

3.0 Masterplan

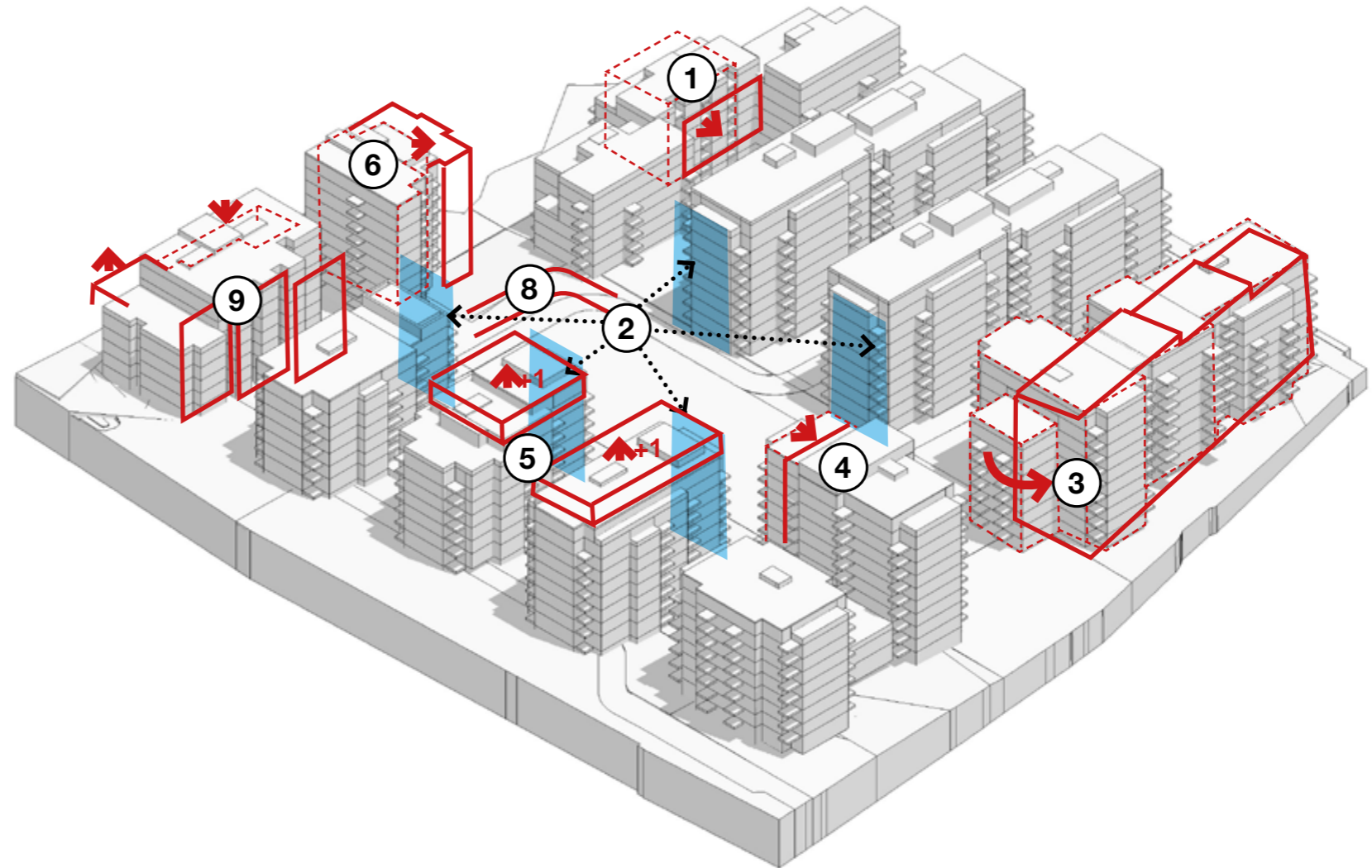
3.4 Design Evolution

Design workshops with LBI Officers

A significant part of the evolution of the project was driven by regular design workshops with officers from Islington. The following pages summarise some of the changes discussed and agreed during these workshops.

Note of design workshop - Early December 2020

- ① Simplified arrangement for plot A
Low building adjacent Bakersfield should be distinct from the taller buildings
- ② A family of 5 buildings around the park.
Active entrances facing the park, similar height and architectural expression
- ③ Rotated building to run parallel and hold the edge of Parkhurst Road. To be architectural distinct and different. Massing to step with taller element to the centre and lower adjacent neighbours
- ④ Plot C reduced in length to pull away from Plot D
- ⑤ Plot D increased by 1 floor (ensure not in front of St.Pauls)
- ⑥ Plot E tower to be square off and centred to more strongly hold the Northern edge of the park. Pushed back to align with Extra Care building.
- ⑦ Overshadowing + VSC to windows to neighbours to be reconsidered in preference to hold the northern edge of the park.
- ⑧ Remove kink to road to increase the park
- ⑨ Extra Care building to step and step to open the route to the park



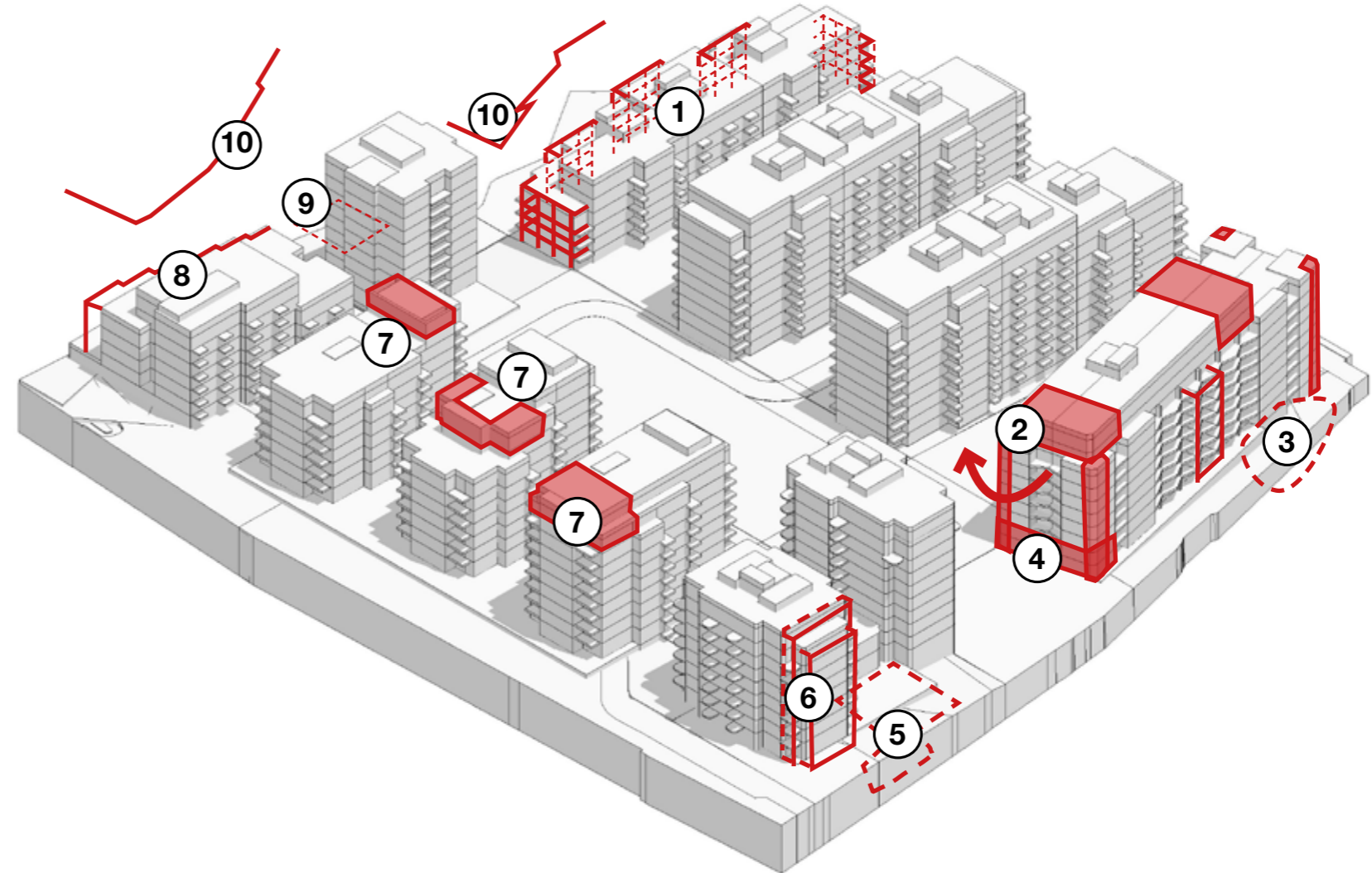
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3.4 Design Evolution

Note of design workshop - Mid December 2020

Following a detailed discussion, AHMM have prepared the following notes:

- ① Plot A : Review the architectural character and appearance of northern linear building to be more distinct. Consider ways for the architecture to relate to the Nature Garden opposite.
- ② Reduce mass + Rotate Parkhurst Rd linear building to sit more comfortably between the trees. Additional projections for improved dual aspect.
- ③ Propose to remove existing planter + associated trees and replace with revised landscape set at appropriate levels and new mature trees.
- ④ Propose to include commercial space to prominent corner set back behind colonnade.
- ⑤ New mature trees + new public space at entrance to Women's building
- ⑥ Proposal to extend mass and for the Women's Building to occupy the full ground floor (except resi entrances and a small amount of commercial)
- ⑦ Review the massing to top of Plot D to pull massing away from St. Paul's in LV4B.
- ⑧ Consider the implications for additional steps to the massing for improve aspect. Consider options to improve activation to prominent corner.
- ⑨ Insufficient ground floor space for a Crèche in highlighted location and queried if required at all.
- ⑩ Impact to gardens and windows to be analysed and reported.



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3.4 Design Evolution

Note of design workshop - Late December 2020

- ① Review the quality of existing trees and consider proposals to retain vs remove with consideration of proximity of adjacent buildings. (Give consideration to the method of construction)
- ②A Review mass to B.2 Parkhurst Road corner re. +30m & design of balconies.
- ②B Review mass to C.2 South corner re. +30m
- ②C Review mass to D.1&2 re. +30m and consider the number of steps in height and clarity of the massing.
- ②D Review mass to E.2 re. +30m and in relation to light to neighbour properties
- ②E Update the area of roof above + 30m in light of the above.
- ③ Consider the implications for additional steps to the massing in relation to light to neighbour properties. Review core position and additional stairs and ensure sufficient corridor width for an enjoyable and accessible journey. Consider the directionality and material quality of the proposed balconies and update the dual aspect figures.
- ④ Review implications of additional massing moves described above for the properties in Bakersfield and Penderyn Way including VSC / NSL / ASHP / Overshadowing to gardens

