

THE STORY SO FAR

In 2019, Peabody purchased the former Holloway Prison site and between 2020 and 2021, undertook extensive consultation and engagement with the local community to help inform the design of the masterplan for the site.

In April 2022, Islington Council granted planning permission for the site, to provide:



985 homes, 60% of which will be affordable and 60 of which will be specialist social rent homes for older people.



A unique and dedicated Women's Building linking to the site's history and previous use.



A new 1.4-acre public park with play spaces and a nature garden for all to visit and enjoy.



A new pedestrian route to Trecastle Way leading towards Tufnell Park which will improve connectivity through the area.



Approximately 1,800sqm of commercial space helping to bring new businesses and job opportunities to the area.



An on-site classroom/skills hub for local training and further education opportunities during the construction phase.



51 construction apprenticeships, with aspirational target of 30% to women.

Aerial view of the former Holloway Prison site



THE STORY SO FAR

Holloway Prison has a long and important history stretching back to the 1850s – both in terms of the people it held and of its buildings and how prisons evolved in Britain.

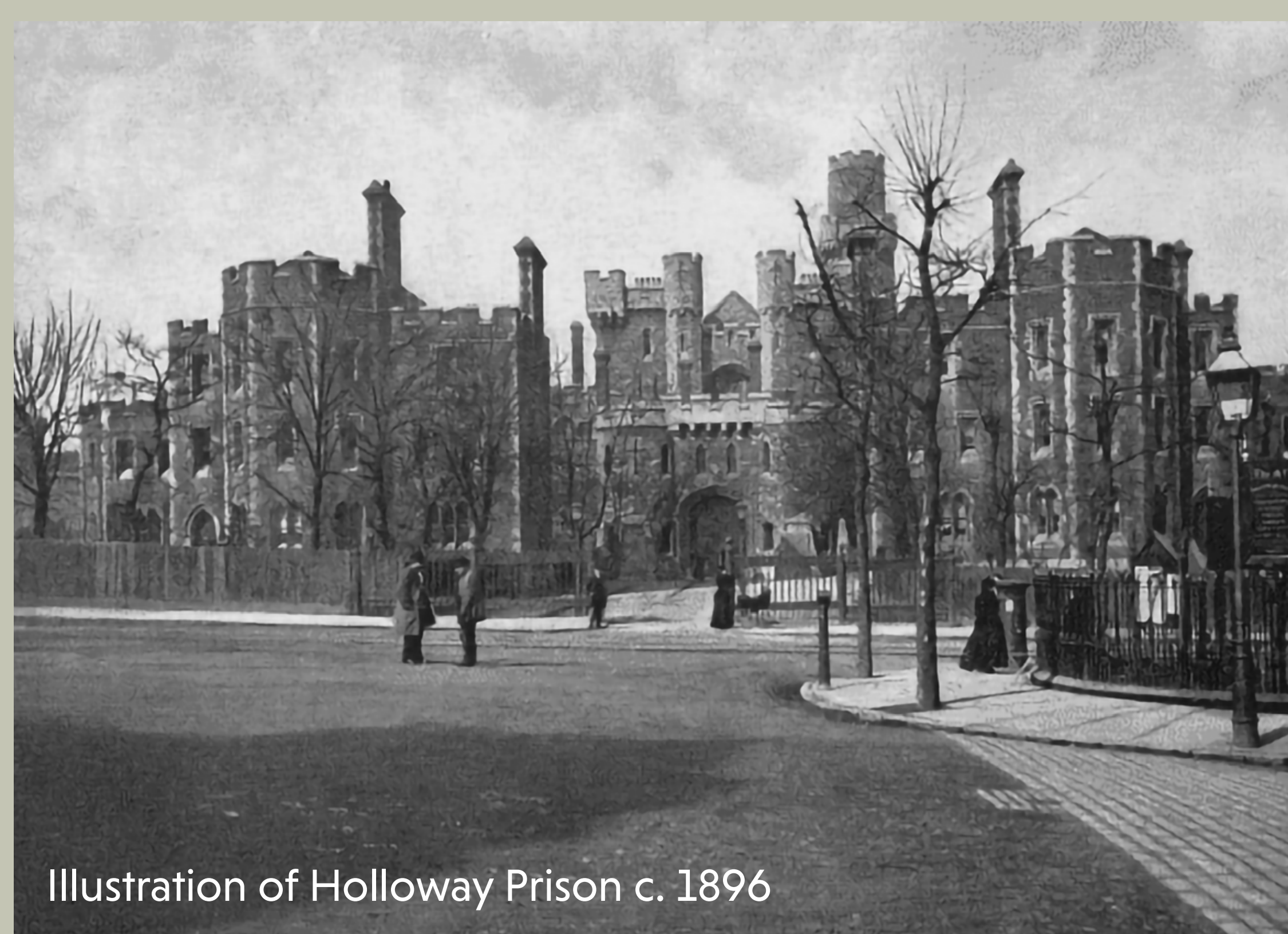


Illustration of Holloway Prison c. 1896

Honouring the Legacy of Holloway Prison

Holloway Prison famously played a role in the fight for women’s rights, with the suffragettes and many other activists and campaigners imprisoned there.

