

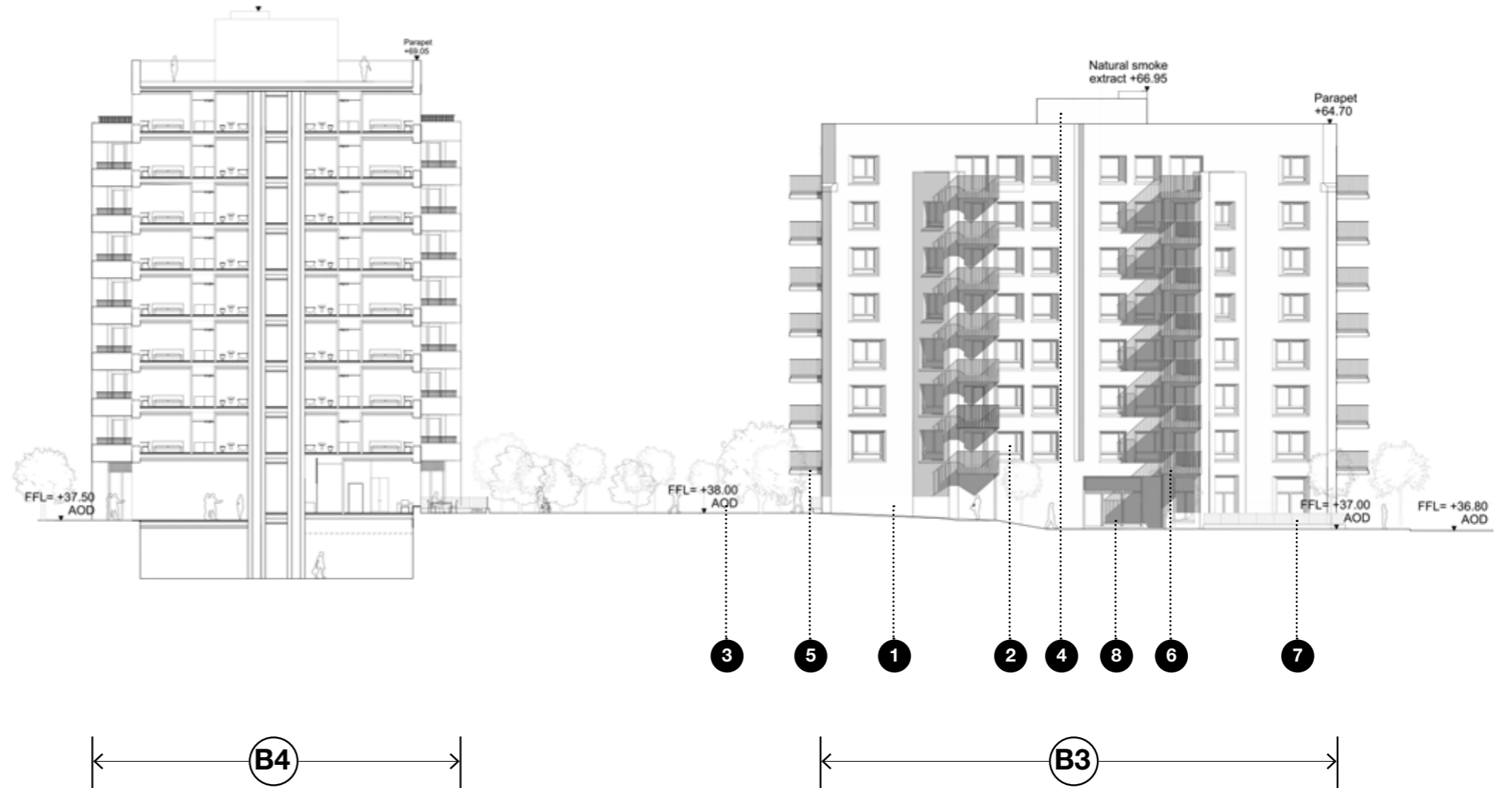
5.0 Plot B

5.11 Elevations

Internal courtyard elevation of B3

The side elevations of B1-B3 are part of the public realm and open to the street with planting and communal entrances. The facade is animated with projecting corners holding simple metal balconies with balustrades that are angled for privacy.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Brick plant enclosure
- ⑤ Concrete balconies with painted metal balustrade guarding and handrail
- ⑥ Metal balconies with painted metal balustrade guarding angled for privacy and handrail
- ⑦ Private amenity space
- ⑧ Communal residential entrance



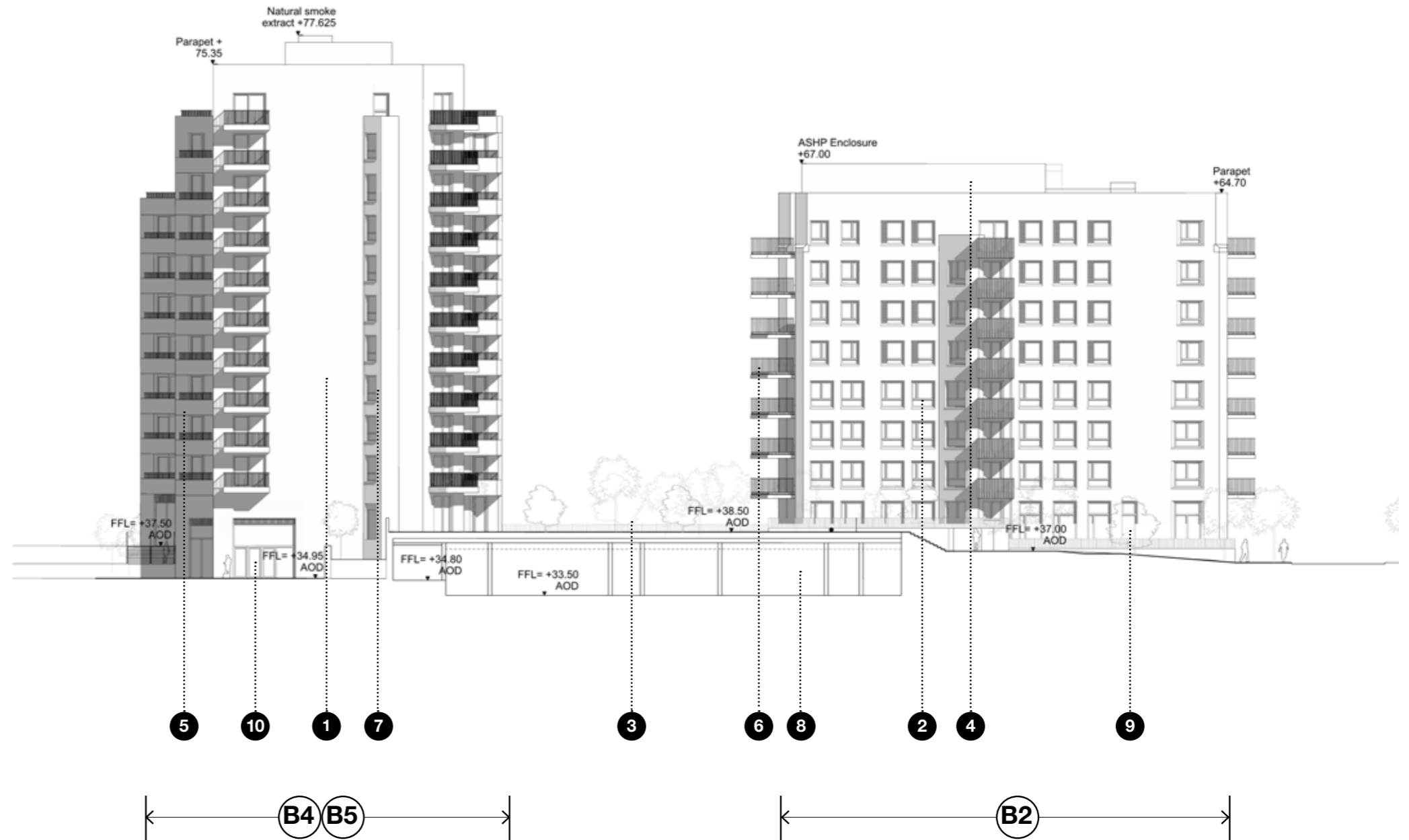
5.0 Plot B

5.11 Elevations

Internal courtyard elevation of B5 and B2

Plot B5 courtyard elevations each have projecting brick projecting corners and brick balconies while B5 elevations have brick projecting corners and metal balconies.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Brick plant enclosure
- ⑤ Brick balconies with painted metal handrail
- ⑥ Concrete balconies with painted metal balustrade guarding and handrail
- ⑦ Angled window for privacy
- ⑧ Ancillary spaces
- ⑨ Residential entrances
- ⑩ Commercial entrances



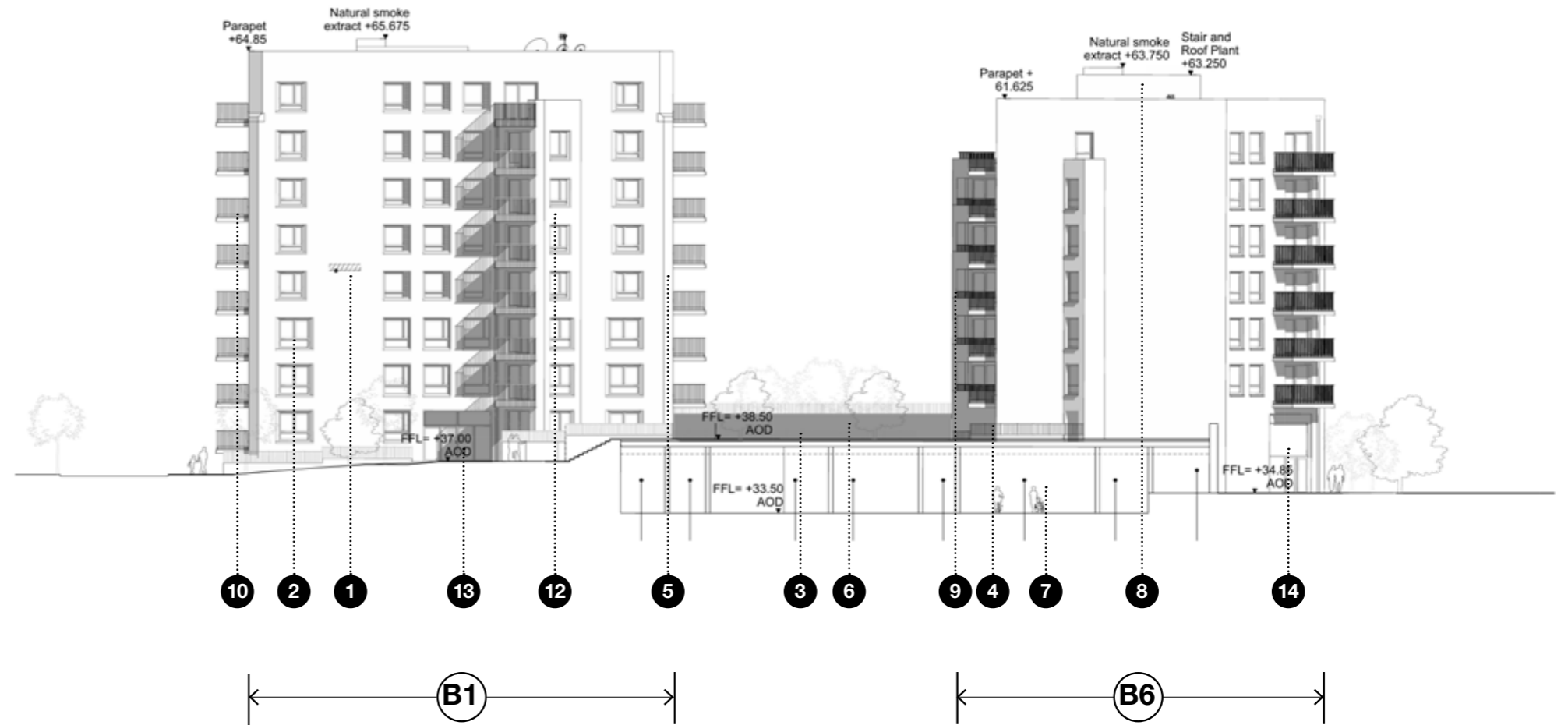
5.0 Plot B

5.11 Elevations

Internal courtyard elevation of B1 and B6

The courtyard elevations each have projecting brick corners. Balconies on B1 are metal, balconies on B6 are brick. A feature window on B6 elevation allows quality daylight inside while preventing overlooking.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Secondary apartment access from street
- ⑤ Chamfers and recesses
- ⑥ Painted metal balustrade guarding and handrail
- ⑦ Ancillary spaces under ground
- ⑧ Brick plant enclosure
- ⑨ Brick balconies with painted metal handrail
- ⑩ Concrete balconies with metal balustrades
- ⑪ Painted metal clad balconies
- ⑫ Projecting brick corners
- ⑬ Residential entrances
- ⑭ Commercial entrances



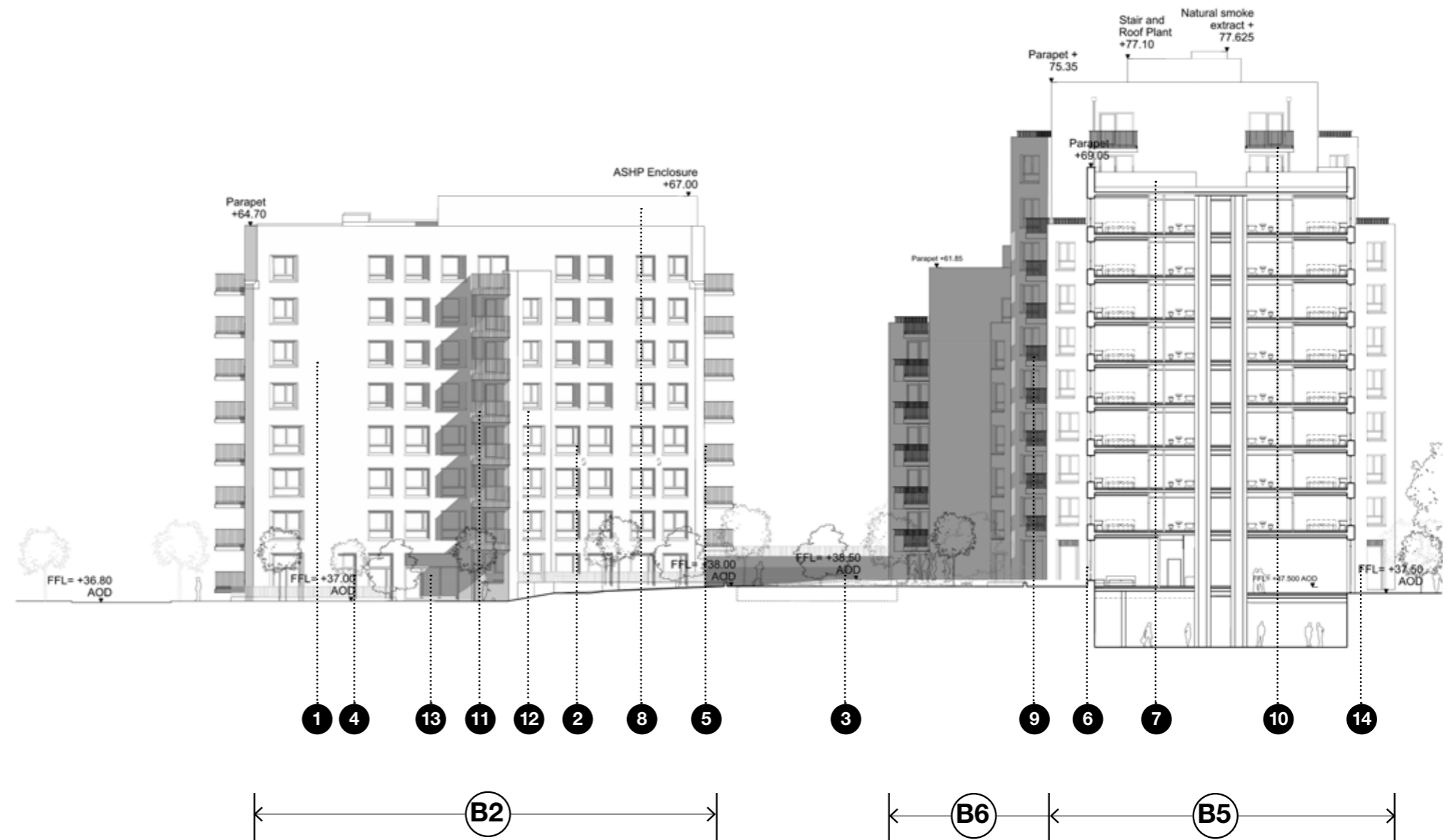
5.0 Plot B

5.11 Elevations

Internal courtyard elevation of building B2

The courtyard elevation of B2 features brick cladding, projecting corners, metal balconies and pigmented concrete chamfers. Window sizes are reduced on upper floors to minimize overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Apartment access from street
- ⑤ Chamfers and recesses
- ⑥ Commercial shop front windows
- ⑦ Residents' rooftop terrace
- ⑧ Brick plant enclosure
- ⑨ Brick balconies with painted metal handrail
- ⑩ Concrete balconies with metal balustrade
- ⑪ Painted metal clad balconies
- ⑫ Projecting brick corners
- ⑬ Residential lobby entrances
- ⑭ Commercial entrances



5.0 Plot B

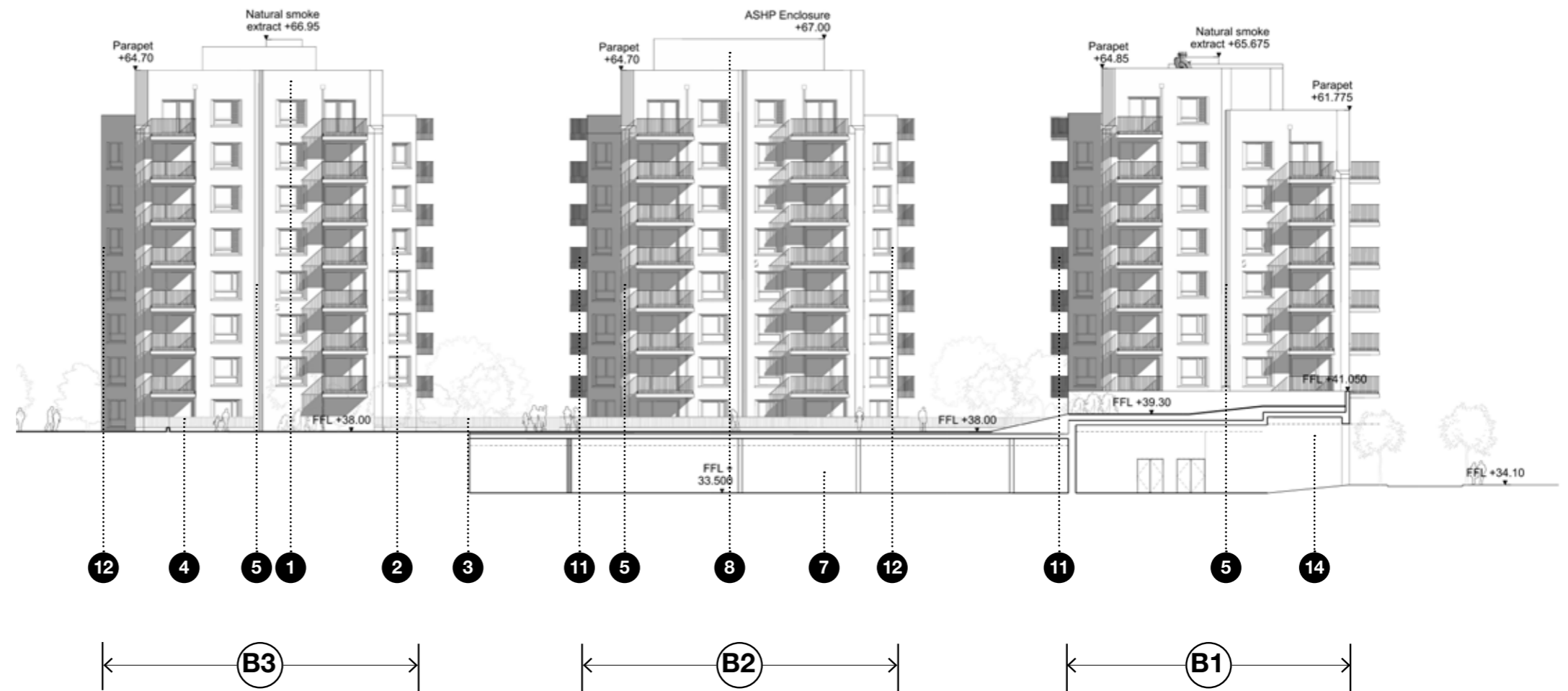
5.11 Elevations

Internal courtyard elevation of B1, B2 and B3

The courtyard elevations each are clad in brick and feature projecting corners, metal balconies and pigmented concrete chamfers. Window sizes on upper floors are reduced to minimize overheating.

Window sizes on upper floors are reduced to minimize overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Access to landscaped gardens via private amenity
- ⑤ Chamfers and recesses
- ⑥ Painted metal balustrade guarding and handrail
- ⑦ Ancillary spaces under ground
- ⑧ Brick plant enclosure
- ⑨ Brick balconies with painted metal handrail
- ⑩ Concrete balconies with metal handrail
- ⑪ Painted metal clad balconies
- ⑫ Projecting brick corners
- ⑬ Residential entrances
- ⑭ Commercial entrances

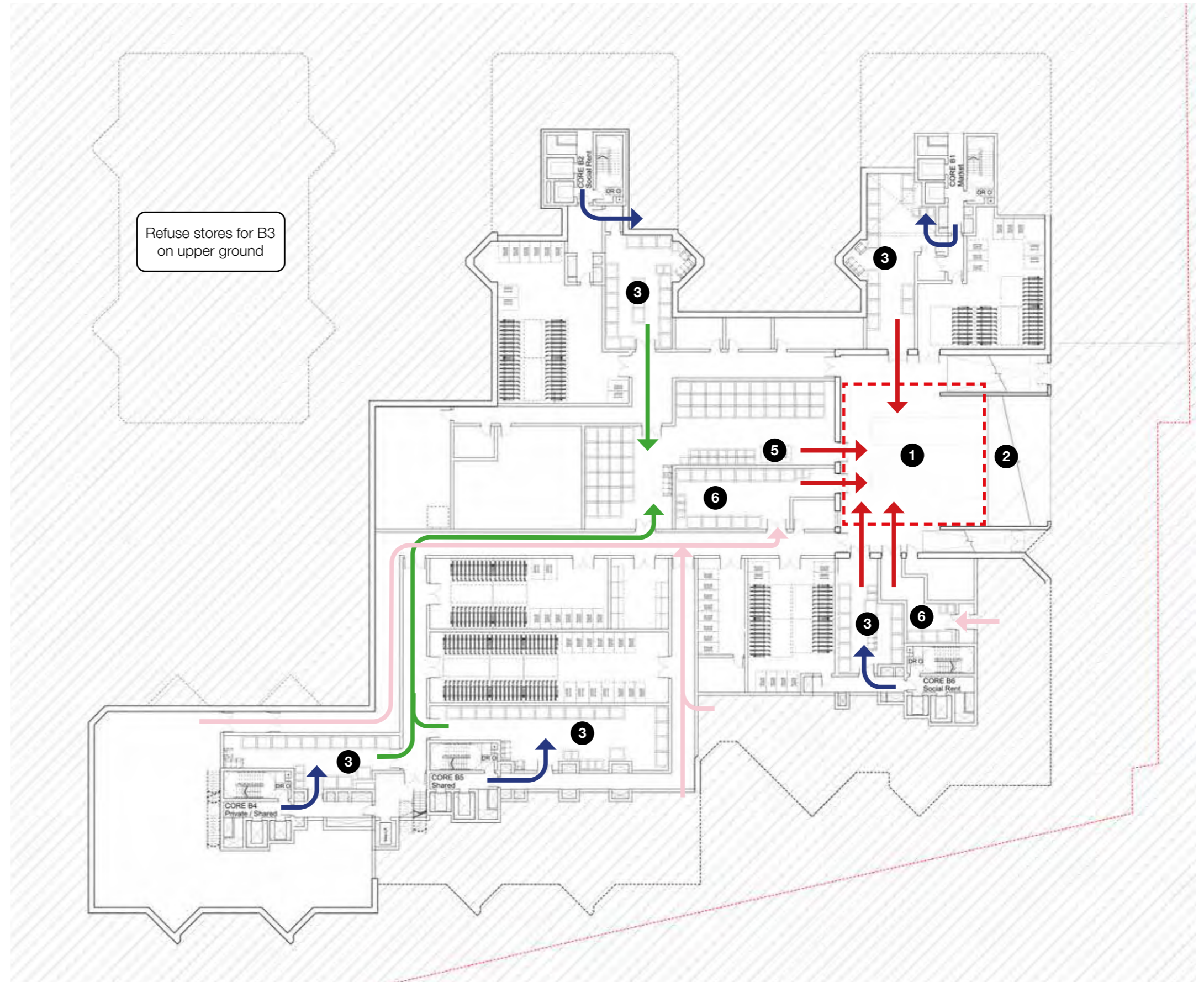


5.0 Plot B

5.12 Servicing & Refuse

The following diagram explains the refuse strategy at podium level for cores B1, B2, & B4 - B6.

- ① Loading bay for residential & commercial refuse collection & commercial deliveries
- ② Loading bay ramp
- ③ Refuse store for resident use
- ④ Refuse store & presentation area
- ⑤ EV tug vehicle parking
- ⑥ Commercial refuse area



KEY

- Residents route from core to refuse store (less than 30m from unit entrance to refuse store entrance)
- Peabody FM route from refuse store to presentation area - weekly exchange
- Refuse collection by LBI - weekly collection
- Commercial tenant route from unit to refuse store
- Loading bay

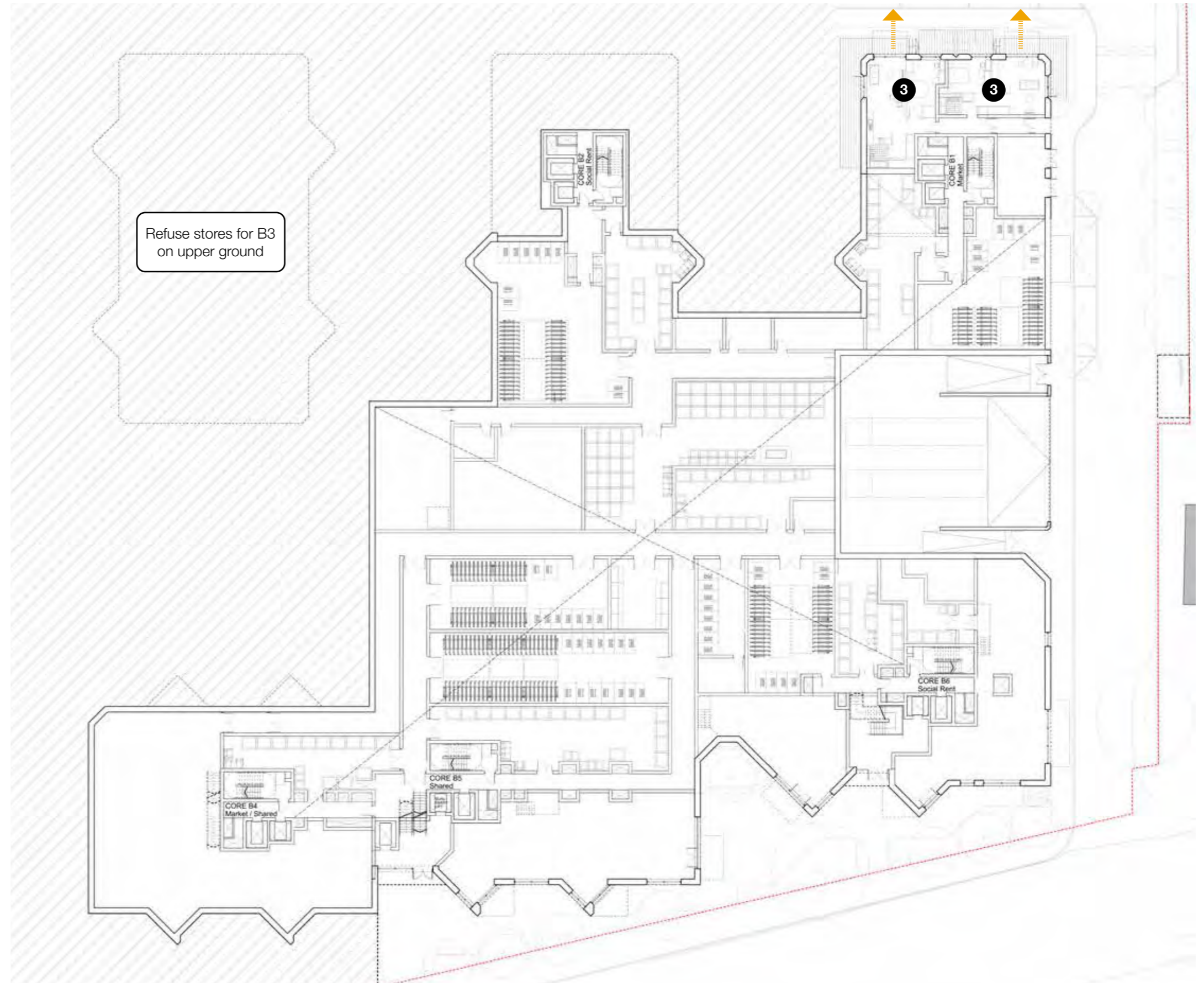
Lower ground floor 01 plan

5.0 Plot B

5.12 Servicing & Refuse

The following diagram explains the refuse strategy for the residential homes at lower ground level

- ③ Refuse collection for unit from street



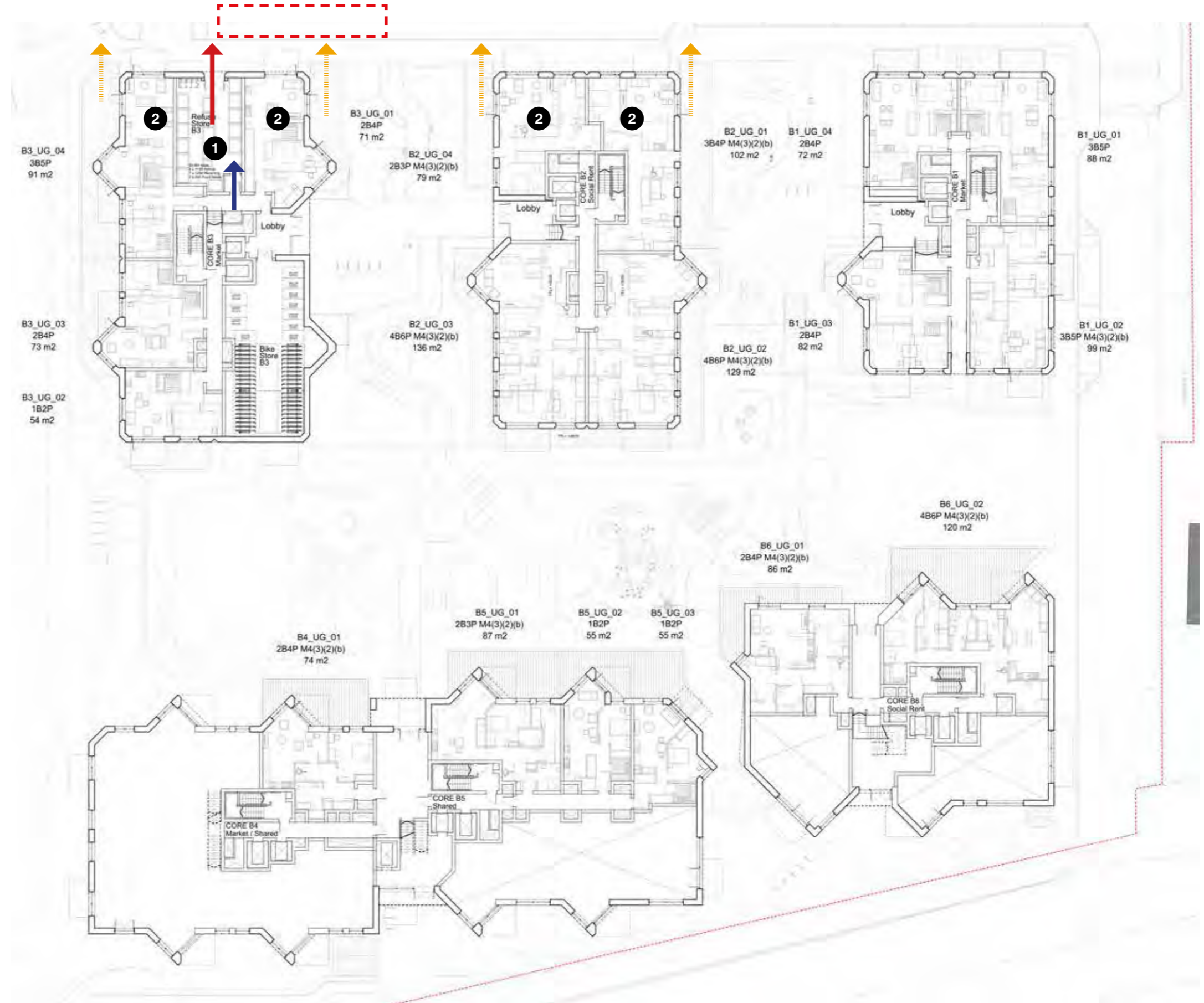
Lower ground floor 02 plan

5.0 Plot B

5.12 Servicing & Refuse

The following diagram explains the refuse strategy at upper ground level, for core B3 and homes accessed from the street

