

Former Holloway Prison

Design and Access Statement



ALLFORD
HALL
MONAGHAN
MORRIS



Document Control

Job Title: Project Holloway
Job number: 17105
Report title: Design and Access Statement
Report number: RP-004
Revision: P01
Date of issue: 01 November 2021
Purpose of issue: Planning
**Compiled by:
(Name/ Company)** AHMM Architects
**Reviewed by:
(Name, Company)** AHMM Architects
**Authorised for
issue by: (Associate
Director/Associate)** AHMM Architects
Date reviewed: 30 October 2021
**Date authorised
for issue:** 31 October 2021
**File name/
Location** I:\London\AHMM Images 2017\17105
Holloway Prison\5.0 Reports\XXXXXX_
DESIGN AND ACCESS STATEMENT

Note

This document is prepared for the sole use of our client for the respective project and no liability to any other persons is accepted by Allford Hall Monaghan Morris Ltd.

© Allford Hall Monaghan Morris Ltd

Contact details

AHMM Architects

Morelands
5-23 Old Street
London
EC1V 9HL

T: 020 7251 5261
F: 020 7251 5123



Contents

1.0 Introduction	8	4.2 Site Constraints & Opportunities.....	143	6.3 Design Evolution & Principles	270
1.1 Purpose and Scope of the Report.....	8	4.3 Design Evolution & Principles	144	6.4 Landscape Summary	274
1.2 The Applicant - Peabody.....	9	4.4 Design Evolution & Arrangement Principles.....	150	6.5 Women’s Building	276
1.3 The Project Team - AHMM	10	4.5 Landscape Summary	151	6.6 Layout	288
1.4 The Project Team - London Square	12	4.6 Layout	152	6.7 Typical Flat Layouts.....	298
1.5 The Project Team	13	4.7 Typical Flat Layouts.....	164	6.8 Scale and Massing.....	302
1.6 Executive Summary	14	4.8 Scale and Massing.....	168	6.9 Appearance	304
1.7 Objectives and Aspirations.....	15	4.9 Appearance	172	6.10 Entrances	311
2.0 Site Analysis	18	4.10 Entrances	180	6.11 Elevations	314
2.1 Site Location.....	18	4.11 Elevations	182	6.12 Servicing & Refuse.....	320
2.2 Site Context.....	19	4.12 Servicing & Refuse.....	190	6.13 Bicycle Strategy	321
2.3 Site History	30	4.13 Bicycle Strategy	193	7.0 Plot D	324
2.4 The Existing Prison	34	5.0 Plot B	196	7.1 Location & Summary of Use.....	324
3.0 Masterplan	40	5.1 Location & Summary of Use.....	196	7.2 Site Constraints & Opportunities.....	325
3.1 Aspirations.....	40	5.2 Site Constraints & Opportunities.....	197	7.3 Design Evolution & Principles	326
3.2 Key design drivers	42	5.3 Design Evolution & Principles	198	7.4 Landscape Summary	334
3.3 Design strategy.....	54	5.4 Design Evolution & Arrangement Principles.....	208	7.5 Layout	338
3.4 Design Evolution	60	5.5 Landscape Summary	210	7.6 Typical Flat Layouts.....	350
3.5 Responding to Consultation	84	5.6 Layout	212	7.7 Scale and Massing.....	354
3.6 Proposal	92	5.7 Typical Flat Layouts.....	225	7.8 Appearance	356
3.7 Scale	114	5.8 Scale & Massing	228	7.9 Entrances	362
3.8 Appearance	122	5.9 Appearance	230	7.10 Elevations	364
3.9 Cleaning and Maintenance.....	132	5.10 Entrances	247	7.11 Servicing & Refuse.....	372
3.10 Sustainability.....	134	5.11 Elevations	251	7.12 Bicycle Strategy	373
3.11 Ecology	138	5.12 Servicing & Refuse.....	261	8.0 Plot E	376
3.12 Security	140	5.13 Bicycle Strategy	264	8.1 Location & Summary of Use.....	376
4.0 Plot A	142	6.0 Plot C	268	8.2 Site Constraints & Opportunities.....	377
4.1 Location & Summary of Use.....	142	6.1 Location & Summary of Use.....	268	8.3 Design Evolution & Principles	378
		6.2 Site Constraints & Opportunities.....	269	8.4 Landscape Summary	390

8.5	Layout	392
8.6	Typical Flat Layouts.....	402
8.7	Scale and Massing.....	408
8.8	Appearance	410
8.9	Entrances	418
8.10	Elevations	420
8.11	Servicing & Refuse.....	426
8.12	Bicycle Strategy.....	427
9.0	Inclusive design statement	430
9.1	Introduction	430
9.2	Legislation, regulations, policies, standards and guidance .	431
9.3	Inclusive design strategy	432
9.4	Consultation	434
9.5	Arrival	435
9.6	External environment	437
9.7	Women's Building	442
9.8	Residential proposal.....	443
9.9	Glossary	444
9.10	References	446

This page is intentionally left blank

■ 1.0 Introduction

1.0 Introduction

1.1 Purpose and Scope of the Report

Purpose

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

Scope

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

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

The Design and Access statement explains:

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

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

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

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

Provides a rationale for the scheme's design

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

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

Supporting documents

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

1.0 Introduction

1.2 The Applicant - Peabody

Providing London Housing

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

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



Darbishire Place



Plaistow Hospital



Peabody Avenue

1.0 Introduction

1.3 The Project Team - AHMM

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

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

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

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

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

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



White Collar Factory

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



Leonard Street

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

1.0 Introduction

1.3 The Project Team - AHMM



Angel Building

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



207 Old Street

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



119 Farringdon Road

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



20 Farringdon Road

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

1.0 Introduction

1.4 The Project Team - London Square

Ever Greater London

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

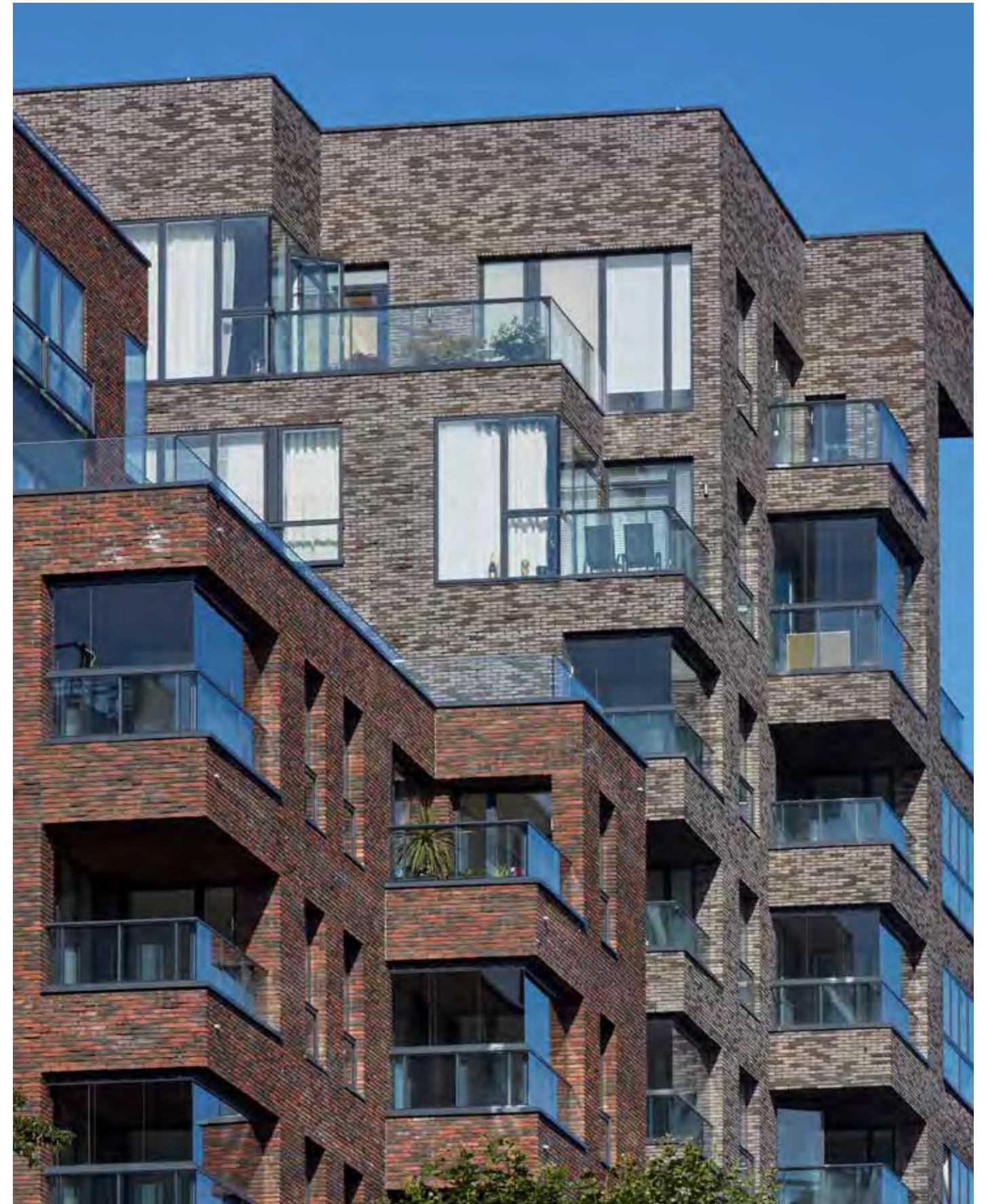
Our achievements have been recognised by the industry with numerous awards, including the coveted What House Gold awards for Best Small House builder 2015 and Best Luxury Development 2015 for London Square Fulham and Best Luxury Development 2016 for Star & Garter, Richmond. This sits alongside an impressive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

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

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



London Square Bermondsey



Upper Richmond Road

1.0 Introduction

1.5 The Project Team

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

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

The Project Team consists of:

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



1.0 Introduction

1.6 Executive Summary

Project Description

Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connection, publicly accessible park; car (blue badge) and cycle parking; and other associated works.

Project Summary

The primary vision for the site is to provide high quality homes and spaces that are connected back into the surrounding area and to retain the green heart of the existing landscape and trees.

The Masterplan has been divided into five different plots (Plots A–E), with distinct characters and a variety of architectural styles. We will integrate the Masterplan into the urban fabric that has grown around the prison. New routes and quality public spaces will connect the community together. New homes, community and commercial spaces will bring life and joy to a variety of publicly accessible spaces set around the existing mature landscape.

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

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

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

Key drivers

- 60% affordable housing
- 42% social rent homes across the scheme (rent set at target rent)
- 1 to 4 bedroom homes
- 60 social rent extra care homes with dedicated communal facilities and garden
- Women's Building (landmark design, prominent location, flexibility of use)
- Sustainability – low energy solutions – we don't chase the capital saving – we consider whole life costs, operating expenditure and resident bills
- Creation of public open green space – 1.4 acres (5725 sqm) public park.
- Exemplar landscaping, connectivity for the local area, publicly accessible play for all.
- Optimise family units
- Mix of tenures
- Maximise dual aspect
- Integrated play spaces
- New connections across site
- Active frontage on Parkhurst / Camden Road

1.0 Introduction

1.7 Objectives and Aspirations

Introduction

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

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

The existing site

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

The site has been used as a prison in various guises since the middle of the 19th Century, on March 7th, 2019, Peabody purchased the site from the Ministry of Justice with the support of the Mayor of London, Sadiq Khan, and in partnership with London Square.

Key principles:

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

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

Provide a Women's Building that will celebrate the legacy and history of women on the Holloway Prison site. The proposals would provide future users with flexibility to alter the use of internal spaces to suit changing demands and allow sharing of facilities, as well as aiming to provide a space that women can feel proud to visit.

The Masterplan

The proposal is to create an integrated and reconnected residential masterplan site with circa 95,000m² of new residential floorspace, 1489 m² Women's building, and 1822 m² commercial floorspace.

Public realm

The site is characterised by a complex context and rich site history that results in strong landscape features and elements.

- Existing landscape elements set the principles and parameters that influence the masterplan design approach and site response.
- A landscape-led approach changes the order of thinking and recognises that external spaces as of equal importance to internal spaces.
- It's a design process that understands and acknowledges how people live and thrive in their environments.
- A landscape-led masterplan approach for this site enables the opportunity to retain, celebrate and enhance the site through the landscape.

Transport and access

The site benefits from a high level of public transport connections across London, meaning we are able to ensure the development is car-free, in line with Islington and London-wide policy. This allows us to maximise the public realm and ensure a limited number of loading bays can be provided along with disabled parking bays. For these limited parking bays, electric charging facilities will be provided.

Servicing would take place from loading bays located along the internal road within the development site and two dedicated podium servicing areas for plots A and B. Servicing demand generated by the development will be fully accommodated within the site.

Residential

Peabody prides itself on building and managing high-quality homes for the long term, helping to build strong and cohesive communities. Our emerging development proposals have been designed to provide high-quality homes set around wonderful landscaped spaces. Each home will also have access to private amenity in the form of private gardens, balconies or terraces.

Peabody are committed to maintaining high design standards to create homes and communities which

are safe, energy efficient and well designed. Our own Design Guide sets the high standards that we expect our designers to achieve.

The development will provide high-quality homes which comply with the following standards:

- All homes will meet or exceed the minimum space standards as set out in the London Plan. All homes have built-in storage in accordance with these standards.
- All homes to have a floor to ceiling height of 2.6m within the habitable rooms.
- All homes will have dedicated private amenity space in the form of a garden, terrace or balcony which meet or exceed the minimum size standard as set out in LBI's Local Plan and the London Plan.
- 12% of homes will be designed as wheelchair homes exceeding LBI and London Plan Policy. Every wheelchair home is served by more than one communal lift.
- All homes above ground floor level can be accessed via a communal lift and stair core.
- All homes at the seventh floor and above are served by at least two lifts.

Sustainability

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

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

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

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

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

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

This page is intentionally left blank

■ 2.0 Site Analysis

2.0 Site Analysis

2.1 Site Location

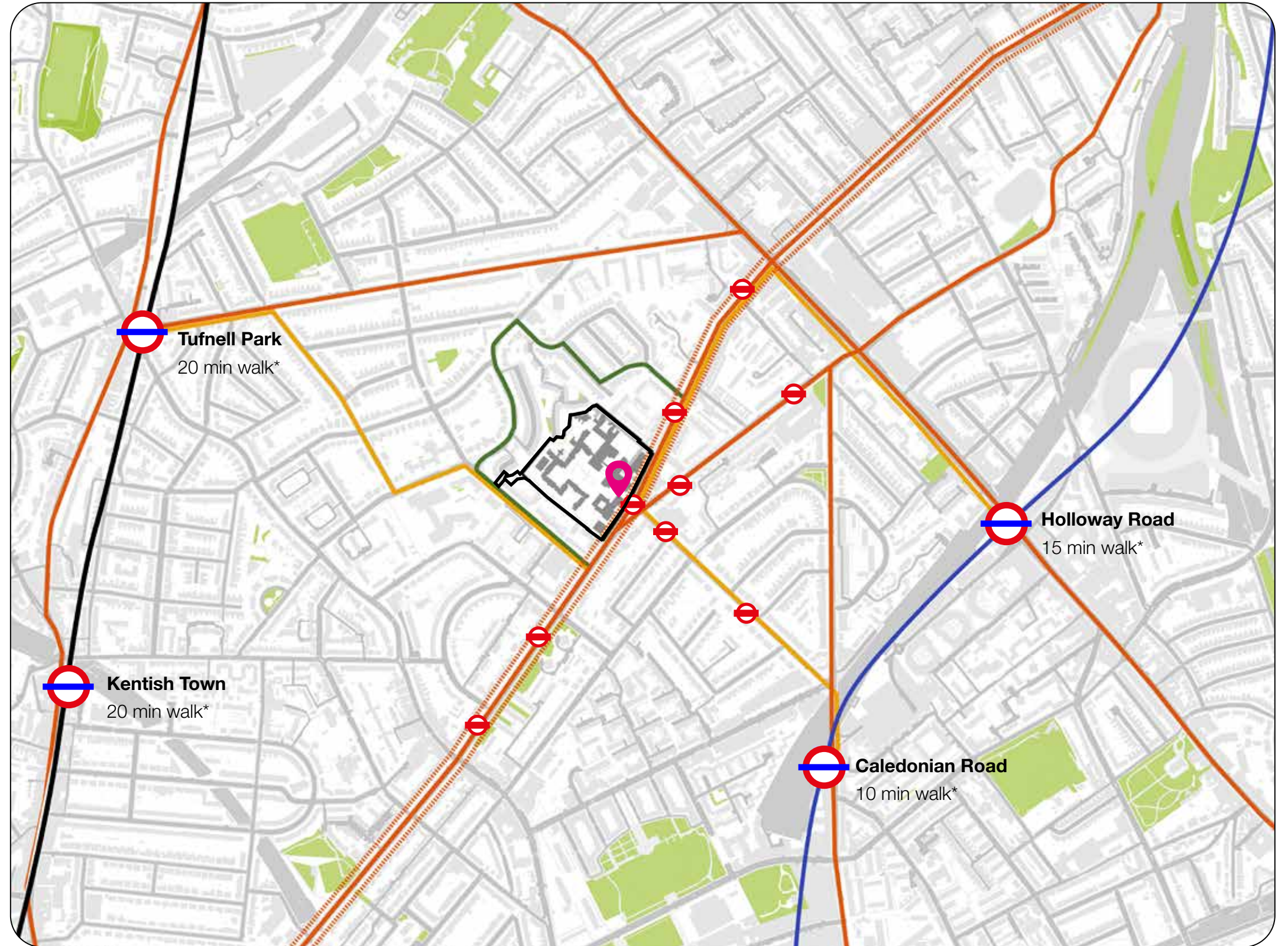
The Project Holloway site is situated in the London Borough of Islington along Camden and Parkhurst road. The site is located between Tufnell Park and Kentish Town stations to the west and Holloway Road station to the East.

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

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

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

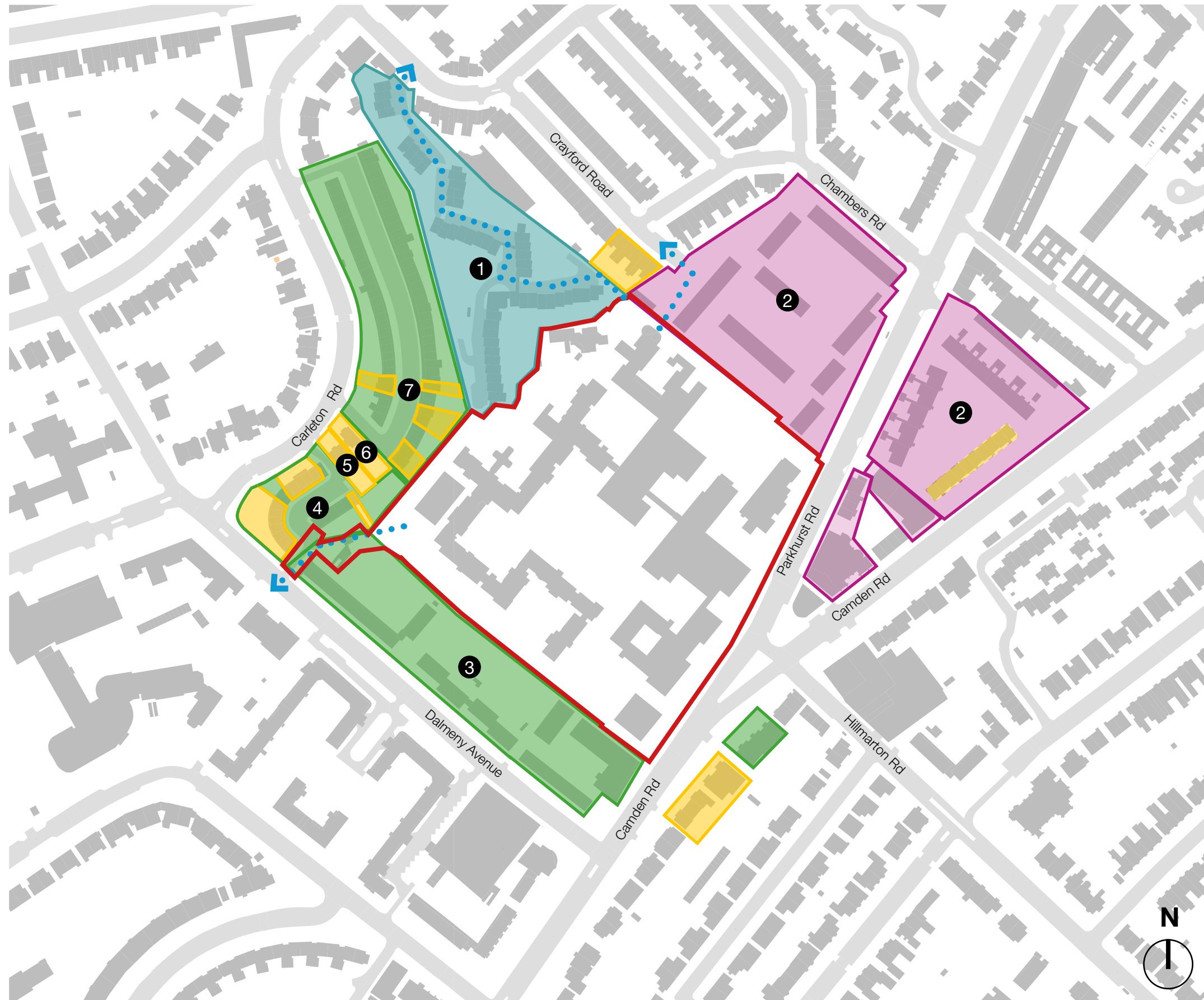
- KEY:**
-  Main Road
 -  Residential street
 -  Pedestrian route to tube station
 -  Piccadilly and Northern Line
 -  Area affected by traffic/noise
 -  Tube Station
 -  Bus Stop



Project Holloway Site Location

2.0 Site Analysis

2.2 Site Context



NEIGHBOURING ESTATES OWNERSHIP KEY (FREEHOLD)

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

PROPERTY NAMES

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

2.0 Site Analysis

2.2 Site Context







Existing Uses

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

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

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

KEY:

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



Existing site plan setting out important uses in the local area











2.0 Site Analysis

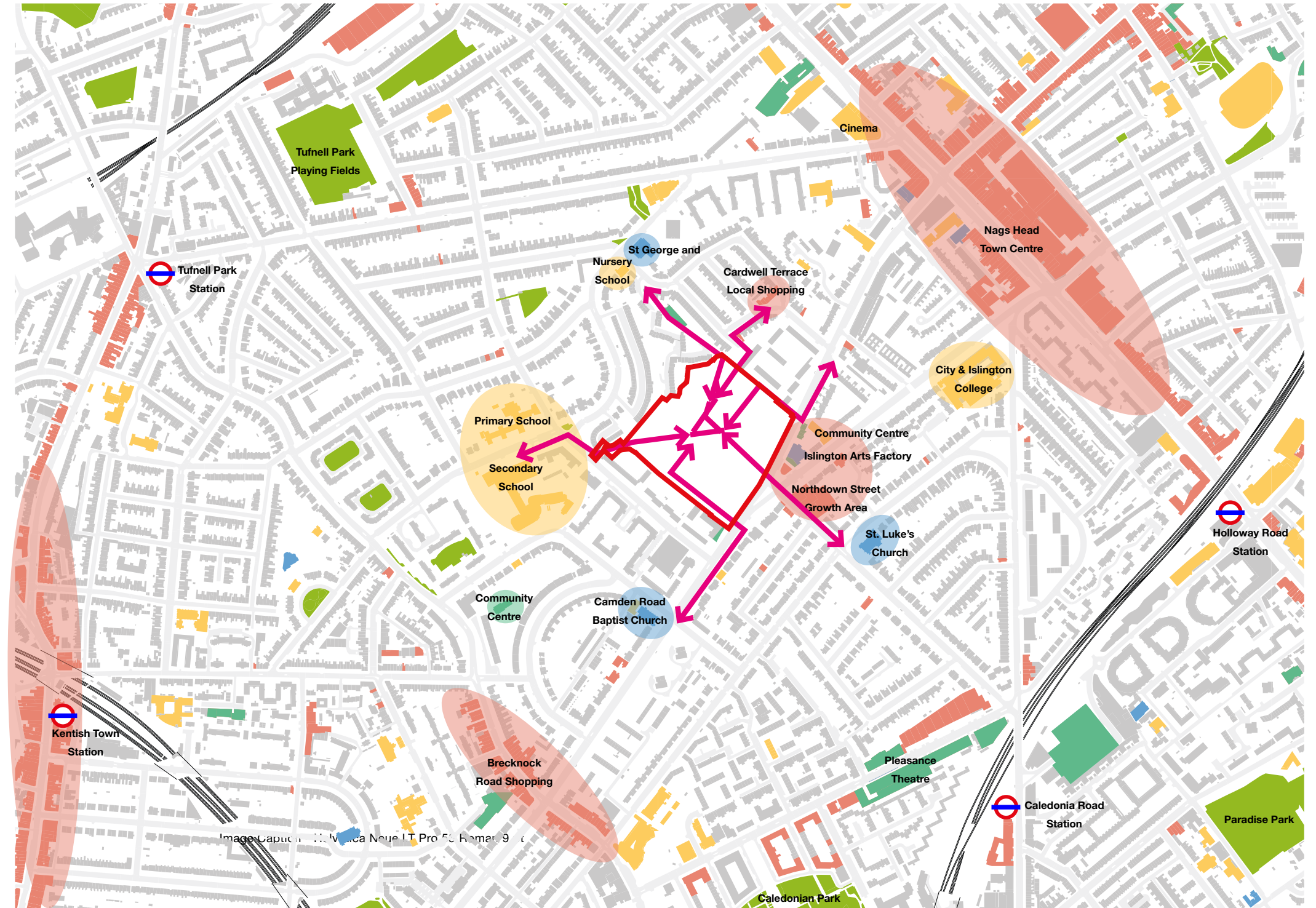
2.2 Site Context

Existing Uses

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

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

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

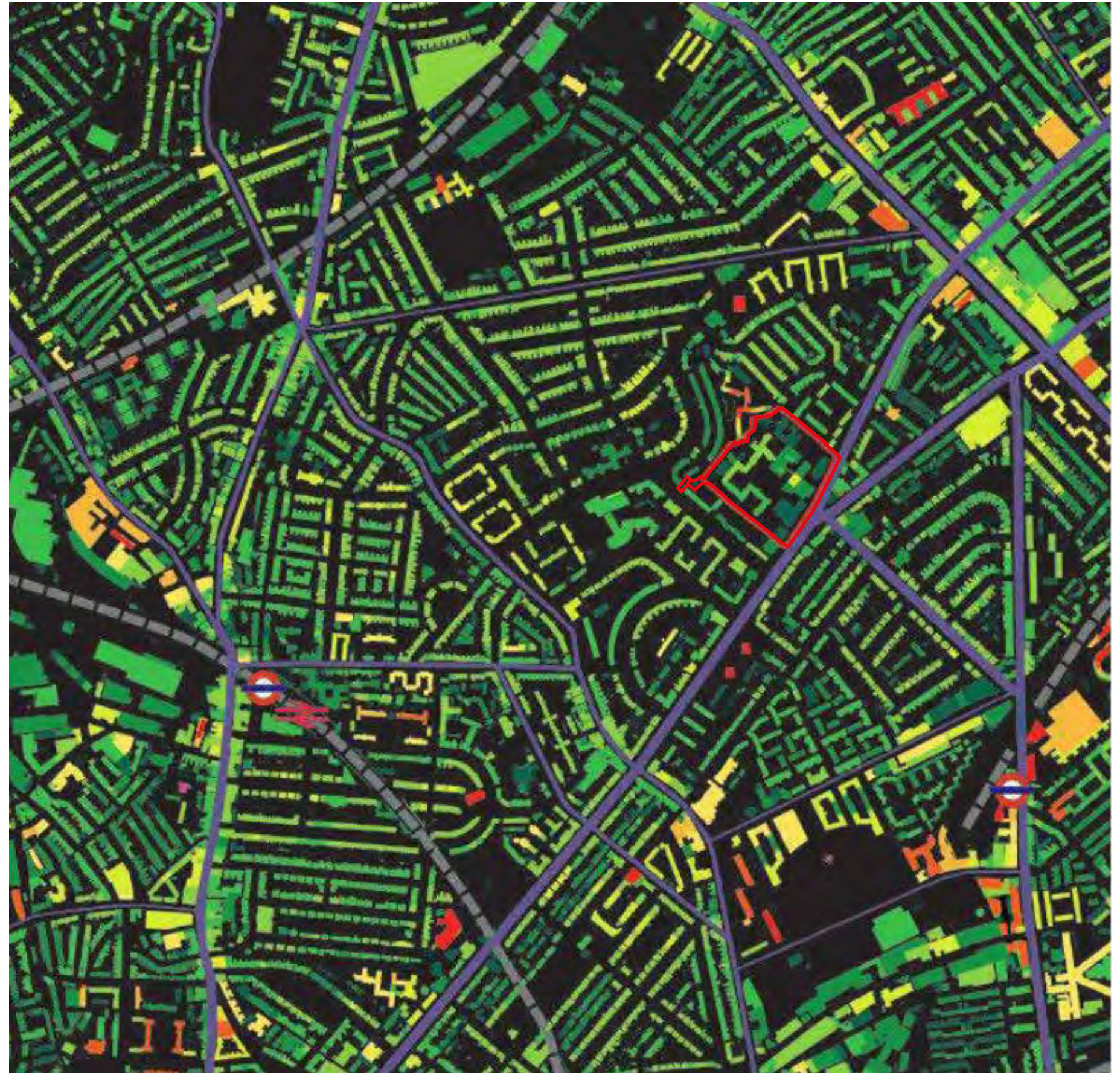
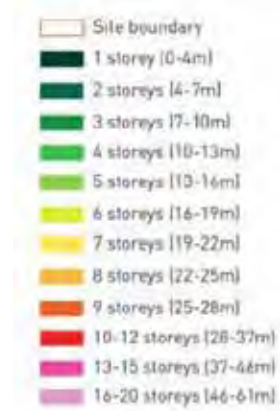


2.0 Site Analysis

2.2 Site Context

Surrounding Heights

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



3.0 Site Analysis

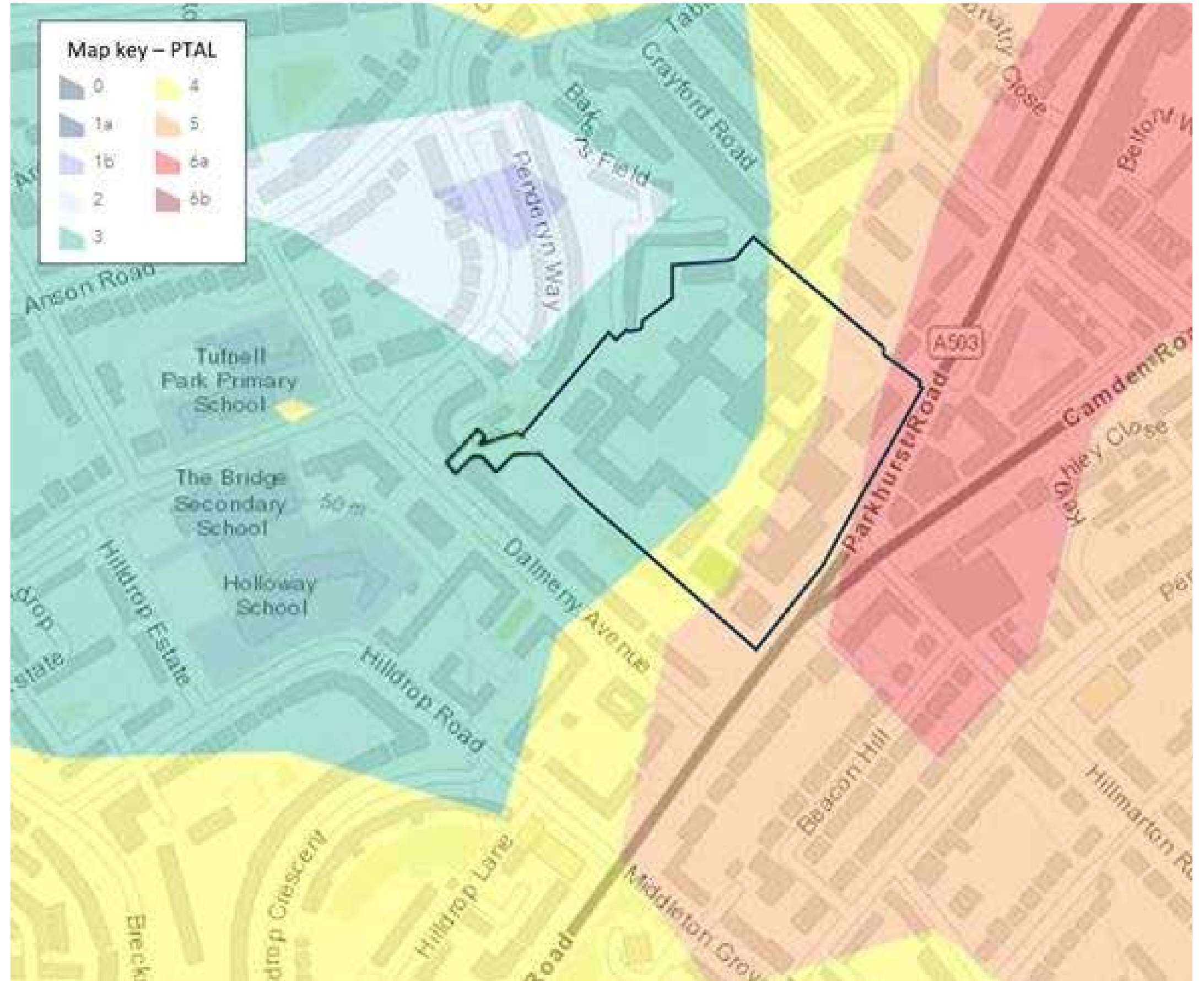
2.2 Site Context

PTAL

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

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

New site connections will improve accessibility of surrounding areas.



3.0 Site Analysis

2.2 Site Context

Conservation Areas

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

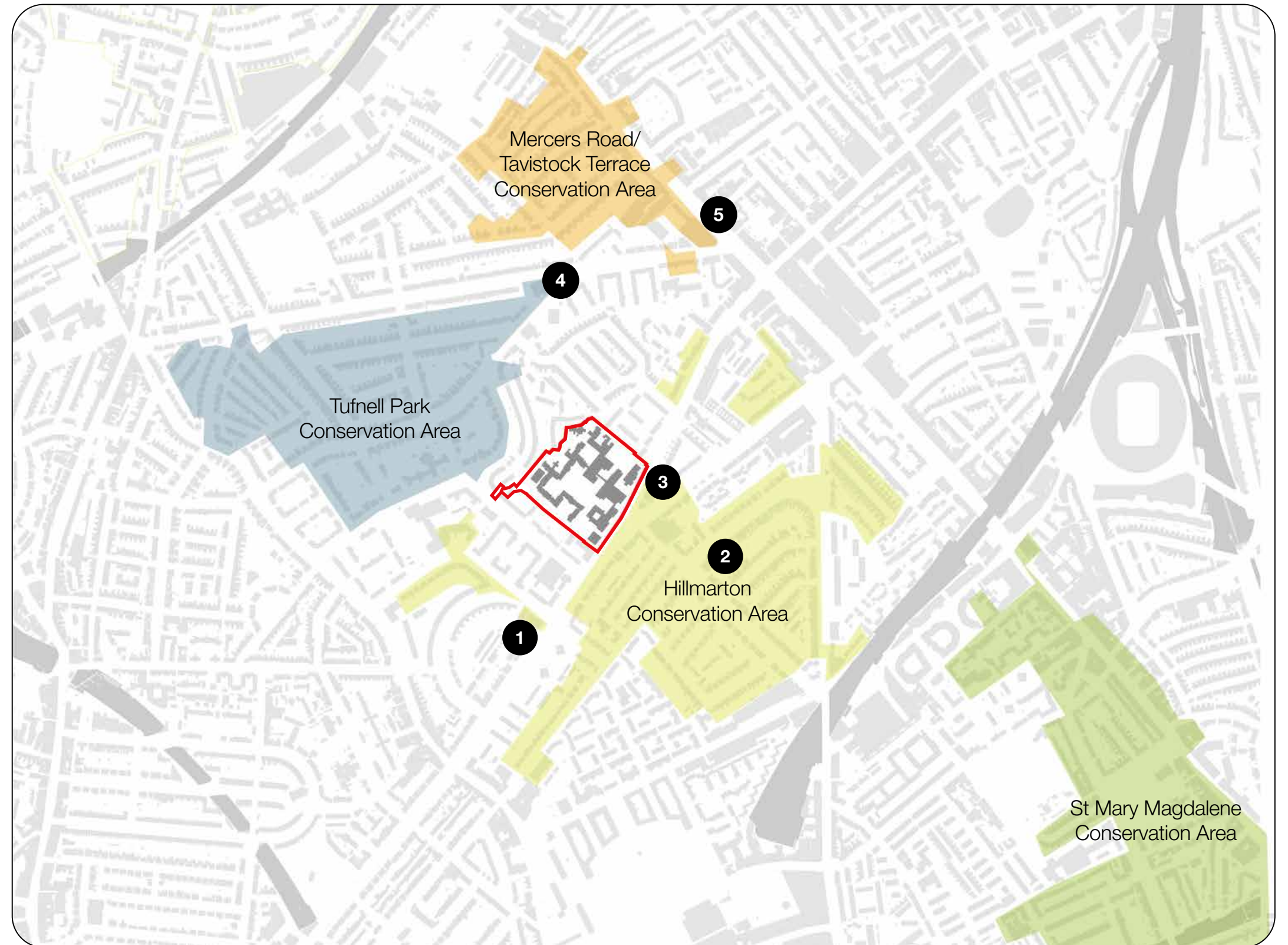
To the north-west of the site is the Tufnell Park Conservation Area is situated to the north west of the site and is generally characterised by Edwardian and Victorian three storey housing.

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

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

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

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



3.0 Site Analysis

2.2 Site Context



Tufnell Park



Mercers Rd/Tavistock Ter



Hillmarton



St Mary Magdalene

Grade II Listed Buildings



1 Camden Road Baptist Church



2 St. Luke's Church



3 Vergers Cottage



4 St. George's Theatre



5 The Odeon

2.0 Site Analysis

2.2 Site Context

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

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



1 Victorian Villas, Camden Road



2 Row Stock Gardens Development



3 275 Camden Road



4 Dalmeny Avenue Housing



5 Penderyn and Trecastle Way



6 The Bakersfield Estate



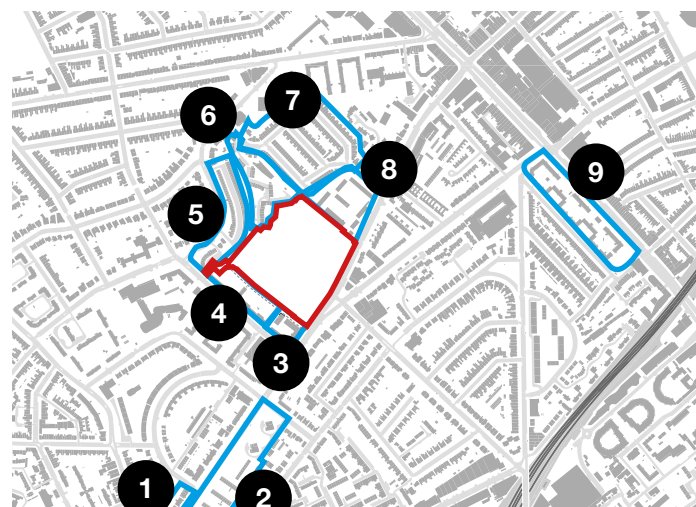
7 Victorian Terraced Housing



8 The Holloway Estate



9 Biddlestone Road Estate



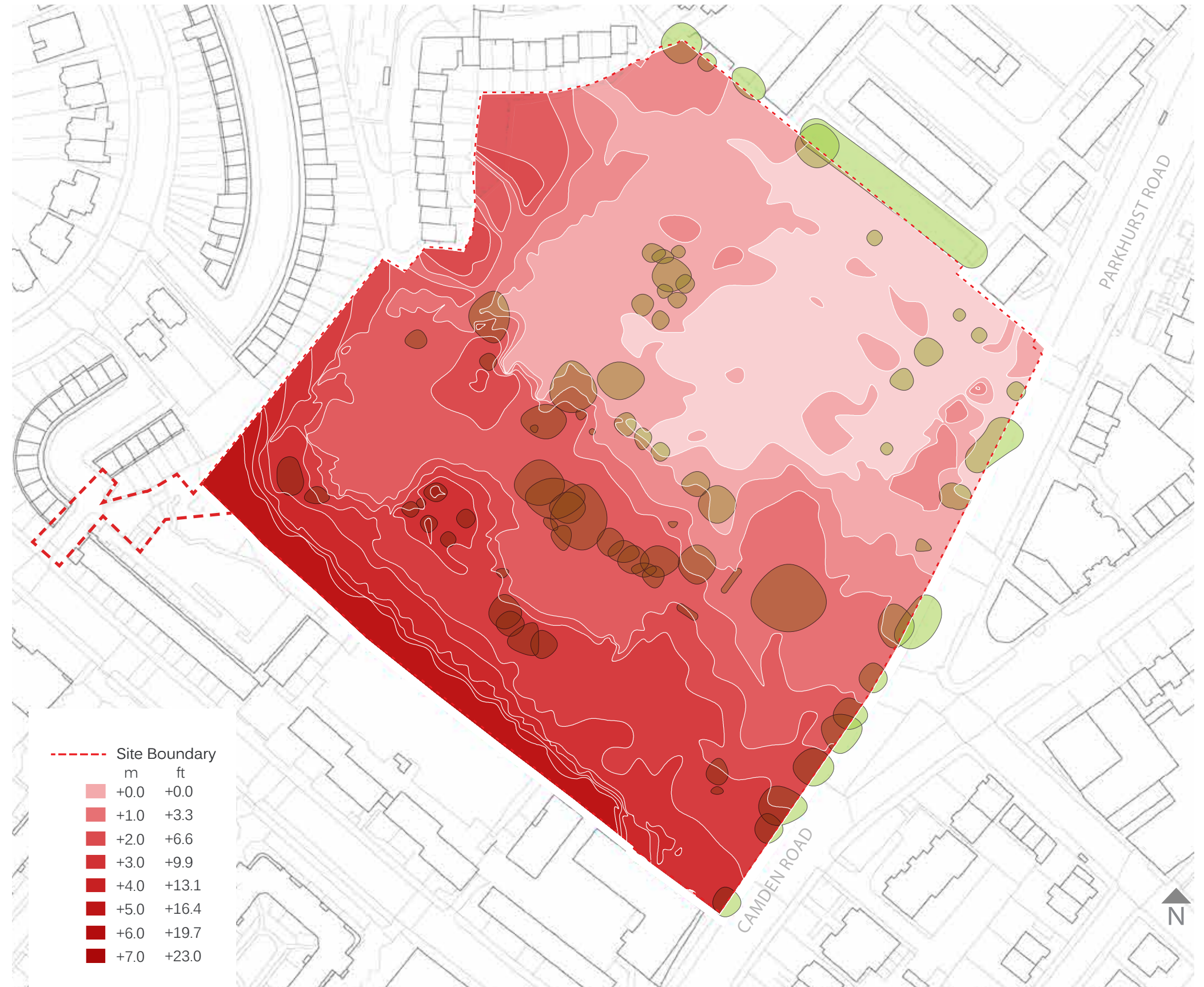
Key

2.0 Site Analysis

2.2 Site Context

Topography

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



Plan showing existing changes in level

2.0 Site Analysis

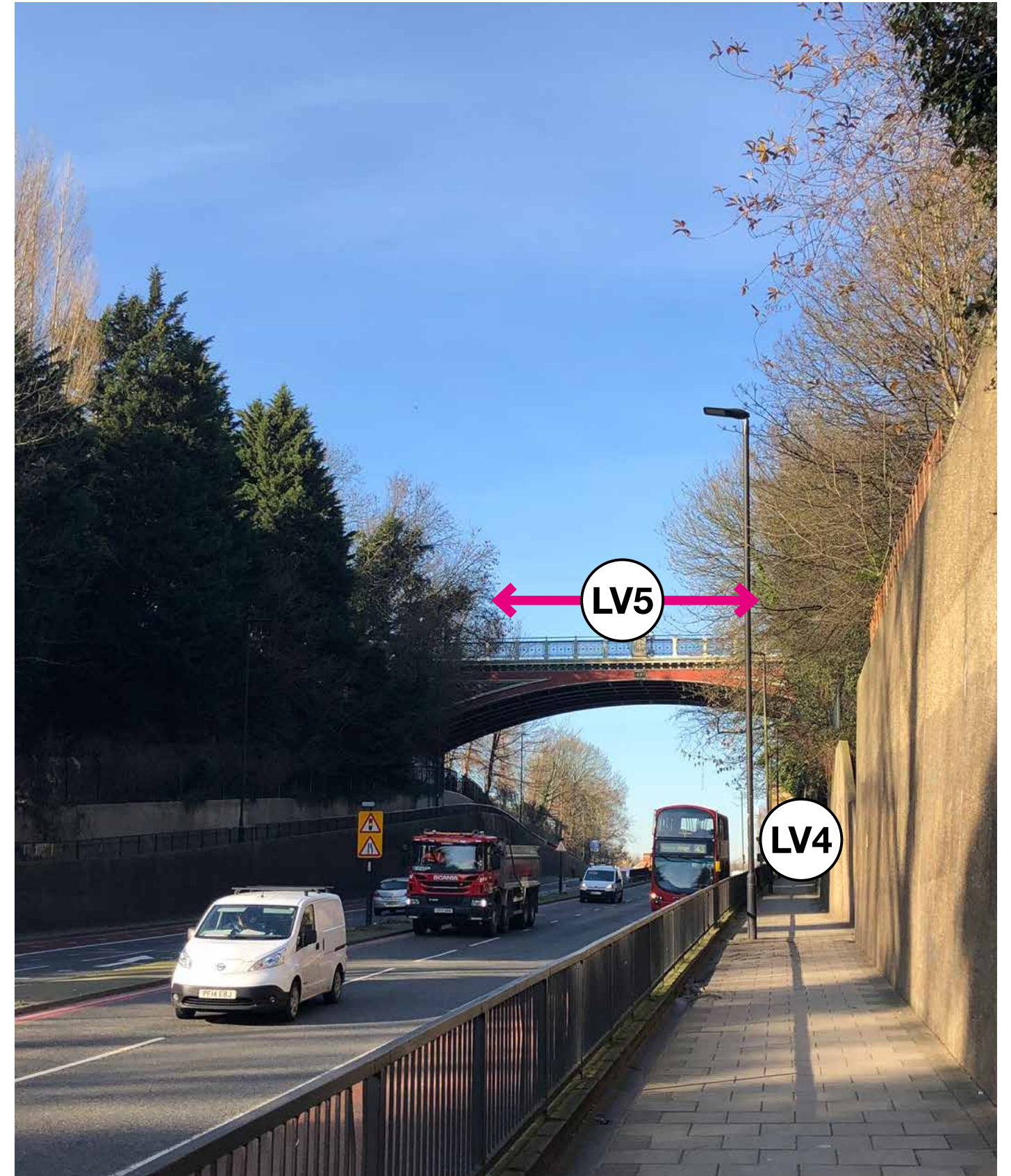
2.2 Site Context

View considerations

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

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

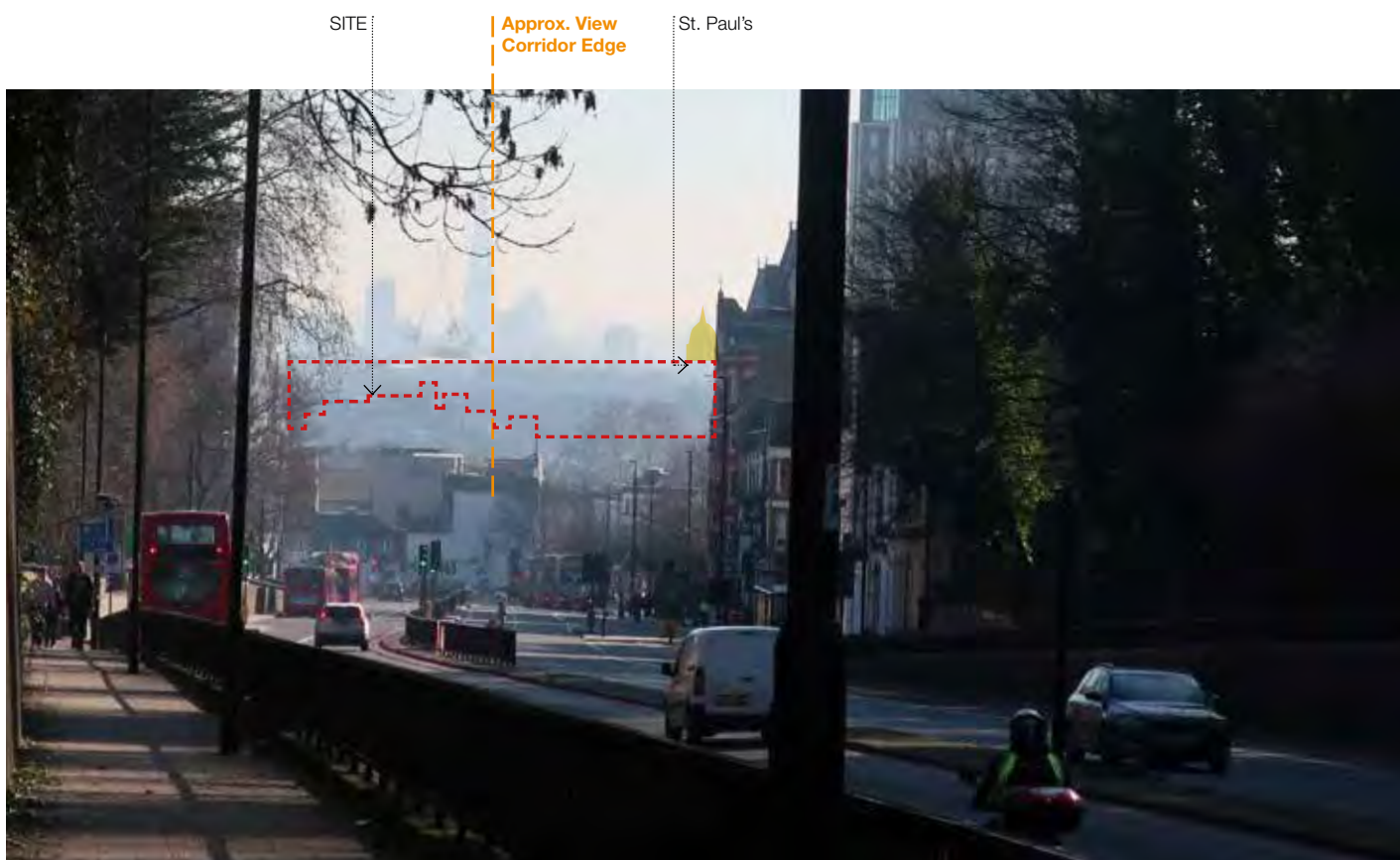
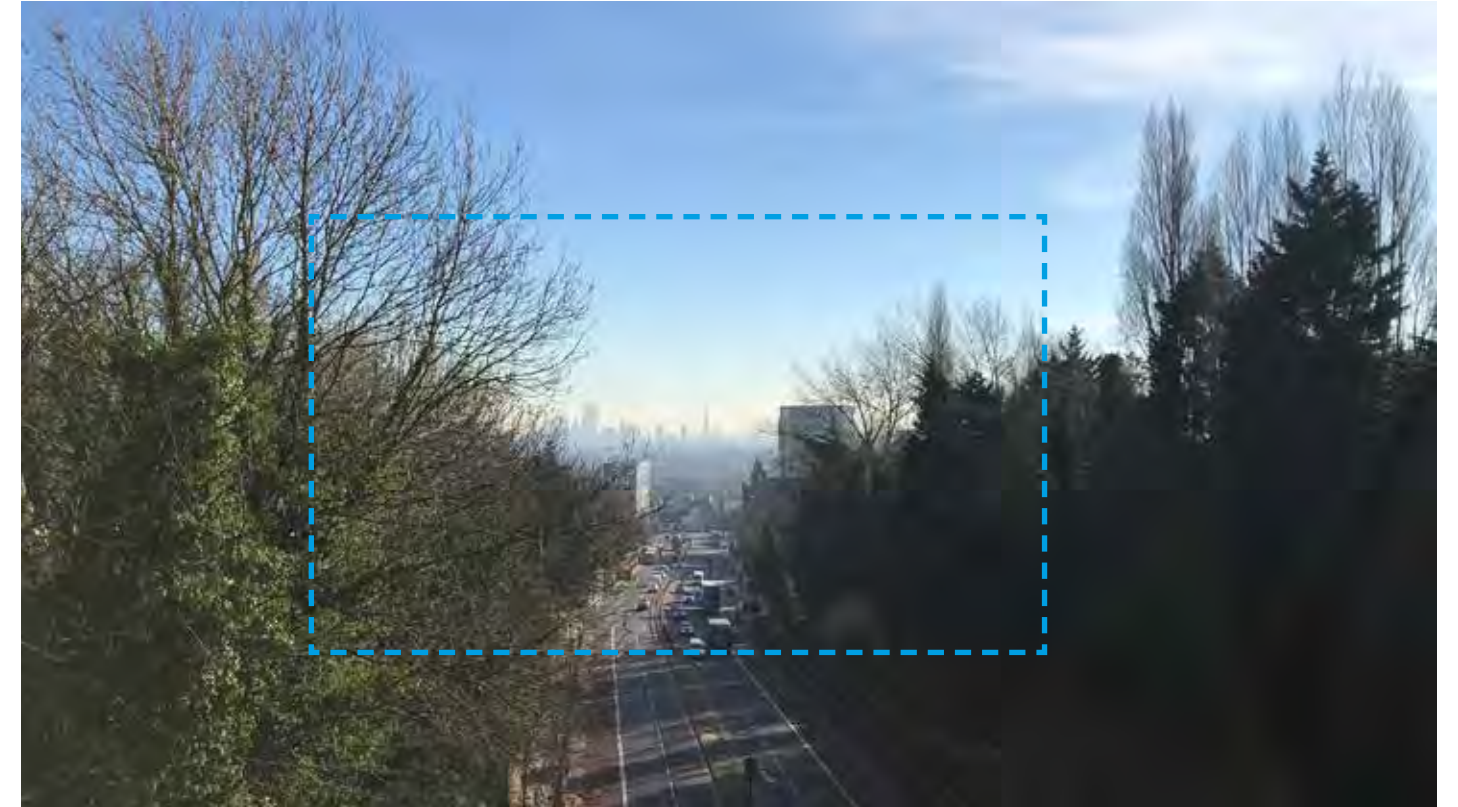
Please refer to Chapter 3.2 and the Townscape assessment which sets out these in more detail.



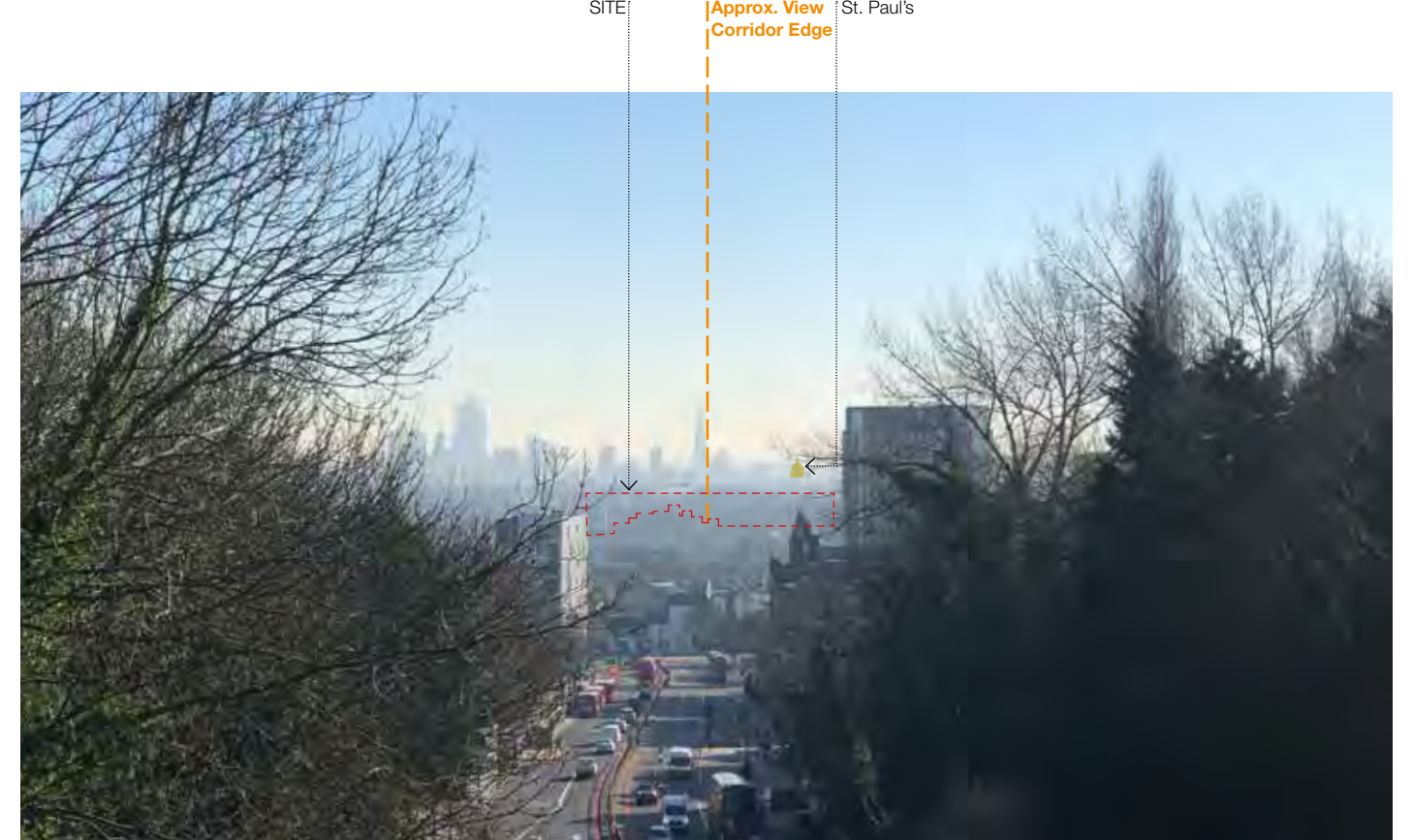
Local View Origin Points

2.0 Site Analysis

2.2 Site Context



LV4



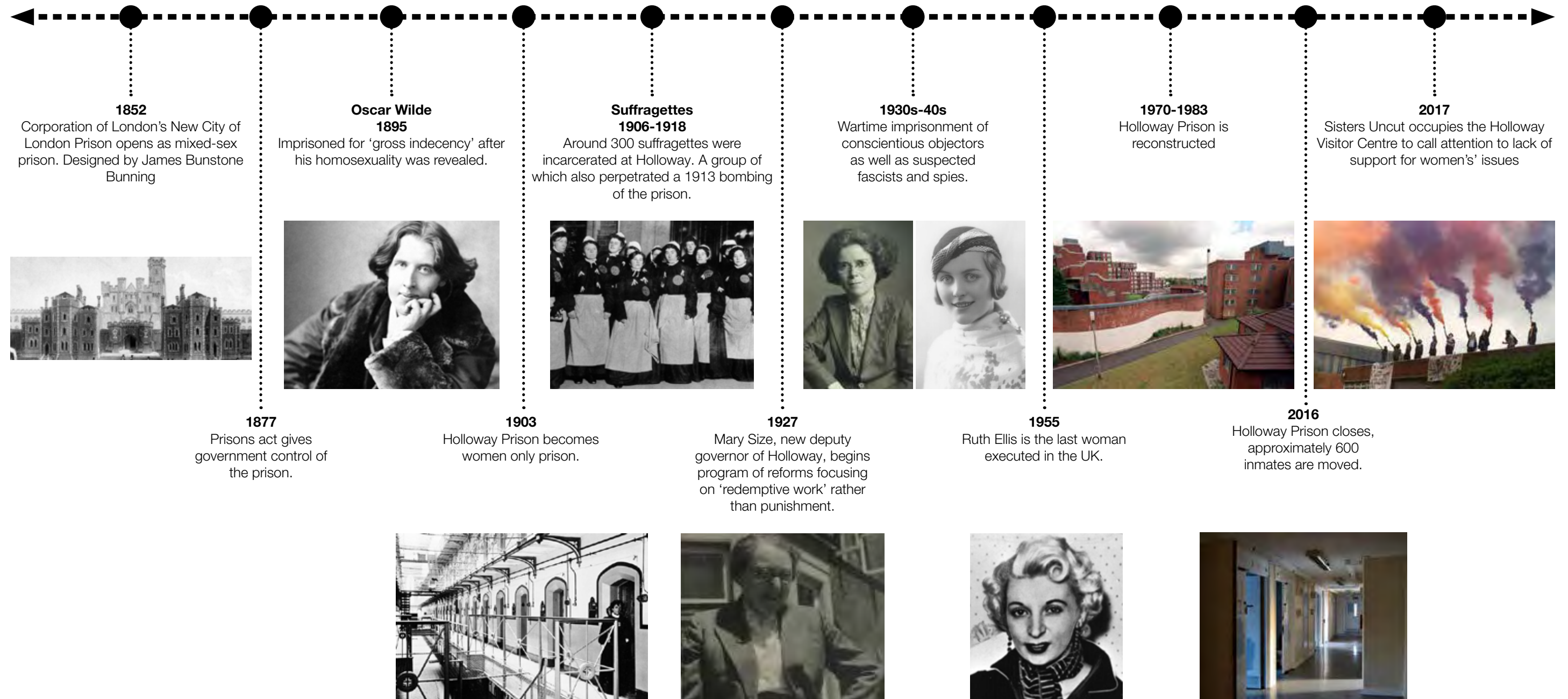
LV5

2.0 Site Analysis

2.3 Site History

Holloway Prison has a long and important history stretching back to the 1840s. Both in terms of the building itself and the people it held, approx 500 inmates. Holloway is the history of how prisons have evolved in Britain, and a principal example of the way women's care is valued in the Criminal Justice System.

An ever-moving picture, understanding the lessons from Holloway's beginnings, its 1970s rebuild, and 2016 closure, are integral to shaping its future.



Holloway Prison historical timeline

2.0 Site Analysis

2.3 Site History



1841
Surrounded by Country Land



1859
Prison built and low density residential is developed along main roads



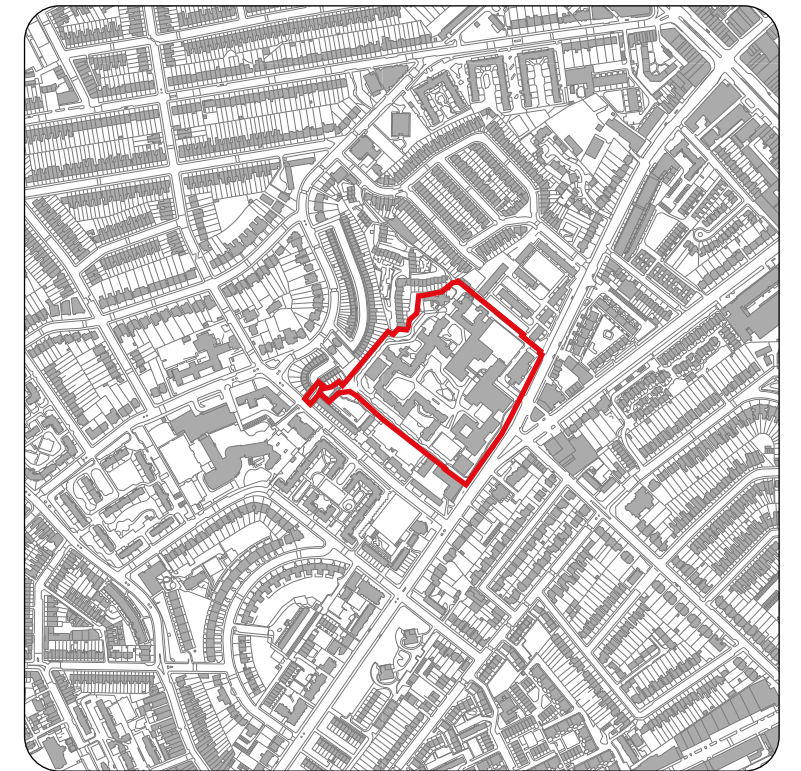
1871/1877
Surroundings continue to build up and become increasingly residential



1936
Institutions and industry increase in the area.



1975-1976
New Prison is under construction and Victorian terraced housing cleared to make way for larger scale housing estates.



2019
Present day

2.0 Site Analysis

2.3 Site History

Holloway Prison opened in 1852 as a mixed-sex prison, but became a female-only prison in August 1902 due to a growing demand for space for female prisoners. The Prison's male inmates were moved to Pentonville, Wormwood Scrubs and Brixton prisons.

The original Prison building was based on radial design which aimed to keep inmates separate but easily observed at all times. The building was described as an imposing Victorian structure (called the Castle) built as a 'Terror to Evil Doers'.

When Holloway Prison first opened it could only accommodate 60 female prisoners, but when the male inmates left in 1902, new wing extensions meant that the building could hold 949 women with a later wing extension allowing for a further 101 prisoners.

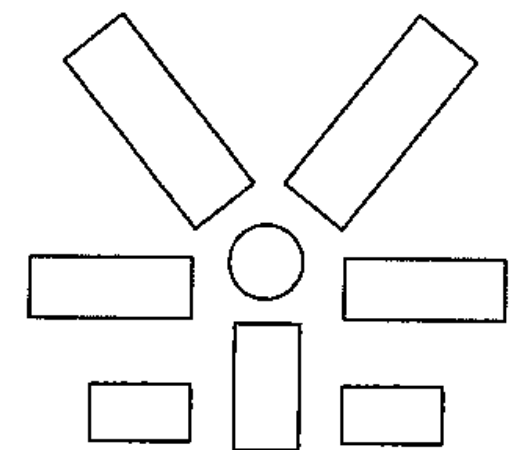
The Prison held a number of notable inmates during this period, from Duchesses to fascists and spies. The suffragettes were also imprisoned on the site, many committing to hunger strikes as they continued their campaigning from within the Prison walls.

Public hangings ended in the UK in 1868 and moved inside prisons, including Holloway. A total of five judicial executions by hanging took place at Holloway Prison between 1903, including the last woman to be executed in the UK, Ruth Elis, in July 1955.

Little remains of the original Holloway Prison apart from a small selection of objects held in the Museum of London's Social Working History collections store. These include the bell hung in the gatehouse of Holloway Prison yard, which was rung to summon the prisoners to work and exercise.



The old prison (built 1850s)



2.0 Site Analysis

2.3 Site History

Holloway Prison was completely rebuilt between 1971 and 1985 on the same site.

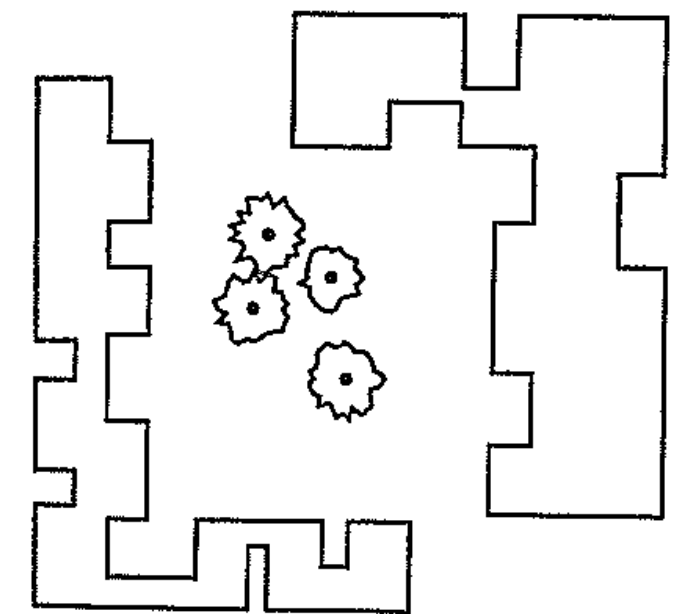
The new prison reflected a desire to move away from the Victorian justice system. It was designed to feel different to a traditional prison, with accommodation grouped around a number of attractive green spaces, and cells along corridors rather than wings to provide greater privacy. The new building also included classrooms, a swimming pool and a sports hall. The aim was to provide better facilities for the treatment of women in prison.