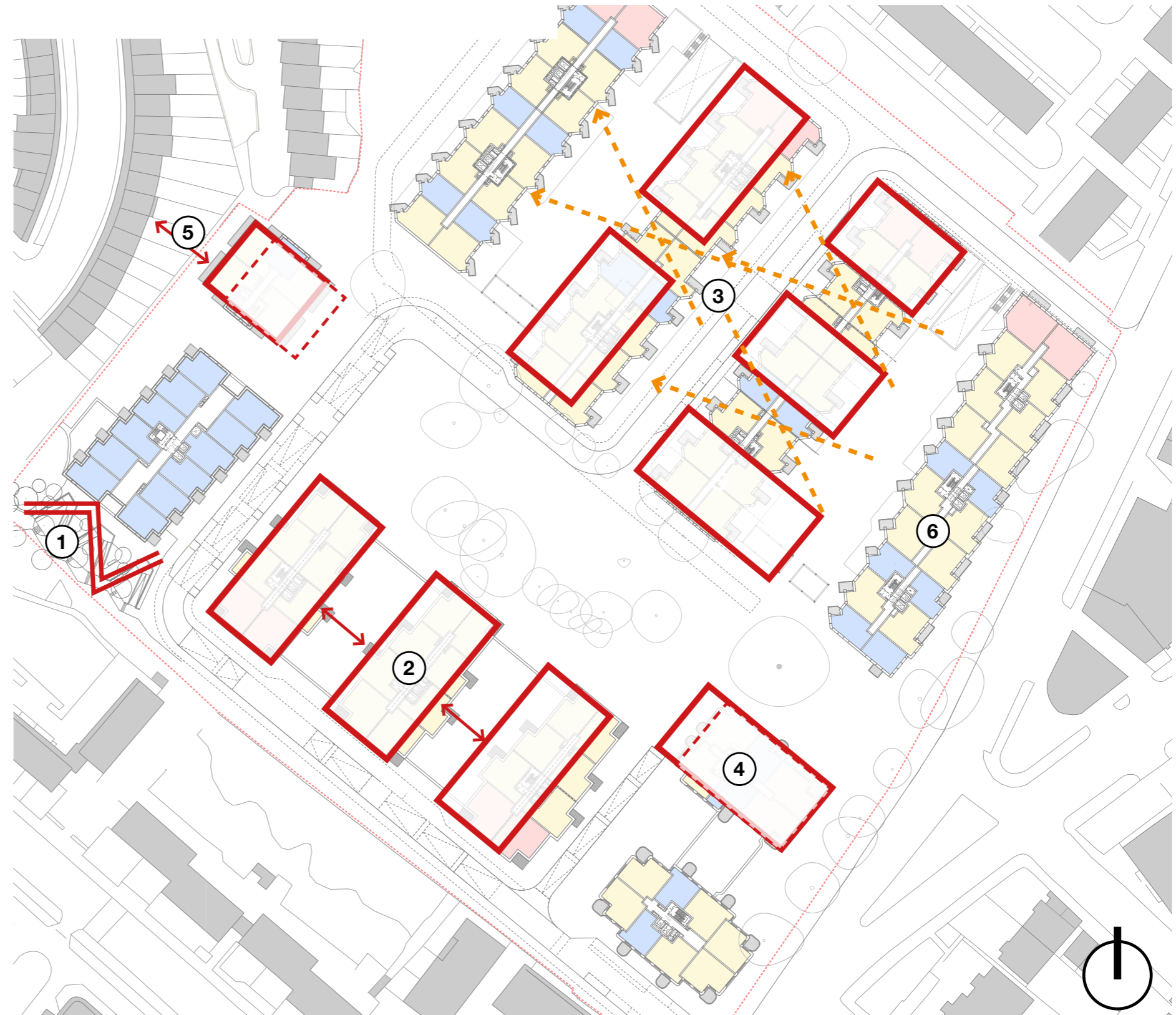


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3.4 Design Evolution

Note of design workshop - Early June 2021

- ① Trescastle connection: Consider options for fewer zigzags
- ② Thin out plot D to gain space for plot C but retain the architectural quality and character of the February scheme proposals
- ③ Further test the splitting of A2+B1, by assessing the massing and ADF. Develop an architectural character and avoid repetitive geometry. Reduce height by 1 storey to 9.
- ④ Consider two approaches for plot C (which gain units) in townscape views and develop the architectural response
- ⑤ Review the relationship between plot E2 + neighbouring properties to establish the balance between overshadowing to Bakersfield and proximity to Penderyn. Consider options to reduce height and re-position.
- ⑥ Translate improvements to ADF on B2 to other buildings and part of ongoing design development.

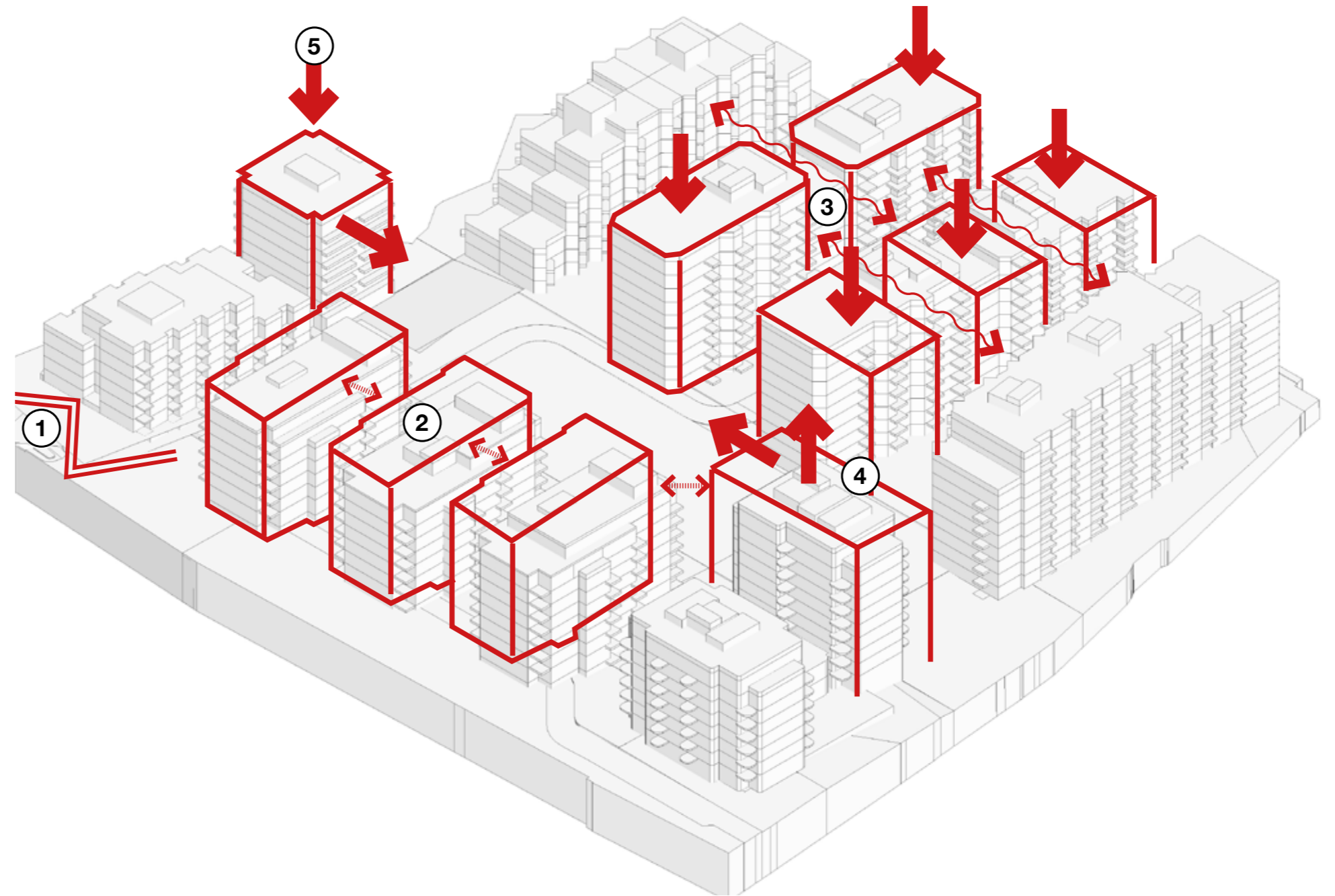


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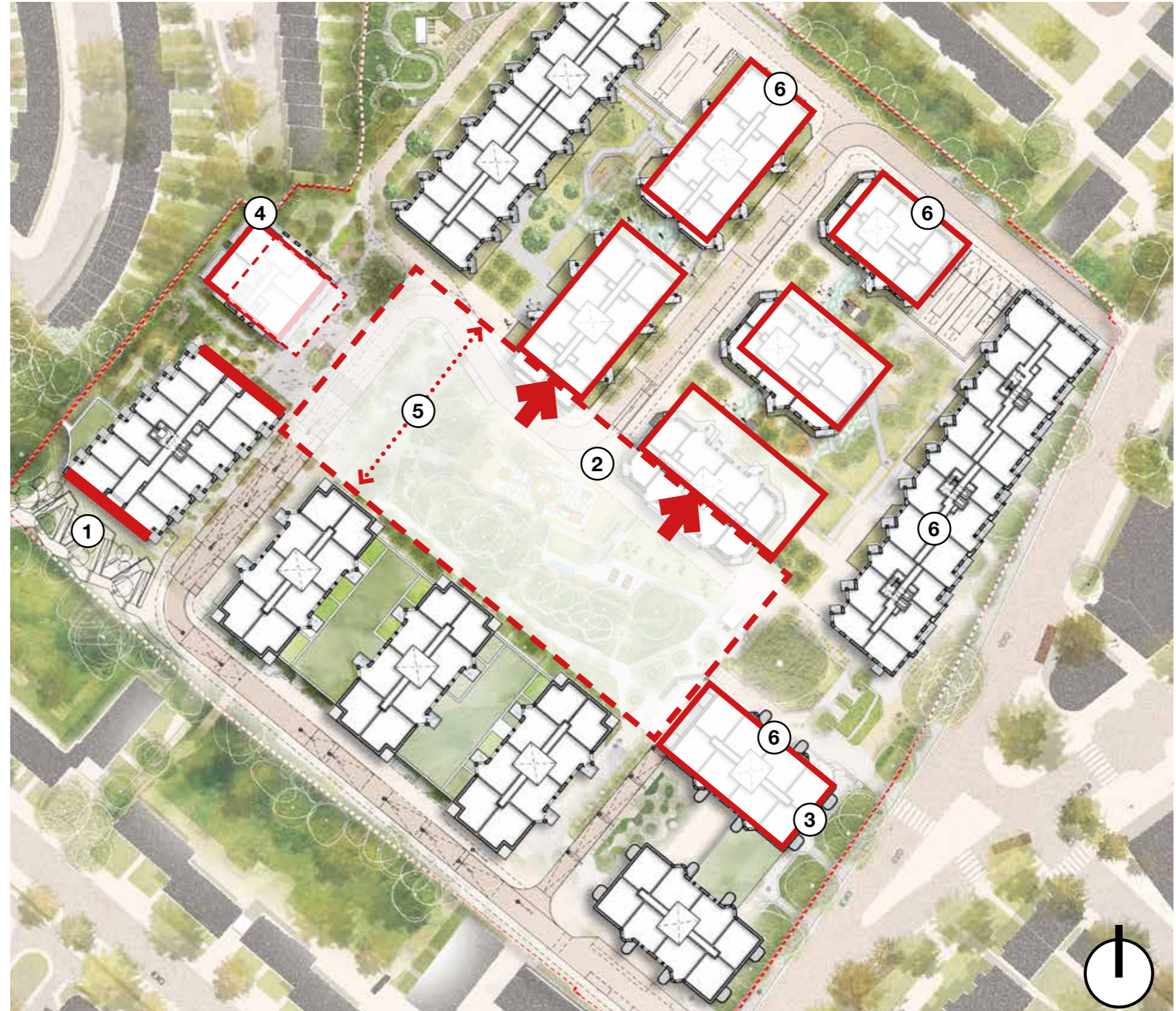
3.4 Design Evolution

Note of design workshop - Mid June 2021

- ① Plot E1+ Trescastle connection: Develop flank elevations to activate route. Max. internal light (Target above 2.0% ADF for LKD)
- ② Max. park area by pushing back the A2+B1 elevation
- ③ Gain some additional area for the Women's building + ancillary accommodation. Review retained and proposed trees to Camden Rd.
- ④ Plot E2 - Push away from boundary and test implications to shadow and internal light. Set out detail of levels + proximity in relation to boundary and neighbours. Demonstrate the improving outlook.
- ⑤ Prepare draft areas for measurement of public / communal / private open space.
- ⑥ PMN: Plot C: Test reduced height to A2+B1 to NE boundary and offset loss with additional height to plot C. Test townscape + others.