- ① Refuse store
- ② Refuse collection for unit from street



Upper ground floor plan

KEY

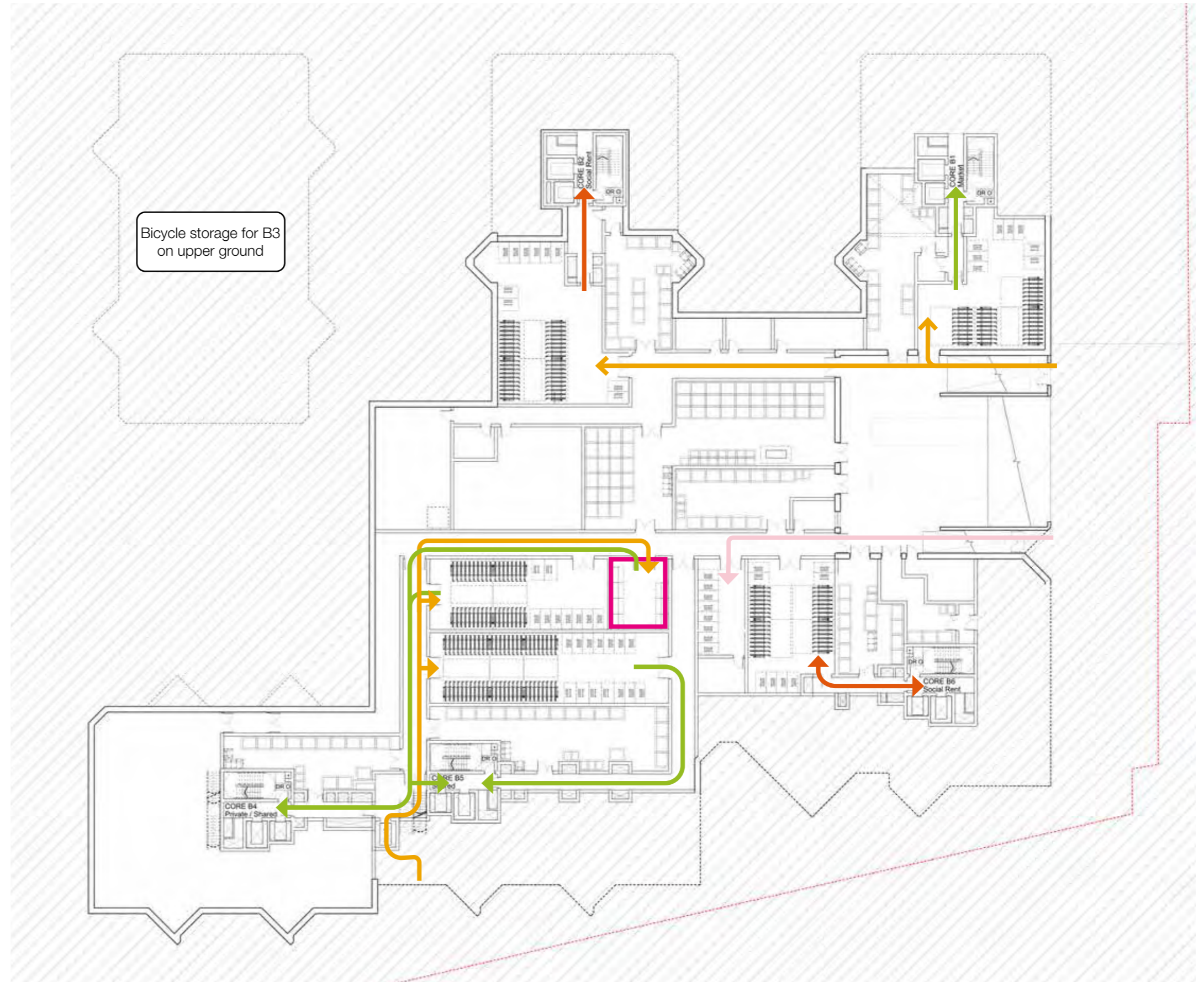
- Residents route from core to refuse store (less than 30m from unit entrance to refuse store entrance)
- On-street individual refuse collection (homes accessed from street)
- Refuse collection by LBI - weekly collection
- Loading bay

5.0 Plot B

5.13 Bicycle Strategy

The following diagram explains the bike storage at podium level for cores B1-B6.

- ① Cycle ramp
- ② Cycle store



KEY

- Residents route from external to bike stores
- Residents route bet bike store to social rent core
- Residents route from bike store to shared ownership/market core
- Commercial tenant route from between external and bike store
- Mobility scooter store for use by Plot B residents

Lower ground floor 01 plan

5.0 Plot B

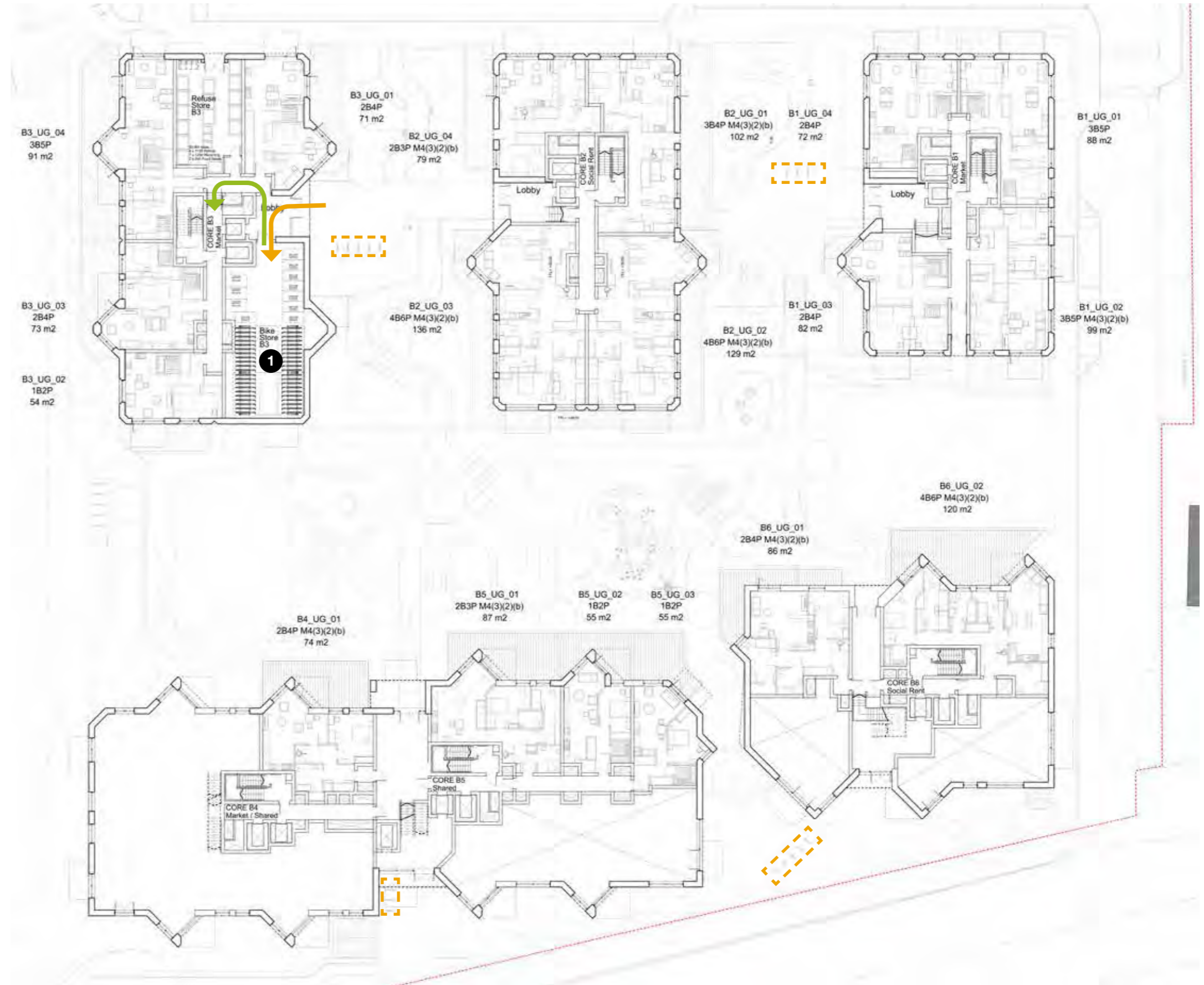
5.13 Bicycle Strategy

The following diagram explains the bike storage at ground level for core B3

① Cycle store

KEY

- Residents route from external to bike stores
- Residents route from bike store to market core
- Short stay visitor bike spaces



Upper ground floor plan

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6.0 Plot C



Note: Images are indicative of the material type, quality and colours proposed.

6.0 Plot C

6.1 Location & Summary of Use

Summary

Plot C is comprised of two buildings, C1 and C2, connected at lower and upper ground by a Women's Building.

The primary entrance to the Women's Building is located between the two buildings and approached from an open and elevated terrace facing Camden Road and Parkhurst Road. The Women's Building has access to a private Women's Garden at the rear of the site.

The upper floors of the buildings comprise residential use with social rent units. The mix and tenure of the accommodation is set out below.

- ① Two linear buildings C1 and C2 with central core arrangement
- ② Women's Building at connected upper and lower ground floors
- ③ Women's Terrace and Women's Garden to the front and rear of the site
- ④ Set-back upper residential floors have access to private and shared rooftop amenity

Summary of Accommodation

Social Rent	
1 Bed 2 person	33 units
2 Bed 4 Person	75 Units
3 Bed 4 Person	9 Units
3 Bed 5 Person	37 Units
4 Bed 5 Person	1 Units
Total residential units	155 Units



Masterplan axo showing the location of Plot C

6.0 Plot C

6.2 Site Constraints & Opportunities

1 Existing Trees

There are existing trees on the eastern edge of Plot C, and a Category A London Plane tree is located to the north. Three existing trees along the eastern edge and the Category A tree will be retained. Cherry trees from elsewhere within the existing prison grounds will be relocated to the Women's Garden.

2 Existing Levels and Topography

There is an existing fall of 3m across the site, from approximately +41.00 to +38.00 AOD.

3 Views onto the Park

Building corners in Plot C are chamfered to provide diagonal views to the park. The units on the north-eastern and north-western edge of C1, and corner units on the north-western edge of C2 benefit from park views.

4 Proximity to Adjacent Properties

Plot C sits 18m away from its closest adjacent property, Plot D. Where the distance between C1 and D is less than 18m the buildings have no directly facing windows.

5 Proximity to Boundary & Neighbours

Plot C sits a minimum of 18m from the Cat & Mouse Library to the south-east.

6 Vehicular Access

Vehicular access to Plot C is via the residential street to the south of the site.

7 Proximity to Main Road

Plot C sits approximately 8.5m increasing to 14.5m away from Camden Road and Parkhurst Road.



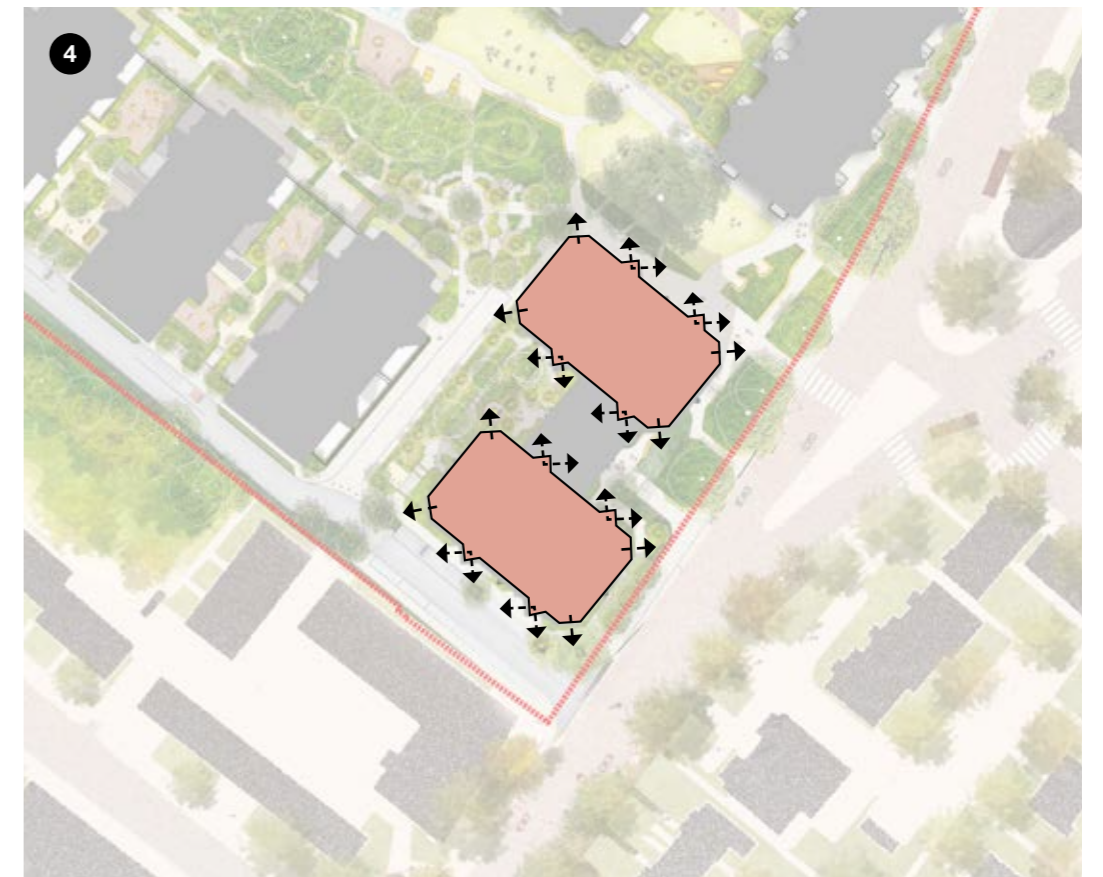
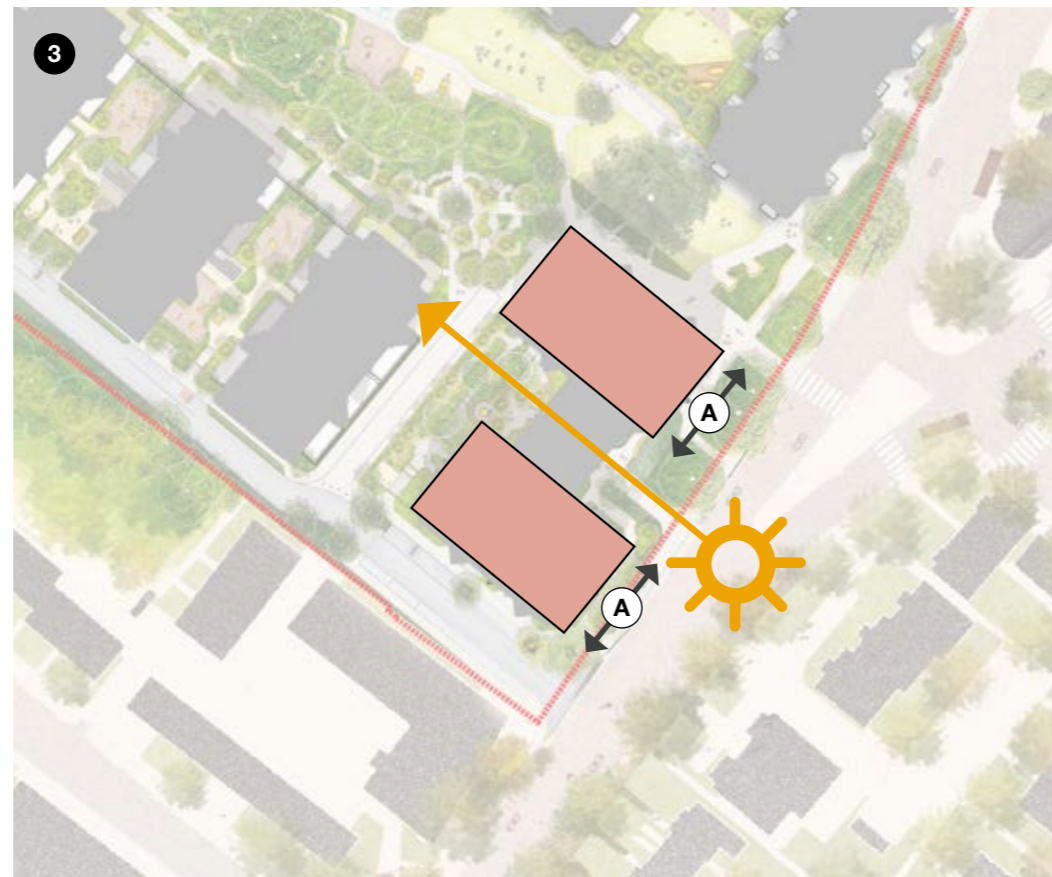
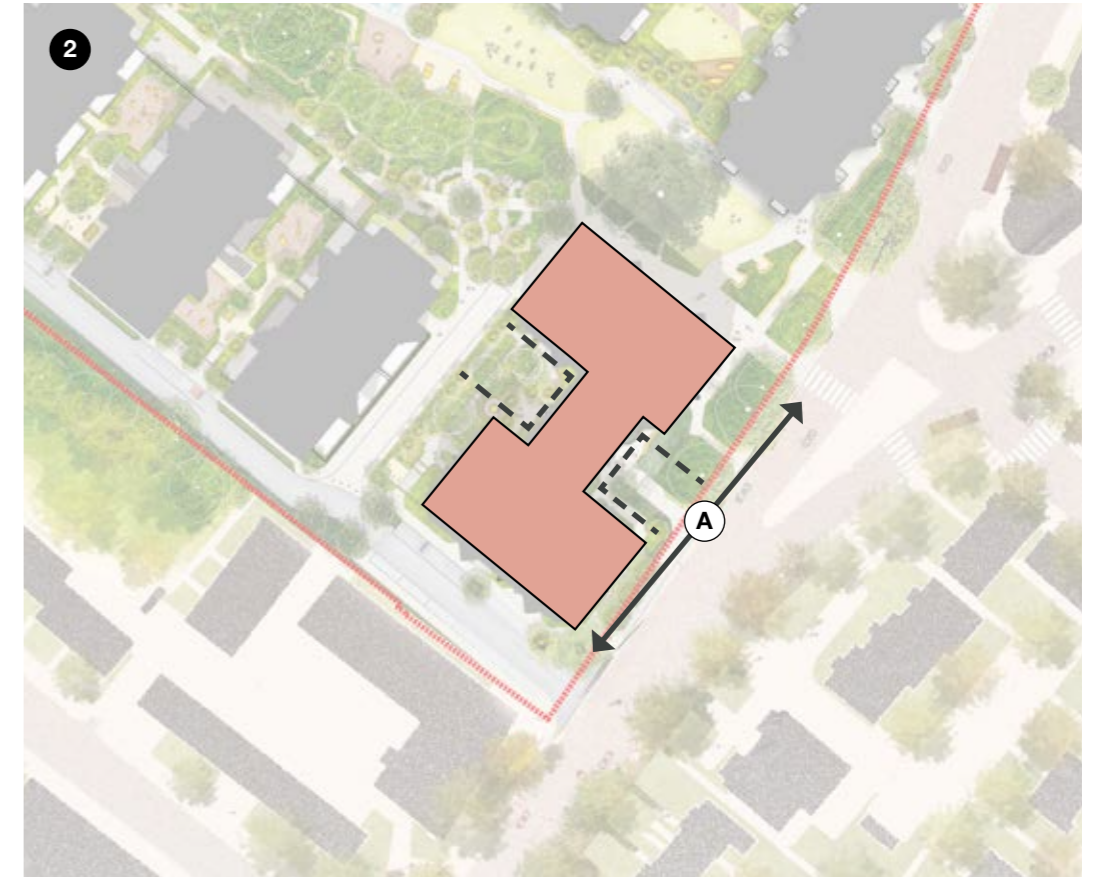
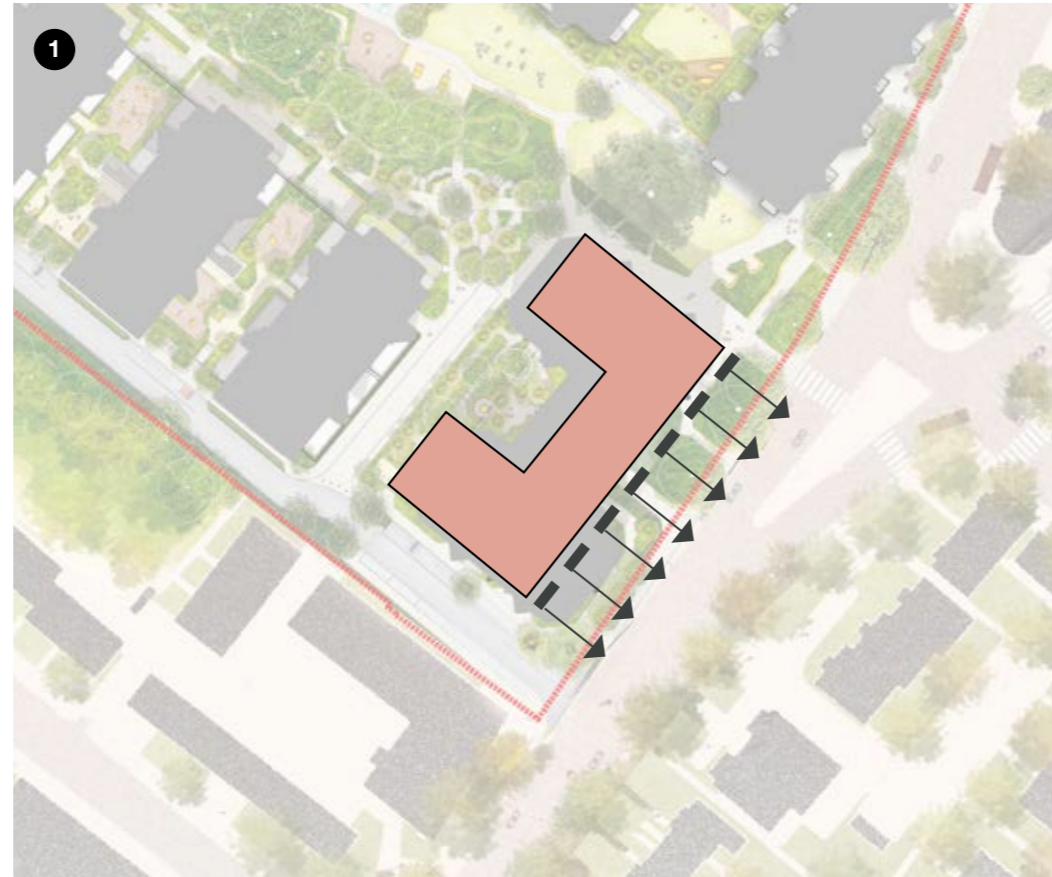
6.0 Plot C

6.3 Design Evolution & Principles

The Figure Ground

These diagrams and associated text below describe the key principles of the figure ground for Plot C.

- ① Lining the main street
- ② Creating courtyard and forecourt amenity
- ③ Breaking the volume to improve light and views
- ④ Articulation to increase dual aspect and to provide a variety of views out



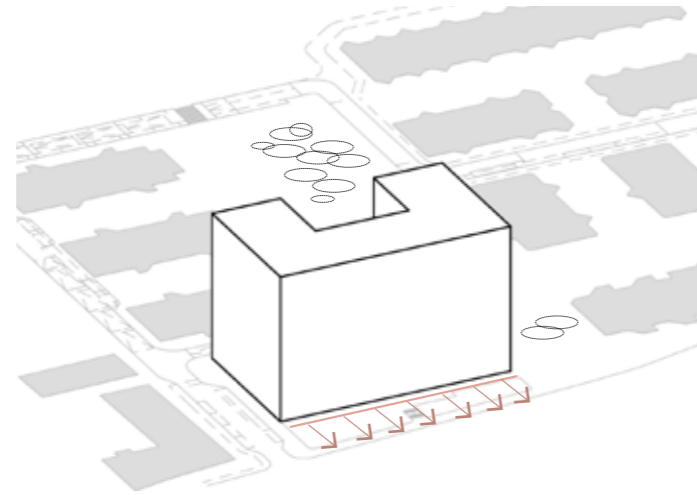
6.0 Plot C

6.3 Design Evolution & Principles

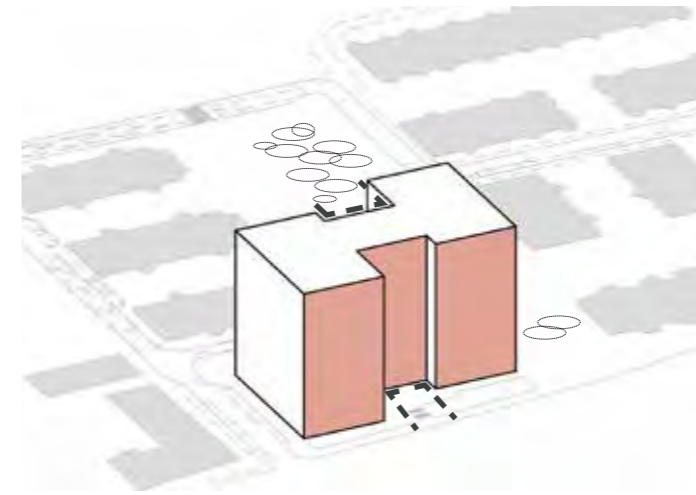
Shaping the Volume

These diagrams and the text below describe the key massing principles for Plot C.

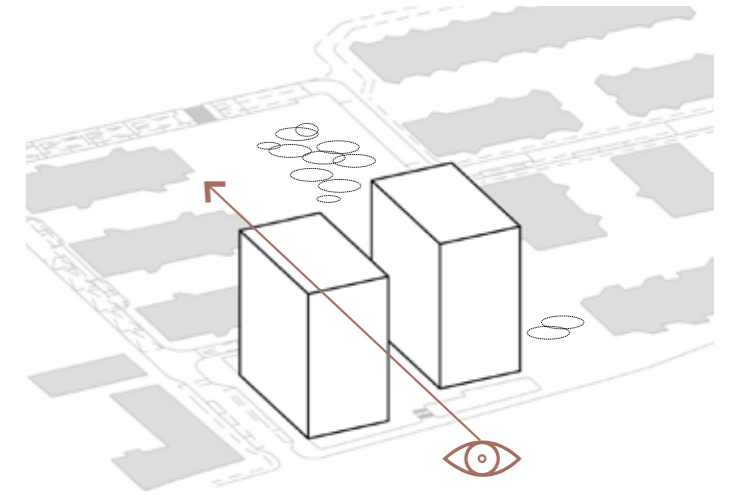
- ① A volume to create a frontage to the main street
- ② Articulation of the volume to create courtyard and forecourt amenity
- ③ Breaking up the volume to improve daylight and views through the site
- ④ A prominent entrance to the Women's Building
- ⑤ Articulation of the massing to improve dual aspect and to provide a variety of views
- ⑥ Stepped floors to articulate and break down the building top and to create roof amenity



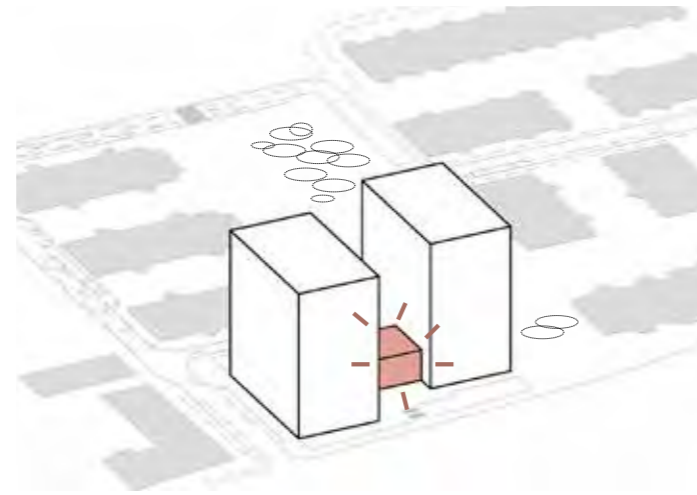
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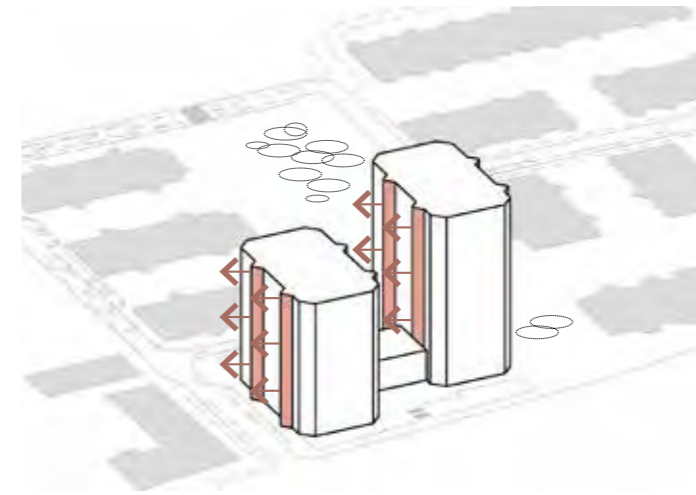
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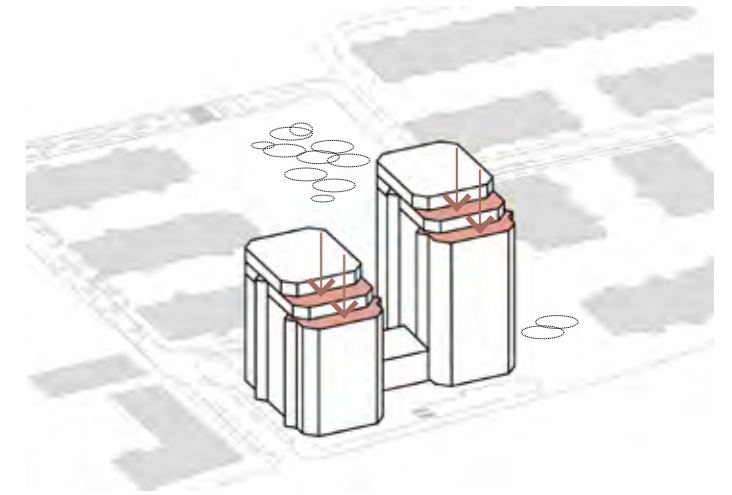
3



4



5



6

6.0 Plot C

6.3 Design Evolution & Principles



1 June 2020
View looking south-west from Parkhurst Road



2 October 2020



3 January 2021



4 August 2021



View looking north-east from Camden Road



View looking towards the Women's Building Entrance



6.0 Plot C

6.3 Design Evolution & Principles

Design Evolution

The views on the overleaf page chart the design development of Plot C from a 'u' shaped block with a continuous street frontage to a two-building composition with linked upper and lower ground floors.