Despite the good intentions for the new design, the building proved to be difficult to manage. The last inspection of the prison concluded that “the size and poor design make it a very difficult establishment to run”. The Chancellor of the Exchequer, George Osborne, announced in his Autumn Statement on 25 November 2015 that the prison would close and would be sold for housing. Holloway Prison closed in July 2016, and the prisoners were moved to HMP Downview and HMP Bronzefield, both in Surrey.

The sale of the Holloway Prison site by the Ministry of Justice forms part of a wider programme of prison reform – the Prison Estate Transformation Programme. The prison reform programme involves £1.3billion of investment to modernise the prison estate and support rehabilitation.



The new prison (built 1970s)



2.0 Site Analysis

2.4 The Existing Prison

The Existing prison buildings

The existing prison buildings are characterised by blank façades to the outside context with internal pocket courtyards arranged around a large central Garden.

A large sinusoidal brick wall closes off the site to the north and west sides.

- 1 Prison buildings form site edges
- 2 Closed Camden Road / Parkhurst Road Frontage
- 3 Sinusoidal Wall
- 4 Pocket Courtyards
- 5 Central Garden





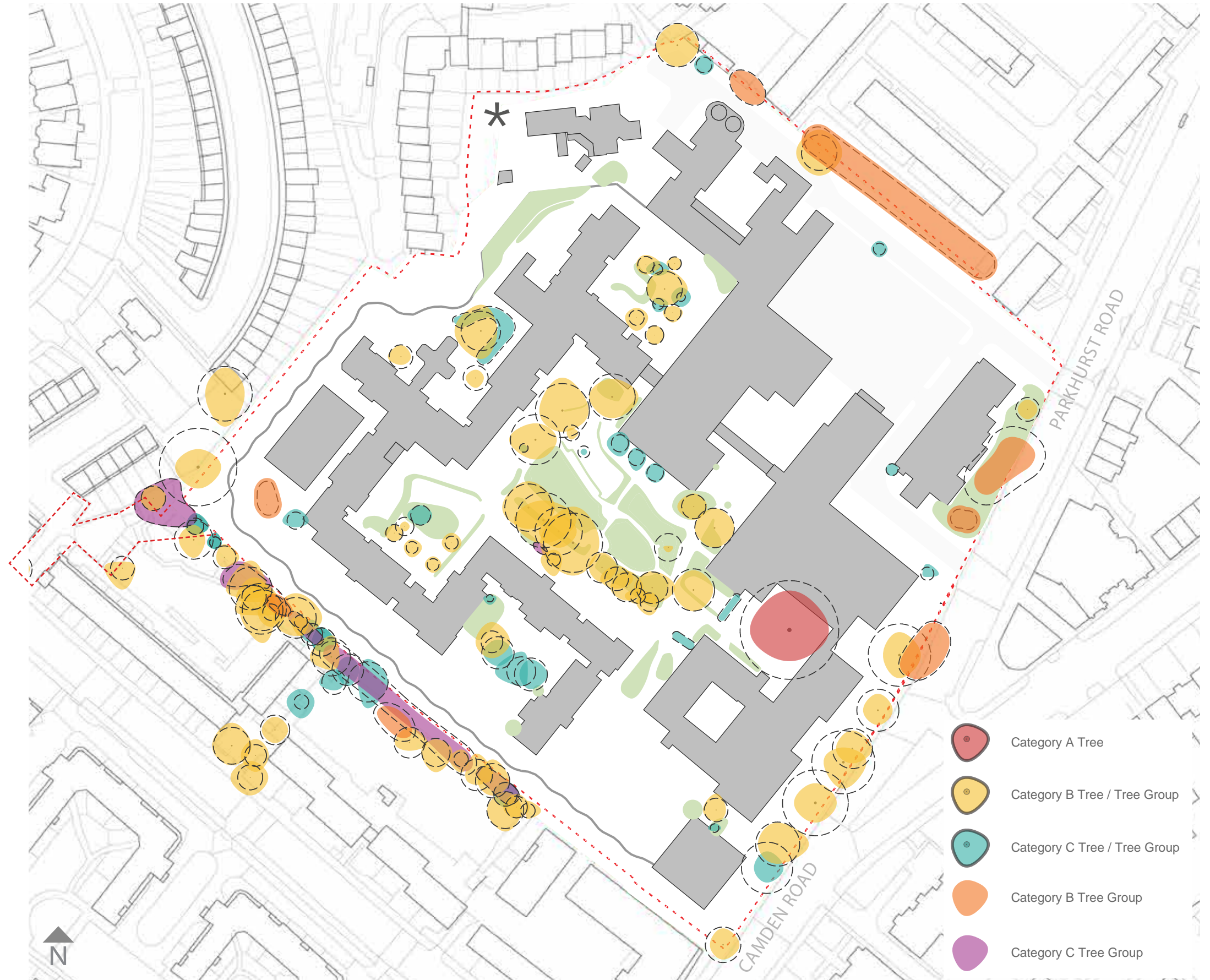
2.0 Site Analysis

2.4 The Existing Prison

Existing Landscape

The site has a series of attractive green pocket courtyards and landscaped spaces arranged around a central garden space. The site holds a number of mature trees within its boundaries.

The utilisation of the central open space and the enhancement of its biodiversity and maintenance of its trees where possible presents a positive opportunity in a sustainable offering of much needed public green space to Islington. See Chapter 3.2 and the Landscape Strategy for further details.



Existing tree positions and category's, refer to more detailed information in the Landscape document.



This page is intentionally left blank

3.0 Masterplan



3.0 Masterplan

3.1 Aspirations

Great homes for Londoners

Central to our aspirations for the site is the history and legacy of the applicant, who has demonstrated unwavering commitment to create wonderful homes for Londoners.

Peabody has a long history and many good examples of successful homes and places that have become the fabric of our city.

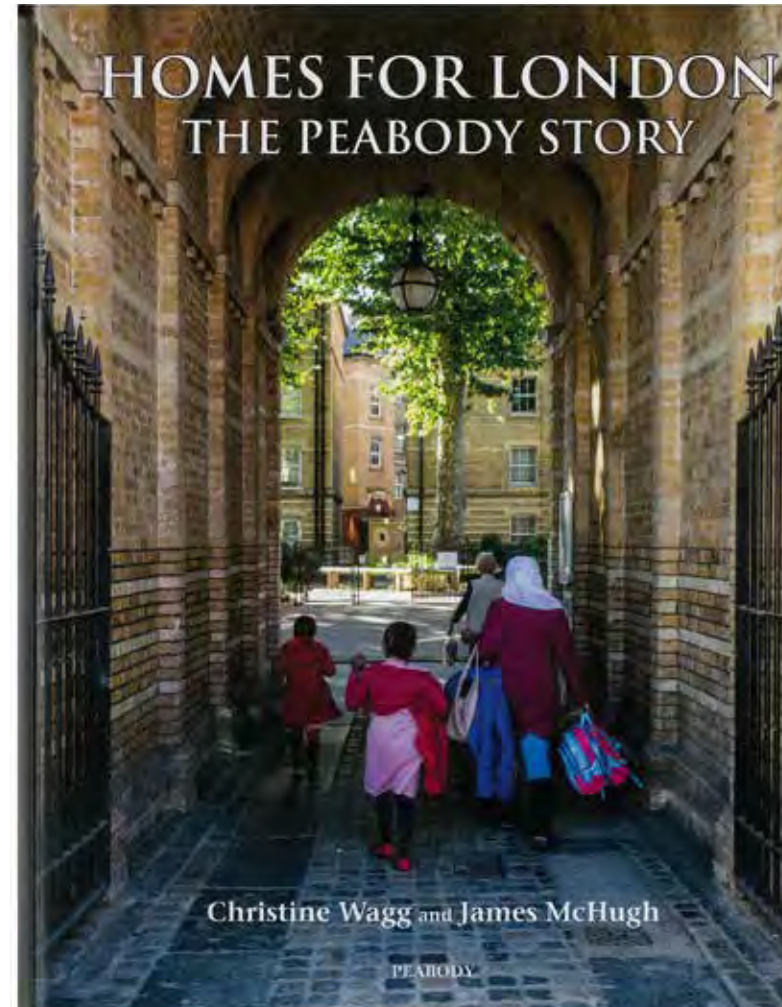
Throughout the process it has been Peabody's wealth of experience and clarity of purpose that has driven the continued pursuit of the best proposal possible for Holloway.

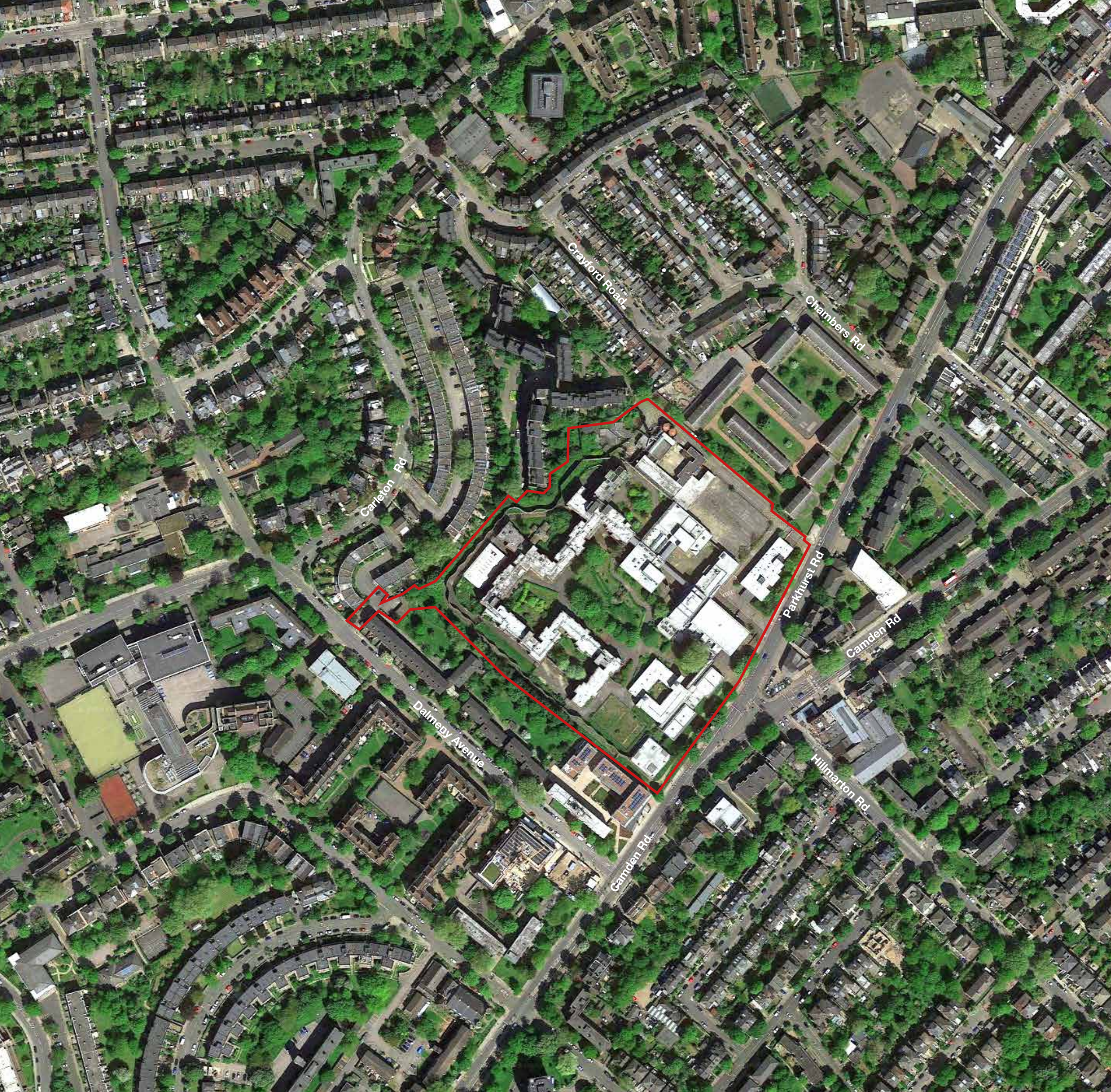
- At the forefront of providing affordable housing in London since 1862.
- One of the largest housing associations in London.
- Own and manage approx. 67,000 homes.
- Housing 155,000 people.
- Work with the community to create new neighbourhoods.
- Provide great quality homes.

Alongside Peabody's sustainable commitment

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

Hand in hand with the aspiration to continue to build great homes for London, Peabody has set clear and meaningful targets for the sustainable objectives of the project. The design and technical consultant team have been challenged to create an exemplar project and are working collaboratively to provide the best possible sustainability outcome for the site and its residents.





Primary aspirations

- 60% affordable housing
- Women's Building
- Creation of public open space
- Optimise family units
- Mix of tenures
- Maximise dual aspect
- Integrated play spaces
- New connections across site
- Active frontage on Parkhurst / Camden Road
- Other uses - Commercial, Extra Care facility

3.0 Masterplan

3.2 Key design drivers

Site context

As set out in the previous chapter, the site is very well located in close proximity to three underground stations and multiple bus stops.

The locations of Tufnell Park and Caledonian Road underground stations as well as the position of local services like schools, generate clear desire lines through the site and suggest the importance of the Dalmeny and Crayford road connections. This has influenced the arrangement of the Masterplan.



Local transport connections and underground stations - Establishing primary desire lines through the site.

3.0 Masterplan

3.2 Key design drivers

Movement within the local context.

The following diagrams set out the key routes for movement of cars, bicycles and people in relation to key local landmarks. These routes help to establish the desire lines and give a greater understanding of how local residents might use the site.



VEHICLE MOVEMENT



CYCLE MOVEMENT



PEDESTRIAN MOVEMENT

More connections / less car journeys

Promoting and enabling pedestrian and cyclist connections is key, to support a move to sustainable modes of travel and reduce reliance on private car journeys.

- 1. Brecknock Primary School
- 2. Eleanor Palmer
- 3. Grafton School Islington
- 4. Hungerford School
- 5. The Ramsay Scout Centre
- 6. Tufnell Park

3.0 Masterplan

3.2 Key design drivers

Holloway Prison Site SPD 2018

The London Borough of Islington adopted the Holloway Prison Site SPD in 2018. The SPD includes a number of objectives to which the design has sought to positively respond.

The SPD was supported by a Site Capacity Study, produced in 2017, which set out illustrative scenarios of how development could come forward on the site. The SPD confirms the Site Capacity Study is illustrative of one way in which the site could be developed according to the key principles identified and the final design of any scheme and quantum of development are likely to be different. The study proposed a central green space, surrounded by three courtyard plots to the east and south, one linear block to the northern most edge of the site and two U-shaped plots to the west.



An illustrative massing idea from the Site Capacity Study 2017



3.0 Masterplan

3.2 Key design drivers

Site Capacity Study 2017 – Principles taken forward

The Site Capacity Study was reviewed in detail alongside all other key design drivers and the following key elements have informed the overarching design principles for the scheme. These are summarised here:

- 1 Open space**
Draw community into the site with high quality public open spaces and centrally located green public open space.
- 2 Trees**
Celebrate existing trees
Maintain Camden/Parkhurst road tree line, the Category A tree and others.
- 3 Connections**
Restore the axial relationship to Hillmarton road with pedestrian access and visual connection. Facilitate new connections to integrate the site with wider community.
- 4 Vehicles & Servicing**
Utilise existing vehicle access points and add new access point at southern tip of site along Camden road.



3.0 Masterplan

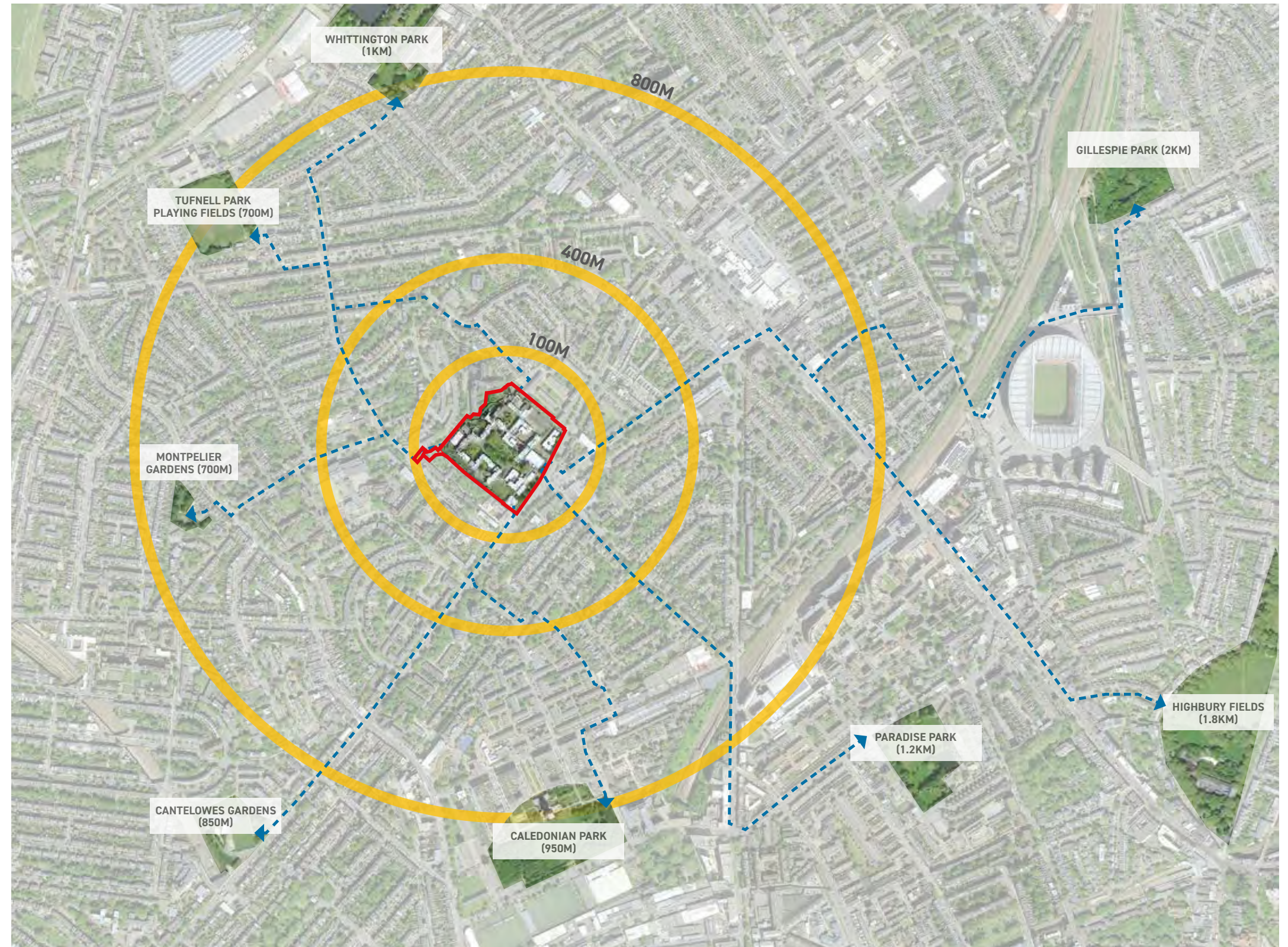
3.2 Key design drivers

Open space in the local context

The local context is characterised by excellent examples of homes, housing and streets but not open space. Islington has the lowest ratio of open space to built up area of any London borough. This site is situated in an area of Islington particularly deficient in open space. The following diagram illustrates the local green spaces available to the public and the relatively walking distances between them.

The site is an excellent opportunity to provide a new public park for existing and future residents. The existing mature trees creates a unique opportunity to provide an established landscape, created by the historical legacy of the former prison.

Further detail is set out in the landscape document.



Open space in the local area, including approximate distance.

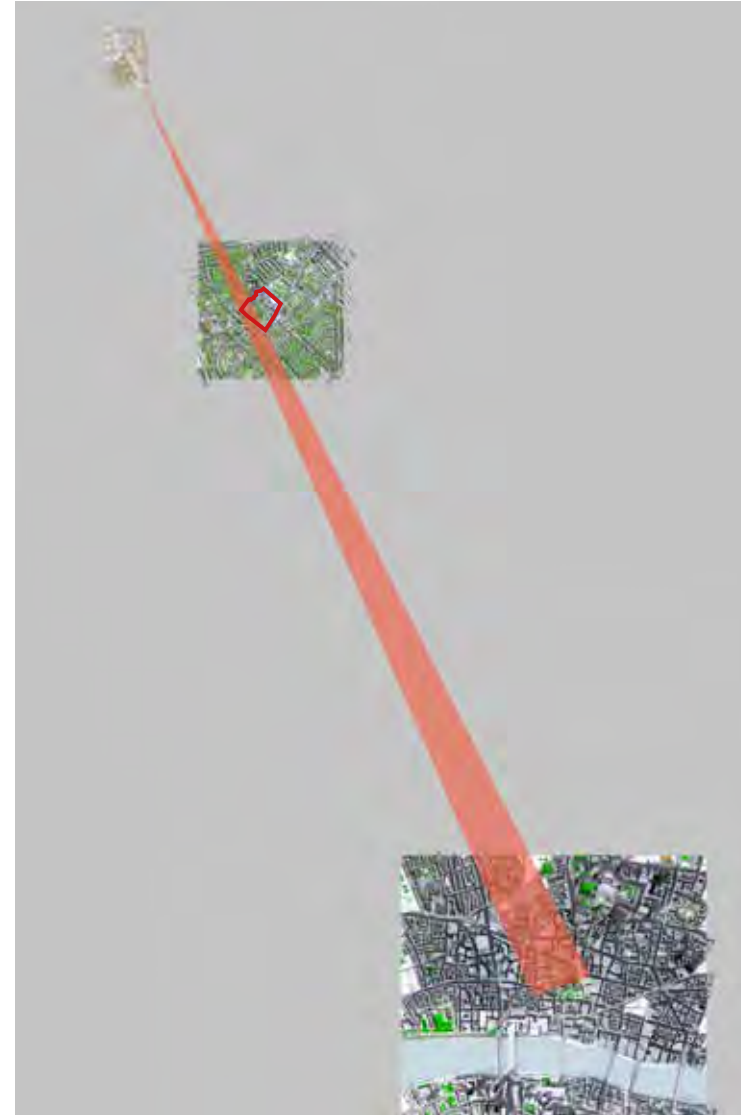
3.0 Masterplan

3.2 Key design drivers

Important local views

As set out in more detail in the Townscape, Visual and Above Ground Built Heritage Assessment, there are a limited number of significant local views which have influenced the scale and massing of the proposal to ensure that views of St. Paul's for key positions are not impacted.

- Proposed development wire line
- Top of local view corridor at St Paul's



A selection of the important local views detailed in the townscape assessment

3.0 Masterplan

3.2 Key design drivers

Existing trees

A primary aspiration for the project is to retain as many of the existing trees as possible for the future masterplan. These are important to retain as they provide a number of benefits as listed below:

- Instant maturity to the landscape and public realm
- Preserving diversity of species
- Strengthening the green infrastructure
- Connect the past and the future through the memory of the landscape

The adjacent survey identifies all the existing trees within the site.



Existing tree positions and category's, refer to more detailed information in the Landscape document.

3.0 Masterplan

3.2 Key design drivers

Proximity of existing buildings

The relationship with our nearest neighbours has been a key driver for the resultant proposal. We have considered the relationship of the site to the neighbouring properties and their amenity spaces and gardens. Technical assessments of daylight and sunlight to neighbours has shaped the design.

The key relationships that have helped to craft the design are highlighted in the adjacent diagram.



Aerial photograph showing existing relationship with nearest neighbours

3.0 Masterplan

3.2 Key design drivers

Existing levels

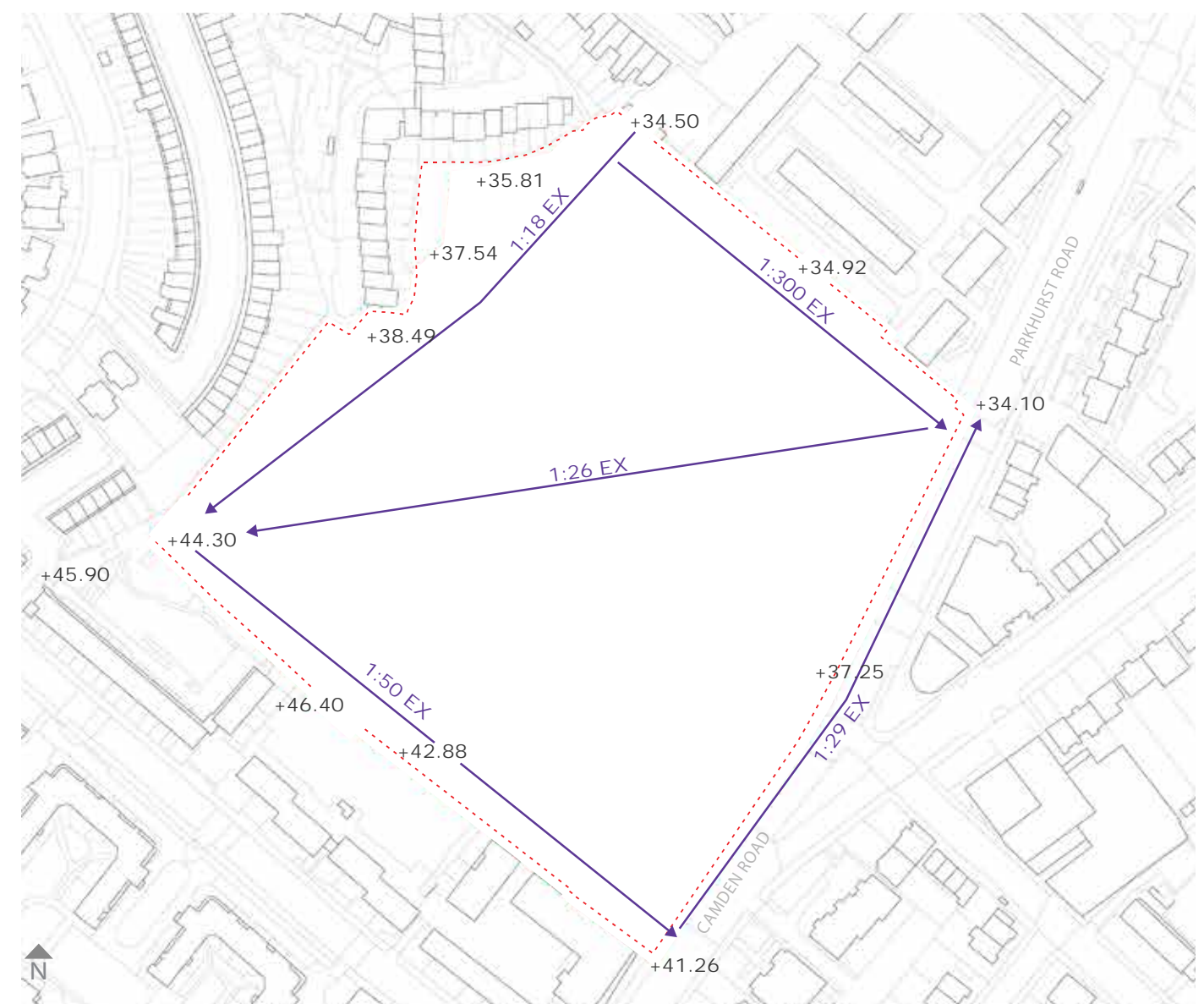
The existing levels at the edges of the site are a given constraint that has become a key driver to the masterplan arrangement. The level change is greater than 10m from one corner to the other. As a result, the masterplan is carefully arranged to ensure minimum falls for accessible between each plot and connection.



Plan showing existing changes in level

The challenge of direct routes

The image below sets out the existing levels at each corner and the gradient resulting in a direct slope between these points. As noted in some instances this is steeper than 1:21 and would not be accessible. The masterplan resolves this by avoiding direct connections, as illustrated on the following page.



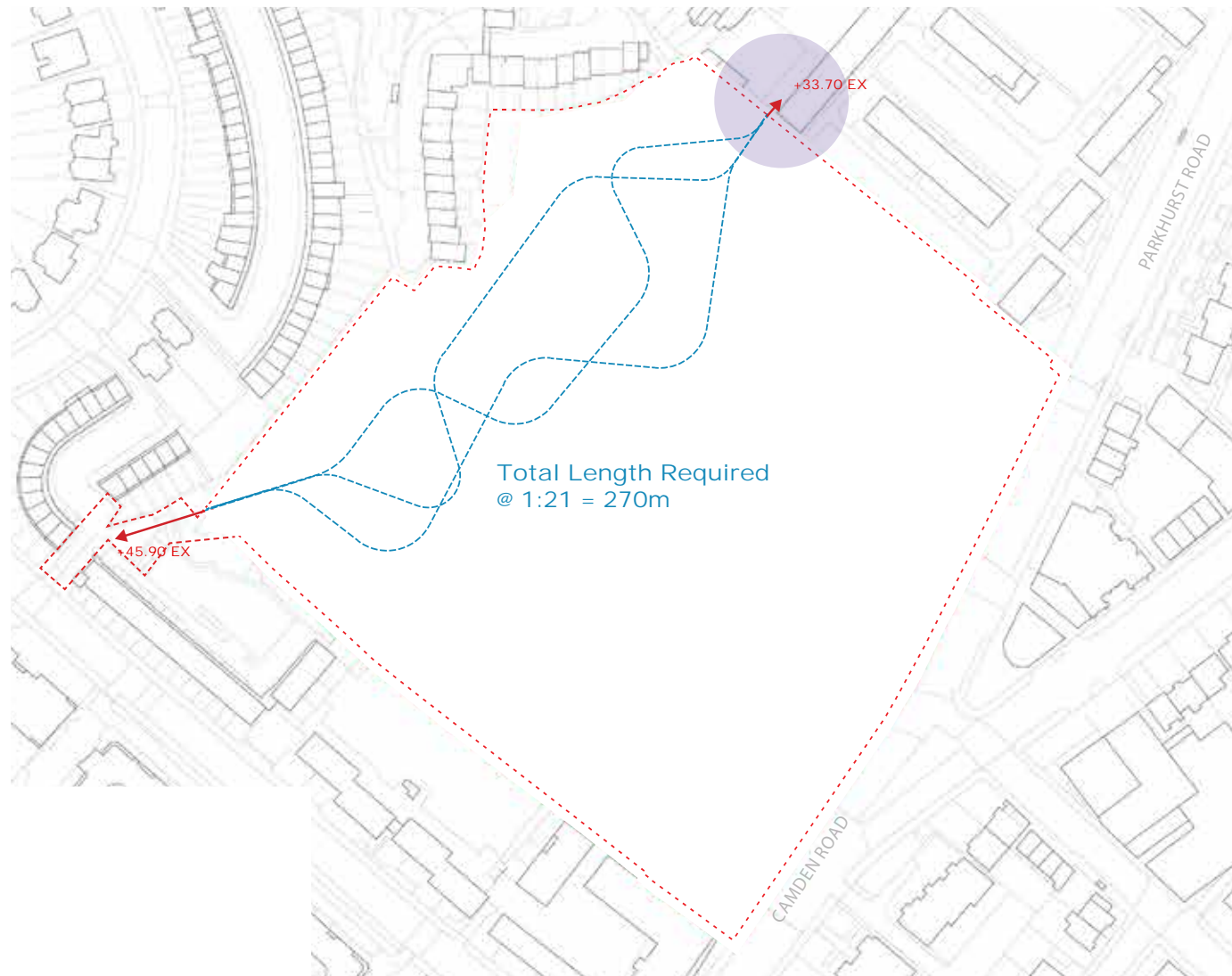
Plan showing existing AOD's and the gradients required to connect them

3.0 Masterplan

3.2 Key design drivers

Indirect but accessible routes

By introducing indirect routes, the length of the connection between can be increased and the gradient of the slope reduced. This principle has driven the arrangement of the plots.



Plan showing the length required to create an accessible gradient

Existing trees + additional constraints

As far as possible the aspiration is to retain as many of the best trees. The trees that are being retained is set out in the Landscape information. With existing trees come existing levels, which introduce further constraints on the levels of the landscape. As a result, significant level changes are required at the corner of the Trescastle Way connection.



Plan showing the length required to create an accessible gradient between existing levels of the existing trees to be retained.

3.0 Masterplan

3.2 Key design drivers

Quality of the accommodation

The London Plan and the London Borough of Islington's current and emerging development plans, include a series of design standards for residential developments which have been taken into account and the scheme will:

- meet or exceed the minimum space standards as set out in the London Plan.
- have a floor to ceiling height of at least 2.6m in habitable rooms.
- dual aspect provision is a key requirement and has driven the design towards smaller buildings with more corners.
- have dedicated private amenity space in the form of a garden, terrace or balcony which meet or exceed the minimum size standards.
- 12% of homes will be designed as wheelchair homes across all tenures and types
- served by at least two lifts.

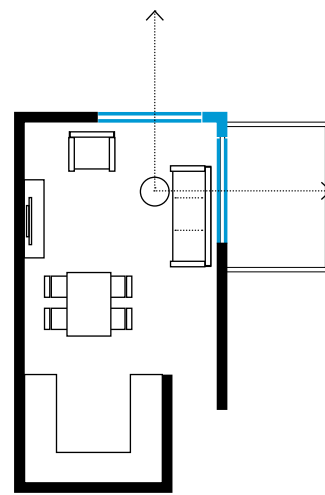
Alongside these requirements, Peabody has a Design Guide that sets out the further standard requirements for every home to ensure quality and consistency for all Peabody's new homes.

Dual aspect

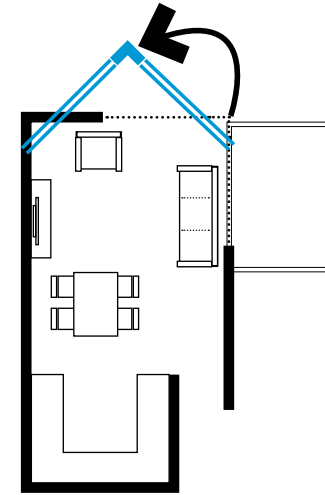
The provision of dual aspect accommodation has been maximised across the development, with 96% dual aspect homes comprised of corner aspect and stepped/double aspect which provide windows at 90 degrees on two external walls, allowing future occupants views in two different directions.

Aspect		
	Unit	Percentage(%)
Dual Aspect, comprising:	925	94%
<i>Through Aspect</i>	0	
<i>Corner Aspect</i>	484	
<i>Stepped/Double Aspect</i>	441	
Single Aspect	60	6%
Total	985	100%

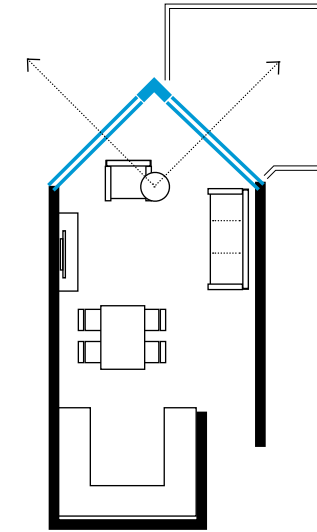
Standard corner aspect



Rotating the corner + balcony



Creating a projecting corner



Our approach to creating dual aspect units by creating a projecting corner with the same geometry as a standard corner



Internal view of a home in Plot D with windows within the projecting corner providing stepped double aspect

3.0 Masterplan

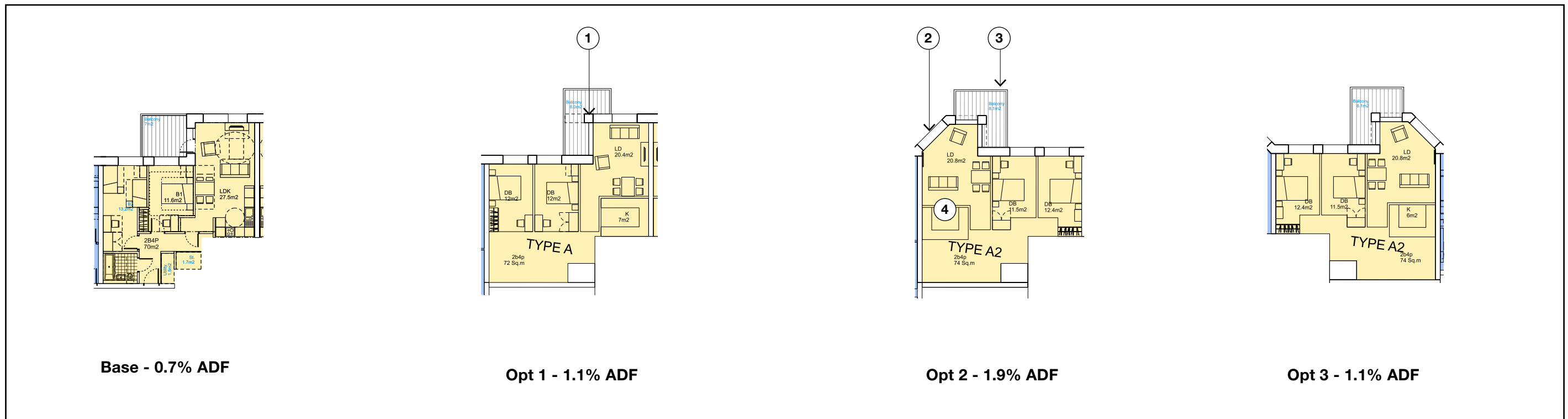
3.2 Key design drivers

Internal daylight performance

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

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

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



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

3.0 Masterplan

3.3 Design strategy

Learning from Peabody

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

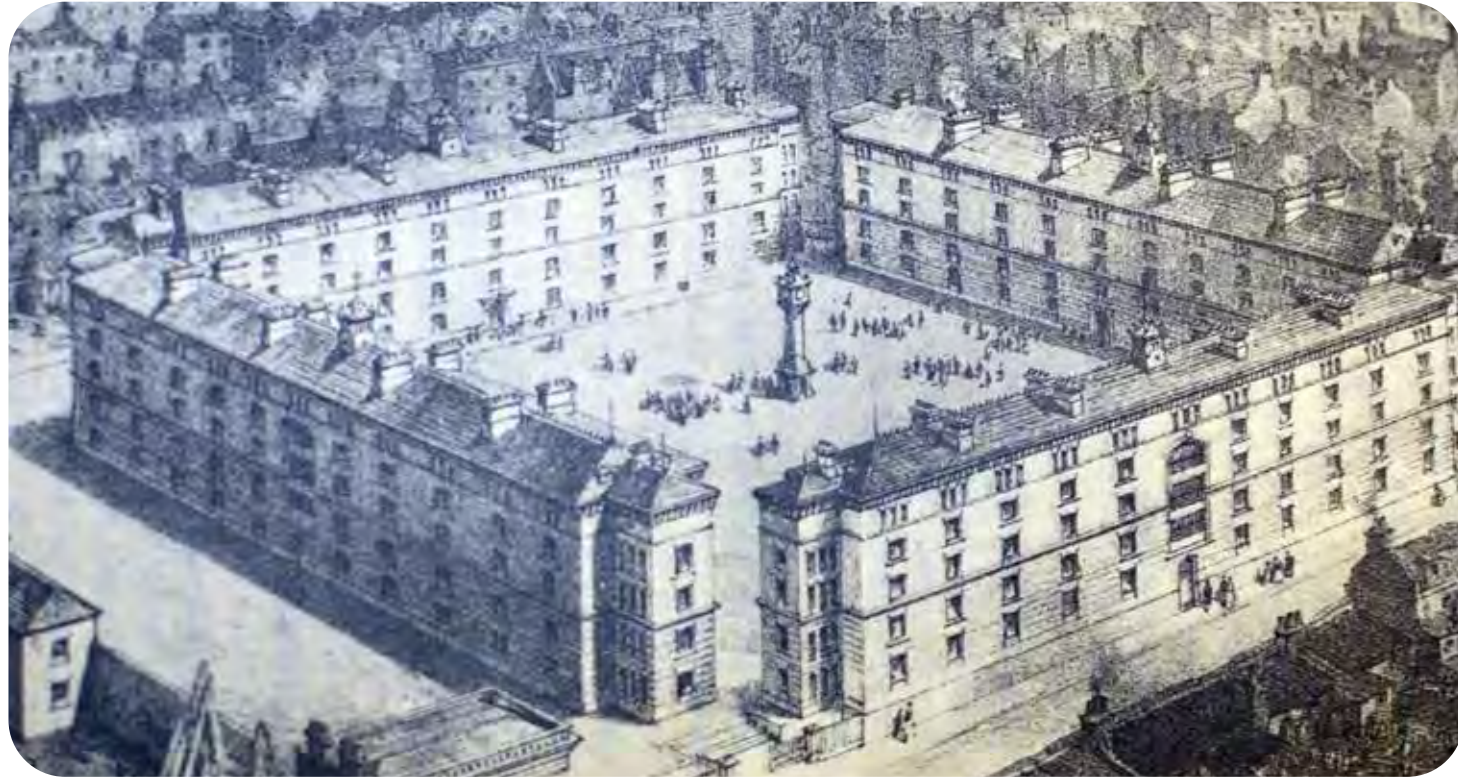
- ① Public realm - Crucial to the approach is to form excellent public spaces by positioning clear simple buildings around shared public space.
- ② Gaps between clear simple blocks provide permeability and views through.
- ③ Accessing homes directly from courtyards create activation and a sense of community.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

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

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

3.0 Masterplan

3.3 Design strategy



ISLINGTON ESTATE, 1864-5



HAMMERSMITH ESTATE, 1926



BLACKFRIARS ESTATE, 1865



ROSENDALE ROAD, LAMBETH, 1908



FULHAM ESTATE, 1912

3.0 Masterplan

3.3 Design strategy

Testing the appropriate typological response

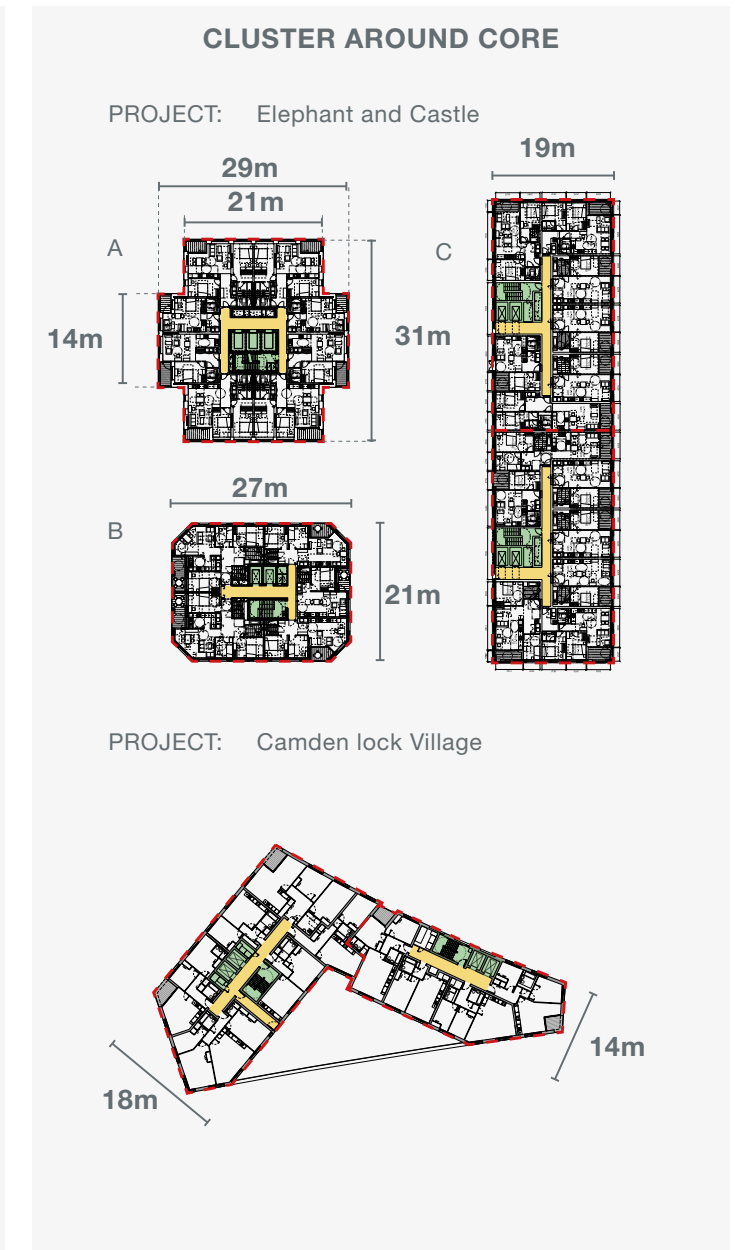
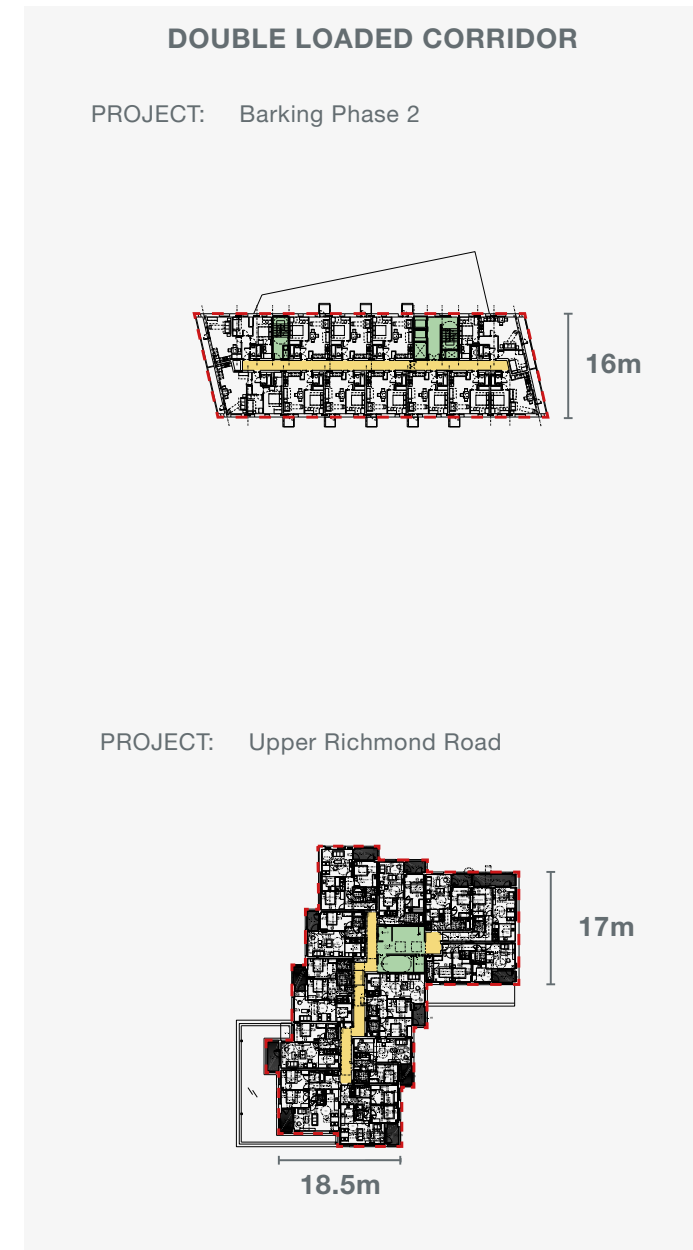
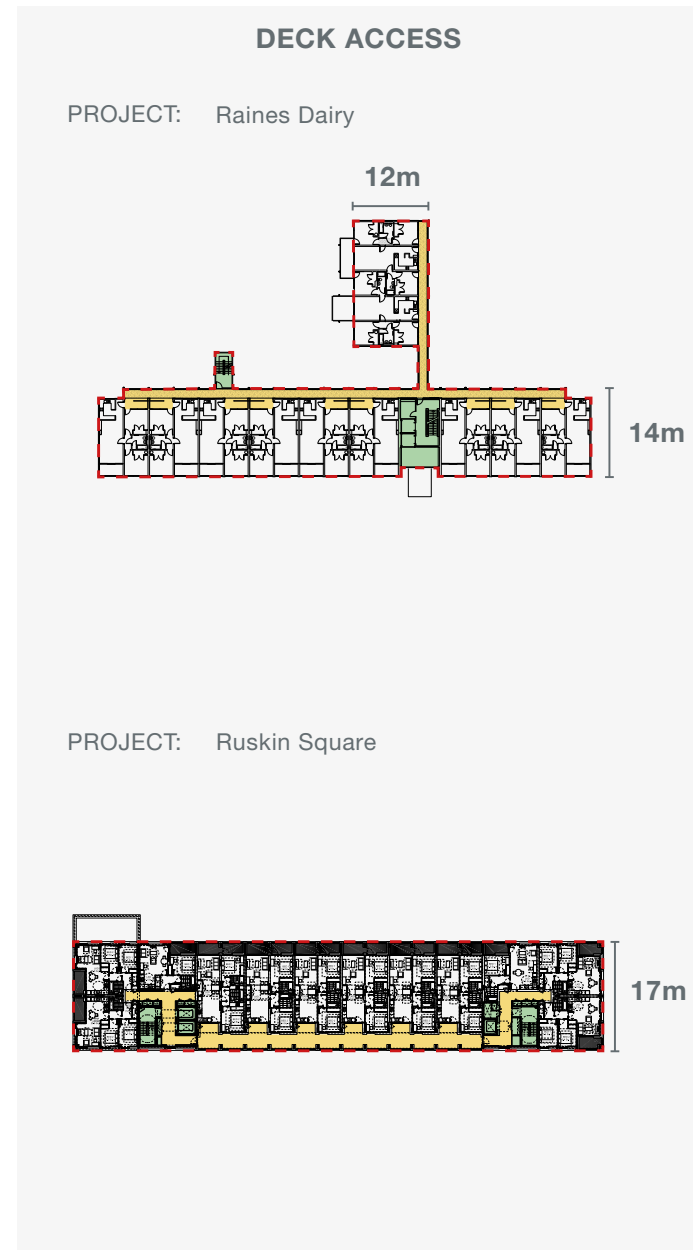
During the design evolution process we have investigated the appropriate typological response. AHMM's significant background knowledge and residential experience has enabled us to test a variety of approaches with confidence in the scale and relative density. Given the aspiration for a high percentage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

Deck access typologies

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

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

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



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

3.0 Masterplan

3.3 Design strategy

Inspired by best examples of mansion blocks

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

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

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

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



Moscow Road Mansions, Bayswater



Bickenhall Mansions, Marylebone



Moscow Road Mansions, Bayswater



York Mansions, Battersea



Examples of mansion block typologies in the local area

3.0 Masterplan

3.3 Design strategy

Existing site, levels and mature trees

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



The existing prison

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



The existing landscape spaces

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



A new central public park

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

3.0 Masterplan

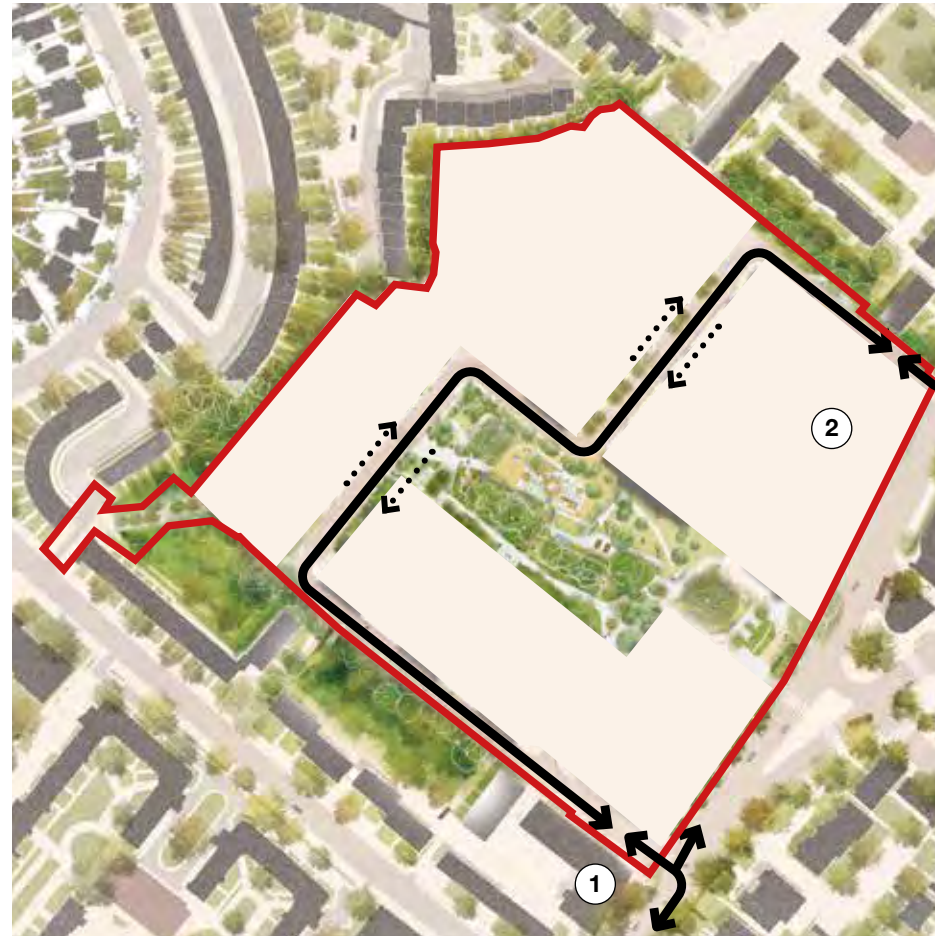
3.3 Design strategy

Possible future connections

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

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

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



Possible vehicle connections

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

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



Pedestrian and cycle connections

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

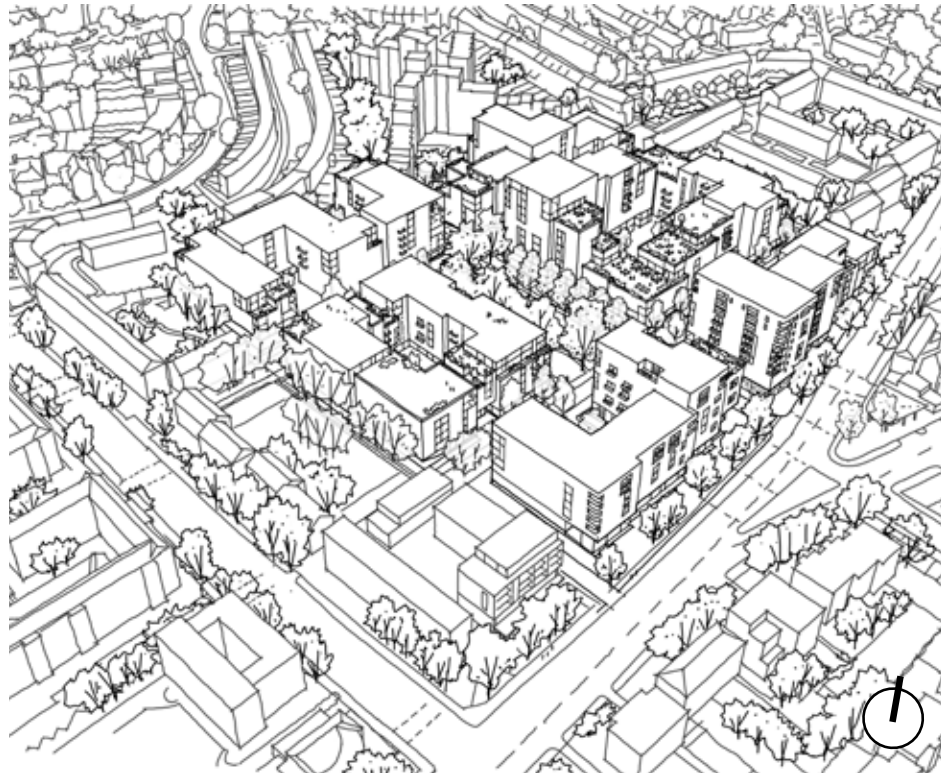
3.0 Masterplan

3.4 Design Evolution

Evolution of the masterplan

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

Axo - November 2017



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

Parameters / approaches taken through to application:

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

Axo - March 2019



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

Parameters / approaches taken through to application:

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

Axo - April 2019



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

Parameters / approaches taken through to application:

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

3.0 Masterplan

3.4 Design Evolution

Axo - May 2019



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

Parameters / approaches taken through to application:

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

Axo - October 2019



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

Parameters / approaches taken through to application:

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

Axo - December 2019



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

Parameters / approaches taken through to application:

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

3.0 Masterplan

3.4 Design Evolution

DRP - July 2019

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

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

Summary of the main feedback received:

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



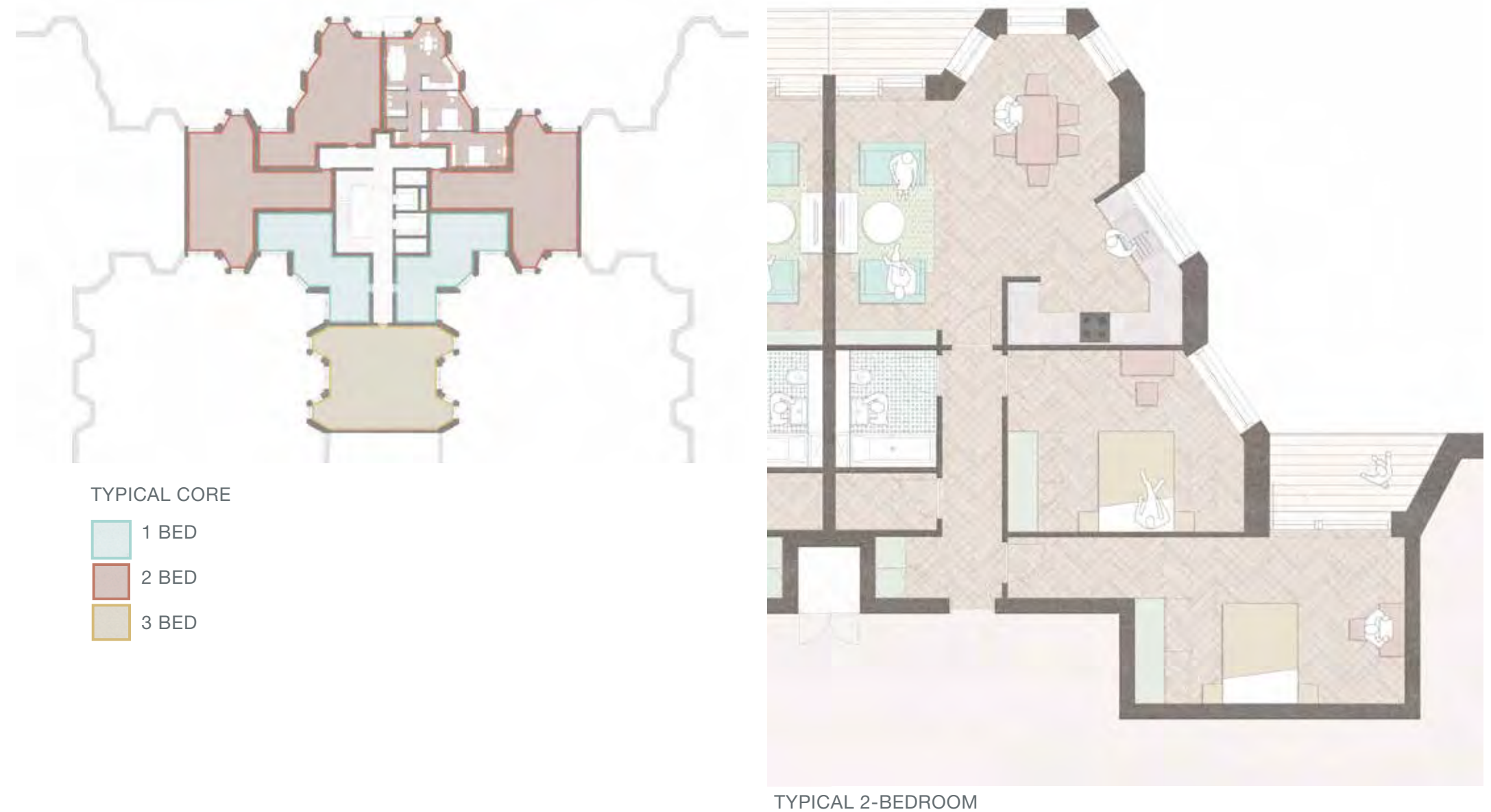
Figure ground plan presented to DRP July 2019

3.0 Masterplan

3.4 Design Evolution

DRP - July 2019 - Key idea for homes

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



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

3.0 Masterplan

3.4 Design Evolution

Members briefing - September 2019

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

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

Summary of the main feedback received:

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

Daylight and Overshadowing

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

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



Figure ground plan presented September 2019

3.0 Masterplan

3.4 Design Evolution

September 2019 - Presentation to Members

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



3.0 Masterplan

3.4 Design Evolution

A change in approach - March 2020

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

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



3.0 Masterplan

3.4 Design Evolution



A change in approach - March 2020 - Key objectives

1) CONNECT TO THE WIDER LANDSCAPE

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

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

2) REDUCE CARS, PRIORITISE PEOPLE

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

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

3) A PLACE FOR PEOPLE

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

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

4) ECOLOGY TO DEFINE SPATIAL TYPES

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

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

3.0 Masterplan

3.4 Design Evolution

DRP - March 2020

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

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

Summary of the main feedback received:

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



Figure ground plan presented to DRP March 2020

3.0 Masterplan

3.4 Design Evolution

Comments continued from previous page...