We are conscious of this legacy, which is reflected in our engagement to date with those who are connected with the former prison, as well as in our plans for the site, namely the delivery of a unique and dedicated Women’s Building to provide continued, committed support for women.

The Heritage Plan will also honour the legacy of the site through artworks. This will ensure the history of the site is visually and verbally rooted within the new development. There will be four separate commissions and we invite everyone to suggest artists for these new artworks or the process for this.

Timeline

- **2016**
 - Holloway Prison closed
- **2019**
 - Peabody acquired the Holloway Prison site
- **2020/2021**
 - Consultation with members of the public to help inform the design of the masterplan for the site
- **2022**
 - Holloway Park masterplan approved by Islington Council
 - Demolition of old prison starts
- **2023**
 - Phase 1 construction commences and demolition continues
- **2024 – We are here**
 - Demolition completed
 - Meet the team for Phase 2 and 3
- **2025**
 - Consultation with the community on Phase 2 and 3



Inside the former Holloway Prison



THE NEED FOR CHANGE

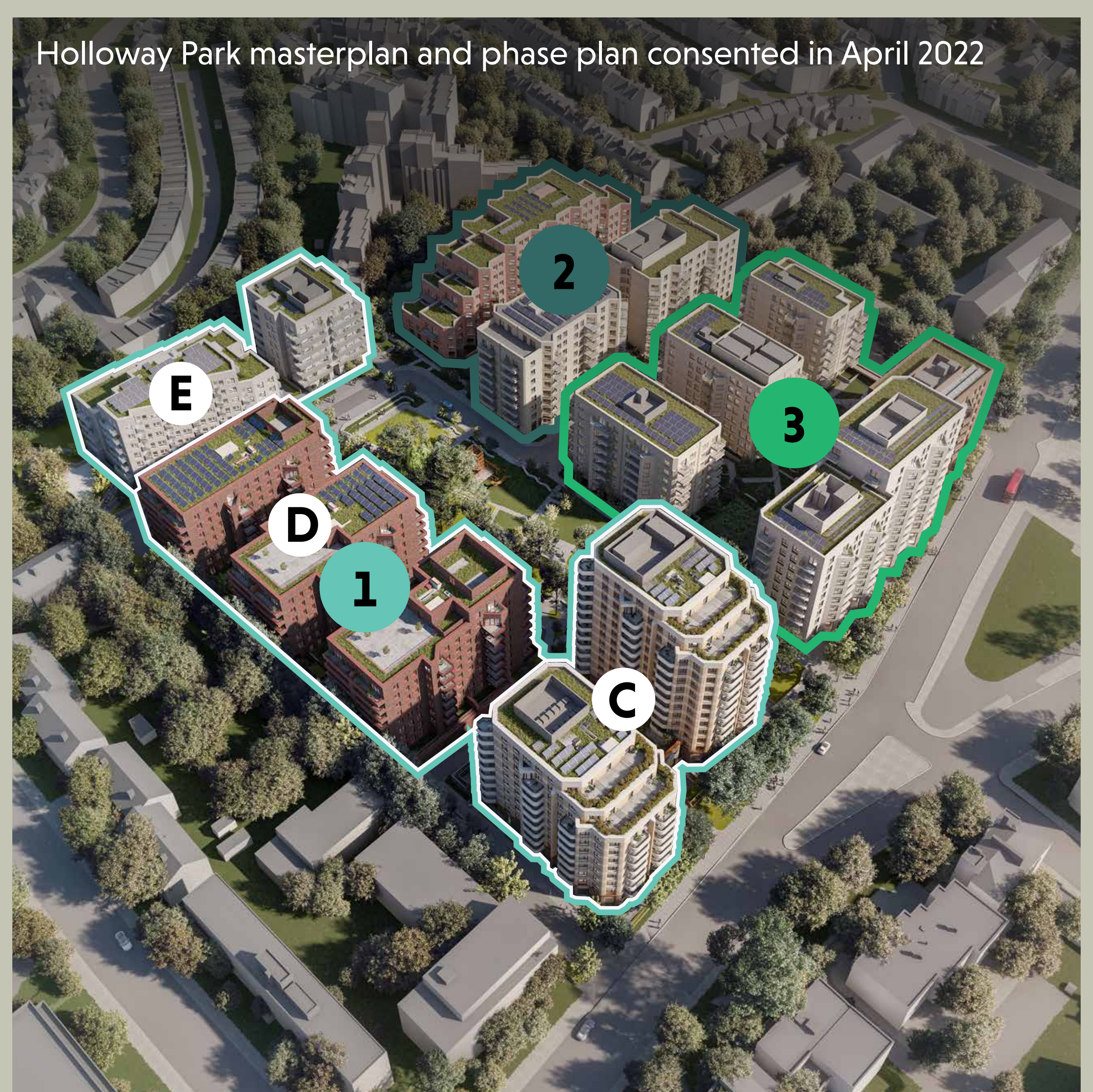
Since our plans for Holloway Park were approved in 2022, we have been making great progress delivering on these plans, with the construction of Phase 1 already underway. This first phase includes the Women's Building, 429 homes and most of the 1.4-acre public park.