These views demonstrate how this massing development provides for a more prominent and celebratory Women's Building entrance with an elevated terrace garden, protected from the noise and traffic of busy Camden Road and Parkhurst Road.

The development over time of the form articulation and corner treatment, and the introduction of projecting bays to the sides of the buildings to increase dual aspect, is also evident in these series of views. As is the refinement of the building top, towards a stepped profile, that breaks-down the massing while providing welcome roof-top amenity.

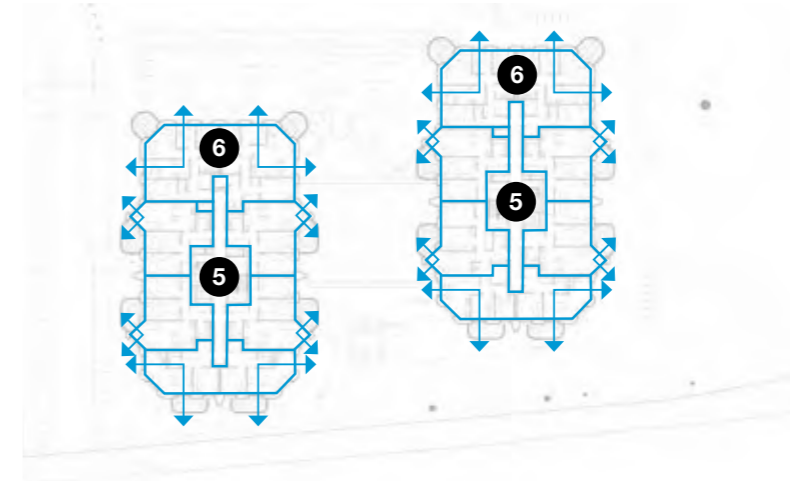
In these views the gradual refinement of the architectural expression of the buildings from a more horizontal expression to a more elegant and slender vertical expression is also noticeable. As is the refinement of the material character of the building towards a calmer and more restrained palette, whilst retaining the quality, detail and interest afforded by a composition of pre-cast concrete and polychromatic brick bond patterns, and the distinctive Women's Building at the base.

Internal Layout Principles

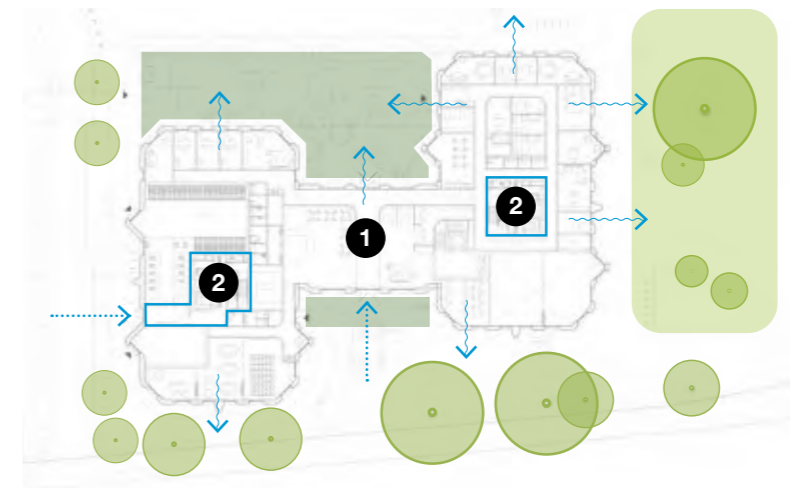
The adjacent diagrams and text below summarise the key internal layout principles for Plot C.

- ① The Women's Building is located across connecting upper and lower ground floors taking advantage of the fall across the site to create double height volumes, maximise opportunity for inside outside connections, and a progression of more public to more private spaces
- ② Central residential cores accessed from entrances off a residential street and the Plane Tree Gateway
- ③ Flexible commercial unit with frontage onto the Park and the Plane Tree Gateway
- ④ Ancillary spaces placed below ground
- ⑤ Apartments accessed from central corridors
- ⑥ 100% of units on typical floors with dual aspect (corner or stepped aspect)

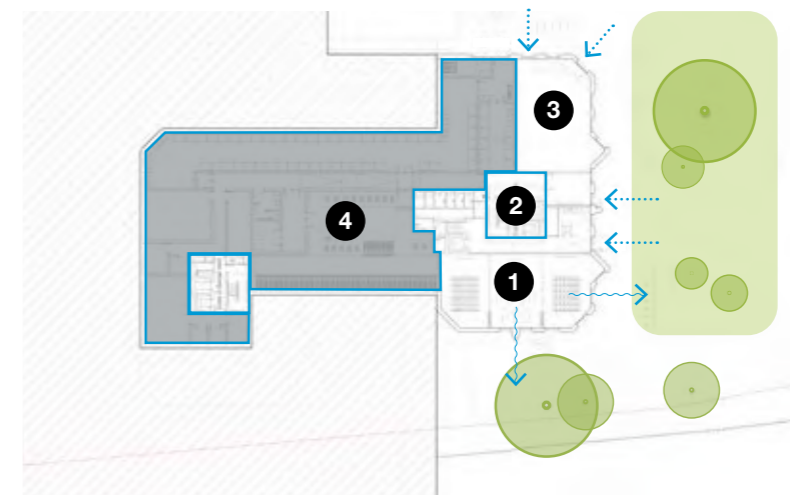
-  Views
-  Dual Aspect
-  Entrance Route



Typical Upper Floor



Upper Ground Floor



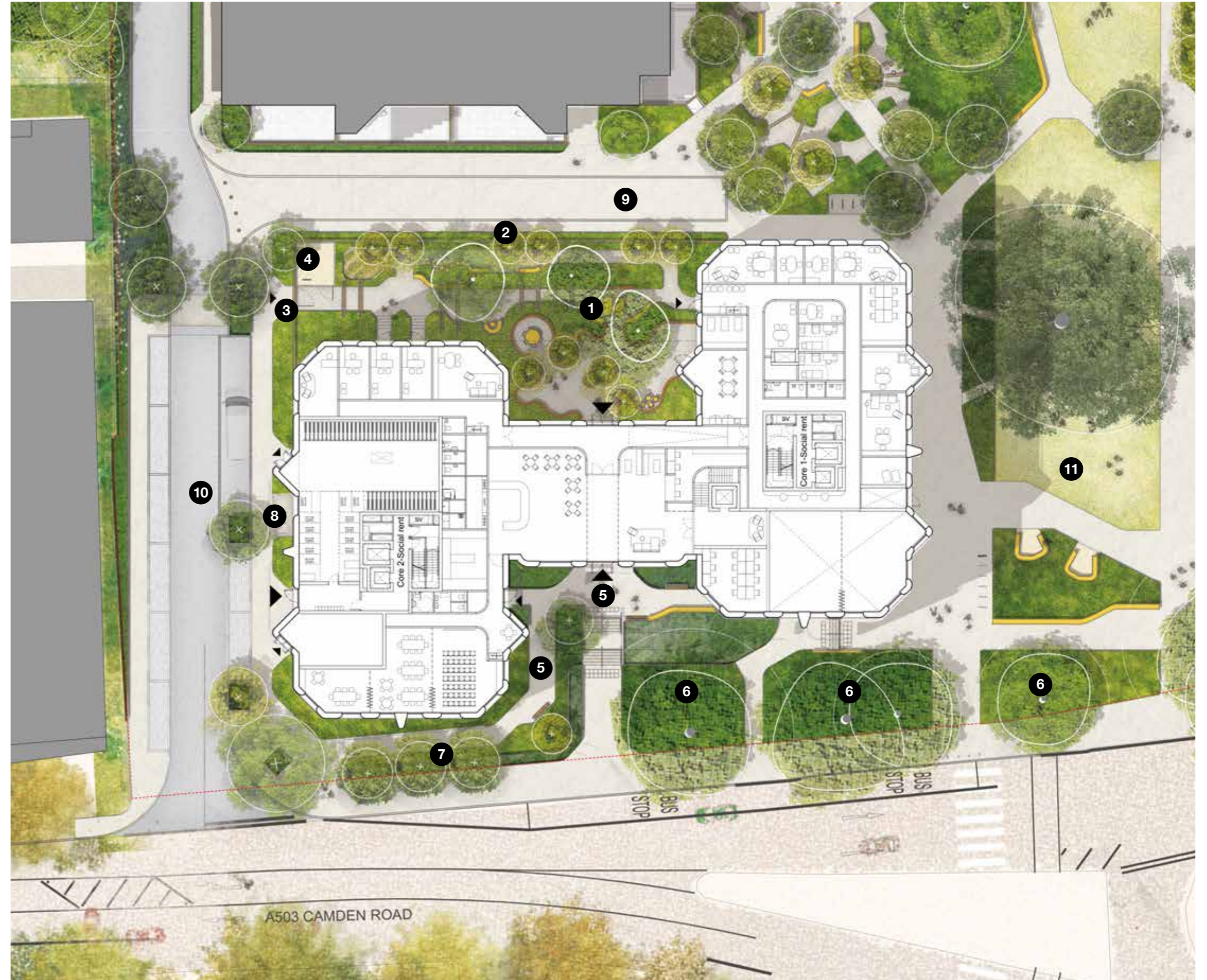
Lower Ground Floor

6.0 Plot C

6.4 Landscape Summary

Upper Ground Floor

- ① Women's Building garden with a series of small and enclosed seating areas embedded in lush planting
- ② Brick boundary wall with planted edge
- ③ Garden entrance
- ④ Women's Building external secure bike storage
- ⑤ Women's Building terrace, raised with soft landscaping and seating areas
- ⑥ Planted soft landscaping and retained mature trees
- ⑦ Planted edge with new street trees
- ⑧ Planted building edge with bike stands
- ⑨ Refuse vehicle access route
- ⑩ Residential street with street trees, car parking and loading bay
- ⑪ Plane Tree Gateway into the site

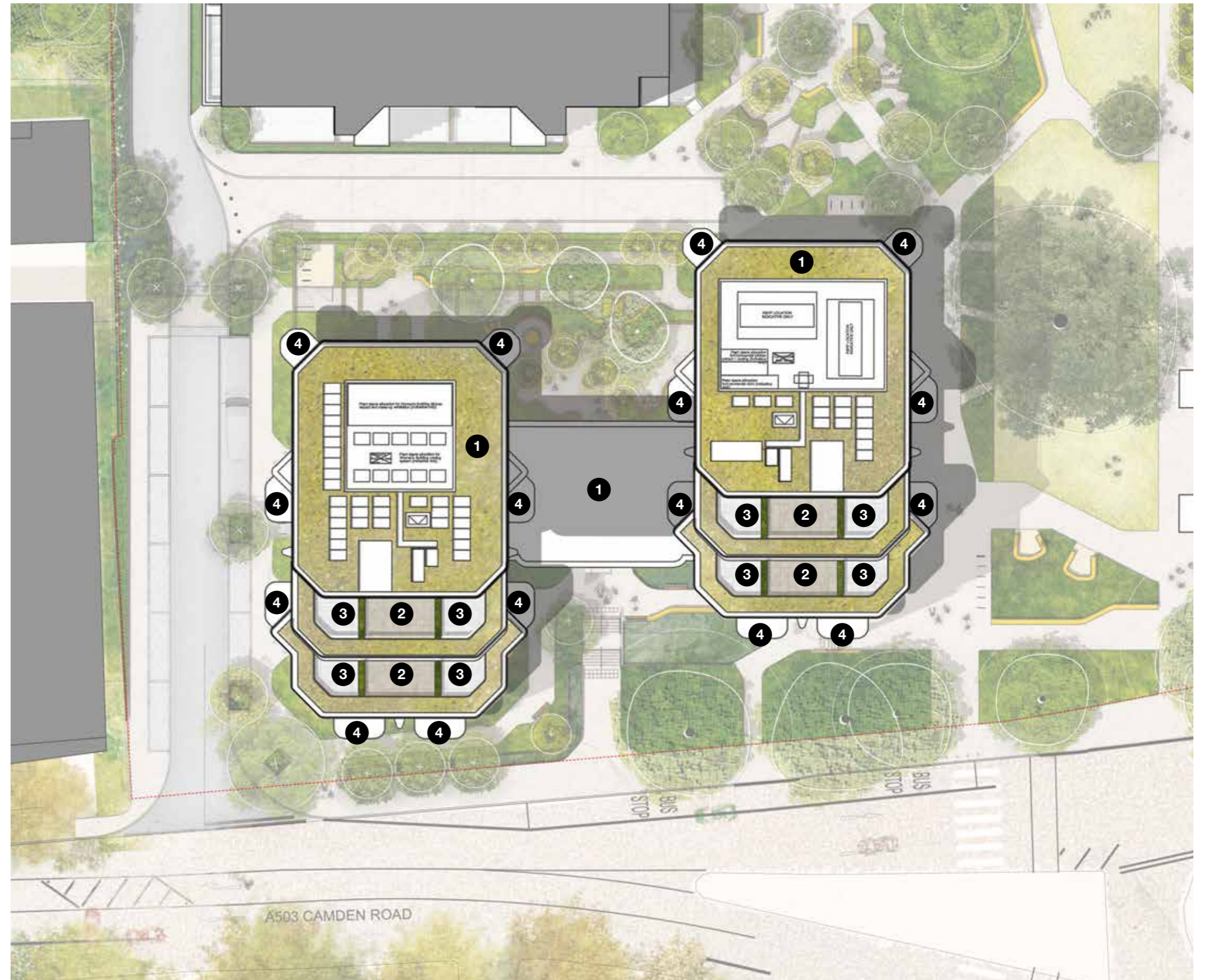


6.0 Plot C

6.4 Landscape Summary

Roof level

- ① Biodiverse roof
- ② Residents communal terrace
- ③ Residents private terrace
- ④ Residents private balcony



6.0 Plot C

6.5 Women's Building

London Borough of Islington's Draft Holloway Women's Building Development Brief

London Borough of Islington issued a draft development brief for the Holloway Women's Building for consultation on 22 June 2020.

This purpose of the brief was to:

- ensure that potential future service users, service providers and the local community were fully involved in developing detailed plans for the building;
- inform the council's ongoing discussions with the applicant (Peabody) concerning the size and internal and external design of the Women's Building; and
- begin to identify the types of activities that take place within the building to inform its internal and external design

The draft brief was structured around five sections with two sections setting out design principles and space requirements for the Women's Building.

Section Two - High Level Design Principles

Section two of the brief sets out high level design principles for the Women's Building summarised here:

1. Outstanding Design and Architecture and a Flagship Building
 - Outstanding architecture and design required to celebrate and honour the history of the women on the site
2. Location and Presence
 - The building should sit well within the overall masterplan and have a public and celebratory presence onto Camden/Parkhurst Road
 - The main public entrance of the building should be on Camden Road
 - The building should have additional discrete and safe means of secondary access and egress
 - The building should have well lit and overlooked routes to and from it with active frontages

3. Safe and Private

- There should be a progression of spaces through the building from open and public to increasingly private and safe
- The design of the building shall be 'trauma-informed' to ensure a comfortable and comforting environment
- Access to some parts of the building will be carefully managed to safeguard safety and privacy
- Acoustically secure rooms should be provided

4. Future Proof and Flexible

- Generous floor to ceiling heights should be provided, particularly for primary ground functions
- Generous level of built-in storage should be provided to enable flexible use including 'time-sharing' of rooms
- Design should be future-proofed to ensure sufficient flexibility to allow future changes and adaptations

5. Well-lit and Avoidance of Overlooking

- There should be excellent levels of natural light to create high quality spaces
- More sensitive spaces should not be overlooked from the street or adjoining buildings

6. High Quality Outdoor Space

- The building should have a high quality outdoor space including a garden at ground

7. Honouring the Social History of the Site as a Women's Prison

- The architecture of the new building needs to respond positively to the history of the site
- The architecture of the new building needs to respond sensitively and creatively to the wider redevelopment scheme

8. Accessible and Navigable

- The building including internal and external spaces should be fully accessible to all users in line with best practice

9. Sustainable

- The highest sustainability and energy efficient credentials are required in line with best practice

10. Affordable to Run and Maintain

- The building should be robust and affordable to run and maintain

Section Three - Space Requirements

This section of the draft brief provides an initial list of possible spaces that the building could contain, alongside suggested floor spaces which were at that stage to be indicative and to act as a guide.

Further detail is provided later in this chapter with regard to the space requirements in LBI's draft development brief.

London Borough of Islington's Women's Building Development Brief Production and Consultation Summary

London Borough of Islington issued a Women's Building Brief Production and Consultation Summary report in July 2021.

This report sets out the consultation and research undertaken by LBI on the Women's Building and how that underpinned the development of LBI's brief for the Women's Building and the resultant design principles and spatial requirements.

It also summarises the consultation process undertaken, and the outcomes of that process, on LBI's draft development brief itself and the engagement and consultation process that was undertaken throughout 2020 and 2021 by LBI, Peabody and AHMM with various groups on the emerging proposals for the Women's Building. In this report LBI provides a commentary and concluded that '*officers at this stage consider the emerging design proposals for the Women's Building to be a good, well-considered response to the draft design brief and subsequent community feedback*'.

6.0 Plot C

6.5 Women's Building

The following pages will outline the proposals for the Women's Building and will seek to demonstrate how the design achieves the key design principles and spatial requirements set-out in London Borough of Islington's development brief.

Location and Presence

Some of the key design principles for the Women's Building outlined in LBI's development brief are:

- a public and celebratory presence onto Camden Road and Parkhurst Road;
- a main public entrance on Camden Road;
- a progression of spaces through the building from open, public and celebratory to increasingly private and safe;
- additional discrete and safe secondary means of access;
- fully accessible and easy way finding.

The design principles noted above informed the location of the Women's Building. A location analysis was carried out at the outset of the project and Plot C was identified as being the optimal location for the Women's Building for the reasons noted below. The location for the Women's Building was supported by the consultation process.

- ① Presence onto Camden/Parkhurst and Hillmarton Road
- ② Located at the 'gateway' into the site with opportunity for the Women's Building to engage with the new public space and historic London plane tree
- ③ Change in level across the site allows for different conditions with the public realm to provide a progression from open and public to discrete and private spaces
- ④ Opportunity for an enclosed and dedicated Women's Building garden to the rear
- ⑤ Close to the Cat & Mouse Library with the potential for a civic 'hub' and complementary uses



6.0 Plot C

6.5 Women's Building

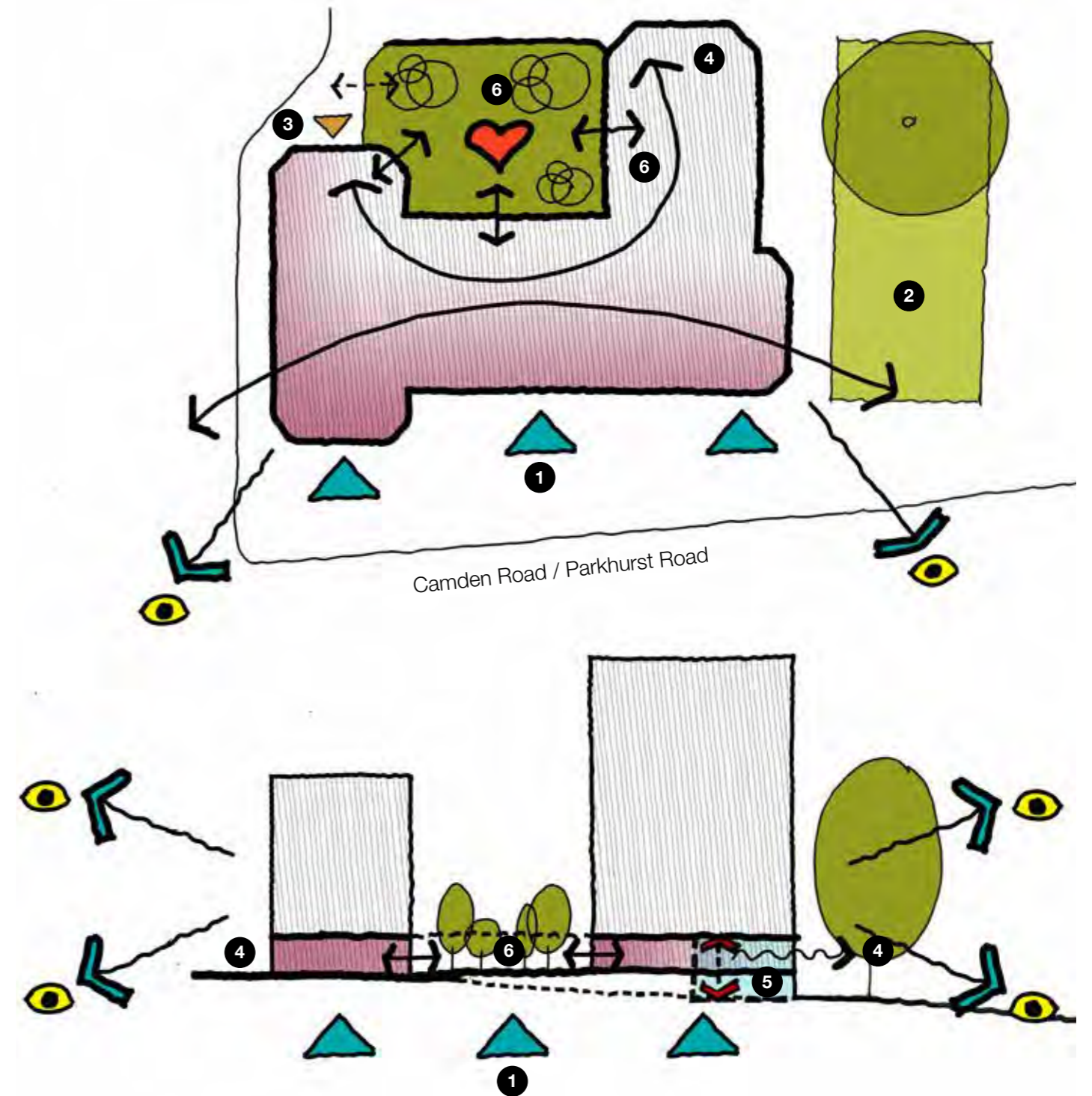
Design Concept

The adjacent early sketch and text below explains the concept and design strategy behind the location for, and distribution of, the Women's Building functions in a connected lower and upper ground floor of Plot C. This strategy addresses and meets the following key design principles and requirements of the LBI development brief:

- Location and Presence
- Safe and Private
- Well-lit and Avoidance of Overlooking
- Future proof and Flexible
- High Quality Outdoor Space
- Accessible and Navigable

- ① Continuous upper and lower ground floor frontage onto Camden Road and Parkhurst Road future-proofs multiple location opportunities for more open and public entrances into the Women's Building
- ② A horizontal distribution of the Women's Building functions allows the Women's Building to engage directly with the new public space and category A London plane tree, which is a historic link to the former Holloway Prison at the 'gateway' to the development
- ③ A horizontal distribution of functions also allows the Women's Building to engage directly with public spaces of different characters, ranging from more open and celebratory to more residential and quiet, to address the need, and to future-proof, for additional discrete and safe means of secondary entrances
- ④ The change in level across the site provides different inside-outside conditions allowing for a progression internally from open and public to discrete and private spaces

- ⑤ The change in level, paired with the horizontal distribution of functions, also allows for generous double-height ground floor functions to exist, and to connect spatially and visually more parts of the Women's Building creating high quality internal spaces that are dynamic and inspirational in character
- ⑥ The wrapping of Women's Building functions around a dedicated ground level Women's Garden maximises the opportunity for direct inside-outside connections, and due to site falls the garden is not directly overlooked from surrounding public routes
- ⑦ A horizontal Women's Building creates greater ease of access to all spaces by all users
- ⑧ A horizontal Women's Building maximises available floorspace for activities and for social interaction, as less area is lost to vertical circulation stairs and lifts



Early concept sketch for the Women's Building

6.0 Plot C

6.5 Women's Building

Space Requirements

Section Three of LBI's draft development brief sets out the space requirements for the Women's Building.

The brief notes the Women's Building should contain a range of services and spaces and that some of these are likely to relate to services associated with the criminal justice system, the 'Women's Centre', and others are likely to be available for a broader range of functions and women's groups, the 'Women's Building'.

The brief states that the floor spaces suggested are indicative only and are intended to act as a guide.

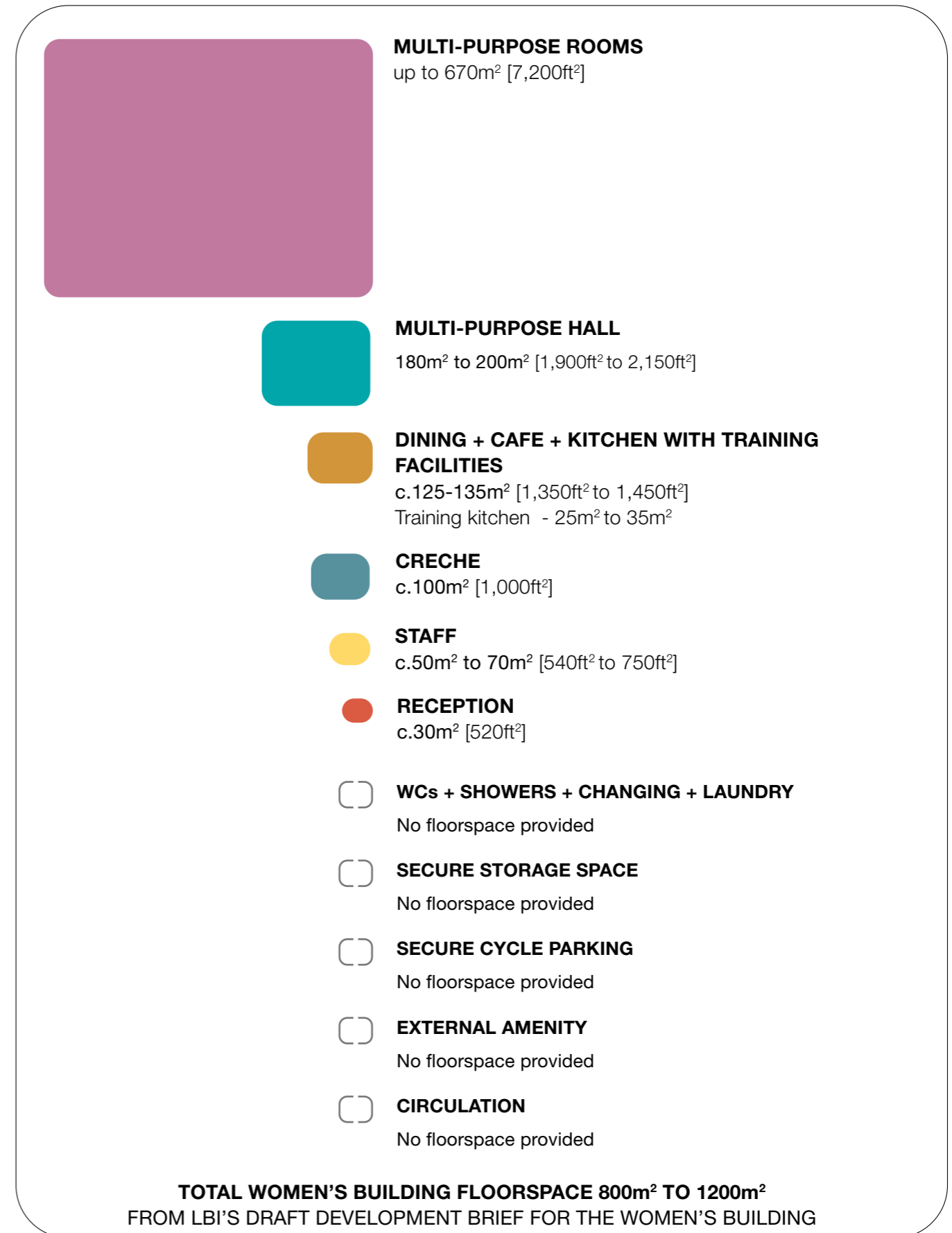
The council's brief concludes that a variety of spaces are needed as listed below and explained in the adjacent diagram.

- 1. A reception**
 - 30m²
 - Prominent and welcoming
- 2. A large multi-purpose hall**
 - 180-200m²
 - Suitable for large-scale functions (dance, theatre, conferences)
 - Prominently located on the ground floor
 - Sprung loaded floor
 - Acoustically protected
 - Readily sub-dividable into smaller spaces
- 3. A range of multi-purpose smaller rooms**
 - up to 670m²
 - Range from flexible 70m² rooms down to 8-10m² rooms suitable for 1:1 meetings
 - Built-in storage
 - Indicative range of 4 x 70m² rooms, 5 x 30m² rooms, 6 x 20m² rooms and 12 x 10m² rooms
- 4. A kitchen with training facilities**
 - 25-35m²
- 5. A cafe**
 - 100m²
 - Dining area and street facing

- 6. WCs, showers, changing rooms, and laundry**
 - No floorspace or quantities provided
- 7. Creche**
 - To provide short-term childcare for users of the building (up to 25 children)
 - To include access to outdoor amenity space
 - 1 x room for children under 2 (10 children - min. 35m²)
 - 1 x room for 2 year old (10 children - min. 25m²)
 - 1 x room for children from 3 to 5 years (10 children - min. 23m²)
- 8. Secure storage for prams, pushchairs, mobility scooters, etc.**
 - No floorspace or quantities provided
- 9. Dedicated staff only relaxation rooms / facilities / offices**
 - 50-70m²
- 10. External amenity space**
 - To include a garden and/or food growing area, outdoor play space for the creche; and balconies and/or terraces to upper levels
- 11. Secure cycle parking and cycle facilities for staff and visitors**
 - No floorspace or quantities provided

Total Floorspace Requirement

The development brief states that the council considers that a building with a minimum of 800m² of floor space to a maximum floor space of up to 1200m² will be needed for the Women's Building.