Ongoing comments taken forward for further consideration and progress on these matters is summarised on the following pages:

- Continue to review ADF levels at 1.5% and 2% for LKD's
- Plot A1 – continue to develop this further into a distinct element
- Continue to deliver variety in unit typology and architectural detail



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3.4 Design Evolution

Fundamental change of approach

The following images demonstrate the change in approach between September 2020 and July 2021. This change was largely driven by an effort to improve aspect / light / views through and improved permeability.

Axo - September 2020



Axo - July 2021



① Larger courtyard buildings broken apart to create separate buildings with views through and between.

② Scale and massed pushed towards Camden and Parkhurst Road and reduced towards the middle and rear of the masterplan.

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3.4 Design Evolution

Masterplan presented to DRP - July 2021

The following comment by Islington Design review panel in July 2021.

1 Connections

More could still be made of the connections and to consider measures such as ante rooms. More emphasis is needed as to how these connections lead out and into their neighbourhoods. The Panel advised that the connections need to be as well integrated as possible into the overall form of the scheme even those not being brought forward as part of the application.

2 Block E1 more crumbling form

3 Block D concierge available for all

Concern that this only serves market units. Recommend some such facilities be included to other blocks with a mix of tenures. Shared workspace, included in the communal facilities, and potentially elsewhere on the site, would benefit residents and the scheme in general.

4 More detail on ground floor interface

Panel did query how the buildings met the edges of the internal street's pavements and considered some appeared to be uncomfortably tight to pavement edges. Key design consideration is how base of Block D meets and addresses park.

5 Break apart B2

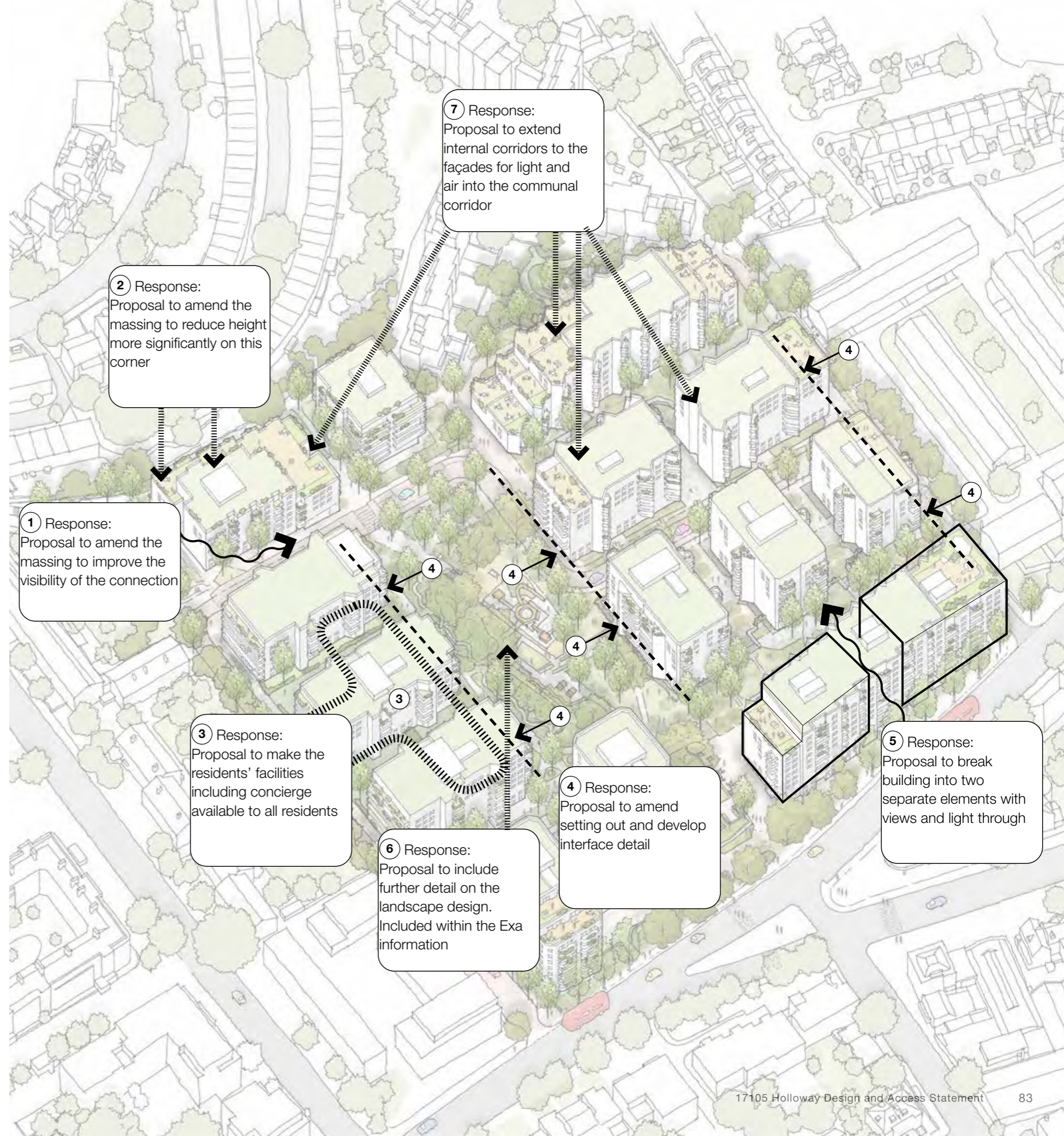
Recommended that the Parkhurst Road frontage elevation in particular be 'broken down' and more strongly articulated in order to mitigate the height, bulk and mass.

6 Landscape detail

Would have been keen for further detail.

7 Glazing + Ventilation

Encouraged to pursue inventive ways of introducing daylight to the common areas, stairwells & corridors, to create attractive and sustainable routes to individual front doors.



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3.5 Responding to Consultation

Key dates for consultation

There have been three public consultation events that have informed the design process. A summary of feedback and response is set out in the planning statement and other planning documents.

Public Consultation - 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.


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 Peabody 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 our interactive tools and make sure you fill out your digital feedback card. Members of the Holloway Prison Consultation Team and representatives from the Peabody Development Team are on hand to answer any questions you may have.

THE SCHEME WILL INCLUDE:

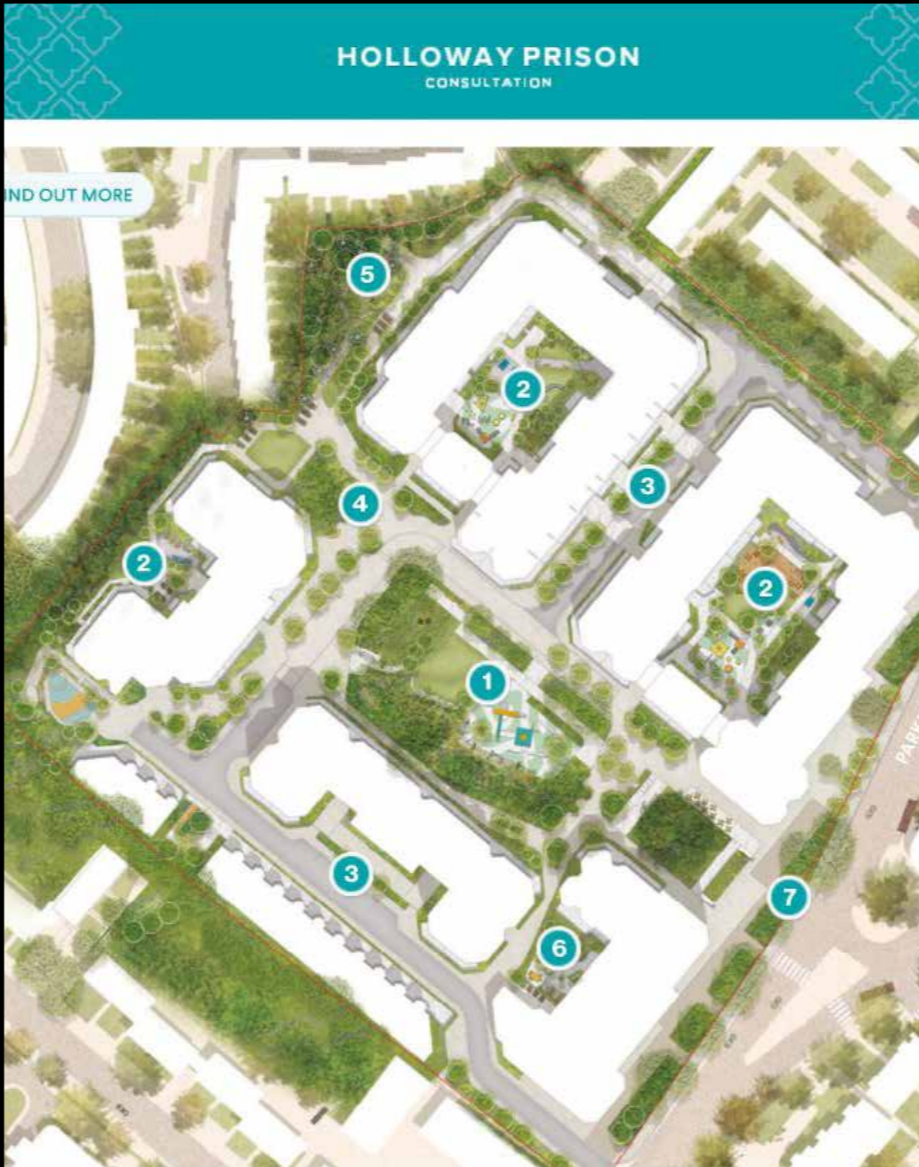
- 60% affordable housing provision
- Provision of a Women's Building
- Green and open space
- Full consultation process



Public Consultation - June 2020

HOLLOWAY PRISON CONSULTATION


LEARN MORE




Public Consultation - July 2021

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AERIAL VIEW OF THE EXISTING SITE



WOMEN'S BUILDING GARDEN

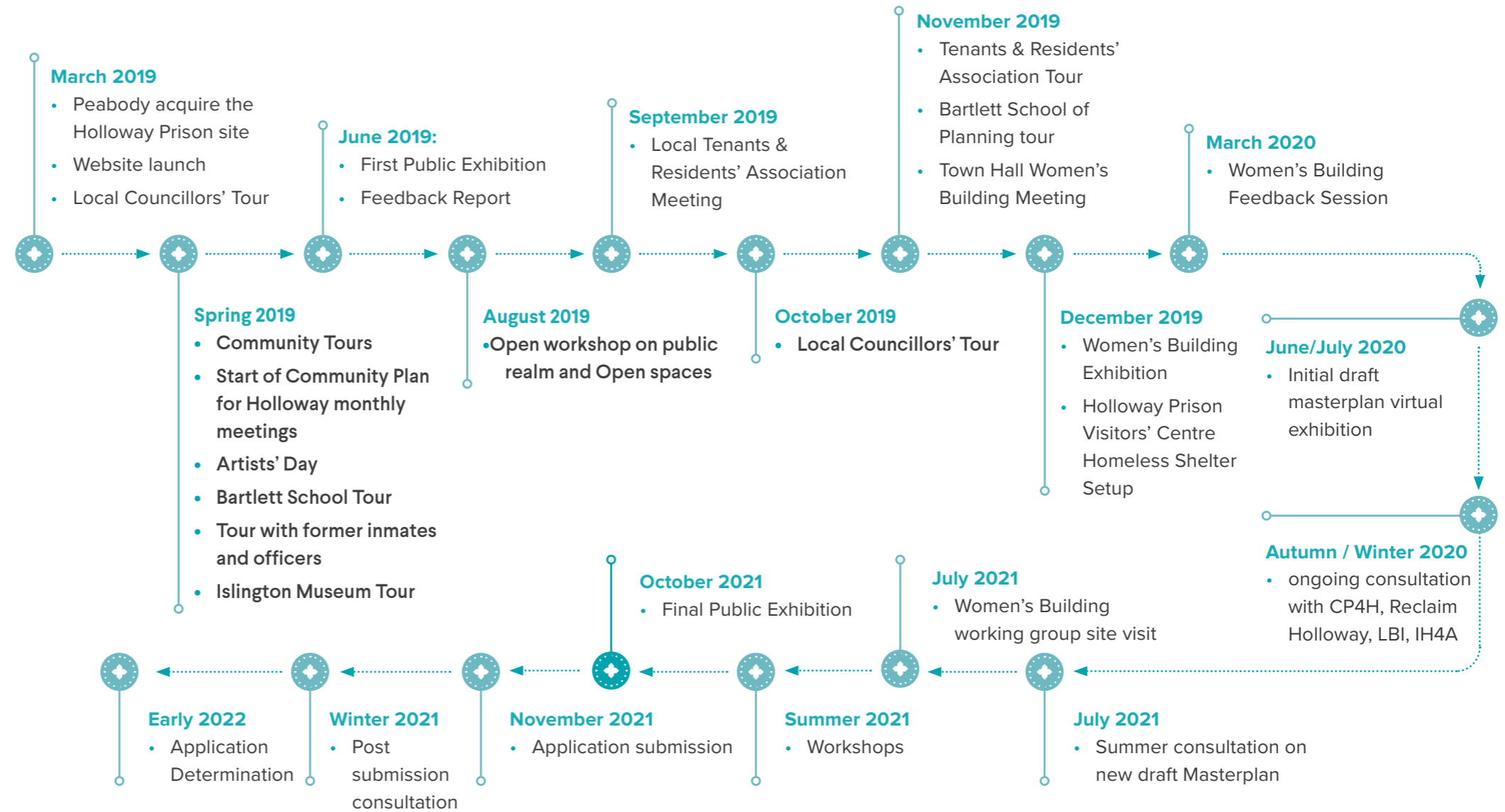
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3.5 Responding to Consultation