While we have achieved some major milestones with the delivery of Phase 1, recent changes in Building Regulations, particularly the upcoming requirement for second staircases in all new residential buildings over 18 metres, alongside changing market conditions, have since required that we revisit our plans for Phase 2 and 3. Although the second staircase requirement is not yet in force due to transitional requirements, we are proactively incorporating this into our designs.

We recently tweaked the design of Plot C to introduce second staircases. This has resulted in the loss of some larger family homes and wheelchair homes, which we intend to re-provide within the wider masterplan.

Also, because of rising construction costs and higher interest rates, the project has become more challenging. To move forward, we'll explore options to thoughtfully add more homes across all tenures, ensuring we can complete the later phases successfully.

Given the implications of this for the design of Phase 2 and 3, and our commitment to transparent and open engagement, we want to use this as an opportunity to take stock and work with the local community to improve our plans for these next phases to



Holloway Park masterplan and phase plan consented in April 2022

Holloway Park construction and demolition progress



NEXT STEPS

Over the coming months, we will be organising a series of public exhibitions and workshops to explore and present options for the design of buildings and layout of spaces in Phase 2 and 3, developed in collaboration with the community. Your input and participation have been greatly valued to date and we welcome all to get involved in these future events.

In line with the changes we are looking to make to the plans, we have appointed a new architectural team to take forward developing the new designs for Phase 2 and 3.

This includes Maccreanor Lavington and Haworth Tompkins, award-winning architects responsible for a number of notable places and buildings across Islington and London. Exterior Architecture will continue to lead on the landscaping design.

MACCREANOR LAVINGTON

HaworthTompkins

EXTERIOR ARCHITECTURE

The new design team looking at the next phases of the redevelopment of Holloway Park

Sign up to our mailing list and register your interest in our workshops

As part of our consultation on Phase 2 and 3, we are looking to explore some topics in greater detail in a series of workshops with a small, diverse cross-section of the community.

These topics will explore aspects of the project including site connections, landscaping and safety.

To register your interest in taking part in our workshops and/or sign up more generally for updates on the project, please scan the QR code.



Contact us

▶ Visit our dedicated website at hollowayparkcommunity.co.uk

✉ Email us at info@hollowayparkconsultation.co.uk

Artistic sketch of the Holloway Park masterplan