6.0 Plot C

6.5 Women's Building

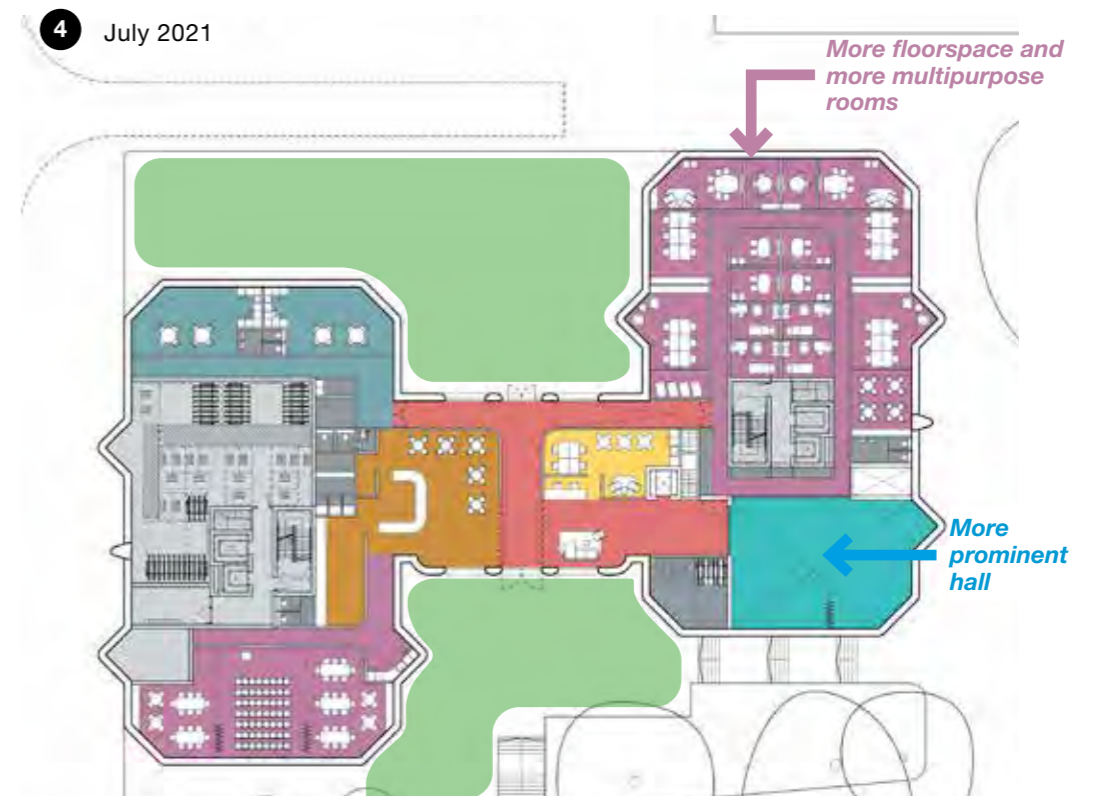
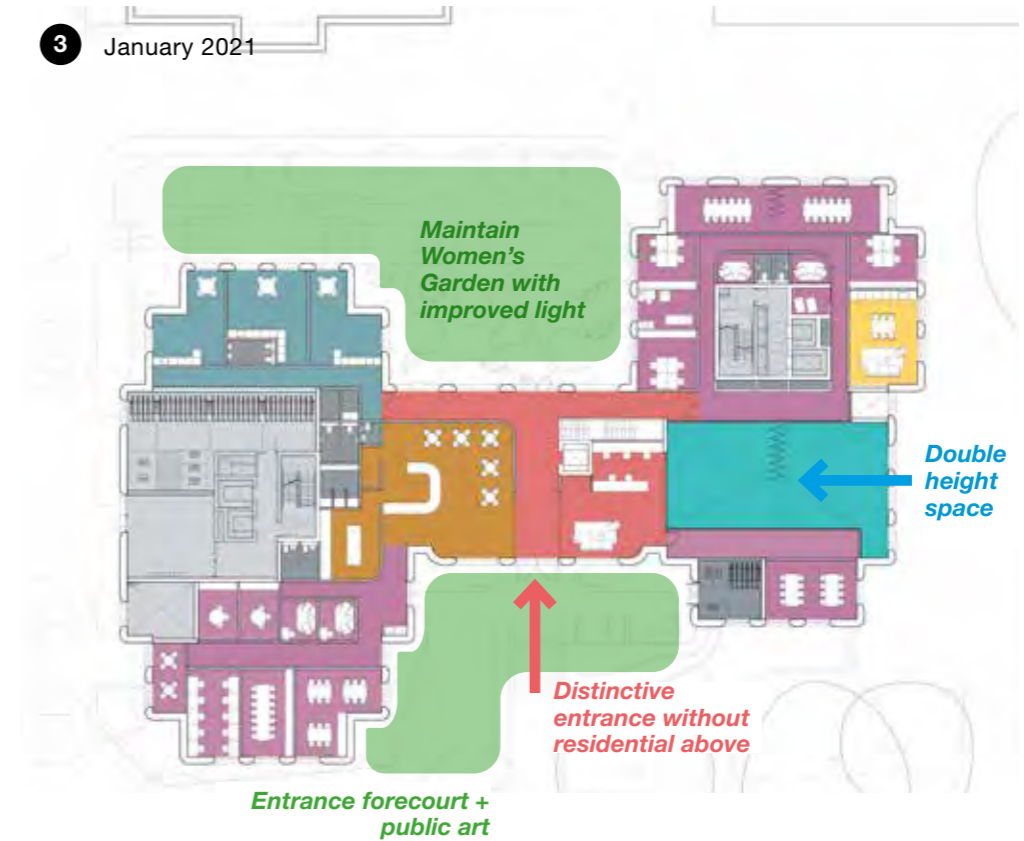
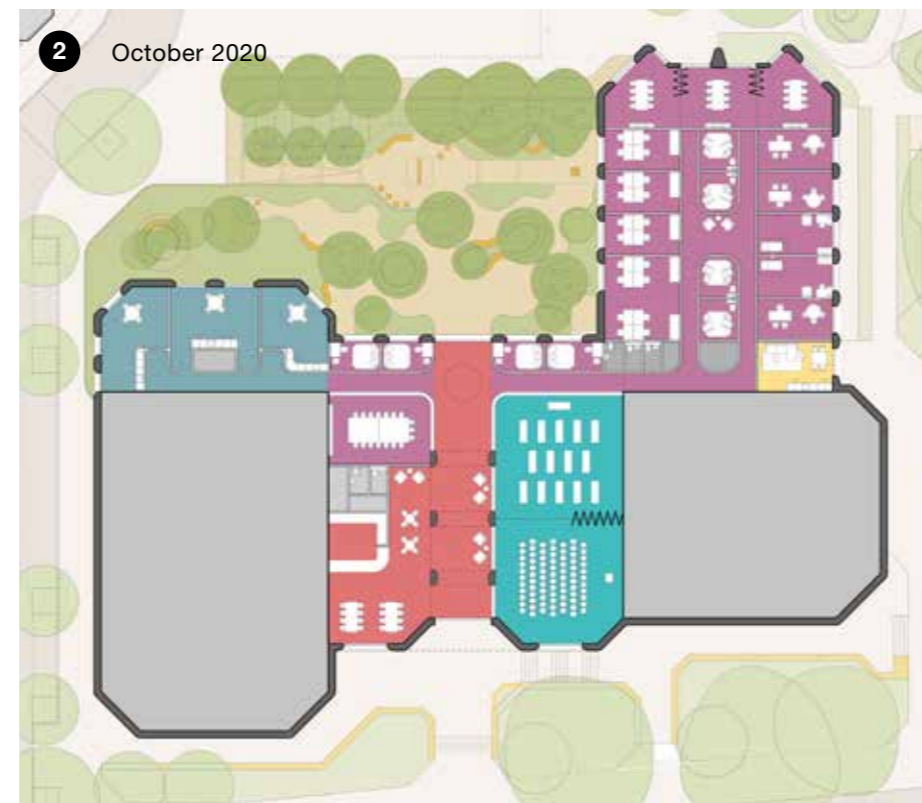
Design Development and response to Consultation

The Women's Building in Plot C has undergone a process of extensive and thorough stakeholder consultation. In addition to an extensive pre-application review process with London Borough of Islington, a number of co-production workshops were undertaken with community group CP4H, chaired by the council and attended by Peabody and AHMM. A number of virtual workshops were also held with women's groups and women's services providers throughout 2020 and 2021.

The emerging design proposals for the Women's Building were regularly presented by Peabody and AHMM to the various strategic and community stakeholders and feedback received has greatly informed the development of the design.

Namely the following key changes and developments were made to the scheme in response to feedback stemming from the consultation process:

- More space - the floorspace of the Women's Building has increased from c. 800m² in July 2020 to its current floorspace of c. 1489m², exceeding the LBI brief requirements
- A stronger, more well defined and more active street presence for the Women's Building
- A more prominent, civic and celebratory entrance
- Greater future-proofing for multiple entrance options, including for additional discrete and safe secondary entrances
- Differentiation between potential different user groups better defined and reflected in the plan form to ensure long term flexibility and viability by enabling adequate privacy and separation between different parts of the building
- Introduction of a large double height multi-purpose hall with associated WCs and refreshment point, with a separate entrance from the Plane Tree Gateway, and able to be secured from the other parts of the building
- A larger kitchen



Indicative sketch layouts for the Women's Building

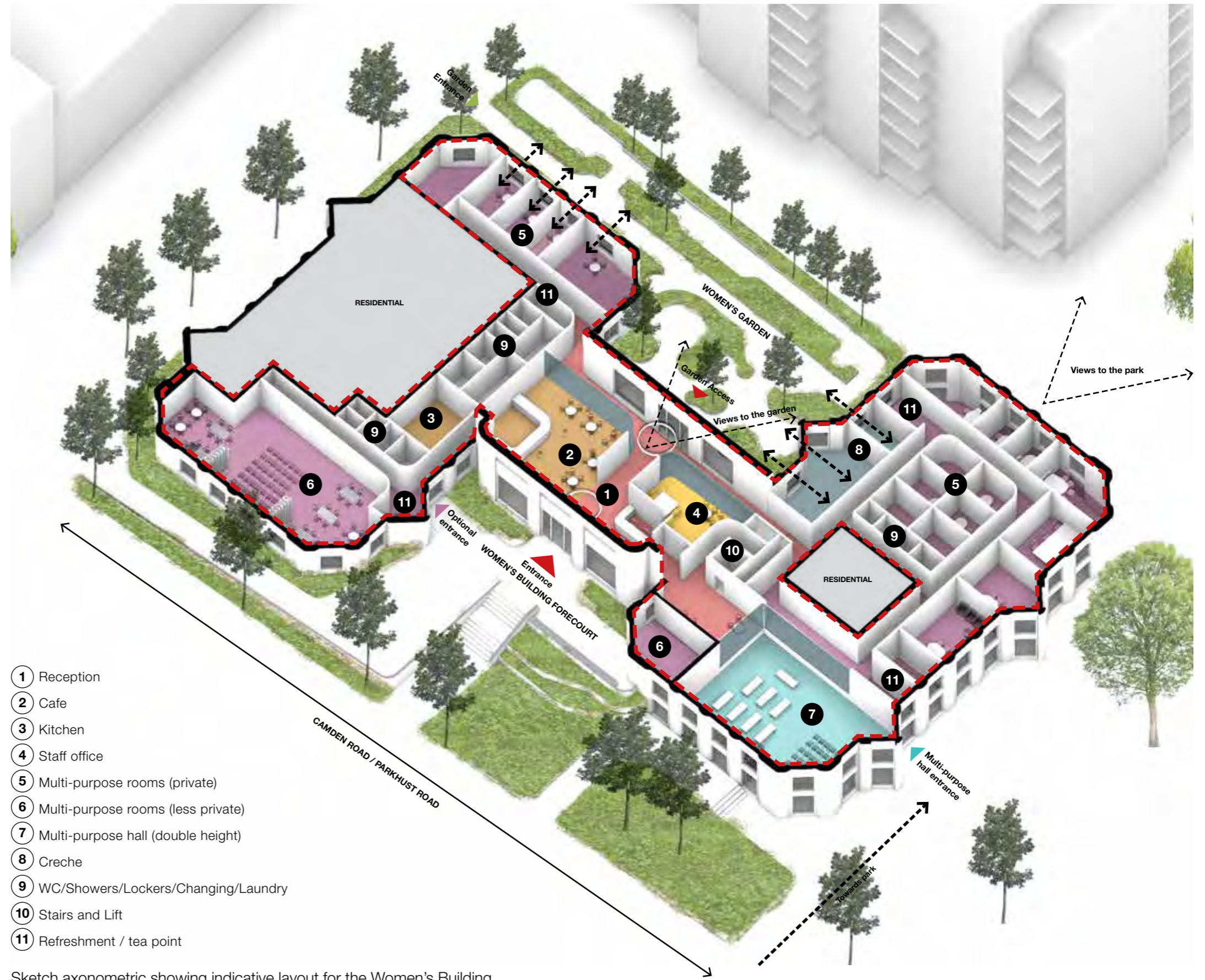
6.0 Plot C

6.5 Women's Building

- A more prominently located cafe
- A more open and welcoming reception
- A sunnier garden
- A forecourt to the Women's Building, elevated and protected from the street
- A prayer / quiet room
- Refinement of the colour palette for the Women's Building in particular to address concerns that red bricks may be triggering of trauma for some users
- A legacy project and the opportunity for artwork to be integrated in the building

The plans on the adjacent page and text below summarise key developments in the design of the Women's Building from July 2020 to July 2021:

- ① July 2020
 - c. 800m²
 - Women's building distributed across part of a single ground floor
- ② October 2020
 - Floorspace increased to c.1100m²
 - Creche relocated to have direct access to the garden
 - A more prominent entrance
- ③ January 2021
 - Floorspace increased to c.1230m²
 - New entrance forecourt
 - A more distinctive and prominent entrance
 - Greater street presence for the Women's Building
 - Double height multi-purpose hall
- ④ July 2021
 - Floorspace increased to c.1400m²
 - Building form refined
 - A more open and welcoming reception
 - Relocation of staff office



- ① Reception
- ② Cafe
- ③ Kitchen
- ④ Staff office
- ⑤ Multi-purpose rooms (private)
- ⑥ Multi-purpose rooms (less private)
- ⑦ Multi-purpose hall (double height)
- ⑧ Creche
- ⑨ WC/Showers/Lockers/Changing/Laundry
- ⑩ Stairs and Lift
- ⑪ Refreshment / tea point

Sketch axonometric showing indicative layout for the Women's Building

6.0 Plot C

6.5 Women's Building

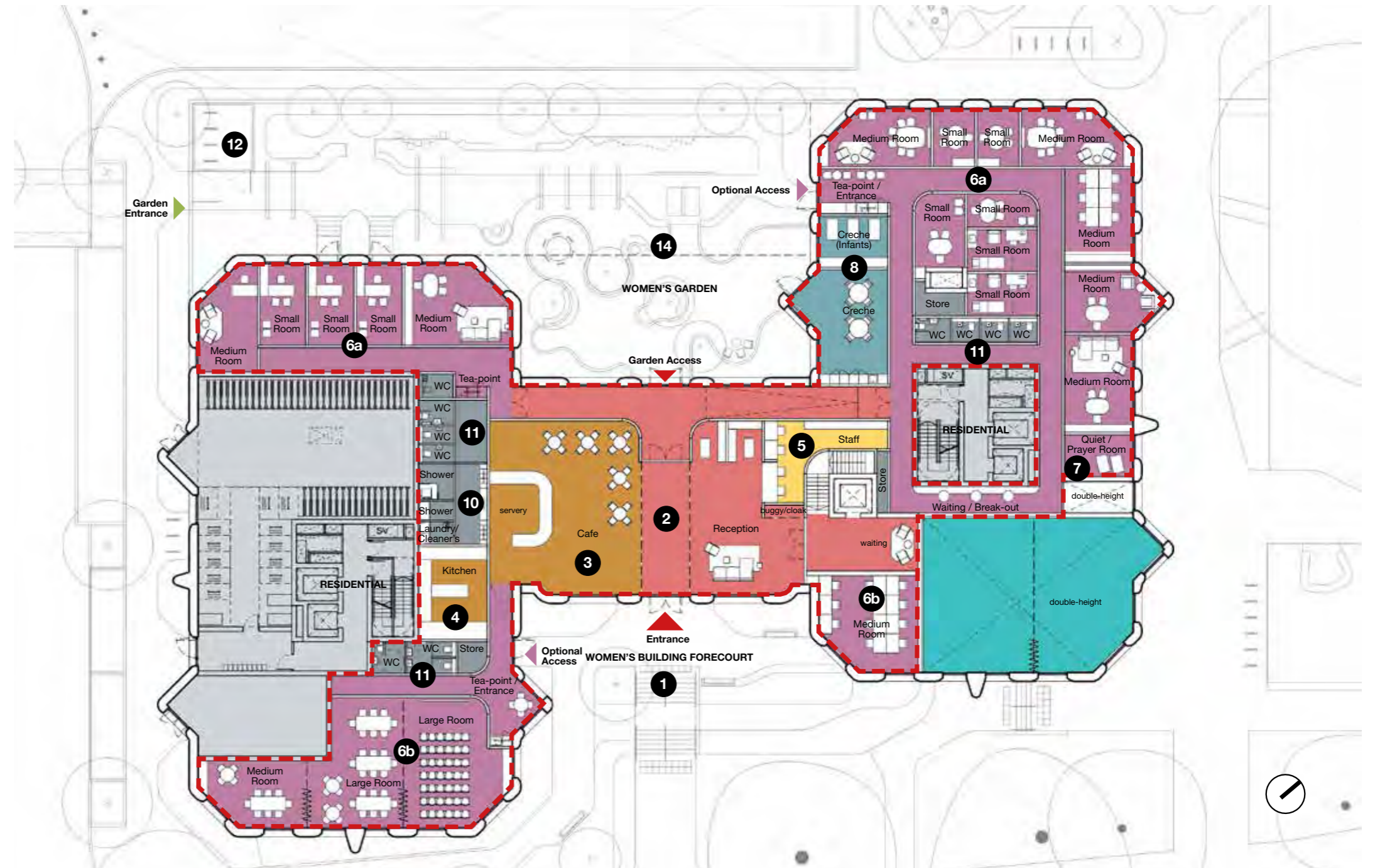
Indicative Layout

These pages show indicative internal upper and lower ground floor layouts of the Women's Building. The plans demonstrate a potential internal layout tested against the design principles and spatial requirements of LBI's development brief for the Women's Building.

The proposed plan form enables the arrangement of the Women's Building in four self contained 'quadrants', each future-proofed with optional separate entrances, dedicated WCs and tea-points. This strategy ensures that each part of the building can work independently and securely from each other allowing for long term flexibility and adaptability to meet changing needs and to serve multiple and different groups of users.

The list of spaces included in these indicative layouts is shown below. Further detail is provided where provision differs from LBI's brief requirements.

- ① **Women's Building terrace/forecourt**
 - c.315m²
 - Raised and protected from the street
 - Includes soft landscaping and sunny seating areas
- ② **Reception**
 - c.85m²
 - Open and welcoming
 - Potential to connect and open directly to the cafe
- ③ **Cafe**
 - c.100m²
 - Street frontage
 - Servery and dining space
- ④ **Kitchen**
 - c.25m²
- ⑤ **Staff office**
 - c.25m²
 - Smaller staff area proposed as cafe can act as staff lounge



Indicative upper ground floor for the Women's Building

6.0 Plot C

6.5 Women's Building

- 6a) Multi-purpose rooms (more private)**

 - c.435m² (incl. circulation, tea-point, storage)
 - Range of small and medium rooms:
 - 9x small rooms (10-15m²)
 - 6x medium rooms (20-30m²)
- 6b) Multi-purpose rooms (less private)**

 - c.205m²
 - Range of medium and large rooms:
 - 2x medium rooms (25-35m²)
 - 2x large rooms (40-45m²)
- 7) Prayer/quiet room**

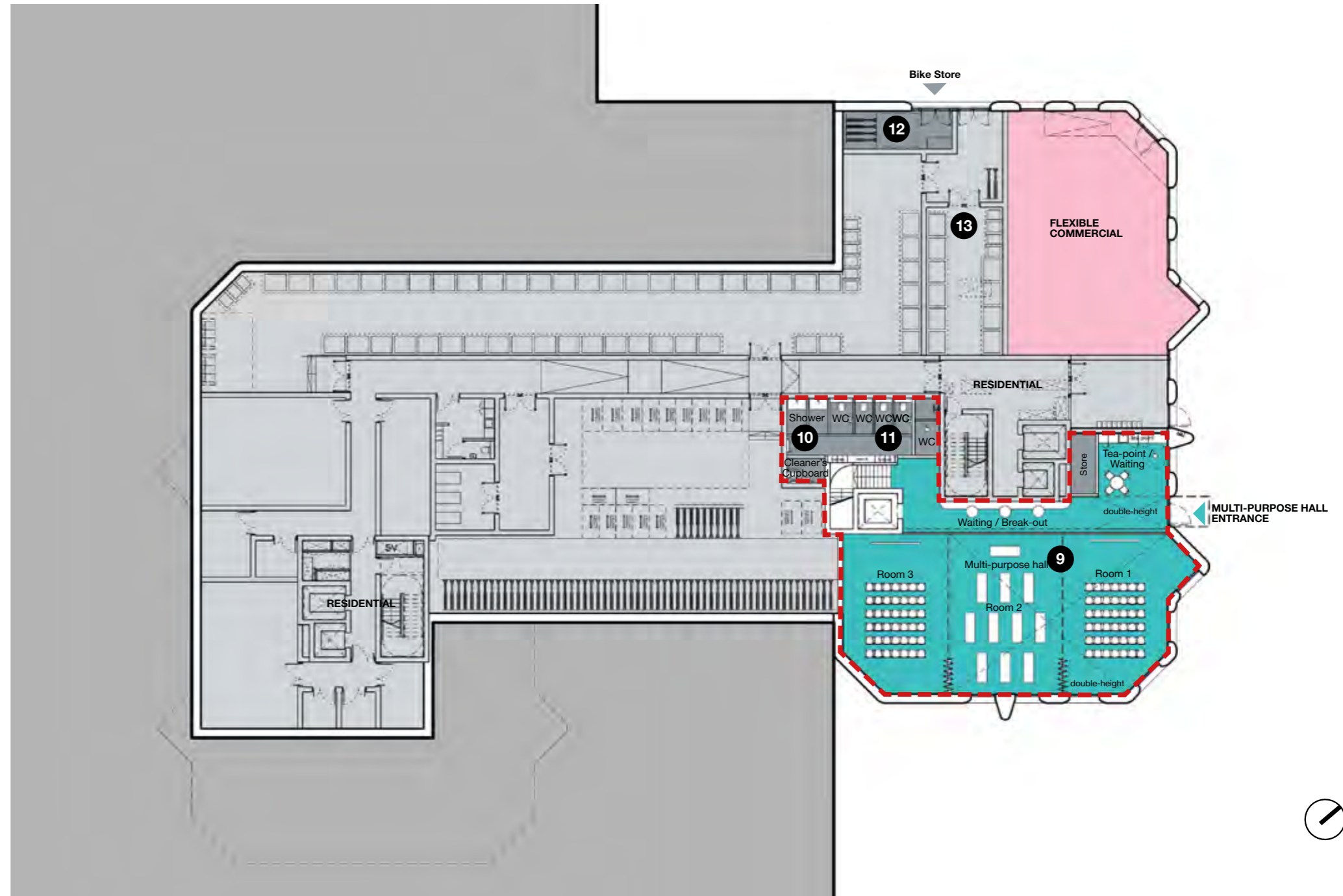
 - c.10m²
 - Included in response to community feedback
- 8) Creche**

 - 1x room for children under 2yr (13m²)
 - 1x room for children aged 2-5yrs (35m²)
 - Creche size reduced in response to feedback from service providers
- 9) Multi-purpose hall (incl. circulation, tea-point, storage)**

 - c.245m² (incl. circulation, tea-point, storage)
 - Hall of c.185m² sub-divisible into three smaller rooms
 - Part double-height
- 10) Showers/changing/lockers**
- 11) WCs**
- 12) Women's Building bike storage (dedicated)**
- 13) Women's Building bin store (shared with commercial)**
- 14) Women's Garden**

 - c.540m²

Total Women's Building gross internal area - c.1489m² (includes bike and bin storage)



Indicative lower ground floor for the Women's Building

6.0 Plot C

6.5 Women's Building

Trauma Informed Design

LBI's development for the Women's Building states that the design shall be 'trauma-informed' to ensure a comfortable and comforting environment.

Research into trauma-informed design notes the following key design principles:

- Safety
- Empowerment
- Hope
- Connection
- Joy
- Peace of Mind

The design of the Women's Building is underpinned in the principles of trauma informed design:

① Progression from more open to more private spaces

The Women's Building design balances the need for a celebratory, open and inviting frontage and reception with the need for safety and privacy for some women.

② The Legacy Project

We are exploring the opportunity for integration of art and adaptive reuse of objects within the fabric and spaces of the Women's Building, to engage different individuals in different ways with the environment and with the legacy of Holloway Women's Prison.

③ Responding to feedback about potential emotional 'triggers'

We received feedback that the red brick in the Women's Building may be triggering of trauma due to its closeness to the current brick colour of the prison buildings and we have changed the colour palette in response.

④ Light and bright interiors

Although the interior design is not a part of the planning application, the Women's Building has generous, light and bright volumes. Early indicative sketch ideas show how the use of natural materials such as wood, and cool colours can create a light and calm interior environment for the future Women's Building.

⑤ Women's Building plan form

Each part of the Women's Building is self contained with its own WCs, storage and tea-points, allowing the women who use the building to take care of their own needs such as moving furniture to suit needs or relieving thirst to support their autonomy.

⑥ Empowerment and community

Alongside providing space for serving women in contact with or at risk of contact with the criminal justice system, the Women's Building will also be a hub of services for women. It provides space that could be used by women's groups to help support and empower women more generally, and to create a wider sense of community and collaboration.

⑦ Trust and Transparency

Upon arriving at the Women's Building, the reception will be an open and welcoming space, with subtle visual cues and integration of security to promote a sense of trust and transparency.

⑧ Women's Garden

The Women's Building will have its own garden to promote a sense of peace and tranquillity. Women will be able to help in the garden promoting a sense of ownership and autonomy.



Early sketch views showing how the interior of the Women's Building reception and cafe could look like

6.0 Plot C

6.5 Women's Building

Holloway Legacy Project

In June 2021 Peabody commissioned a specialist study into the legacy of the site designed to capture both the physical remains and the story of the prison, and to then memorialise its legacy within the women's building, garden of the women's building, and the wider public realm.

This project may include the adaptive re-use of objects and materials of the existing Holloway prison that are considered to contain either 'commemorative value' or 'use value' such as:

- Wooden stair handrails - which may be reused in the stair in the Women's Building or re-purposed within the garden and public realm
- Garden planting - the gardens of Holloway Prison were significant as places of peace and beauty. Modelling some of the future planting in the future Women's Garden on the prison gardens would be a subtle yet meaningful way to remember these prison spaces and the women who worked to make them beautiful.


Additionally, the Legacy Project will consider ways in which artwork may be integrated within the new Women's Building and/or its terrace forecourt and garden, to allow future users and visitors to the building to reflect on the legacy of the prison and the women who were held there.

The adjacent diagrams indicate potential locations for artwork integration in the external fabric of the Women's Building. The two locations provisionally identified as potential art locations are:

- ① Women's Building entrance friezes
- ② Women's Building garden wall



Location opportunities for art

 Potential location for art

6.0 Plot C

6.5 Women's Building

Holloway Legacy Project

These images show examples of artwork integration into the fabric of buildings and urban structures.



Example of mosaic art
Queenhithe mosaic showing historic timeline of London
Artist: Tessa Hunkin



Example of relief pattern in brickwork
Burridge Gardens by Hawkins Brown for Peabody
Artist: Rodney Harris and Valda Jackson



Example of cast concrete wall relief and carved stone
Scottish Parliament Cannongate Wall by EMBT
Artist: Gillian Forbes and Martin Reilly

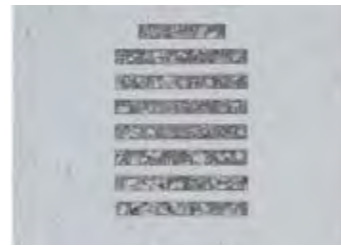


6.0 Plot C

6.5 Women's Building

Holloway Legacy Project

These images show examples of artwork integration in AHMM buildings.



Example of motif cast into pre-cast concrete panels
One Benjamin Street by AHMM for The Girdlers Company



Example of cast concrete wall relief
Soho Place by AHMM for Derwent London
Artist: Marcin Dudek



Example of sculpture in public realm
WCF by AHMM for Derwent London
Artist: Thomas J Price



Example of an installation integrated within a facade
1 New Burlington Place by AHMM for The Crown Estate
Artist: Keith Tyson

6.0 Plot C

6.6 Layout






Lower Ground floor plan

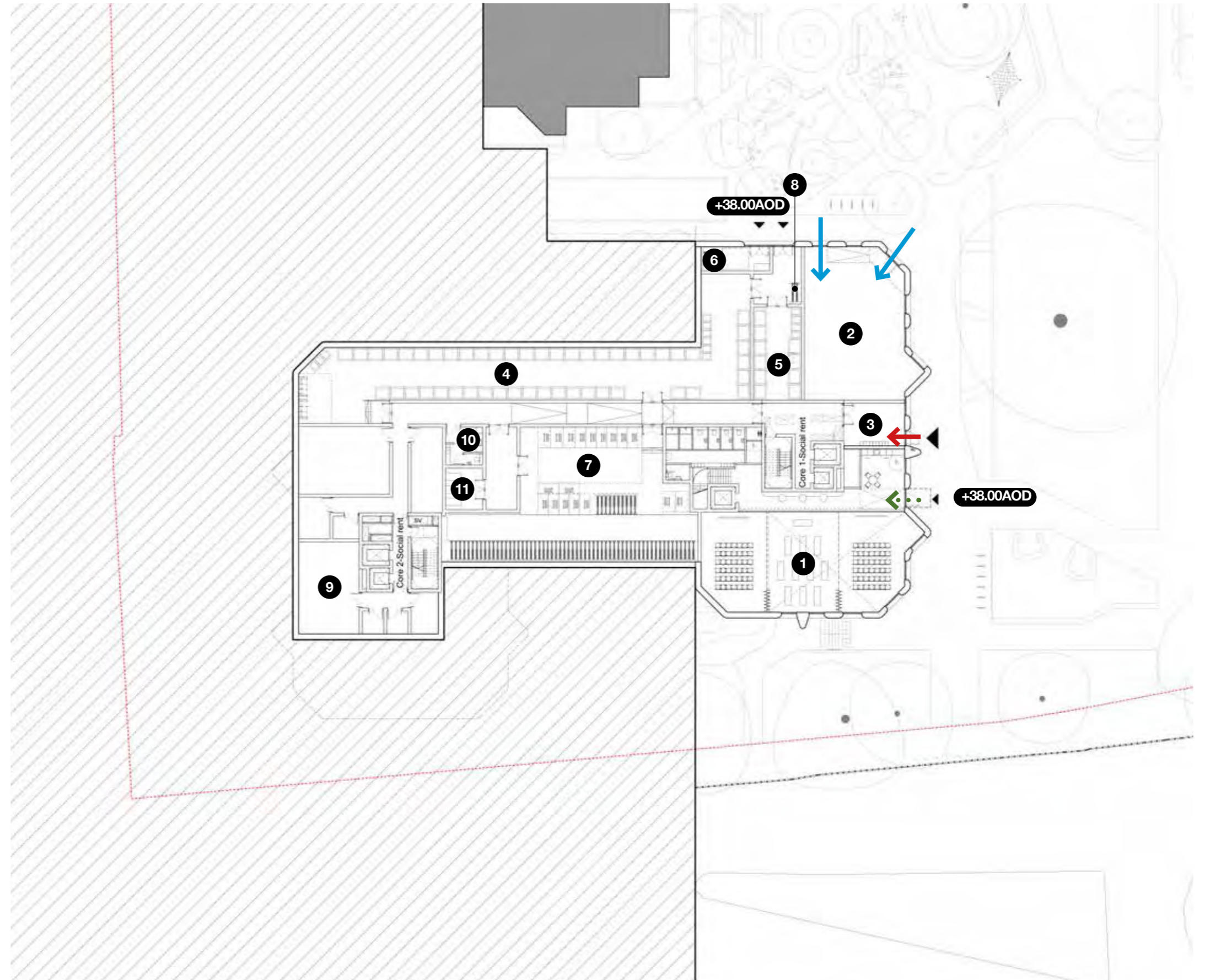
Women's Building and Flexible Commercial Unit set at park level with direct access to the London plane tree gateway and the park.