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



3.0 Masterplan

3.4 Design Evolution

October 2020

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

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

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



3.0 Masterplan

3.4 Design Evolution

October 2020

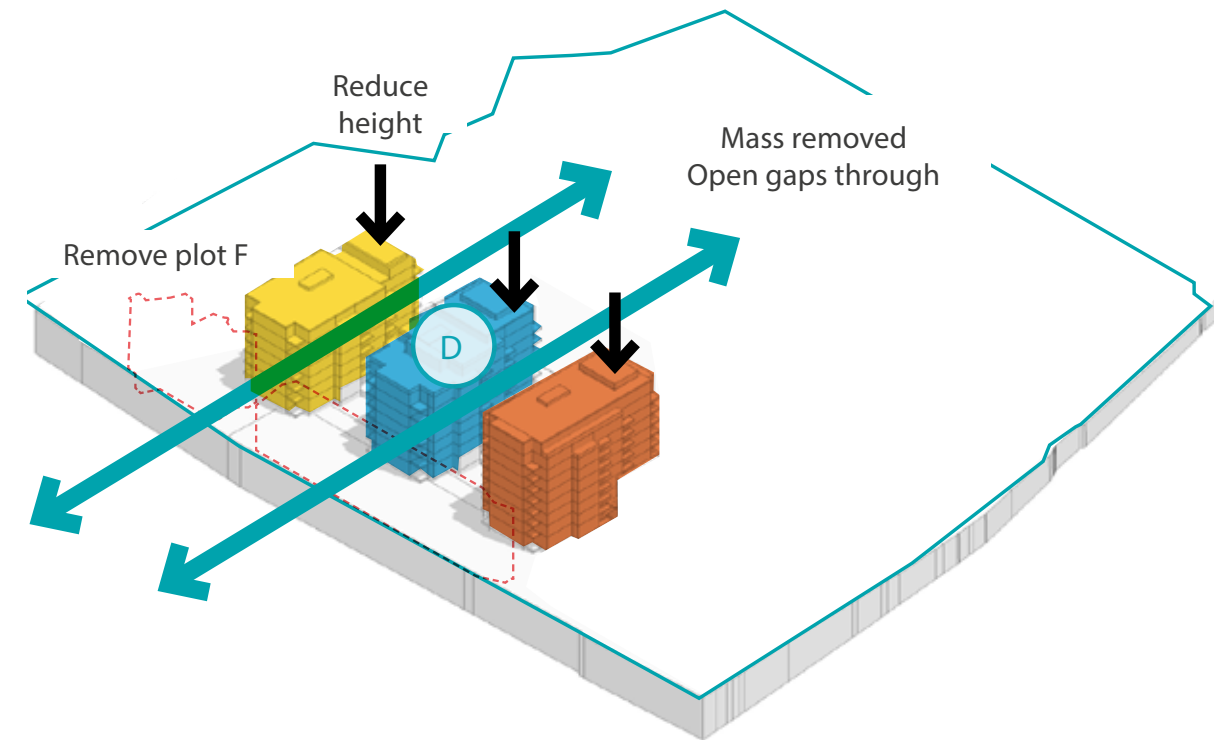
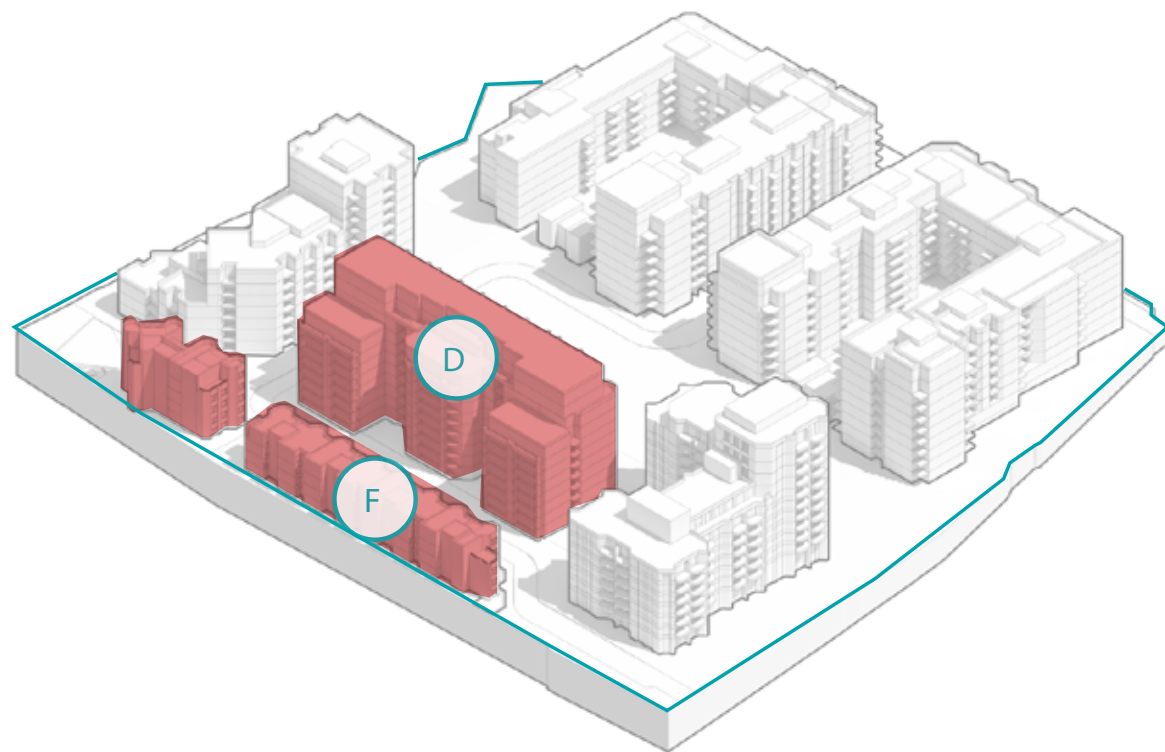


3.0 Masterplan

3.4 Design Evolution

Response to community and stakeholders

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



COMMUNITY & STAKEHOLDER FEEDBACK

- Consider the distance to neighbours
- Seek to improve dual aspect
- Aim to increase sun on the ground to park
- Consider ways to reduce scale and mass

ACTION

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

EFFECT

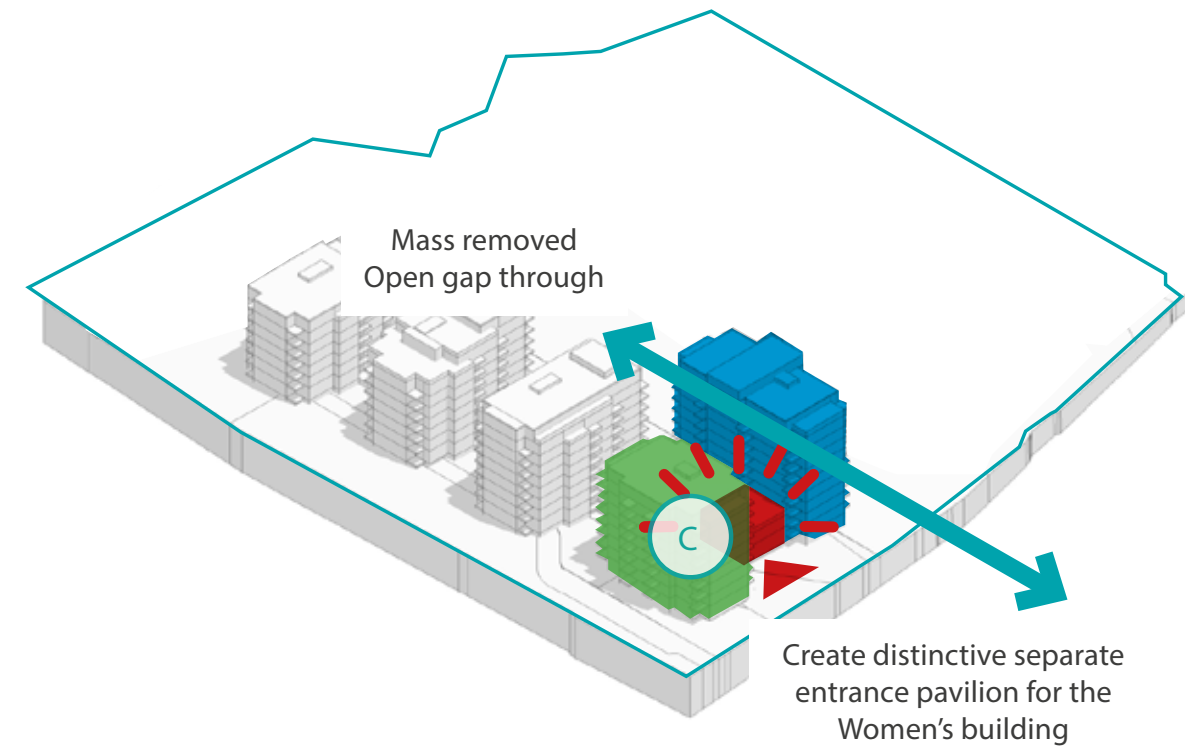
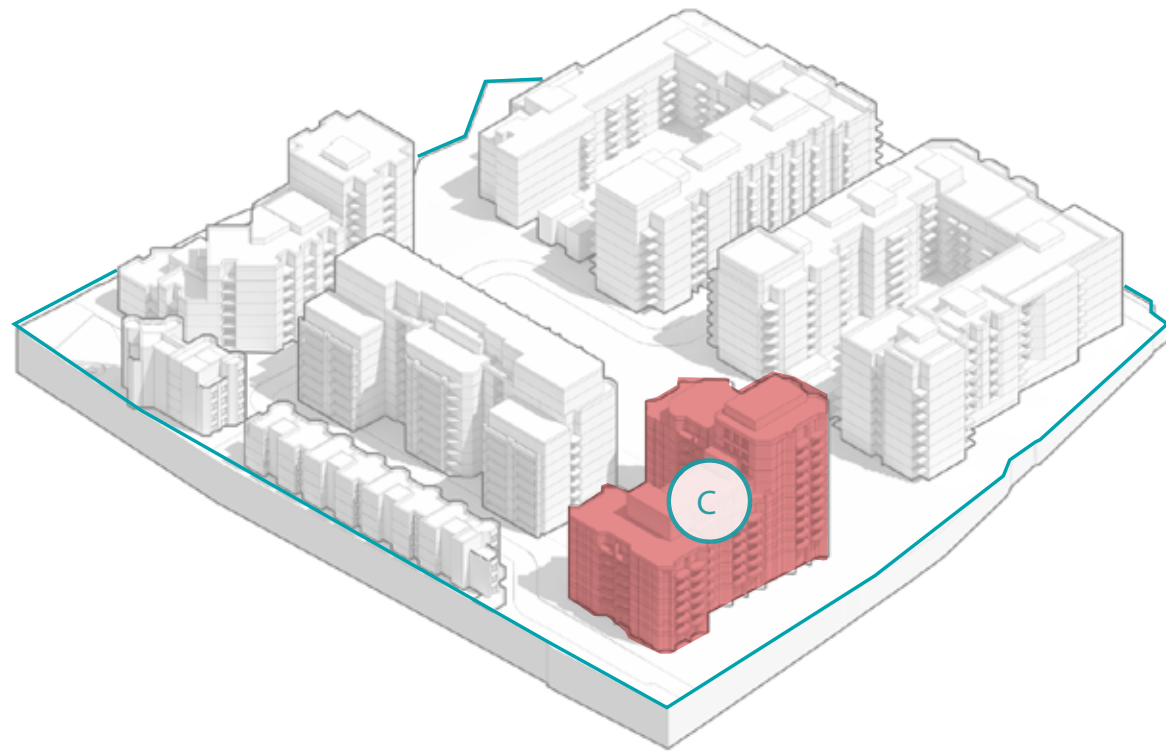
- Increases distance to neighbours
- Increases dual aspect
- Increases sun on the ground to park
- Reduces scale and mass

3.0 Masterplan

3.4 Design Evolution

Response to community and stakeholders

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



COMMUNITY & STAKEHOLDER FEEDBACK

- Consider opportunities for more presence and distinction for the Women's Building
- Seek to improve dual aspect
- Desire to increase sun on the ground to Women's Garden
- Consider the building height

ACTION

- We've removed mass in the centre to open a gap through
- We've created a separate 'pavilion' for the Women's Building

EFFECT

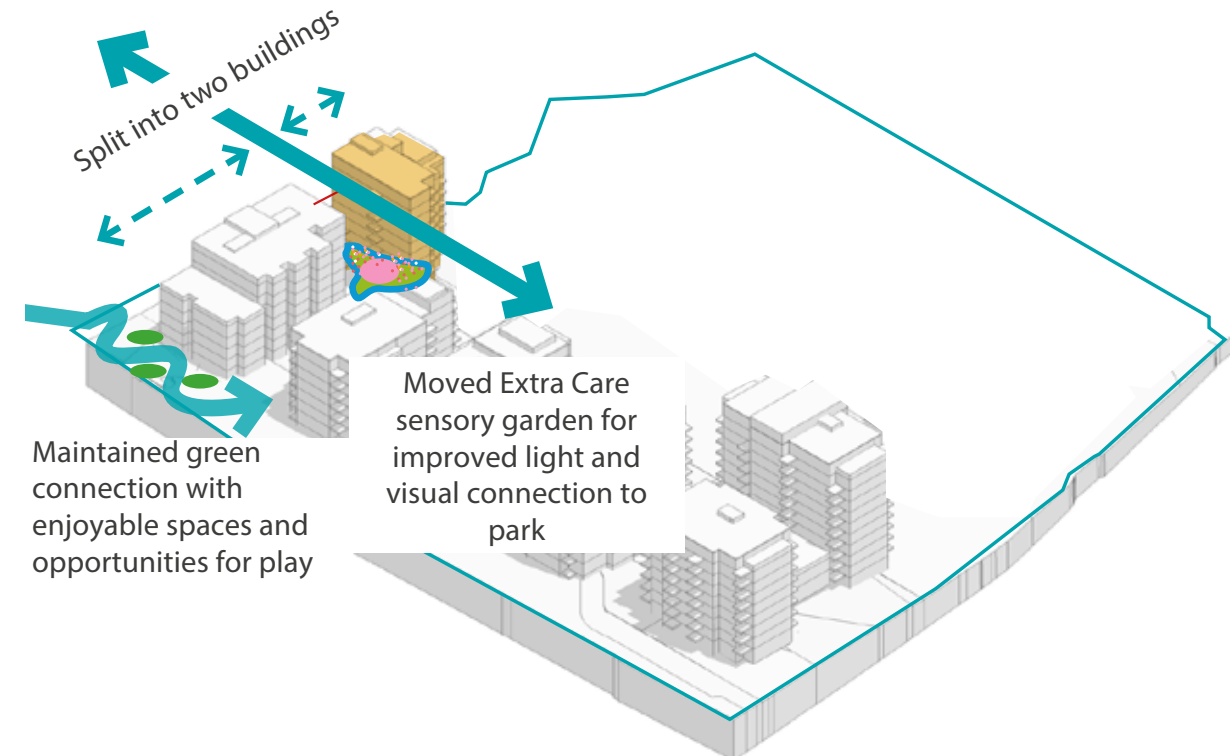
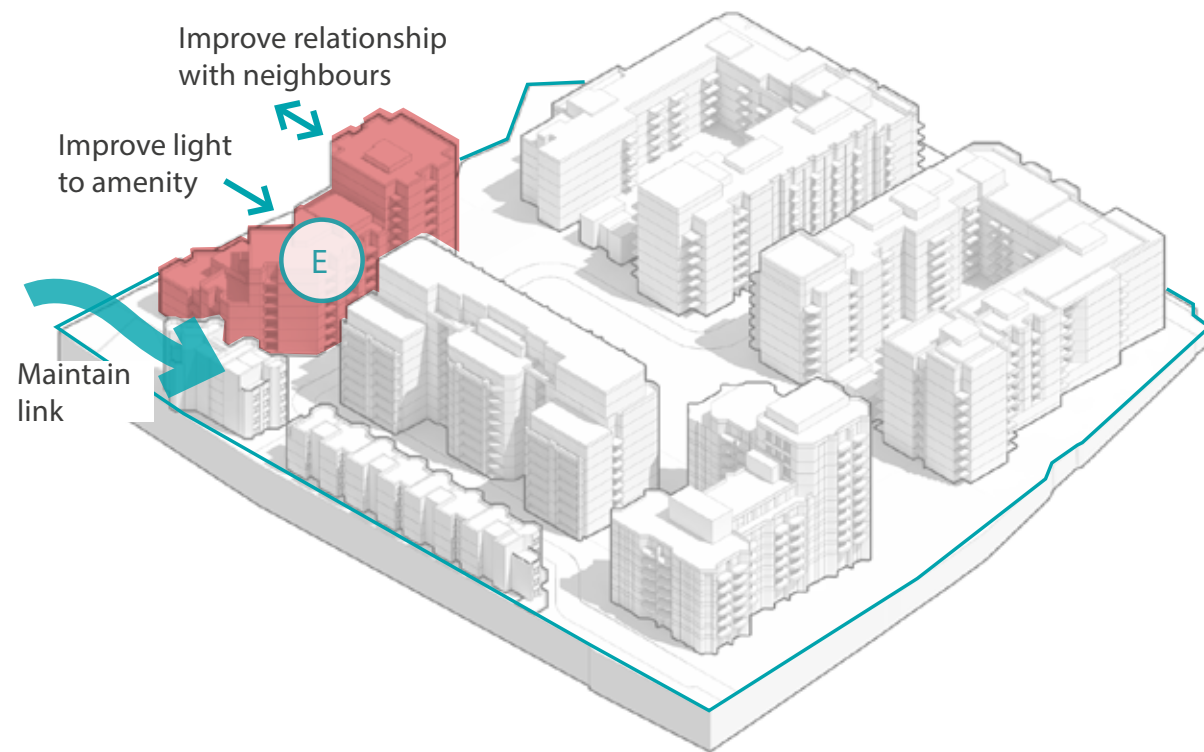
- Increased presence and distinction of the Women's Building
- Increased dual aspect
- Increased sun on the ground to Women's Garden
- Reduced scale and mass

3.0 Masterplan

3.4 Design Evolution

Response to community and stakeholders

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



COMMUNITY & STAKEHOLDER FEEDBACK

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

ACTION

- We've removed mass to open gap through (split into two)
- We've reduced the height
- We've maintained a connection with enjoyable spaces
- We've moved the Extra Care garden for light & views

EFFECT

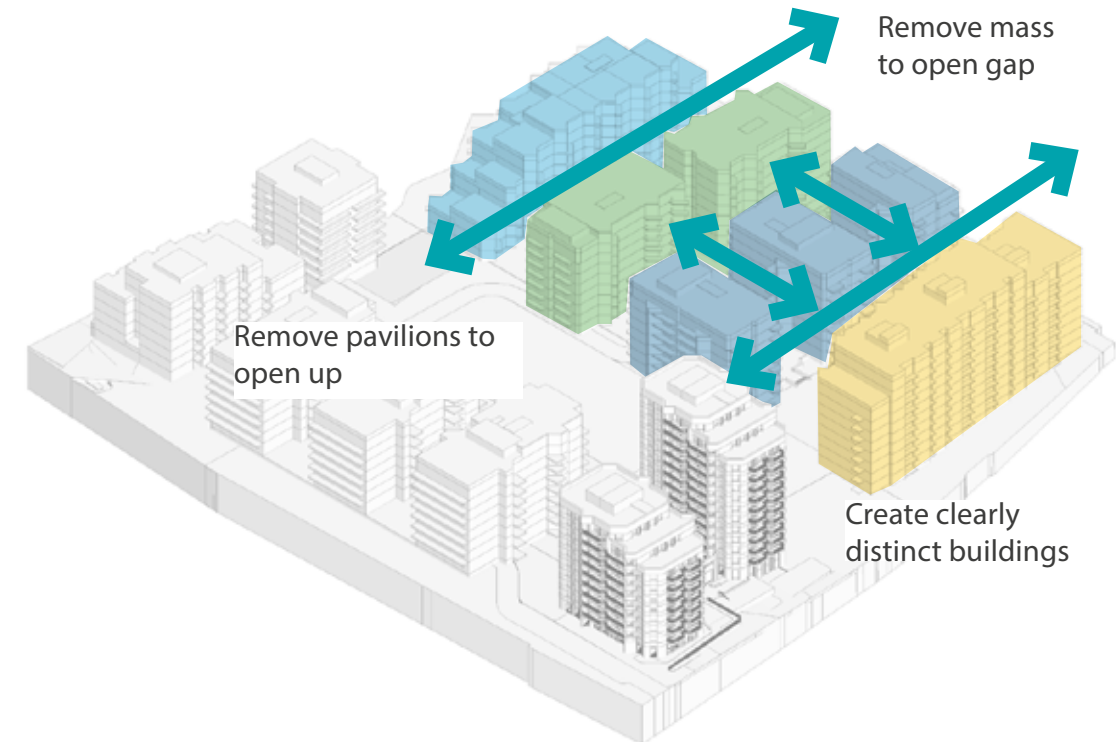
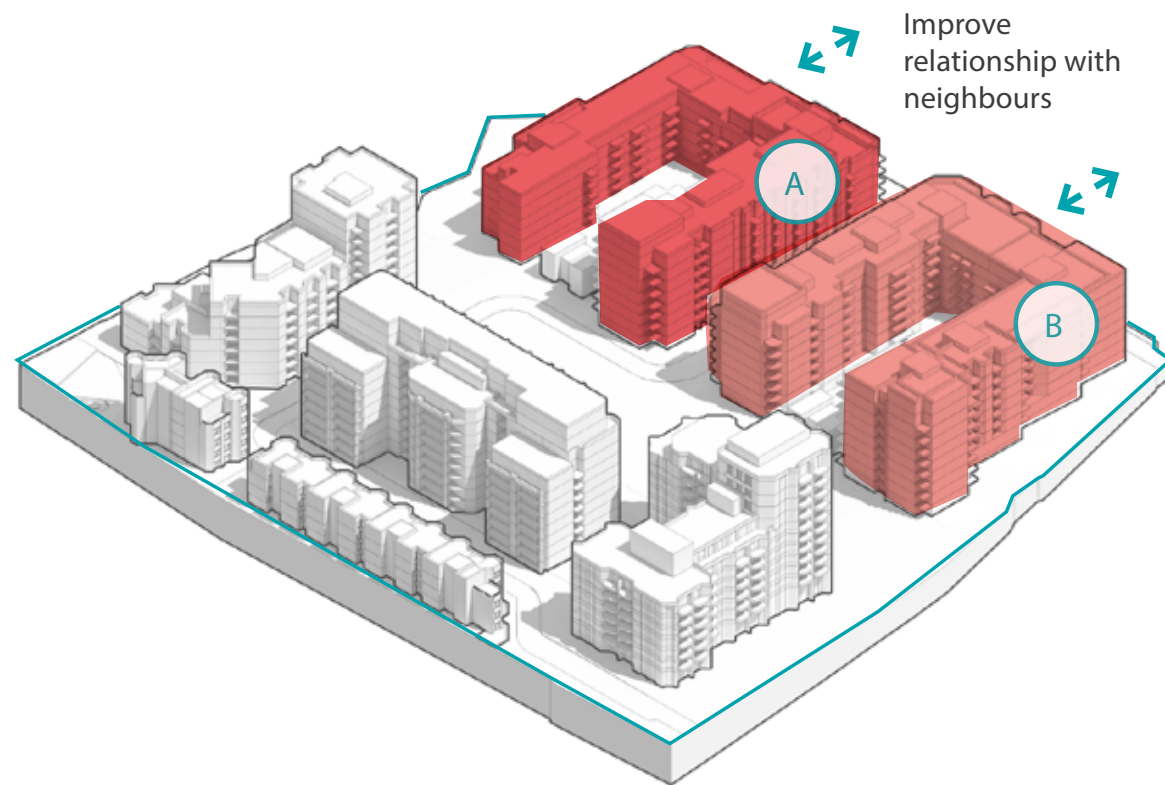
- Improved relationship with neighbours
- Improved light to Extra Care garden
- Improved dual aspect

3.0 Masterplan

3.4 Design Evolution

Response to community and stakeholders

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



COMMUNITY & STAKEHOLDER FEEDBACK

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

ACTION

- We've removed mass to open gaps through (split into seven)
- We've removed the pavilions to open the up the courtyards
- We've split buildings to improve the internal light and provide views through.

EFFECT

- Improved relationship with neighbours
- Improved light to public open spaces
- Improved dual aspect

3.0 Masterplan

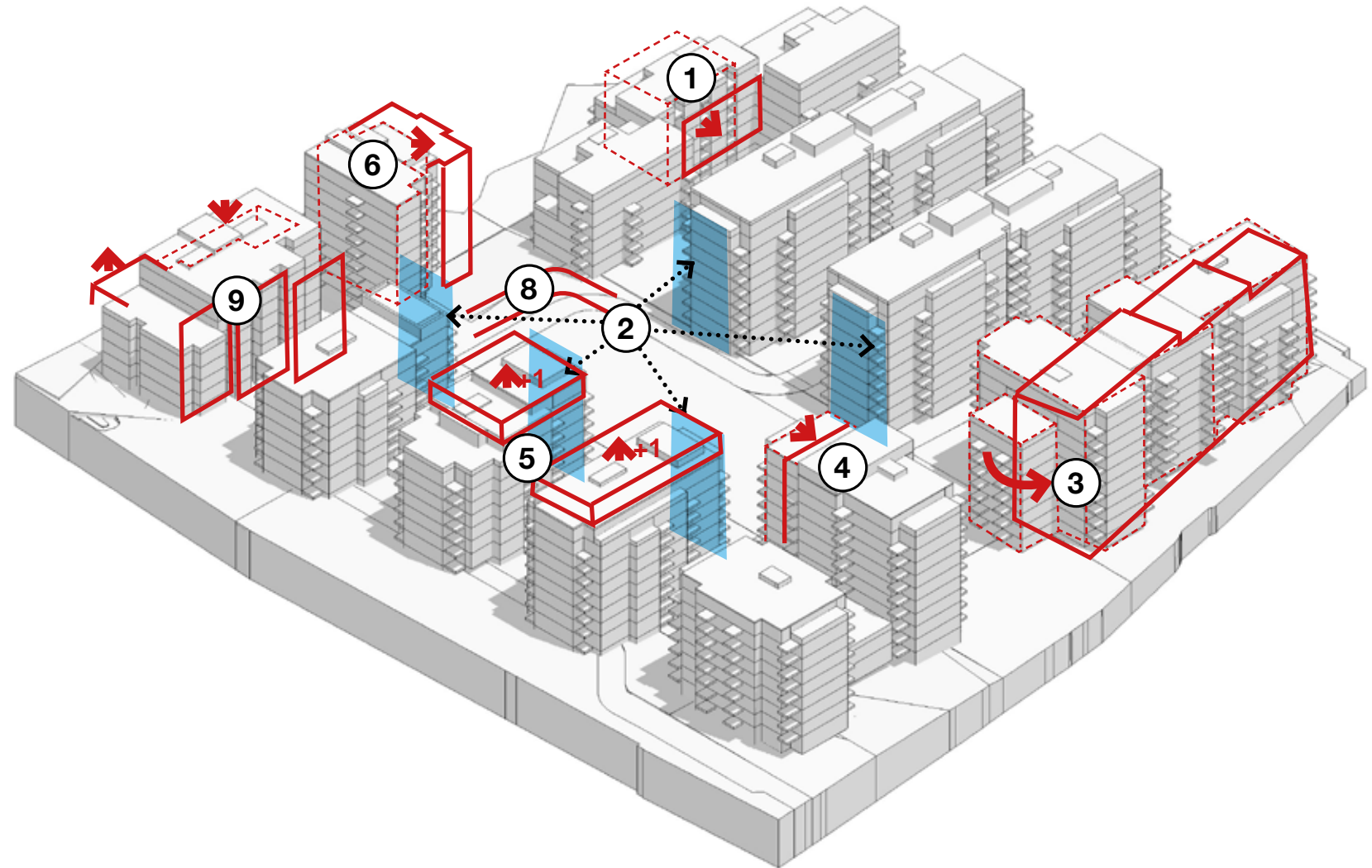
3.4 Design Evolution

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



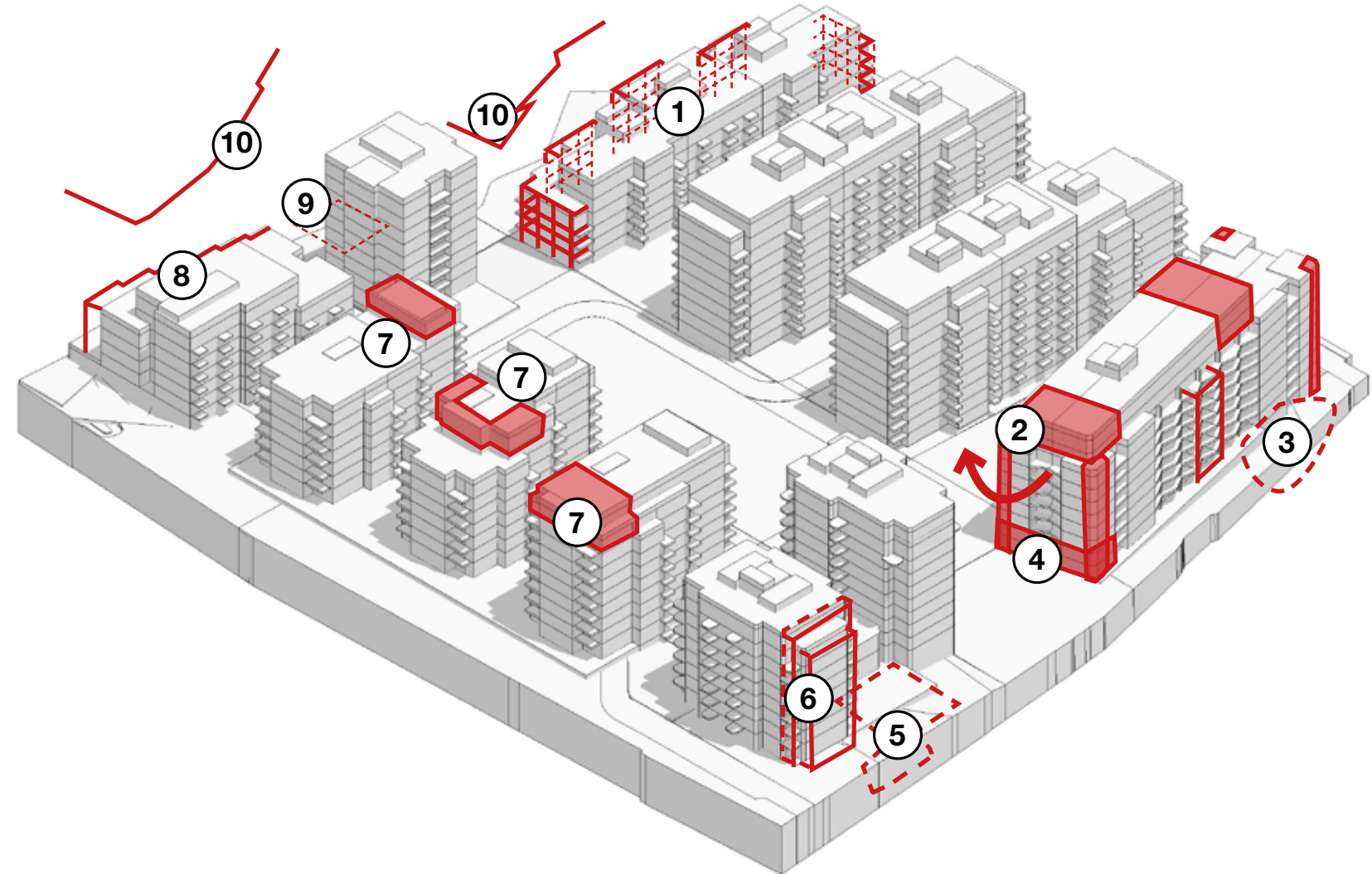
3.0 Masterplan

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.



3.0 Masterplan

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

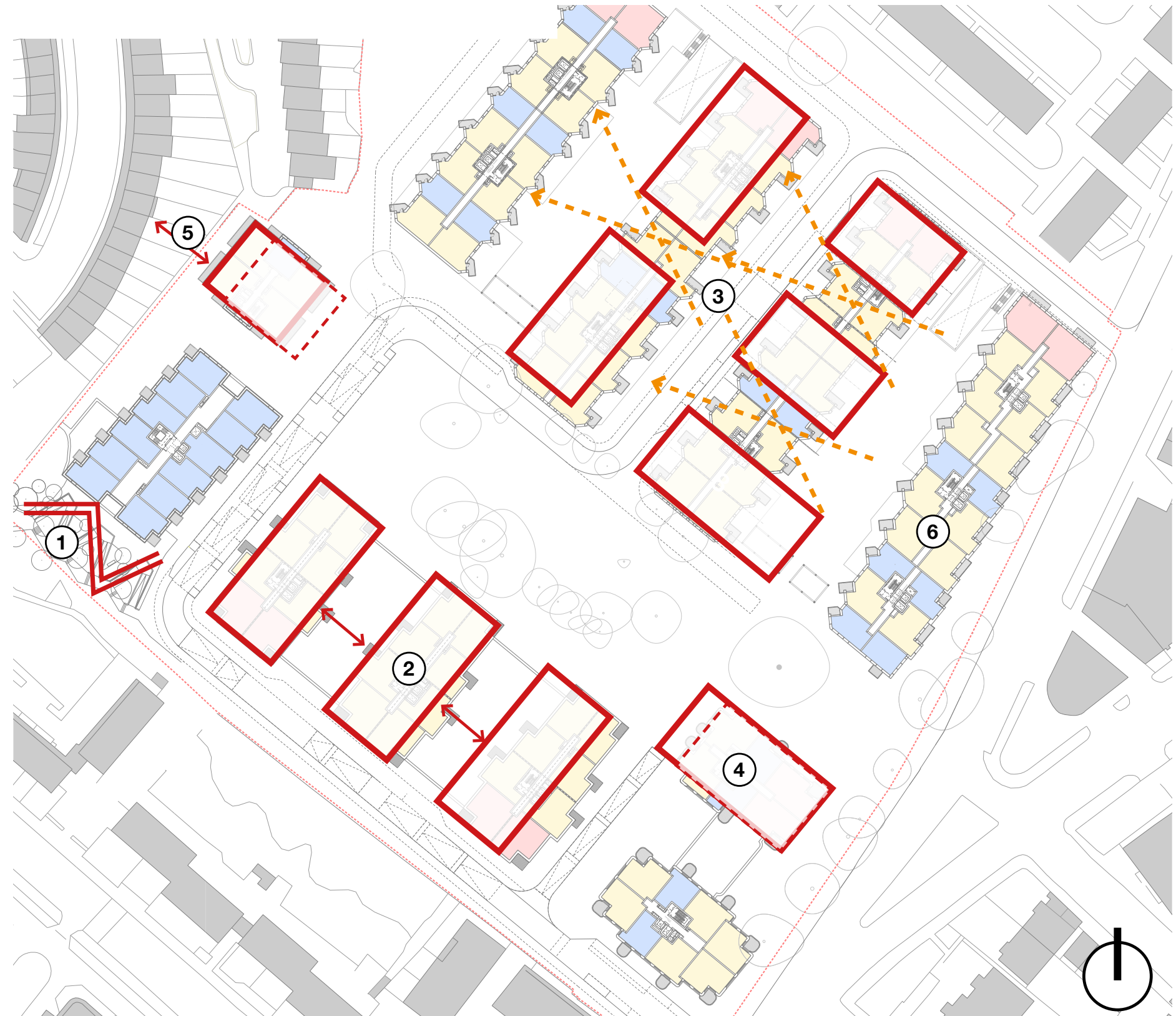


3.0 Masterplan

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.

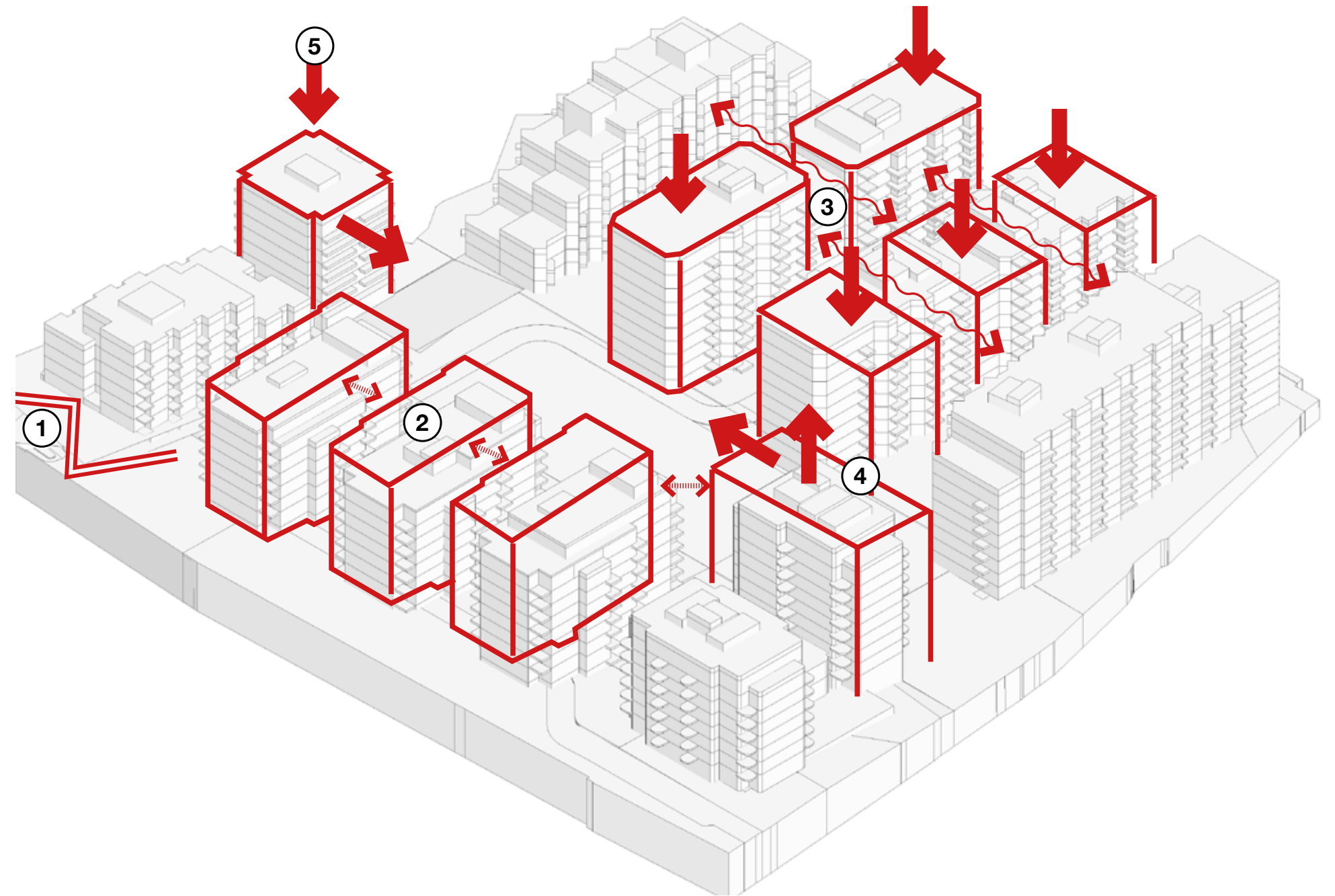


3.0 Masterplan

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.



3.0 Masterplan

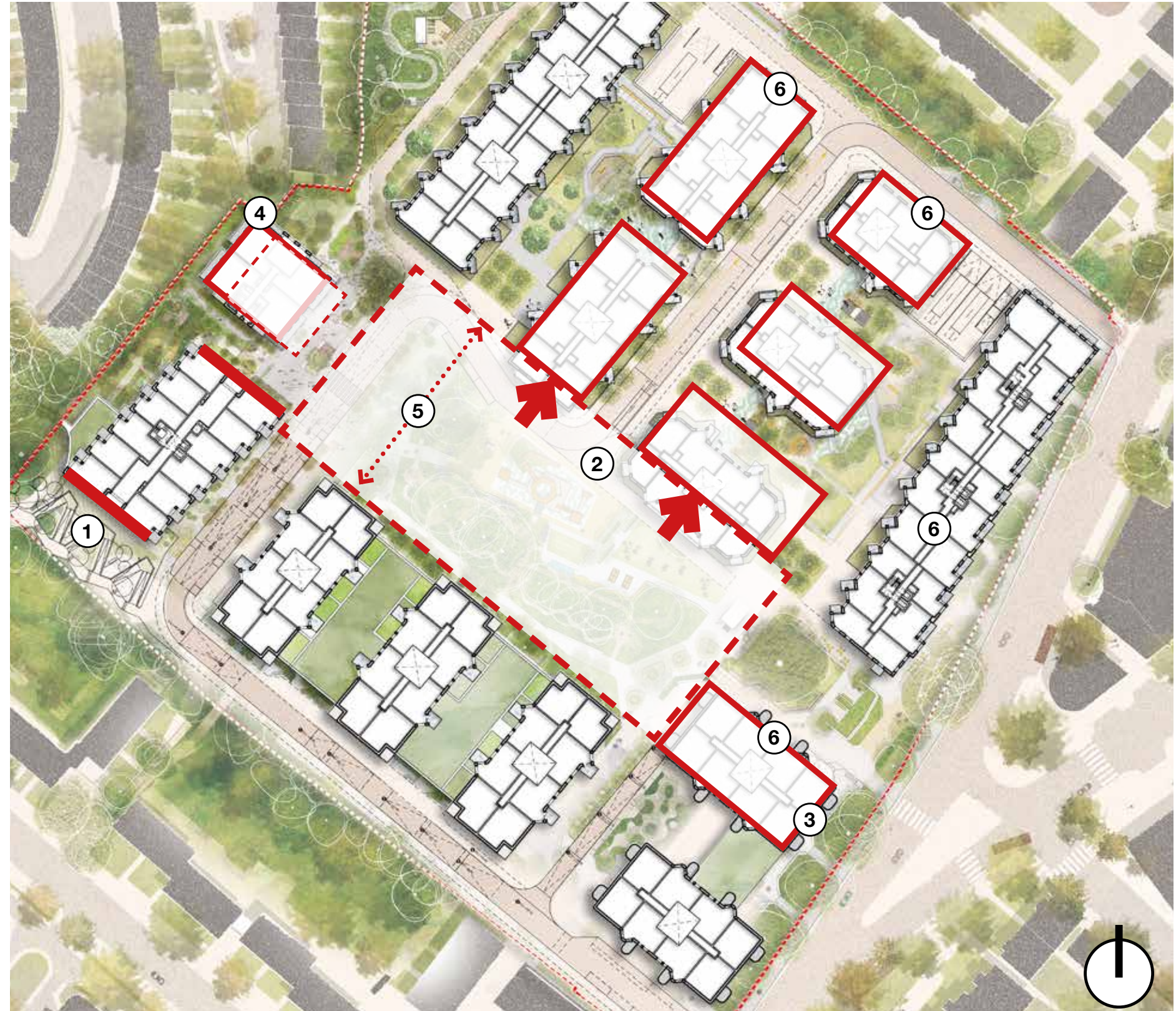
3.4 Design Evolution

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



3.0 Masterplan

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 massing pushed towards Camden and Parkhurst Road and reduced towards the middle and rear of the masterplan.

3.0 Masterplan

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

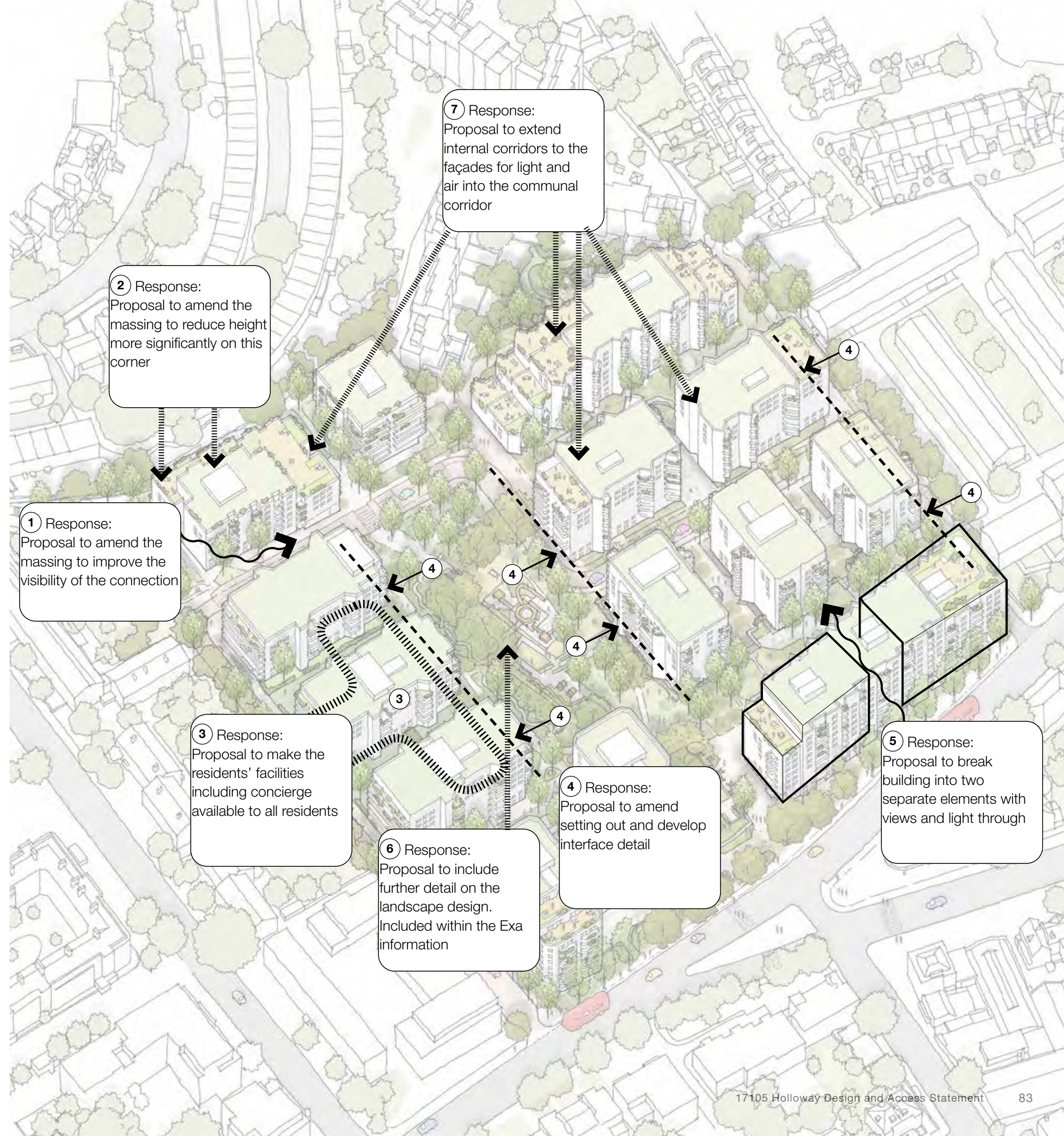
Recommended that the Parkhurst Road frontage elevation in particular be 'broken down' and more strongly articulated in order to mitigate the height, bulk and mass.

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.



3.0 Masterplan

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 the Holloway Prison site.

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:

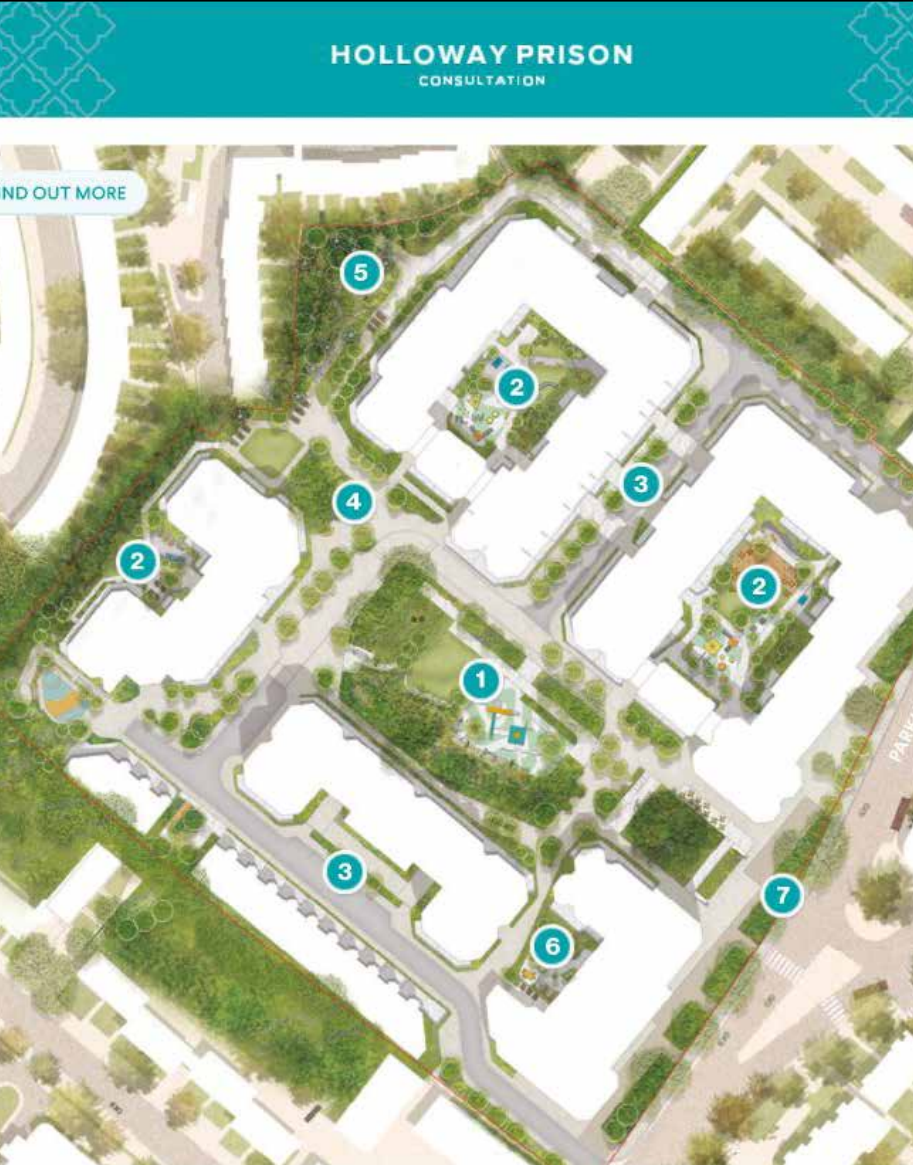
- 60% affordable housing provision
- Provision of a Women's Building
- Green and open space
- Full consultation process



Public Consultation - June 2020

HOLLOWAY PRISON CONSULTATION


LEARN MORE




Public Consultation - July 2021

HOLLOWAY PRISON CONSULTATION

WWW.HOLLOWAYPRISONCONSULTATION.CO.UK



AERIAL VIEW OF THE EXISTING SITE



WOMEN'S BUILDING GARDEN

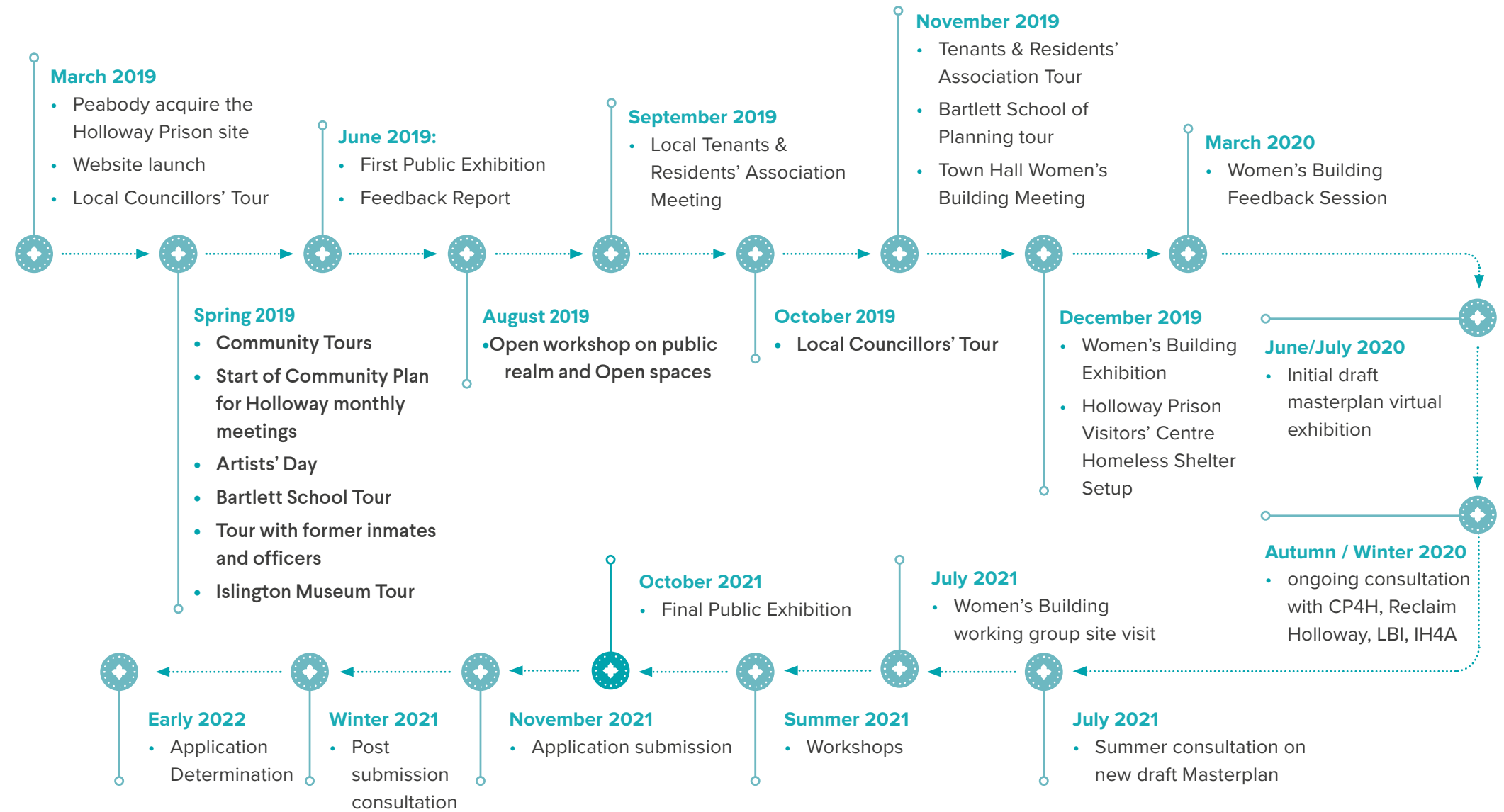
3.0 Masterplan

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



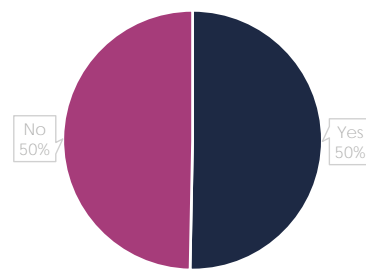
3.0 Masterplan

3.5 Responding to Consultation

Summary of feedback

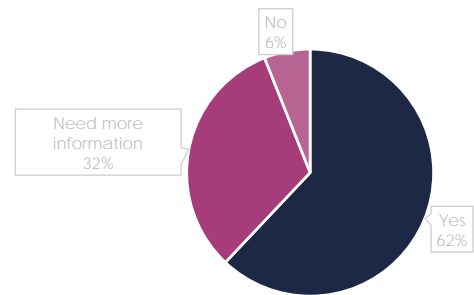
Information setting out the key comments for the public consultation events

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



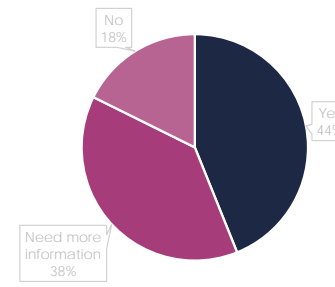
Yes	82
No	81
Respondents	163

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



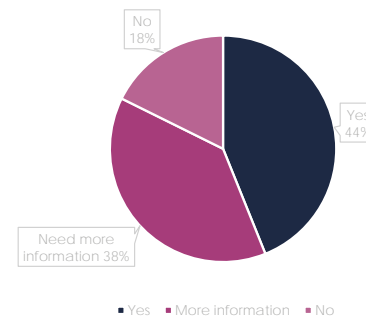
Yes	103
Need more information	53
No	10
Respondents	166

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

4

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

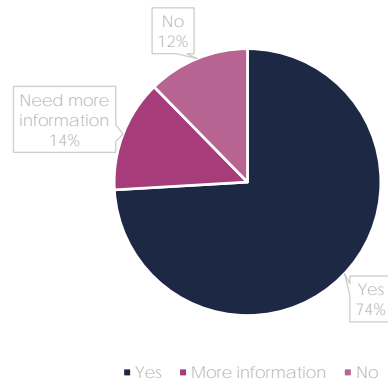
3.0 Masterplan

3.5 Responding to Consultation

Summary of feedback

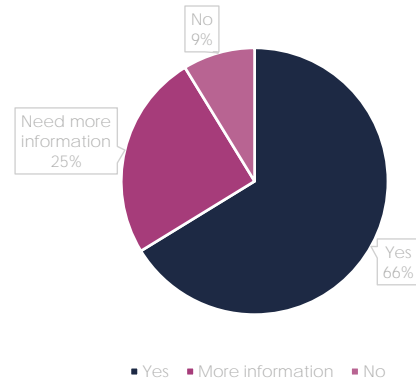
Information setting out the key comments for the public consultation events

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

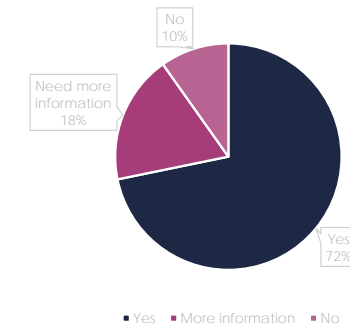
Do you have any ideas on the types of commercial spaces that should be available?

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

7

Summer consultation summary report

8

3.0 Masterplan

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.

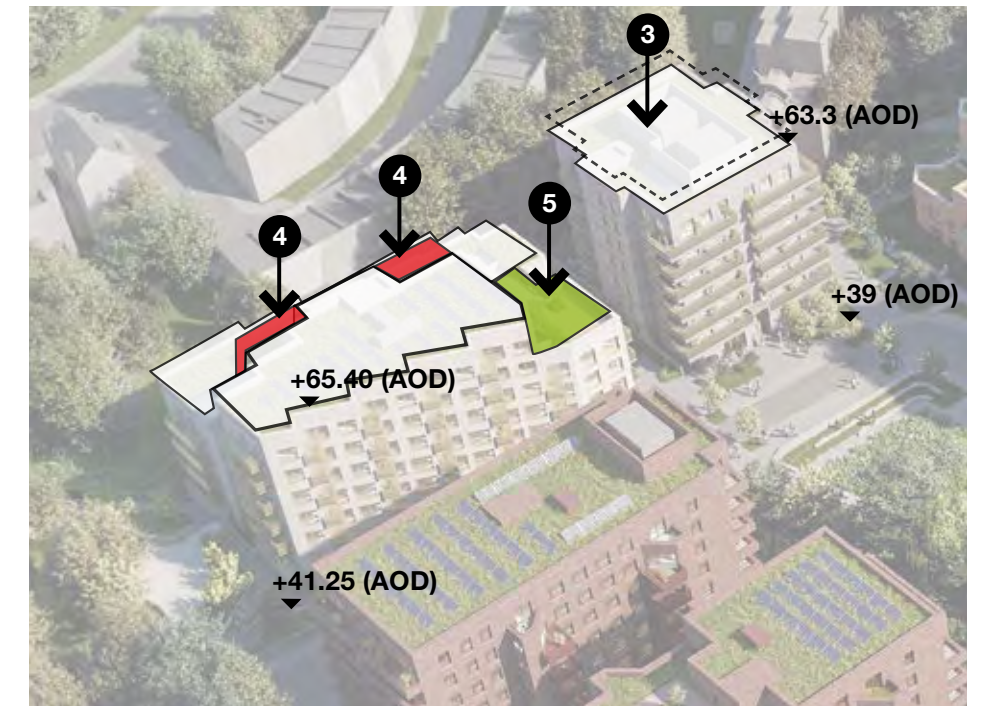
Public Consultation - June 2020



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.

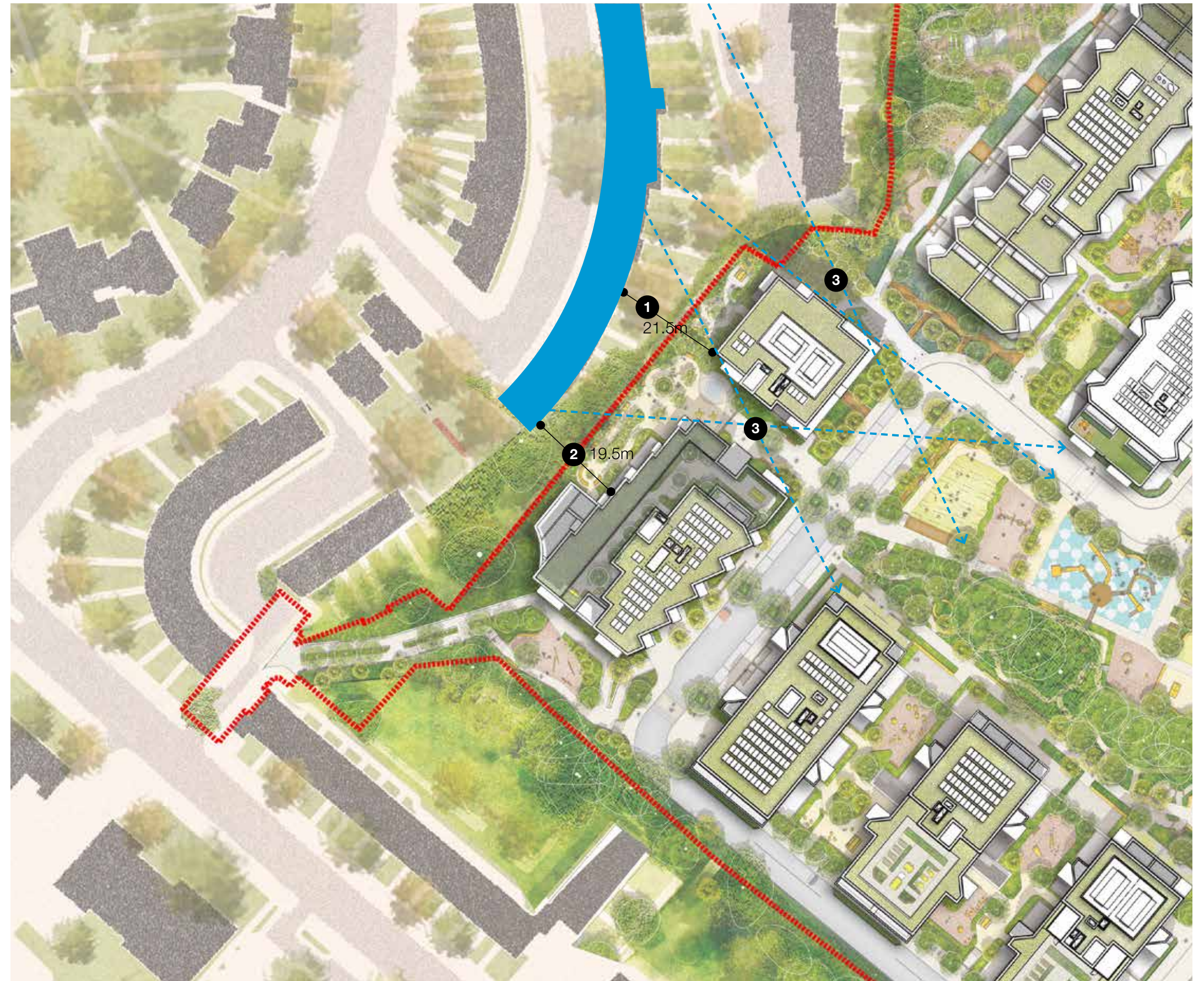
3.0 Masterplan

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.



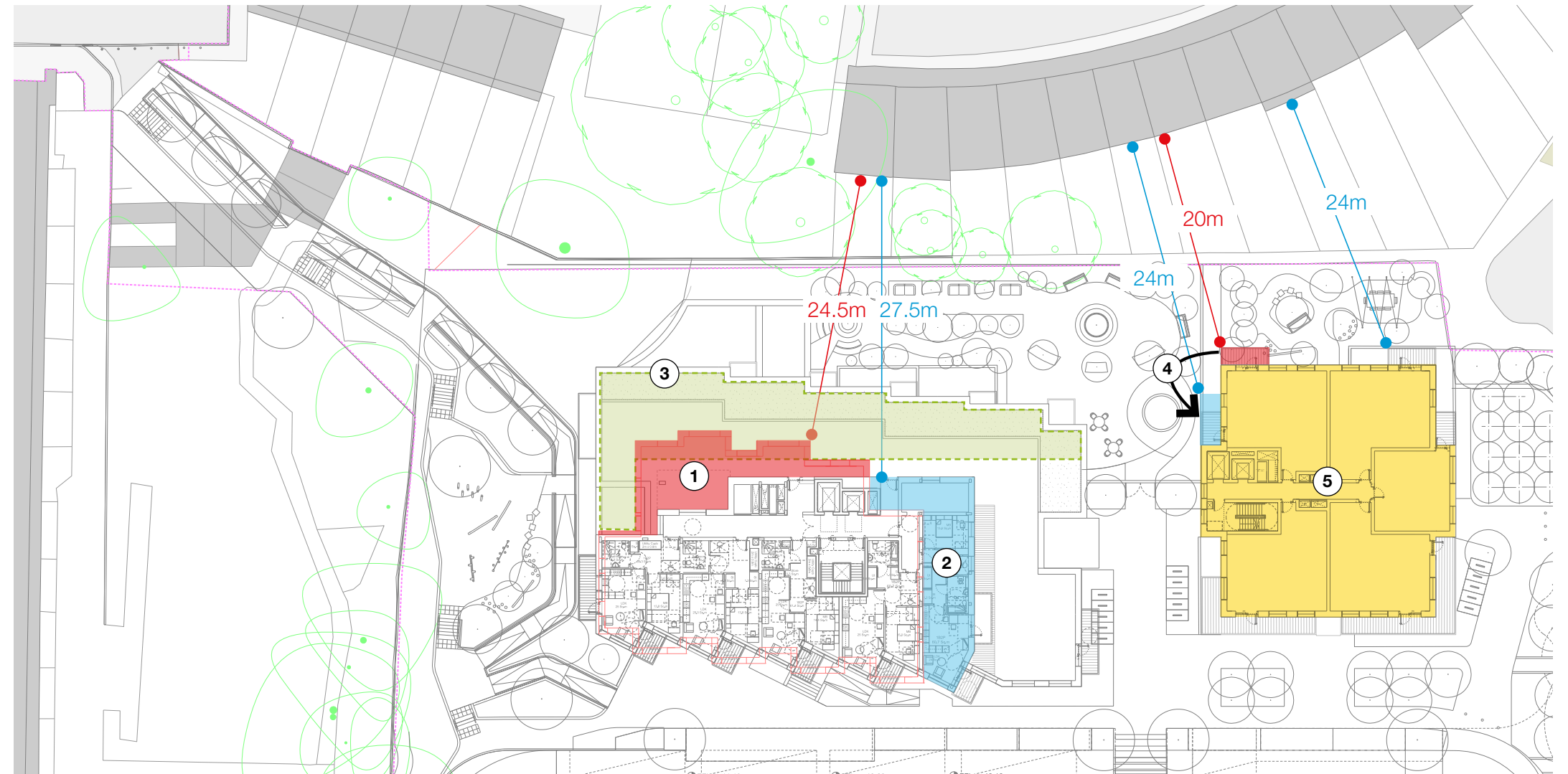
3.0 Masterplan

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.



3.0 Masterplan

3.5 Responding to Consultation

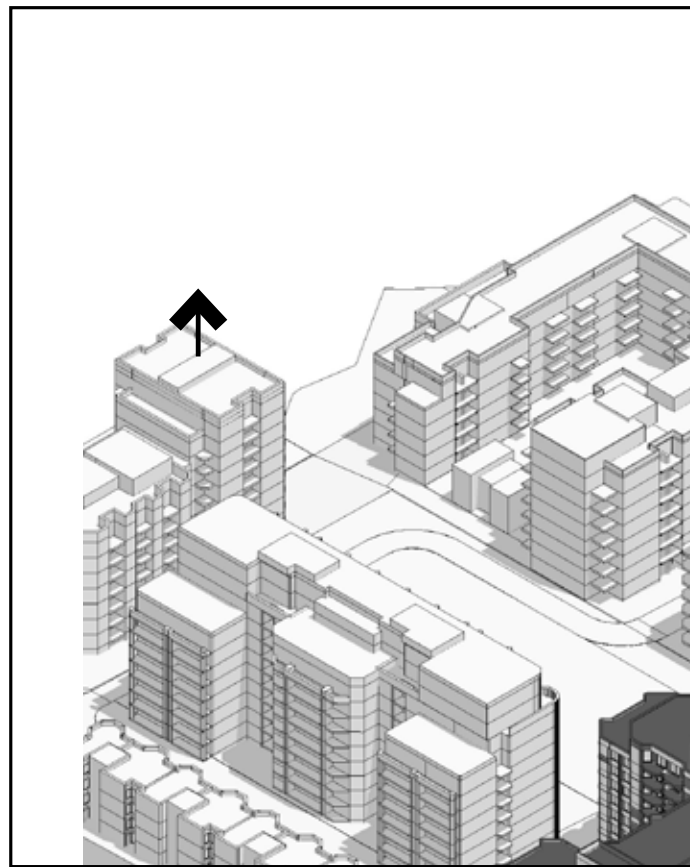
Key changes in response to comments

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.

3.0 Masterplan

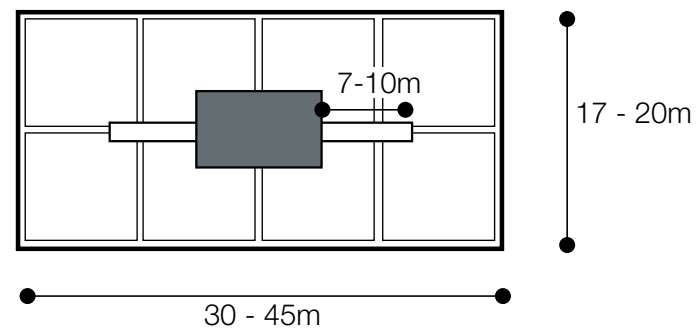
3.6 Proposal

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:

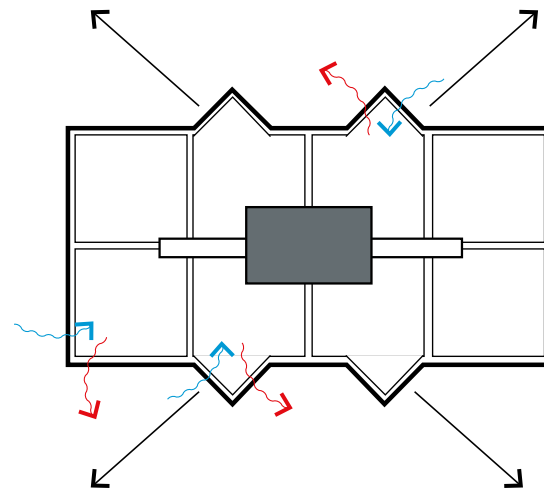
Simple efficient building

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.



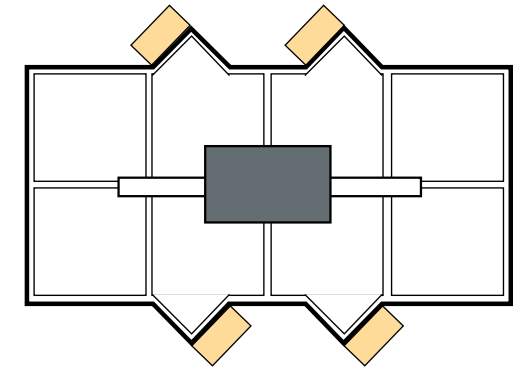
Articulation of the central units for aspect

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.

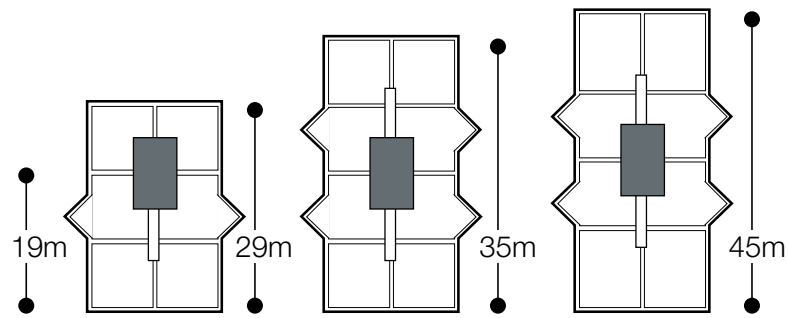


3.0 Masterplan

3.6 Proposal

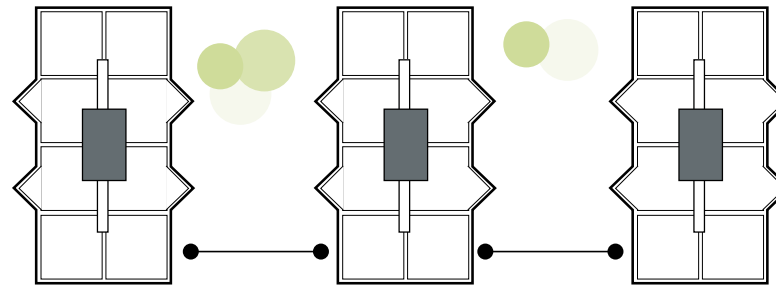
Changing length & mix

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.