Summary of consultation

The adjacent timeline sets out some of the various consultees we have engaged with during the process. Refer to the planning statement for further information.

CONSULTATION TIMELINE



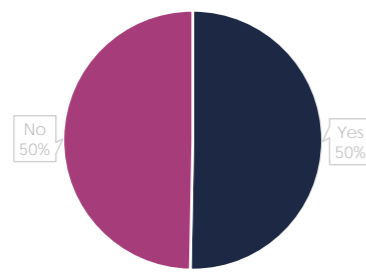
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3.5 Responding to Consultation

Summary of feedback

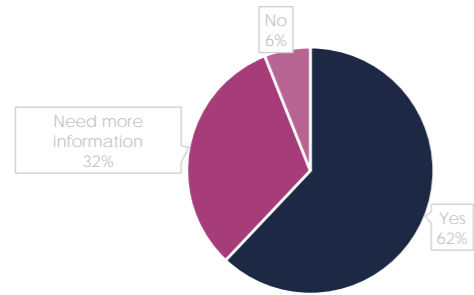
Information setting out the key comments for the public consultation events

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



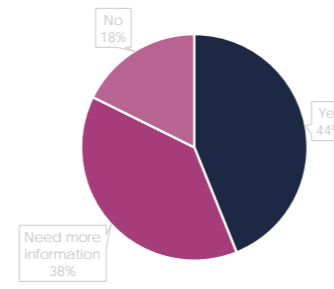
Yes	82
No	81
Respondents	163

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



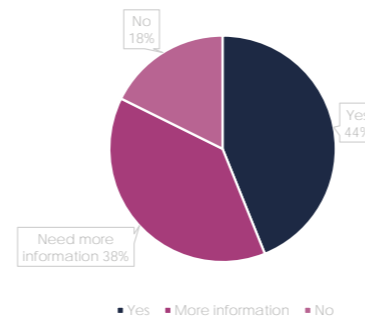
Yes	103
Need more information	53
No	10
Respondents	166

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



Yes	77
Need more information	60
No	27
Respondents	164

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



Yes	72
Need more information	63
No	29
Respondents	164

Summer consultation summary report

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Do you have further comments about the masterplan?

A total of 139 responses were noted.

The repeating issues that came up in responses included:

Issue	Number of comments
Concerns about women's centre/history <ul style="list-style-type: none"> Concerns about the space/size for women's building - 32 Lack of information - 27 Difficult to understand - 18 Concerns about garden - 5 	47
Not enough information	23
Height <ul style="list-style-type: none"> Buildings too high in general - 16 Lack of information on heights - 8 	19
Light/Dark concerns <ul style="list-style-type: none"> Impacts of height on light in the site - 15 Not easy to understand report - 9 Lack of information on daylight/sunlight - 6 	19
Make the consultation more understandable	15
Green issues (garden, sustainability etc)	13
Affordability <ul style="list-style-type: none"> General 'affordability' comment - 8 Social housing/Shared ownership concerns - 4 	12
Scale/Massing	11
Penderyn Way TRA/CP4H letters detailing comments (comments imply that a letter would be sent by the groups detailing comments)	4
Noise during construction	3
Mixed tenure locations	3

Summer consultation summary report

5

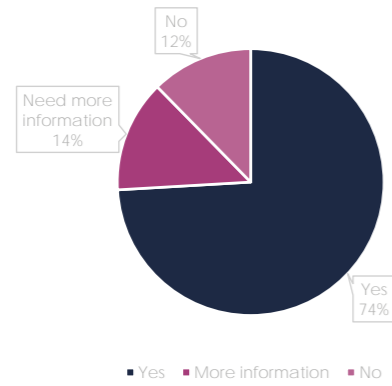
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3.5 Responding to Consultation

Summary of feedback

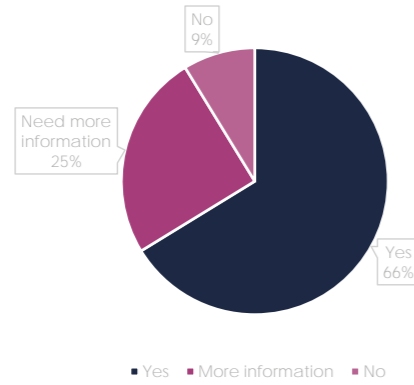
Information setting out the key comments for the public consultation events

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



Yes	120
Need more information	22
No	20
Respondents	162

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



Yes	106
Need more information	40
No	14
Respondents	160

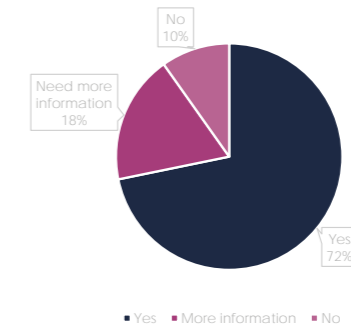
Do you have any ideas on the types of commercial spaces that should be available?

A total of 148 responses were noted.

The repeating ideas that came up in responses 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

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



Yes	117
Need more information	30
No	16
Respondents	163

Summer consultation summary report

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Summer consultation summary report

8

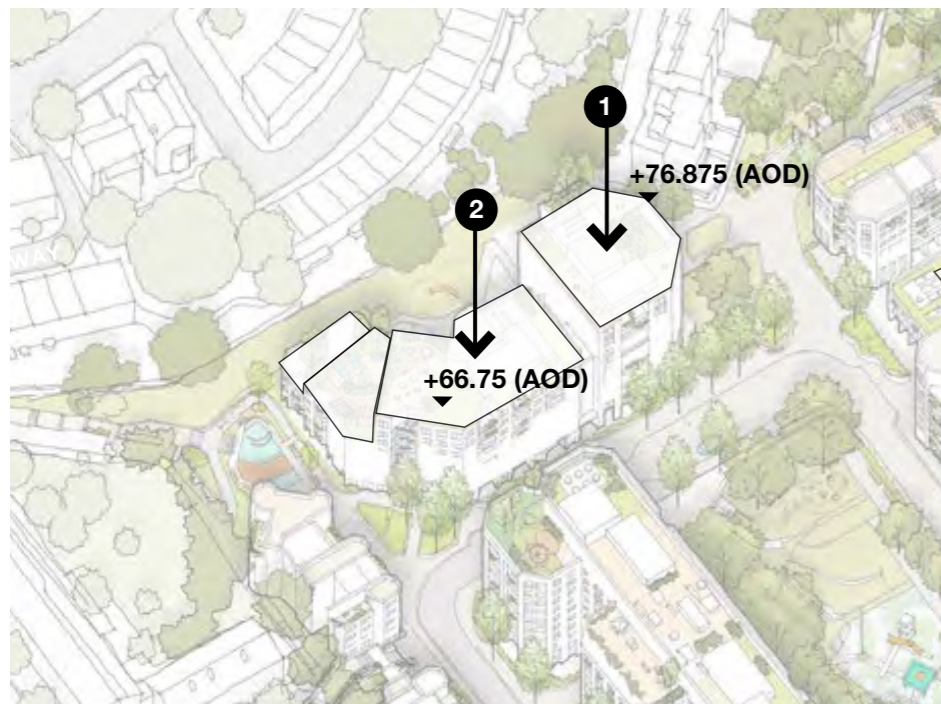
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3.5 Responding to Consultation

Responding to consultation for Plot E

In response to consultation we have reduced the scale and mass of E1 and E2, the following information details the change between consultation events in response to feedback.

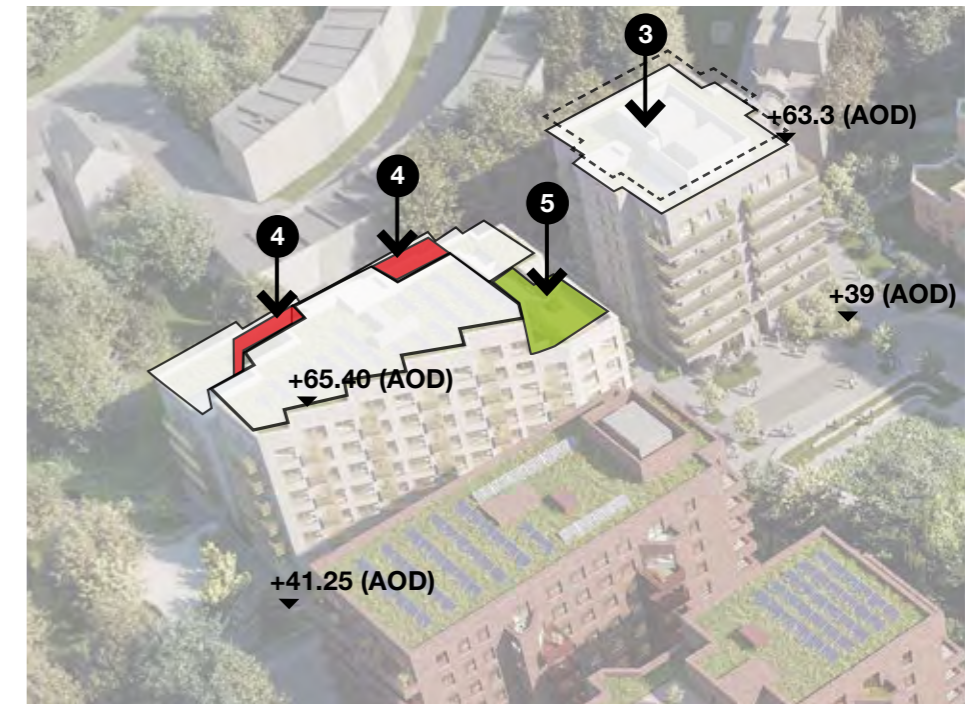
Public Consultation - June 2020



Public Consultation - July 2021



October 2021



1 Scale reduced to the taller element

In response to items raised we have reduced the height of the tallest element. The maximum height reduced by 12.5m. This is a reduction of 4 floors. We now propose a 7 storey building 24m tall and 21.5m from the nearest Penderyn Way property.

2 Scale reduced to the lower element (E1)

In response to items raised we have reduced the height of the lower element. The maximum height reduced by 1.35m. This sits below the key LV4 A & B views from Archway as detailed in the Townscape Assessment.