Residential Core 1 accessed from the Plane Tree Gateway.

Other accommodation includes cycle stores / plant rooms / refuse stores for residents.

- ① Women's Building
- ② Flexible Commercial Unit
- ③ Residential entrance to core C1
- ④ Shared bin store for cores C1+C2
- ⑤ Women's Building+Commercial Shared Bin Store
- ⑥ Women's Building Bike Store
- ⑦ Bike Store for C1
- ⑧ Bike stands for flexible commercial unit
- ⑨ Plant rooms serving cores C1+C2
- ⑩ Caretaker's Room
- ⑪ Mobility Scooter Store C1

-  Commercial entrance
-  Primary residential entrance
-  Communal secondary access
-  Women's Building Main Entrance
-  Women's Building Secondary Entrance



6.0 Plot C

6.6 Layout

Upper Ground floor plan

Women's Building with private garden.

Resident Core 2 is accessed from the residential street.

Other accommodation includes cycle stores for residents and substation to serve Plot C.

- ① Women's Building
- ② Women's Building Forecourt
- ③ Women's Building Garden
- ④ Residential entrance to core C2
- ⑤ Bike store for C2
- ⑥ Substation








- Commercial entrance
- Primary residential entrance
- Communal secondary access
- Women's Building Main Entrance
- Women's Building Secondary Entrance

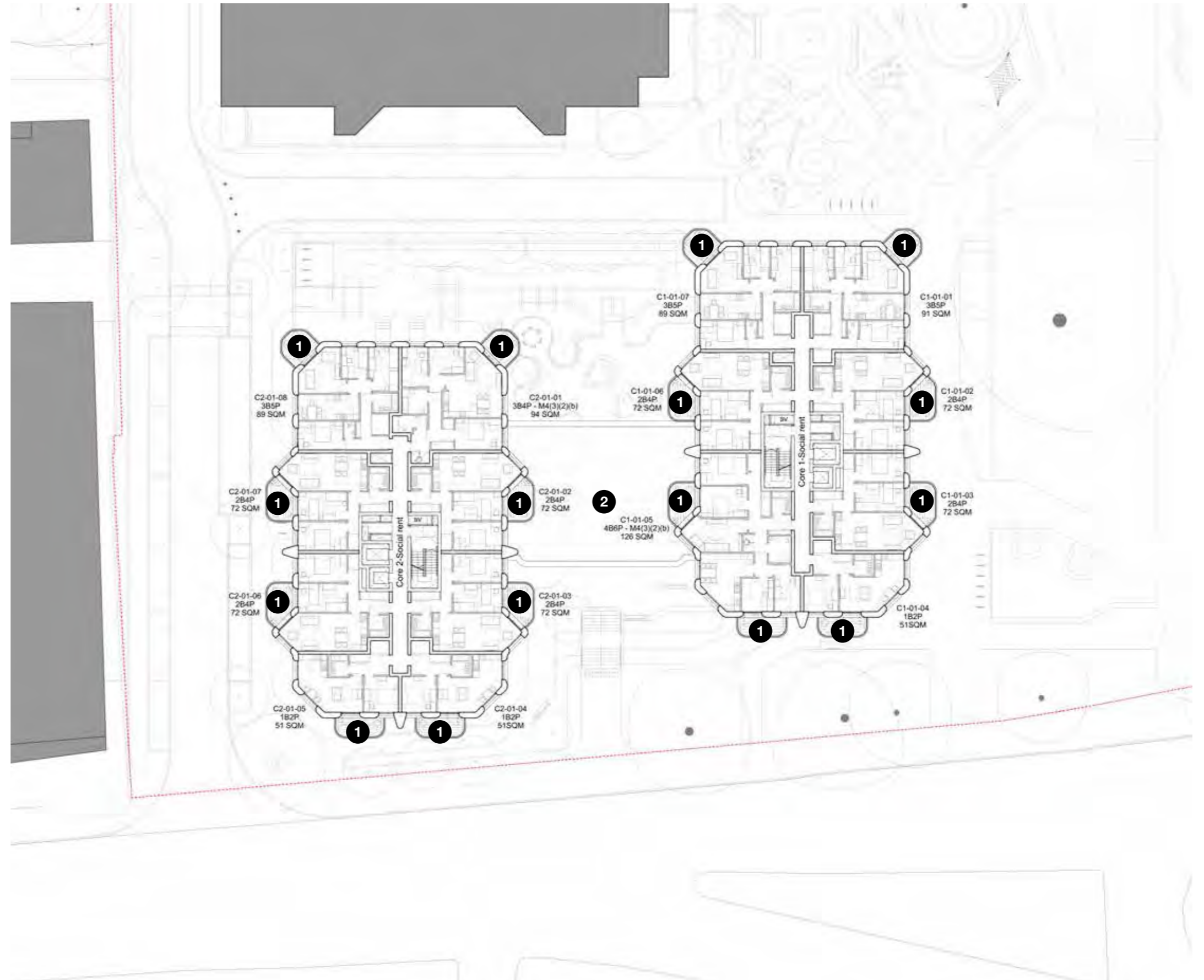
6.0 Plot C

6.6 Layout

Level 01

- ① Private amenity
- ② Biodiverse roof

-  Commercial entrance
-  Primary residential entrance
-  Communal secondary access
-  Women's Building Main Entrance
-  Women's Building Secondary Entrance

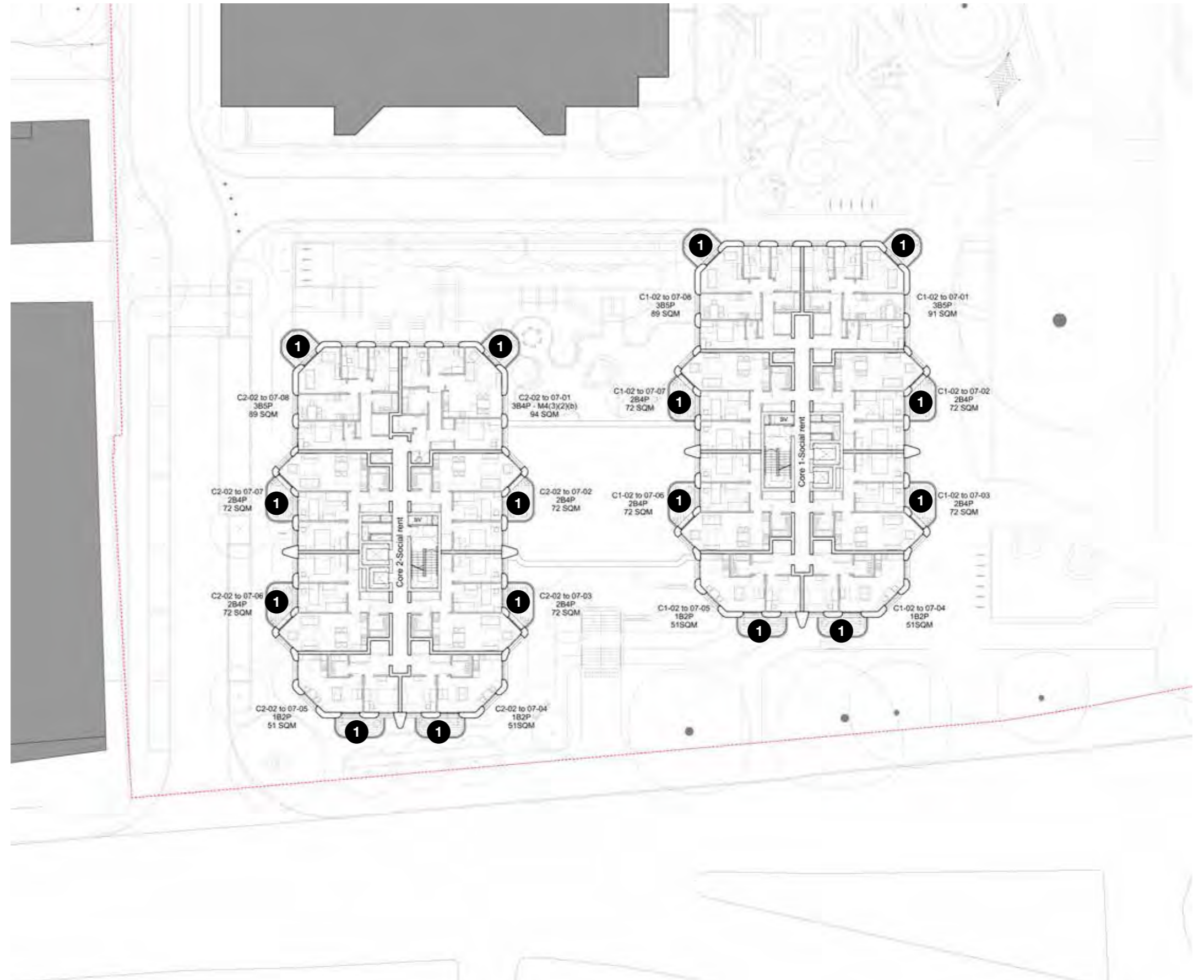


6.0 Plot C

6.6 Layout

Level 02 - 07

① Private amenity



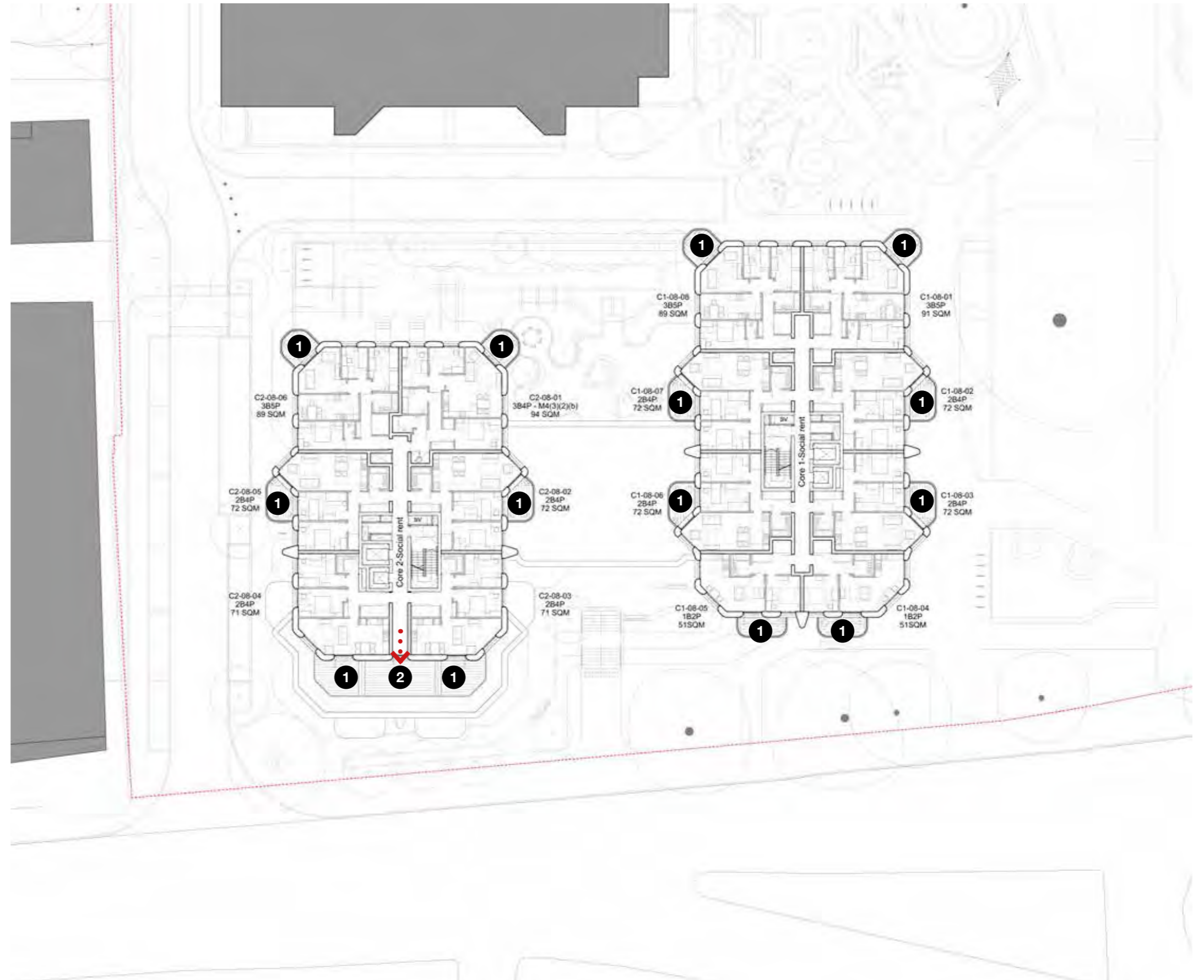
- ➔ Commercial entrance
- ➔ Primary residential entrance
- ⋯➔ Communal secondary access
- ➔ Women's Building Main Entrance
- ⋯➔ Women's Building Secondary Entrance

6.0 Plot C

6.6 Layout

Level 08

- ① Private amenity
- ② Shared amenity








- Commercial entrance
- Primary residential entrance
- Communal secondary access
- Women's Building Main Entrance
- Women's Building Secondary Entrance

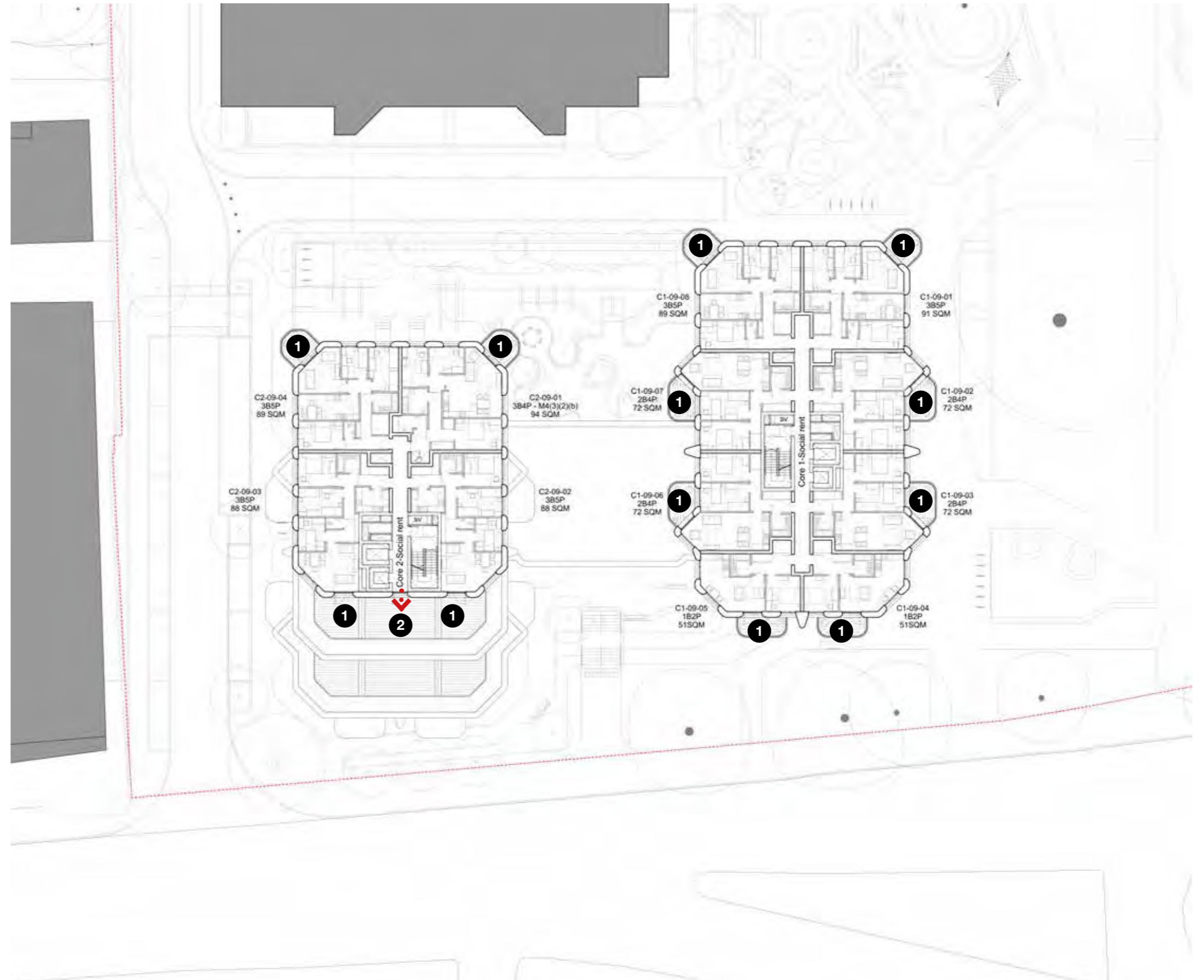
6.0 Plot C

6.6 Layout

Level 09

- ① Private amenity
- ② Shared amenity

-  Commercial entrance
-  Primary residential entrance
-  Communal secondary access
-  Women's Building Main Entrance
-  Women's Building Secondary Entrance

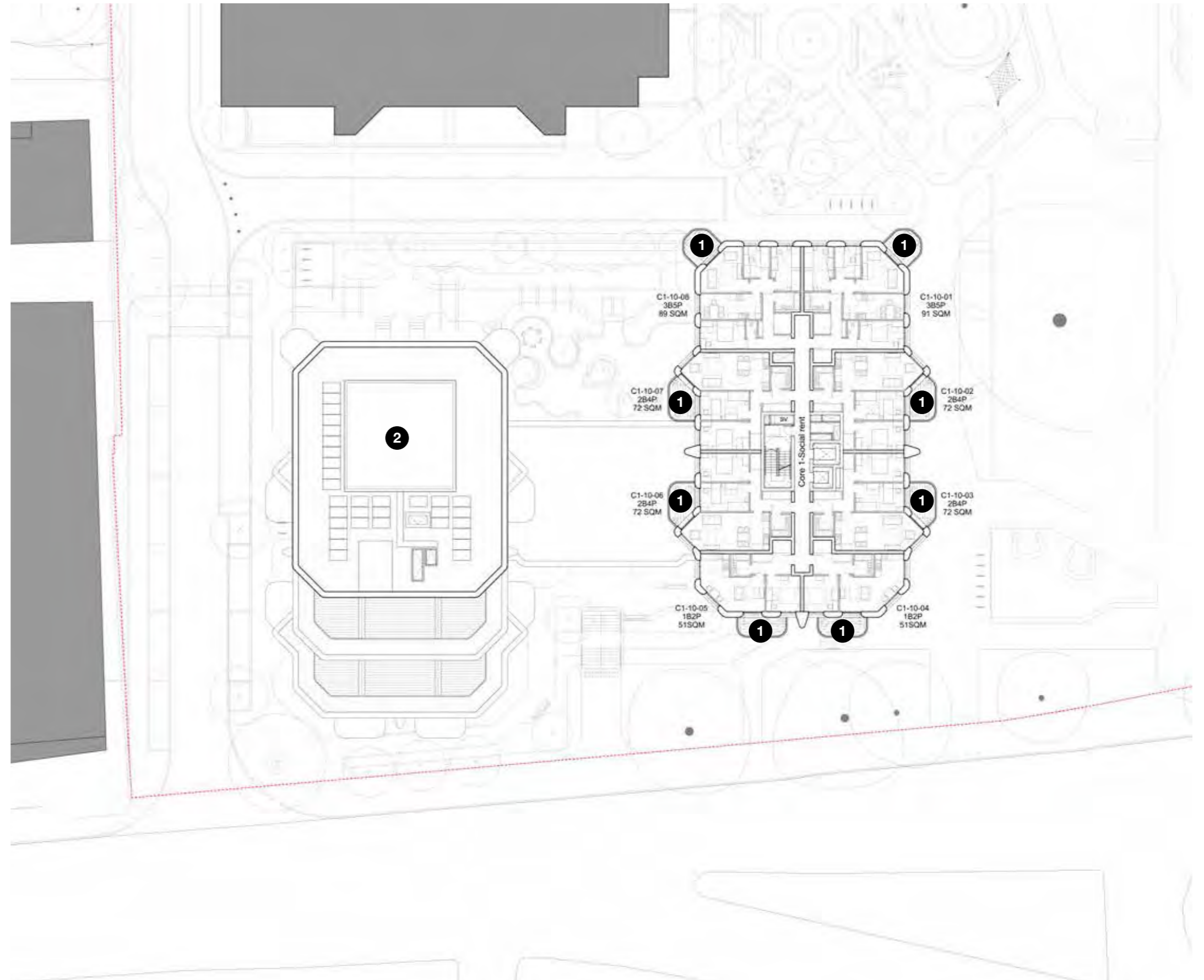


6.0 Plot C

6.6 Layout

Level 10

- ① Private amenity
- ② Heat Pump Enclosure








- ➔ Commercial entrance
- ➔ Primary residential entrance
- ⋯➔ Communal secondary access
- ➔ Women's Building Main Entrance
- ⋯➔ Women's Building Secondary Entrance

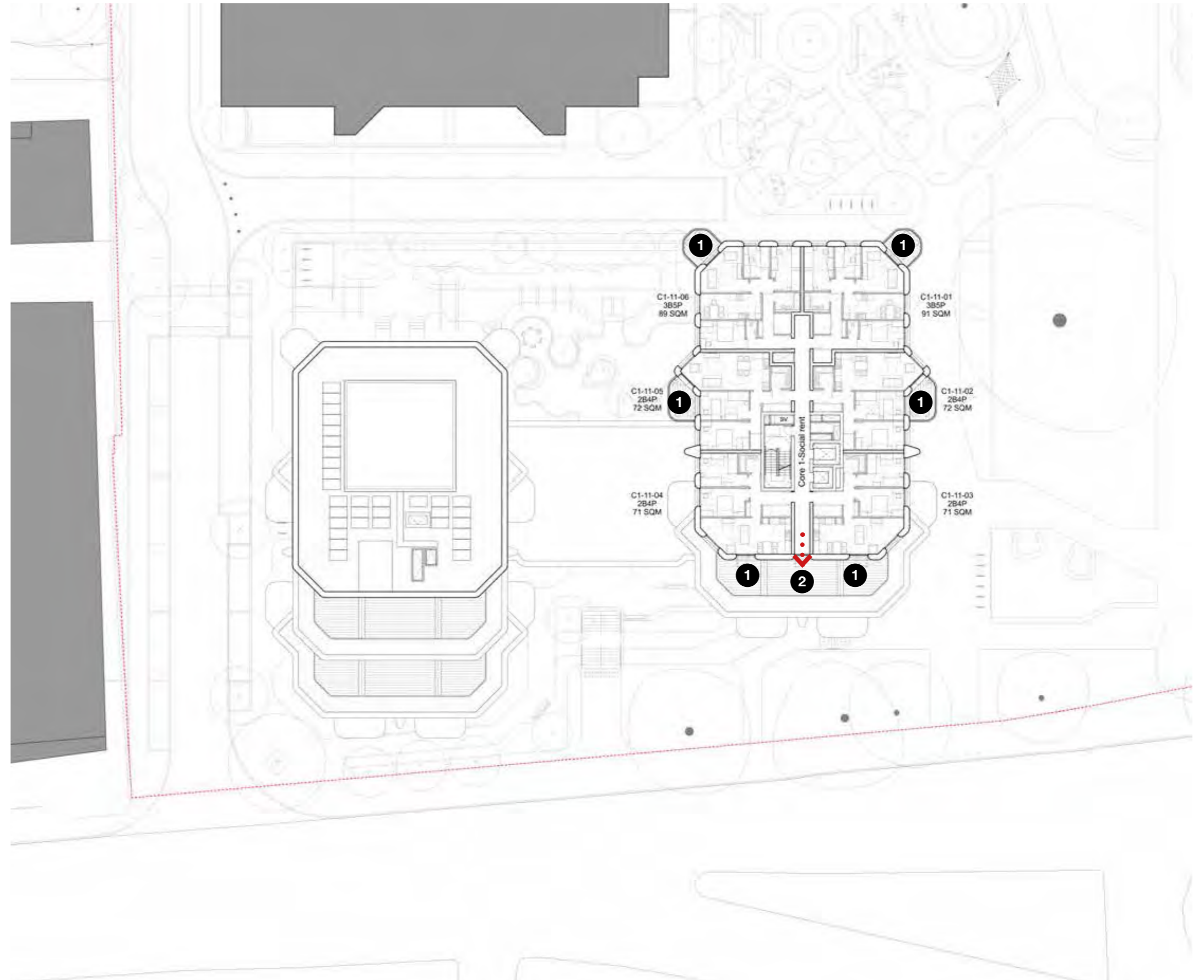
6.0 Plot C

6.6 Layout

Level 11

- ① Private amenity
- ② Shared amenity

-  Commercial entrance
-  Primary residential entrance
-  Communal secondary access
-  Women's Building Main Entrance
-  Women's Building Secondary Entrance








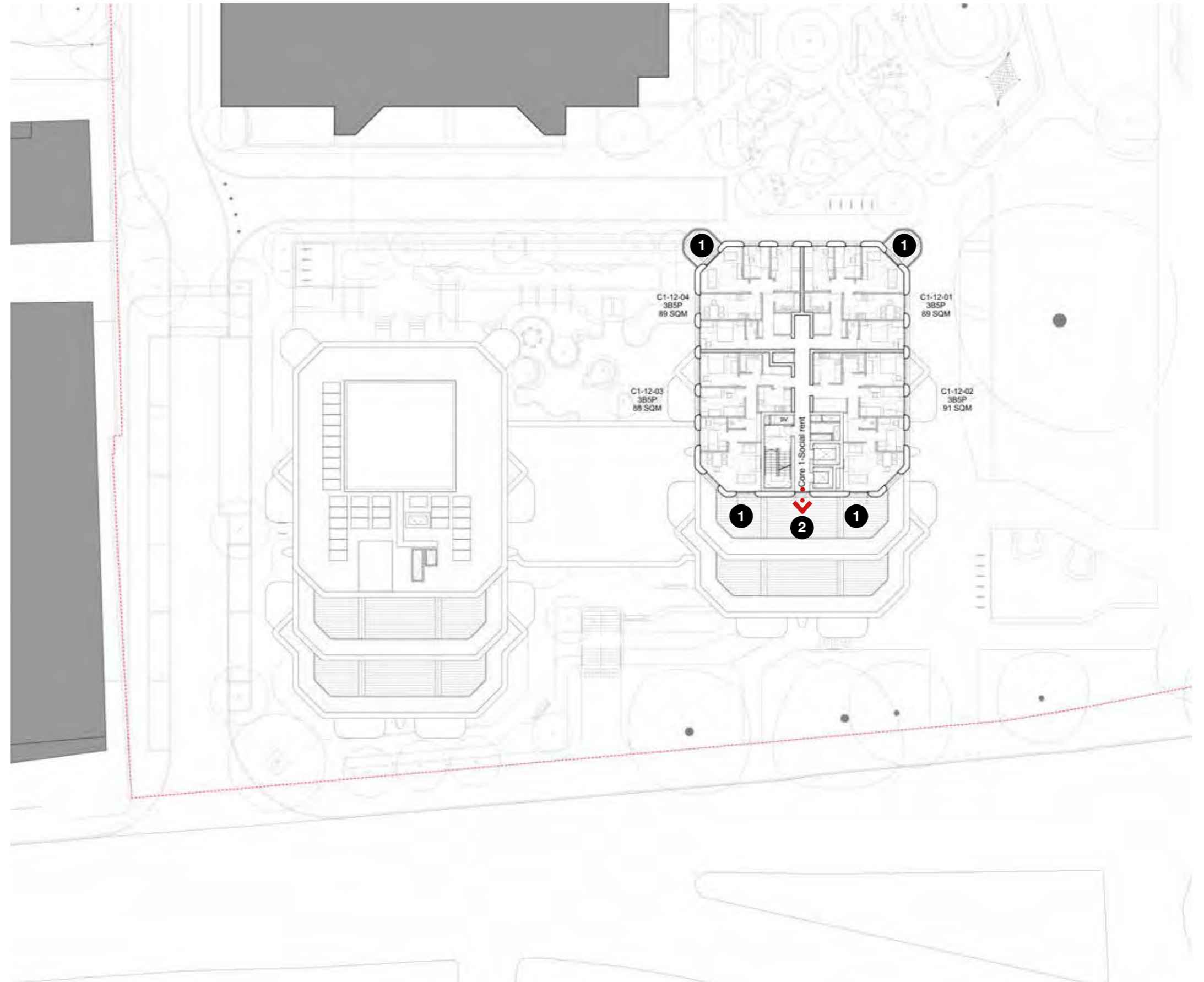
6.0 Plot C

6.6 Layout

Level 12

- ① Private amenity
- ② Shared amenity

-  Commercial entrance
-  Primary residential entrance
-  Communal secondary access
-  Women's Building Main Entrance
-  Women's Building Secondary Entrance








6.0 Plot C

6.6 Layout

Roof

- ① Maintenance access core C1
- ② Maintenance access core C2
- ③ ASHP roof plant
- ④ Future plant space allocation for Women's Building kitchen extract and make-up ventilation
- ⑤ Future plant space allocation for Women's Building cooling system
- ⑥ Future plant space allocation for Flexible Commercial Kitchen extract and make-up ventilation
- ⑦ 3.0m (C2) + 3.6m (C1) acoustic barrier
- ⑧ Satellite dish location
- ⑨ Biodiverse roof
- ⑩ Lift overruns
- ⑪ PV panels

-  Commercial entrance
-  Primary residential entrance
-  Communal secondary access
-  Women's Building Main Entrance
-  Women's Building Secondary Entrance