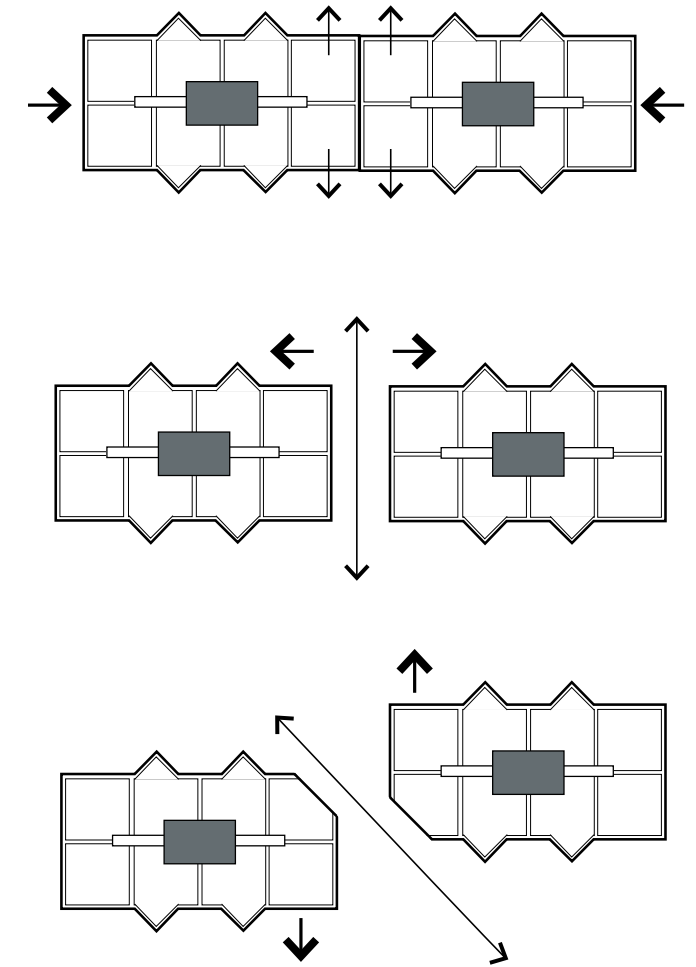
Creating spaces between

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.



3.0 Masterplan

3.6 Proposal

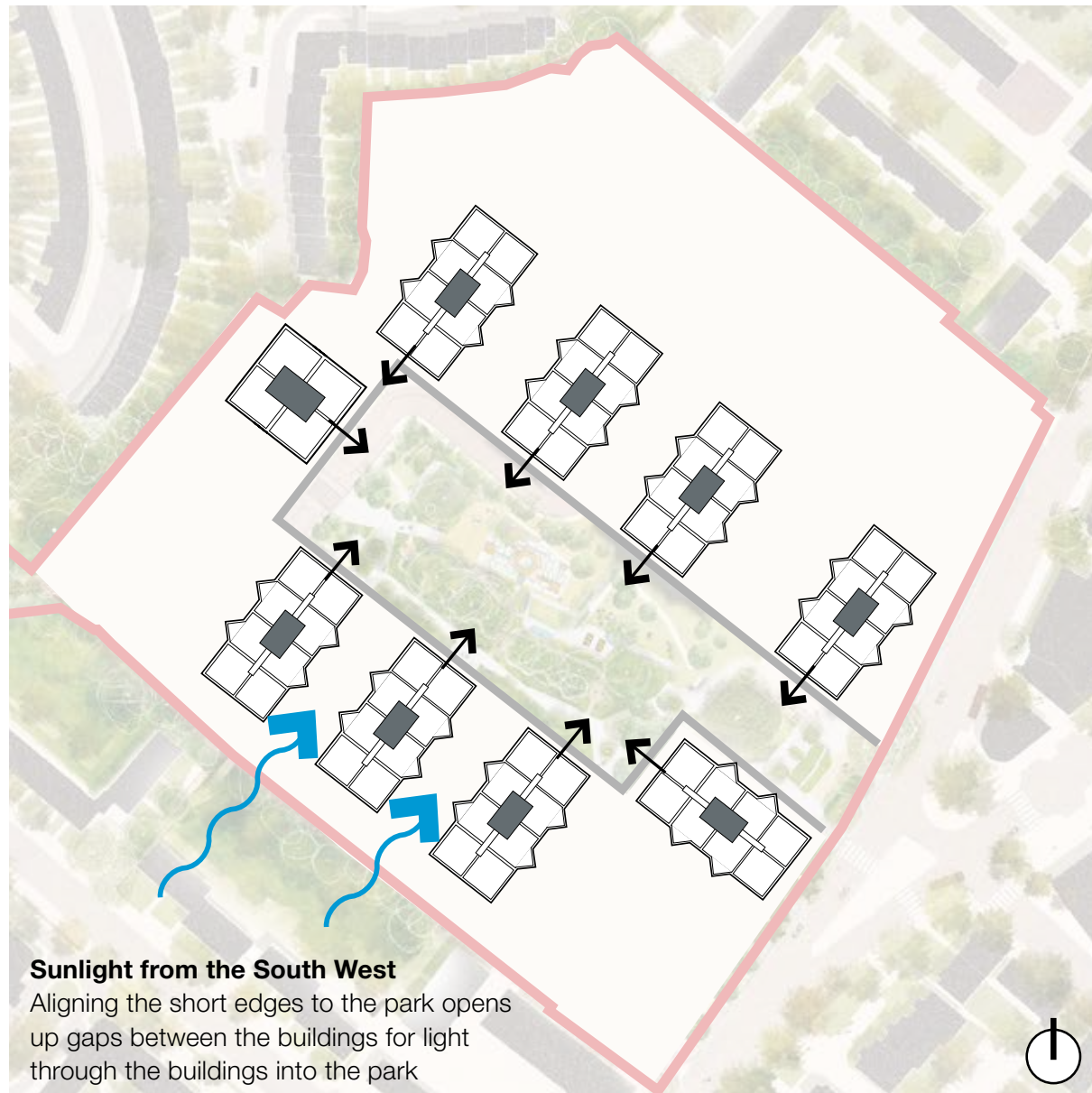
Lining the central park

We propose to create the park by lining its edges.

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

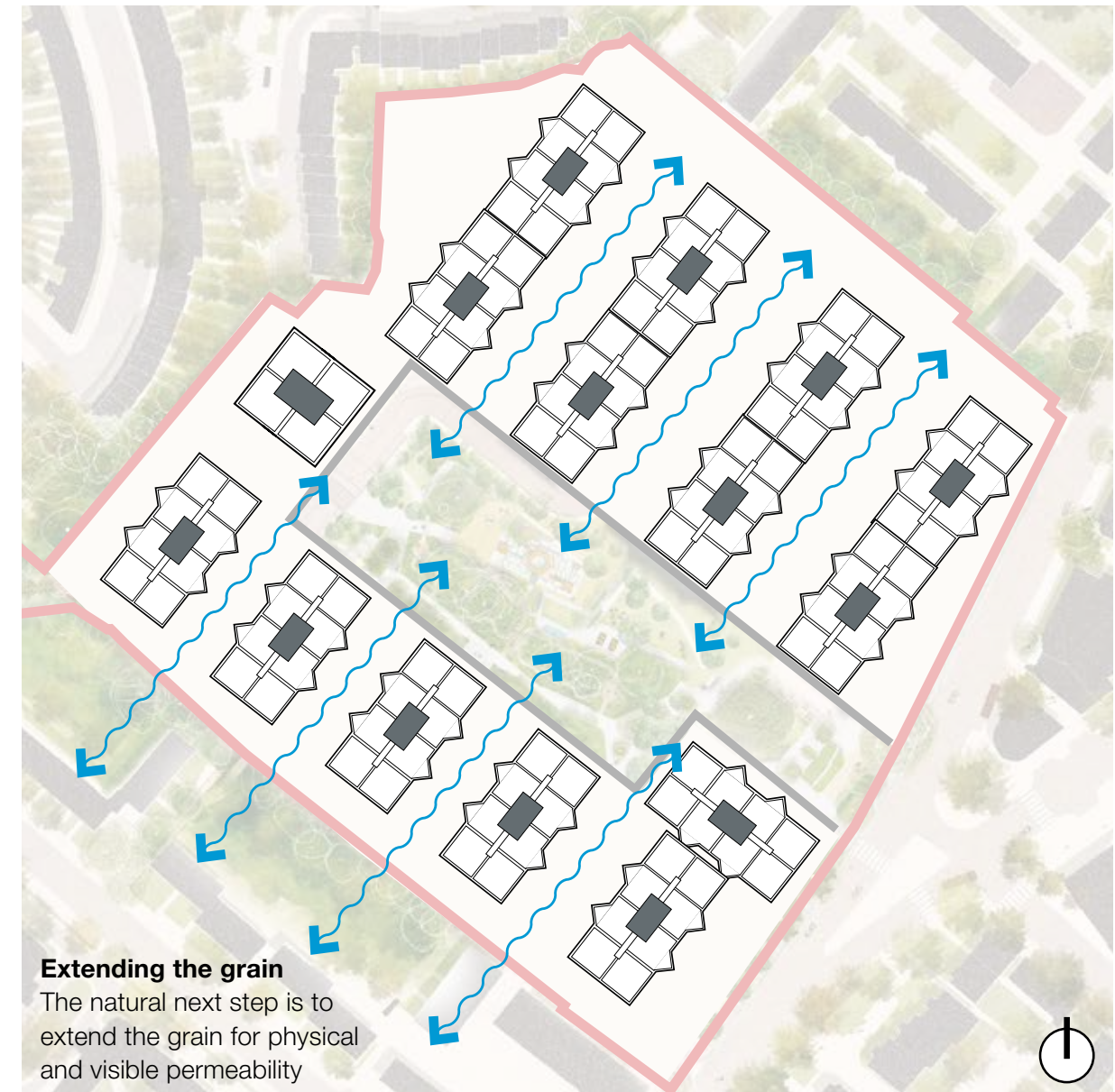
The elevations are activated with windows and balconies.

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.

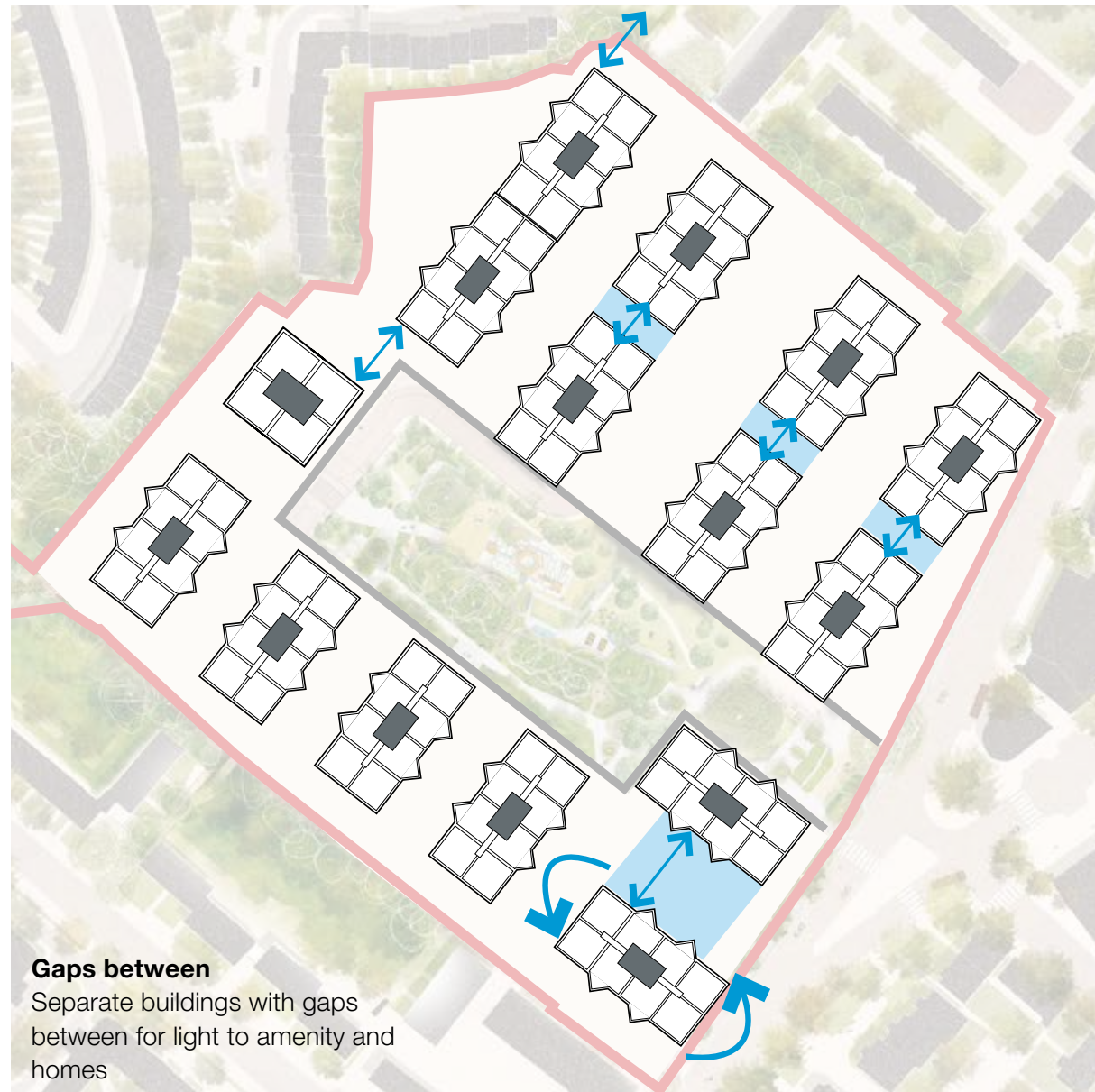


3.0 Masterplan

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.



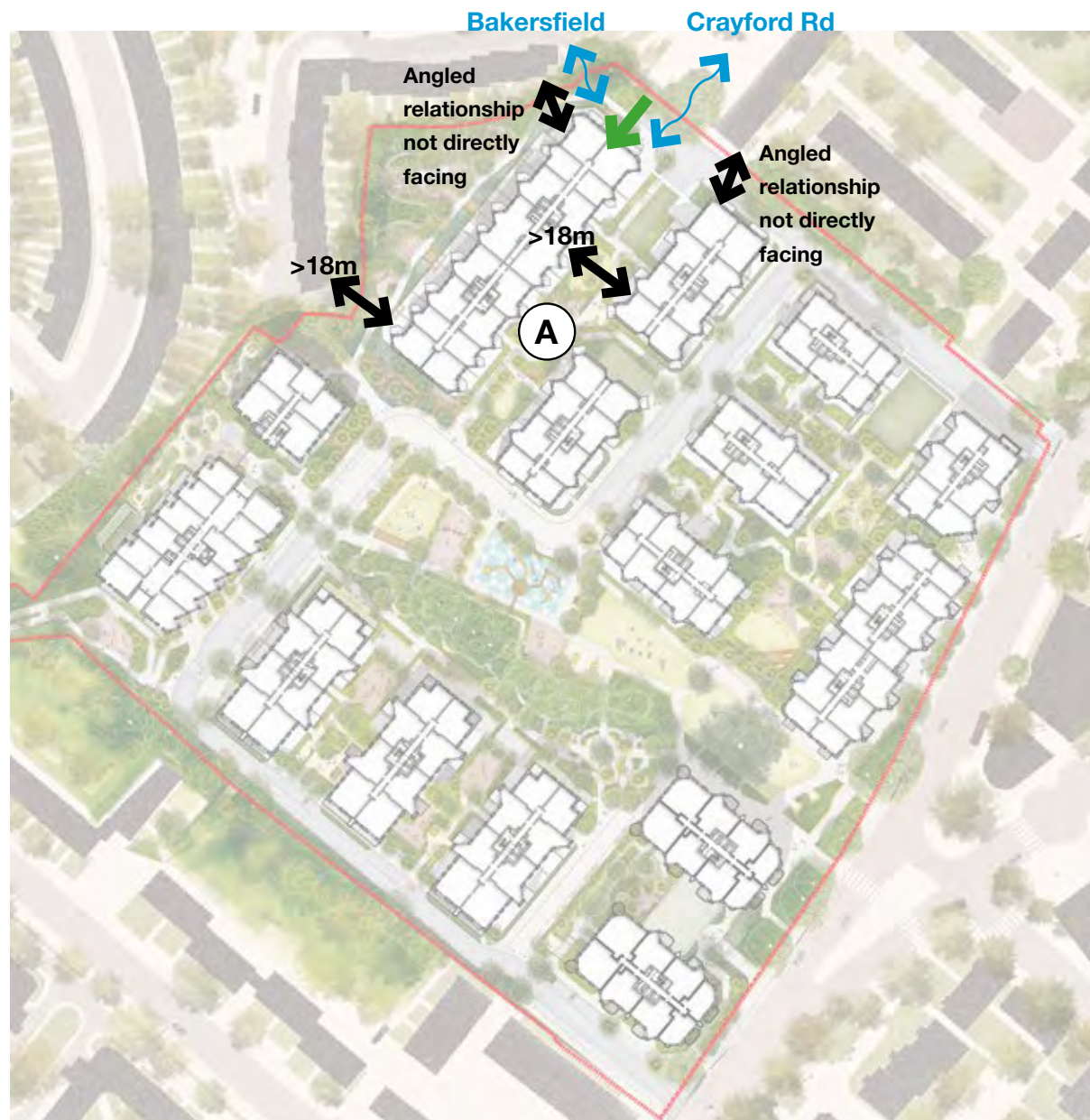
3.0 Masterplan

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.

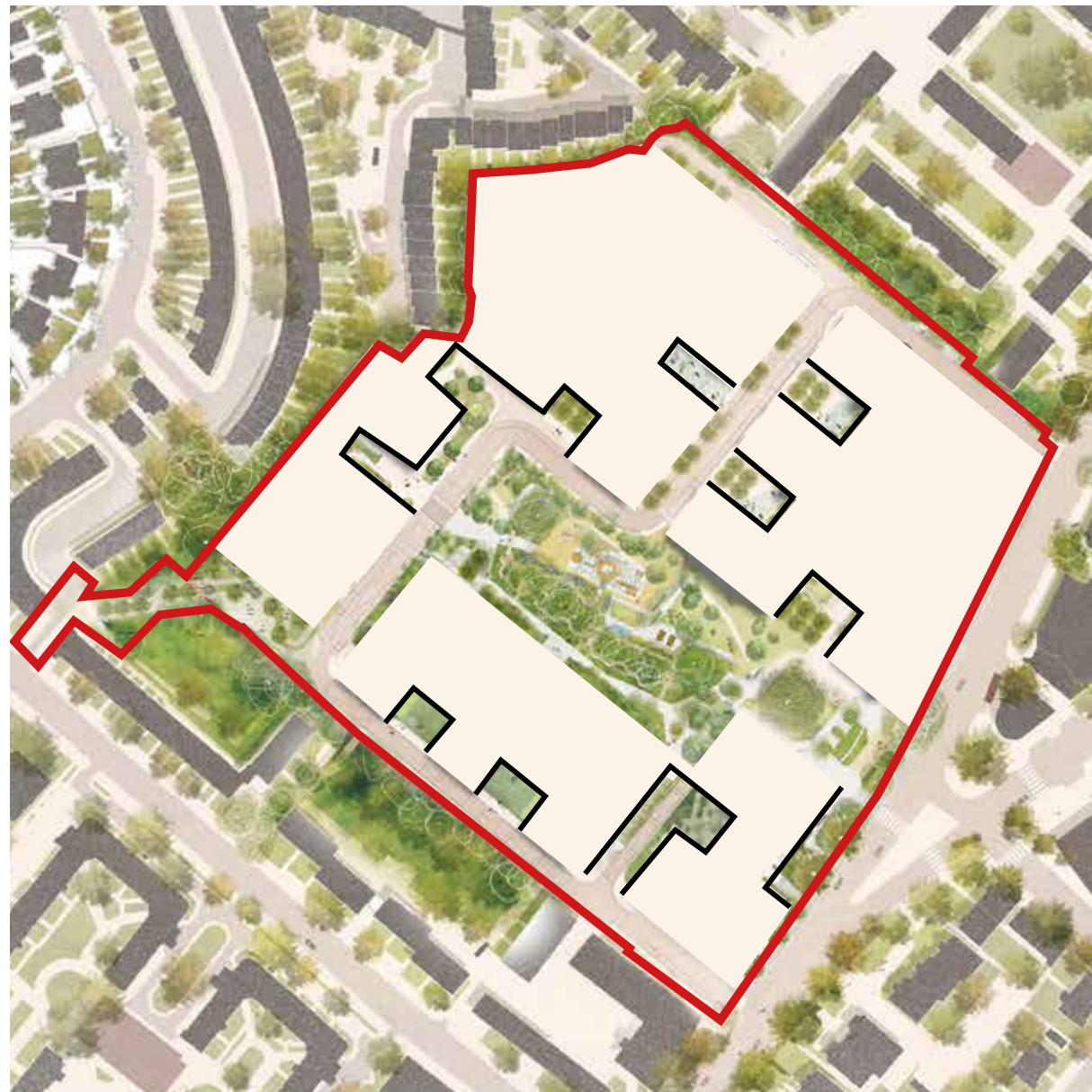


3.0 Masterplan

3.6 Proposal

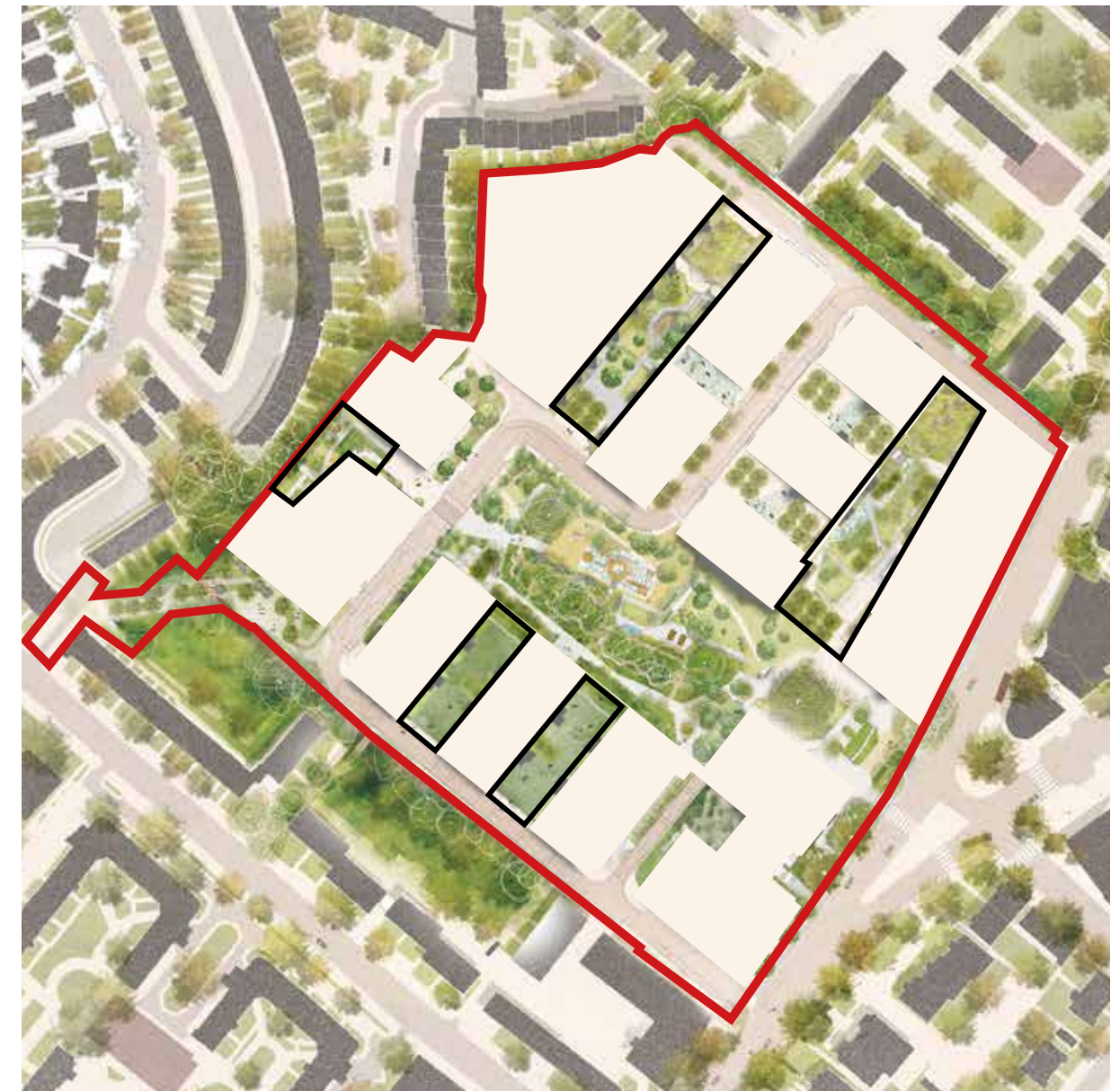
Green entrance spaces

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

3.6 Proposal

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.



3.0 Masterplan

3.6 Proposal



3.0 Masterplan

3.6 Proposal

Sun movement across the day 21st June

Illustrations showing how the sun moves through the masterplan throughout the day.



8am



9am



10am



11am



1pm



3pm



5pm



7pm

3.0 Masterplan

3.6 Proposal



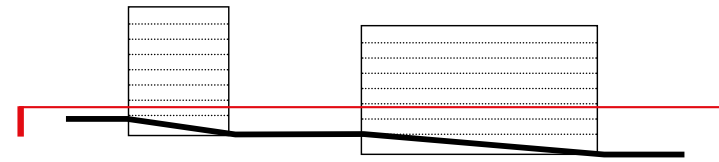
3.0 Masterplan

3.6 Proposal

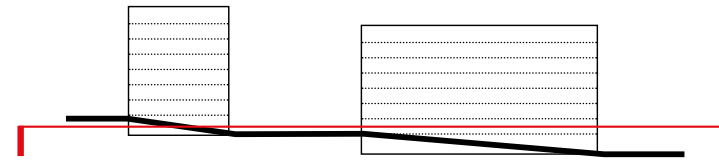
The following drawings set out the masterplan. Each plot is set out in further detail in the following chapters.

It should be noted that as a result of the changes in level through the site there are 3 x drawings that illustrate ground level. These are set out on the following pages. The hatch area indicates when a plan extends below ground as a result of the changing level. We have not detailed below ground foundations for ease of understanding.

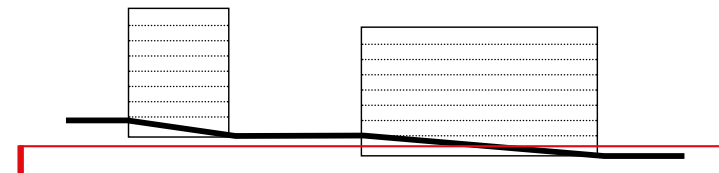
Ground level - South West Corner



Ground level - Middle



Ground level - North East Corner



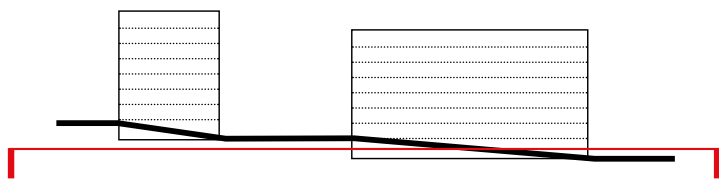
3.0 Masterplan

3.6 Proposal

The proposed ground (North East corner)

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Commercial spaces to Parkhurst Road
- ② Servicing and refuse loading
- ③ Crayford Rd connection
- ④ Bakersfield connection



KEY		
1 BED	CYCLE STORE	
2 BED	EXTRA-CARE	
3 BED	CRECHE	
4 BED	AFFORDABLE TENURE	
WOMENS CENTER	MARKET TENURE	
REFUSE STORE	ROOF PRIVATE TERRACE	
COMMERCIAL	SITE BOUNDARY	
MEP		
HEAT PUMPS		



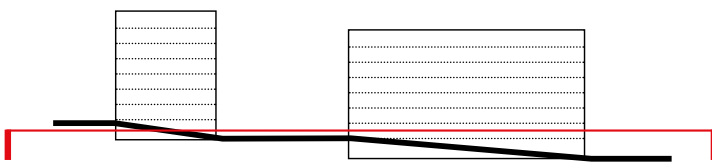
3.0 Masterplan

3.6 Proposal

The proposed ground (Middle)

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Gateway
- ② Park
- ③ Concierge / residents lounge
- ④ Extra Care building (split level)
- ⑤ Women's Building (split level)



KEY	
1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	CRECHE
4 BED	AFFORDABLE TENURE
WOMENS CENTER	MARKET TENURE
REFUSE STORE	ROOF PRIVATE TERRACE
COMMERCIAL	SITE BOUNDARY
MEP	
HEAT PUMPS	



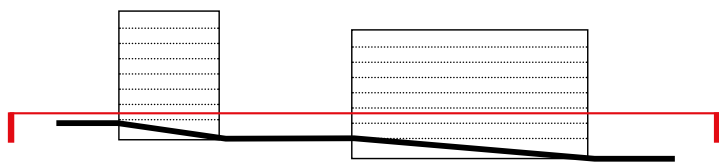
3.0 Masterplan

3.6 Proposal

The proposed ground (South West corner)

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Gateway
- ② Park
- ③ Concierge / parcel collection office
- ④ Extra Care building (split level)
- ⑤ Women's Building (split level)



KEY	
1 BED	CYCLE STORE
2 BED	EXTRA-CARE
3 BED	CRECHE
4 BED	AFFORDABLE TENURE
WOMENS CENTER	MARKET TENURE
REFUSE STORE	ROOF PRIVATE TERRACE
COMMERCIAL	SITE BOUNDARY
MEP	
HEAT PUMPS	

3.0 Masterplan

3.6 Proposal

Movement & access

The following illustrates the variety of movement networks which favour pedestrians and cyclists. Further detail is set out in the transport and landscape documents. The key below describes the types of movement likely across the site.

TfL Healthy Streets principles are being applied. We are prioritising cycle and pedestrian safety. The road is 2-way as this provides a better environment and permeability for cyclists and encourages cyclists to take the primary (and safest) position in the road.

- Cycle parking provision provided in accordance with London Plan (total 2009 cycle spaces).
- Proposed Trecastle connection will be accessible for pedestrians and cyclists
- Improved pedestrian crossing on Camden/ Parkhurst Road. This has been subject of discussions with, and is supported by, TfL.

Pedestrians and Cyclists

- Primary pedestrian movement
- Secondary pedestrian movement
- Tertiary pedestrian movement
- Shared route (cyclists and pedestrians)
- Pedestrian priority zone
- 🚲 Short stay / visitor cycle stands



3.0 Masterplan

3.6 Proposal

Streetscape & Entrances

The following illustrates the streetscape including vehicle and pedestrian movement, servicing and parking. Further detail is set out in the transport and landscape documents. The key below describes the types of movement likely across the site.

The road is 2-way as this provides a better environment and permeability for cyclists and encourages cyclists to take the primary (and safest) position in the road.

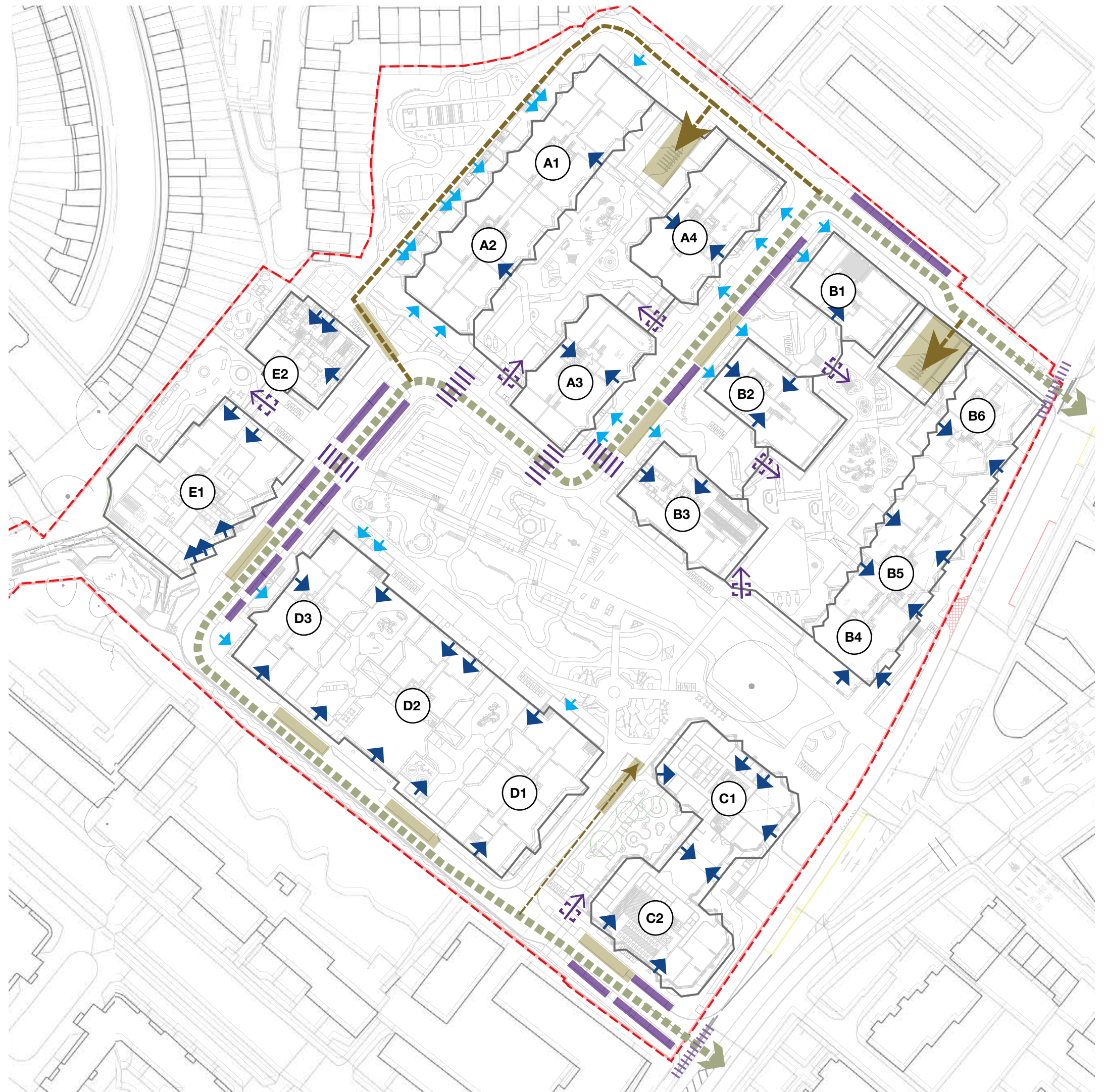
- Car free development (3% blue badge parking spaces)
- Active frontages on Parkhurst Road

Pedestrians and Cyclists

- Formal crossing location
- Informal crossing location
- Gated entrance
- Building entrance

Streetscape and Servicing

- Proposed vehicle access
- Service and emergency vehicle access only
- Proposed blue badge carpark
- Loading bay / drop off zone



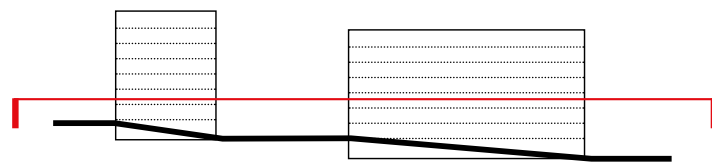
3.0 Masterplan

3.6 Proposal

Typical floor (level 01)

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Communal corridors open to light and air
- ② Roof of Women's Building below



KEY			
■	1 BED	■	CYCLE STORE
■	2 BED	■	EXTRA-CARE
■	3 BED	■	GRECHE
■	4 BED	■	AFFORDABLE TENURE
■	WOMENS CENTER	■	MARKET TENURE
■	REFUSE STORE	■	ROOF PRIVATE TERRACE
■	COMMERCIAL	- - -	SITE BOUNDARY
■	MEP		
■	HEAT PUMPS		



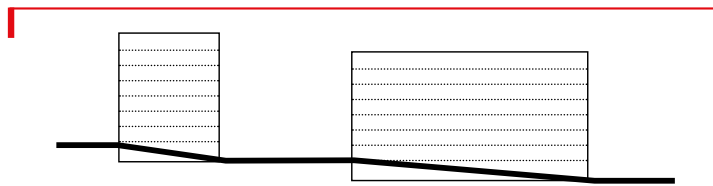
3.0 Masterplan

3.6 Proposal

Roof plan

The following illustrates the proposed masterplan at this level of the site. The key below summarises some features of note:

- ① Communal terrace - use by residents of core only
- ② ASHP enclosure - acoustically attenuated refer to EIA for further information



KEY	
■ 1 BED	■ CYCLE STORE
■ 2 BED	■ EXTRA-CARE
■ 3 BED	■ CRECHE
■ 4 BED	 AFFORDABLE TENURE
■ WOMENS CENTER	■ MARKET TENURE
■ REFUSE STORE	■ ROOF PRIVATE TERRACE
■ COMMERCIAL	- - - SITE BOUNDARY
■ MEP	
■ HEAT PUMPS	

3.0 Masterplan

3.6 Proposal

- 985 homes, includes 60 dedicated Extra Care homes
- 71% 2+bed family homes
- 12% Wheelchair homes. 120 homes.
- 60% affordable housing. The tenure split is:
 - 70% social rent. 415 homes, including the 60 Extra Care Homes. Rents will be set at Target Rent levels.
 - 30% London Shared Ownership. 178 homes.

Social Rent Accommodation

1 Bed 2 Person	106 Homes
2 Bed 3 Person	13 Homes
2 Bed 4 Person	196 Homes
3 Bed 4 Person	10 Homes
3 Bed 5 Person	77 Homes
4 Bed 5 Person	1 Homes
4 Bed 6 Person	9 Homes
4 Bed 7 Person	3 Homes
Total	415 Homes

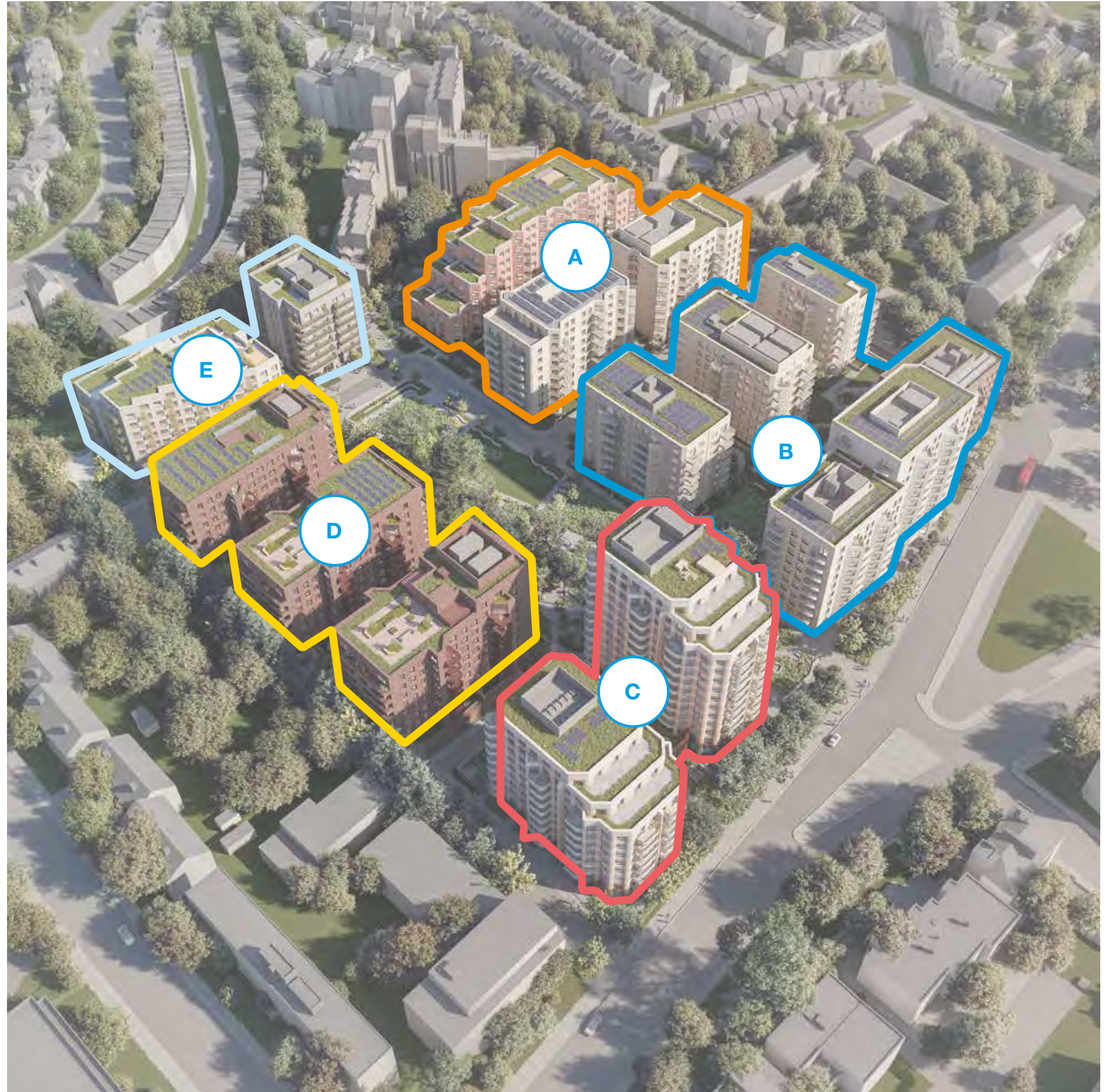
S/O Accommodation

1 Bed 2 person	96 Homes
2 Bed 3 Person	6 Homes
2 Bed 4 Person	76 Homes
Total S/O	178 Homes

Market Accommodation

1 Bed 2 person	87 Homes
2 Bed 3 Person	25 Homes
2 Bed 4 Person	253 Homes
3 Bed 5 Person	27 Homes
Total Market	392 Homes

Total residential units **985 Homes**



3.0 Masterplan

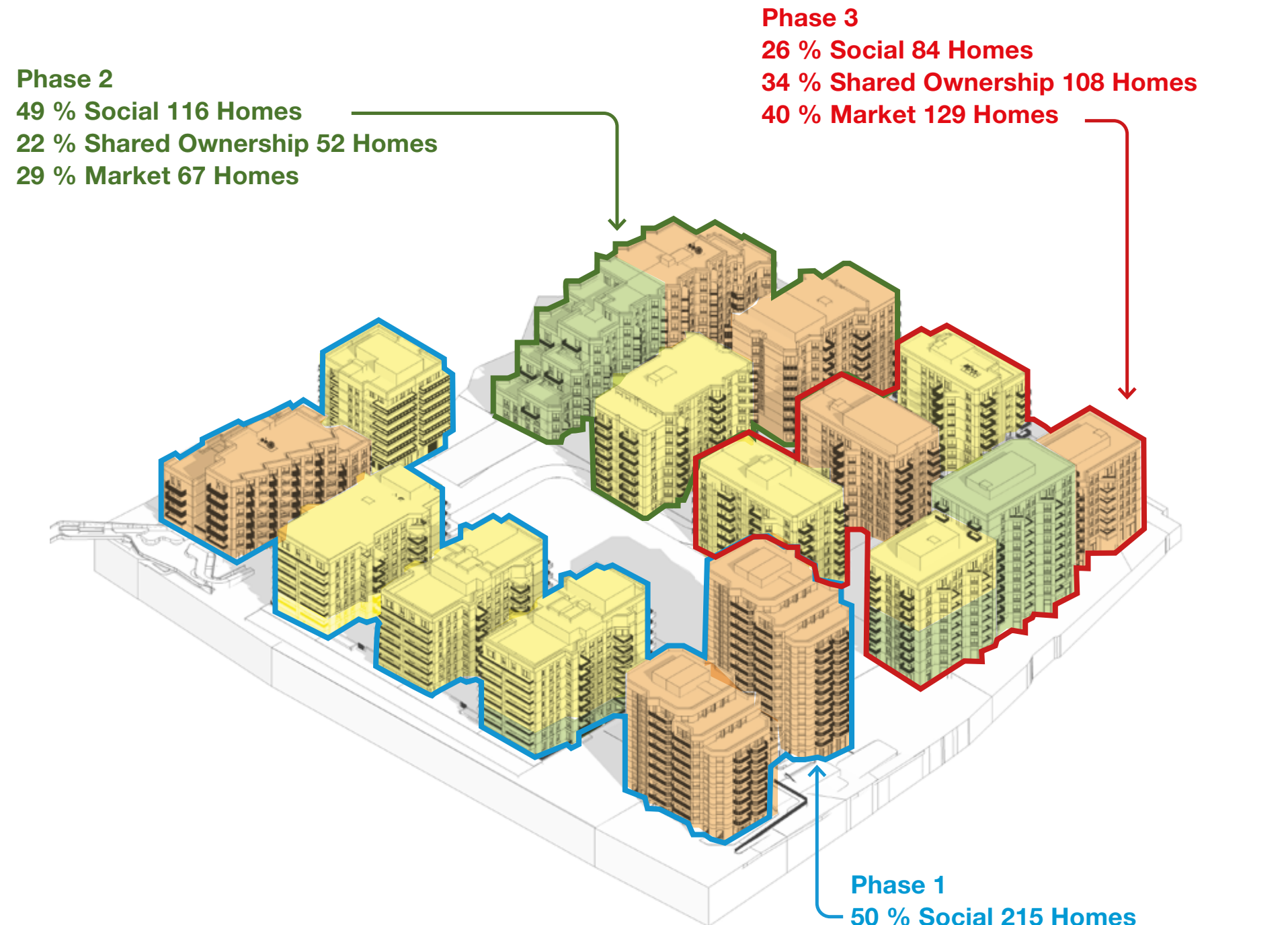
3.6 Proposal

The following diagram illustrates the tenure distribution and proposed phasing. The scheme has been designed to be tenure blind, however the following key principles has influenced the distribution:




- A rich mix of market and affordable accommodation addressing every public space, street and urban elevation.
- Both market and affordable accommodation addressing and overlooking the park.
- Both market and affordable accommodation on the prime urban elevation facing Camden and Parkhurst Road.

The masterplan also follows key phasing principles:

- Phase 1 to include 75% of the park, The Women's Building and the Extra care building
- More than 50% affordable accommodation in every phase



Key

-  Social Rent
-  Shared Ownership
-  Market

3.0 Masterplan

3.7 Scale

The scale of the development has evolved through extensive consultation with stakeholders, officers and the community.

As a starting point we have looked at the surrounding context. While the majority of the local area is 2-4 stories there are a number of developments in close proximity that are significantly taller. Some of these are above +30m. As indicated in the adjacent image these taller buildings are situated in prominent sites adjacent to main roads and on prominent junctions. They are markers for significant developments within Islington.

Similarly this proposal marks the position of a significant new public space and nationally important Women's Building. Height is positioned towards Camden and Parkhurst road with the tallest element set at the junction of Hillmarton in the centre of the site and above the Women's Building at the primary entrance to the development.

Tall buildings within Islington:

- Rowstock Gardens, N7 0BE
- Nicholas House, N7 8TW
- Talbot House, N7 7LT
- Stapleton House, 279 Holloway Rd, N7 8FB
- Dixon Clark Ct, Canonbury Rd, N1 2UR
- London Metropolitan University, N7 8DB

The following pages set out in more detail the key constraints on height and the conceptual approach and justification in further detail.



3.0 Masterplan

3.7 Scale

The following diagram illustrates the constraints on height in relation to the locally important view Lv4B. This view and its significance is explained in further detail in the Townscape Document, in which other local views are set out and explained. The proposal is less visible in these views and therefore have had less influence in the resultant proposal.

The proposal is visible in Lv4B, forming part of the silhouette and ridge line of Islington alongside other buildings and in particular a clear view of the dome and peristyle of St. Paul's. As a result the view has become a key constraint to the bulk and massing. The proposal is carefully sculpted to minimise visibility and ensure any mass that is visible is positioned away from St. Paul's.

- ① Viewing plane created by the two views to ensure the massing does not obscure St. Paul's.
- ② Massing set below the view plane.
- ③ Taller elements set outside the viewing plane.

Local view LV4B



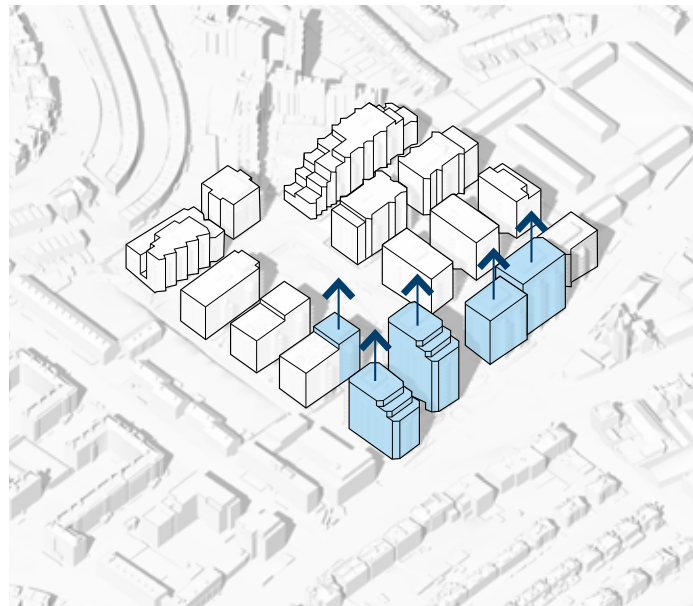
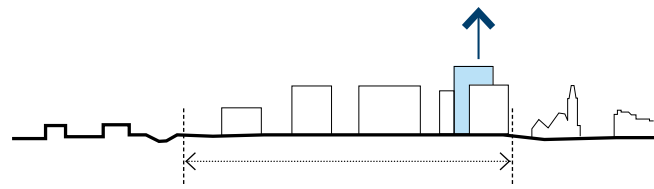
Zoom in of LV4B in which the proposed mass is highlighted in blue indicating that it sits away from St. Paul's.



3.0 Masterplan

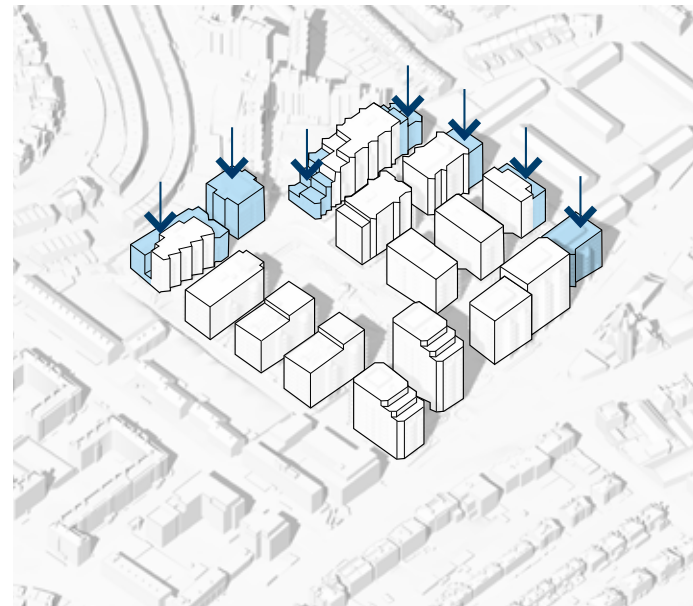
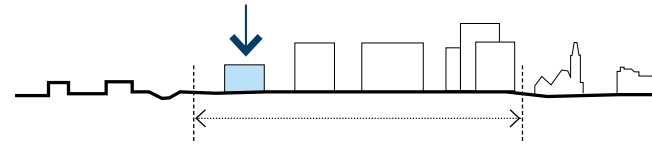
3.7 Scale

The following diagrams set out the principles for the height of the buildings across the masterplan. The primary approach is to include height in the most appropriate location for the local context and reduce height adjacent our nearest neighbours.



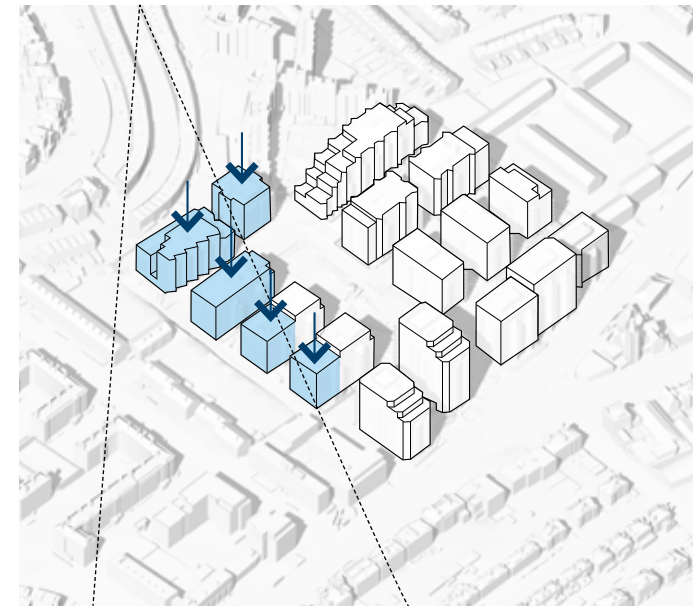
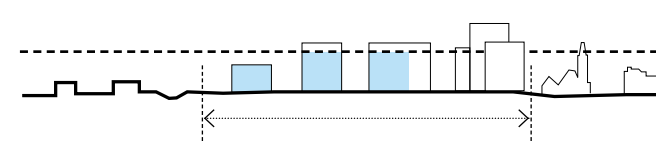
Taller buildings towards street frontage

The tallest buildings in the masterplan are located along Camden and Parkhurst road. These buildings mark the entrance to the masterplan and line the primary urban route.



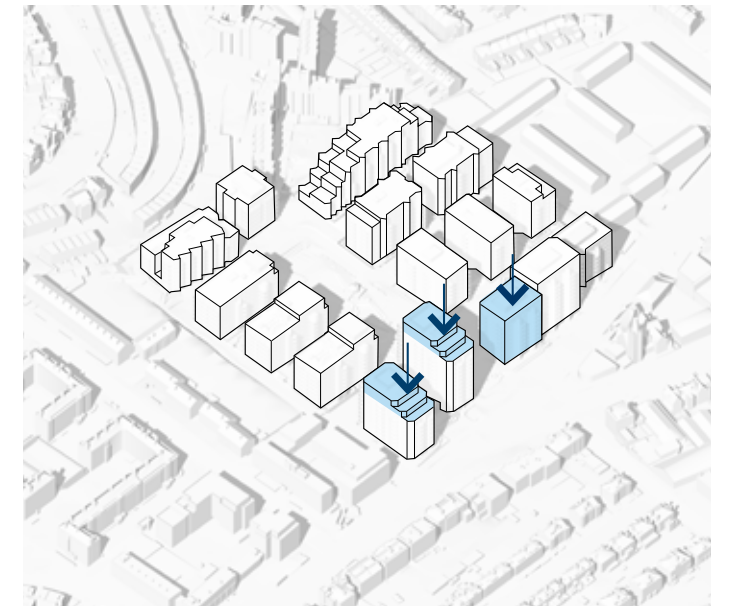
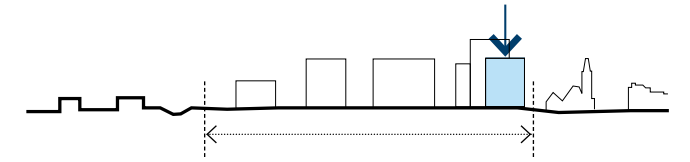
Lower buildings towards the neighbours

The lower buildings in the masterplan are located on the boundary to the site.



Lower for the view towards St. Paul's

The south west corner buildings are reduced to ensure they are not visible in front of the dome of St. Paul's in LV4B



Reduced for local townscape

Stepped back façades and reduced height elements for local views from the Hillmarton Conversation Area and Camden Road views North and South.

3.0 Masterplan

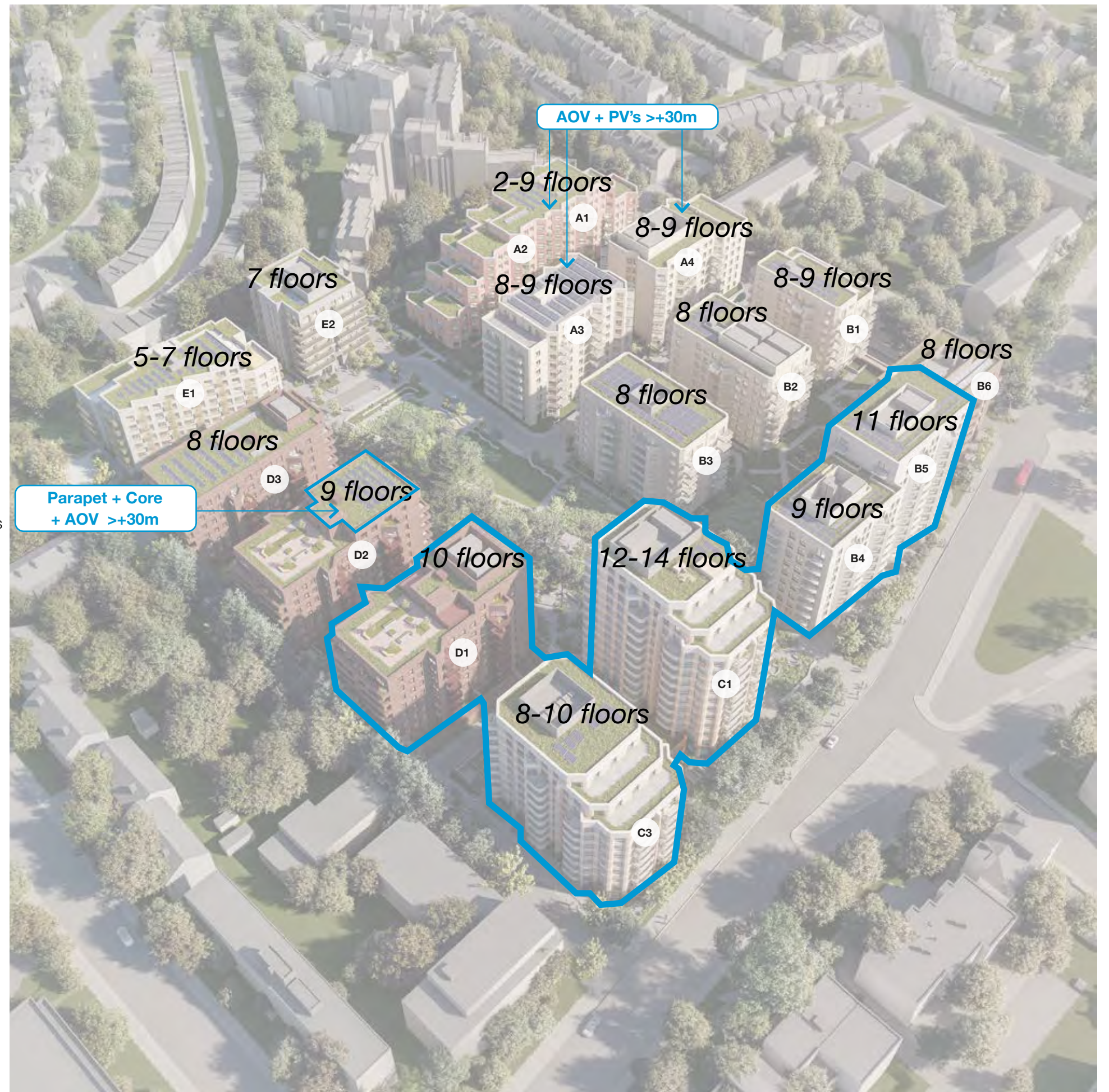
3.7 Scale

The diagram highlights the heights across the masterplan.

The buildings in blue are above +30m above ground. In addition, there are isolated elements above +30m including; AOV's for smoke extract, satellite dishes and flues, as discussed with Islington planning officers. All are detailed in the elevations. The parapet, core overrun of D2 also extends above +30m as noted on the elevations. These have been reviewed in detail with officers and are positioned in locations which have the minimum impact.

The taller buildings are positioned along the frontage towards Camden and Parkhurst Road. There are a number of benefits of taller buildings located on the frontage as detailed below:

- Most appropriate place to locate height toward urban street frontage, following a similar approach to other key urban streets in Islington. Refer to the previous information that sets out height within the local context.
- Ensures site is appropriately optimised to make best use of this highly accessible, vacant, public sector brownfield land. While policy does not prescribe a set density, for comparison the density of the scheme at 707.96 hr/ha and 260 units/ha is comparable to the previous London Plan (2016) density guide of 700 hr/ha and 260 units/ha.
- Positive contribution to the existing and emerging skyline
- Positive contribution to the local townscape in terms of legibility, proportions and materiality.
- Appropriate transition in scale between the taller buildings and their surrounding context to protect amenity and privacy
- Aid legibility and way finding. Plot C in particular is a landmark to identify the Women's Building and public park
- At ground level the base of each building is of appropriate scale and character. Plot C offers Women's Building with 3.25-3.95m generous floor to ceiling heights, Plot B offers range of commercial spaces with 3.5-5.5m floor to ceiling height to enable use by a range of occupiers, Plot D includes resident amenity at ground floor accessible to all future occupiers with 2.6-2.8m floor to ceiling height and has direct visual relationship with new public open space so the scale is considered appropriate.



3.0 Masterplan

3.7 Scale

Site context section

The following information sets out the proposed scale in relation to the immediate context.

The section below illustrates the cross section through the park, the change in level across the site from Dalmeny estate (high up to the left) towards the Holloway Estate (lower down on the right).

Summary of key moves for scale

The section below illustrates the general consistency of height across the masterplan. Taller elements are located towards the primary urban frontages while lower elements are located towards the South West boundary abutting Penderyn Way and Bakersfield. As illustrated buildings D2 and A4 both step down towards the boundary. The natural variation in level across the masterplan also gives variety to the roof scape.



3.0 Masterplan

3.7 Scale

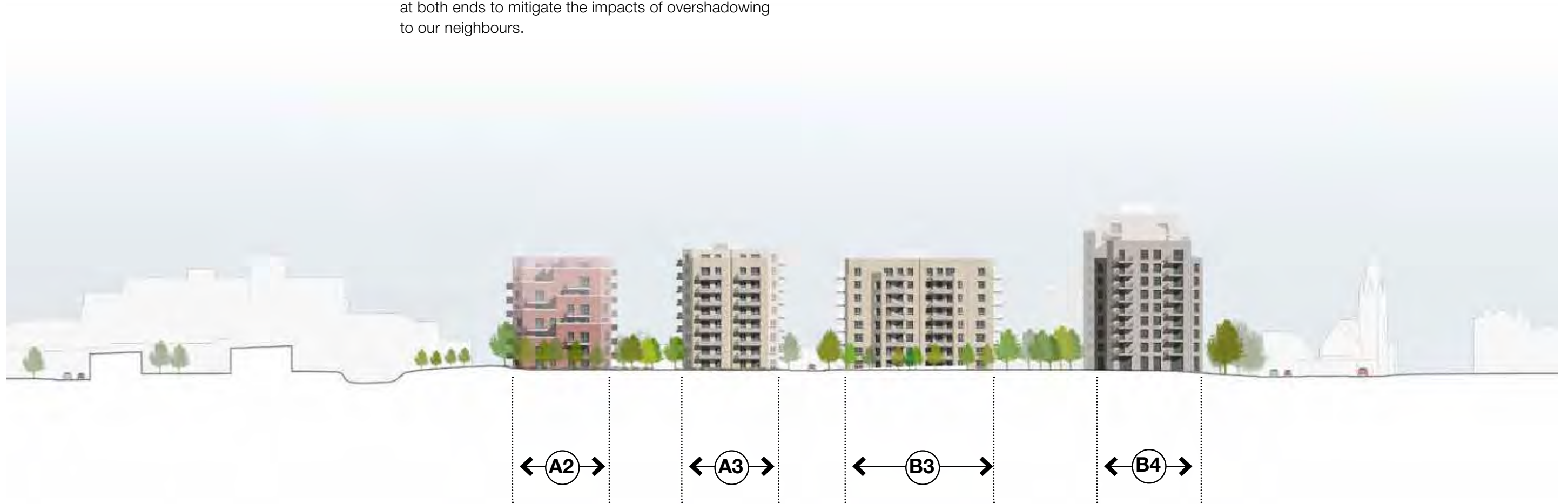
Site context section

The following information sets out the proposed scale in relation to the immediate context. To the left side of the drawing the Penderyn properties are shown with Bakersfield behind. To the right the Camden Art centre is shown as well as the split in Camden Road and Parkhurst Road, with the Hillmarton conservation area beyond.

Summary of key moves for scale

The section below illustrates the taller buildings above +30m on Parkhurst Road with a general consistency of height to the buildings behind. Taller elements are located toward the primary urban elevation increasing density in a location with minimal impact while lower elements are located towards our nearest neighbours at the South West boundary.

As illustrated buildings A1&A2 step dramatically down at both ends to mitigate the impacts of overshadowing to our neighbours.



3.0 Masterplan

3.7 Scale

Site context section

The following information sets out the proposed scale in relation to the immediate context and particular sets out the scale of the proposed buildings around the primary public space positions at the centre. Key dimensions are given to explain the proportions of the space. The space is approximately 54m wide and 28m tall - as ratio of very close to 2:1.

The section below illustrates the change in level of the landscape from one side of Plot D to the other. It also shows the relationship between Plot D and the Dalmeny Estate which are set back beyond the communal amenity space between.



3.0 Masterplan

3.7 Scale

Site context section

The following information sets out the proposed scale in relation to the immediate context. Plot C stands to the left, marking the entrance gateway to the public park. Plot D steps floor by floor down to Plot E shown on the right. To the far right the relationship with Penderyn way is illustrated. This relationship is constantly changing given orientation and plan, however at the tightest point the buildings are 19.5m apart.



3.0 Masterplan

3.8 Appearance

The following pages set out the overarching approach to appearance across the masterplan. In subsequent chapters further detail is set out on a plot by plot basis.

A key driver for any project of this scale set in such a historic part of London is the existing context. Throughout the project the best of the existing has been our reference point for what is appropriate and suitable.

Inspired by the existing

The Tufnell Park Conservation area characterised by very high quality architecture, variety of styles and materials and colours. There are some excellent examples to be inspired by, emulate and learn from. Carleton & Anson road are a mix of Victorian and Edwardian Villa's and Terraces, circa. 1870 - 1920. They are significant not only because of their quality and providence but also because of the local people who built and designed them.

Through our research we have walked the streets to find excellent examples. Below are some relevant ideas that we have taken forward into our design proposals.

- A simple system of brick wall, punched opening, bay window.
- The massing creates special moments, order, hierarchy, elegant proportions
- Tuned with simple / inexpensive details
- Expressed lintel
- Two tone brickwork
- Window size / position
- Clipped on / vs inset balconies
- Feature entrances



Asymmetric window



Bridging balconies



Broken Stacks



Special entrances



Playful proportions



Grouped windows



Paired bays



Mirrored bays



Special corners



Front / side elevs



Asymmetric massing



Stepping scale



Datums



Special rooms



Two tone brick



Accent details



Depth / Rhythm



Unusual lintels



Surprising datums



Window sizes

3.0 Masterplan

3.8 Appearance

The colours and materials of the place

The best of the existing context gives us a rich source of precedent materials and colours. We have looked at the existing to create a materials palette that fits in with the context and can stand the test of time in the way that the best homes of the Victorian and Edwardian homes have done.