3 Scale reduced to E2

In response to items raised in the July consultation we have reduced the height of E2. The maximum height reduced by 0.95m.

4 Reduction in mass

In response to items raised in the July consultation we have reduced the mass at the top of E1 and pushing back the ridge line from view of the Penderyn Way properties and improving overshadowing.

5 Setting back roof terrace

In response to items raised in the July consultation we have changed the size and position of the roof terrace to reduced the terrace facing the Penderyn Way pulling it away from the edge to prevent overlooking.

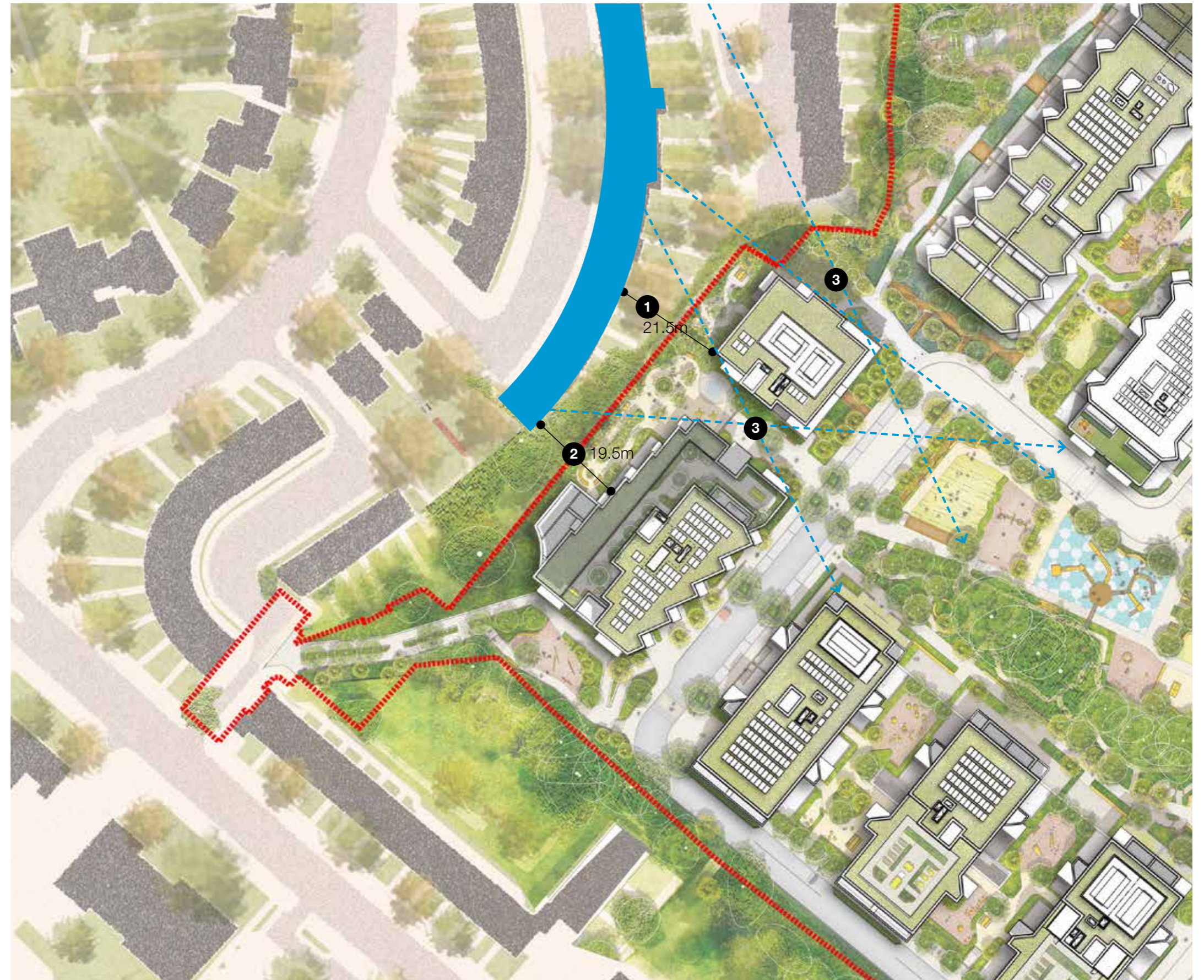
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3.5 Responding to Consultation

Key changes in response to comments

The following details the plan changes in response to consultations.

- ① Revised proposals are pushed back 3.5m from nearest neighbours to 21.5m.
- ② Revised proposals are pushed back 1.5m from nearest neighbours to 19.5m.
- ③ As a result of opening up the gap between E1 and E2 the Penderyn way properties highlighted in blue have a potential view into the central park. In the existing condition this view is also not available as it is blocked by the prison and prison walls.



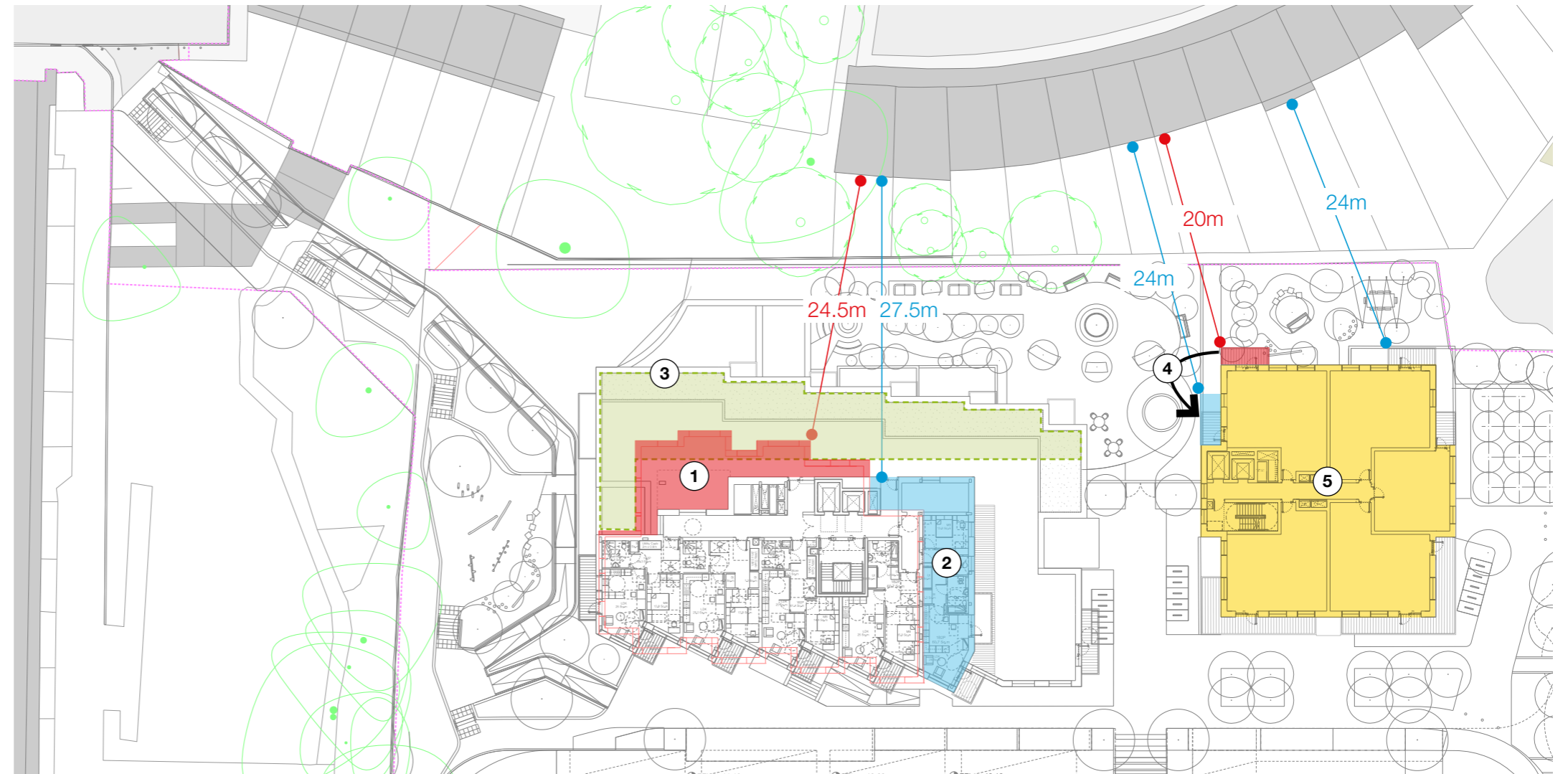
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3.5 Responding to Consultation

Key changes in response to comments

The following illustrates the changes in response to the comments received in the July 21 consultation. Penderyn Way neighbours raised concern over the proximity and overlooking. While the proposal exceeds policy requirements, we propose the following changes to respond to comments. Essentially the mass has been repositioned to sit further away, overall heights reduced, balconies moved and the terrace reduced.

- ① Red area illustrates the plan as consulted upon in July 2021.
- ② Blue area illustrates the mass repositioned 3m further away from the neighbours.
- ③ Green area illustrates the roof terraces as proposed in the July '21 consultation which has now been reduced to respond to concerns raised by Penderyn way residents.
- ④ The balcony in red is removed and the balcony highlighted in blue is extended to provide sufficient private amenity space. This reduces overlooking and improves privacy as well as extending the distance between balconies and windows to the dimensions noted.
- ⑤ The overall height of the building highlighted in yellow is reduced by 950mm.



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3.5 Responding to Consultation

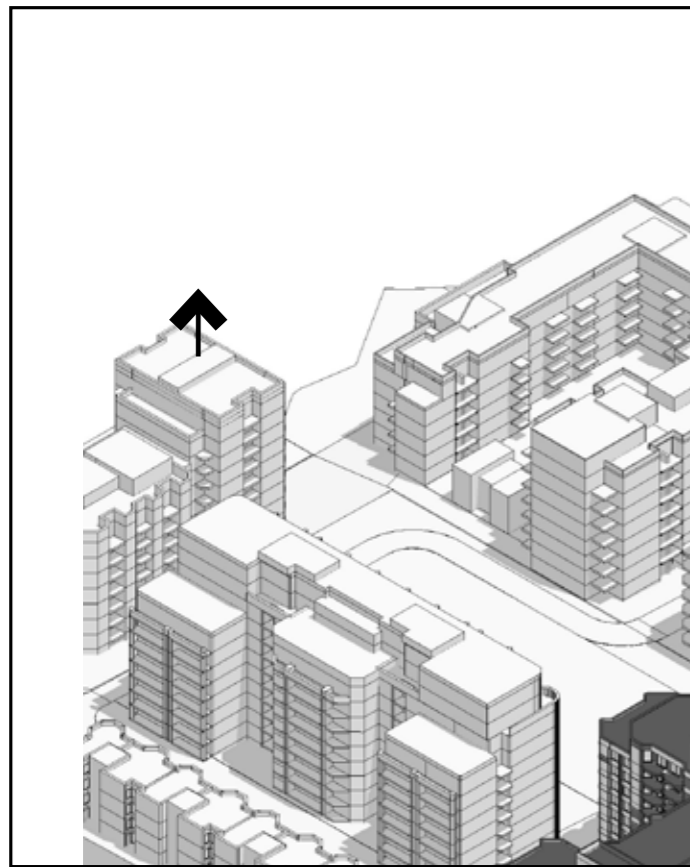
Key changes in response to comments

The following illustrates the changes in consideration of the massing in relation to overshadowing to Bakersfield and Penderyn Way in response to concerns raised about the scale and proximity of proposals. Extensive testing has been carried out throughout the design period and, in particular, in relation to the current proposals.

As a result of this testing it became clear that the relationship between E2 and the south end of A2 is key to minimise the impact to the gardens of 42-45 Bakersfield, balanced with the associated proximity / impact to properties on Penderyn way. The result proposals carefully position E2 in its site, and influence its overall height as well as stepping the mass considerably to A2 to ensure good levels of light to windows and gardens.