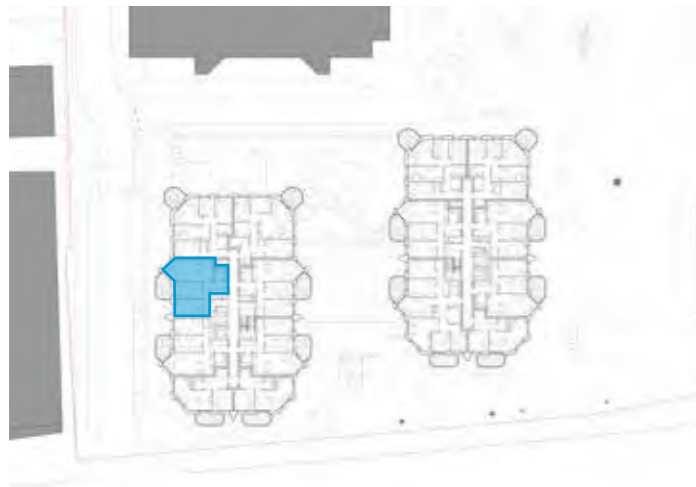
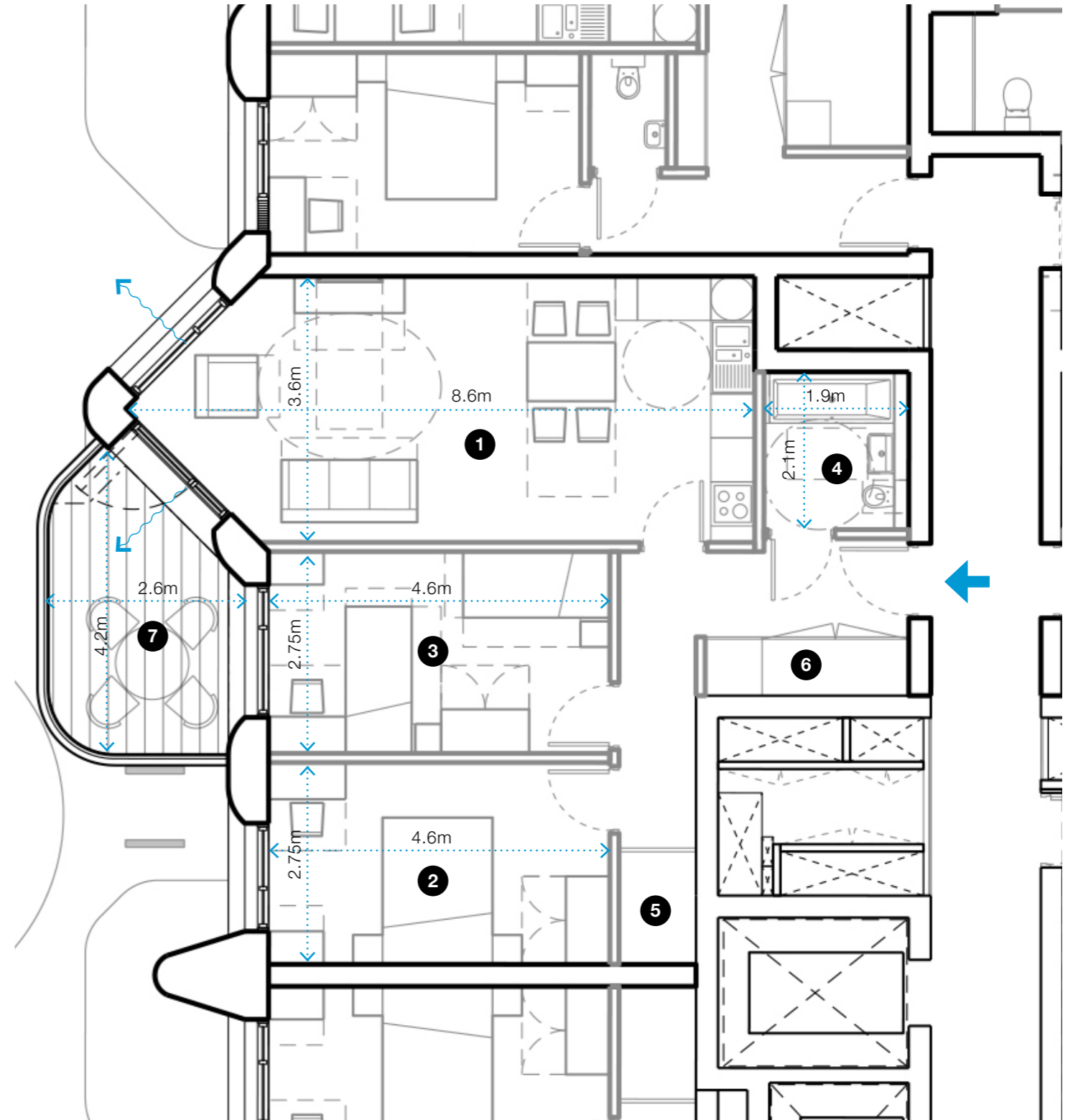
6.0 Plot C

6.7 Typical Flat Layouts

2b4P - Typical Floor - 72sqm

This shows the layout of the typical two-bed / four person units that sit on the long sides of the two residential buildings C1 and C2.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Twin Bedroom
- ④ Bathroom
- ⑤ Storage
- ⑥ Utility Cupboard
- ⑦ Balcony



Location Plan - Typical Floor

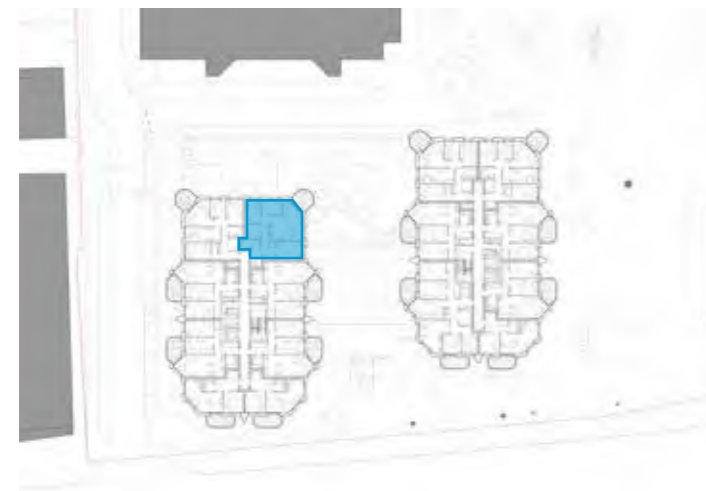
6.0 Plot C

6.7 Typical Flat Layouts

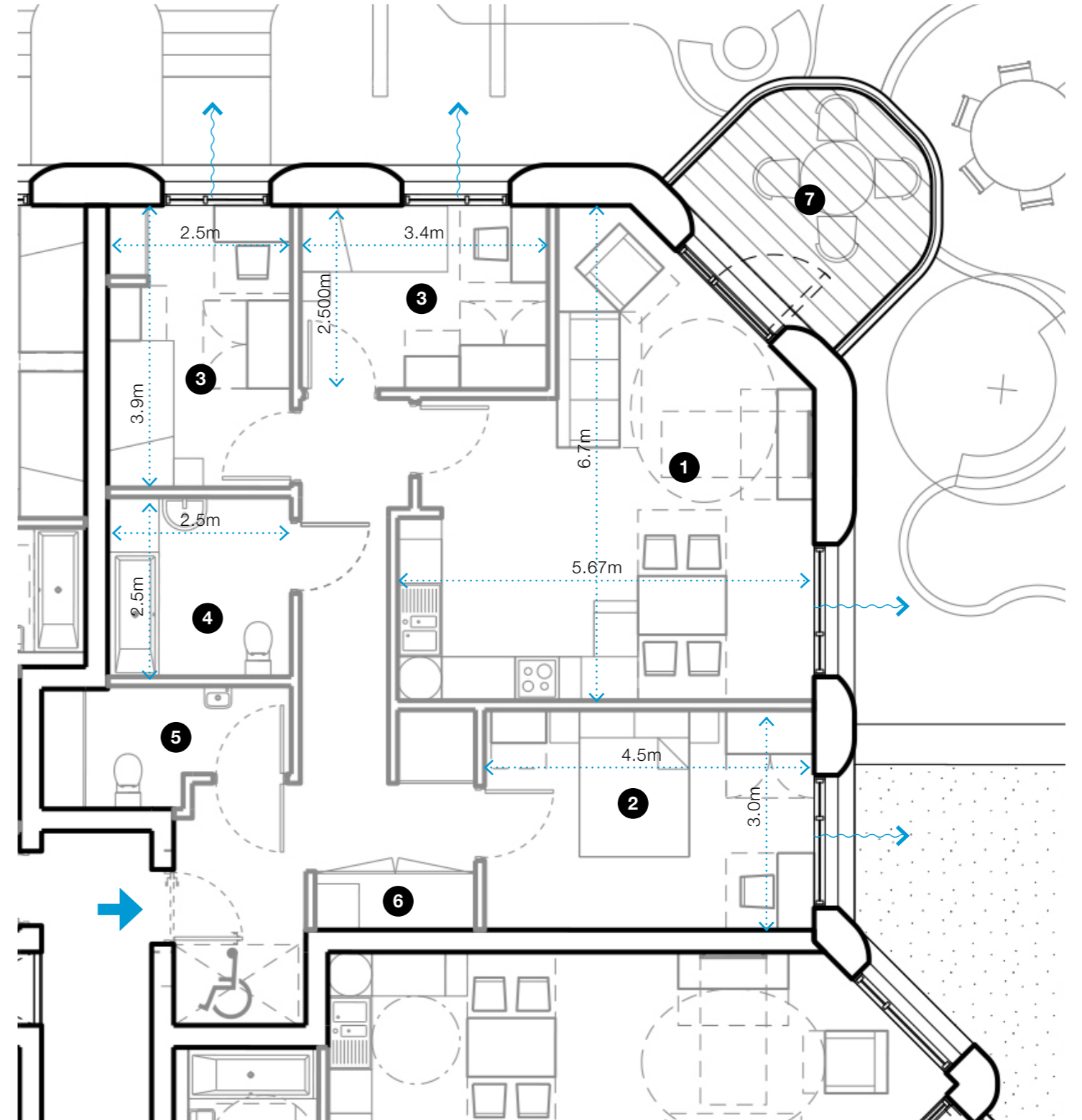
3b4P M4(3) - Typical Floor Core 2 - 94sqm

This shows the layout of the three-bed / four person M4(3) corner units that sit in the north of building C2.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Single Bedroom
- ④ Bathroom
- ⑤ WC
- ⑥ Utility Cupboard and Storage
- ⑦ Balcony



Location Plan - Typical Floor



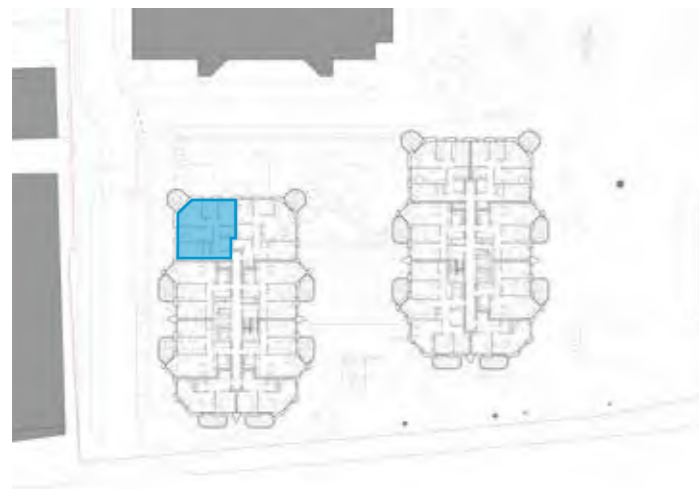
6.0 Plot C

6.7 Typical Flat Layouts

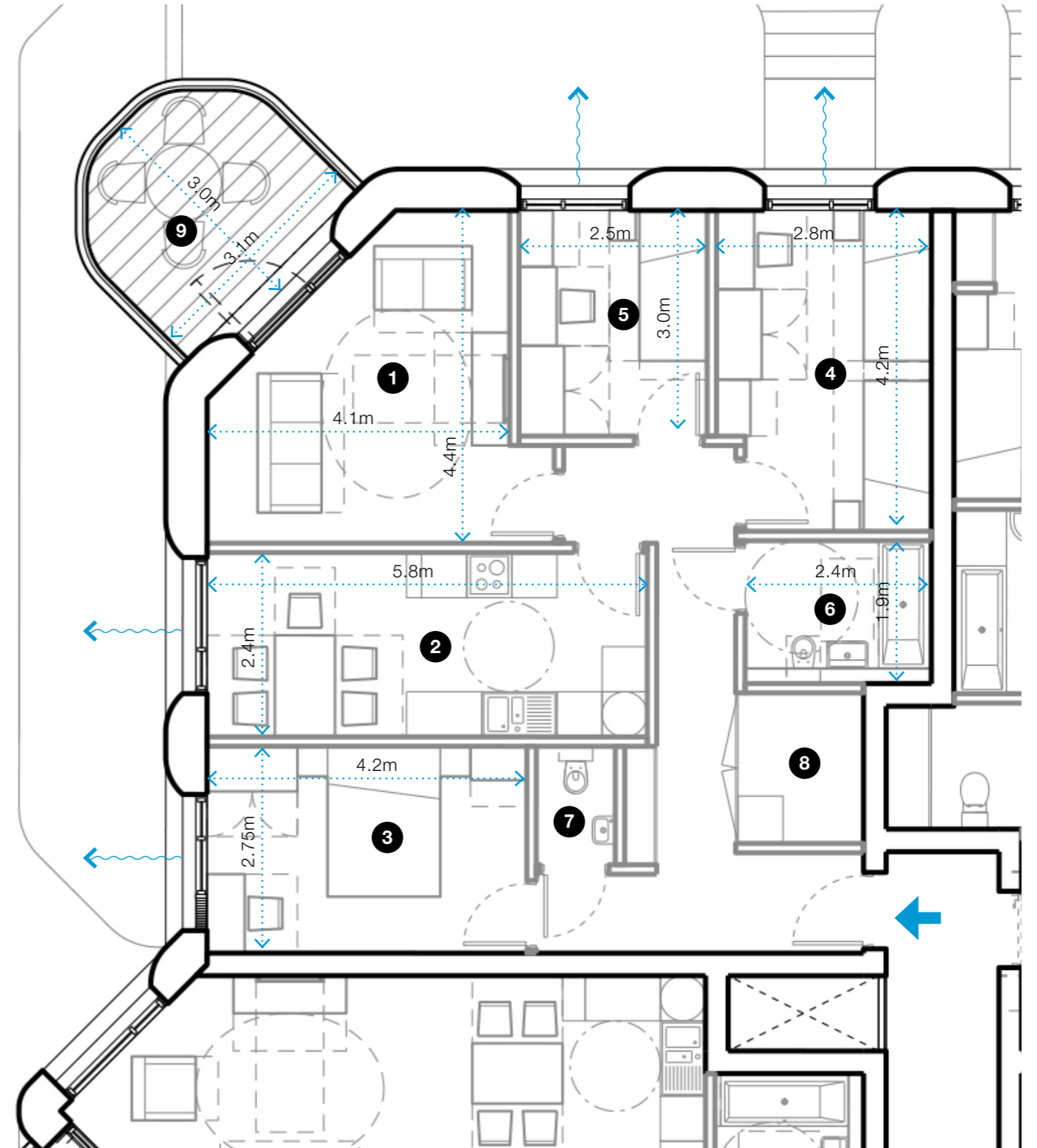
3b5P - Typical Floor - 89sqm

This shows the layout of the typical three-bed / five person park facing corner units in buildings C1 and C2.

- ① Living
- ② Kitchen / Dining Room
- ③ Master Bedroom
- ④ Double Bedroom
- ⑤ Single Bedroom
- ⑥ Bathroom
- ⑦ WC
- ⑧ Utility Cupboard and Storage
- ⑨ Balcony



Location Plan - Typical Floor



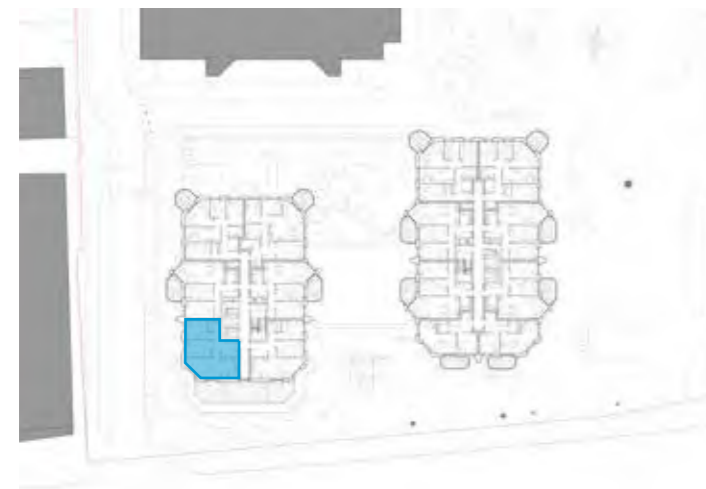
6.0 Plot C

6.7 Typical Flat Layouts

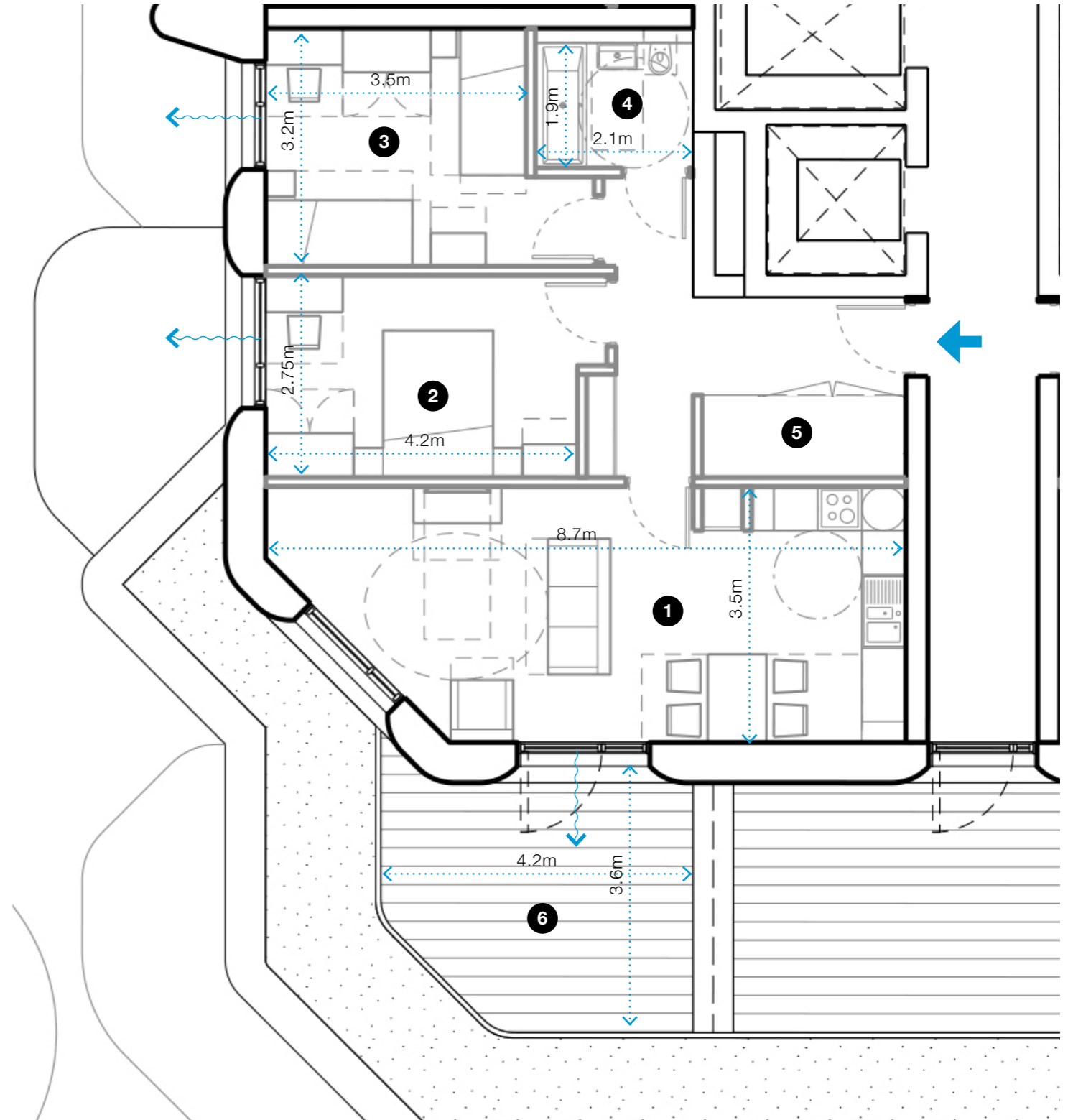
2b4P - Level 08/11 - 71sqm

This shows the layout of the typical two-bed / four person corner units on the upper set-back floors of buildings C1 and C2.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Single Bedroom
- ④ Bathroom
- ⑤ Utility Cupboard and Storage
- ⑥ Private terrace



Location Plan - Level 8/11

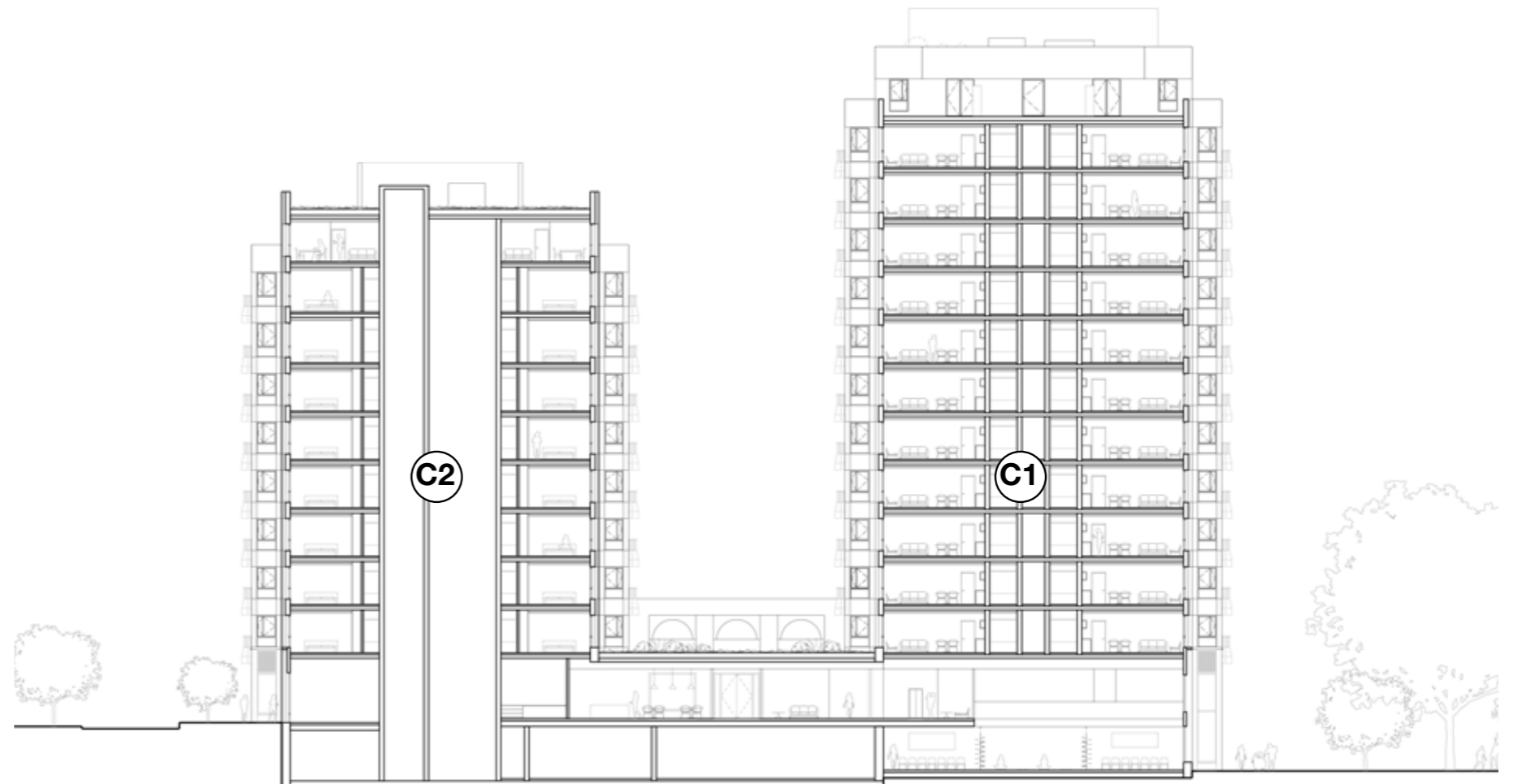
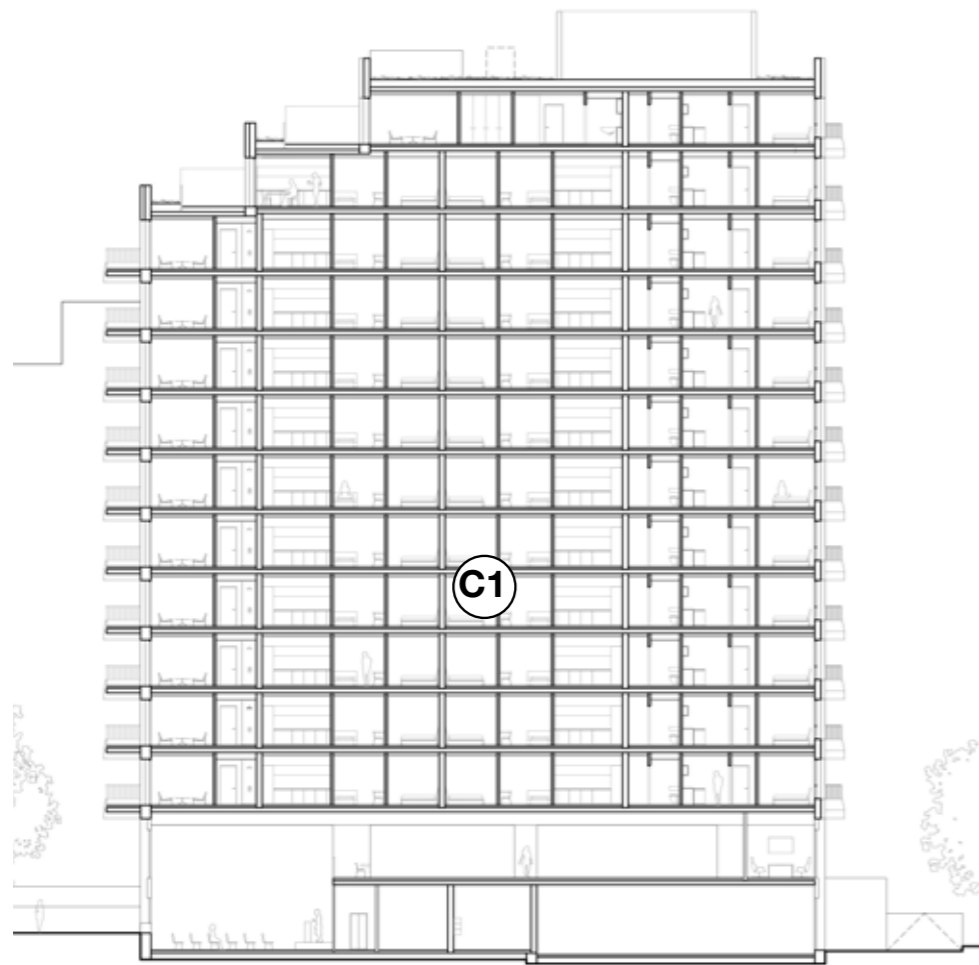


6.0 Plot C

6.8 Scale and Massing

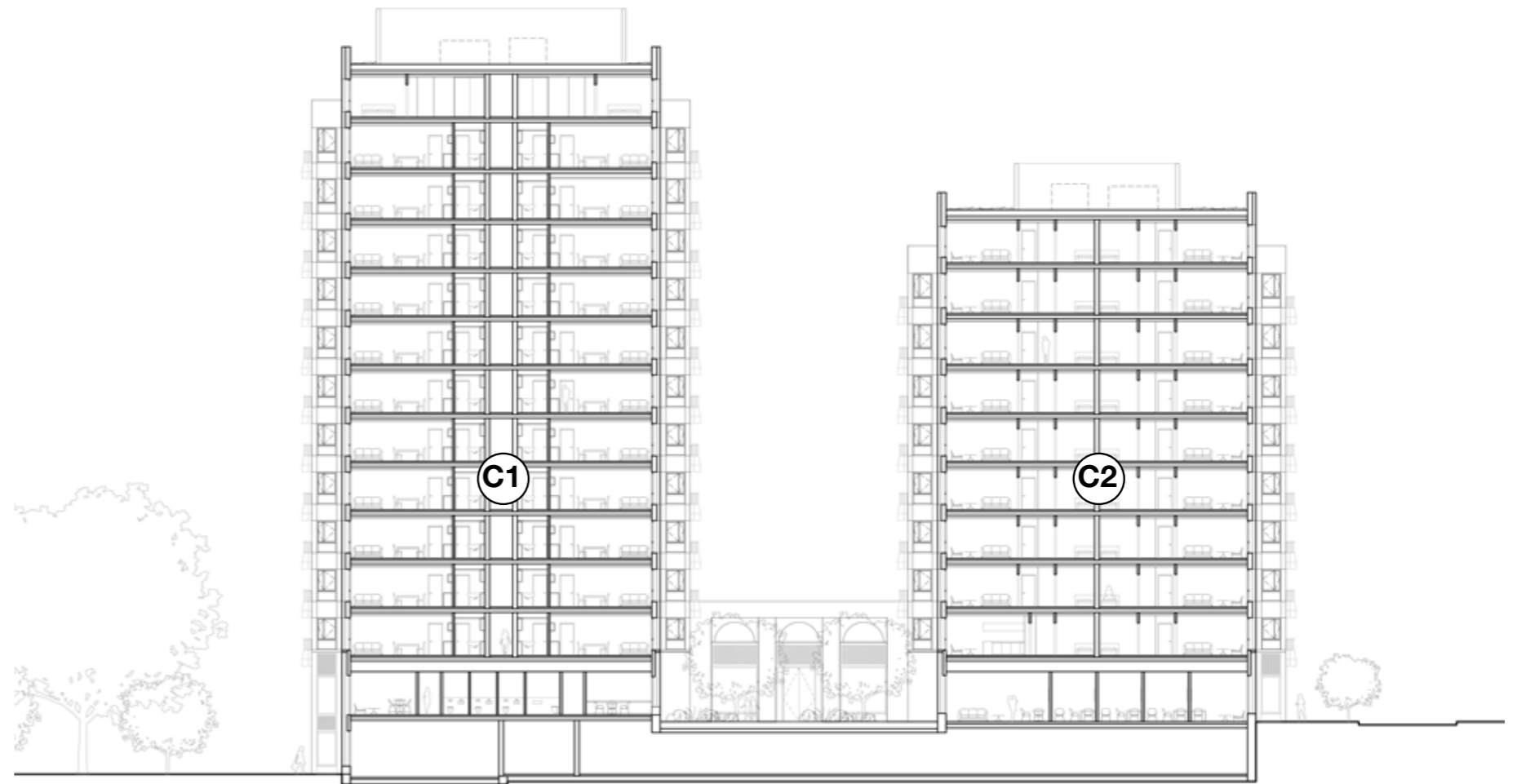
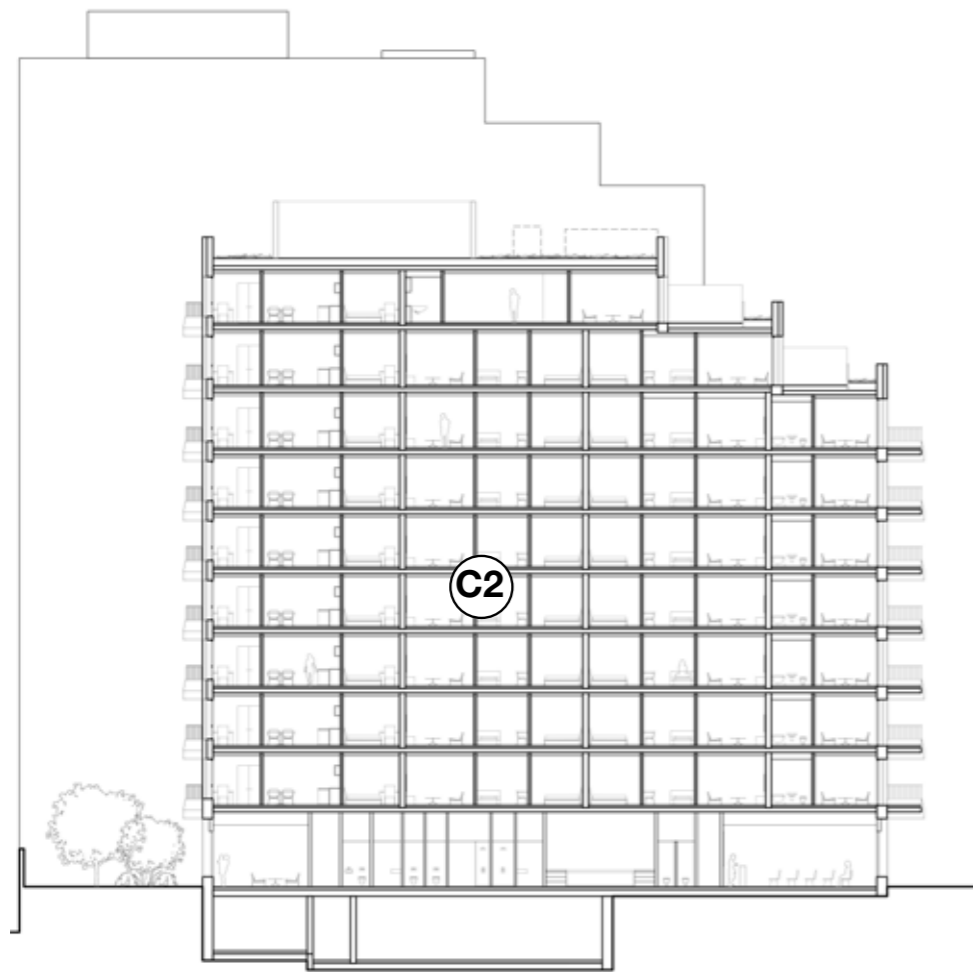
The height and massing for Plot C has been influenced by a number of contextual and architectural considerations as described in the masterplan section. Plot C consists of two separate buildings, C1 and C2, that are joined by a Women's Building at upper ground floor.