Holloway Estate



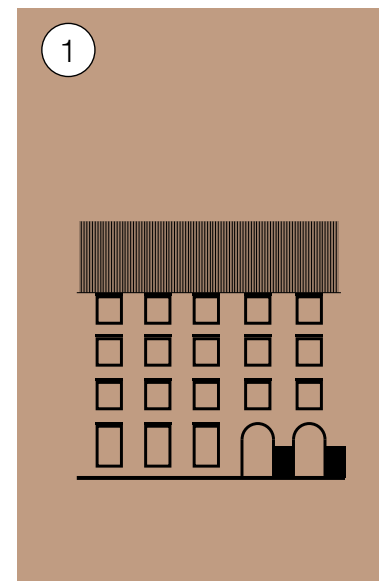
Hilldrop estate



Anson Road
Carleton Road

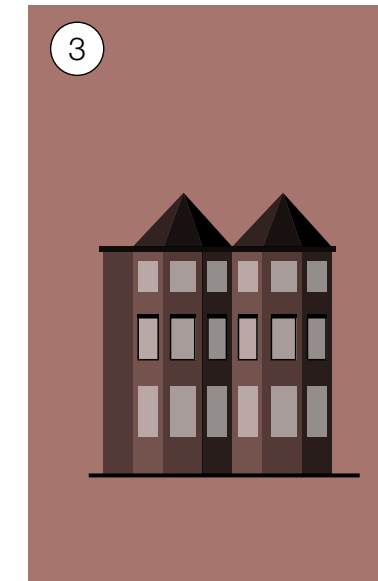
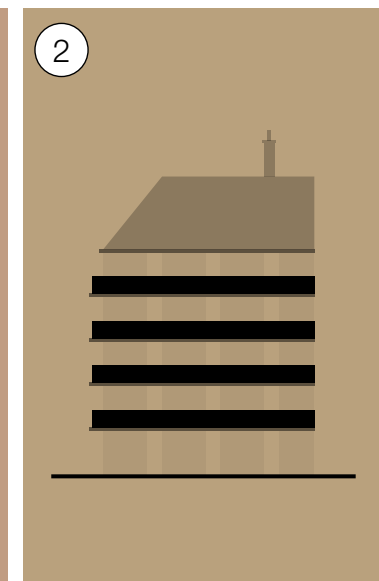


Beacon Hill
Hungerford Road



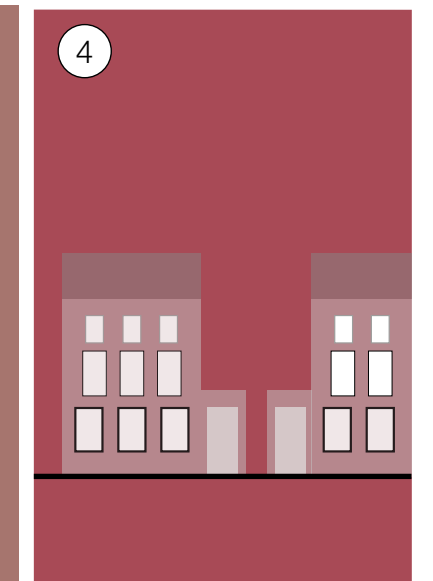
Creating wonderful spaces between

- Successful shared spaces
- Defined by the simple architectural system
- Embellished with characterful entrances



Delightful particular conditions

- Turning / holding corners
- Creating a rhythm of entrances / bays
- Establishing order (base / middle / top)
- Playful with proportion



3.0 Masterplan

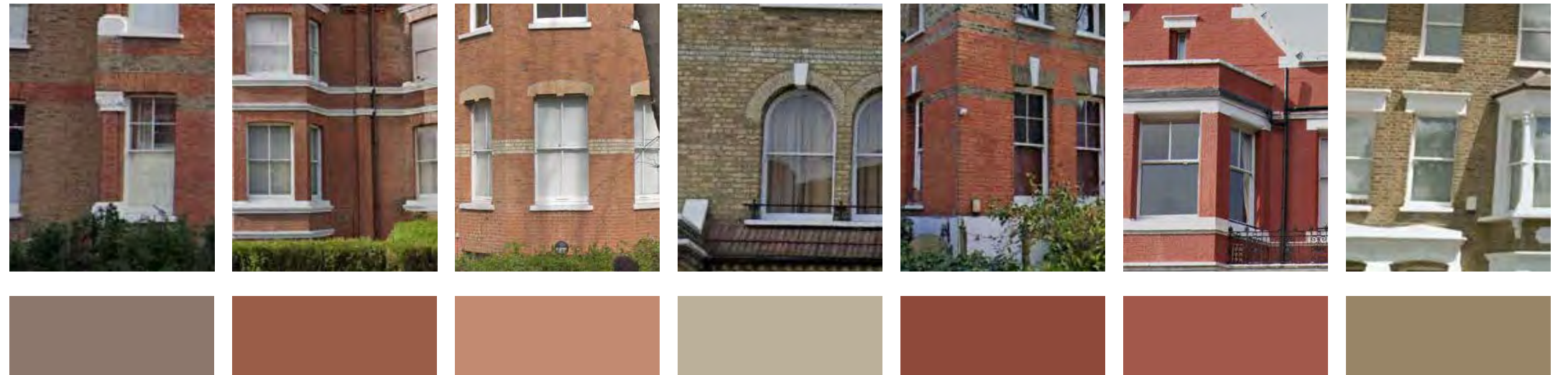
3.8 Appearance

Learning from the context

Ideas for character, variety and interest, developing from our investigation into the quality and richness of the context. The architecture is a system of brick walls and openings for windows, that fundamentally provides good internal light and great aspect and can flex and change to create variety and joyful moments of delight. This application follows the same approach.

The following images are a selection of photos of the surrounding context that give us an idea of colour / quality / tone / material and detail to be used for the application in order to be sensitive and appropriate for the context.

Where appropriate the masterplan also aims to compliment the adjacent properties. The City of London estate with a warm calm brick is echoed in the materials proposed for Plot B. A similar approach is taken for Plot D for Dalmeny Avenue estate and Plot A for Bakersfield.

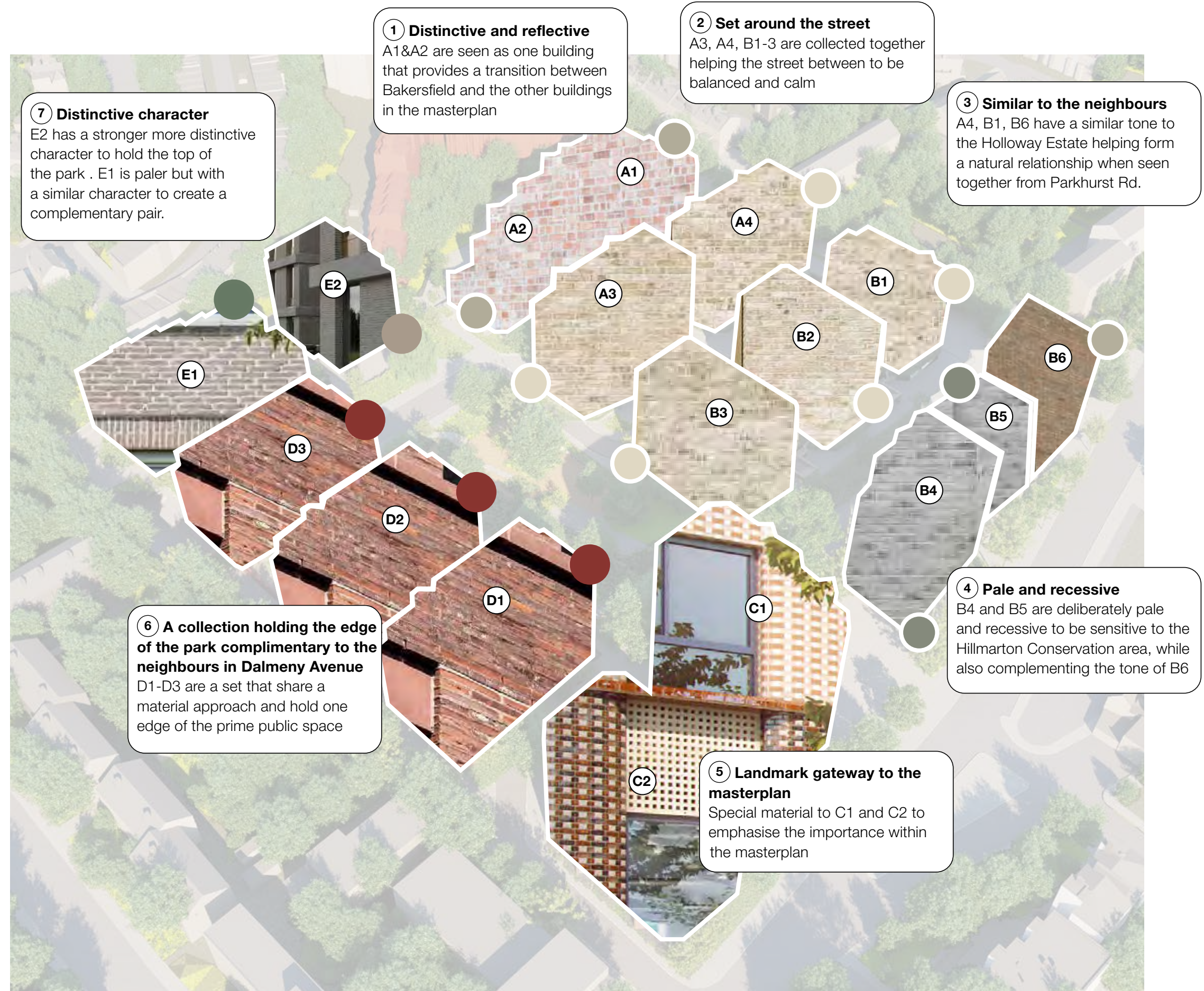


3.0 Masterplan

3.8 Appearance

A collection of calm brick buildings

The following diagram sets out the approach to materials across the masterplan. The detail for each plot is set out in the following chapters. This diagram explains the approach, why it is considered appropriate and how it relates to the immediate context.



3.0 Masterplan

3.8 Appearance

Precedent materials

The following precedents illustrate the proposed materials for the masterplan and gives a commentary of why and where they might be used.

With the exception of Plot C, throughout the masterplan all brickwork will be standard brick sizes and laid in a stretcher bond.



The idea of a monolithic / solid / robust building with a sculptural quality

- Complementary mortar colour
- Flush mortars joints
- The right amount of variation without too much variety



The idea of a London brick

- Natural variation in brick tone
- Hand made aesthetic
- Tonal variation
- Weathering well



3.0 Masterplan

3.8 Appearance

Precedent materials

The following precedents illustrate the proposed materials for the masterplan and gives a commentary of why and where they might be used. With the exception of Plot C, throughout the masterplan all brickwork will be standard brick sizes and laid in a stretcher bond.



Complementary details

- Matching lintels
- Changing brick colour to base
- Matching concrete coping

Textural quality

- Deliberate roughness in surface texture
- Emphasised with mortars joints and variation in bricks



Revealing the joints to respond to scale

- Smaller scale buildings to have less variation in brick colour
- Expressed mortar joints to add texture

Complementary difference between both buildings

- Difference to brick colour
- Common mortar and metal work
- Matching tone and colour distinct to the other plots



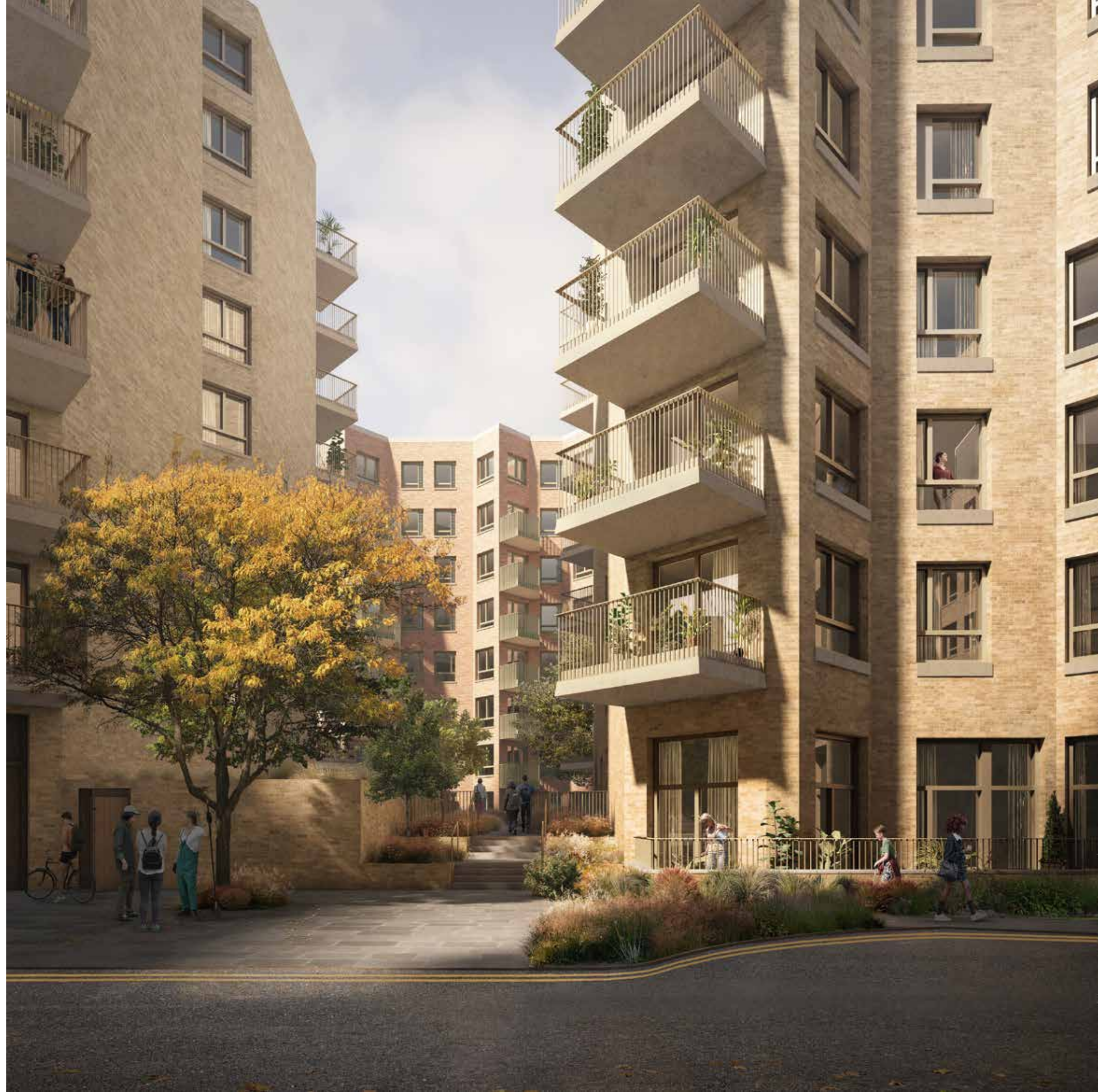
3.0 Masterplan

3.8 Appearance



3.0 Masterplan

3.8 Appearance



3.0 Masterplan

3.8 Proposal

Balcony typology

The following illustrates the proposed balcony materials across the masterplan. The key identifies their type. Further detail on the appearance and detail can be seen in the following chapters.

- Brick balcony
- Concrete balconies with metal guarding and handrail
- Deeper concrete balconies with metal handrail
- ⋈ Painted metal guarding with angled metal flats for privacy and painted metal handrail and soffit

The approach to the material of the balconies is related to their position within the masterplan. We have brick or concrete balconies facing the more formal public fronting elevations, and metal balconies facing the more private or communal facing elevations.

Along Camden and Parkhurst Road the more solid deeper balconies provide acoustic protection against the noisy main road. While mainly consistent this approach is only broken when it is considered that a more solid balcony might confuse the clarity of the volume and break the simple silhouette which is considered an important consideration for townscape.

The prime elevations facing the park all have solid deep set balconies concealing their occupation and providing privacy from this primary public space.

Metal balconies are used in less formal more communal locations. The angled metal flats open up towards key views and light and close down to create privacy between neighbours in close proximity.



3.0 Masterplan

3.8 Proposal



● Brick balcony



● Concrete balconies with metal guarding and handrail



● Deeper concrete balconies with metal handrail



■ Painted metal guarding with angled metal flats for privacy and painted metal handrail and soffit

3.0 Masterplan

3.9 Cleaning and Maintenance

Summary

This section of the report considers the strategies that will allow safe and efficient access for routine cleaning and light maintenance. Strategies to allow safe means for major repairs such as replacement of glazing, cladding panels, and other sections of the façades will be subject to detail design by the relevant contractors under guidance of the design team.

Finishes are selected to minimise requirements for maintenance. Brick and powder coated finishes will be virtually maintenance free.

Detailing of the façade and glazing will be undertaken with the emphasis on optimising the cleaning and maintenance demand whilst accepting the limitations of various forms of access.

The systems proposed for access will be in accordance with current good practice and compliant with statutory regulations, codes and guidelines appropriate in the UK/Europe, and in accordance with the particular requirements of the London Borough of Islington.

This should include future changes in statutory regulation, codes and HSE guidance to ensure the systems provided acknowledge and where appropriate incorporate and exceed these requirements.

Proposals take into consideration the specific nature of the site and design:

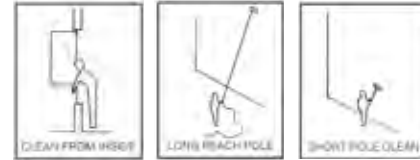
- Restrictions of the site (adjacent roads and properties)
- Size and bulk of buildings
- Types of occupancy
- Current limitations and availability of the access equipment market

The assumed frequency of access routine for each building part are:

- Access for cleaning - every three months
- Access for maintenance/inspection - annually
- Access for glass replacement - infrequently

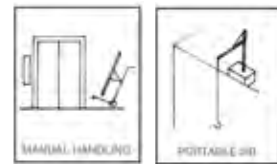
Facade cleaning

Windows have been designed to allow safe cleaning from the inside by residents. Taller glazing in commercial and entrance areas to be cleaned from the ground with short and long pole.



Glass maintenance and replacement

Glass replacement will be done from the building internally. Glazing to be transported by lift. Glazing has been sized to allow transport in a standard 13 person lift. Necessary works from the exterior to be done via roped access from a temporary portable jib.



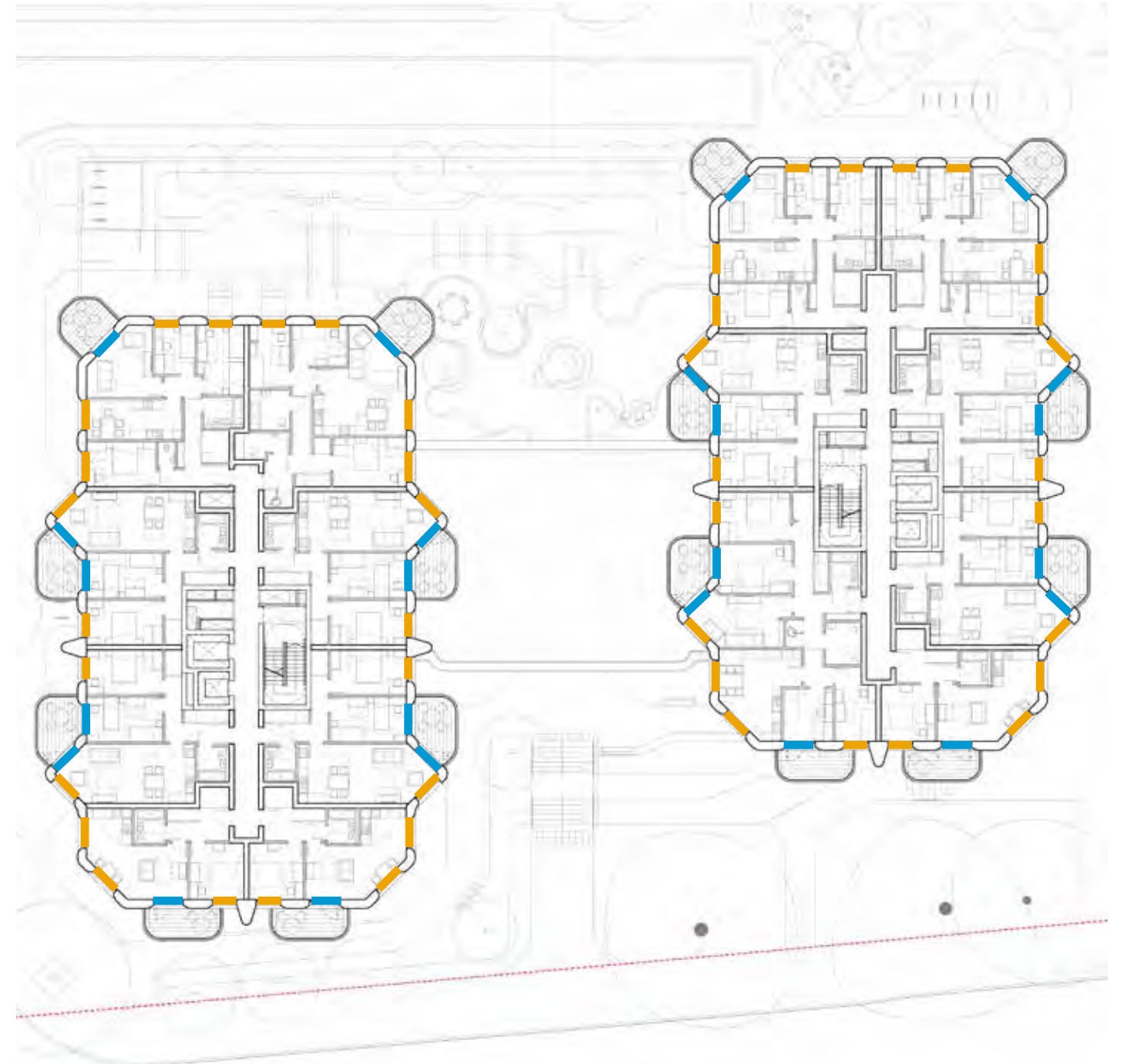
Roof access

1100mm roof parapet to be provided to roofs as standard. Full height parapet not feasible on Building A3. On this roof, a fall restraint system for use by trained personnel only will be provided.



General plant access

The majority of the plant is located within the easily accessible podium space. Substations and generator rooms generally have direct access from the street.



Plot C - Window cleaning strategy

- Inward opening windows cleaned from inside
- Window cleaned from balcony



3.0 Masterplan

3.6 Proposal

The following diagram shows maintenance access only roofs within the masterplan. All roofs have direct access via a secured permanent stair leading to an either an access hatch or directly onto the roof.

Other than Building A3, all maintenance roofs have a 1100mm parapet allowing free unrestricted access to the trained personnel carrying out the maintenance.

On Building A3 the parapet has been kept low in order to keep within height restrictions. Here a fall restraint system will be in place. Access will be infrequent, only be required for maintenance to solar panels and the biodiverse roof.

-  Stair with access hatch to roof level
1100mm high parapet edge protection.
Infrequent access for maintenance of solar panels and biodiverse roof.
Trained personnel only.
-  Stair with access hatch to roof level.
Low parapet with man-safe protection system.
Infrequent access for maintenance of solar panels and biodiverse roof.
Trained personnel only.



3.0 Masterplan

3.10 Sustainability

Sustainability is an integral part of good architecture and Allford Hall Monaghan Morris and the wider design team have worked hard to make the best use of the opportunities presented for this project.

We appreciate the importance of the social, environmental and economic issues that we can influence and work to actively address them in a focused, committed and effective manner, promoting wherever possible, an intelligent and considered approach to the way buildings are designed, developed and enjoyed.

We recognise the significance of our changing climate and consider both mitigation and adaptation to be crucially important as we work to help avoid the unmanageable and manage the unavoidable. We aim to design buildings that are best prepared for future changes whilst considering their impacts from inception and construction to operation and beyond. Our vision of how great architecture can be made more sustainable has been developed throughout the work of the practice. Great Notley Primary School was recognised with a RIBA Sustainability Award in 2000 and many established and emerging themes have been developed through collaboration with like minded others, completed projects and research since. Strategies are developed and refined over time with continuing research and development.

An active and well supported sustainability group was formed in 2005 to enable and direct further development within the practice in the most effective manner. Rather than focusing on niche projects, this group works across the practice and has grown to include a significant number of architects working at every level, on every project and in every sector. Allford Hall Monaghan Morris are proud to be members of the UK Green Building Council, supporting their aim to “dramatically improve the sustainability of the built environment, by radically transforming the way it is planned, designed, constructed, maintained and operated.”

The bulk of our influence relates to the buildings we design, however our own operations are also important. As a practice we promote sustainably

responsible behaviour at all levels and throughout our operations. Our Sustainability Design and Assessment Toolkit and Environmental Management System have been certified by a UKAS accredited body as meeting the requirements as ISO 14001:2004

RIBA 2030 Climate Challenge

In June 2019, the UK government passed a law that requires the UK to end its contribution to global warming by 2050 by bringing all greenhouse gas emission to net zero.

Shortly after, RIBA launched the 2030 Climate Challenge for the RIBA Chartered Practice, which AHMM is one. The challenge is to achieve the following reductions as soon as possible:

- Reduce operational energy demand
- Reduce embodied carbon
- Reduce portable water use
- Achieve all core health and well-being targets

The targets are based on domestic and commercial building. The RIBA set out in detailed table, inserted below, the targeted reduction of the current baselines and minimum regulatory standards.

These reduction will inform RIBA's recommendations to Government for future Building Regulations requirements.

Sustainability Toolkit

The extract opposite has been taken from the AHMM toolkit assessment that has been carried out based on the Stage 2 design to assess overall design performance in relation to the RIBA 2030 targets.

A summary of the findings is provided here. The results of this are based on the current level of design and so are subject to change, but have been included here to help inform decision making for the brief and design for Stage 3.

The data used to populate this information has been taken from analysis carried out throughout the stage, in collaboration with the design team.

Sustainability Toolkit

Project Information

TK 2		Location		Floor to Floor (m)	
Project Code	17105	Holloway		3.150	
Project Name	Project Holloway	Sector	Private & Social	Floor to Ceiling (m)	2.6
Workstage	2	Floor Area (m ²)	circa 1000 units.	Cost (£)	200m
AHMM Team	LL, FN, SW	Levels	LG +UG +9		

Strategy

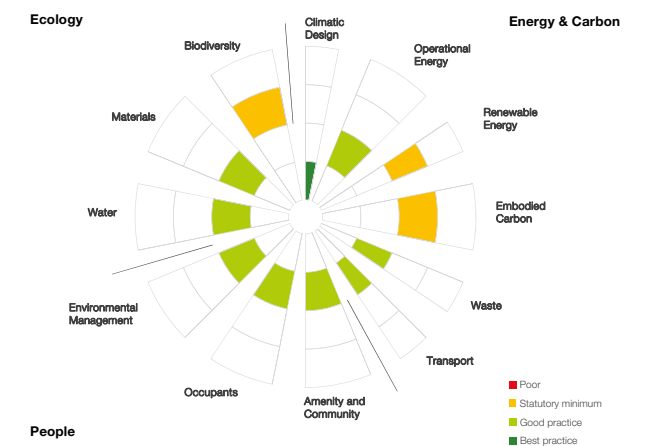
Strategy	Notes:	Opportunities:
Climatic Design	AHMM study used to show the benefits of dual aspect units. Glazing ratio assessed against nominal 'targets'.	Climatic design to check the effectiveness of the overheating mitigation.
Operational Energy	U-values stress tested to deliver lower EUI, 41kWh/m ² . Op Ems offset to compliance standard. Ground source heating investigated.	
Renewable Energy	1500m ²	
Embodied Carbon	Net zero carbon assessment carried out. Options for various assessed. 935 kgCO ₂ /m ² total embodied carbon.	
Waste	Handset brick with metsec.	
Transport	200 bike spaces, car free apart from 3% blue badge spaces.	
Amenity and Community	Active frontages, new park for use by Islington residents generally. 100% of play space provided.	
Occupants	Overheating mitigation tested and measures implemented. External blinds, operable windows etc. Vent panels introduced.	
Environmental Management		
Water	Green field run-off rates.	
Materials		
Biodiversity	350 new trees, 29 retained trees, 44 removed. 0.4UGF	

AHMM sustainability toolkit tracker

RIBA 2030 Tracker



Rose



3.0 Masterplan

3.10 Sustainability

As part of the design research process and the fine tuning of our proposals we have looked at overheating in the homes within this masterplan.

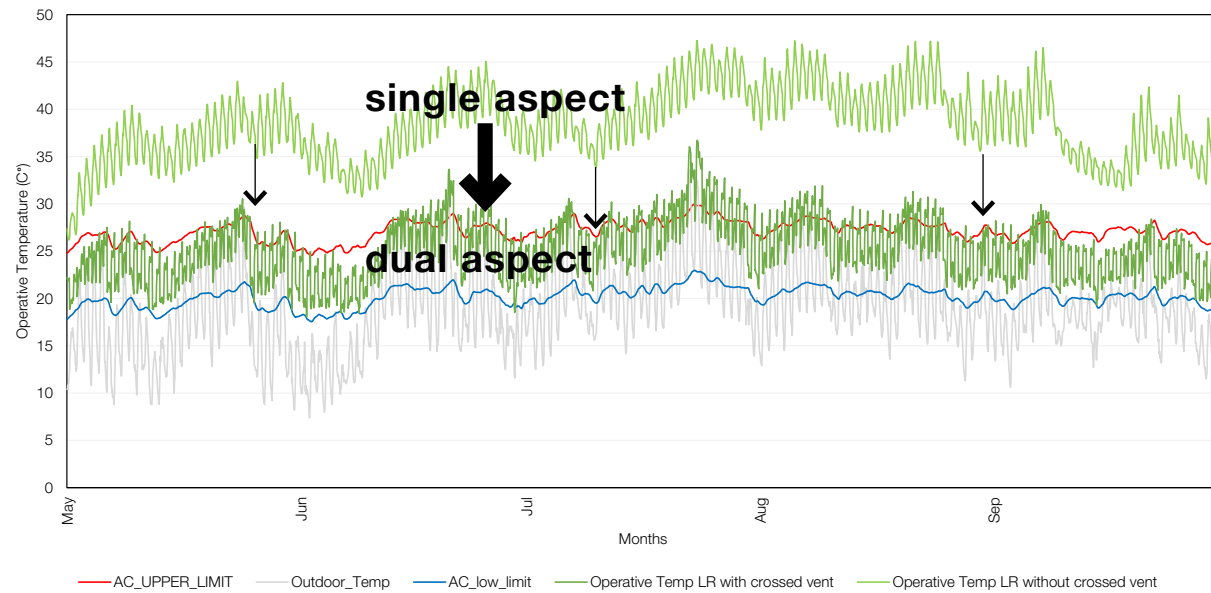
Our approach has been to first design homes that work well, are naturally ventilated and reduce overheating concerns by considering the layout / arrangement of balcony / window and position of space behind. This is the ultimate passive measure. Before thinking about glazing / shading / other more active measures - we first need to think about the arrangement of each home and how we can make use of the arrangement of spaces and the articulation of elevations to introduce measures that can avoid further measured at a baseline level.

One of our key considerations has been how we can improve ventilation in homes through passive means. Cross ventilation with corner aspect has the benefit of helping reduce temperatures throughout the year. By introducing improved aspect to homes you can improve natural light within homes by have multiple light sources. Different orientations of windows enables good light deeper into homes, helping window sizes to reduce as the overall spread of light is better throughout the day.

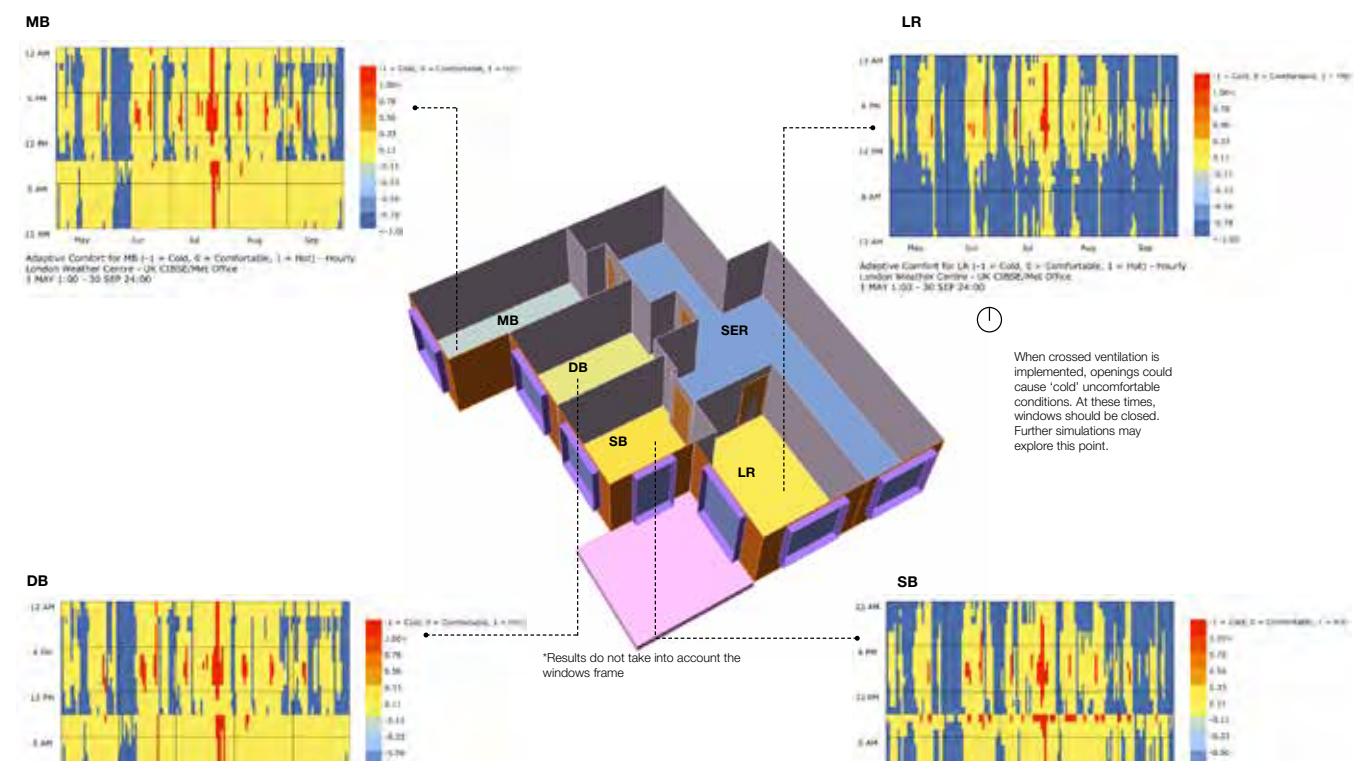
The following diagrams illustrate the testing we have carried out to a particular home within Plot C. This research has helped us to design better homes throughout the masterplan, increasing dual aspect and reducing overheating and in turn operational energy use.

Aspirations

In order to push the project to be as sustainable as possible, Peabody and the design team have undertaken a Net zero feasibility study in collaboration with the London Borough of Islington. Plot C has been used as an exemplar building, informing the design of all homes. The design team has worked hard to reduce embodied and operational energy. Further details are set out in the net zero carbon assessment.



← One window more overheating for more time → Two windows Less overheating for less time →



AHMM study of environmental performance and overheating of single vs dual aspect rooms

3.0 Masterplan

3.10 Sustainability

Designing a passive response to overheating

As previous noted, our approach has been to first design homes that work well, are naturally ventilated and reduce overheating concerns by considering the layout / arrangement of balcony / window positions and aspect.

In addition the application introduces passive measures to reduce any overheating, improve comfort and reduce operational energy consumption. The following passive measures are used in combination where appropriate to suit the various orientations and arrangements across the masterplan. Included in the application is an Assessment of the Overheating Risk. This report provides a summary of the results of the overheating assessment undertaken on a representative sample of dwellings of the Holloway Prison development.

Acoustic constraints on site have been considered and iterations of several overheating analyses undertaken to develop the façade design and performance. In some locations given the acoustic conditions that exist on the site it is not considered appropriate to rely on opening windows to mitigate overheating. In these circumstances tempered air will be provided in addition to passive measures.

The following passive design options have been incorporated into the final passive solution:

- Balconies;
- Ventilation panels (louvres);
- G-value of 0.35;
- External blinds;
- Tilt/turn windows - side hung during the day and top hung overnight;
- Side hung balcony doors open during the day and 20% open overnight.

Reduce window sizes



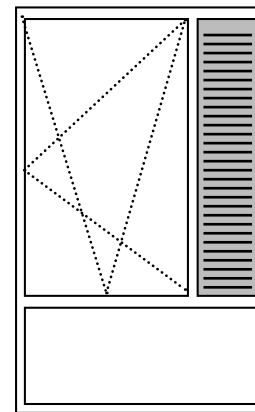
Where possible we reduce windows sizes in order to reduce the effects of solar gain and reduce heat loss whilst maintaining adequate levels of internal light. On some elevations and in some cases it is not required or possible to reduce window sizes given orientation or internal light results, in these cases other passive measures are proposed.

Positioning balconies on south facing elevations



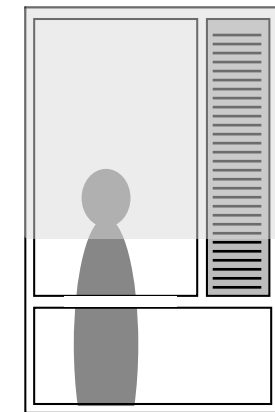
We have sought to locate balconies to the southerly facing elevations to enable the units to benefit from the natural shading provided by the balconies. This has the dual benefit of reducing the number of balconies on other elevations to further improve daylight penetration to those locations.

Additional natural ventilation



In some locations we provide louvres to provide additional ventilation when it is consider not appropriate to open a window either due to security concerns or because of acoustic constraints.

External blinds



In some locations we provide external blinds to reduce the effects of solar gain. These are concealed within the external envelope and only visible in use. The following pages gives further information.

3.0 Masterplan

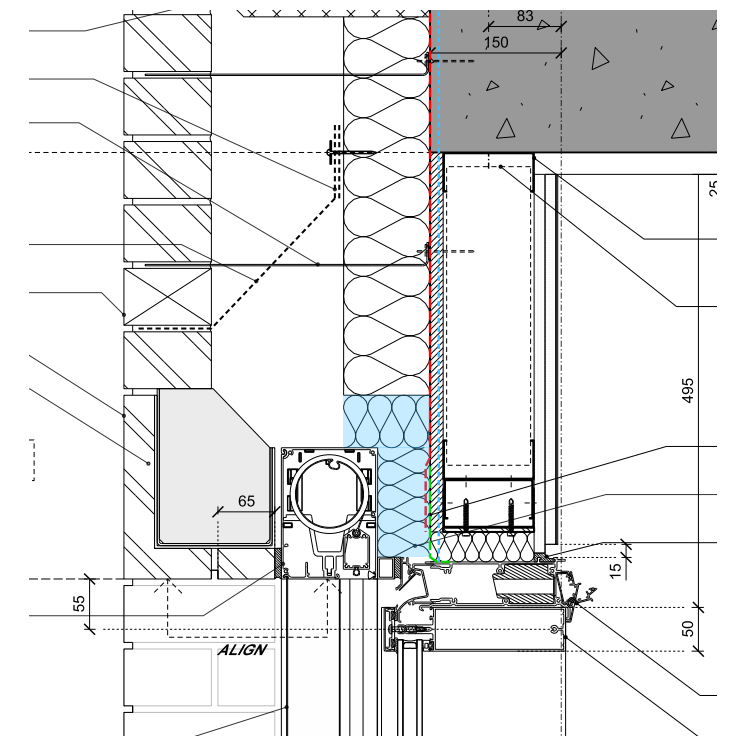
3.10 Sustainability

The Assessment of Overheating tests a sample of units from across the development which represent those that would be most likely to overheat. The Assessment tests these units with the proposed mitigation measures to demonstrate that the development will be fully compliant with TM59 and will successfully mitigate the risk of overheating.

Further detail is provided in the Assessment including the position and performance of the assessed homes. These results set an example of which measures will be required for which homes to be further developed in detail design. As noted, external blinds are proposed where required. These will be concealed within the external envelope as illustrated in the following example.



Image of a external blinds set behind a brick reveal. The window on the left shows the blind partially lowered. The window on the right shows the blind concealed.



Example detail of a concealed external blind.

3.0 Masterplan

3.11 Ecology

Mitigation

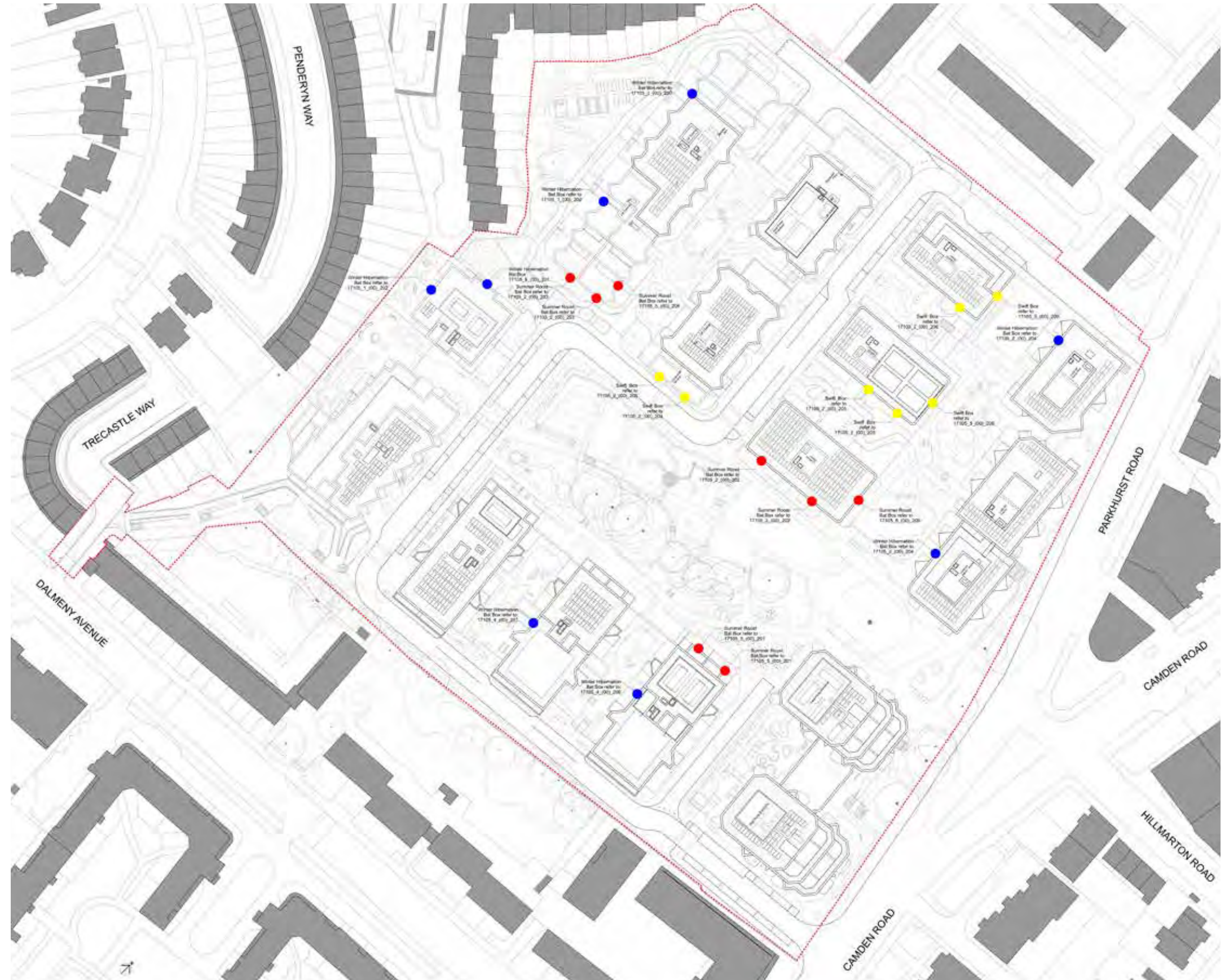
Ecological mitigation has been considered from the outset on the project.

There are roosting bats on the site at the moment and therefore providing suitable mitigation is a key issue. A range of summer, maternity and hibernation features have been provided for bats within a number of the buildings.

In total eight winter hibernation boxes and eight summer roosting boxes will be provided within the façades of the buildings. In addition seven swift boxes will also be provided within the buildings façades.

For further ecological mitigation measures please refer to the Landscape strategy report.

The location of the bird and bat boxes has been scoped opposite with specific locations on the relevant noted elevation drawings.



Bird and Bat Box Scope

3.0 Masterplan

3.11 Ecology

Bird and Bat Boxes

Bird and Bat boxes can be unobtrusively integrated into the façades of the building. Off the shelf products can be lined with brick slips made from the buildings brick to give a seamless appearance.

Images on the right show examples of bat boxes and swift nesting boxes, they do not reflect the materials and bricks that will be used on the buildings.



Example of Swift nesting box



Example of Summer Roosting Bat Box

3.0 Masterplan

3.12 Security

To be designed to follow the principles of Secure by Design for Homes 2019 and Peabody's own secure homes design guide.

Peabody own and managed their properties. There will be Peabody estates management on site with a estate management office located on site. Security of all residents is seen as a key part of the trusted brand that is Peabody and is taken extremely seriously. Should any particular concerns or repeated problems occur it will be brought to the attention of the management team who have the ability to implement security measures to prevent further disturbances.

The following paragraphs detail the measures proposed as part of the application. These measures and the overall design approach have been discussed during the process with Secure By Design advisors , officers and The Metropolitan Police, helping to ensure the security of all residents is consider from the outset and designed in to the application.

Layouts + Routes:

Vehicular and pedestrian routes have been designed to ensure that they are visually open, direct and well used.

Design features help to identify the acceptable routes through a development, thereby encouraging their use, and in doing so enhance the feeling of safety.

Defensible space has been designed into the streets and pavements in a way which enables the resident to control the areas around their home. Primary pedestrian routes will be lit in accordance with BS 5489-1:2013

The Communal and play space areas have been designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go.

Homes

Dwelling frontages will be open to view, with walls, fences and hedges kept low and including combination of wall and railings.

Dwellings are positioned facing each other to allow neighbours to easily view their surroundings and thus making the potential offender feel vulnerable to detection, incorporating a mix of dwellings, enabling greater potential for homes to be occupied throughout the day.

For each core residents will be able to access each floor and the roof terrace if provided. Residents will not able to access each others cores and there will no roof terraces which connect to more than one core. Peabody's preference and approach to other schemes, is that residents wouldn't be restricted to only their floor (i.e. could get to/from each floor within their block).

Lighting

All street lighting will comply with comply with BS 5489-1:2013. Further detail of the lighting in the public realm is set out in the landscape document.

Doors:

Communal entrance doors to be specified and in accordance with the requirements of Building Regulations Part B, M and Q. Additionally, communal entrance doorsets shall be LPS 1175 Security Rating 2 (SR2) certified.

Dwelling entrance doors to be in full compliance with Building Regulations Part Q (Security) and additionally shall be PAS 24 Certified.

Access to each plot

Access to the building via a visual door entry and access control system to the outer and inner communal entrance doors, the cycle store doors and refuse store doors. The door entry system shall feature Entrotec hardware and door access control shall be KMS fobs. The system will allow the Landlord and dwelling occupant to gain entry through the main entrance by use of an access control fob.

CCTV

CCTV will be installed to meet Peabody's own secure homes Design guide covering key areas and part of the Peabody's general security and management of the entire estate.

The Women's Building

As part of the design process and engagement with key stakeholders the Women's Building has been discussed from the particular point of view of security. Given the nature of some of the proposed services the secure design of this element of the masterplan has been carefully considered with input from The Metropolitan Police as well as other experienced stakeholders. The design has also been informed by the principles of Trauma informed design and these requirements are carefully balanced with the need to provide a safe and secure space for Women as part of the legacy of the history of the site.

4.0 Plot A



4.0 Plot A

4.1 Location & Summary of Use

Summary

Plot A is a residential building with private, shared ownership and social rent homes distributed around a communal landscaped courtyard for use of all residents. Private gardens for the homes are located at the courtyard level and at street level.

Plot A has three buildings and four cores. A1 and A2 visually appear as one building, with adjoining party walls. Buildings A3 and A4 are separated to allow for an additional link to the courtyard from the street. The residential homes facing the road between Plots A and B benefit from individual private entrances and gardens at street level to activate the frontage.

At lower ground level there is a semi-sunken podium, which accommodates bikes, bins, plant and other ancillary uses. Above this is the communal courtyard where residents can enjoy the landscape (free of ancillary uses) and shared amenity.

- ① A1/A2 building stepped for light to neighbours
- ② Communal courtyard shared between plots
- ③ All terraces for private access only
- ④ ASHP enclosure shared between all the A blocks
- ⑤ Communal roof terrace

Summary of accommodation

Social Rent	
1 Bed 2 person	13 homes
2 Bed 4 Person	68 homes
3 Bed 4 Person	0 homes
3 Bed 5 Person	26 homes
4 Bed 6 Person	6 homes
4 Bed 7 Person	3 homes

London Shared Ownership	
1 Bed 2 person	20 homes
2 Bed 3 Person	2 homes
2 Bed 4 Person	30 homes

Market Accommodation	
1 Bed 2 person	17 homes
2 Bed 3 Person	1 homes
2 Bed 4 Person	49 homes

Total residential units 235 Units



Masterplan axo showing the location of Plot A

4.0 Plot A

4.2 Site Constraints & Opportunities

1 Existing Trees

There are two existing trees adjacent to the northern edge of Plot A, that are to be retained. The two trees sit along the site boundary and dictate the landscape levels along this edge. The group of existing trees marking the south western edge are also retained and influence the proposed park landscape levels.

2 Existing Levels and Topography

There is a significant level difference across the Plot A site: terrain levels within Plot A vary from 34.45 to 38.00, with raised shared amenity above podium set at 38.50.

3 Views onto the Park

The homes on the south western edge of A2 & A3 benefit from views onto the new park.

4 Proximity to Adjacent Properties

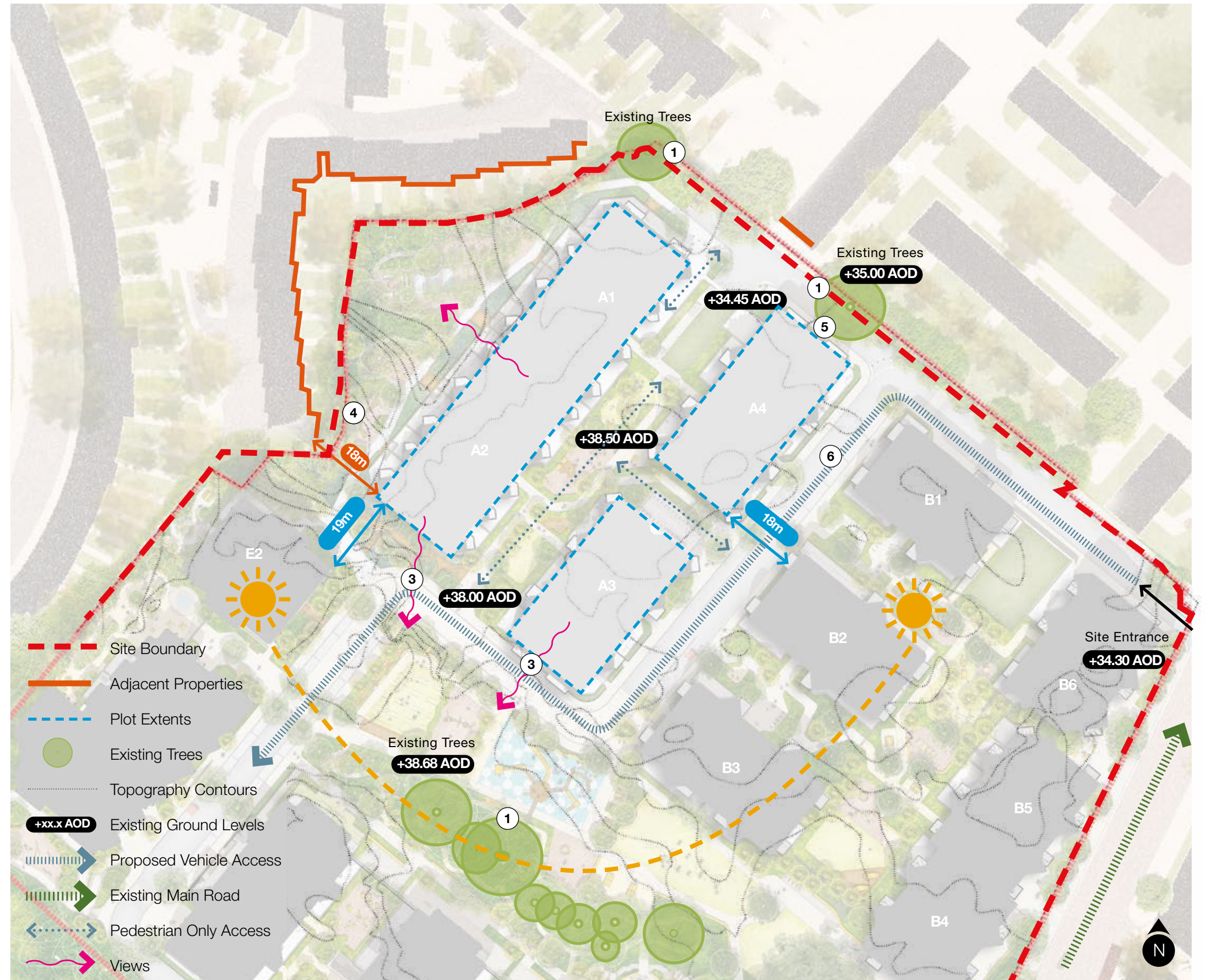
The Bakersfield Estate sits to the north-west of Building A1/A2. The massing of A1/A2 steps significantly to reduce the impact on neighbours. The stepped massing creates an opportunity for bio-diverse roofs and private terraces for residents, with great views to the park.

5 Proximity to Boundary & Neighbours

The building's distance from the boundary is determined by an allowance of sufficient space for a street with an associated footpath, a generous green buffer as well as the protection of existing trees along the site boundary.

6 Vehicular Access

Vehicular access to Plot A is limited to servicing and emergency access from Parkhurst Road via the proposed servicing roads within the masterplan. The proposal is designed as a car-free development.



4.0 Plot A

4.3 Design Evolution & Principles

The Figure Ground

The diagrams adjacent describe the key principles of the figure ground. The design principles are focused on responding to the park/public amenity space, improving views and permeability, creating clear simple volumes in plan, allowing light through and into homes and communal spaces and minimizing the impact to neighbouring properties.

① Lining the park

Creating an edge to the park and allowing for a generous buffer from the existing Bakersfield estate

② Creating shared amenity for residents

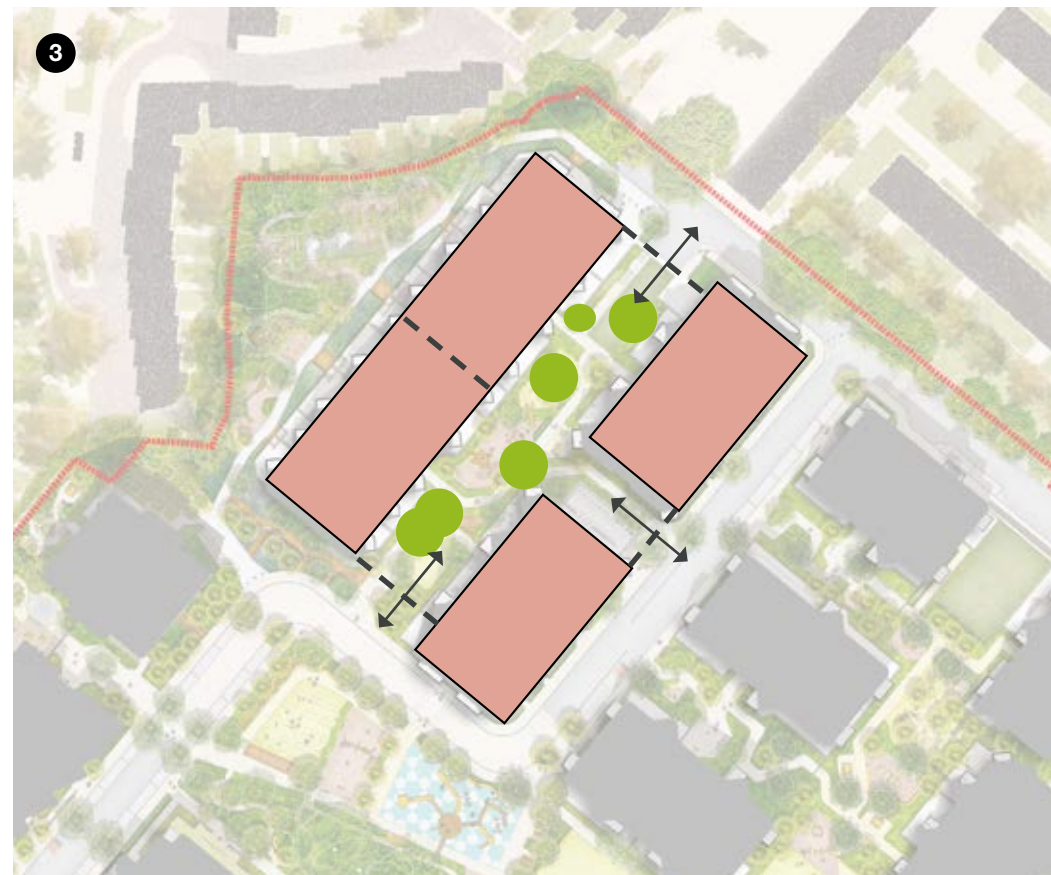
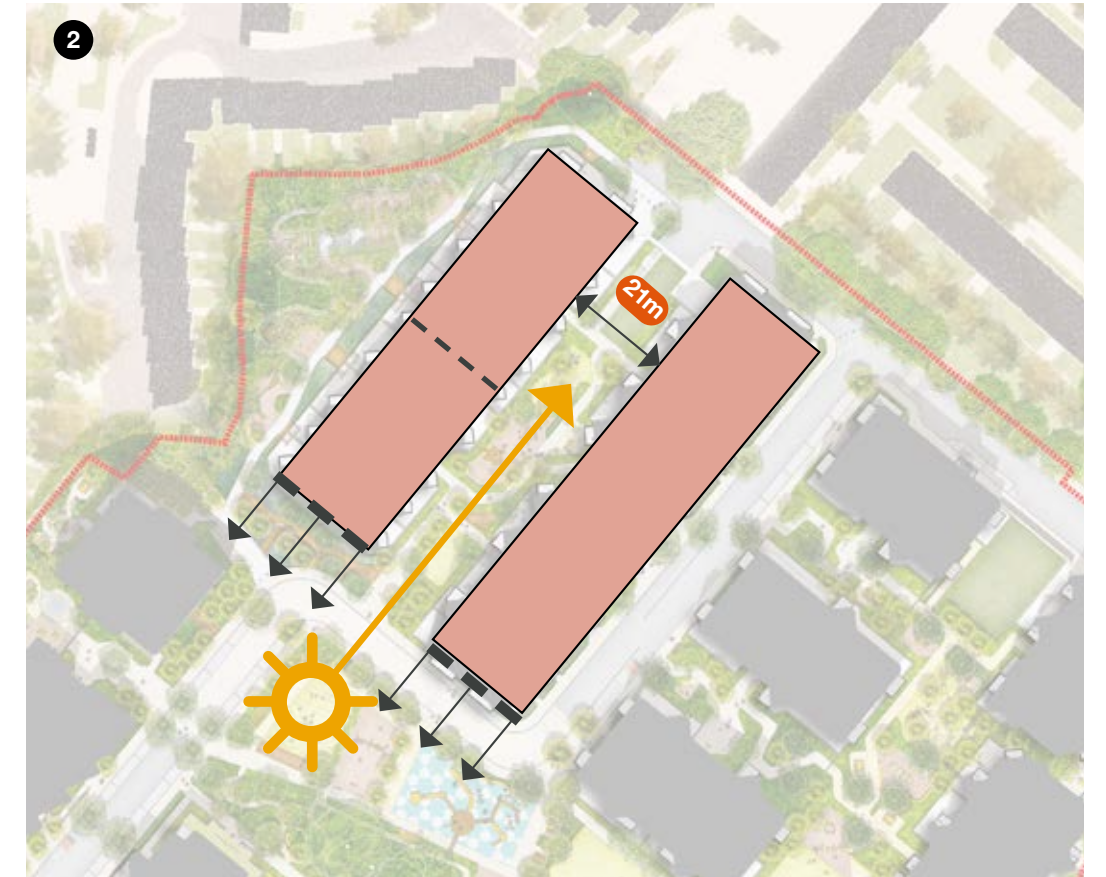
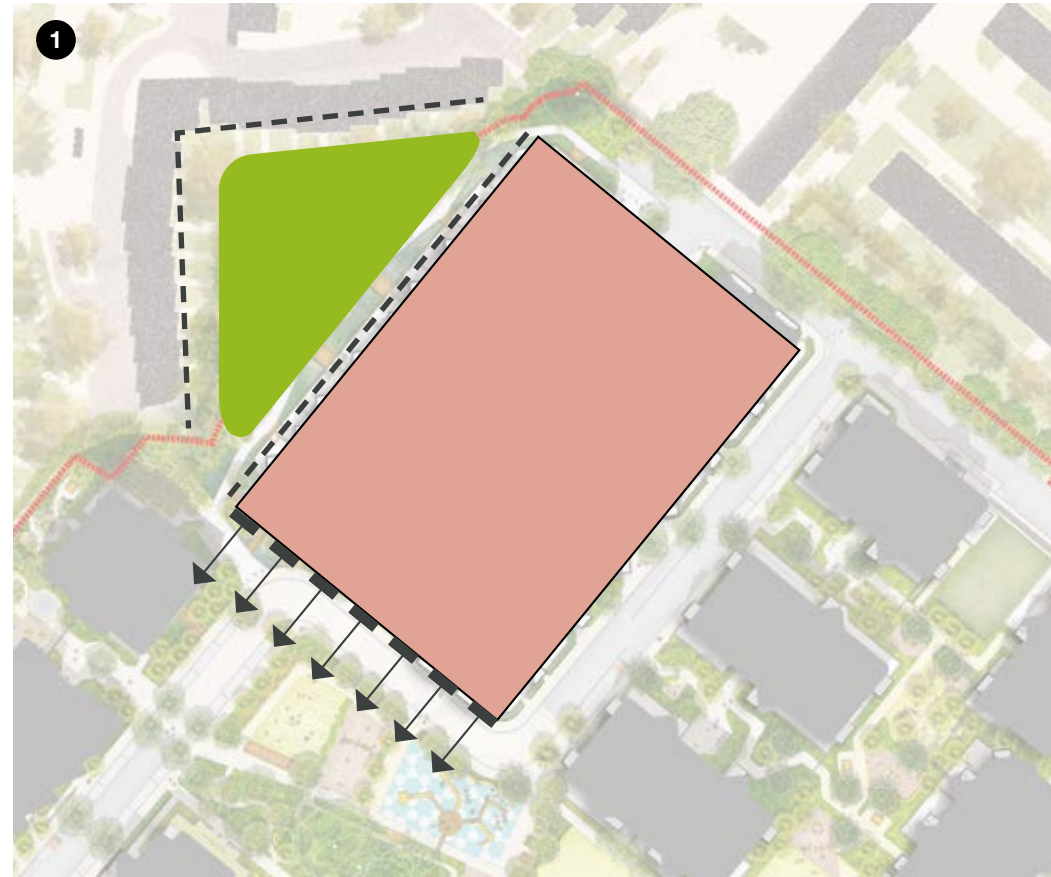
The provision of a landscaped protected courtyard provides a shared amenity space for the residents. Buildings are set at a 21m distance to allow for good quality light into homes.

③ Separated volumes to improve light

Two separated volumes allow light and access into the landscaped courtyard. This also reduces the length of elevation facing the street. Within the gap created, there are no directly facing windows of habitable rooms.

④ Add articulation to increase dual aspect

To maximize the number of dual aspect apartments, projecting corners with windows are introduced to the facade. This articulates the elevations adding a unique architectural character that improves internal daylight results inside each of the apartments.



4.0 Plot A

4.3 Design Evolution & Principles

Shaping the Volume

The volume carefully responds to site constraints, context and the requirements for good light to our neighbours. The massing design provides variety, consistency and an appropriate scale.

① Holding the edges

Creating an edge to the park and allowing for a generous buffer from the existing Bakersfield estate, lining the street between the Holloway estate and the park.

② Creating shared amenity for residents

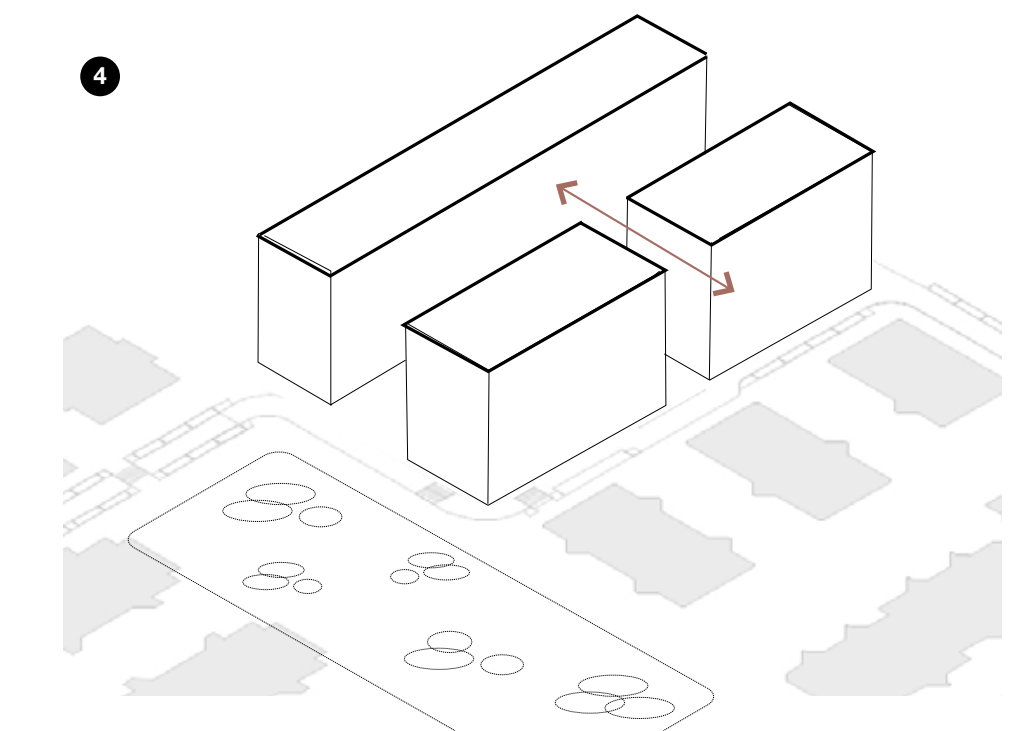
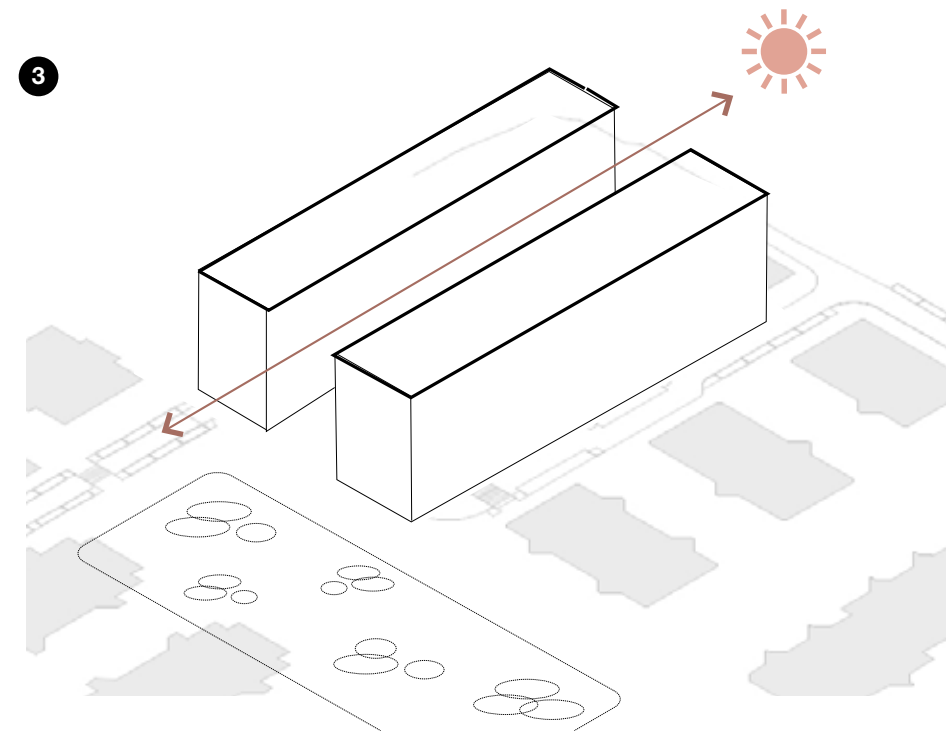
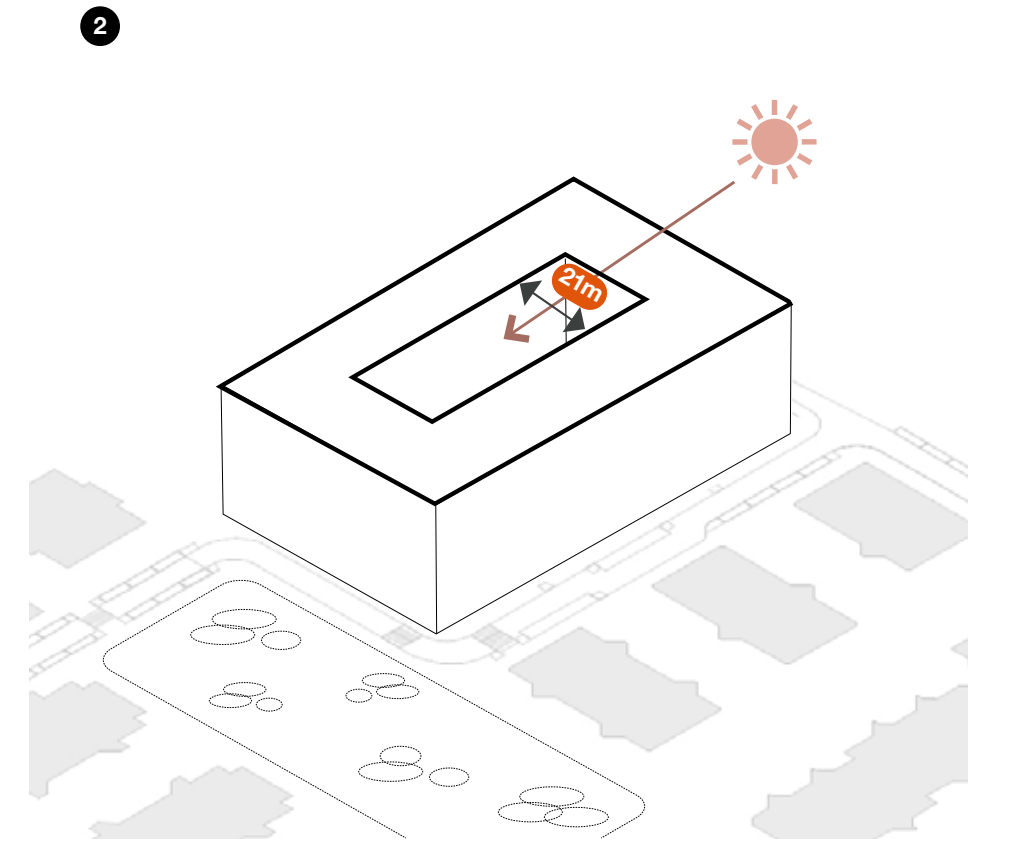
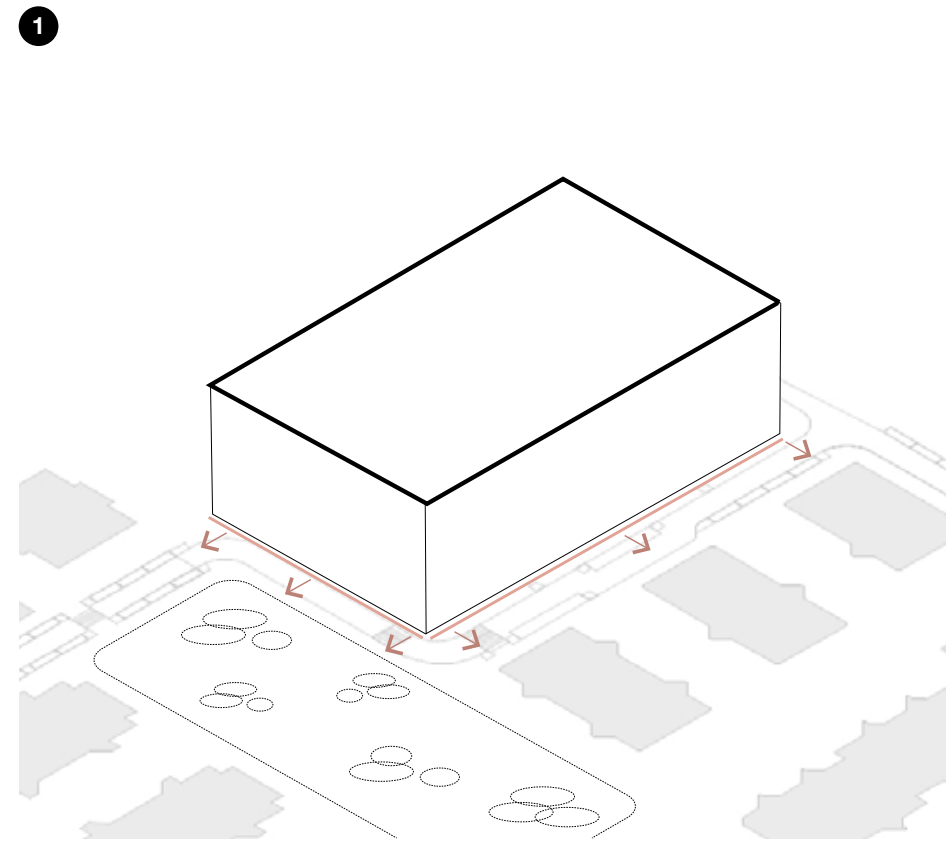
The provision of a landscaped protected courtyard provides a shared amenity space for the residents. Buildings are set at 21m distance to allow for good quality light into homes.