- ① Massing at the south end of A2 steps down considerably to a reduced height of 2 floors to ensure light can pass over and around into the gardens of Bakersfield.
- ② The position of E2 is balanced between competing concerns of neighbours. It maintains a suitable separation from Penderyn Way properties and Bakersfield.

October 2020



In this iteration the proposals for Plot E were taller, with greater impact on the Penderyn Way properties.

December 2020



In this iteration E2 is shorter than before and pushed forward away from the boundary. In this option the overshadowing results to the Bakersfield properties were considered unacceptable.

March 2021



In this iteration E2 is a similar height and pushed back towards the boundary. Here the overshadowing to Bakersfield is improved but there is increased impact to Penderyn Way.

October 2021



The proposal for the application has moved E2 forward away from the boundary compared to the March 2021 scheme to balance the impacts for adjacent neighbours. Refer to the sunlight and daylight assessment for further detail.

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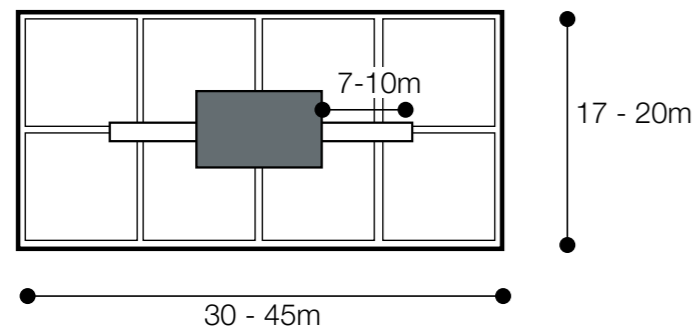
3.6 Proposal

High quality & efficient buildings

We propose a masterplan created by 15 efficiently shaped buildings that create public and communal spaces between. Each building builds upon the following principles:

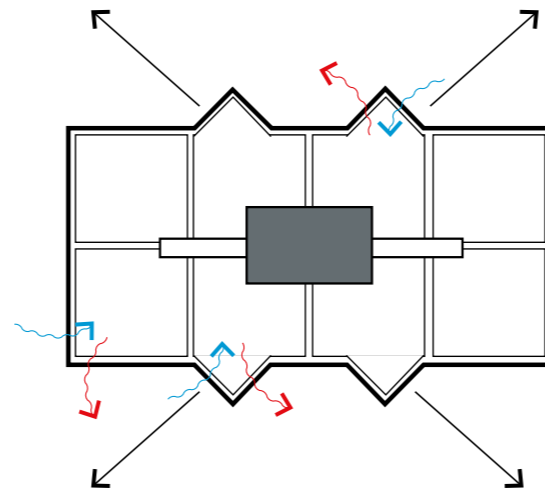
Simple efficient building

The basic building shape is based upon providing 8 units around a centrally located core. This reduces the length of the corridors and allows for a small groups of residents to get to know each other. This gives a good form factor ensuring a suitable ratio between internal area and external envelope.



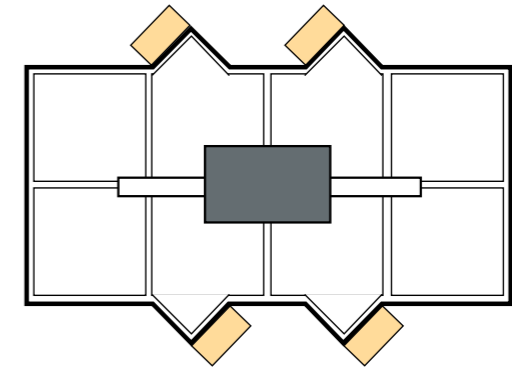
Articulation of the central units for aspect

We introduce additional corners for the central homes for improved aspect. This provides additional views and windows for light and improved ventilation. This arrangement provides 100% dual aspect (corner and stepped)



Separated balconies for privacy

Private amenity spaces are set within the articulated corner, sheltering the balcony from wind and allowing the prime window for each living space to have unshaded view of sky to improve ADF. The arrangement also creates privacy between balconies.

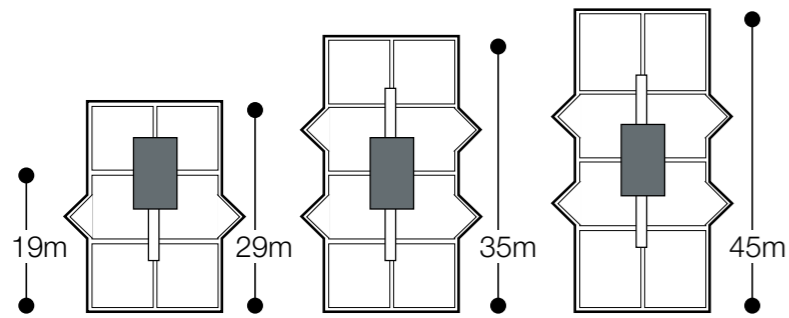


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3.6 Proposal

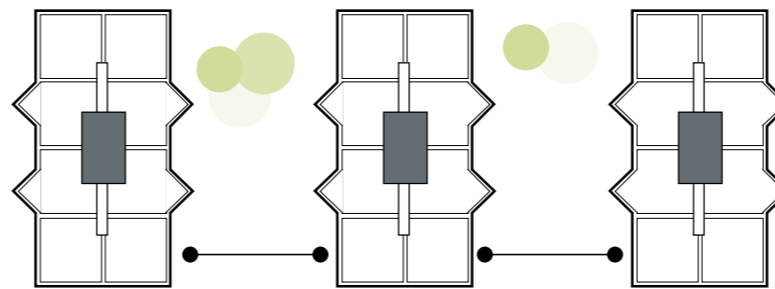
Changing length & mix

The buildings are shortened by changing the mix or reducing the number of homes. They are lengthened to accommodate the larger homes. 3 beds are located on the corner to accommodate the additional facade length required for more bedrooms.



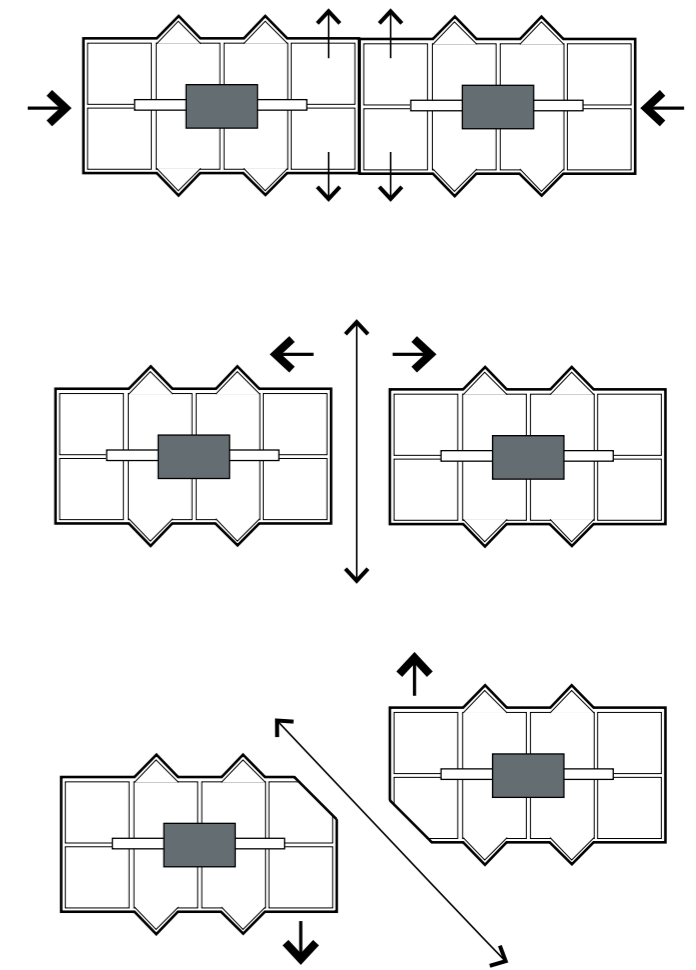
Creating spaces between

We arrange the articulated buildings to create spaces between. Setting collections of buildings around key public spaces and focusing on light through and between. We orientate short ends towards the South West to reduce exposure.



Forming streets / courtyards

Conceptually we use the same articulated building in alternative arrangements to create streets and courtyards. Pushing together to create shorter linear buildings or pulling apart to create additional routes through with opportunities for views and light.



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3.6 Proposal

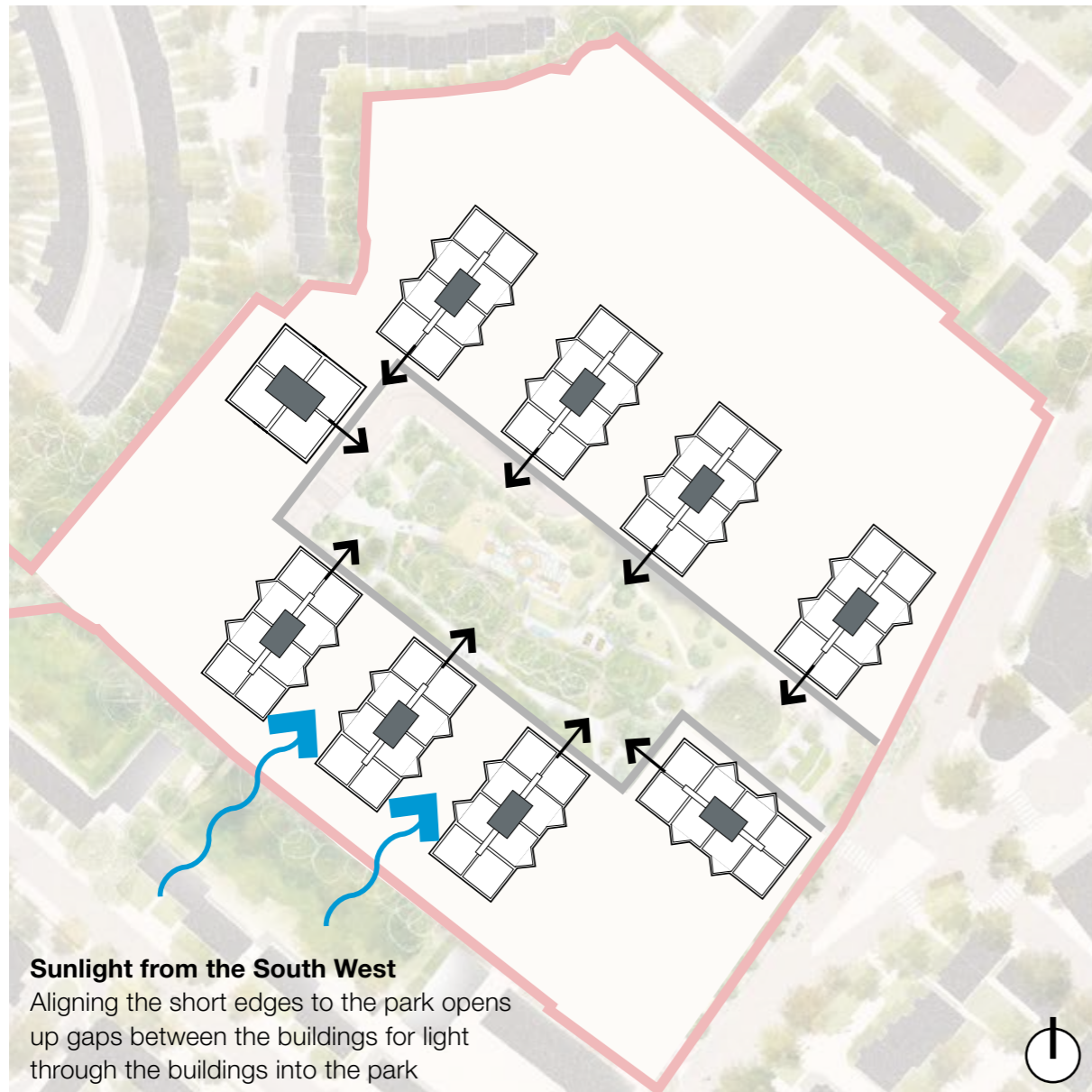
Lining the central park

We propose to create the park by lining its edges.

