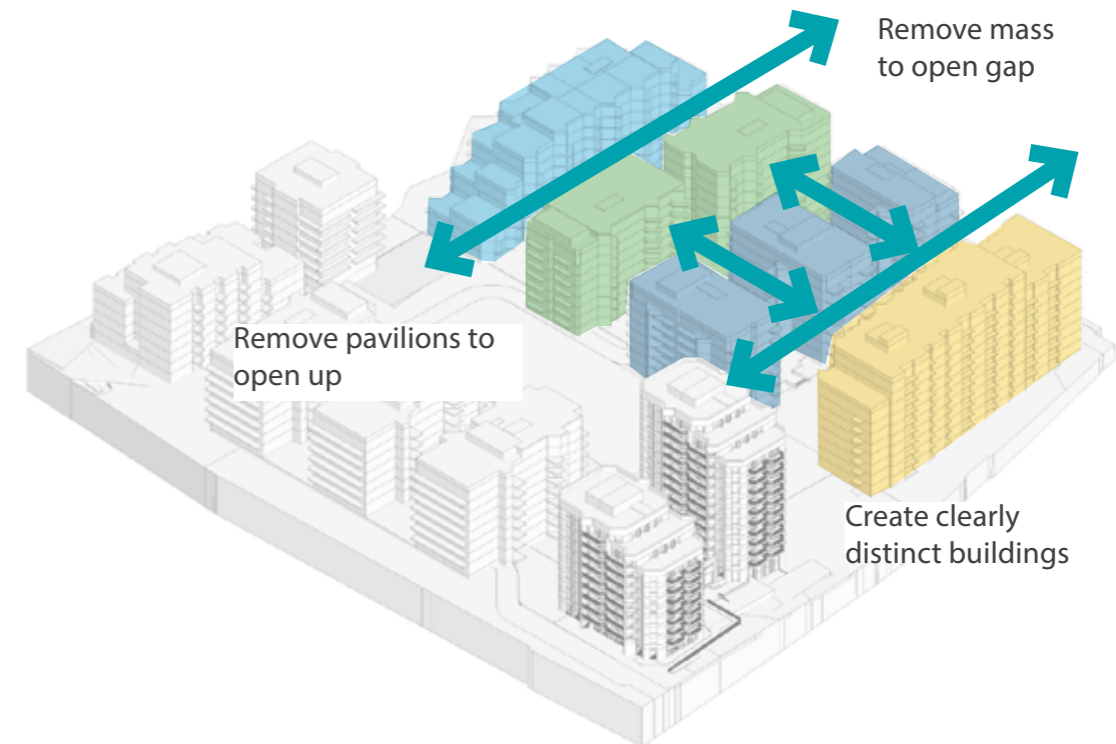
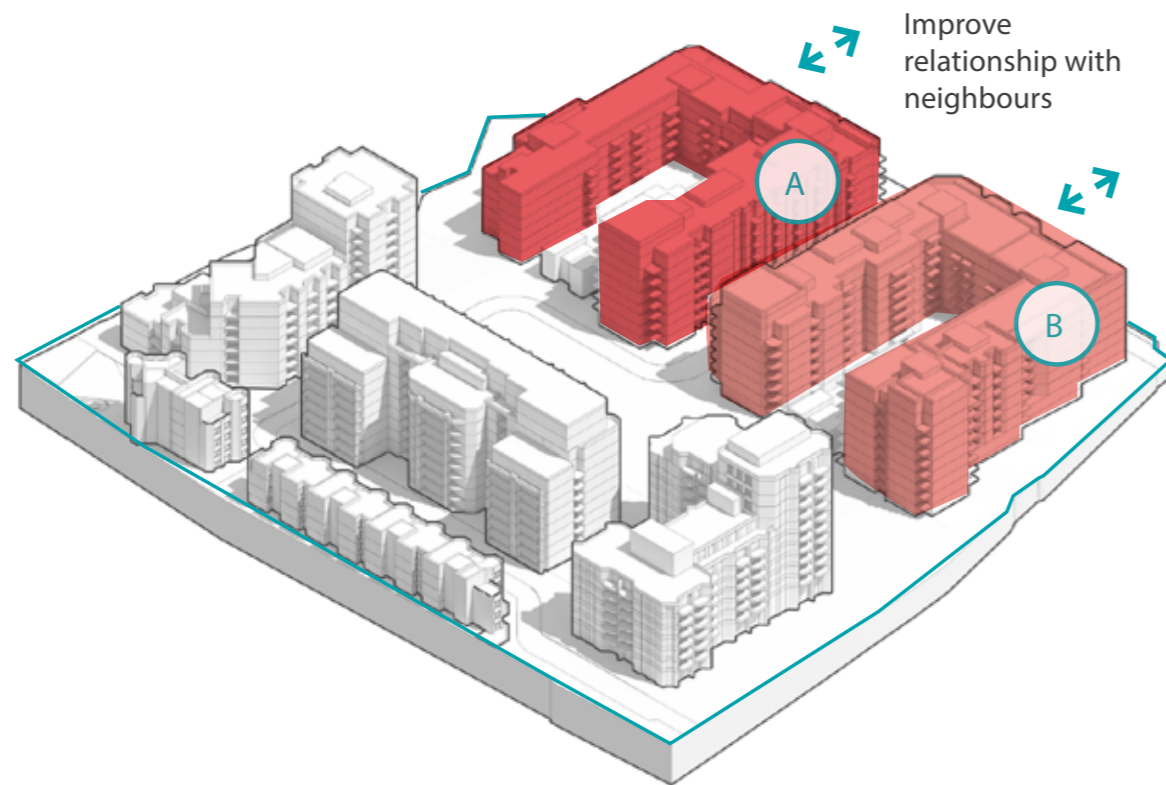
- Improved relationship with neighbours
- Improved light to Extra Care garden
- Improved dual aspect

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Response to community and stakeholders

The following diagrams illustrate the development of the scheme in November 2020. In response to comments by officers / members and the larger plots are split apart. Smaller buildings with more corners improve aspect and daylight.



COMMUNITY & STAKEHOLDER FEEDBACK

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

ACTION

- We've removed mass to open gaps through (split into seven)
- We've removed the pavilions to open the 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