③ Volume along street, opening to the park

Holding the street elevation and creating active frontage along the road between Plot A and B. Opening views onto the park and creating a landscaped courtyard facing the park.

④ Separated volumes to improve aspect

Two volumes along the street are separated as much as possible for views into the landscaped courtyard. This reduces the length of elevation facing the street. Buildings are set at 21m distance to allow for generous amenity at ground and good quality light into homes.



4.0 Plot A

4.3 Design Evolution & Principles

Design Evolution

The design has evolved through discussion with stakeholders, officers and in consultation with the public. The key drivers are :

- Scale and massing in relation to neighbours, particularly the Bakersfield's Estate.
- Ensuring good activation at the ground level on the street between Plot A and B, with front doors directly onto the street whenever possible.
- Quality of internal light and sun on the ground in communal and public space
- Relation with the proposed park edge and public realm

As part of the iterative development there have been some key moves that have defined the buildings volume and setting out. The proposed street between Buildings A and B has been a particular focus; the evolution of the design is summarized below:

- April- May 2020 - Vibrant colour metal recessed balconies.
- June 2020 - Testing balcony positions to improve dual aspect - adding character to the main entrance by introducing colour.
- September 2020 - Half projecting balconies with chamfers to improve internal light.
- October-November 2020 - Testing a new approach with more corners and rectangular projecting balconies for improved dual aspect
- November 2020 - Linear block facing street with rectangular projecting balconies
- June 2021 - Introducing bolt-on metal balconies and projecting corners to maximize dual aspect. Different materials and colour tones used across Plot A and B street frontage.
- August 2021 - Both Plot A and B street elevations are tested with the same materials and colour palette to give a consistent urban character to the street. All balconies are proposed with a concrete base and metal balustrade and handrail for consistency.



April 2020



May 2020



July 2020



September 2020



October 2020



November 2020



November 2020



June 2021



August 2021

4.0 Plot A

4.3 Design Evolution & Principles

The proposed park elevations for A2 and A3 have evolved throughout the process as summarised below:

- June - July 2020 - The investigations focused on a variety of ways of addressing the corner of the street and the park, articulating using different approaches to create additional variety across the scheme.
- August 2020 - Testing the idea of gathering the private amenity balconies on the corners to create a thinner elevation facing the park.
- August 2020 - As seen in another view Plot A is a linked courtyard building creating a communal courtyard separated from the park with two town houses.
- September 2020 - An alternative approach began to look at Plot A formed by a collection of smaller separated buildings. This opens the views through the site and improves the light to the courtyard and the associated homes.
- September 2020 - May 21 - An alternative approach began to look at Plot A as formed by a collection of smaller separated buildings. This opens the views through the site and improves the light to the courtyard and the associated homes. The massing of A2 steps dramatically down to two storeys for light to Bakersfield.



June 2020



June 2020



July 2020



August 2020



August 2020



September 2020



September 2020



May 2021



August 2021

4.0 Plot A

4.3 Design Evolution & Principles

Design Principles

The following diagrams set out the design principles that influence the scale, bulk and massing for Plot A. These diagrams set out in greater detail some of the key masterplan moves and why they are considered important.

① Stepped massing for the context

Towards the north boundary, consideration for Bakersfield and the properties of Crayford Rd have influenced the massing. The massing is tallest in the middle furthest away from our neighbours and reduced at both ends. The aim of the steps is to reduce the scale of the building and open up these tighter moments for light to neighbouring windows and gardens. The stepped massing offers an opportunity to introduce bio-diverse roofs and private terraces for residents, with great views on the park.

The articulated section gives the A1/A2 buildings their own unique architectural character, created in response to the context, light and views. The two buildings facing the street A3 and A4 step at their edges towards the park and the Holloway estate. The simpler linear massing is typical of a London street and creates a calm urban character of windows and balconies, front doors and private gardens.

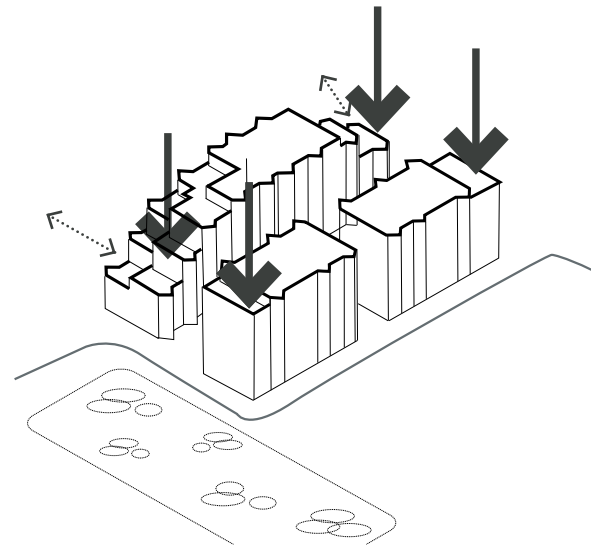
② Separated volumes to improve aspect

Two volumes along the street are separated as much as possible for views into the landscaped courtyard. This reduces the length of the elevation facing the street, creating variety and activation.

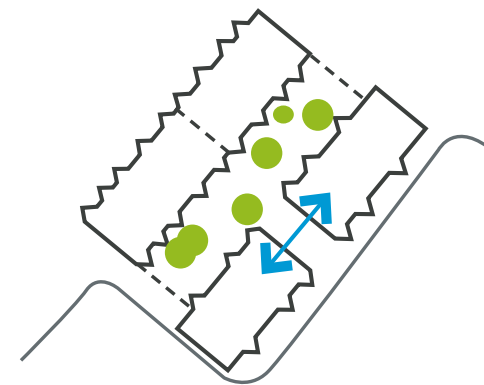
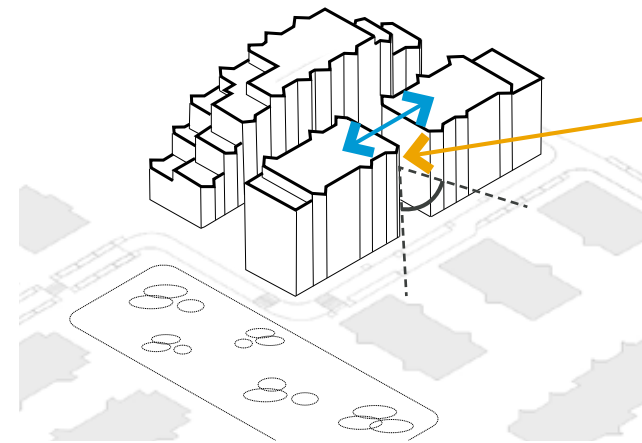
③ Add projecting corners

To improve dual aspect, projecting corners with windows are introduced to the facade. These elements articulate the elevations. The shaping of the building increases facade length and improves aspect and internal light.

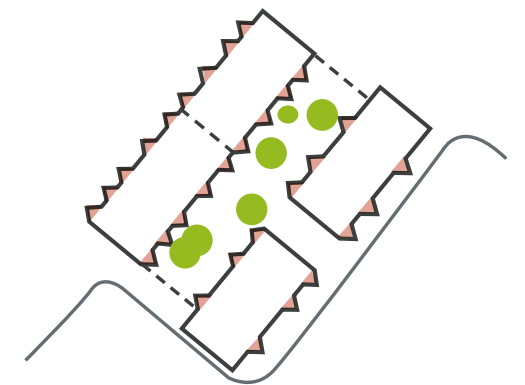
① Stepped massing for the context



② Separated buildings for views and light



③ Add projecting corners



4.0 Plot A

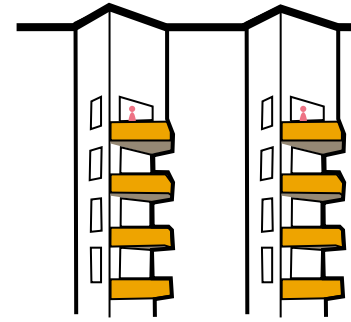
4.3 Design Evolution & Principles

⑤ Projecting corners provide longer views and improved aspect. The projecting corners hold balconies creating amenity for residents with a sense of privacy and protection between homes. These continue to the ridge line, provide improved aspect for all homes and give the street its own rhythm and character.

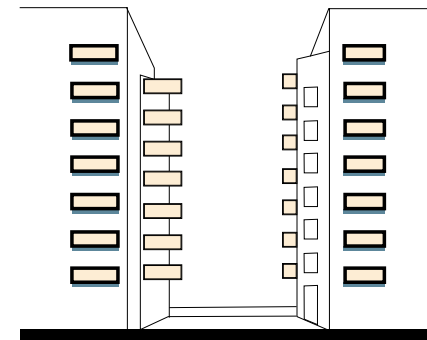
⑥ Concrete balconies address the more public streets and areas of public realm. Metal balconies are set within communal courtyard spaces. The change in balcony material helps to define the character of the spaces from most formal and urban to more private and social.

⑦ Split section for Buildings A3/A4 connect the changing landscape levels of the courtyards and streets. The communal entrances connect to both levels and provide stairs and lifts to mediate the changing level creating accessible routes for all residents at each core. The change in level also creates homes with increased volume along the street. Front gardens are protected by defensible edges made from in ground planting, brick walls and railings.

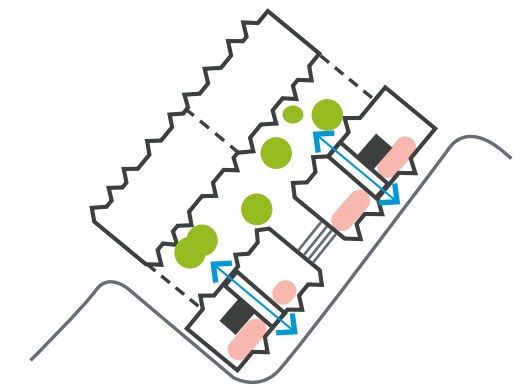
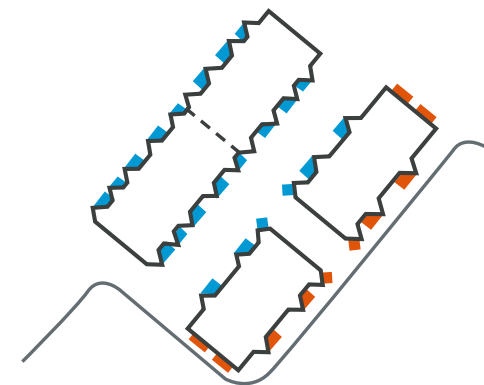
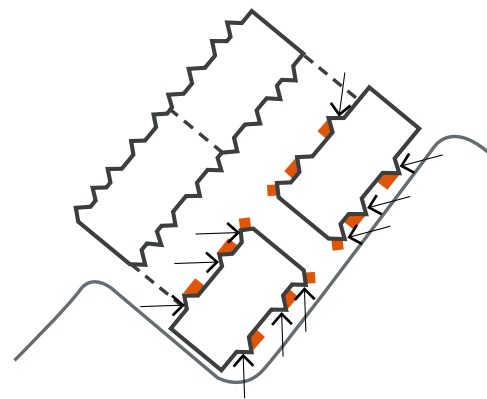
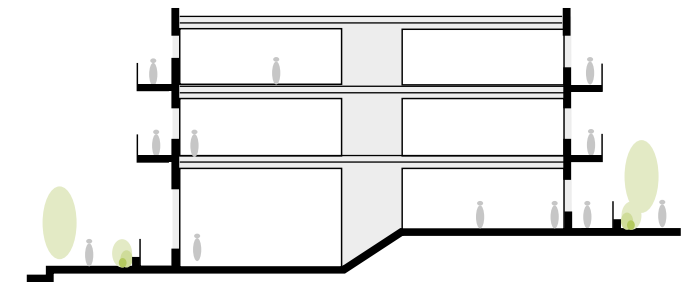
⑤ Balconies held by projecting corners



⑥ Concrete balconies to more urban conditions, metal balconies for communal spaces



⑦ Split section homes and communal entrances connecting upper and lower ground floor creating access routes for all



Concrete balconies
Metal balconies

Homes with increase volume
Split level entrances

4.0 Plot A

4.4 Design Evolution & Arrangement Principles

Arrangement Principles

The lower floor of Plot A provides ancillary uses to support the residential accommodation of buildings A1, A2, A4. There are no commercial units.

The ancillary accommodation, provides refuse / bicycle / plant accommodation and can be directly accessed by the cores. By collecting this ancillary accommodation and locating it beneath the landscape space we have reduced the areas of inactive frontage onto public routes and maximised the residential facade.

A3 is kept entirely separately with all of its own ancillary accommodation set at ground floor. This arrangement has helped reduce the overall size for the podium area, maximise efficiency and reduce costs.

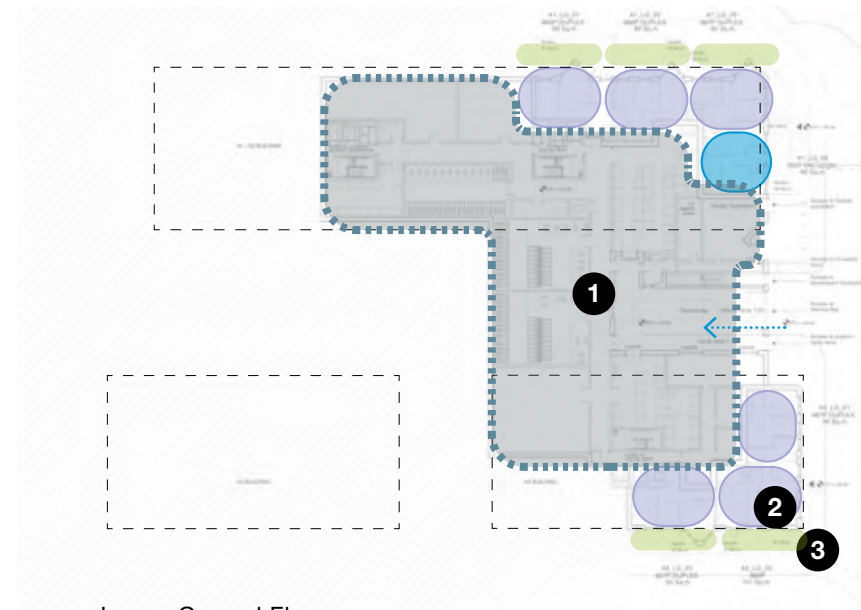
To the lower floors there are large duplex family sized homes and accessible homes which have either good direct access to street or from the cores.

Along the street, homes have direct access for additional activation.

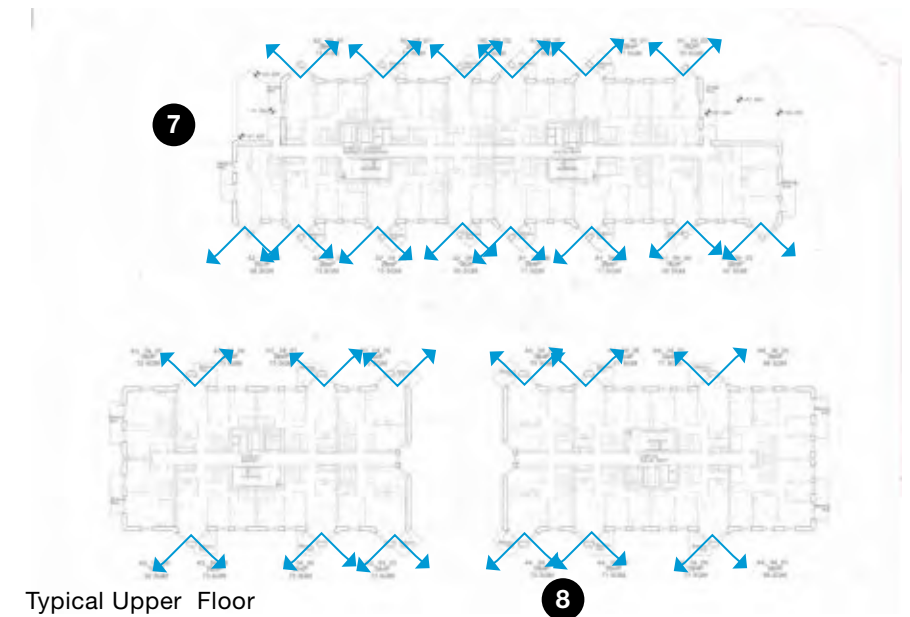
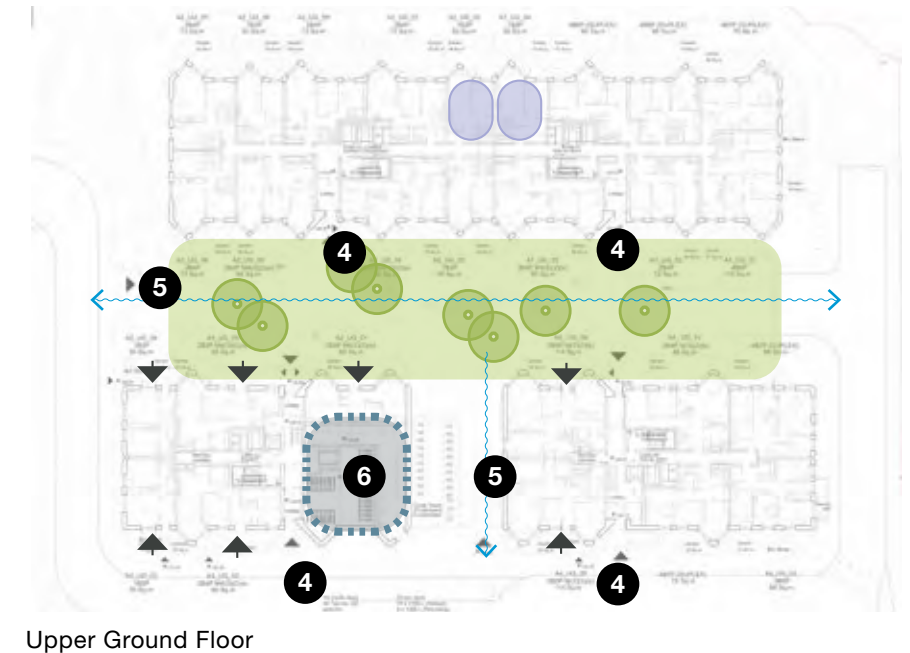
To A3 & A4 the entrance lobbies split across the changing landscape level providing lift access to both levels.

On the upper floors the typical floor plan repeats with accommodation set around centrally located cores and minimised corridors.

- ① Ancillary accommodation
- ② Duplex's at lower ground
- ③ Front gardens onto street
- ④ Residential entrance lobbies
- ⑤ Access to communal courtyard for residents
- ⑥ Bicycle and refuse store for A3
- ⑦ Stepping back terraces
- ⑧ Projecting corners for improved aspect and light



- Views
- ↔ Dual Aspect
- Entrance Route



4.0 Plot A

4.5 Landscape Summary

The proposed landscape layout for Plot A is an activated series of private, semi-private and shared outdoor spaces for the residents. These spaces are connected to the ground floor public realm through a series of slopes and steps. Lifts within the main entrances connect to the split levels for the landscape providing multiple options for accessible routes for all residents. For further details refer to the Landscape Strategy Report.

The homes located on the Upper ground floor have generous private amenity space. Gardens have level access with front doors onto street whenever possible, with secondary stepped gated entrances when the flats are accessed from the core. This provides street frontage activation. A generous planted buffer to private gardens protect the resident's privacy. The main courtyard garden benefits from good quality sun light throughout the day. The semi-private areas offer spaces for residents and guests that give people access to nature on their doorstep, with a direct connection to the adjacent public park.

The Nature Garden is located between Plot A and Bakersfield's Estate. This community garden encompasses productive plots, self-grow beds, and an area for residents to appropriate and retain as their own. New vegetation combined with the existing trees in this area provide an 'eco-buffer' to retain neighbours privacy and create wildlife habitats.

- ① Private garden space
- ② Defensible planted edge
- ③ Landscaped podium with play-space
- ④ Stepped access to landscaped podium
- ⑤ Main level access to landscape podium
- ⑥ External bike store (long stay)
- ⑦ Nature Garden
- ⑧ Entrances with through lifts servicing both levels to create accessible routes for all residents



4.0 Plot A





4.6 Layout

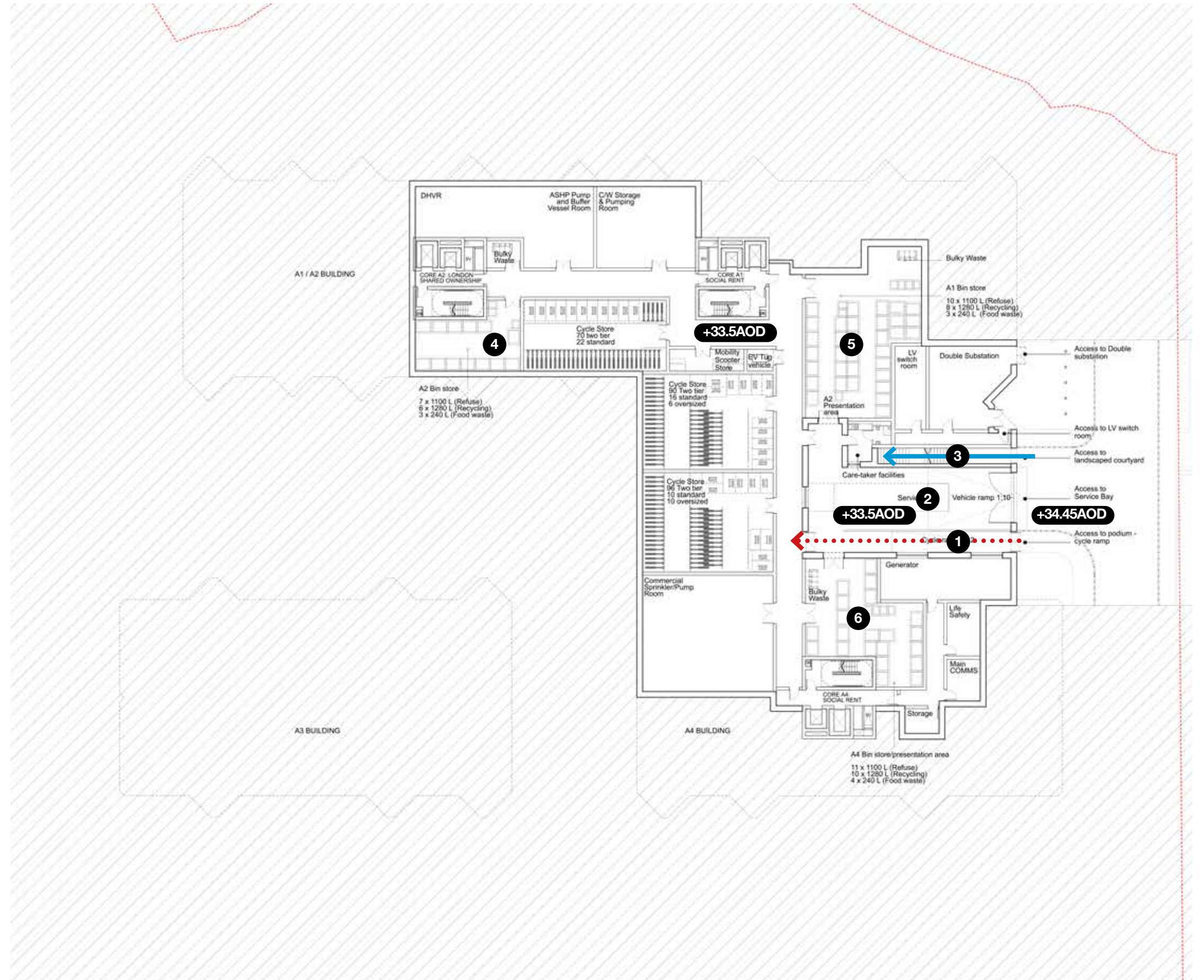
Lower Ground 01 floor plan

Due to the significant levels difference across the site, the basement level is located at +33.5 AOD, with residential lower ground floor set at +34.85 AOD.

The plan shown in this page refers to basement area set at +33.50 comprising ancillary spaces, plant room and the covered loading bay with vehicular and bike ramps. Refuse & Bike stores for cores A1, A2 & A4 are also located at basement level, with direct access via the residential cores.

- ① Cycle ramp
- ② Loading bay for refuse collection
- ③ Stepped route into courtyard
- ④ A2 bin store
- ⑤ A1 bin store and A1/A2 bin presentation area
- ⑥ A4 bin store and presentation area

-  Stepped access into courtyard
-  Primary residential entrance
-  Front door to home
-  Secondary access to home



Lower ground 01 floor plan

4.0 Plot A





4.5 Layout

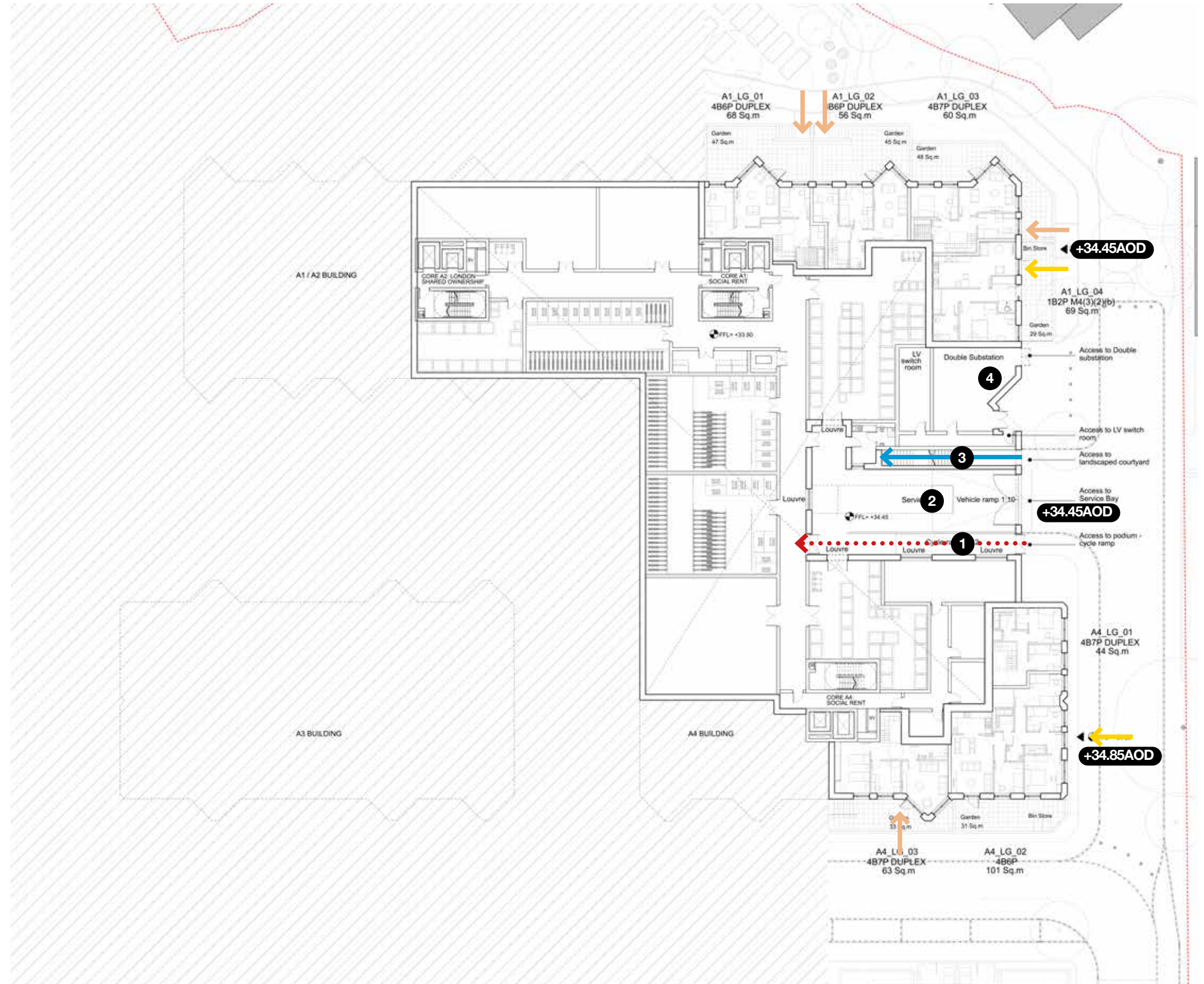
Lower Ground 02 floor plan

Ramped access to podium from street for cycle and refuse vehicle access.

Residential accommodation is set at ground level with a mix of typology - both single level homes and duplexes. Some homes have direct access from core and secondary access from street, some homes have access from street only.

- ① Cycle ramp
- ② Loading bay for refuse collection
- ③ Stepped route into courtyard
- ④ Double sub-station

-  Stepped access into courtyard
-  Primary residential entrance
-  Front door to home
-  Secondary access to home



Lower ground 02 floor plan

4.0 Plot A

4.5 Layout

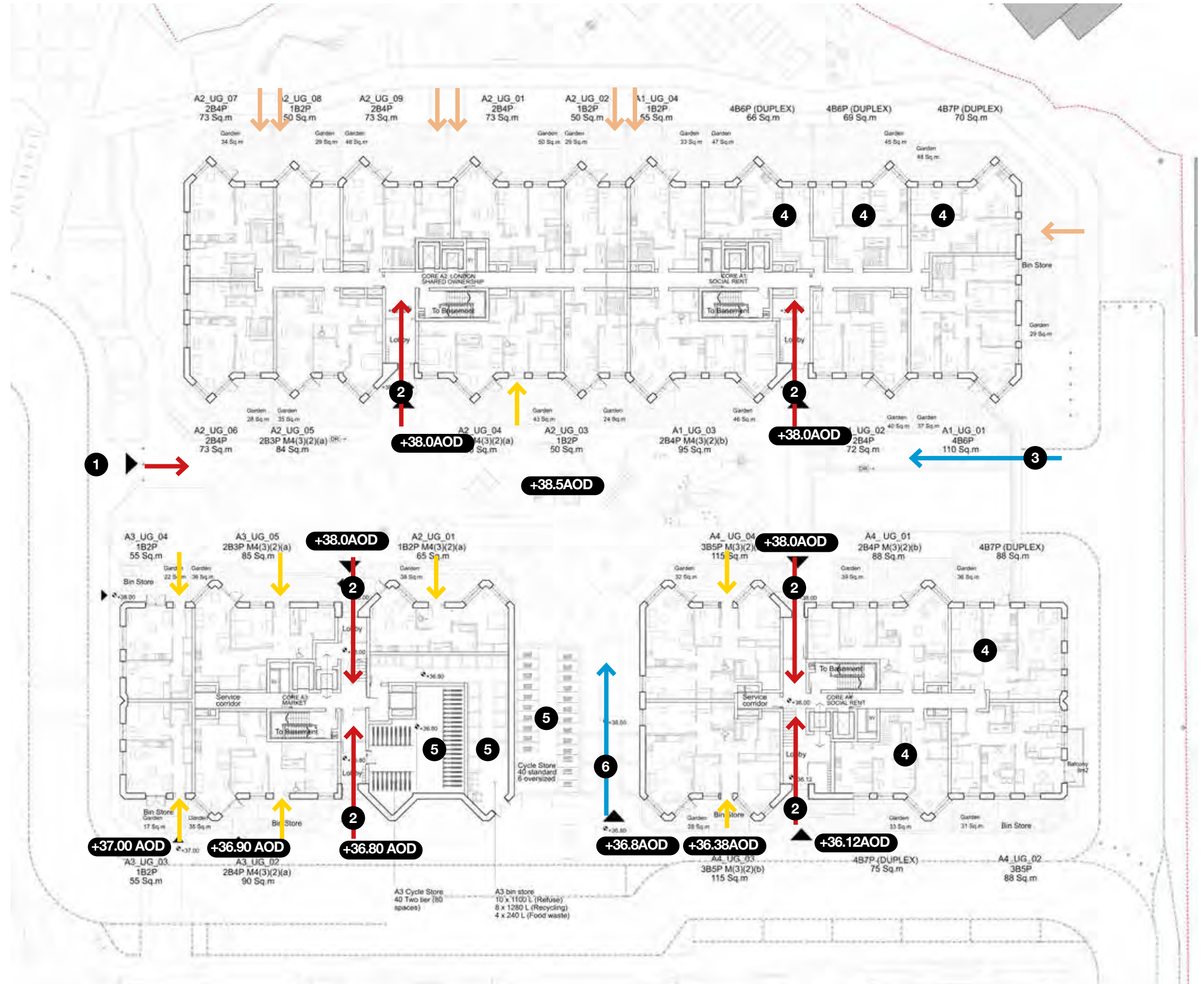
Upper Ground floor plan

The Upper ground floor level distributes around the central communal courtyard with access at grade from the park side and secondary stepped access from the streets, lift access is available through split level cores as agreed with the access officer.

Private external amenity for each home is separated from the main communal courtyard with defensible space. Multiple wheelchair accessible homes are also located on this level. Homes with yellow arrows have their front door in the location highlighted.

- ① Main access into the landscaped courtyard
- ② Entrance lobbies with street and courtyard access with stairs and lifts for level change.
- ③ Stepped route into courtyard
- ④ Duplexes accessed from upper floors with kitchen diners on primary access level.
- ⑤ Bike store and bin store for residents of Core A3
- ⑥ Secondary landscape stepped access

- Stepped access into courtyard
- Primary residential entrance
- Front door to home
- Secondary access to home



Upper ground floor plan

4.0 Plot A

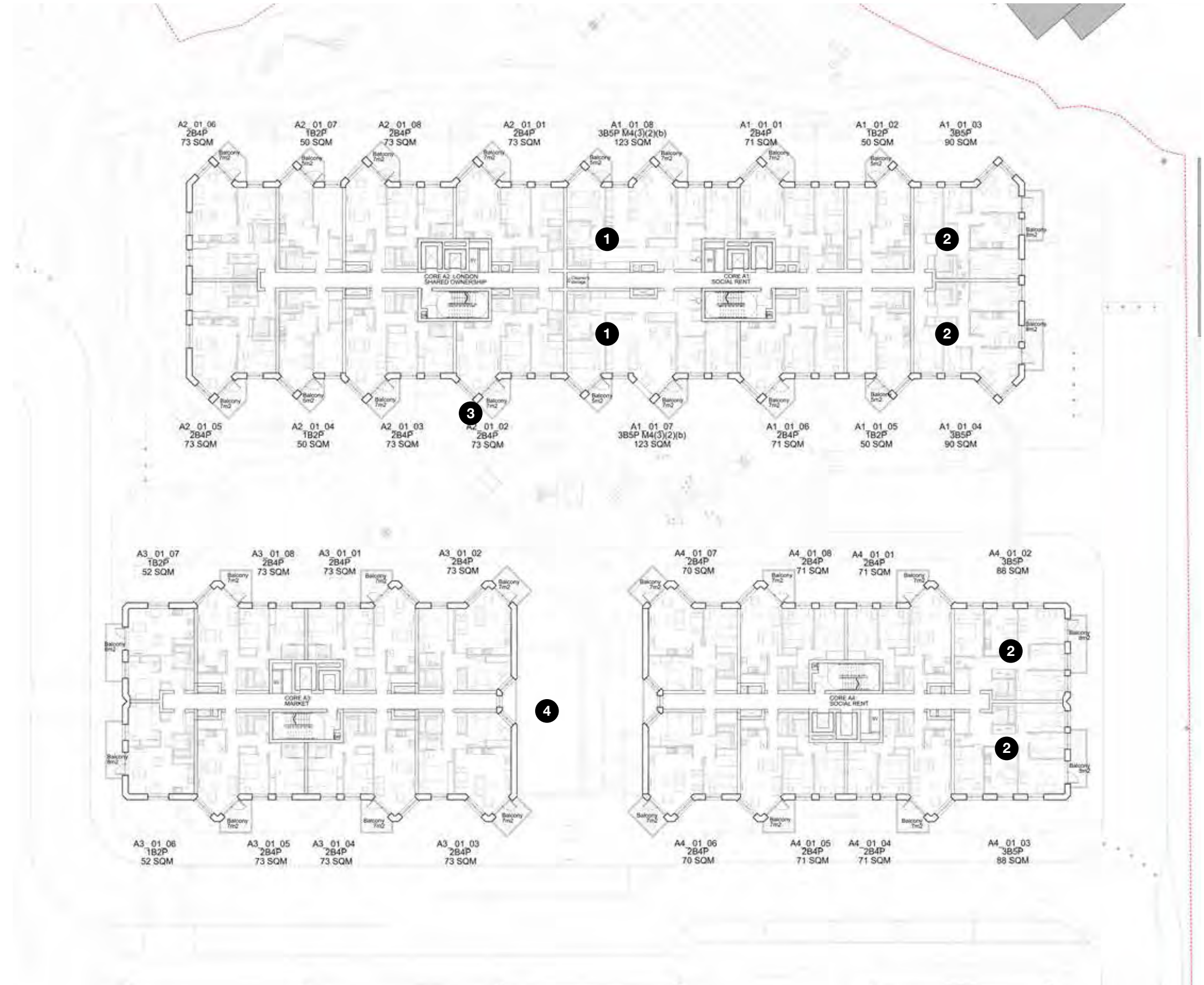
4.5 Layout

Level 01

The first floor plan includes the typical flat typologies. All flats on these levels are dual aspect with projecting corners.

The larger family homes (3beds) are located at the corners in order to benefit from long balconies and to maximize the length of facade for windows. Two large family wheelchair accessible homes are also located on this floor, with front doors located close to the residential core.

- ① 3 bed accessible homes to first floor
- ② 3 bed homes to corner
- ③ Brick projecting corners with angled windows
- ④ Green roof above external bike store



First floor plan

4.0 Plot A

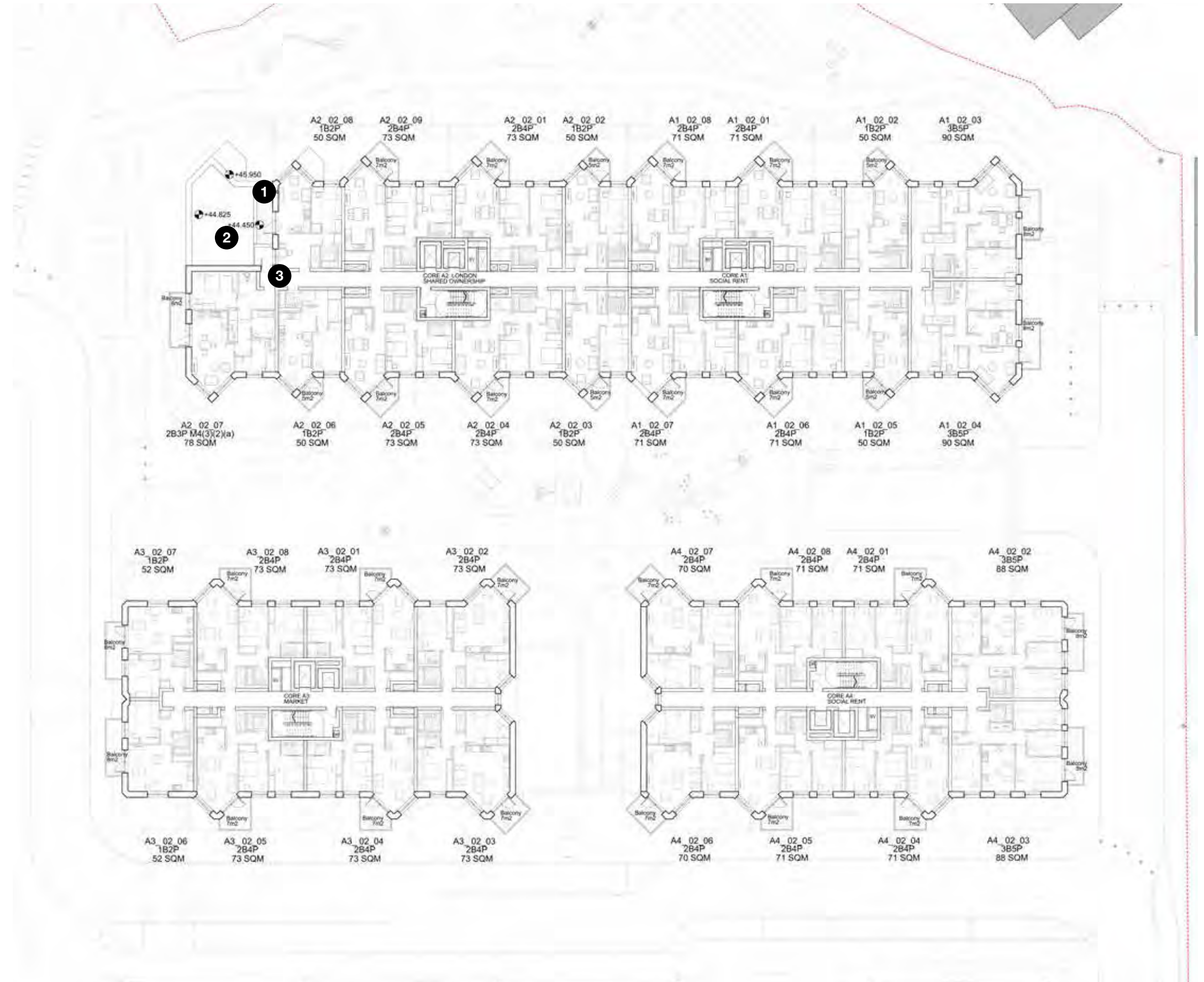
4.5 Layout

Level 02

Plot A1 and A2's massing start stepping from Level 2 to respond to context and minimize impact on adjacent properties. The stepping offers an opportunity for bio-diverse roofs, private terraces for the residents and corner aspect homes with a great overview onto the public realm.

As a result of the housing mix and articulated massing the A2 core has nine homes using the core at this level only. To mitigate this additional unit the communal corridor is extended to the facade for natural light and ventilation. On all other floors there is a maximum of eight homes sharing a core. On the floors below there are homes directly accessed from the courtyard. On the floors above there are larger homes or the massing steps back to reduce the number of homes.

- ① Private terrace
- ② Biodiverse roof
- ③ Glazed opening vent



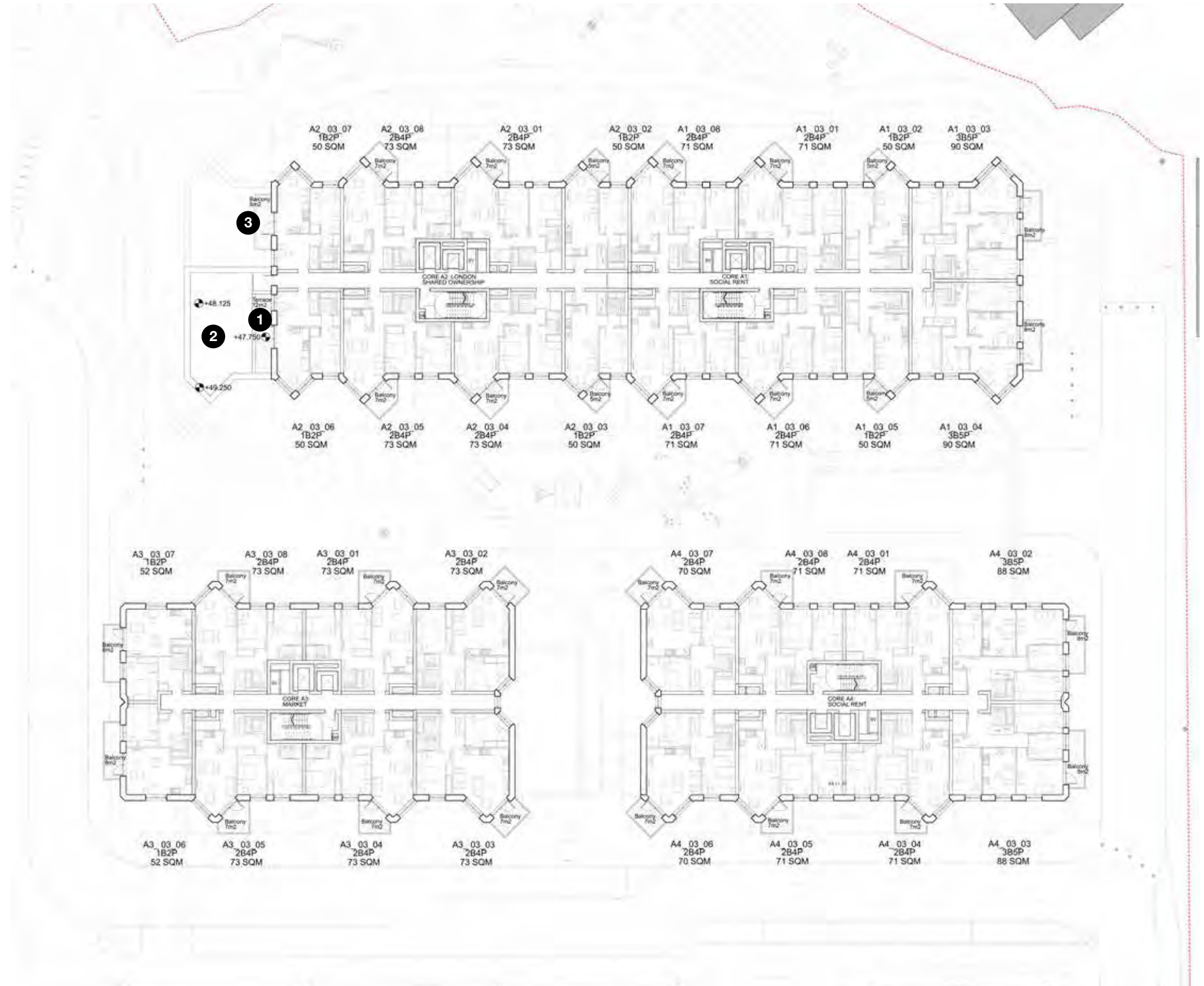
Second floor plan

4.0 Plot A

4.5 Layout

Level 03

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



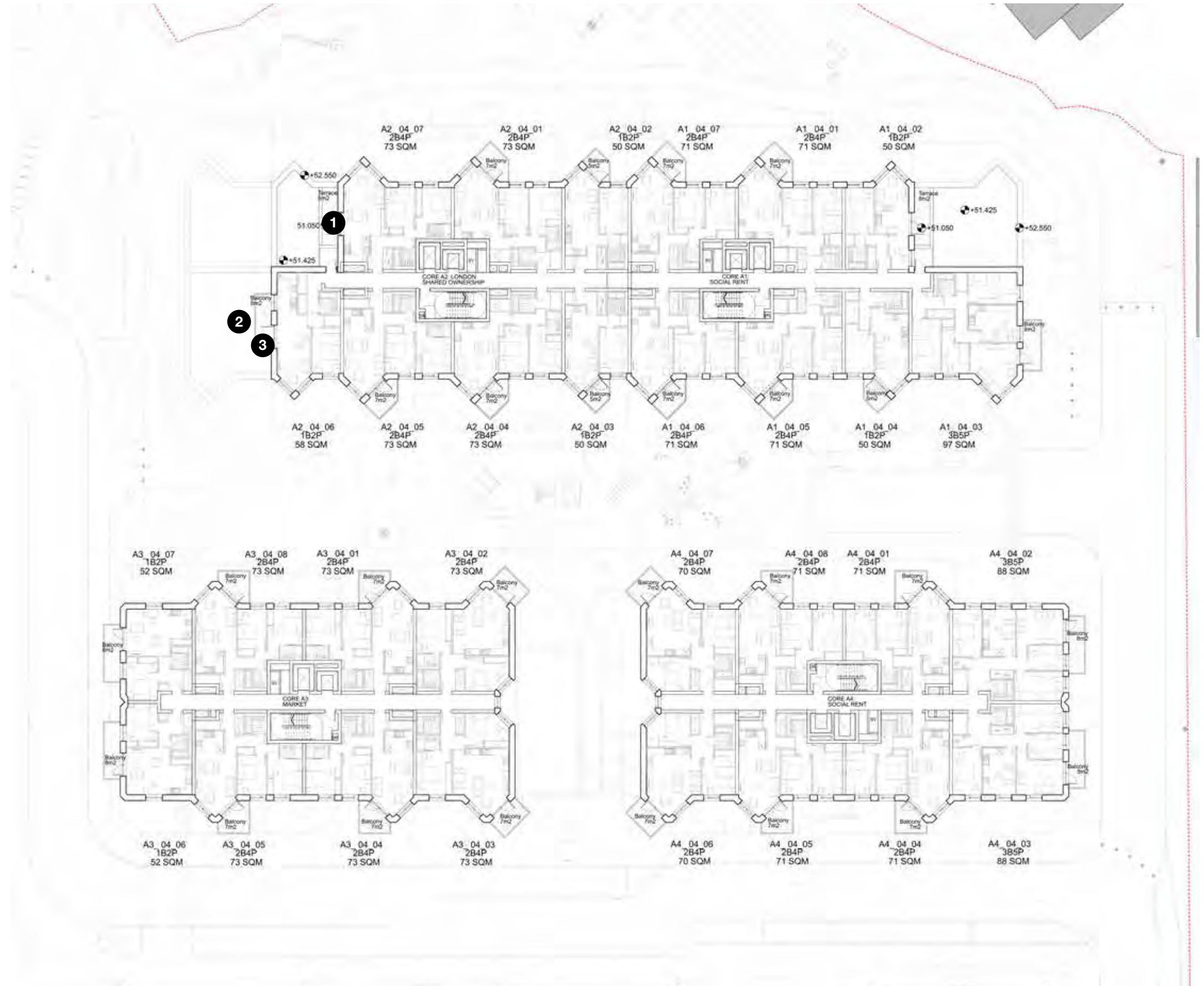
Third floor plan

4.0 Plot A

4.5 Layout

Level 04

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



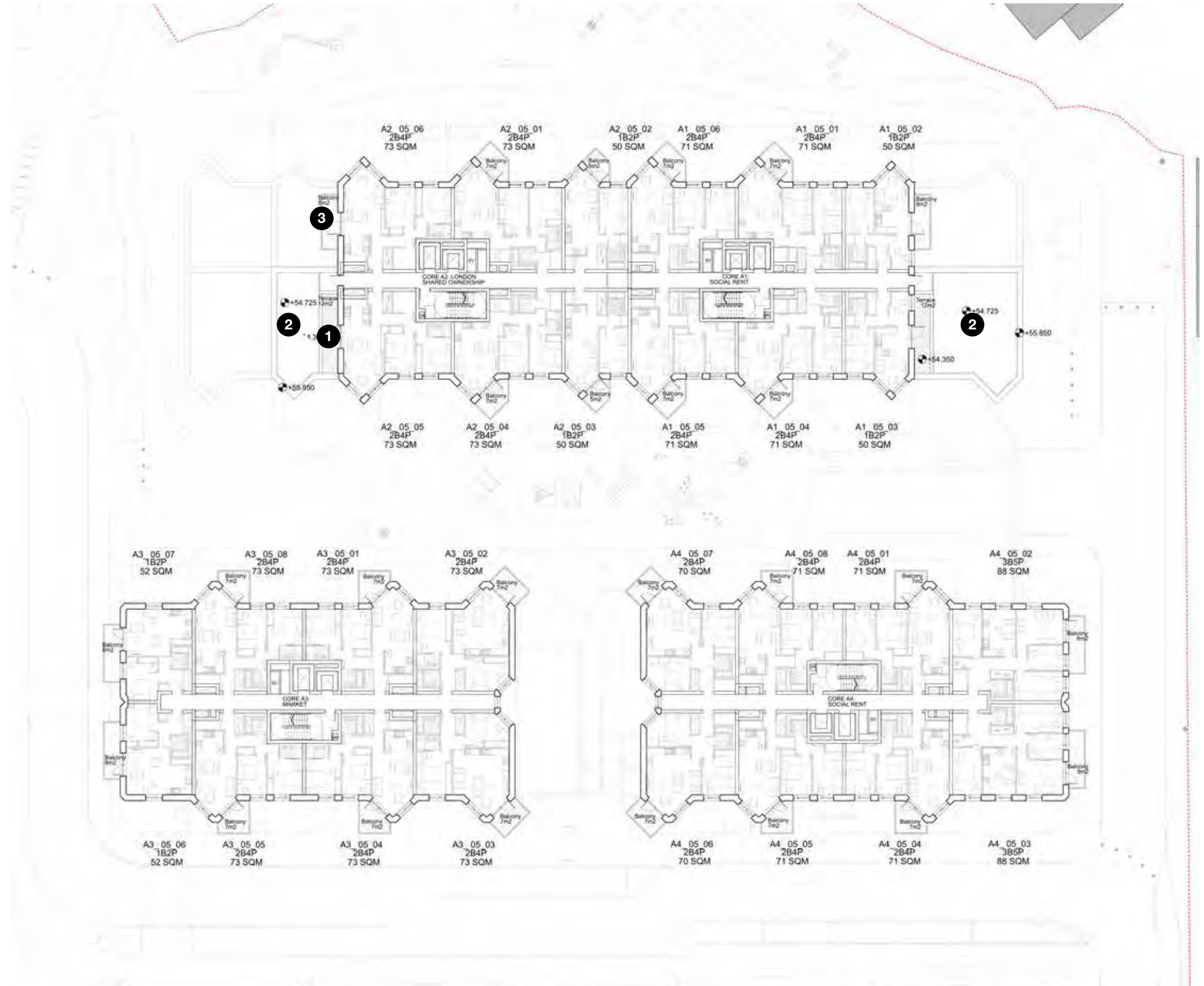
Fourth floor plan

4.0 Plot A

4.5 Layout

Level 05

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



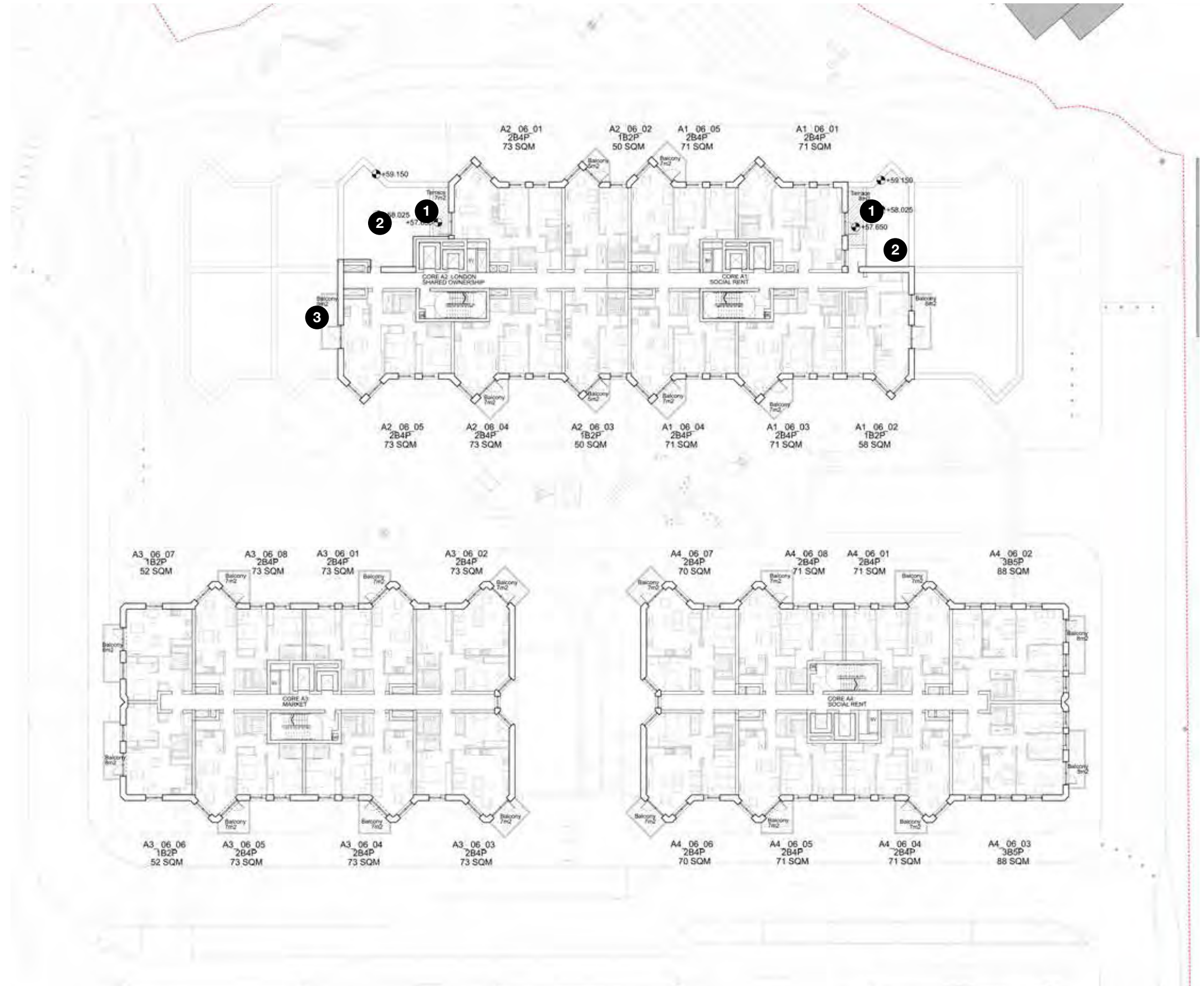
Fifth floor plan

4.0 Plot A

4.5 Layout

Level 06

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park



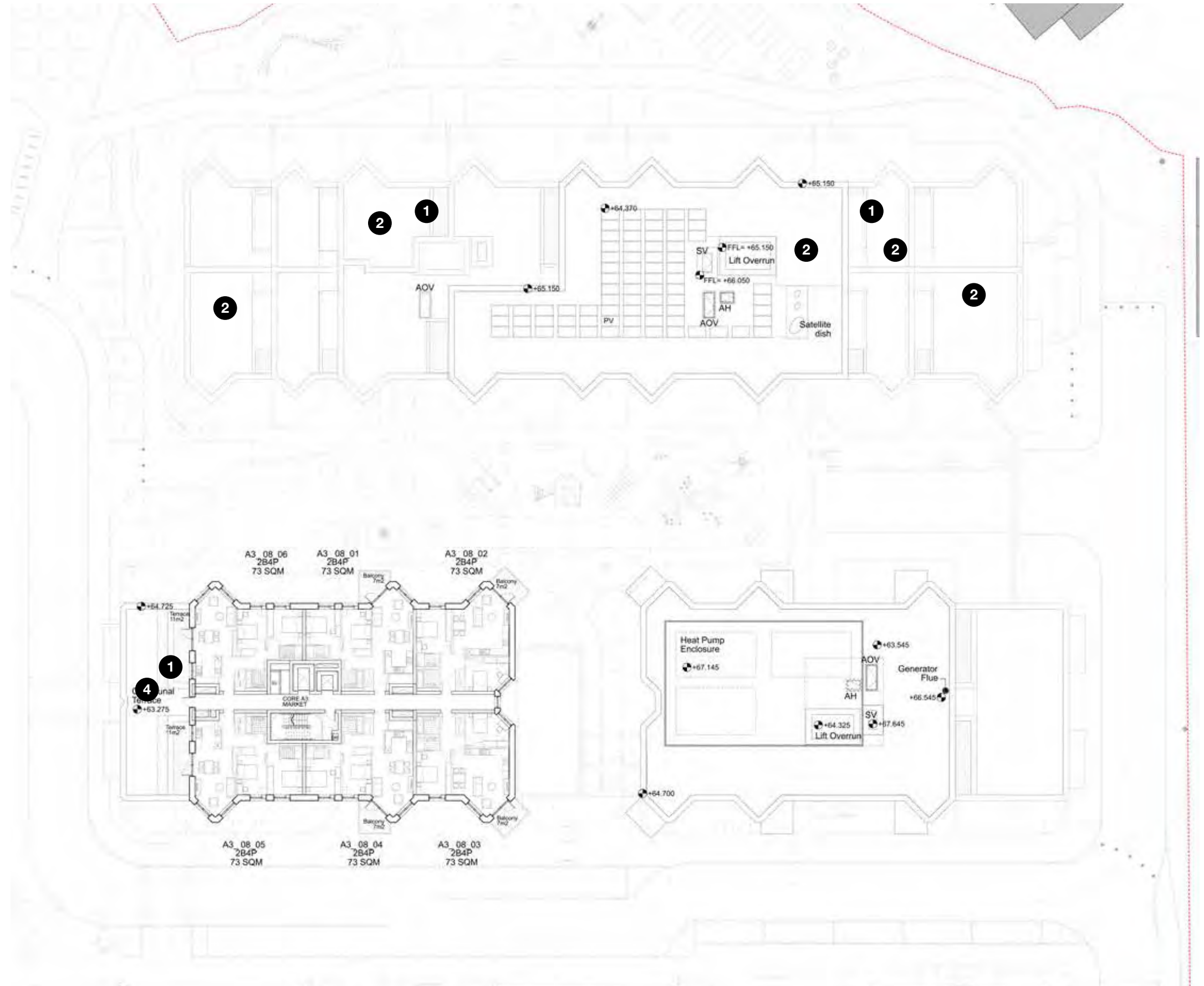
Sixth floor plan

4.0 Plot A

4.5 Layout

Level 08

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park
- ④ Communal terrace



Eighth floor plan

4.0 Plot A

4.5 Layout

Roof

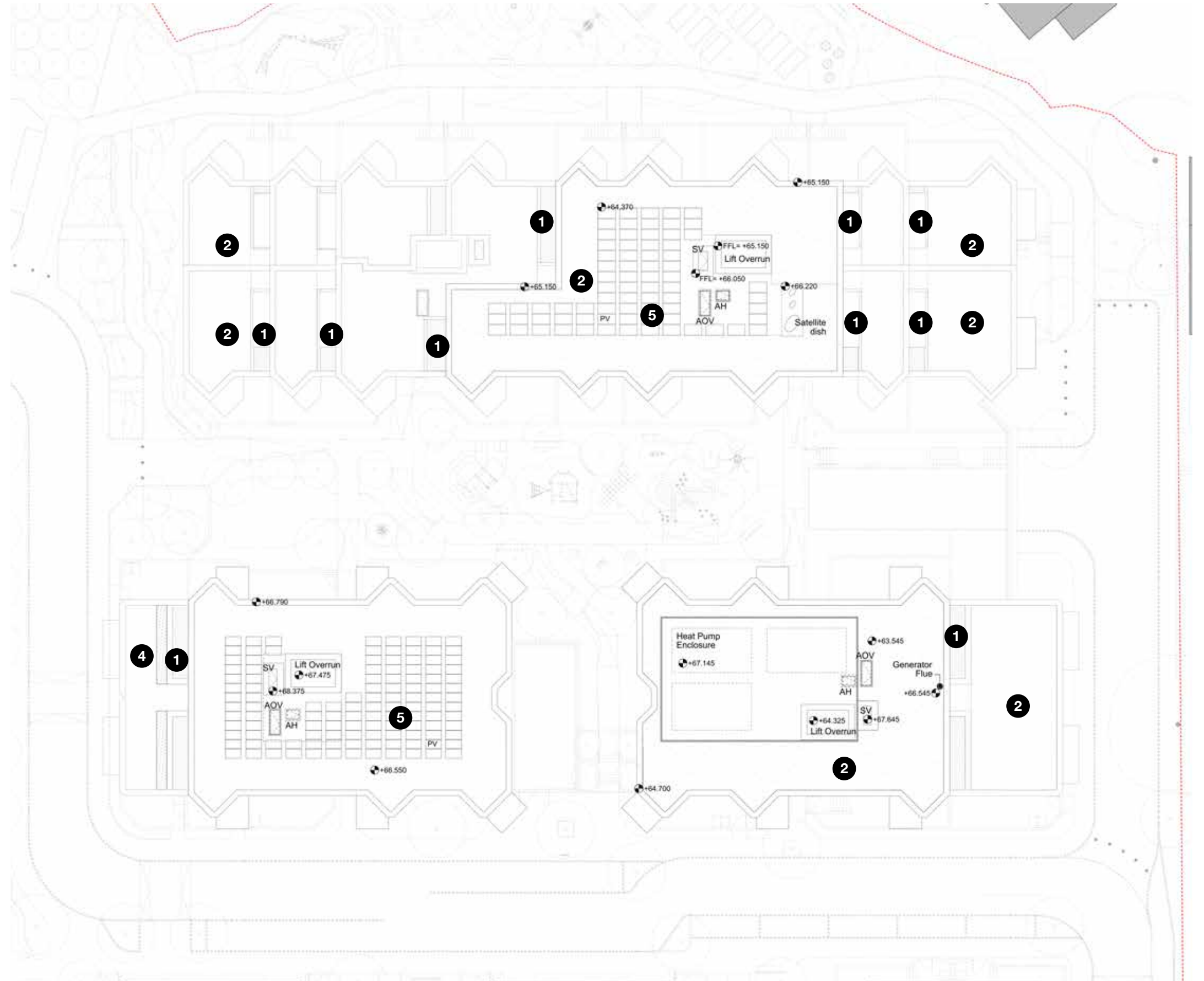
The roof terraces provide private and shared residential amenity spaces at elevated levels, taking advantage of the sunny aspect and views into London and the surrounding proposed public realm.