We present the short edge to the park, which is a slender elegant proportion.

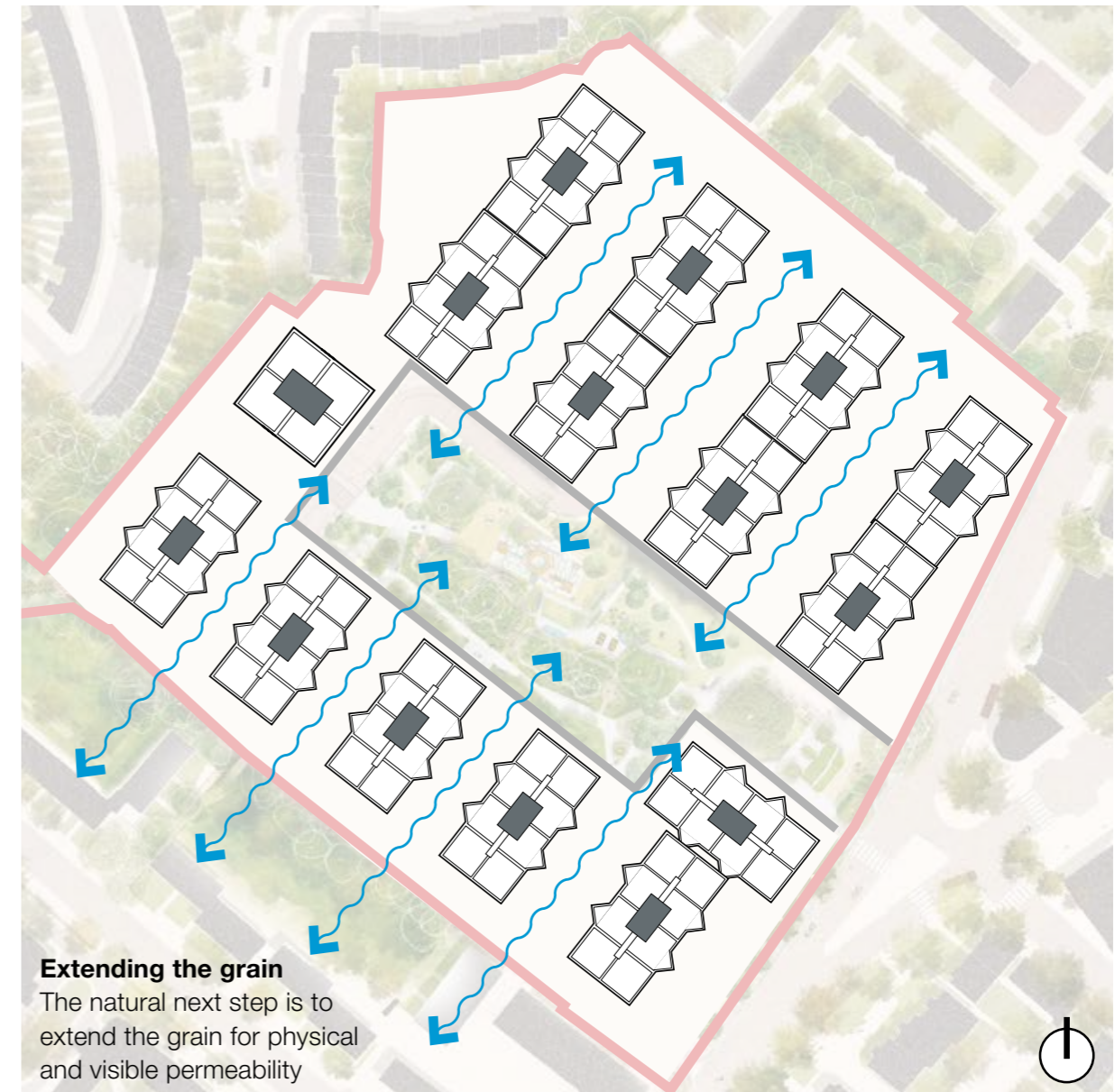
The elevations are activated with windows and balconies.

Sunlight passes between the buildings, the park is open to the South West, with light and shade throughout the day.



Addition buildings in a similar grain

The South West / North East grain presents the shortest edge to strongest sun. Where possible we extend the grain to create permeable visual and physical routes through the site.

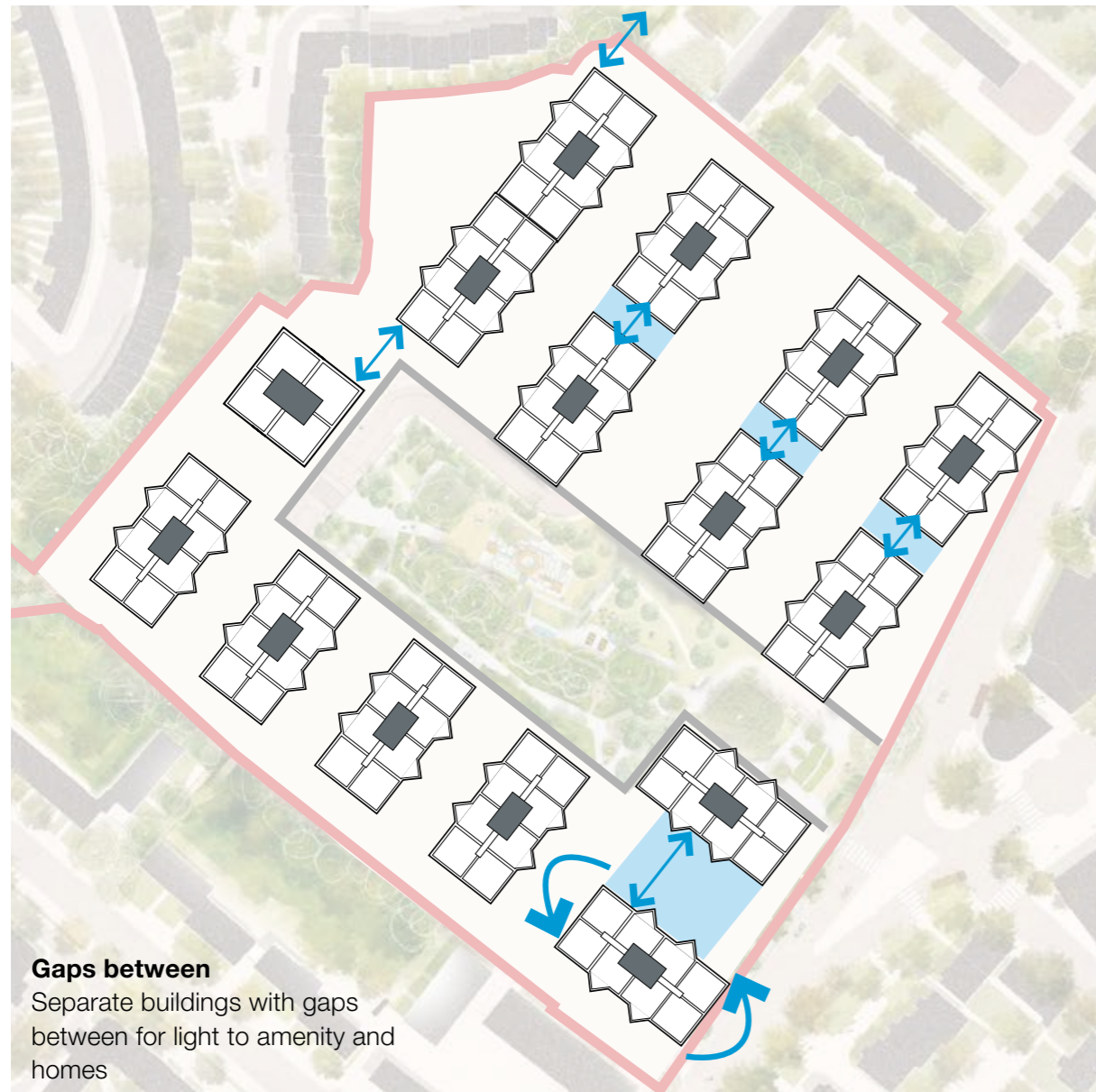


3.0 Masterplan

3.6 Proposal

Separated for improved light and visual connection

End on end buildings are separated with gaps between for light and views.
Within the gaps created, there are no directly facing windows of habitable rooms.
The buildings closest to Bakersfield and Crayford road remain end on end to maximise separation distance to the neighbours.
The building on the corner to Camden road is rotated to make better use of the site and improve light to amenity space



Staggered and rotated for improved light

To Parkhurst Road the buildings are offset to stagger the arrangement and reduce the overlap.
The space gained makes it possible to rotate the buildings along the street and improve the quality of the light in the street and to all of the elevations facing the spaces created (highlighted in green.) These homes have longer views and improved ADF levels.



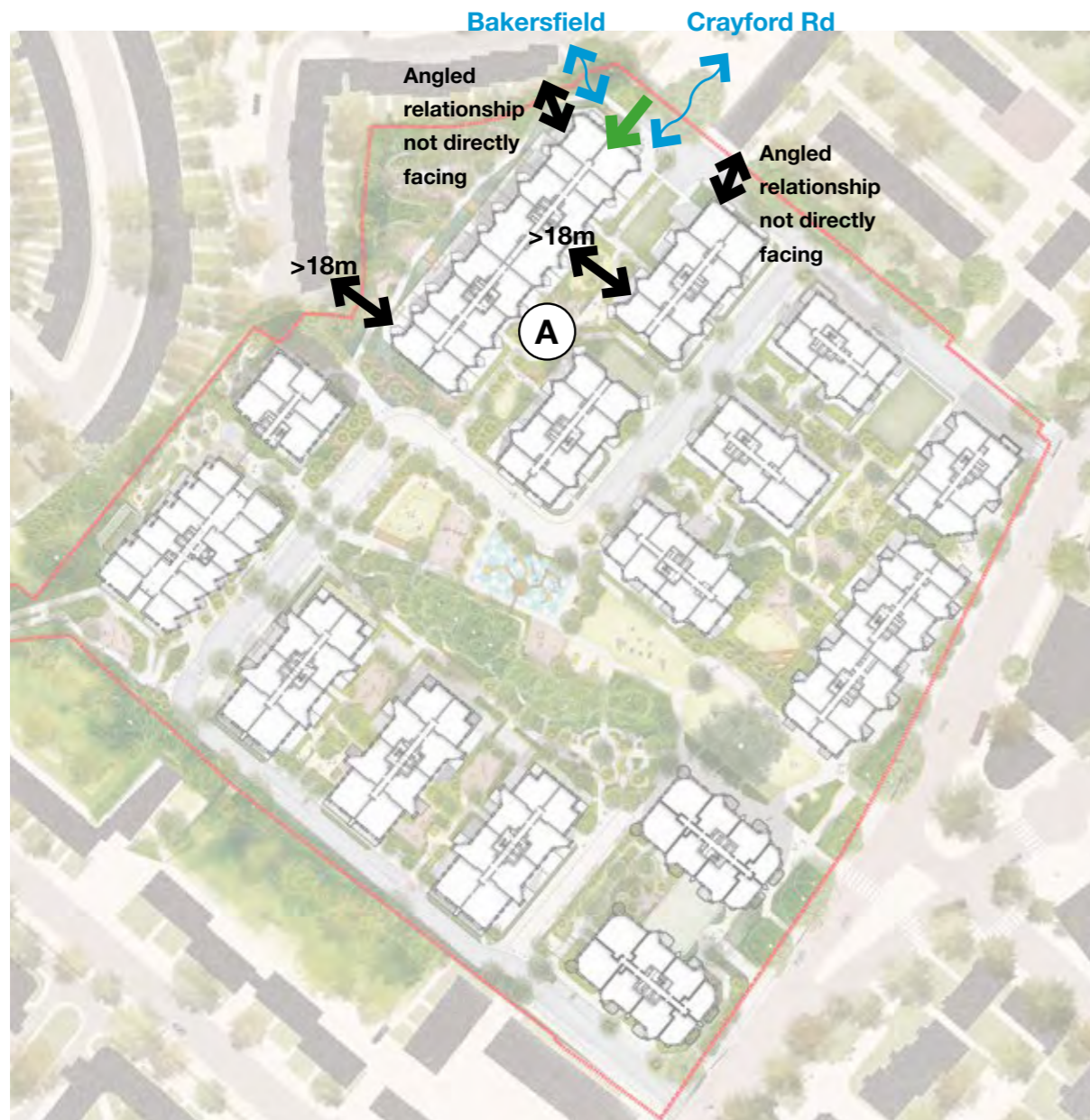
3.0 Masterplan

3.6 Proposal

Plot A - fine tuned with site specific constraints

More detailed constraints fine tune the setting out considering neighbours and adjacent plots:

- ↔ Separation distances between windows are carefully considered for privacy.
- ↔ The Bakersfield & Crayford road connection is designed in for future connection.
- Massing stepped mitigating the effect of overshadowing



Plot B - fine tuned with site specific constraints

Reduced separation distances for a bigger park, as discussed with officers. Staggering the frontage emphasises the changes in height to create 3 separate volumes.