Plot C reduces in height towards the Cat & Mouse Library with the taller building C1 marking the 'gateway' into the development.



6.0 Plot C

6.8 Scale and Massing



6.0 Plot C

6.9 Appearance

The architectural expression and material approach for Plot C affords the buildings with a distinctive character, and a civic quality to the Women's Building, while sensitively and creatively tying the building with the overall scheme.

The general expression of Plot C is intended to be vertical and slender, emphasised by the window composition, the strong brick piers, and the subtle play of depth between different facade elements to create a vertical hierarchy.

The upper storeys of Plot C are in patterned brickwork of white, cream and light brown bricks, picking up and responding to the colour palette both of the local area and of the other development plots. The corners, edges and window reveals have a slight curved chamfer in contrast to the other plots in the wider development to distinguish Plot C as singular, yet part of a family of buildings.

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building



Note: Images are indicative of the material type, quality and colours proposed.



6.0 Plot C

6.9 Appearance

The patterned brickwork is composed together with pre-cast concrete panels to form a subtle chequerboard effect creating interest from the building scale to the detail scale. The same pre-cast material defines the stepped profile to the topmost levels and also forms all balconies.

The ground floor, while connected to the upper floors, has a special treatment with a more confident and stronger palette of patterned polychromatic brickwork, with a glazed brick coping defining the junction between a 'special' building base, where the Women's Building is located, and the upper floors. The ground floor brick pattern is picked up in the entrance to the Women's Building, which is characterised by three large arched openings of a grand, celebratory and civic scale.

All metalwork and window framing are in a complementary colour to the brick tones across the building. The typical material palette is set out below and seen on a typical facade bay elevation in the next pages.

The typical material palette will be as set out in the key below and in the following pages:

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building



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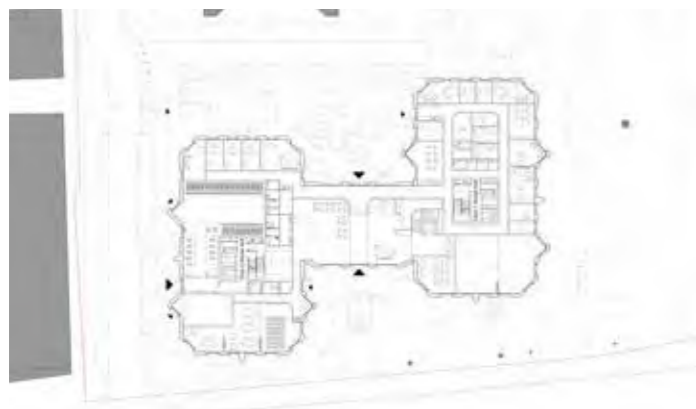


6.0 Plot C

6.9 Appearance

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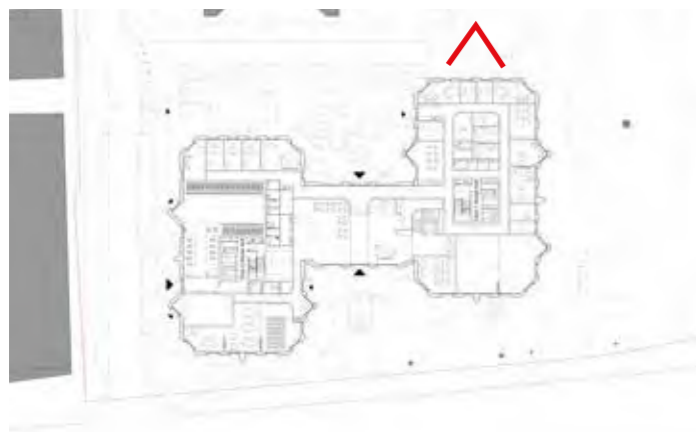


6.0 Plot C

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6.0 Plot C

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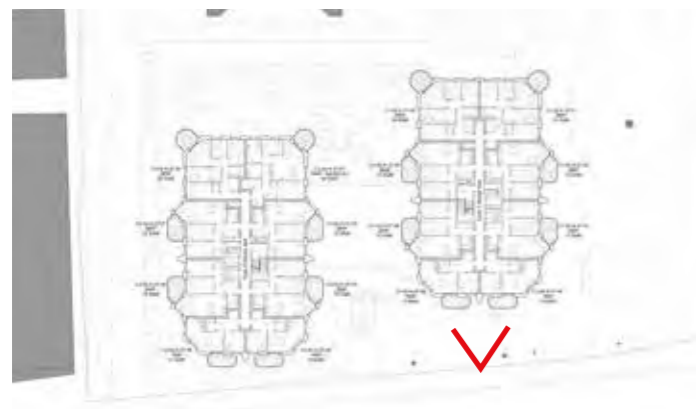


6.0 Plot C

6.9 Appearance

The typical material palette will be as set out in the key below and in the following pages:

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building



Note: Images are indicative of the material type, quality and colours proposed.



6.0 Plot C

6.9 Appearance

Polychromatic bricks in patterned bonds is proposed and to be complemented by pre-cast concrete panels and window cills, painted metal window frames and pre-cast concrete balconies. The image opposite is indicative of the material, colour tones and finish proposed for the facade.

- ① **Precast panels:** Fine pre-cast concrete panels with warm/cream tone. Aggregate blend with brown/natural stone. Smooth face finish.
- ② **Brickwork to Upper Levels:** Brickwork blend of three tones. Light, smooth brickwork. Flemish bond.
- ③ **Windows Frames & Metal Railings:** Polyester powder coated in blue grey tone.
- ④ **Coping to Ground Floor:** Coping piece in glazed brick.
- ⑤ **Brickwork to Ground Floor Women's Building:** Brickwork blend. Contrasting tones with upper storeys to distinguish ground floor. English bond.

Note: Images are indicative of the material type, quality and colours proposed.



6.0 Plot C

6.10 Entrances

Upper Ground Floor - Entrances

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building
- ⑥ Core 1 Entrance
- ⑦ Women's Building Multi-purpose Hall Entrance
- ⑧ Core 2 Entrance
- ⑨ Core 2 Bike Store escape door
- ⑩ Substation door



Note: Images are indicative of the material type, quality and colours proposed.



6.0 Plot C

6.10 Entrances

Upper Ground Floor - Entrances

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building
- ⑥ Core 1 Entrance
- ⑦ Women's Building Multi-purpose Hall Entrance
- ⑧ Core 2 Entrance
- ⑨ Core 2 Bike Store escape door
- ⑩ Substation door



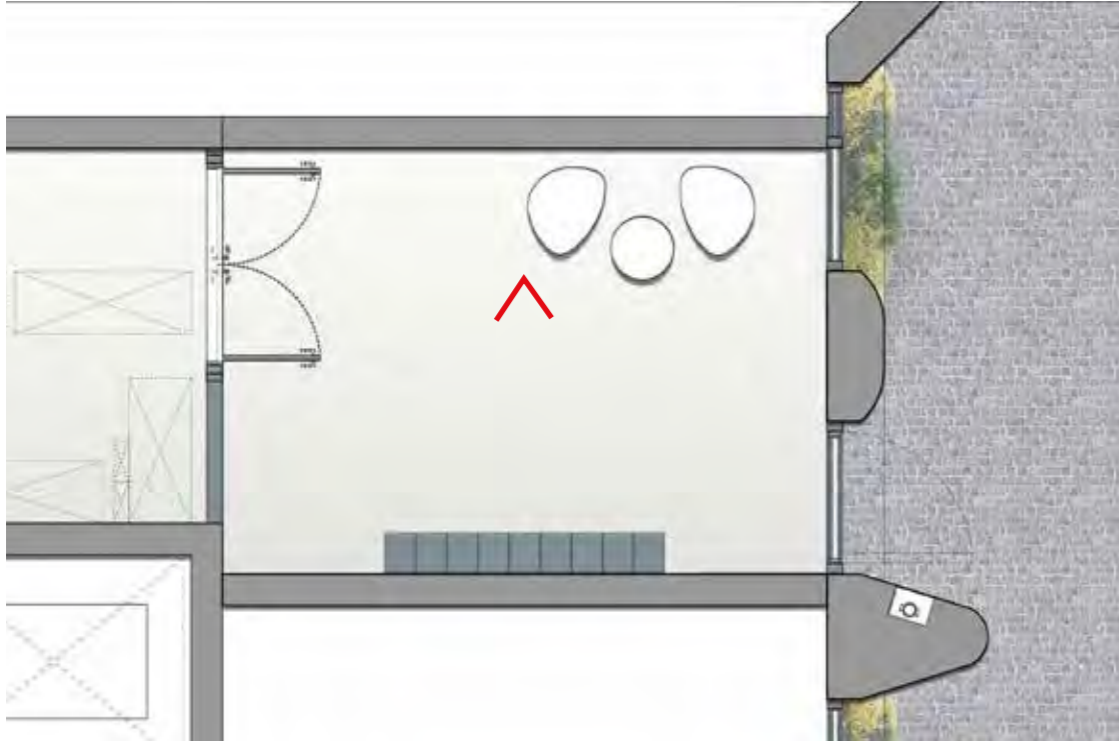
Note: Images are indicative of the material type, quality and colours proposed.



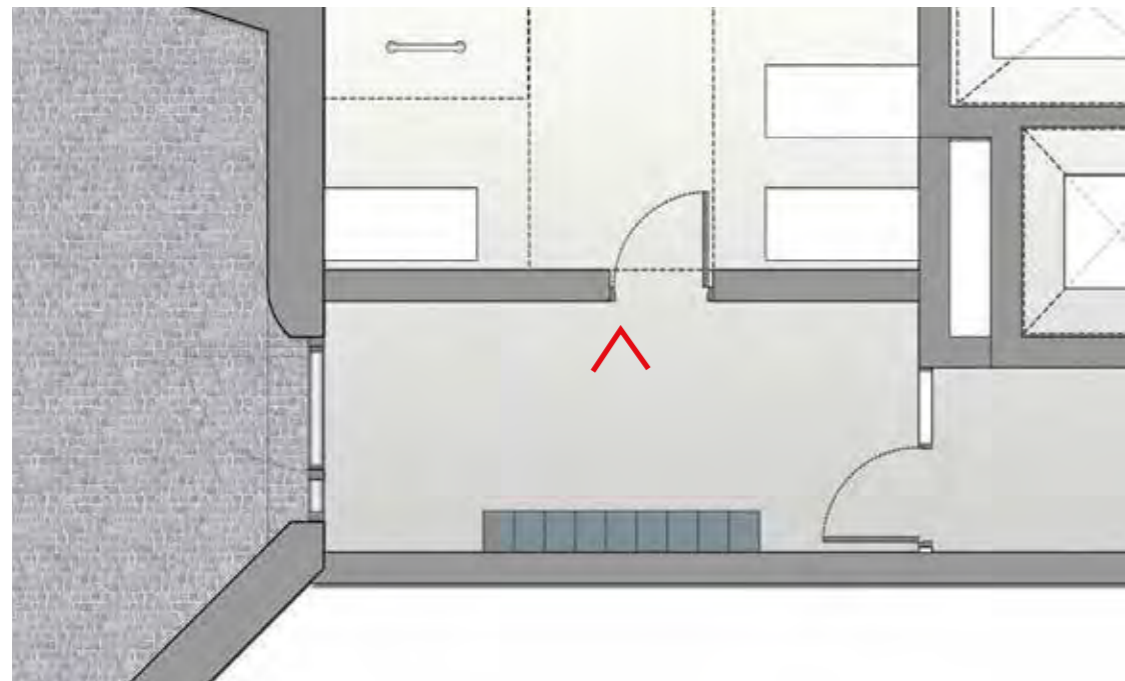
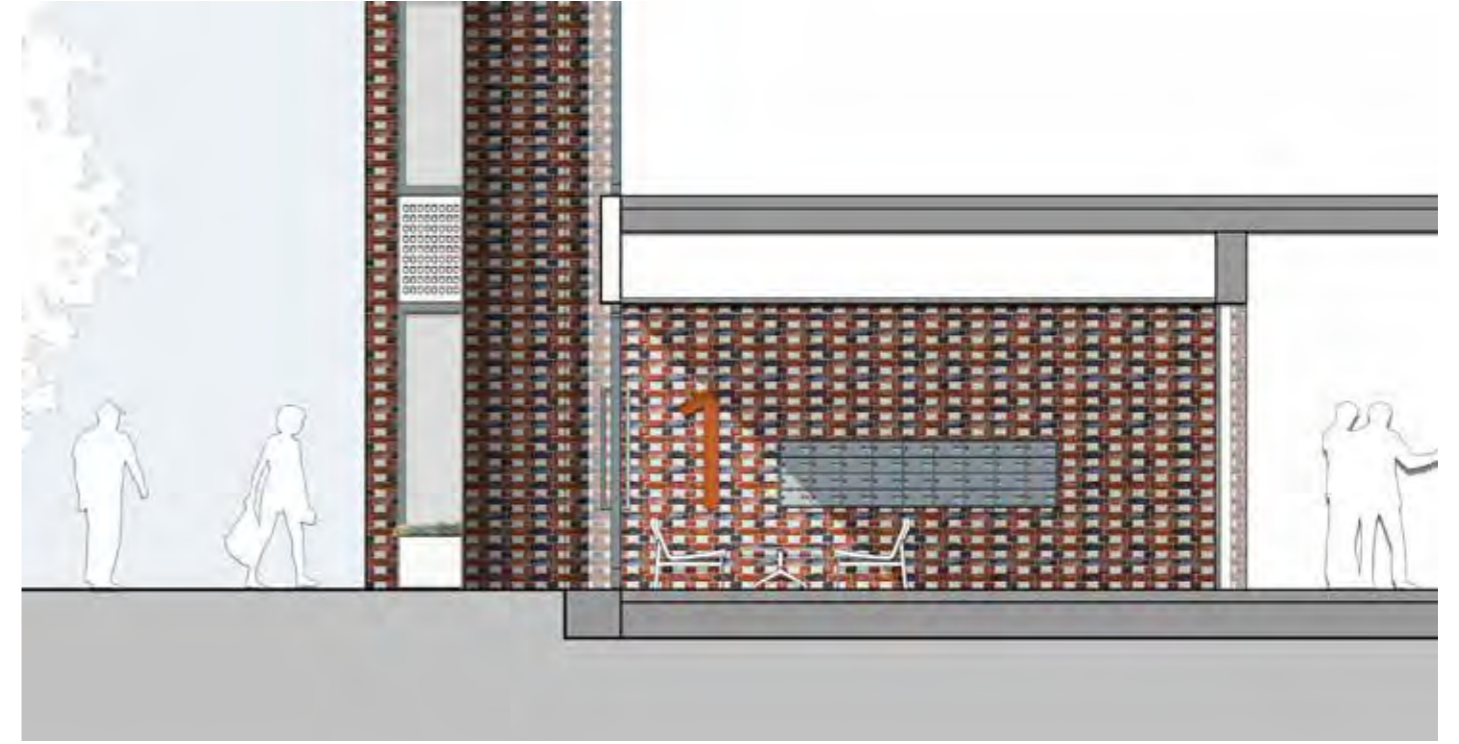
Upper Ground Floor - Core 2

6.0 Plot C

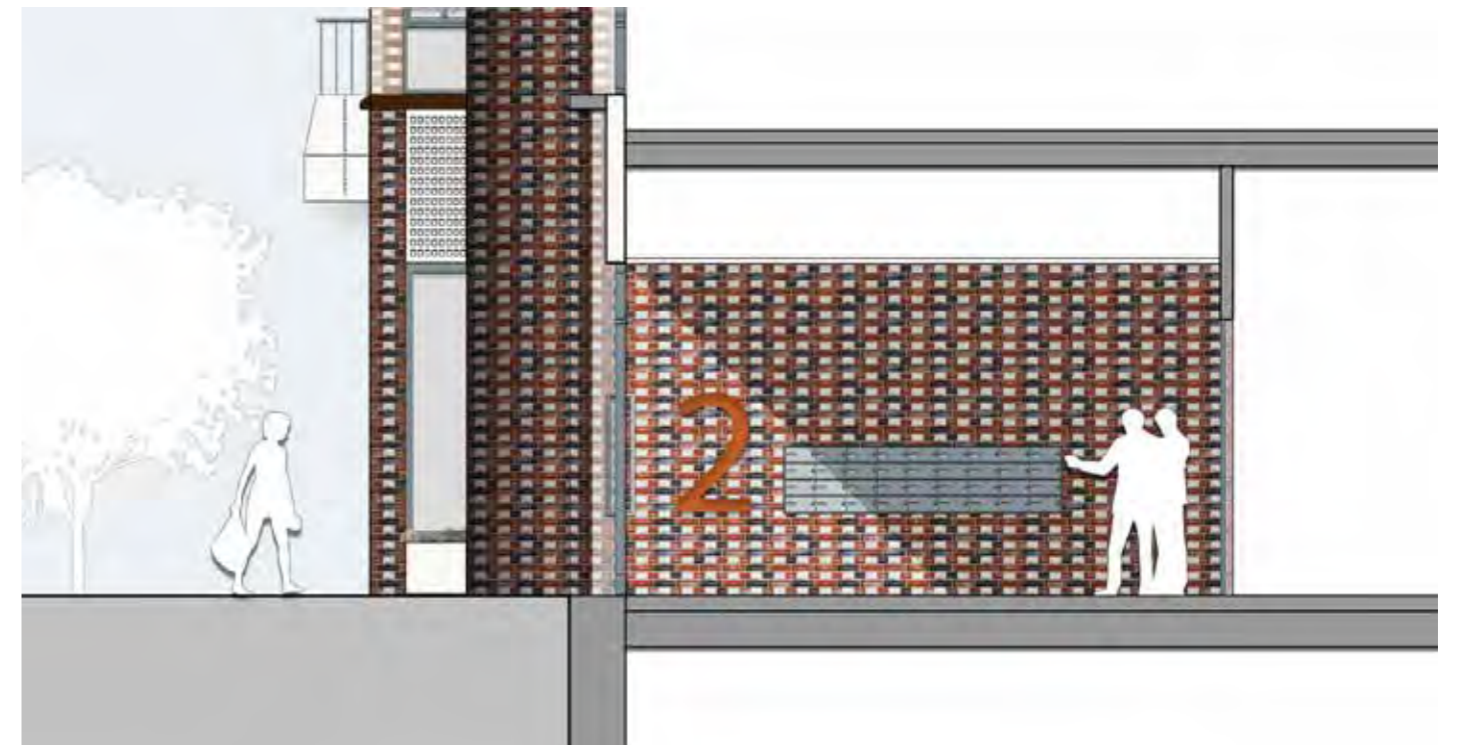
6.10 Entrances Lobbies



Lower Ground Floor - Core 1



Upper Ground Floor - Core 2



Note: Images are indicative of the material type, quality and colours proposed.

6.0 Plot C

6.11 Elevations

South East elevation

The South East Elevation faces Camden Road and comprises of two brick buildings with the Women's Building entrance located in between them. Concrete balconies face Camden Road.

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building



6.0 Plot C

6.11 Elevations

North West elevation

The North West elevation faces towards the park and Plot D. Concrete balconies hold the corners.

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building



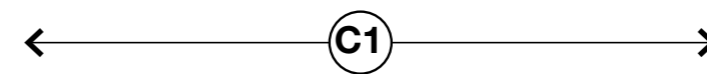
6.0 Plot C

6.11 Elevations

Building C1 North East elevation

The North East Elevation faces towards Plot B. Twin concrete balconies are located in the central bay.

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building



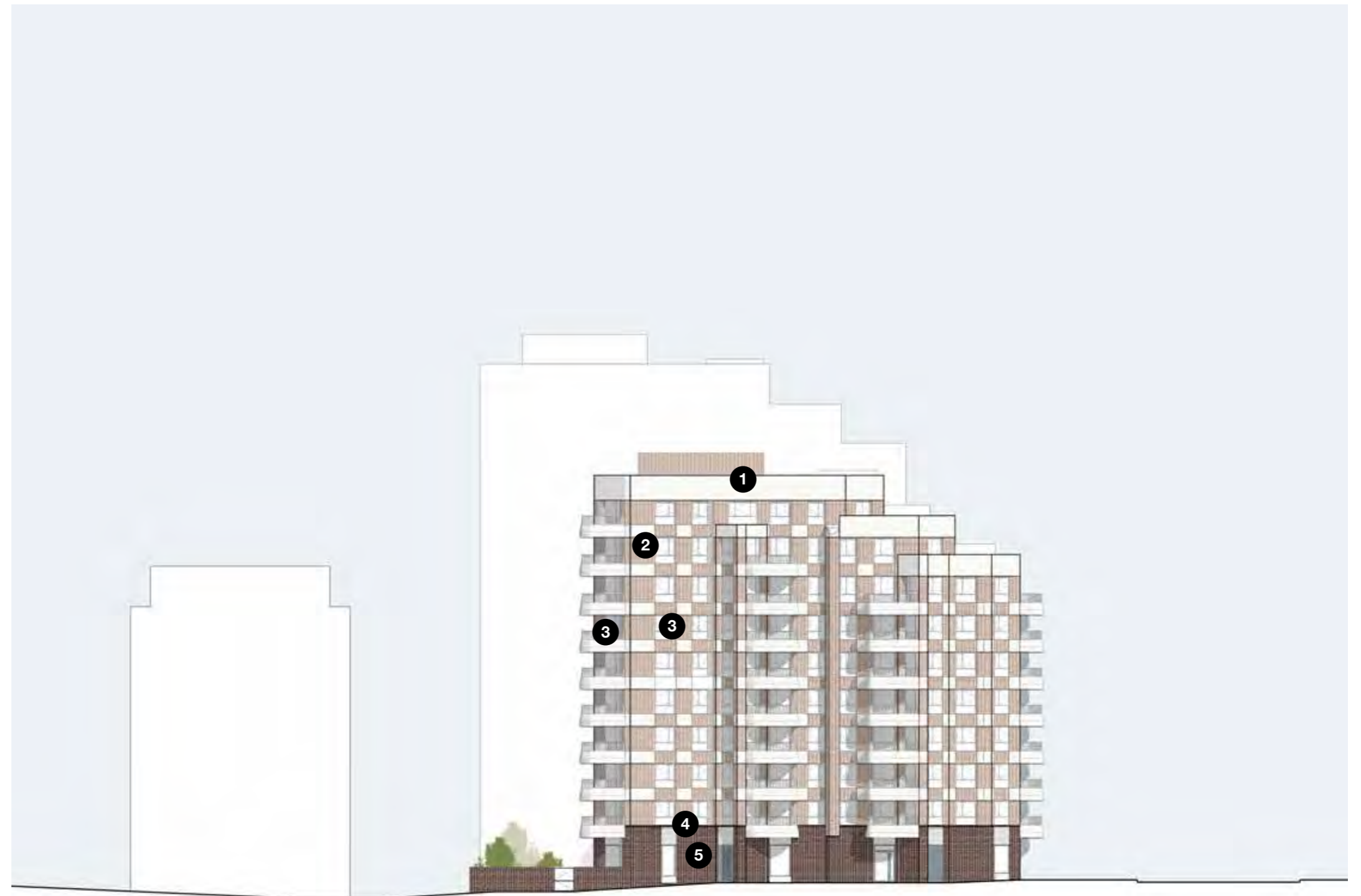
6.0 Plot C

6.11 Elevations

Building C2 South West elevation

The South West Elevation faces towards Cat & Mouse Library. Twin concrete balconies are located in the central bay.

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building



6.0 Plot C

6.11 Elevations

Building C2 North East elevation

The Building C2 North East Elevation faces towards the Women's Building pavilion and garden. Twin concrete balconies are located in the central bay.

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building
- ⑥ Women's Building
- ⑦ Residential Bike Store
- ⑧ Residential Bin Store



6.0 Plot C

6.11 Elevations

Building C1 South West elevation

The Building C1 South West Elevation faces towards the Women's Building pavilion and garden. Twin concrete balconies are located in the central bay.

- ① Pre-cast panels / balconies
- ② Brickwork to Upper levels
- ③ Windows frames & metal railings
- ④ Coping to Ground Floor
- ⑤ Brickwork to Ground Floor Women's Building
- ⑥ Women's Building
- ⑦ Residential Bike Store
- ⑧ Residential Bin Store








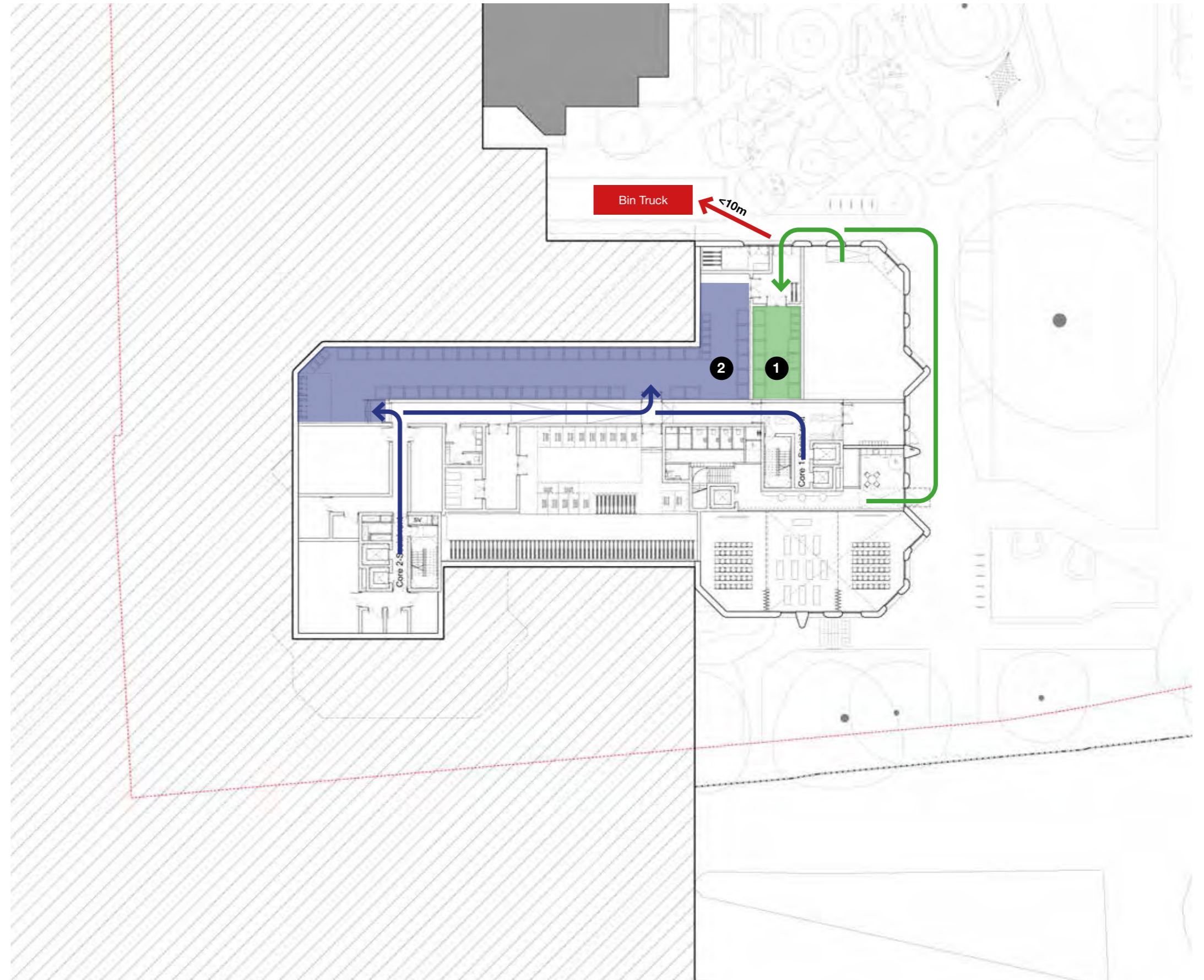
6.0 Plot C

6.12 Servicing & Refuse

The following diagram explains the refuse strategy.