Biodiverse roofs are proposed on the majority of Plot A wherever practicable.

Plot A3 residents can also benefit from a communal terrace with great views onto the public park.

PV panels have been integrated into the biodiverse roof scape where possible.

- ① Private terrace
- ② Biodiverse roof
- ③ Balcony oriented to face park
- ④ Communal terrace oriented to face park
- ⑤ PV panels



Roof plan

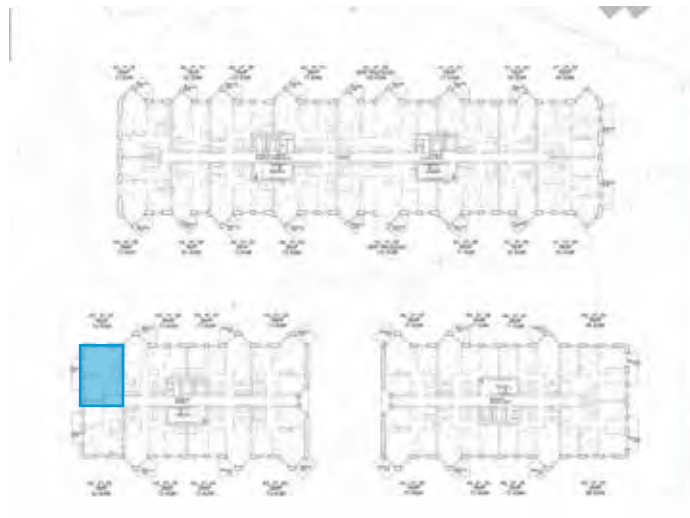
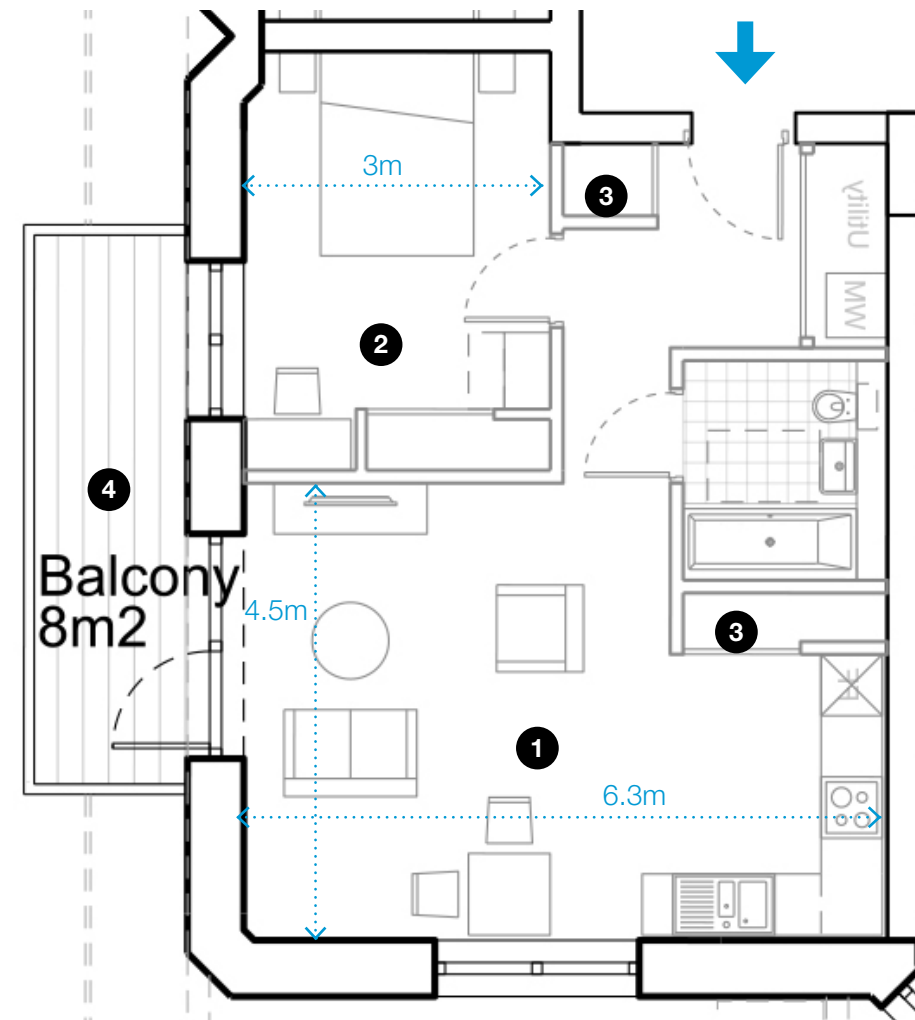
4.0 Plot A

4.7 Typical Flat Layouts

1b2p Market - Typical Floor - 52 sqm

These corner homes benefit from great views onto the public park. The flat is arranged to ensure the open plan living room and kitchen space is located to gain maximum view and outlook onto the park. Bedroom windows have a sill to increase the level of privacy.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Storage
- ④ Balcony



Location Plan - Typical Floor

4.0 Plot A

4.7 Typical Flat Layouts

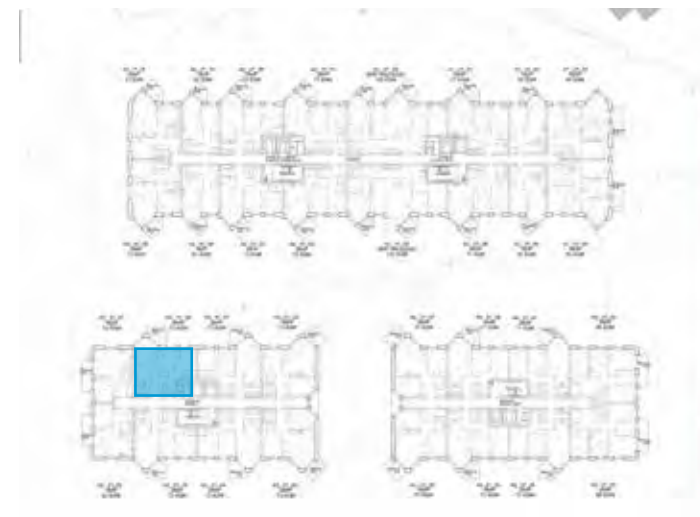
2b4p Market - Typical Floor - 73 sqm

The flat is arranged to ensure the open plan living room and kitchen space benefit from the projecting corner windows, which provide dual aspect.

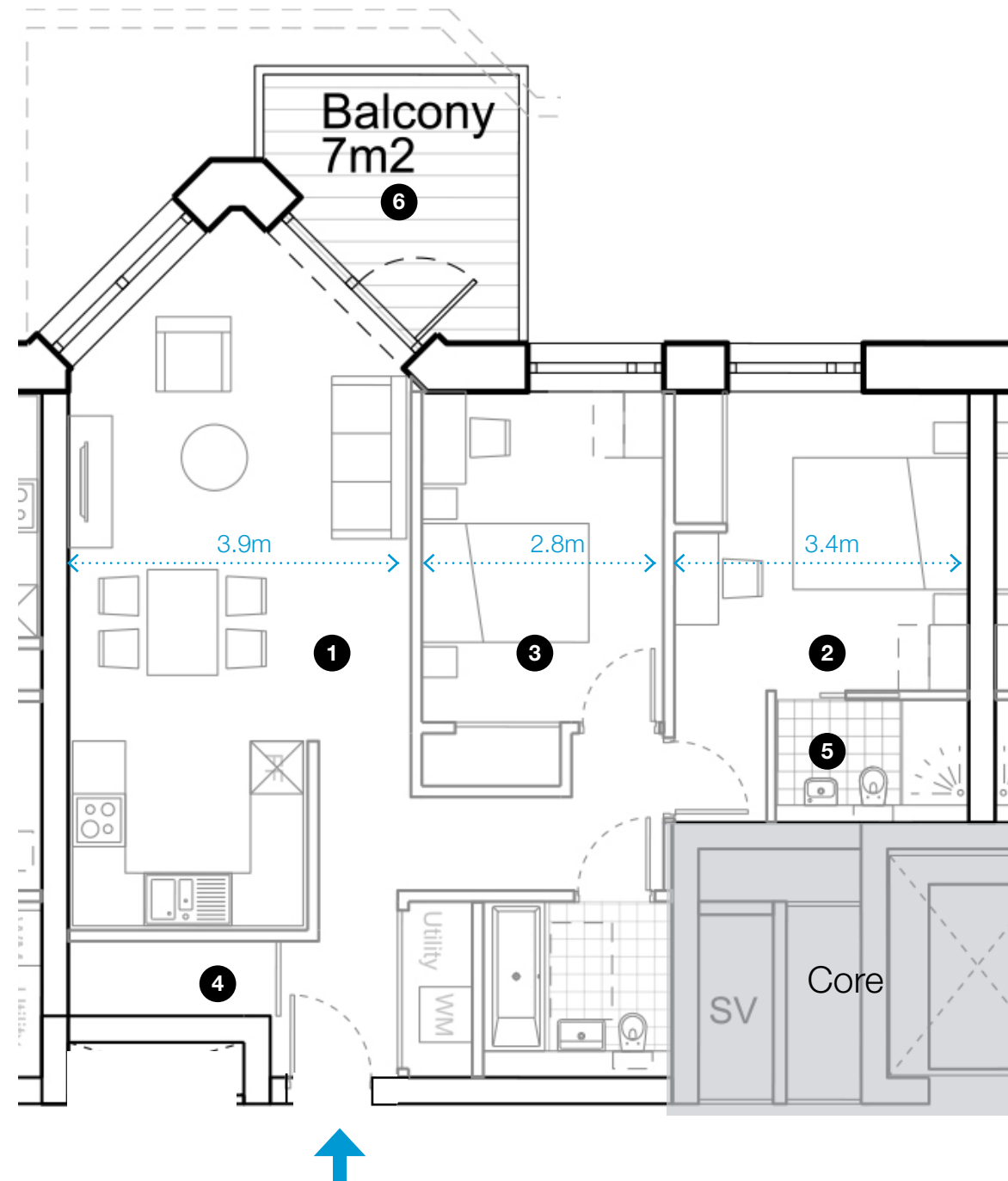
The balcony is set away from the bedroom window to improve internal daylight and sunlight.

Market and Shared Ownership homes above 2+ beds have also an en-suite to the master bedroom

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Storage
- ⑤ En-suite
- ⑥ Balcony



Location Plan - Typical Floor



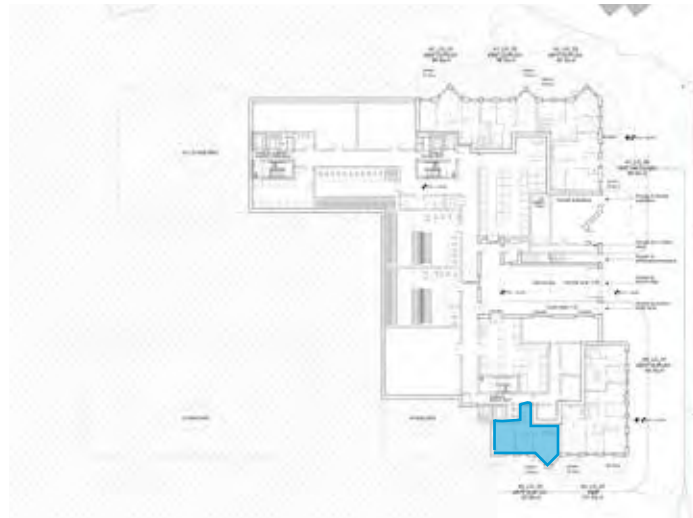
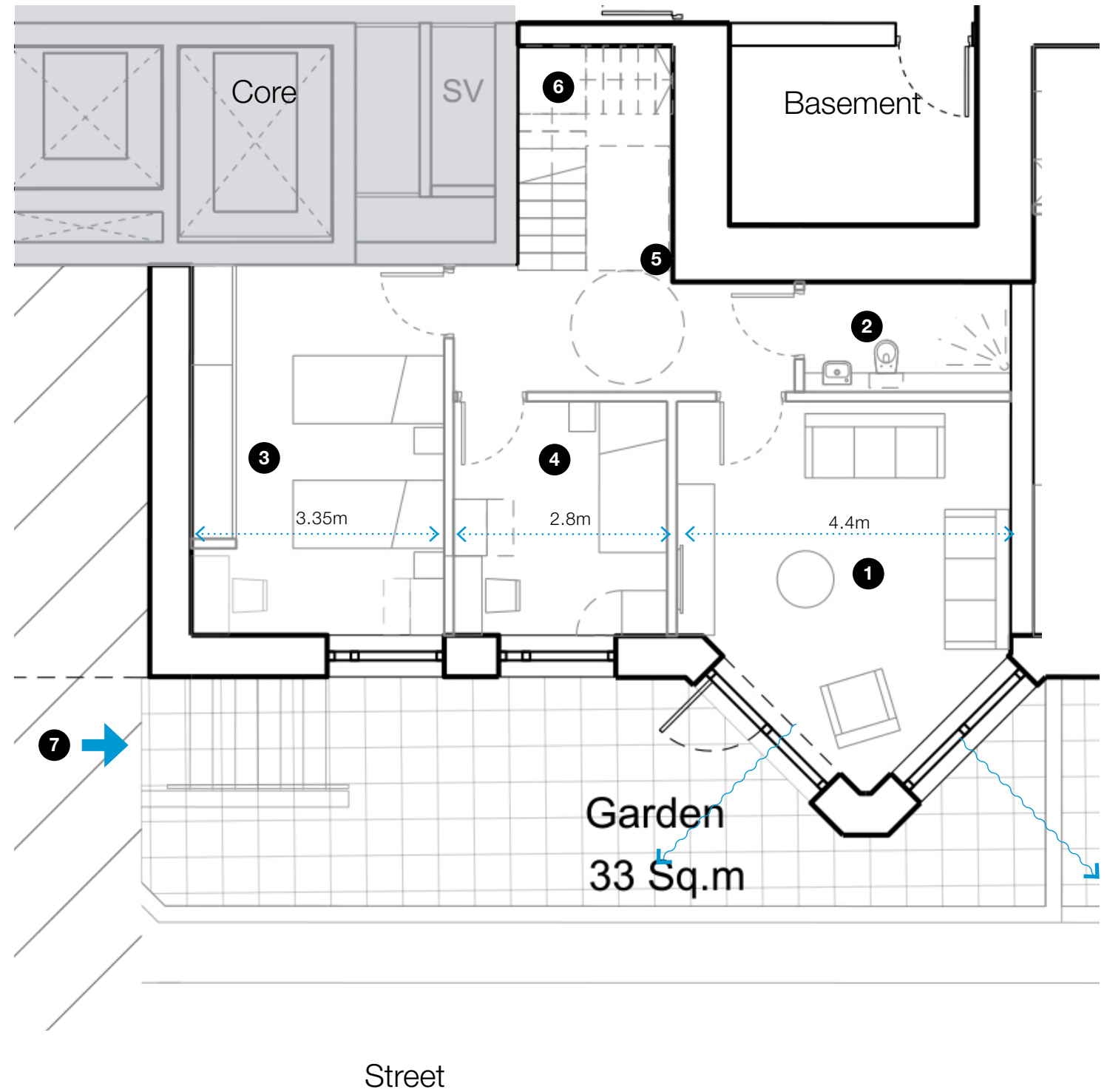
4.0 Plot A

4.7 Typical Flat Layouts

4b7p Social Rent - Lower Ground Floor - 63 sqm

Most of the 4bed family homes are located on lower levels and arranged as duplexes, to benefit from the generous outdoor amenity space. The living room is located on the lower floor, with direct access onto the garden.

- ① Living
- ② Second bathroom with accessible shower
- ③ Double Bedroom
- ④ Single Bedroom
- ⑤ Potential future lift provision
- ⑥ Stairs to upper floor (entry level)
- ⑦ Garden with secondary access from street



Location Plan - Lower Ground 02 Floor

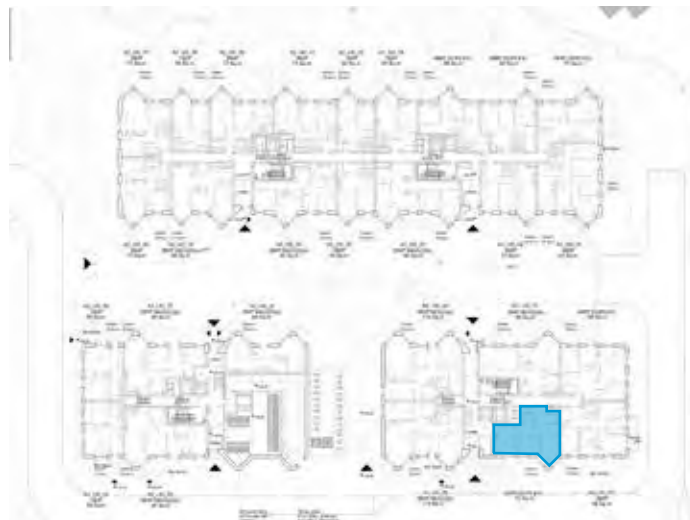
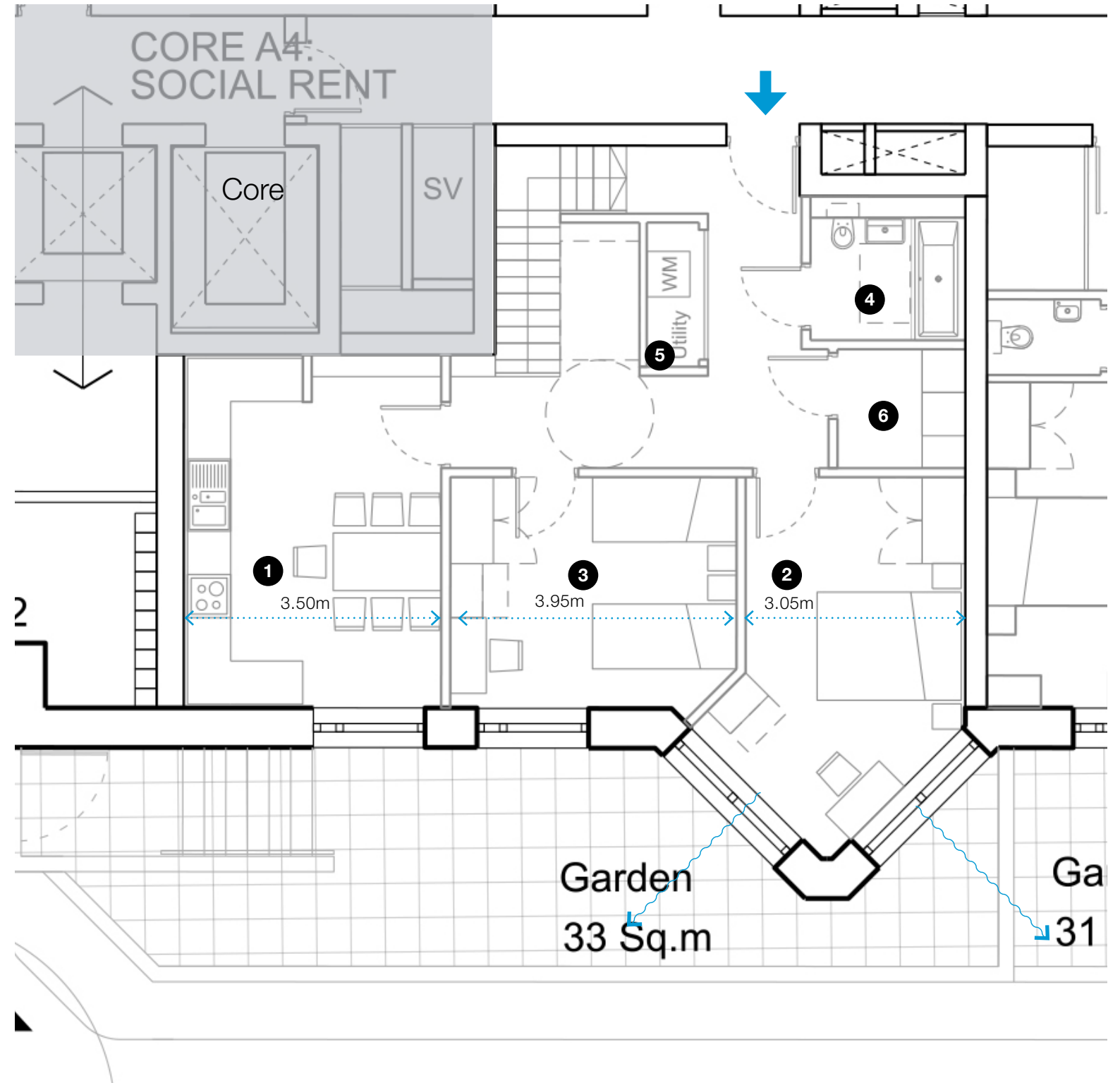
4.0 Plot A

4.7 Typical Flat Layouts

4b7p Social Rent - Upper Ground Floor - 75 sqm

Most of 4bed family homes are located on lower levels and arranged as duplexes, to benefit from the generous outdoor amenity space. The kitchen dining, master bedroom and bathroom are located on the entry level, in accordance with AD-part(M)
An area for future provision of a lift is also allowed for adjacent to the internal staircase, with associated 1500mm circulation zone in front of it.

- ① Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Main bathroom
- ⑤ Utility cupboard
- ⑥ Utility Room



Location Plan - Upper Ground Floor

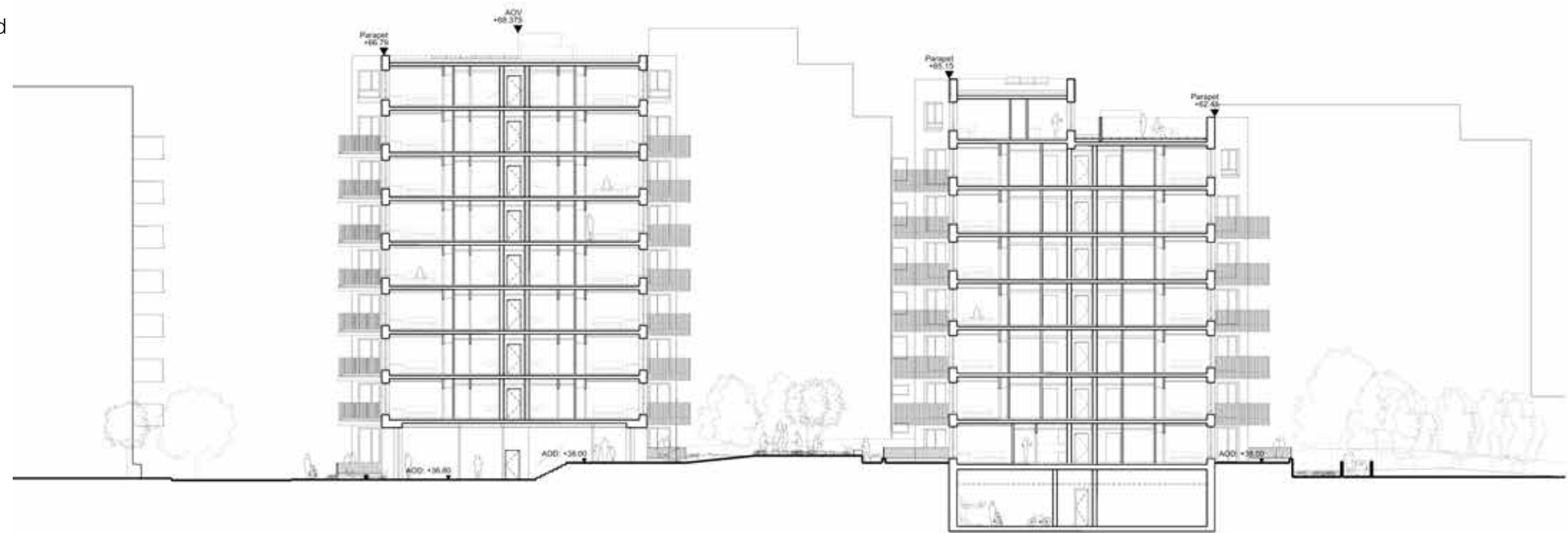
4.0 Plot A

4.8 Scale and Massing

The following drawing sets out the scale of the proposed buildings for Plot A. As set out in the design principles the tallest elements are set away from neighbouring properties.

The massing of A1/A2 proposal steps significantly to reduce the impact on neighbours Properties on at the North West end of Bakersfield have also affected building lines and massing, which steps significantly.

The A1/A2 buildings therefore have their own unique architectural character, with massing carefully stepped to respond to the context.



4.0 Plot A

4.8 Scale and Massing

The following image illustrates A4 and A1 stepping down at the corner to reduce the overall scale toward the Holloway estate.

A3 also steps down towards the park to mitigate the sense of scale and enclosure, providing a communal terrace for residents with great views on the public realm.

This image is of the proposal as seen from the Holloway Estate which is rendered in grey in the foreground of the image.



4.0 Plot A

4.8 Scale and Massing

The following image illustrates the corner of A2 as it steps down addressing the park and allowing improved views and light for Bakersfield.

In the far right of the image you can see the corner of A3 facing the park. A set back terrace on the top floor reduces the height onto the park.

The projecting corners of A1 and A2 present the prime window towards the view of the park for great light into the social living spaces. This corner also partially conceals the balcony for privacy.



4.0 Plot A

4.8 Scale and Massing

The following image illustrates the gap between A3 and A4 leading up to the communal courtyard space beyond.

In the foreground you can see the public street between Plots A & B. Along the street are private amenity spaces for the homes that activate the ground level. The balconies above give amenity space and views along the street and back into the communal courtyard space.

Beyond a set of steps up into the communal courtyard is a secure space shared by the residents of Plot A. A1 and A2 can be seen in the background articulated by projecting corners holding private balconies.



4.0 Plot A

4.9 Appearance

Building A1/A2 is stepped and has a consistent approach to materials and details. Brick façades with a light pink tone variation in contrast with concrete parapets and metal balconies give the building a solid timeless appearance with a strongly textural quality to the surface of the brick and the setting out of the mortar.

The stepping in massing offers an opportunity for biodiverse roofs and private terraces for the residents. The ground floor homes can benefit from generous private gardens and views on the courtyard and adjacent proposed nature garden and public park.

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

- ① Light pink with natural variation of tone. Light mortar to match brick tone
- ② Simple windows set within a simple brick reveal.
- ③ Metal balconies with light colour metal balustrade made with rods and a metal flat on top.
- ④ Concrete parapet
- ⑤ Garden walls to match the facade brick tone



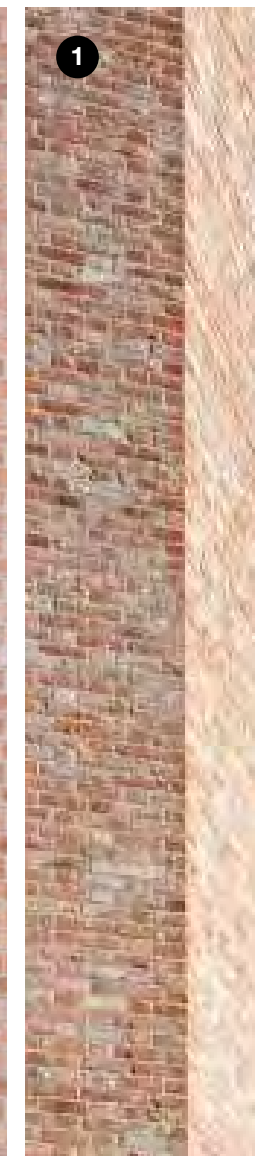
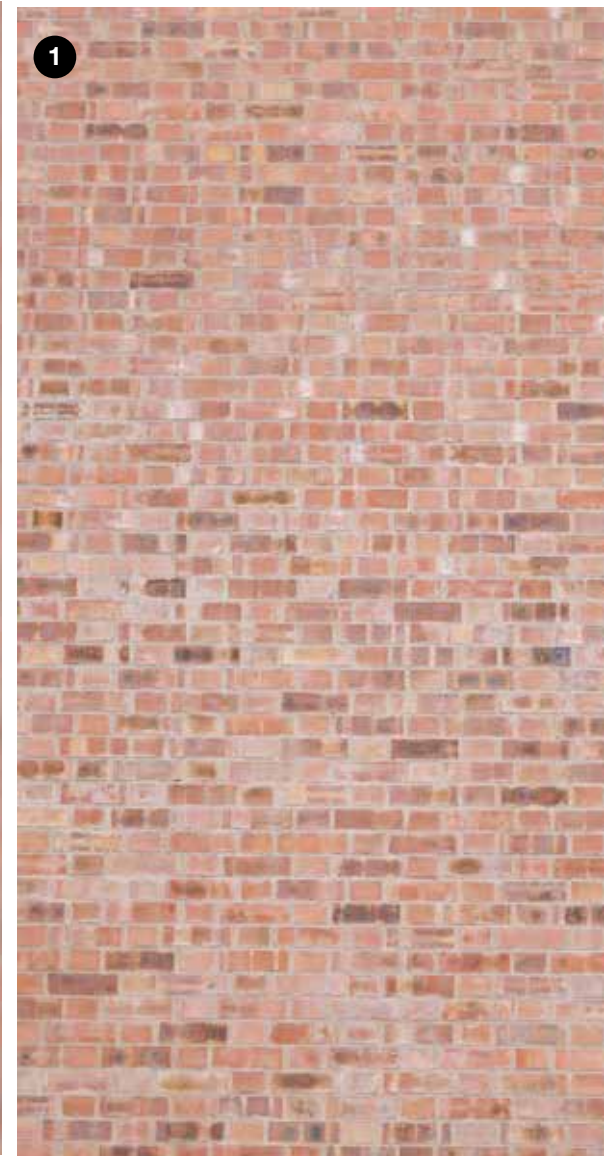
Note: Images are indicative of the material type, quality and colours proposed

4.0 Plot A

4.9 Appearance - Materials

The material palette for buildings A1 and A2 is set out in the key below:

- ① **Brickwork** : Light pink red brick with natural variation of tone created by traditional firing process. Light flush mortar to match brick tone
- ② **Painted metal window frame**: Simple windows set within a simple brick reveal. PPC metal window frame, green / grey matt smooth finish
- ③ **Balcony**: painted metal balcony PPC metal balustrade, green / grey matt smooth finish
- ④ **Concrete parapet**
- ⑤ **Brick plant enclosure**: to match facade
- ⑥ **Pre-cast concrete cill**

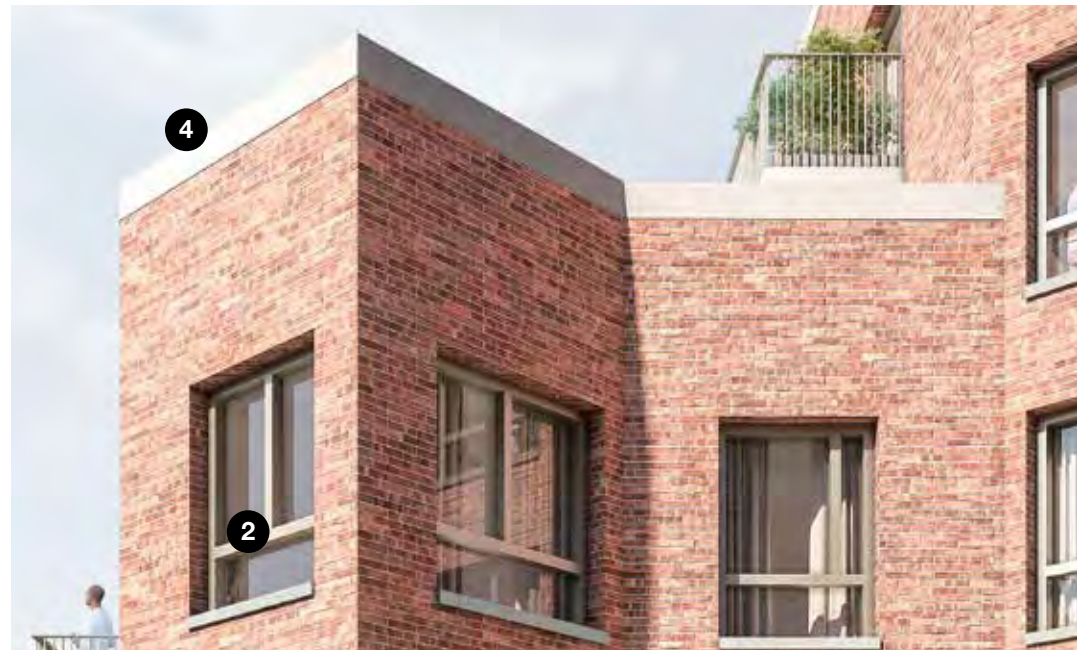


Proposed colour of the metal



Proposed colour of the pre cast concrete

Precedent image of brick colour



Proposed image of metal balcony



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

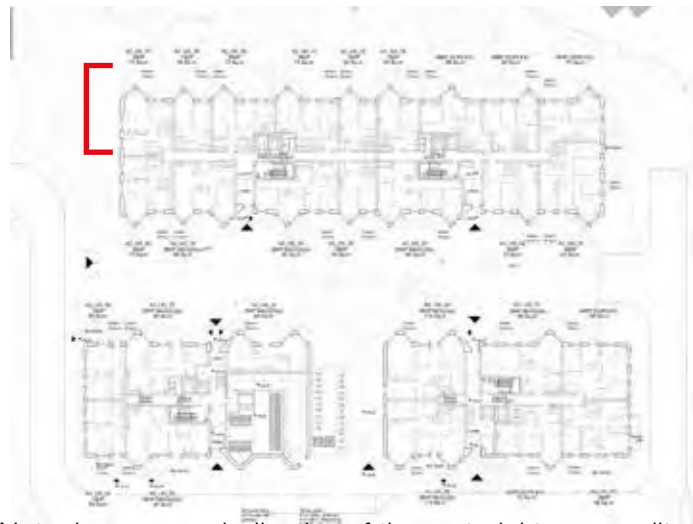
4.0 Plot A

4.9 Appearance

The bay study shown opposite is an example of part of the A2 facade facing on the park. The massing in this location is stepped on every floor, to both respond to context and allow for great private terraces and biodiverse roofs facing the public realm.

Projecting balconies with concrete base and light colour metal balustrade alternate with the more solid brick-wall terraces. Concrete parapet in contrast with the light pink tone of the brick.

- ① **Brickwork :** Light pink with natural variation of tone. Light mortar to match brick tone
- ② **Painted metal window frame:** Simple windows set within a simple brick reveal. Pre-cast concrete cill. PPC metal window frame, green / grey matt smooth finish
- ③ **Balcony:** painted metal balcony with concrete base. PPC metal balustrade, green / grey matt smooth finish
- ④ **Concrete parapet**
- ⑤ **Brick plant enclosure:** to match facade



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



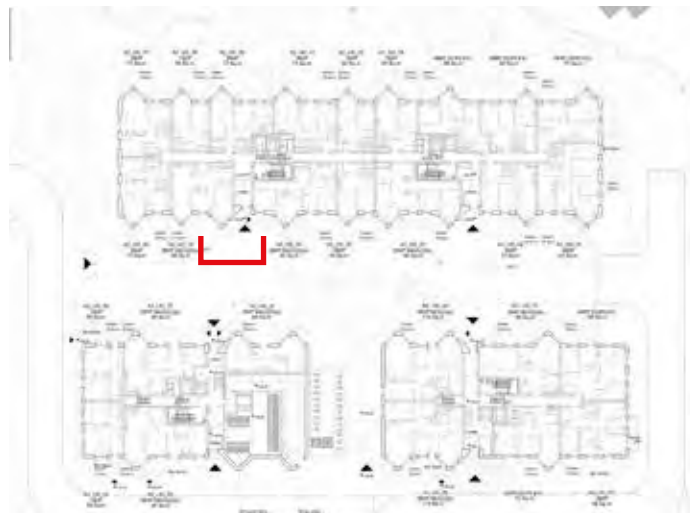
4.0 Plot A

4.9 Appearance

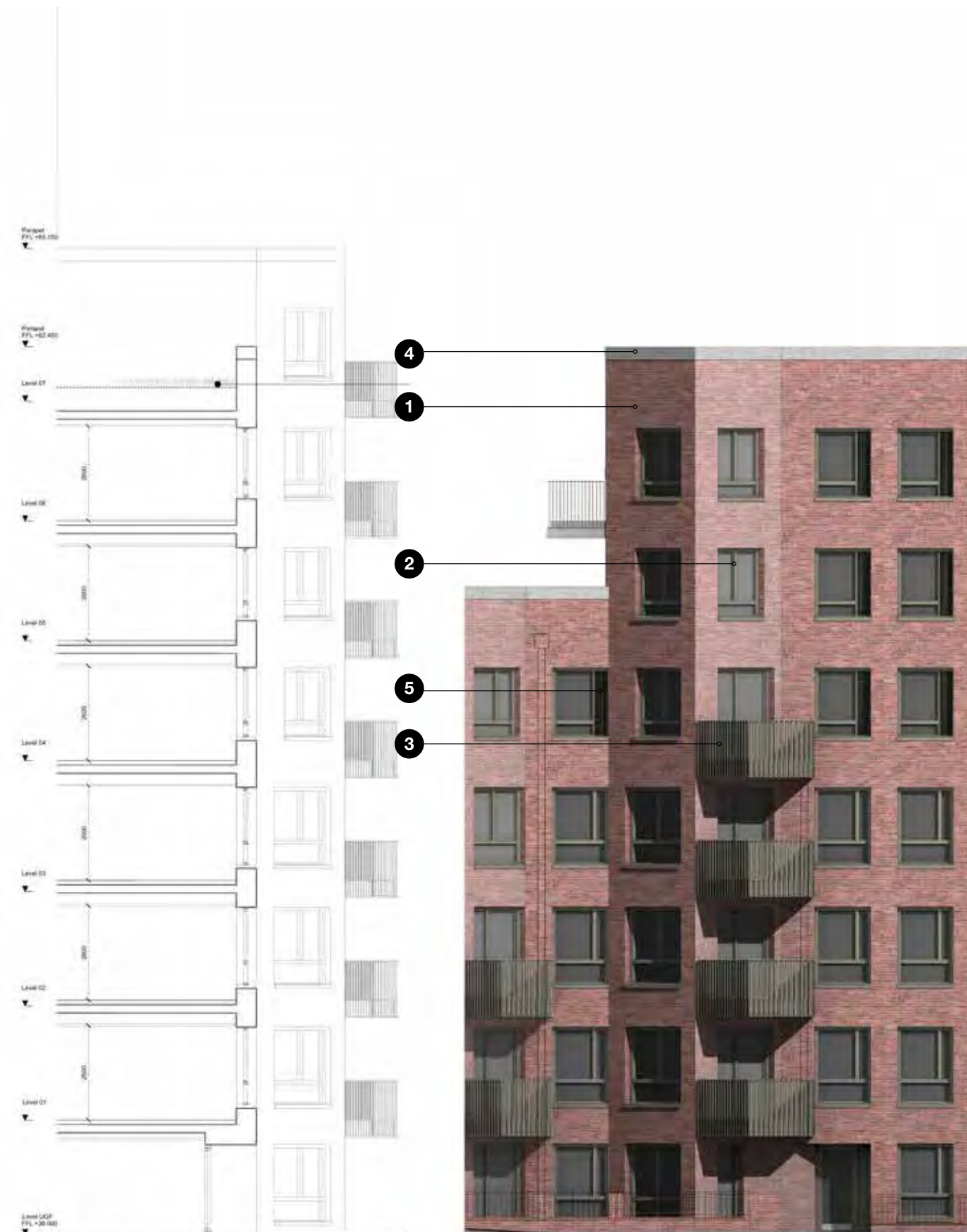
In contrast to the park elevation on the A1-A2 building, balconies to the main long elevations are proposed as lighter metal projecting elements. Balustrade uprights are angled or shaped for privacy between adjacent apartments.

Window reduce in size from lower to upper floors to minimise apartment overheating. Painted metal acoustic louvres are proposed to enable sufficient ventilation for cooling.

- ① **Brickwork** : Light pink with natural variation of tone. Light mortar to match brick tone
- ② **Painted metal window frame:** Simple windows set within a simple brick reveal. Pre-cast concrete cill. PPC metal window frame, green / grey matt smooth finish
- ③ **Balcony:** painted metal balcony PPC metal balustrade, green / grey matt smooth finish
- ④ **Concrete parapet**
- ⑤ **Louvre metal panel:** integrated within window green / grey matt smooth finish



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



4.0 Plot A

4.9 Appearance

An illustrative view of the street between Plots A & B. In this view buildings A3-A4 can be seen on the right side of the road with Plot D seen in the distance.

The buildings have a common material palette, using a calm natural buff brick, concrete balconies and a complimentary light coloured metal balustrade. The brick has a natural variation in colour and tone. The concrete balconies with metal balustrades are designed to appear light and open to help reduce the sense of enclosure.

Windows change in size in accordance with the requirements for daylight and to reduce any overheating. Window reveals angle to open towards the light and add detail to very simple calm façades.

The natural articulation of the projecting corners and rotated buildings gives variety to the street scape allowing the buildings to all have a common material palette and a simplicity to the details.

The communal and private amenity spaces are defined and protected by garden walls using the same brick with a concrete capping.

Front doors for homes are whenever possible at street level - these flats benefit for extra internal headroom due to the site change in level

- ① Calm buff brick with natural variation of tone and matching mortar colour
- ② Light coloured concrete balconies with light colour metal balustrade made with rods and metal flat handrail on top.
- ③ Simple windows set within a simple angled reveal to open towards the light
- ④ Bricks garden walls to ground floor homes with concrete capping

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

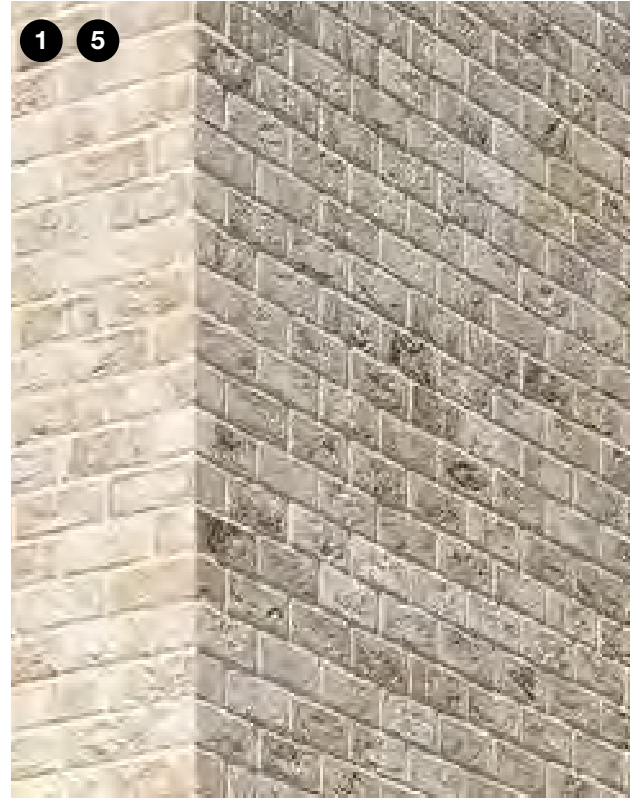


4.0 Plot A

4.9 Appearance - Materials

The material palette for buildings A3 and A4 is set out in the key below:
(this palette is similar to B1-B3 and is included for clarity in Plot B chapter also)

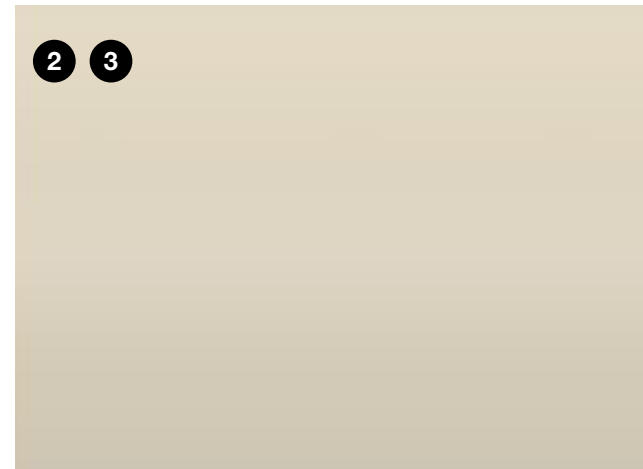
- ① **Brickwork:** Light buff brick with natural variation of tone and matching flush mortar colour
- ② **Painted metal window frame:** PPC metal window frame, cream matt smooth finish
- ③ **Balcony:** Light coloured concrete balconies with light colour metal balustrade made with rods and a metal flat handrail. PPC metal balustrade, cream matt smooth finish
- ④ **Concrete cills:** to all windows for variety and robustness
- ⑤ **Bricks plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.



Precedent image of brick colour
Images are indicative of the material type, quality and colour proposed



Proposed balconies



Proposed colour of the metal



Proposed colour of the pre cast concrete



Proposed colour of windows

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

4.0 Plot A

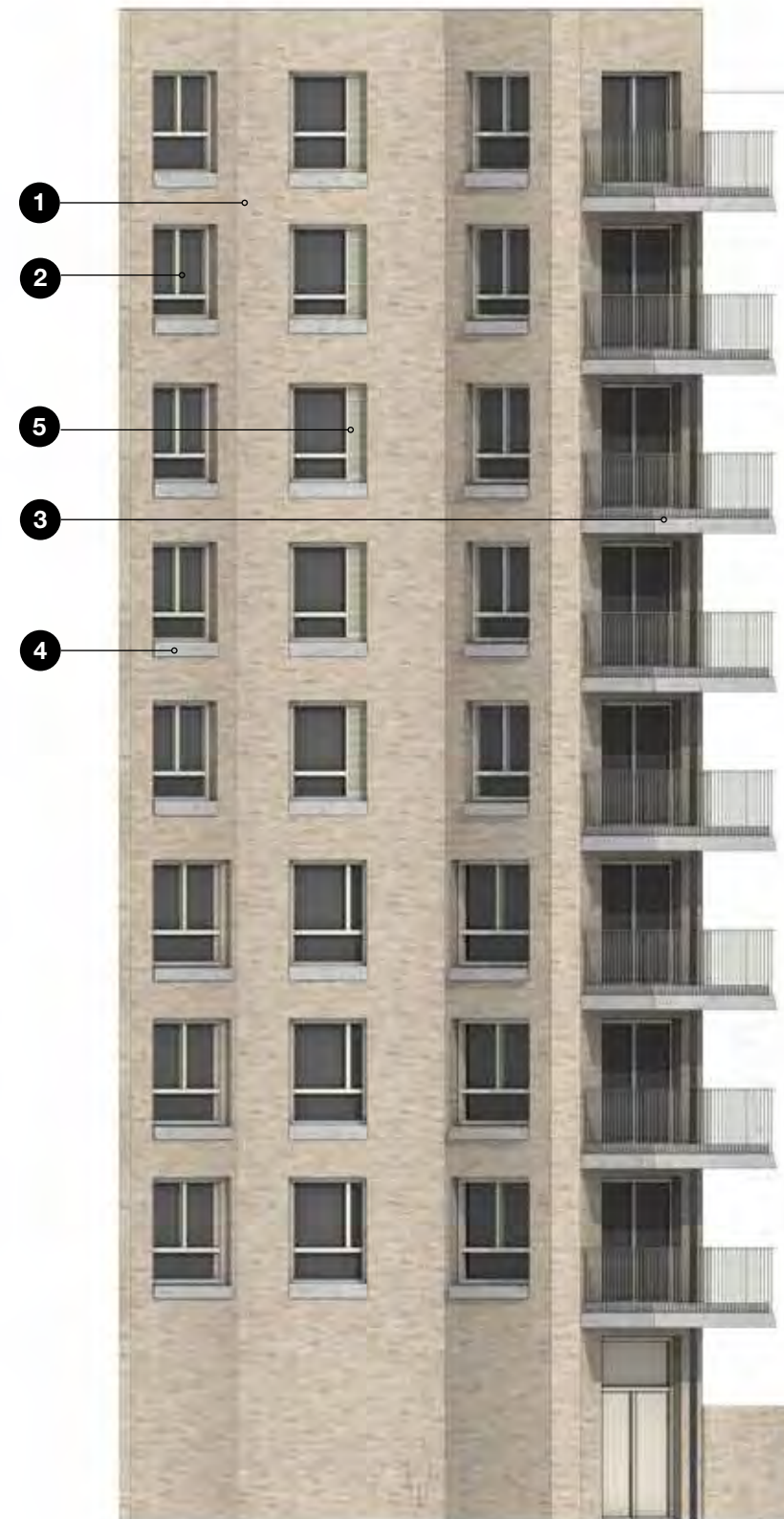
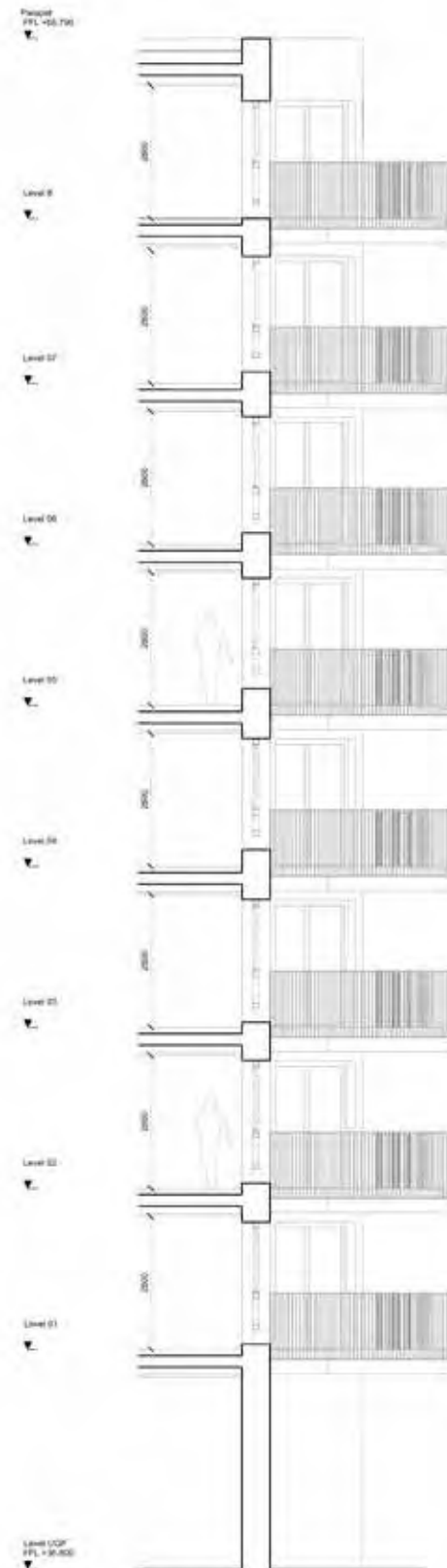
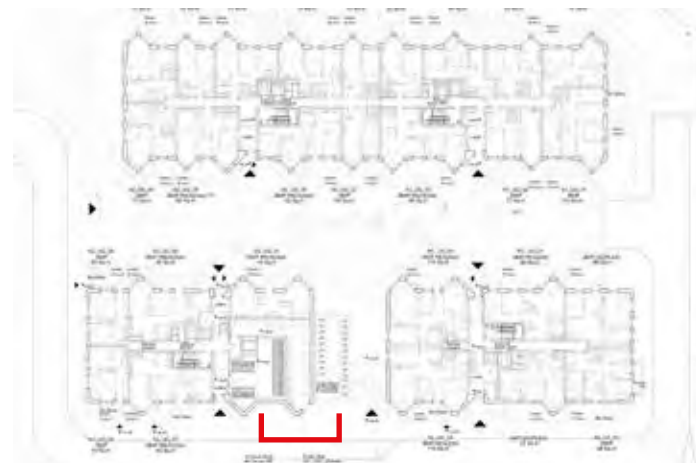
4.9 Appearance

The bay study shown opposite is an example of part of the A3 and A4 facade facing the street.

The facade presents a calm natural buff brick, concrete balconies and a complimentary light coloured metal balustrade. The brick has a natural variation in colour and tone. The concrete balconies and metal balustrades are designed to appear light and open to help reduce the sense of enclosure.

Windows change in size in accordance with the requirements for daylight and to reduce overheating. Window reveals angle to open towards the light and add detail to very simple calm façades. Where required concealed blinds provide addition solar protection against overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Light coloured concrete balconies
- ④ Light coloured concrete cill to match balconies
- ⑤ Bespoke metal louvre panel: integrated within window cream matt smooth finish



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

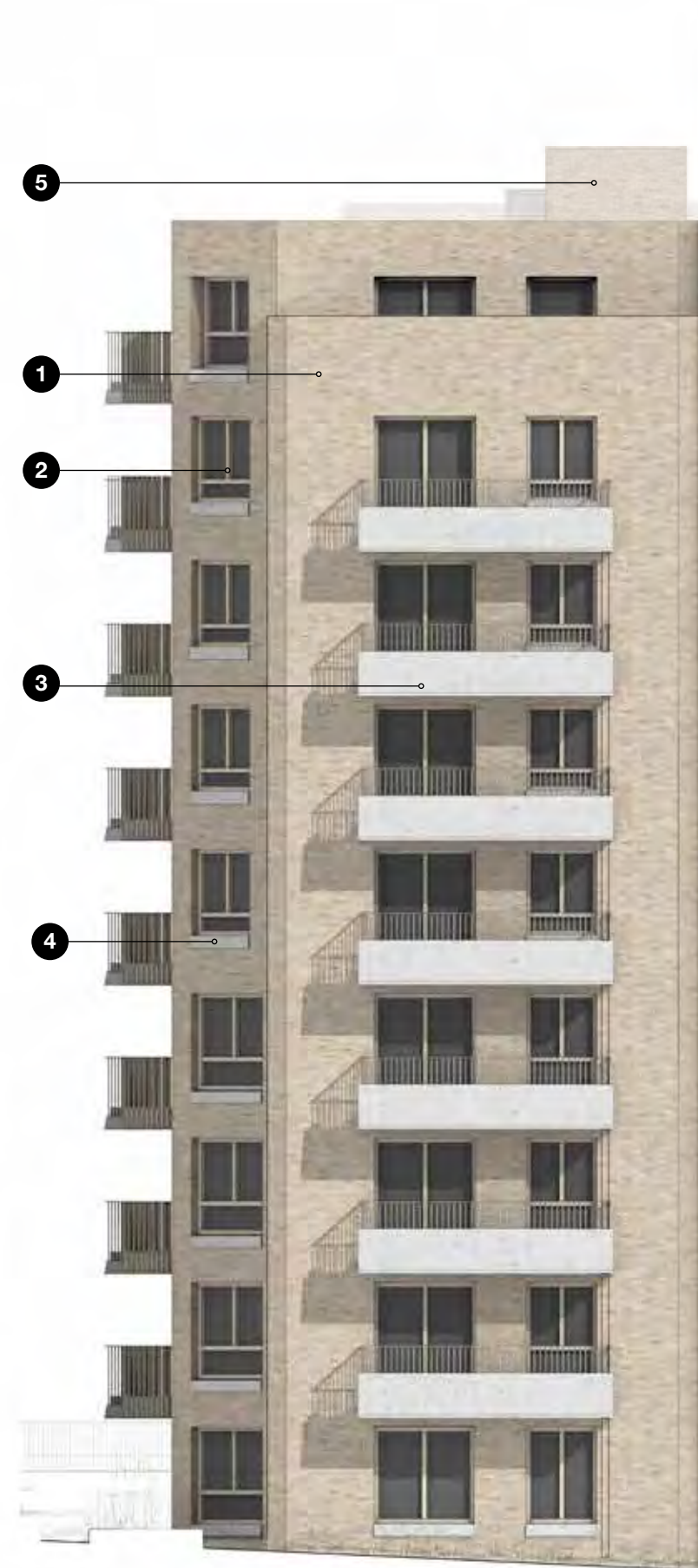
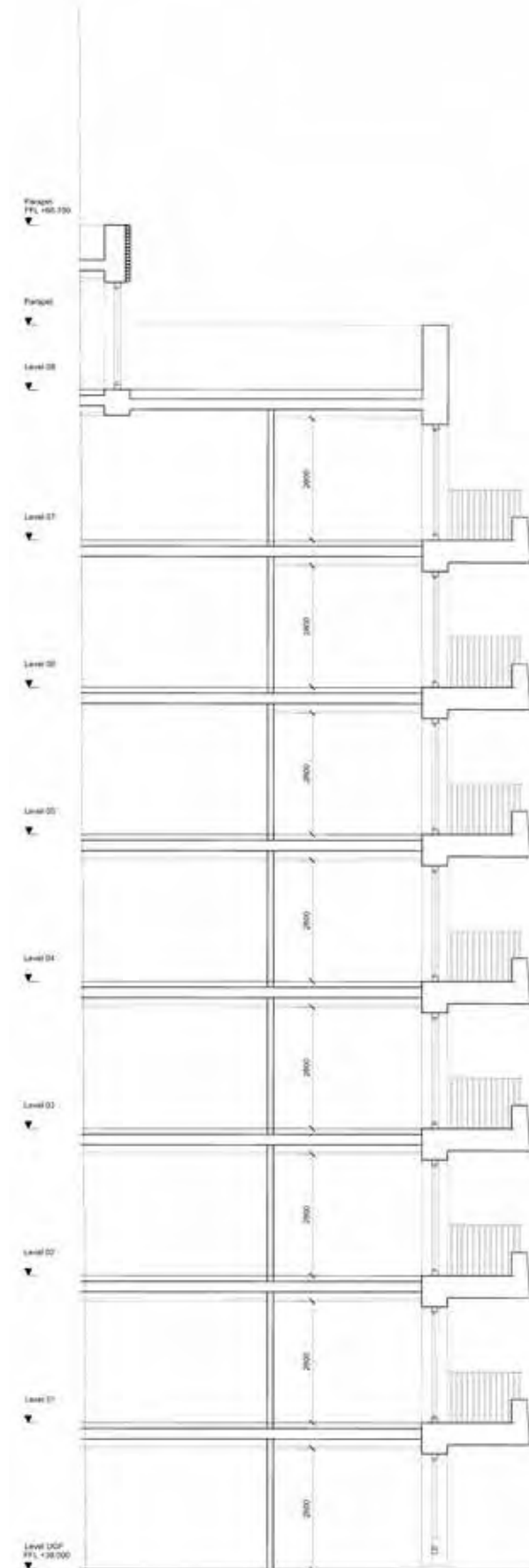
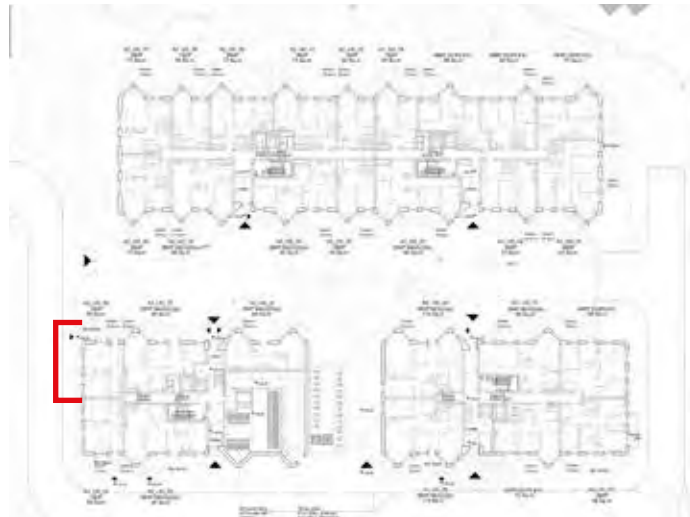
4.0 Plot A

4.8 Appearance

The park elevation on the A3 building has generous solid concrete balconies up-stands to provide an additional level of privacy and enclosure, in contrast with the light metal to the main long elevations.

Where required concealed blinds provide additional solar protection against overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Light coloured concrete up-stands on balconies with light colour metal balustrade made with rods and a metal flat on top. PPC metal balustrade, cream matt smooth finish
- ④ Light coloured concrete cill to match balconies
- ⑤ Bricks plant enclosure to match facade



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

4.0 Plot A

4.10 Entrances

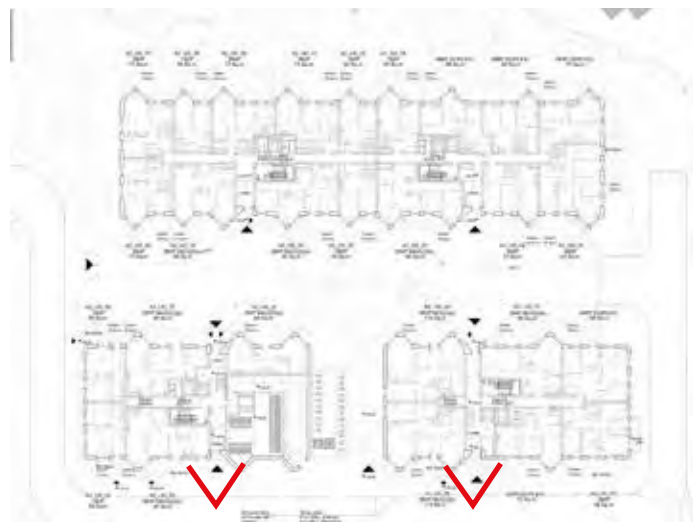
Residential entrances on street

Entrances to buildings A3 and A4 are located onto the street and benefit from generous internal headroom, with finished floor level matching AOD levels across the street. Internal steps and a dual entry lift provide access and a visual link to the landscape courtyard.

The angled brick wall leads you to a timber communal entrance door. Internally the external brick work continues through to the lifts to lead the visitor through the entrance to the lifts and stairs to the upper floors.

Where homes are located at ground floor there are multiple measures proposed for privacy and security. Between pavement and window defensible planting, secure brick walls with concrete coping, metal balustrade fences and front gardens create separation between public and private. Refer to landscape information for details.

- ① Angled brick wall
- ② Painted metal communal entrance door
- ③ Internal brick wall beyond leading you through to the lifts.
- ④ Defensible planting and secure walls and fences are provided for privacy.



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



View 01: Plot A4 street entrance



View 02: Plot A3 street entrance

4.0 Plot A

4.10 Entrances

Residential entrances on courtyard A2 and A4

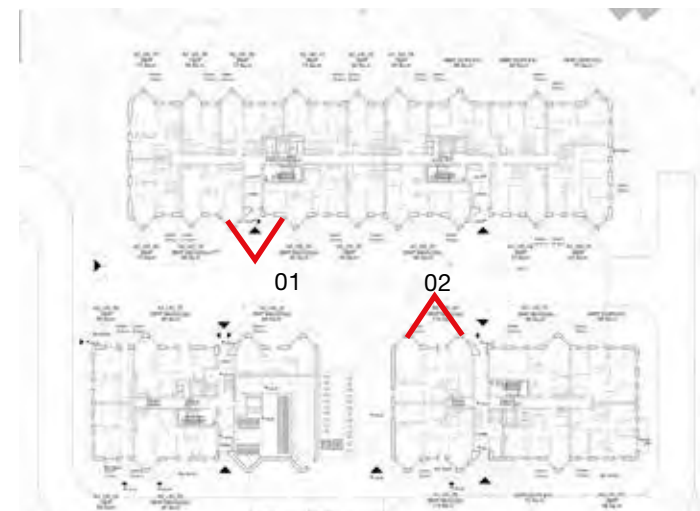
Entrances to Plot A1 and A3 are located on the courtyard side with finished floor level set at + 38.00 AOD.

Again here an angled brick wall leads you to a painted metal communal entrance door. Internally the external brick work continues through to the lifts to lead the visitor through the entrance to the lifts and stairs to upper floors.

- ① Angled brick wall
- ② Painted metal communal entrance door
- ③ Internal brick wall beyond leading you through to the lifts.
- ④ Defensible planting and secure walls and fences are provided for privacy.



View 01: Plot A2 courtyard entrance



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



View 02: Plot A4 courtyard entrance

4.0 Plot A

4.11 Elevations

Northwest elevation A1 and A2

In contrast to the park elevation, the balconies on the A1-A2 building are proposed as lighter metal projecting elements. Balustrades uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating and respond to daylight requirements. Painted metal louvres are proposed to enable sufficient ventilation for cooling.

- ① Brickwork : Light pink with natural variation
- ② Painted metal window frame with precast concrete cill
- ③ Concrete parapet
- ④ Painted metal balcony
- ⑤ Brick plant enclosure: to match facade
- ⑥ Private gardens/terraces on UG
- ⑦ Bespoke metal louvre panels integrated in windows
- ⑧ Painted metal rainwater pipe



4.0 Plot A

4.11 Elevations

Southeast Elevation A3 and A4

The southeast elevation faces towards the street. The brick has a natural variation in colour and tone. The concrete balconies and metal balustrades are designed to appear light and open to help reduce the sense of enclosure. The bikes and bins store for A3 residents is also located above ground, with access from the core and from the street. Apartments at ground benefit from generous private gardens screened by a planted green buffer. Front doors to these homes are located at street level whenever possible, with taller floor to ceiling height and windows which allow sunlight in.

Windows change in size from L4 in accordance with the requirements for daylight and to reduce overheating.