- ↔ Separation distances are reduced to 17.5m in order to maximise the width of the public park.
- Corners are chamfered and windows carefully positioned for privacy.
- ↔ Further adjustment of the Parkhurst road elevation creates 2 buildings with 3 steps in plan and height to respond to key townscape concerns set in more detail in following info.



3.0 Masterplan

3.6 Proposal

Plot C & D - fine tuned with site specific constraints

More detailed constraints fine tune the setting out considering neighbours and adjacent plots:

- ↔ Separation distances between windows are carefully considered for privacy.
- Clearance maintained for root protection zones to existing trees.



Plot E - fine tuned with site specific constraints

More detailed constraints fine tune the setting out considering neighbours and adjacent plots:

- ↔ Separation distances between windows are carefully considered for privacy.
- Clearance maintained for root protection zones to existing trees.
- Building line stepped / articulated for improve visual connection between Trescastle connection and public park.

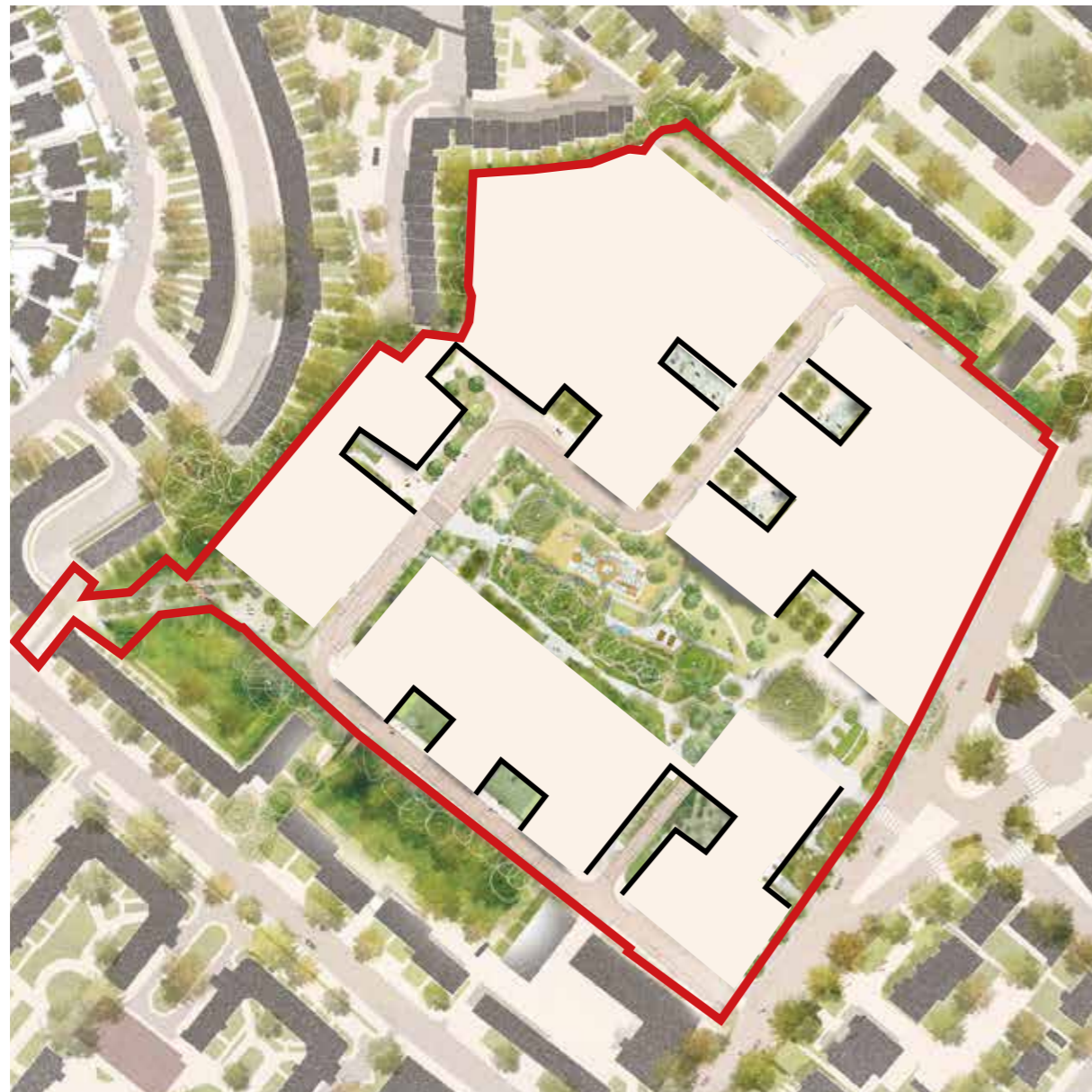


3.0 Masterplan

3.6 Proposal

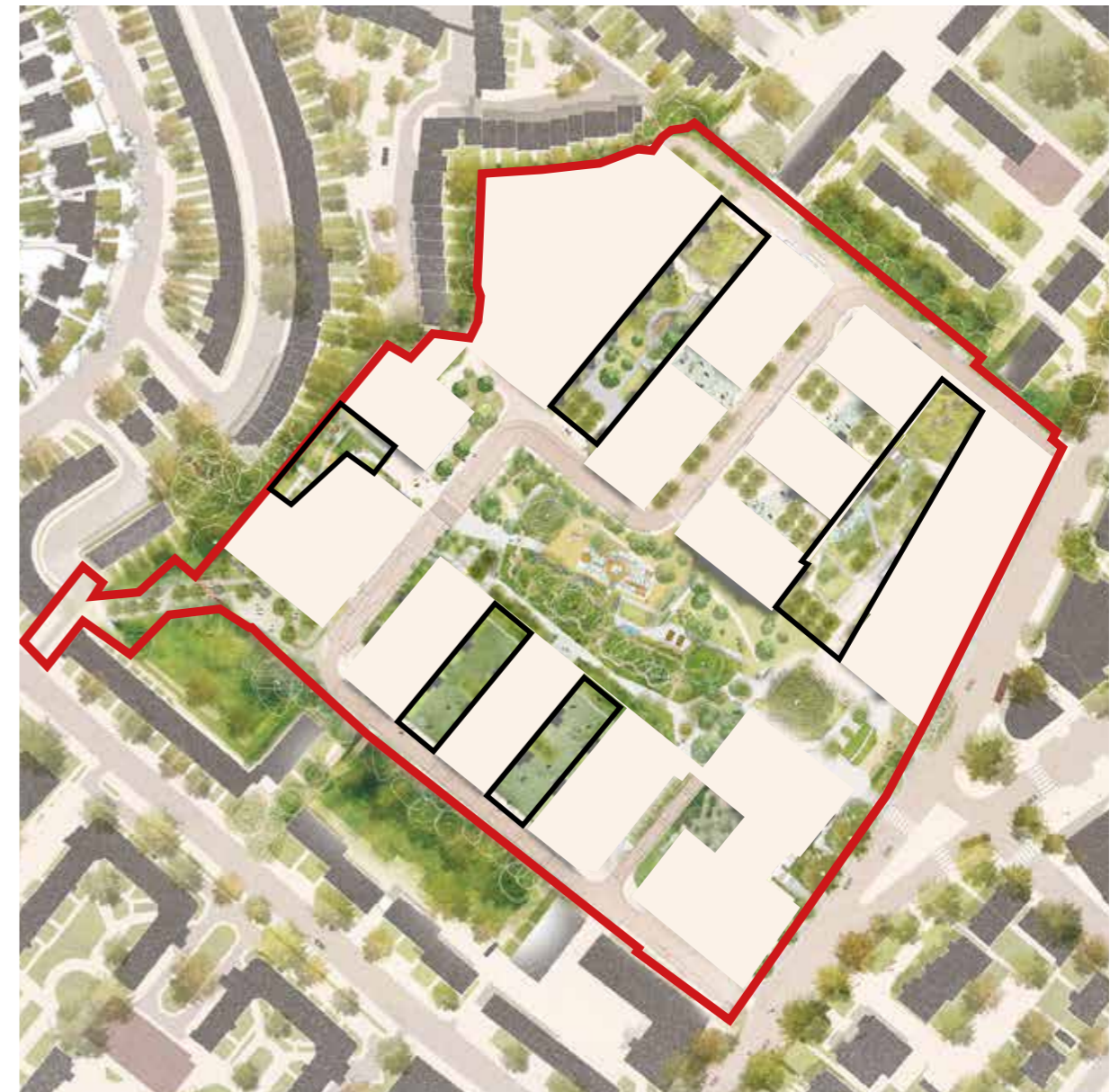
Green entrance spaces

A number of smaller landscape spaces along the vehicular route create green transitions spaces between the public circulation routes and the communal entrances for each building. These areas offer further opportunities to improve the urban greening factor and biodiversity across the development.



External communal spaces

A series of larger communal spaces set between the buildings are shared by building residents and provide opportunities to gather / play / make friends and play with each other.



3.0 Masterplan

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The proposed figure ground

15 clear simple buildings positioned to form a variety of public, communal and private spaces, with great light and excellent variety of view / colour and form.

- ① The primary entrance gateway.
- ② The public garden.
- ③ The green entrance to the Women's Building.
- ④ Communal spaces for residents.
- ⑤ Green entrance gateways
- ⑥ Hillmarton junction with pedestrian crossing realigned
- ⑦ Camden Road vehicle turning in and out both ways
- ⑧ Parkhurst Road vehicle turning in and out
- ⑨ Trecastle connection for pedestrians and cycles
- ⑩ Crayford Road and Bakersfield connections
- ⑪ Service road with accessible parking only / loading / drop off areas, refer to following information and the landscape & transport documents for further details.

-  Carefully considered relationships with neighbours fro privacy.
-  Communal entrances
-  Service Road
-  New connections
-  Facilitated connections

The proposed road

The proposed road is designed to minimise land take and maximise safety of those using it. It is proposed to be two way for vehicles and cycles for safety. The road is a loop to avoid turning heads as this increases land take and introduces unnecessary reversing of vehicles. For further justification and detail regarding the design of the road please refer to the EIA and Transport Document.



3.0 Masterplan

3.6 Proposal

Sun on ground throughout the day

The public and communal spaces have great sunlight throughout the day and the year. The detailed results are set out in the Sunlight and Daylight documents in more detail. A summary of detailed sun on ground analysis is illustrated giving the percentage of each space that receives more than 2 hrs of sun on the ground on the 21st of March.