KEY

-  Residents route from core to refuse store (less than 30m from apartment entrance to refuse store entrance)
-  Women's Building + Commercial route to refuse store
-  Refuse collection by LBI - weekly collection
-  Women's Building / Commercial Unit refuse store
-  Residential refuse store



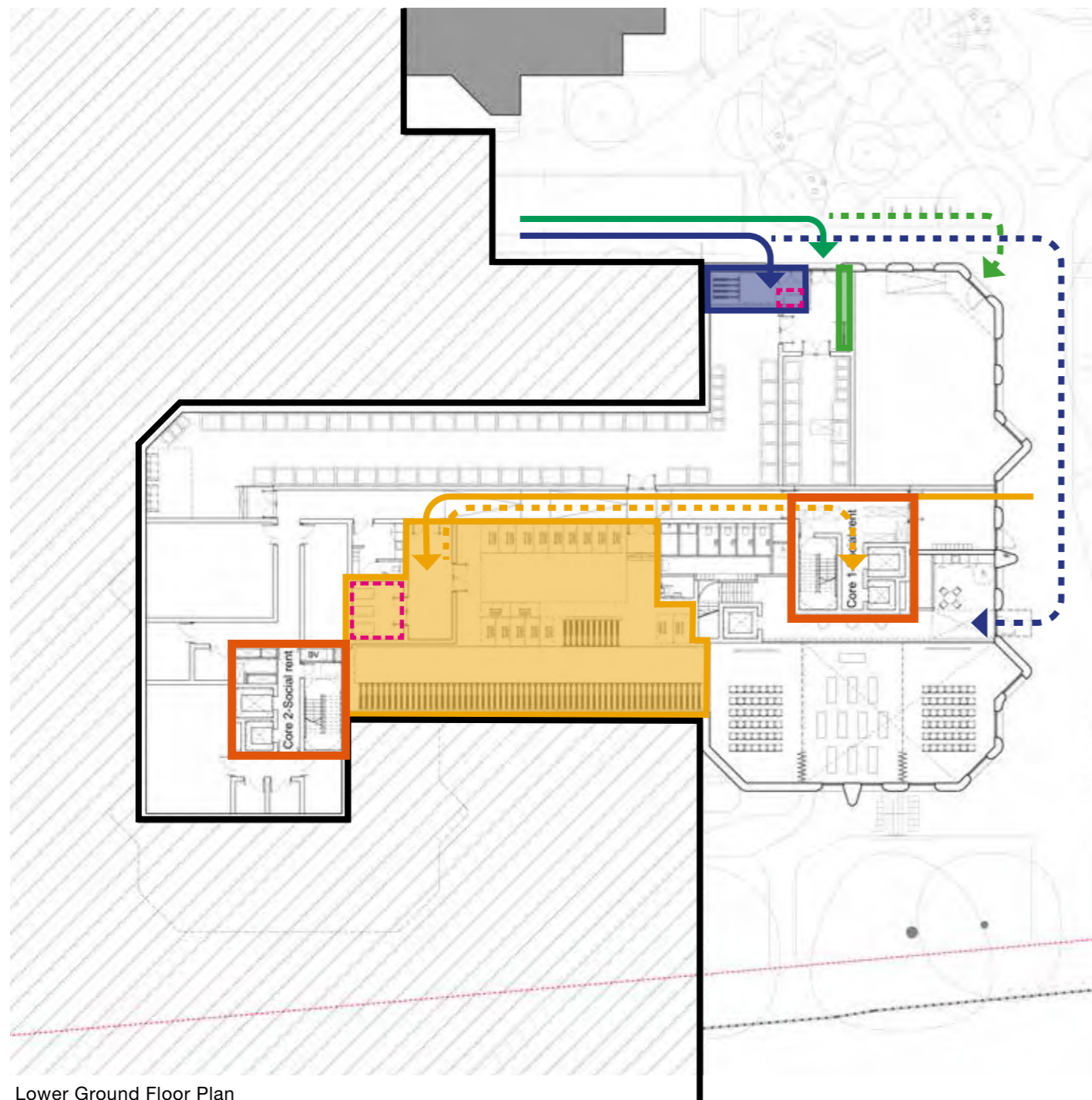
Lower Ground Floor Plan

6.0 Plot C

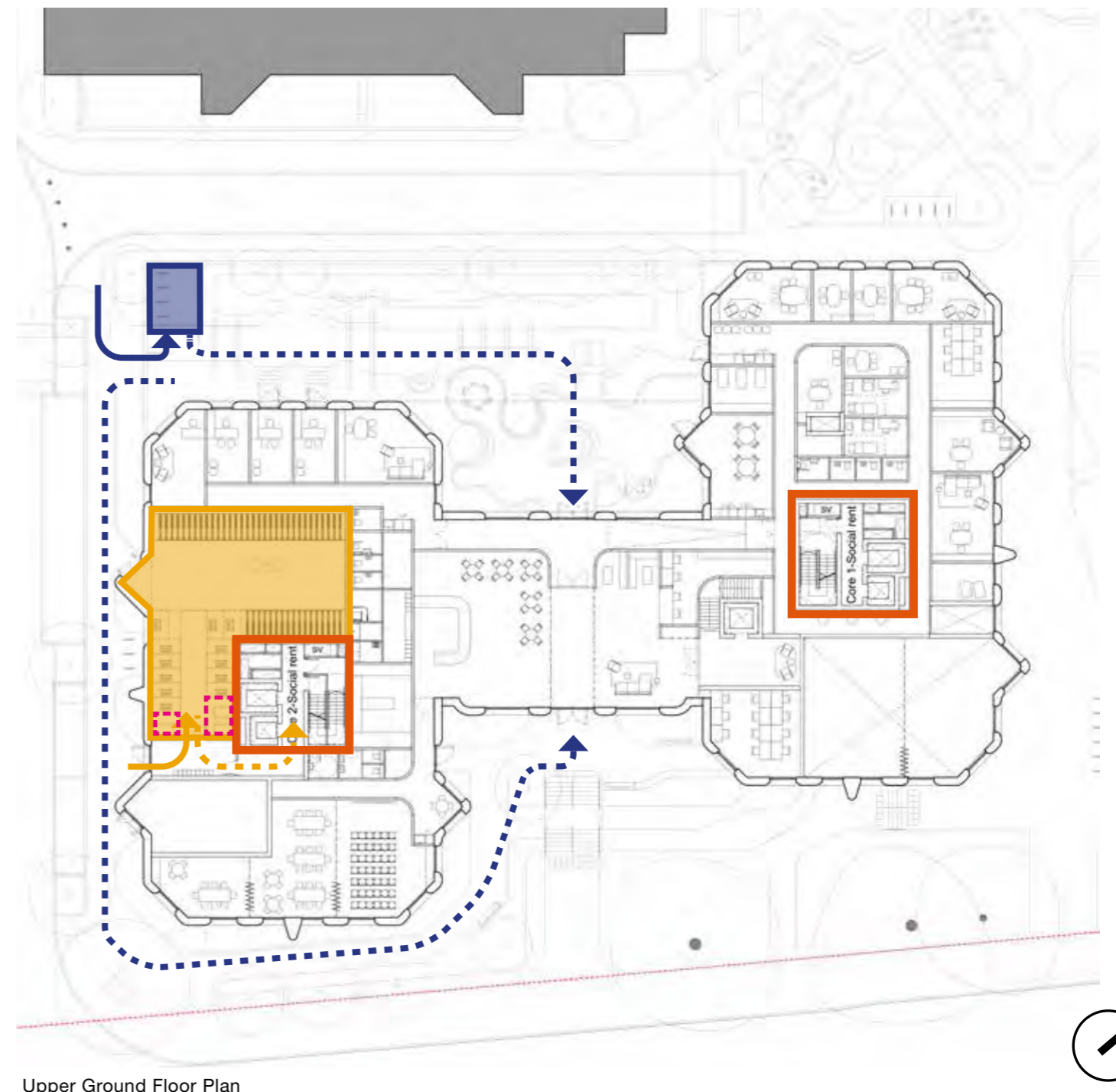
6.13 Bicycle Strategy

The following diagram explains the bike storage strategy

- Residential bike store
- Mobility scooter spaces
- Women's Building bike store
- Flexible Commercial bike stands
- Residents route from outside to bike and mobility scooter storage
- Women's Building staff route from outside to bike store
- Flexible Commercial Unit staff route from outside to bike store
- Residents route from bike store to residential cores
- Women's Building staff route from bike store to place of work
- Flexible Commercial Unit route from bike store to place of work



Lower Ground Floor Plan



Upper Ground Floor Plan



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7.0 Plot D



7.0 Plot D

7.1 Location & Summary of Use

Summary

Plot D has three buildings that are connected at lower ground. Between each building is a shared courtyard amenity space comprising communal space and private amenity, for use by building residents only.

It is a largely residential building with market tenure homes and shared ownership tenure homes set above resident's shared facilities located on the lower and upper ground floors. The mix and tenure of the accommodation is set out in the table below.

The indicative resident's shared facilities include a concierge, post rooms, gym, workspace and allow for a rentable dining space, screening room as well as associated ancillary uses. Please refer to the layout section of this chapter for further information.

- ① Private amenity
- ② Communal roof terrace*
- ③ Communal terrace at upper ground floor*
- ④ Rooftop plant

Summary of Accommodation

Shared ownership

1 Bed 2 person	5 Homes
2 Bed 3 Person	1 Home
2 Bed 4 Person	12 Homes

Market Accommodation

1 Bed 2 person	12 Homes
2 Bed 3 Person	7 Homes
2 Bed 4 Person	122 Homes
3 Bed 5 Person	24 Homes

Total residential Homes 183 Homes

*accessible only to the buildings residents



Masterplan axo showing the location of Plot D

7.0 Plot D

7.2 Site Constraints & Opportunities

1 Existing Trees

The retention of existing trees constrained the building extents to the north east of the plot. Their retention is also an opportunity to maintain site ecology and they add a beauty and character to the site.

2 Existing Levels and Topography

The existing topography slopes steeply between the park and the site boundary, creating a semi sunken ground floor for ancillary spaces. The Trecastle connection and the level of the existing trees determine the street levels between Plot D and the site boundary. The streets between Plots D and E and between plots D and C slope down towards the park.

3 Views onto the Park

Plot D's location provides an opportunity for apartments with excellent aspect onto the park.

4 Proximity to Proposed Adjacent Properties

The plot extents to the north west and to the south east are constrained by a planning policy minimum distance of 18m between facing windows.

5 Proximity to Existing Boundary & Neighbours

The building's distance from the boundary creates space for a street and a footpath, as well as the protection of existing trees along the site boundary. All neighbouring properties outside the site boundary are located greater than 18m away.

6 Vehicular Access

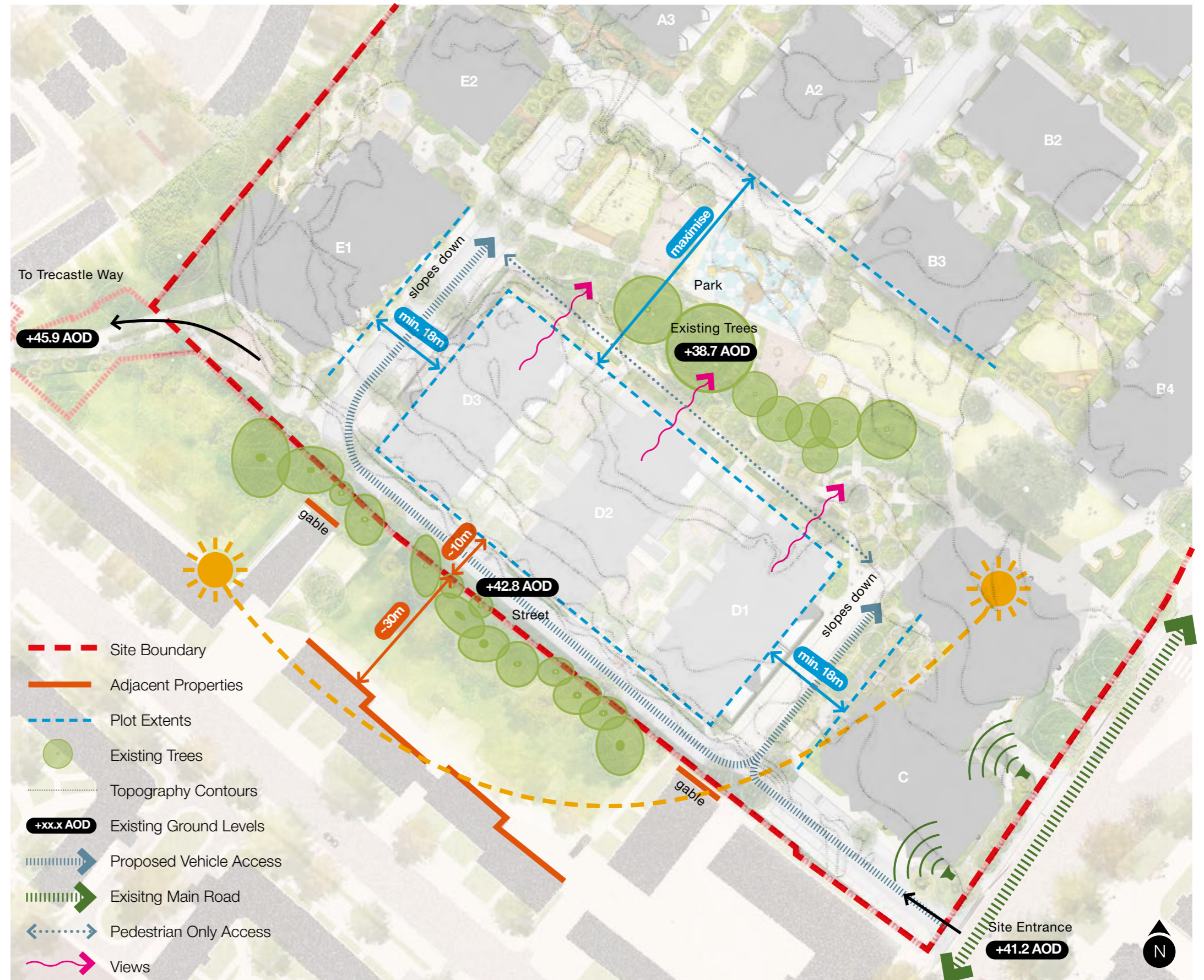
Vehicular access is provided to 3 sides of the building. A pedestrian only pathway is provided between the building and the park.

7 Proximity to Main Road

The distance between Plot D's South East elevation and the busy Parkhurst Road is a consideration taken into account in the design of the buildings facade.

8 Local Views

Local views towards St. Pauls as described in the Site Analysis chapter restrict the buildings' heights.



7.0 Plot D

7.3 Design Evolution & Principles

The Figure Ground

The diagrams opposite and associated text below describe the key principles of the figure ground.

① Lining the park

Creating an edge to the park is a key masterplan idea. It provides a protective boundary while also offering apartments with excellent outlook and view.

② Creating courtyard amenity

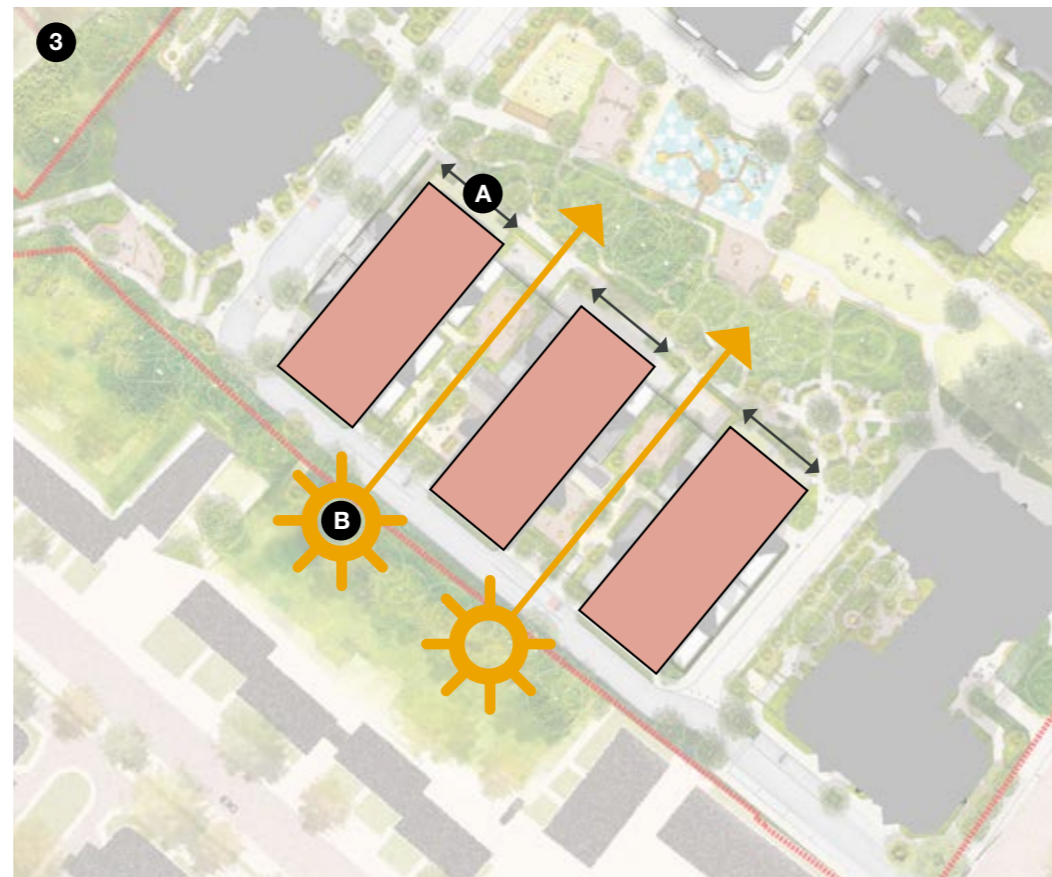
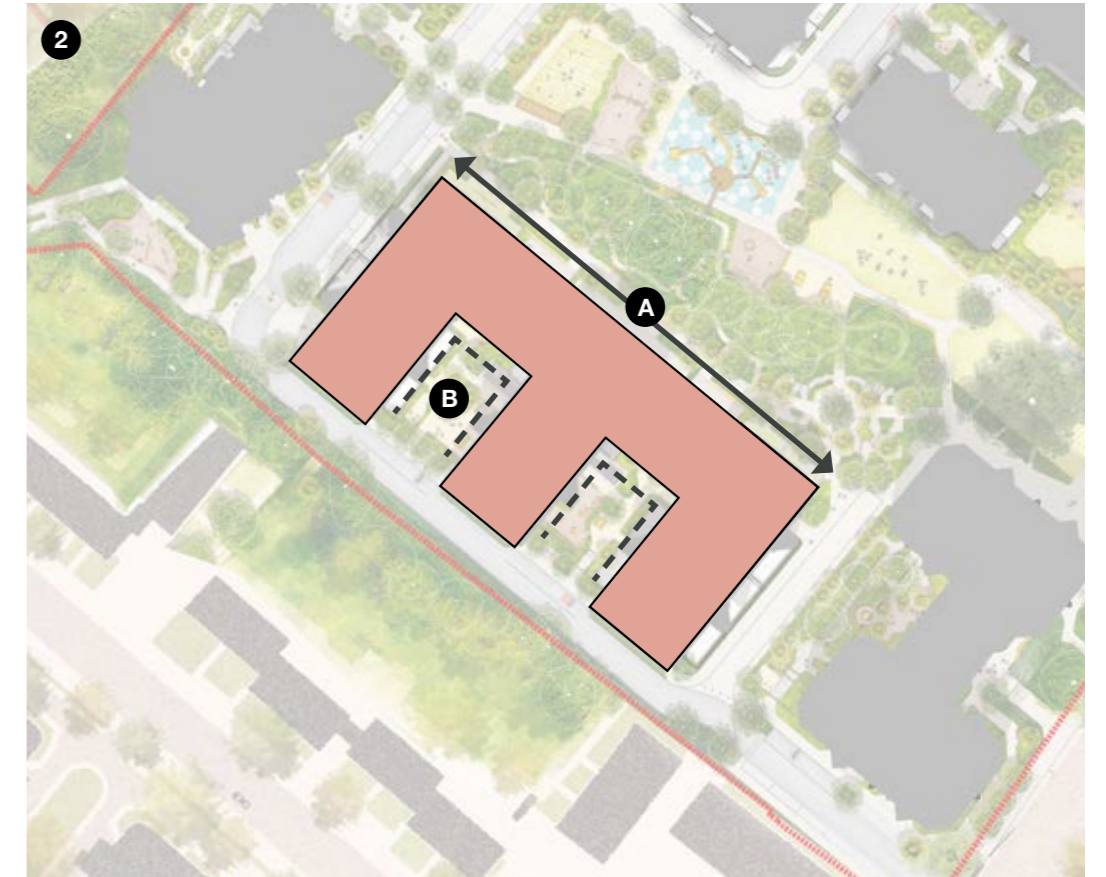
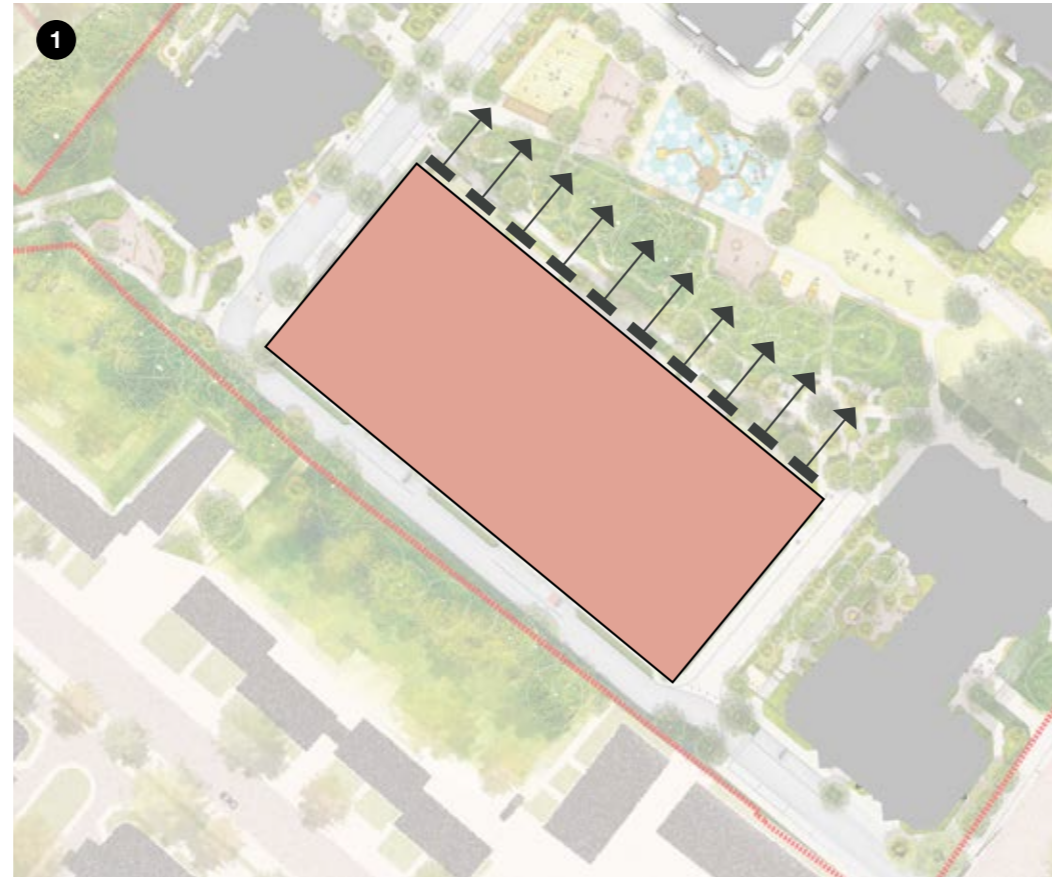
The provision of off-street protected courtyard spaces provides a shared amenity space and brings light into the depth of the plan.

③ Separated volumes

Three separate volumes to improve light and aspect. The volumes are connected at ground floor, creating a continuous active frontage along the park edge.

④ Add articulation to increase dual aspect

To increase the number of dual aspect apartments, parts of mass (corners) are pushed out to give an outlook towards the park and towards the amenity spaces set between the buildings. This also improves internal daylight results inside each of the apartments.



7.0 Plot D

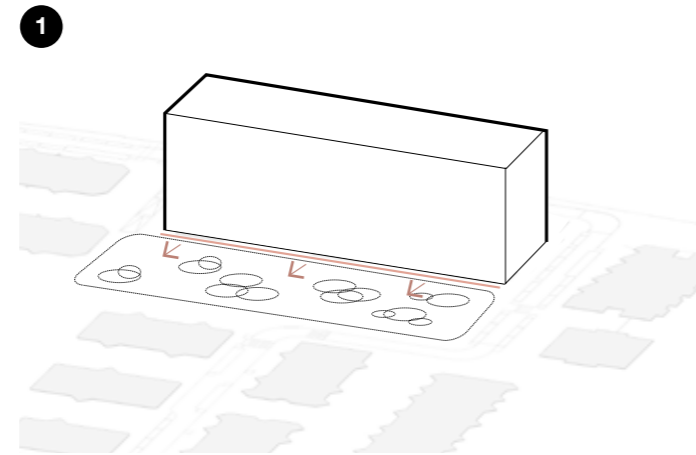
7.3 Design Evolution & Principles

Shaping the Volume

The diagrams opposite describe the shaping of the volume in response to key context and programme considerations

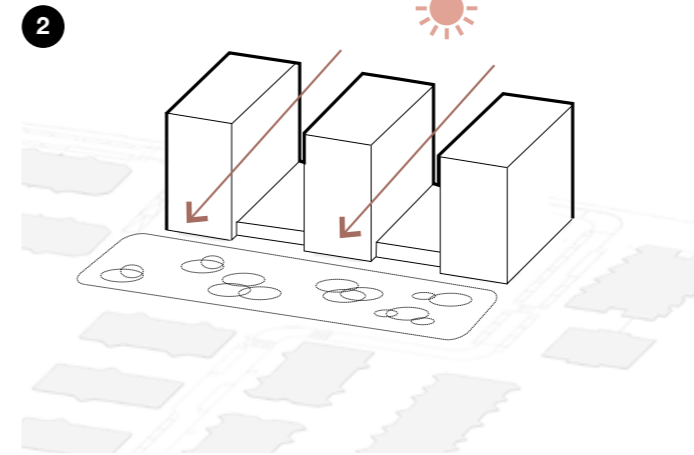
1 A volume to line the park

The building was initially envisaged as a long narrow volume to line the park.



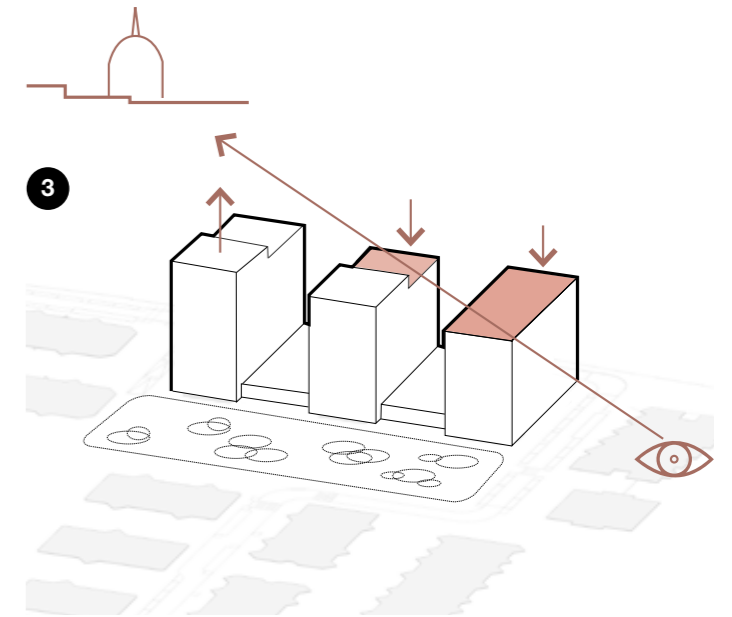
2 Separated volumes for light and aspect

Breaking up the mass of the building to improve sunlight into the park and provide residents with shared amenity between buildings.



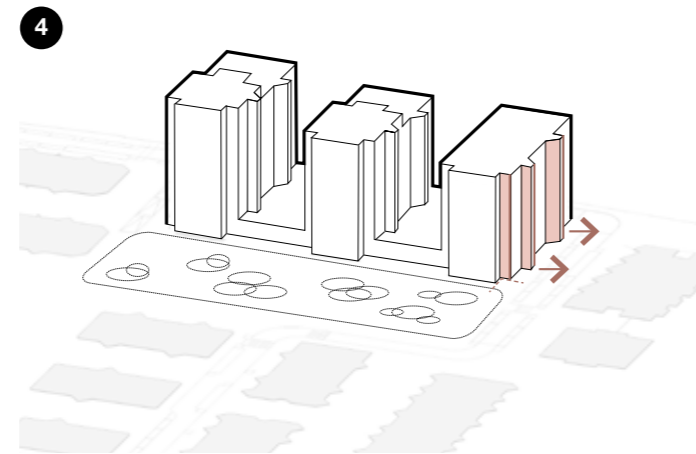
3 Responding to views

Buildings are stepped and lowered to respond to views LV4 and LV5 views from Archway towards St. Pauls.



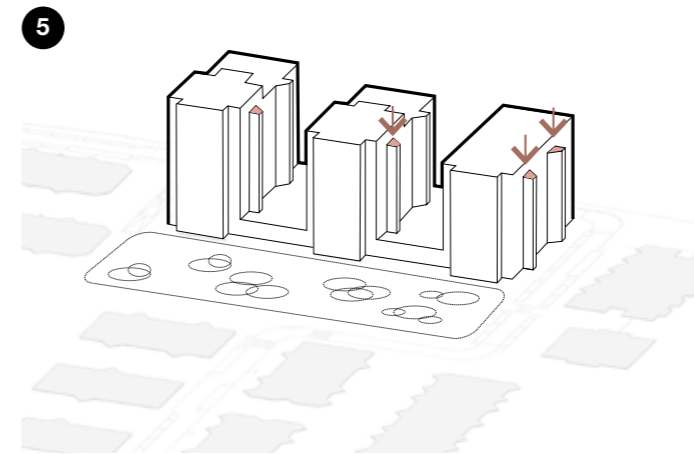
4 Articulation to improve dual aspect

Pieces of mass are pushed out or cut away from the facade. Pushed out corners provide dual aspect for 100% of apartments on a typical floor.



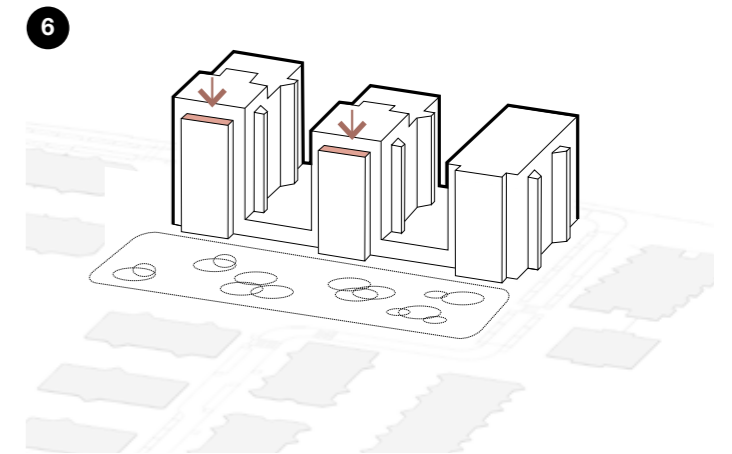
5 Step down wings

The corners or 'wings' are lowered to provide an architectural distinction between the top, middle and ground floors of the building.



6 Step down front

To soften the transition to the park, buildings are lowered along the park facade. This also creates terraces to top floor apartments.



7.0 Plot D

7.3 Design Evolution & Principles

Design Evolution

The images shown on the following pages show the evolution of the Plot D's architecture and massing when viewed from the park.

Initially conceived as a linear volume, the buildings facade was broken up with a series of strong vertical piers with angled balconies set behind. The top two storeys of the building were then stepped back, to provide a softer transition to the park. Continuous linear balconies provided a more horizontal emphasis on the facade however these options were discounted on the basis the building was appearing less residential and more like an office building. Recesses or curved protrusions were introduced to break up the buildings mass into 3 distinct volumes to represent the 3 different stair cores. Previously linear balconies were angled and the vertical brick piers reintroduced to break up the buildings length. As described previously, the linear massing was then broken up into 3 distinct volumes, initially still maintaining a link between the buildings of up to 8 stories and then reducing this to a 1 storey linking piece at lower ground floor. Building heights were then sculpted and lowered as a response to the Local Views towards St. Paul's from Archway.

The design iterations shown on the following pages also highlight the different materials tested. Although always conceived as a brick building, the amount of steel, glass and concrete on the elevation has varied between design tests. This eventually led to a proposal that is a sculpted brickwork massing with only small hints of metalwork and precast concrete and thus provides a calm and elegant backdrop to the Park .



May 2020



June 2020



June 2020



June 2020



July 2020



July 2020



August 2020
Previous Design Iterations - Elevational View from Park



August 2020



August 2020

7.0 Plot D

7.3 Design Evolution & Principles



September 2020



September 2020



September 2020



October 2020



October 2020



October 2020



November 2020



December 2020



May 2021
Previous Design Iterations - Elevational View from Park



June 2021



June 2021



August 2021

7.0 Plot D

7.3 Design Evolution & Principles

Design Evolution

These images show the evolution of architecture and massing as described on the previous pages when viewed from a position adjacent Plot E, North East of plot D.



September 2020



September 2020



September 2020



September 2020



September 2020



September 2020



September 2020
Previous Design Iterations - View looking South East from Park



September 2020



September 2020





September 2020



September 2020



October 2020



October 2020



November 2020



November 2020



November 2020



December 2020



May 2021
Previous Design Iterations - View looking South East from Park



June 2021



June 2021



August 2021