- ① Brickwork: Light buff brick
- ② Brick parapet edge protection to terrace
- ③ Private gardens at UG with planted buffer edge
- ④ Light coloured concrete balconies with light colour metal balustrade
- ⑤ Brick plant enclosure to match facade
- ⑥ Lobby entrance - connecting to courtyard through steps and dual entry lift
- ⑦ Bin store external access
- ⑧ Stepped access to courtyard
- ⑨ External bike store with matching brick enclosure
- ⑩ Bespoke metal louvre panels integrated in windows



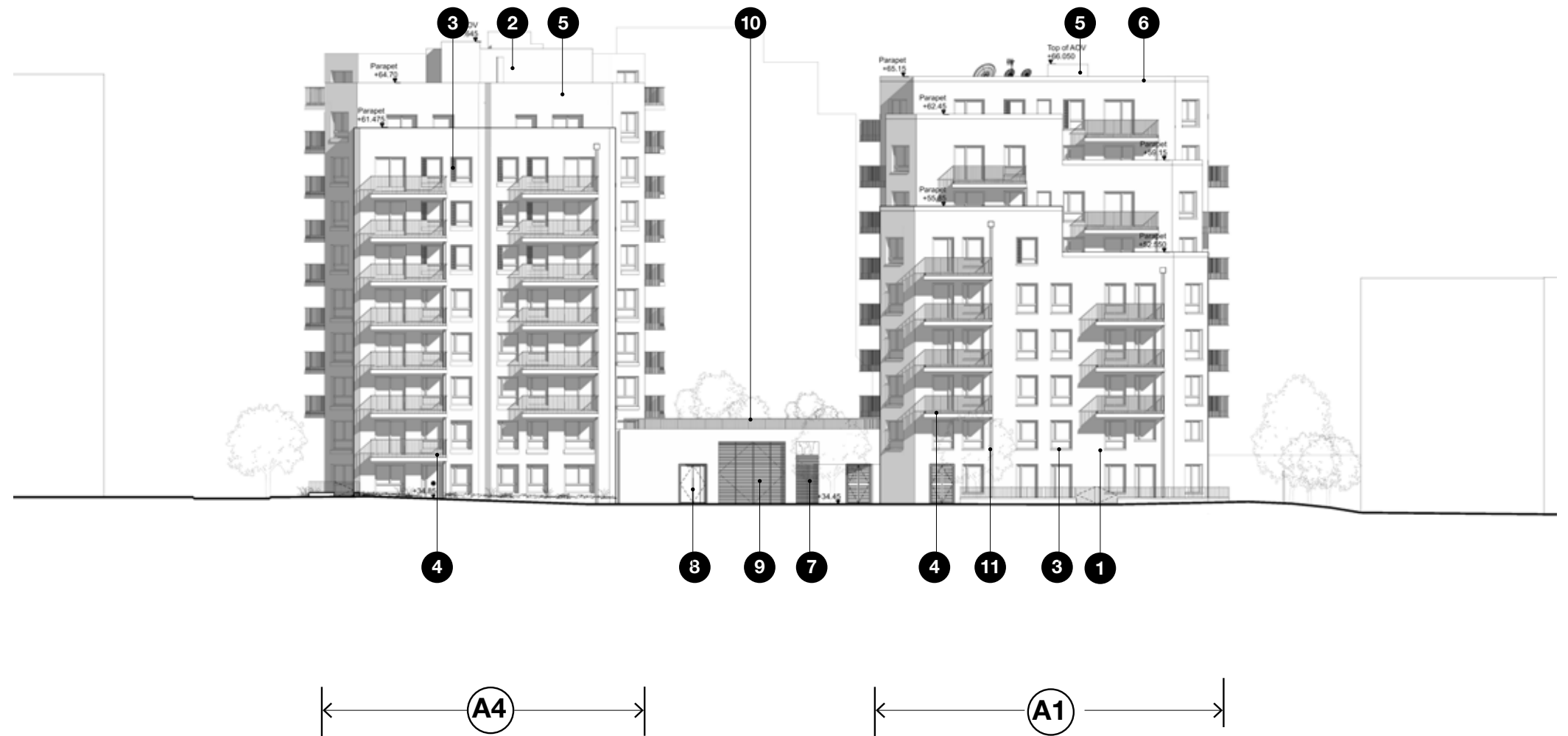
4.0 Plot A

4.11 Elevations

Northeast elevation A4 and A1

The Northeast elevation faces towards the Holloway Estate. Building A4 + A1 present wide concrete and metal balustrades, with podium and service loading bay access at lower ground in matching brick with simple openings.

- ① Brickwork type 1: Light pink with natural variation
- ② Brickwork type 2: Light buff brick with natural variation
- ③ Painted metal window
- ④ Light coloured concrete balconies with light colour metal balustrade
- ⑤ Brick plant enclosure
- ⑥ Concrete parapet
- ⑦ Stepped access to courtyard
- ⑧ Cycle access to podium
- ⑨ Loading bay entrance
- ⑩ Landscaped courtyard above podium
- ⑪ Painted metal RWP



4.0 Plot A

4.11 Elevations

Southwest elevation A2 and A3

The Southwest Elevation faces towards the park. The massing of Building A1 steps down towards the park and Plot E.

A3 building - The park elevation has generous solid concrete balconies up-stands for privacy towards the park.

A2 building - Projecting balconies with concrete base and light colour metal balustrade alternate with solid brick-wall terraces. The light pink brick is topped with a concrete parapet for additional detail.

- ① Brickwork type 1: Light pink red brick as previously described
- ② Brickwork type 2: light buff brick with natural variation as previously described
- ③ Painted metal windows
- ④ Light coloured concrete up-stand balconies with light colour metal balustrade
- ⑤ Painted metal balcony with concrete base.
- ⑥ Concrete parapet
- ⑨ Brick plant enclosure



4.0 Plot A

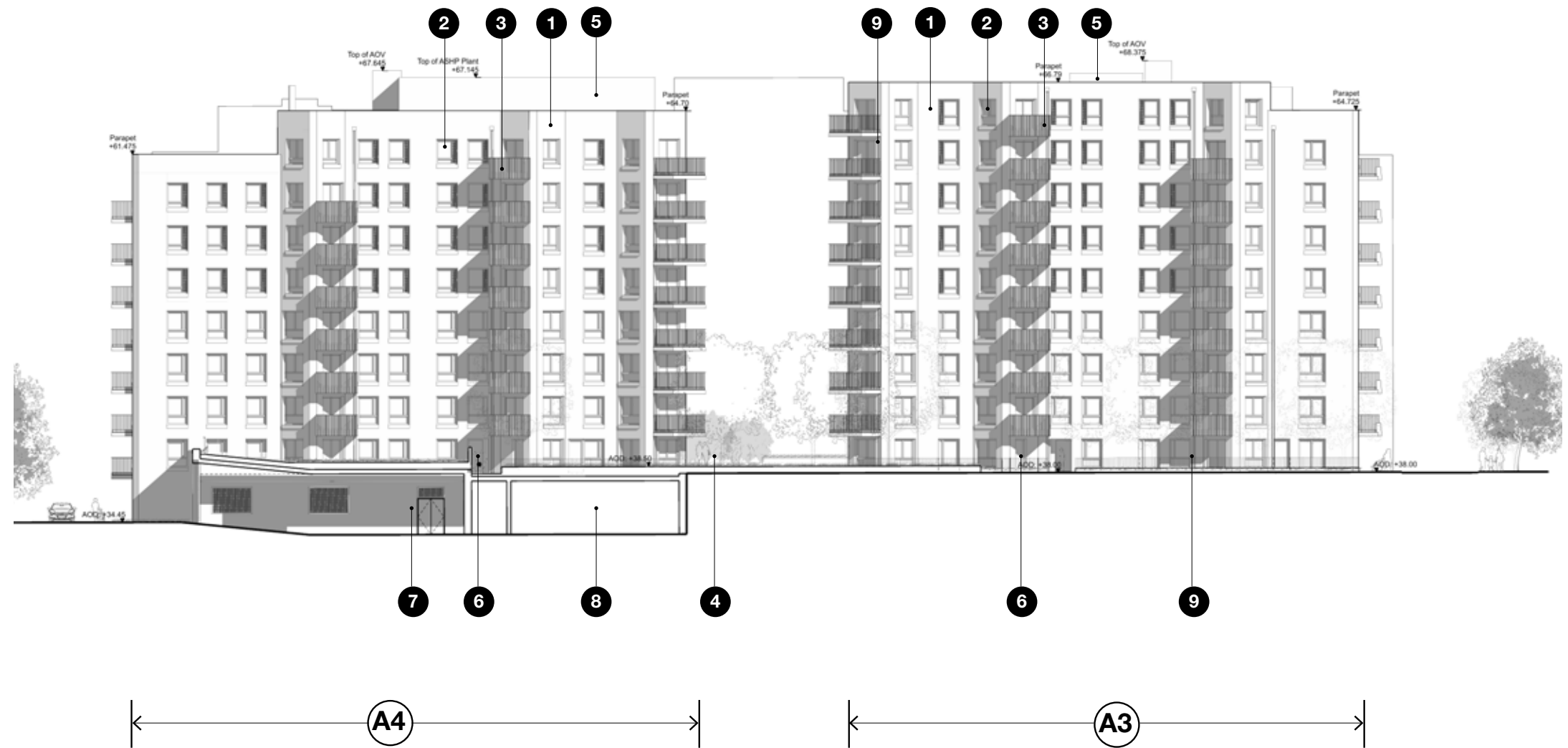
4.11 Elevations

Northwest elevation A4 and A3

Building A3-A4 - In contrast to the park and street elevations, the elevations facing the courtyard have lighter metal projecting balconies. Balustrades uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating. Painted metal louvres are proposed to enable sufficient ventilation for cooling.

- ① Brickwork: light buff brick
- ② Painted metal window
- ③ Painted metal balcony
- ④ Landscaped podium
- ⑤ Brick plant enclosure: to match facade
- ⑥ Lobby entrance - courtyard side
- ⑦ Service bay
- ⑧ Ancillary space - bike store
- ⑨ Painted metal RWP



4.0 Plot A

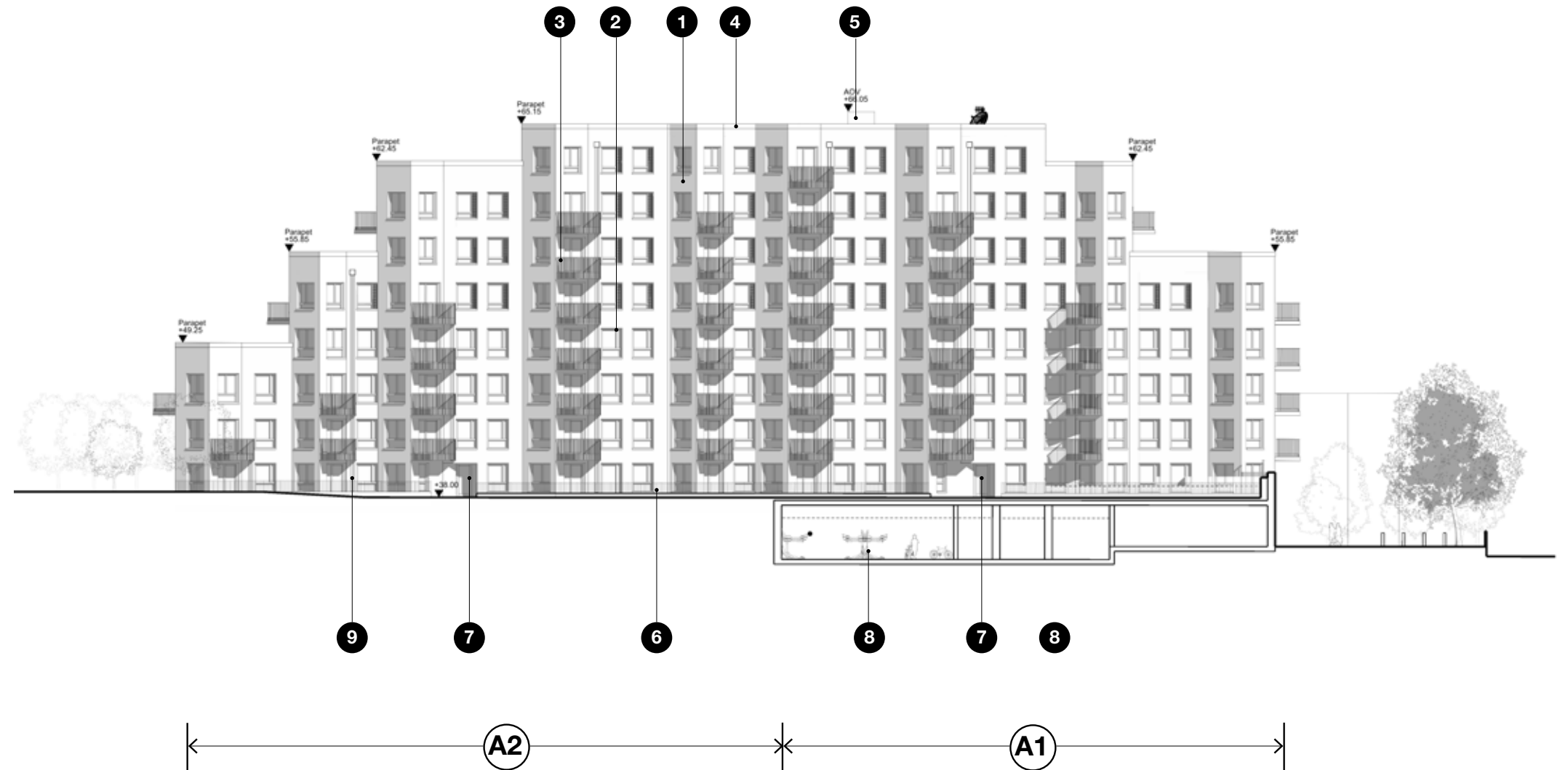
4.11 Elevations

Southeast elevation A1 and A2

Buildings A1- A2 courtyard elevation follows the same language of the northern facade. Balconies are proposed as lighter metal projecting elements. Balustrades uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating. Painted metal louvres are proposed to enable sufficient ventilation for cooling.

- ① Brickwork : Light pink with natural variation
- ② Painted metal window frame
- ③ Painted metal balcony
- ④ Concrete parapet
- ⑤ Brick plant enclosure: to match facade
- ⑥ Landscaped communal courtyard
- ⑦ Lobby entrance - courtyard side
- ⑧ Bike store in basement
- ⑨ Painted metal RWP



4.0 Plot A

4.11 Elevations

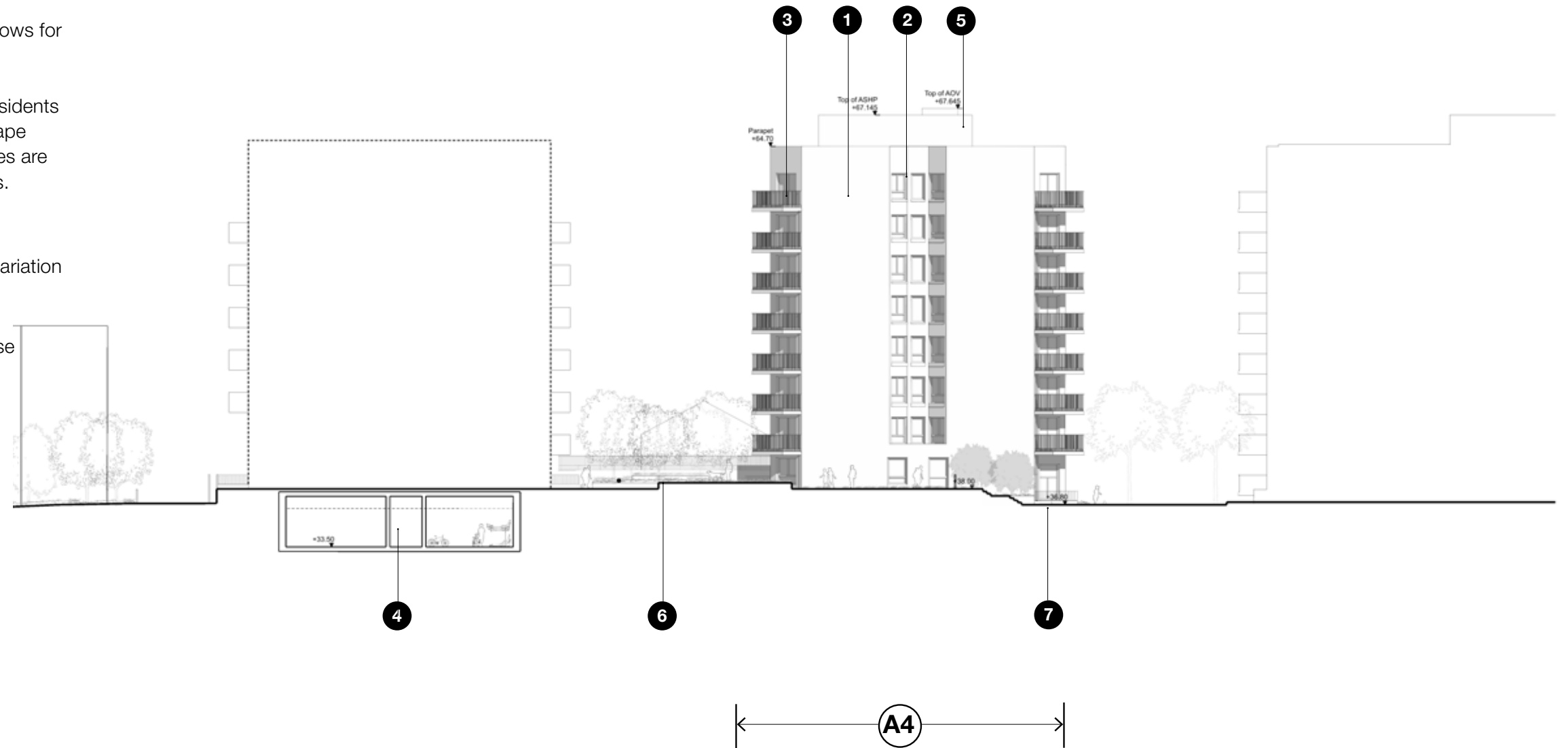
Southwest elevation A4

Building A4 elevation facing the gap between the street and the courtyard, is a simple brick facade activated by windows to the communal corridors and bedroom windows. The bedroom windows do not directly face each other and are angled at 90 degrees to avoid overlooking.

A central window to the communal corridor allows for natural light and ventilation.

A secondary stepped landscape access for residents only, connects the street level with the landscape courtyard set at +38.00 AOD. Accessible routes are provided through the main split level entrances.

- ① Brickwork: Light buff brick with natural variation
- ② Painted metal window
- ③ Painted metal balcony with concrete base
- ④ Ancillary space
- ⑤ Brick plant enclosure: to match facade
- ⑥ Landscaped communal courtyard
- ⑦ Stepped access to courtyard



4.0 Plot A

4.11 Elevations

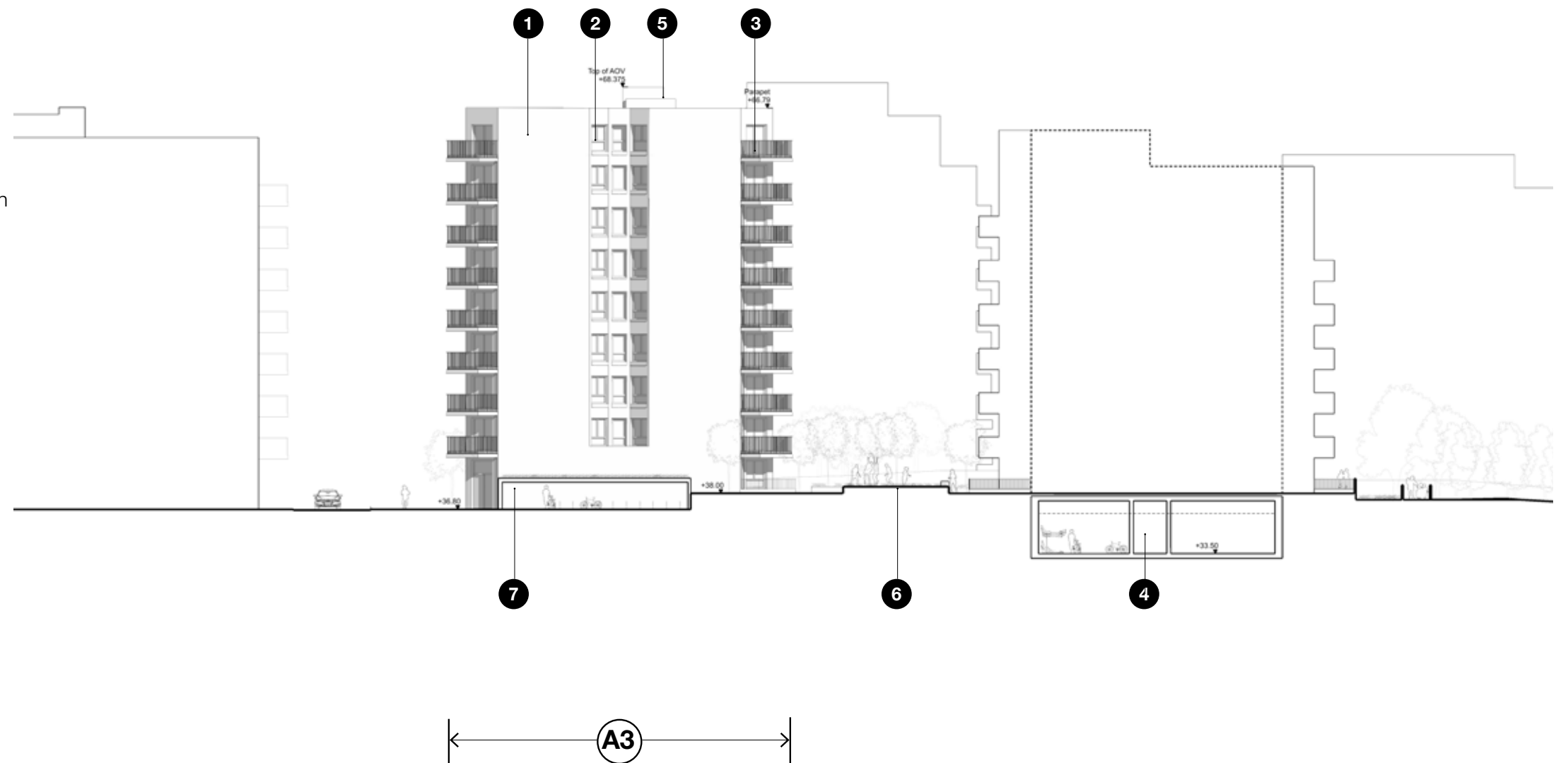
Northeast elevation A3

The Building A3 elevation facing the gap between the street and the courtyard is a simple brick facade activated by windows to the communal corridors and bedroom windows. The bedroom windows do not directly face each other and are angled at 90 degrees to avoid overlooking.

A central window to the communal corridor allows for natural light and ventilation.

A secondary stepped landscape access for residents only, connects the street level with the landscape courtyard set at +38.00 AOD. Accessible routes are provided through the main split level entrances. A external Bike store is located at street level lined with the same brick as the buildings.

- ① Brickwork: Light buff brick with natural variation
- ② Painted metal window
- ③ Painted metal balcony with concrete base
- ④ Ancillary space
- ⑤ Brick plant enclosure: to match facade
- ⑥ Landscaped communal courtyard
- ⑦ External bike store lined in matching buff brick



4.0 Plot A

4.12 Servicing & Refuse

The following diagram explains the refuse strategy at podium level for cores A1, A2 & A4. These cores have direct access to the basement level: each core has an individual bin store located within 30m from each apartment front door.





A loading bay with 4.5m clear headroom is located to the eastern side of the plot. The refuse vehicle has sufficient manoeuvring space to reverse and enter the loading bay on bins collection day.

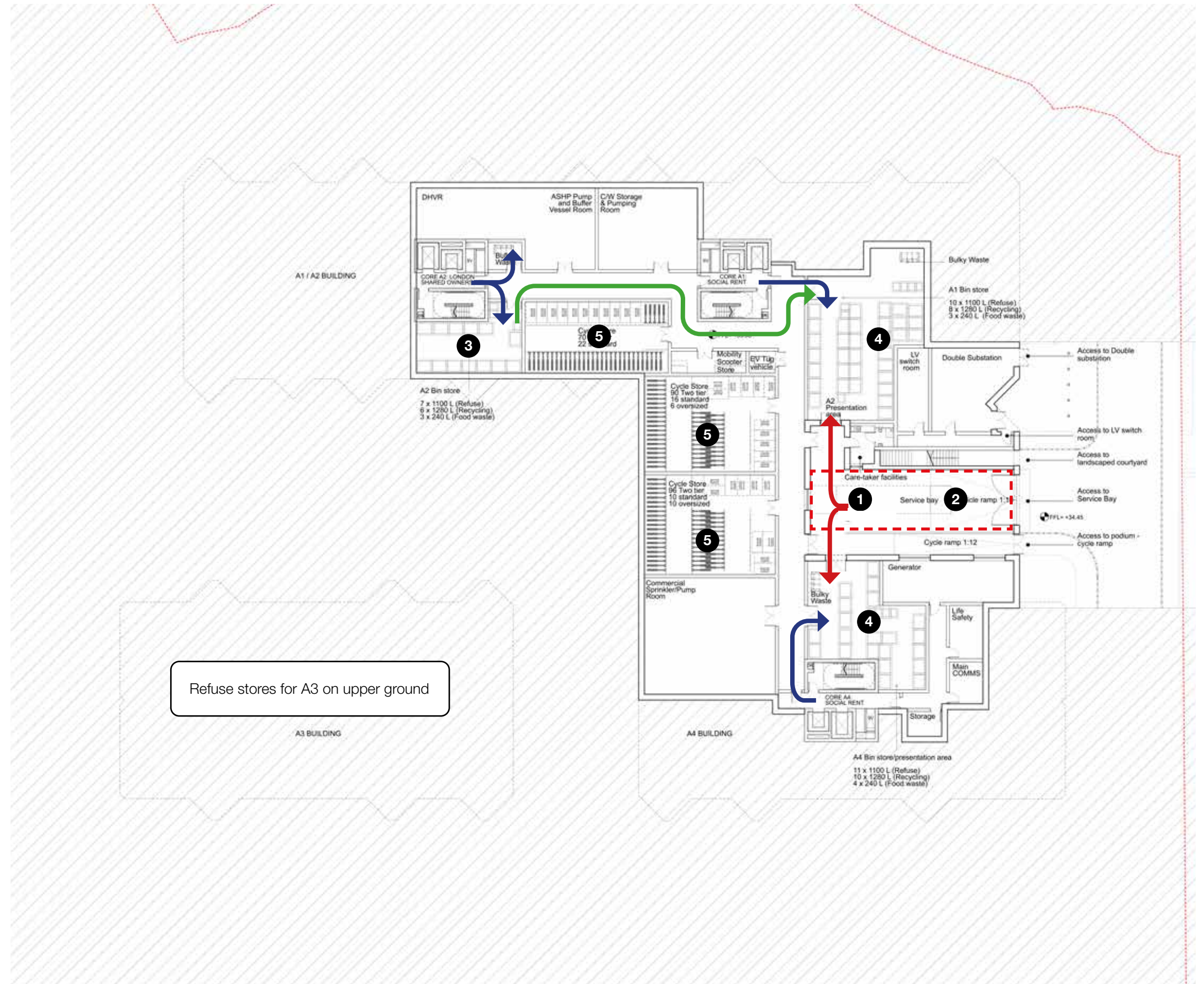
Core A1 bin store is shared with the presentation area for Core A2. Bins for both cores are collected via the adjacent loading bay.

Core A4 bin store is also a presentation area, with direct access to the loading bay collection area.

- ① Loading bay for refuse collection
- ② Loading bay ramp
- ③ Refuse store
- ④ Refuse store & presentation area
- ⑤ Bike store

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
-  Loading bay



Lower ground 01 floor plan


4.0 Plot A

4.12 Servicing & Refuse

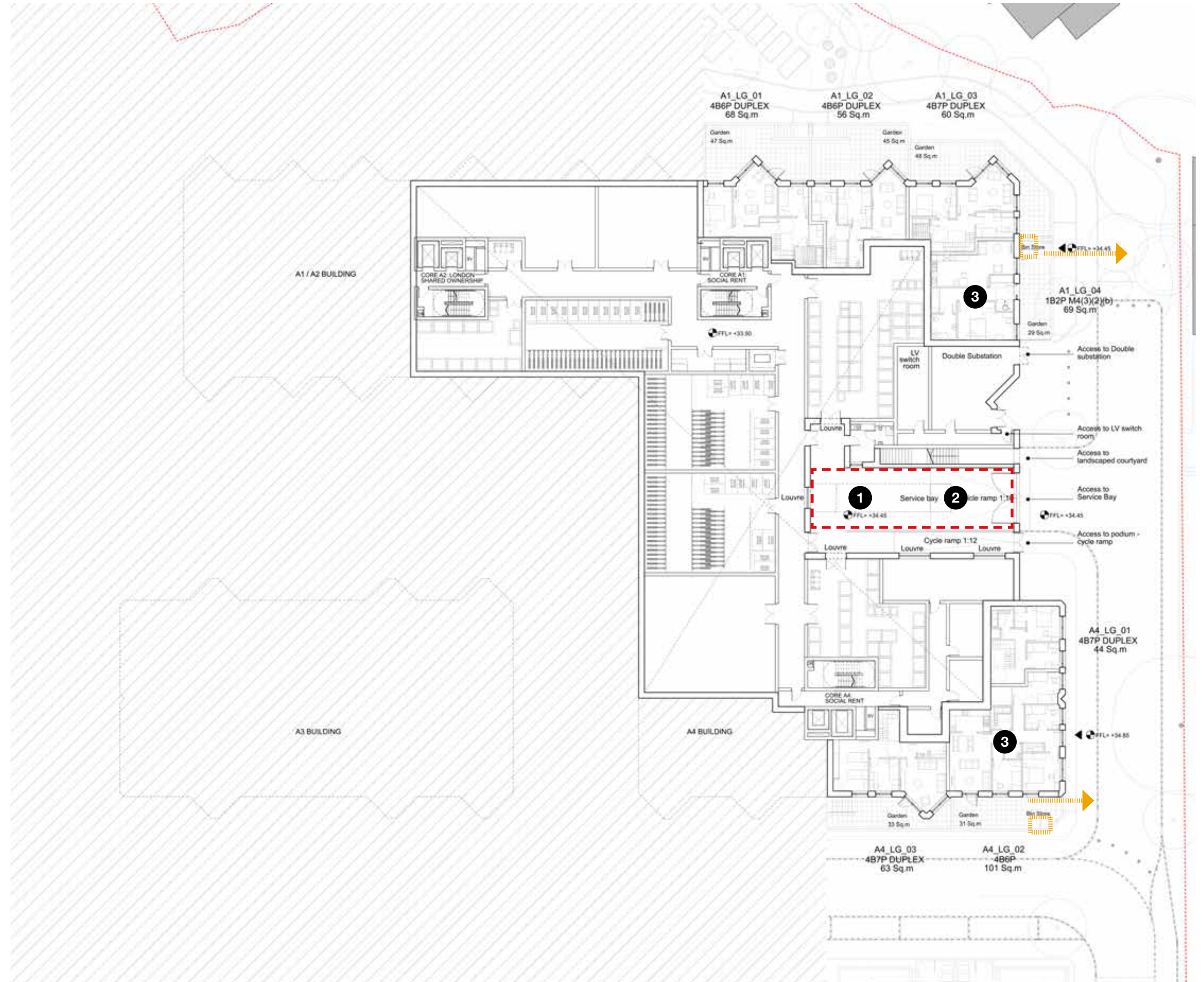
Some of the homes located at Lower Ground have direct access from street. These homes have a dedicated bin area located in the front gardens. Bins for these homes are moved by residents on the adjacent pavement on collection day.

- ① Loading bay for refuse collection
- ② Loading bay ramp
- ③ Refuse collection for unit from street

KEY

 On-street individual refuse collection (homes accessed from street)

 Loading bay



Lower ground 02 floor plan

4.0 Plot A





4.12 Servicing & Refuse

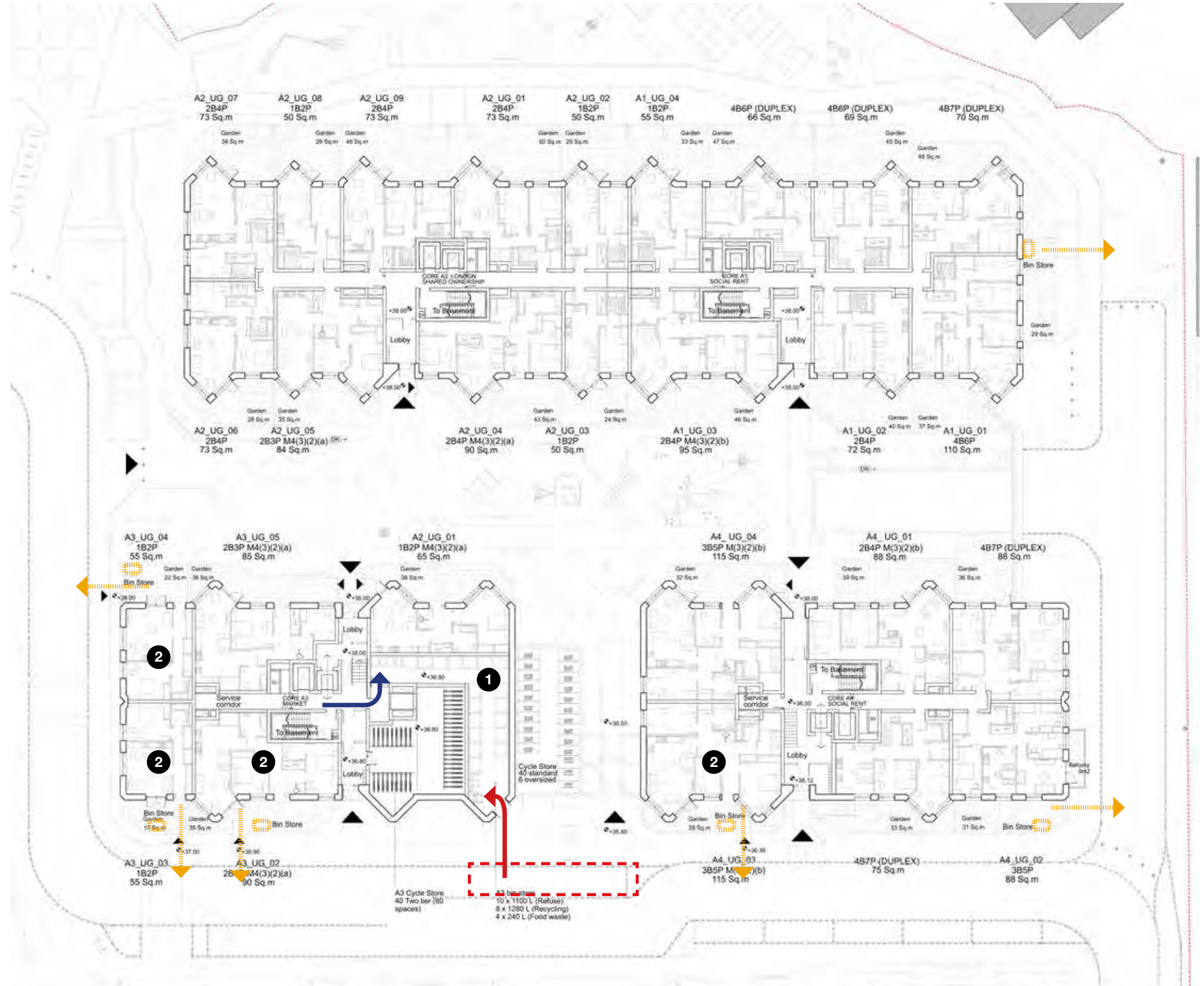
To minimize basement excavation and maximize space available in courtyard for planting trees, A3 bin store is located above ground. Bins are accessed internally via the core or externally at street level. A dedicated loading bay is located in front of the external entrance door, within 10m.

Some of the homes located on Upper Ground, with direct access from street, have a dedicated bin area located in the front gardens. Wheeled bins for these homes are moved by residents on the adjacent pavement on collection day.

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

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



Upper ground floor





4.0 Plot A

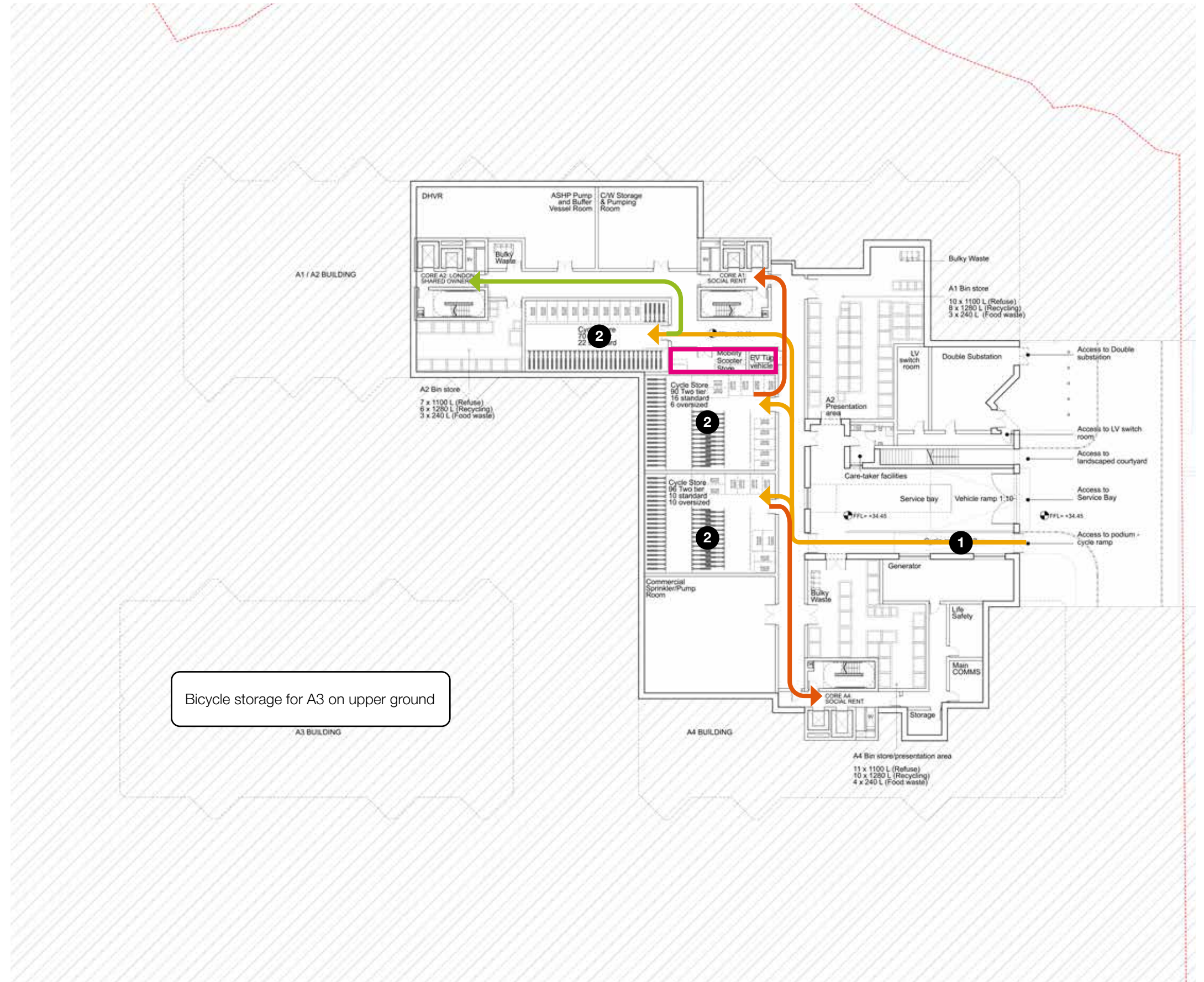
4.13 Bicycle Strategy

The following diagram explains the bike storage at basement level for cores A1, A2 & A4. These cores have direct access to the basement level: and to the shared secured bike store located at this level. External access via a secured 2m wide cycle ramp is located on the eastern edge, adjacent to the loading bay area. Each bike store offers a variety of cycle stands, including oversized and standards Sheffield's stands and two tier racks. A mobility scooter dedicated store is also provided.

- ① Cycle ramp
- ② Bike store

KEY

-  Residents route from external to bike stores
-  Residents route from bike store to social rent core
-  Residents route from bike store to shared ownership core
-  Mobility scooter store for use by Plot A residents



Lower ground 01 floor plan



4.0 Plot A

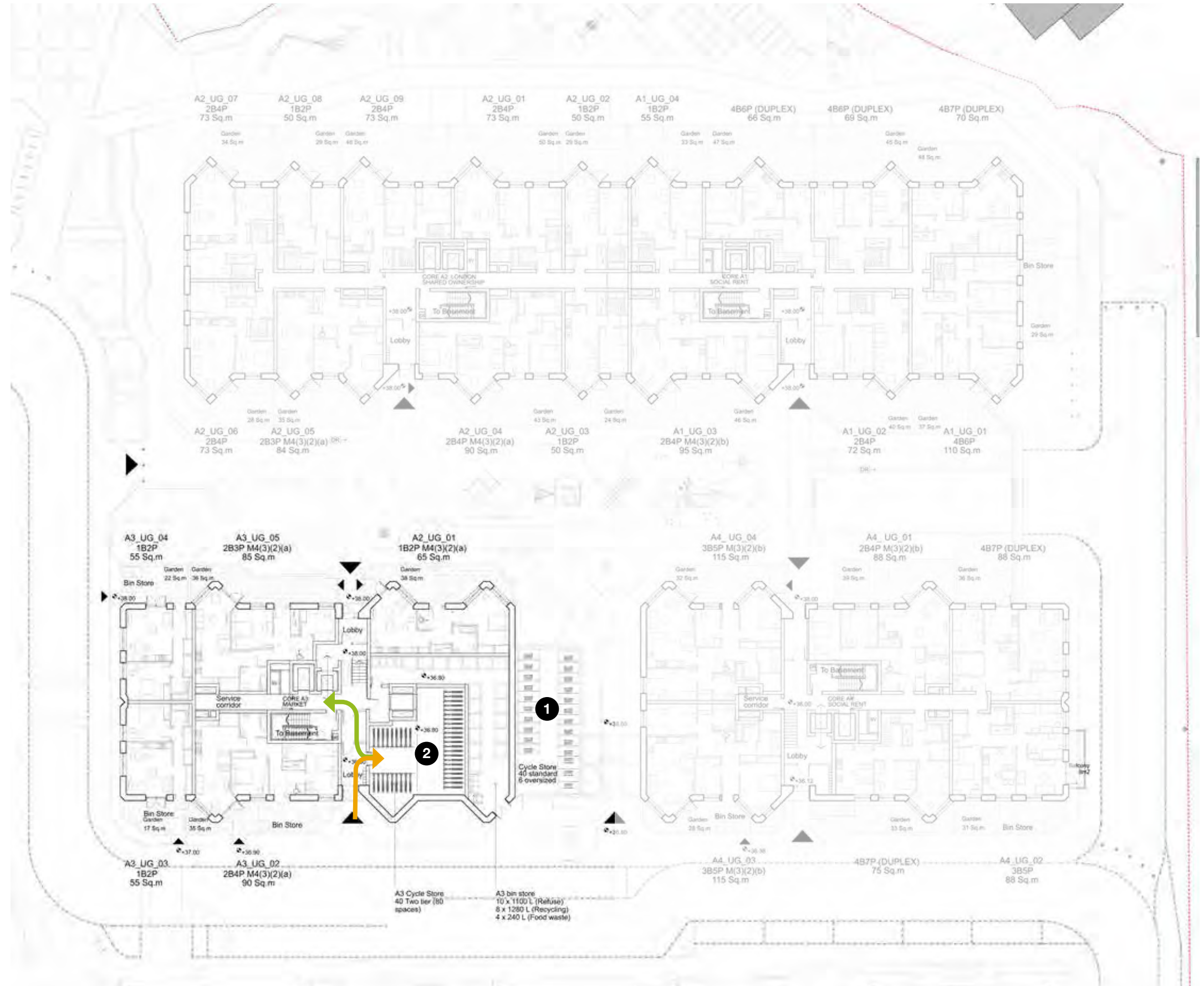
4.13 Bicycle Strategy

To minimize basement excavation and maximize space available in courtyard for planting trees, A3 bike store is located above ground. An internal store with direct access via the lobby is provided, with two tier racks. An additional secured external bike store with Sheffield's stands is also located within the gap between A3 and A4, integrated in the landscape and lined with matching brick of the A3 and A4 buildings.

- ① Sheffield stands in secured external store
- ② Internal Bike store accessed via Lobby

KEY

-  Residents route from external to bike stores
-  Residents route from bike store to market core



Upper ground floor plan

■ 5.0 Plot B



5.0 Plot B

5.1 Location & Summary of Use

Summary

Plot B is the largest plot within the masterplan comprising 321 residential uses and commercial accommodation activating Parkhurst Road. Plot B has 5 buildings, 4 of which are connected at lower ground. Cores B4 and B5 are connected while other buildings are separate identifiable volumes. Between each building is a shared communal courtyard for use of all Plot B residents. Cores B1 and B4 lead to residents roof terraces for the use of residents of that core only.

- ① B1 building stepped for neighbours
- ② Communal courtyard shared between B buildings
- ③ Terraces for residents of that core only
- ④ Plant enclosure for Plot B
- ⑤ Lowered mass for townscape

Social Rent Accommodation:

2 Bed 3 Person	13 homes
2 Bed 4 Person	53 homes
3 Bed 4 Person	1 homes
3 Bed 5 Person	14 homes
4 Bed 6 Person	3 homes

Shared Ownership Accommodation:

1 Bed 2 person	71 homes
2 Bed 3 Person	3 homes
2 Bed 4 Person	34 homes

Market Accommodation:

1 Bed 2 person	52 homes
2 Bed 3 Person	16 homes
2 Bed 4 Person	58 homes
3 Bed 5 Person	3 homes

Total Residential Homes 321 homes

Commercial Areas:

Lower Ground	791 sqm
Upper Ground	361 sqm

Total Commercial Area 1152 sqm



Masterplan axo showing the location of Plot B

5.0 Plot B

5.2 Site Constraints & Opportunities

① Existing Trees

Existing cat A tree and other existing trees to be retained. Root protection zones maintained.

② Existing Levels and Topography

Significant level difference. Terrain levels within Plot B vary from 34.10 to 38.00

③ Views onto the Park

Views towards proposed park and Camden Road New Church create opportunity for quality attractive living and amenity spaces

④ Proximity to Adjacent Properties

Windows of residential home in Fairweather House of Holloway Estate overlooking Plot B site.

④ Proximity to Boundary & Neighbours

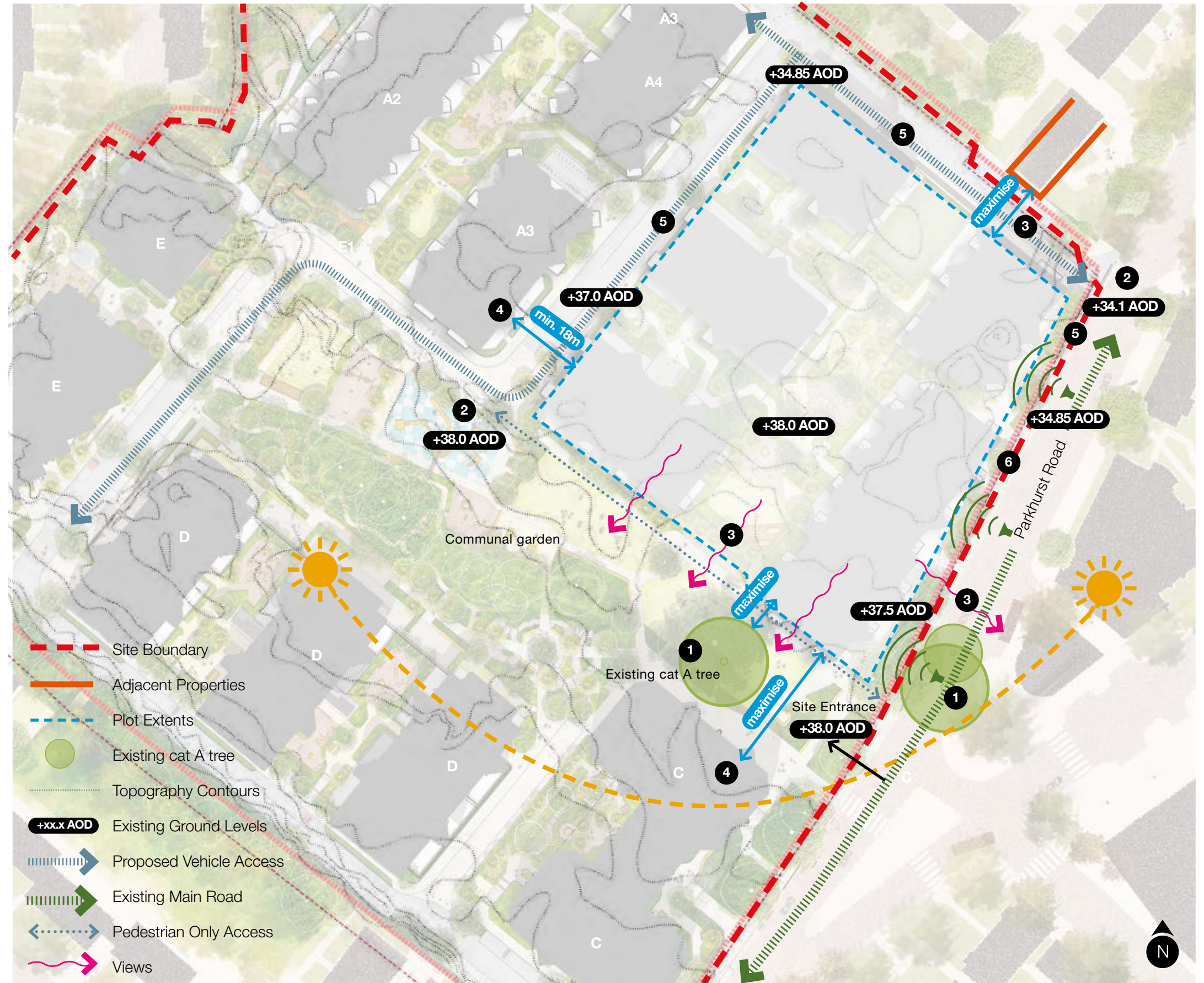
Plot B is surrounded by residential buildings to the North, Parkhurst Road and church to the East, proposed communal amenity space and Plot C to the South and Plot A to the West

⑤ Vehicular Access

Vehicular access to Plot B is limited to servicing and emergency access from Parkhurst Road via proposed servicing roads within the masterplan. The proposal is designed as a car-free development.

⑥ Proximity to Main Road

Plot B is adjacent to Parkhurst Road, which is a busy street of high noise pollution. All proposed commercial home are to be located along Parkhurst Road to provide noise buffer and active frontage along this facade.



5.0 Plot B

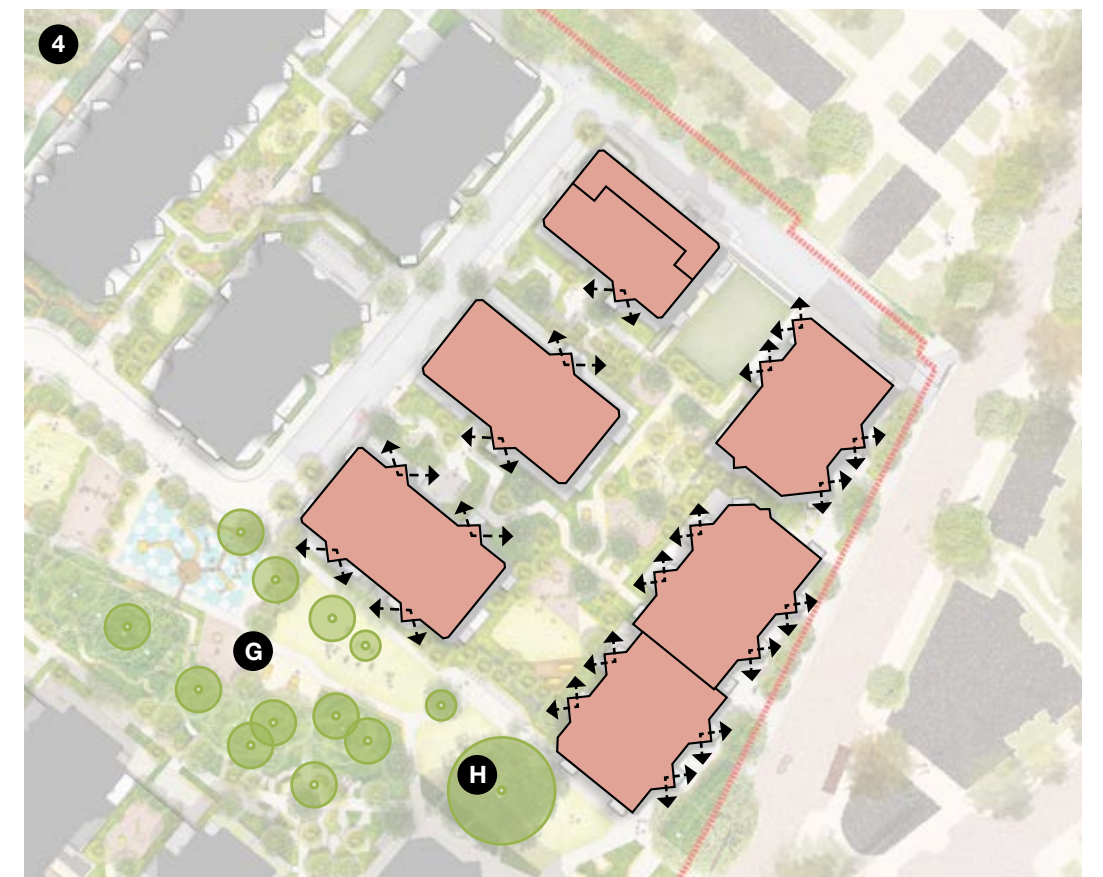
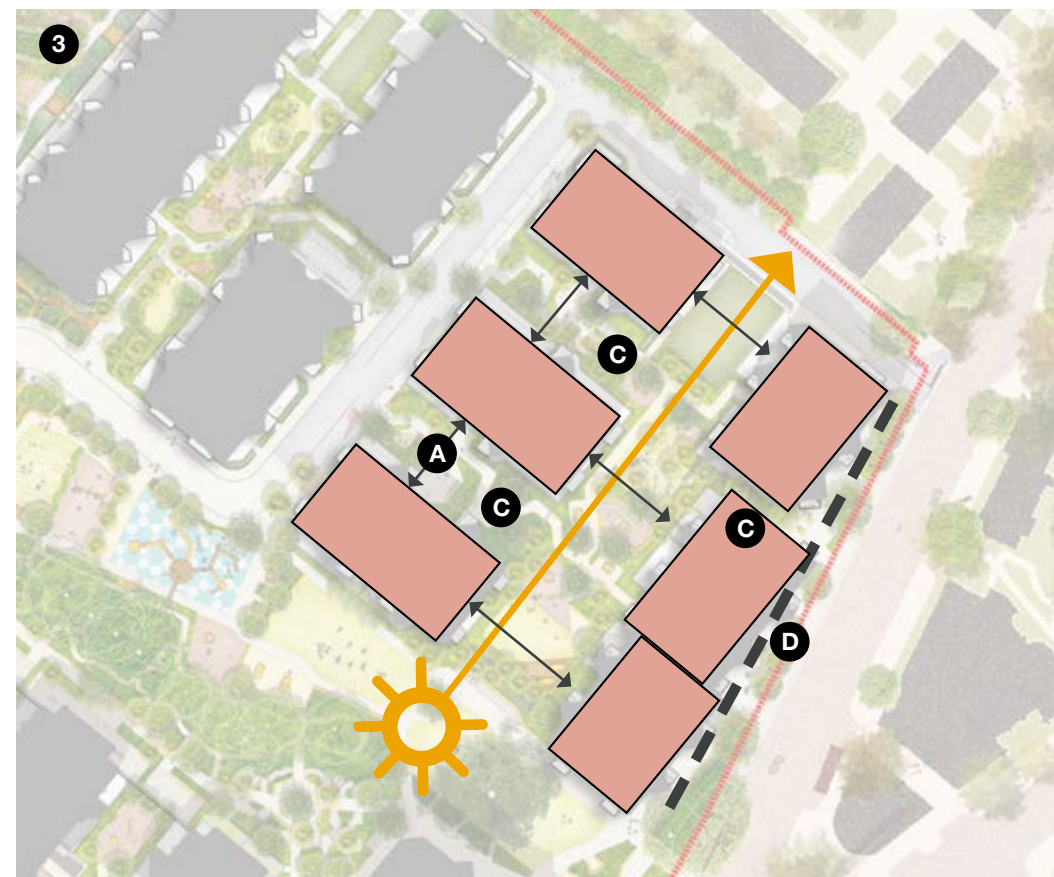
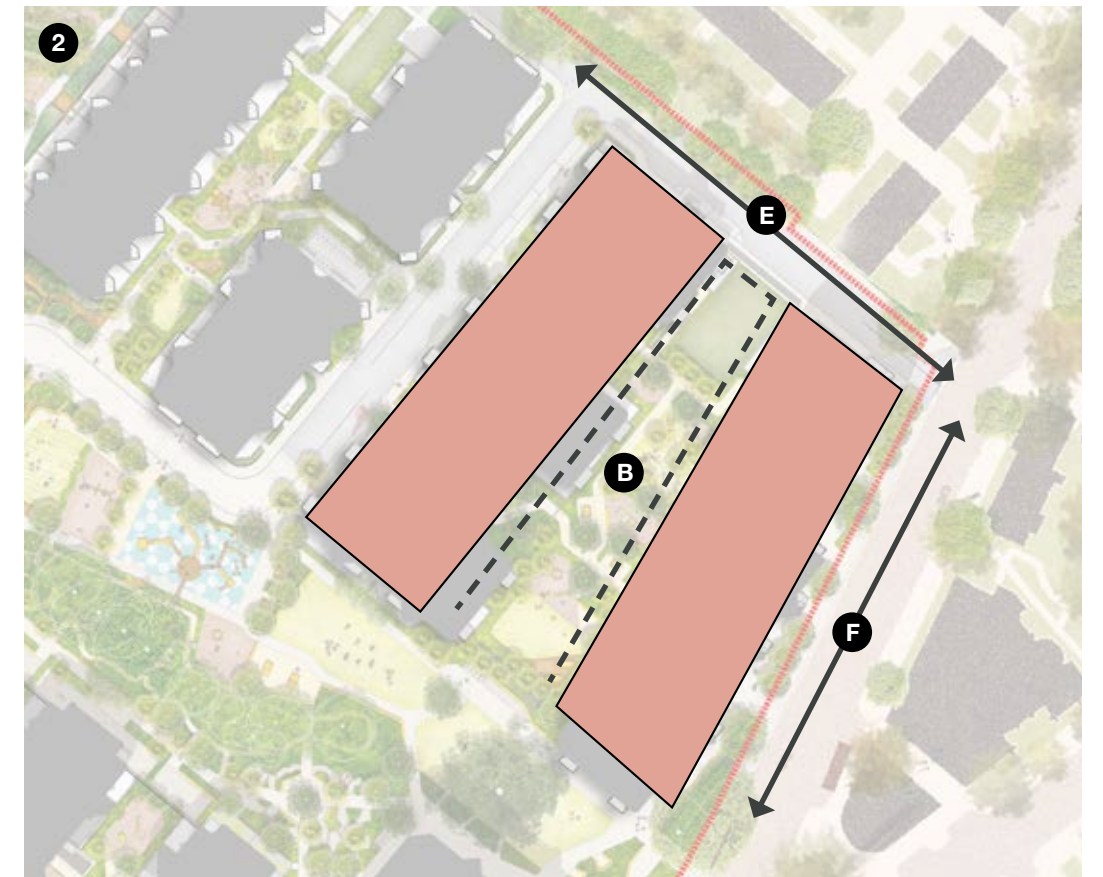
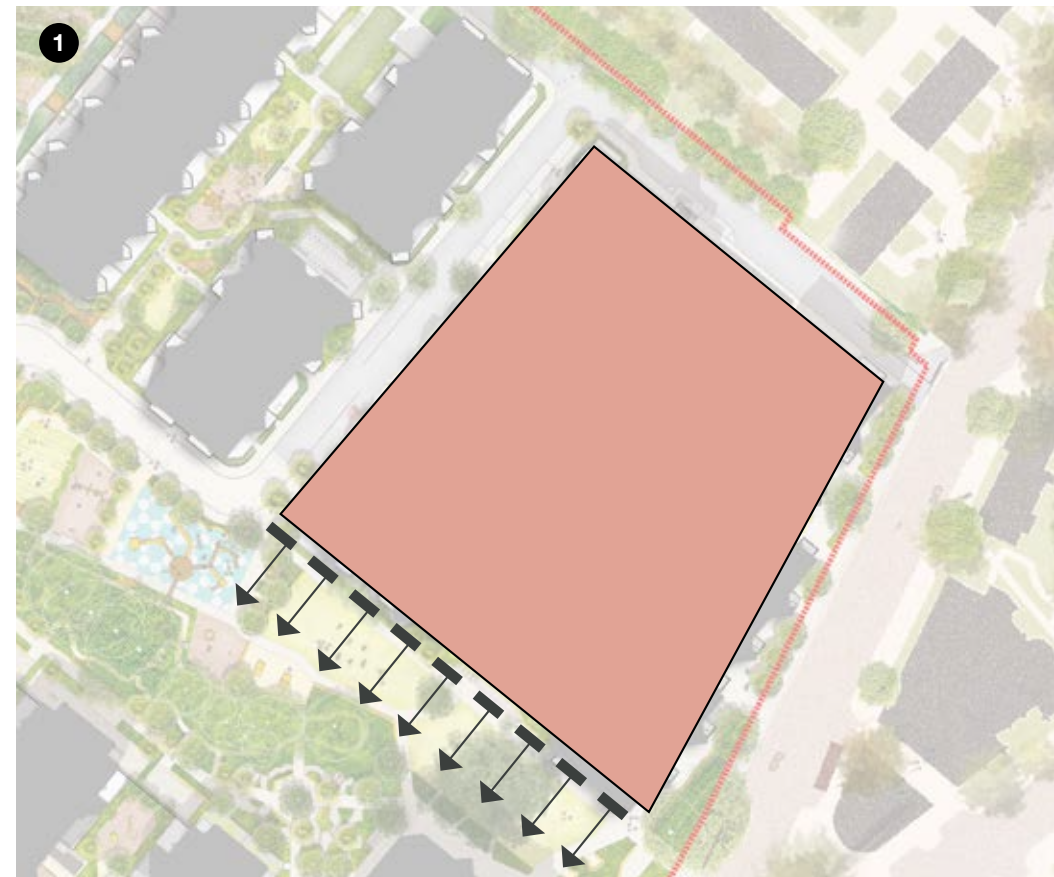
5.3 Design Evolution & Principles

The Figure Ground

Plot B is located at the junction of Parkhurst Road and proposed servicing road. The South - West edge faces proposed park. Design principles have focused on responding to the park / public amenity space, protecting a Cat A tree, creating active frontage, locating commercial accommodation along Parkhurst Road and breaking up the volumes in plan and in height in order to allow quality light to homes and communal spaces. The buildings are articulated with additional corners for improved aspect / light / ventilation.

- ① Lining the park
- ② Creating communal amenity space for residents
- ③ Separate volumes with light between
- ④ Add articulation to increase dual aspect

- Ⓐ Generous gaps between buildings
- Ⓑ Residents' courtyard amenity
- Ⓒ Separated volumes for light and townscape
- Ⓓ Proposed active frontage and commercial uses
- Ⓔ Proposed servicing road
- Ⓕ Parkhurst Road
- Ⓖ Proposed public amenity
- Ⓗ Existing cat A tree



5.0 Plot B

5.3 Design Evolution & Principles

Shaping the Volume

Plot B volume is designed in response to site constraints, immediate context and lighting conditions. Massing design provides variety, complex composition and appropriate scale.

1 Volume along street, opening to the park

Creating continuous street elevation and active frontage along Parkhurst Road and communal residents' courtyard facing proposed large public amenity space.

2 Separated volumes

The volumes are separated into clearly defined buildings carefully positions for light and to create a shared communal space between. Buildings B1-B3 are rotated to allow good light into the proposed residents' courtyard and inside the homes.

3 Responding to views

Articulation in massing, along the Parkhurst Road frontage, introduced in response to townscape considerations. The lowest building (B6) is sensitive to the low rise buildings of the Holloway Estate. The building adjacent to site gateway (B4) is also lower to defer to Plot C the primary marker to the site and give space to the spire of Camden New Church.

4 Softening the mass

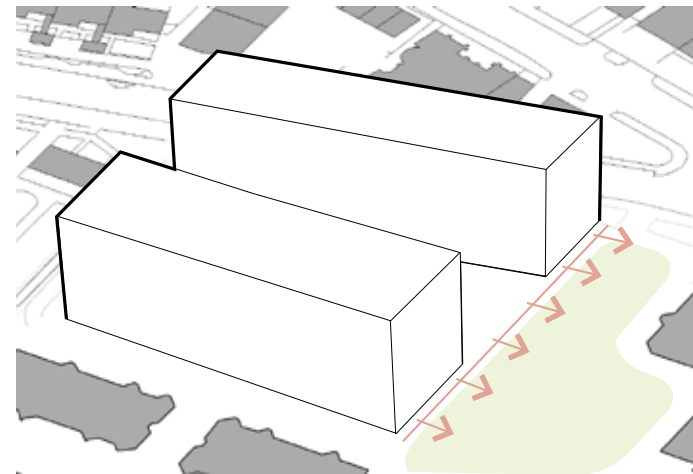
Chamfered corners soften and open for views. Larger chamfers open up gaps to improve within residents courtyard.

5 Projecting corners for dual aspect

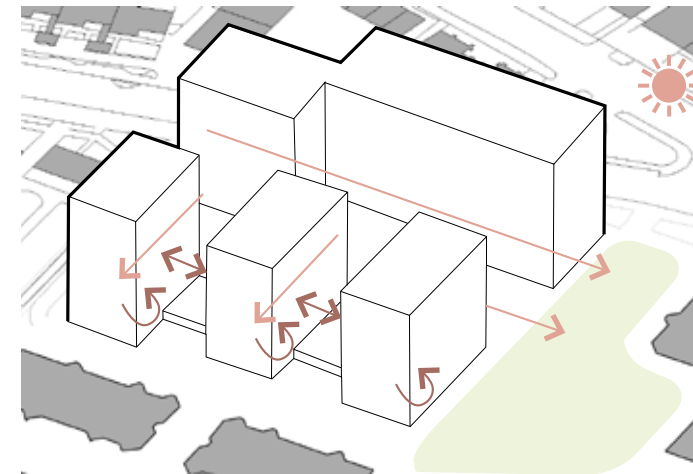
Introduced to provide residential homes with improved aspect.

6 Step down wings

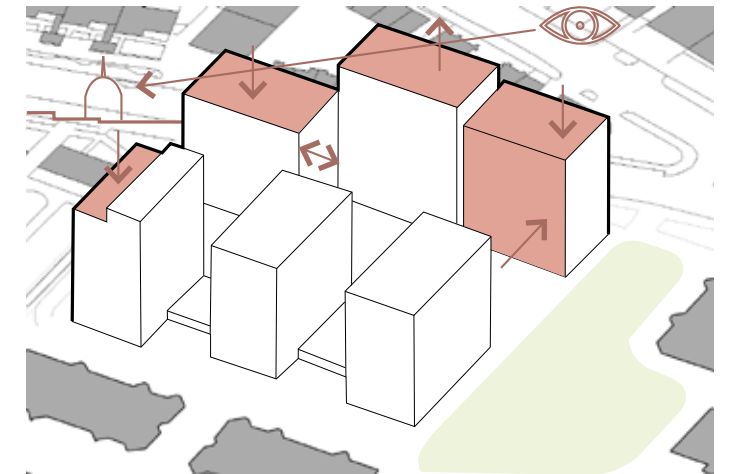
The projecting corners don't extend to the top to maintain a simple silhouette.



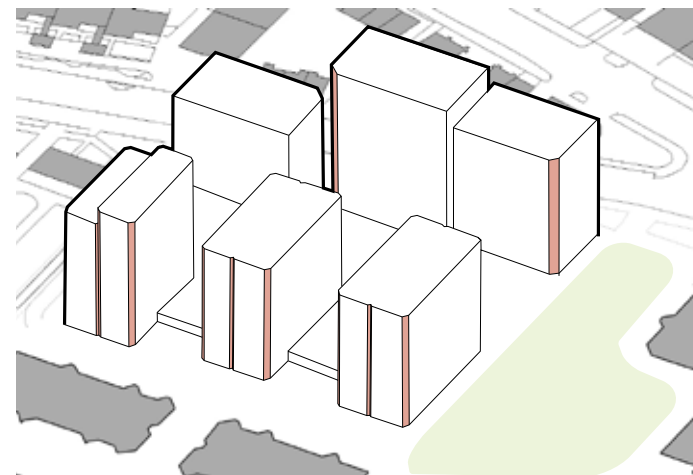
1



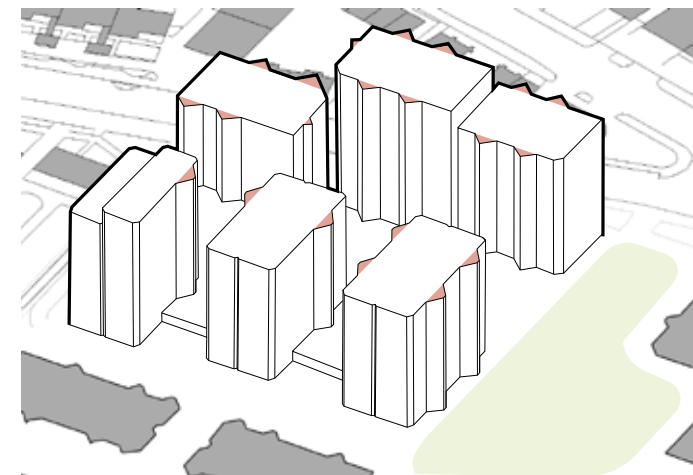
2



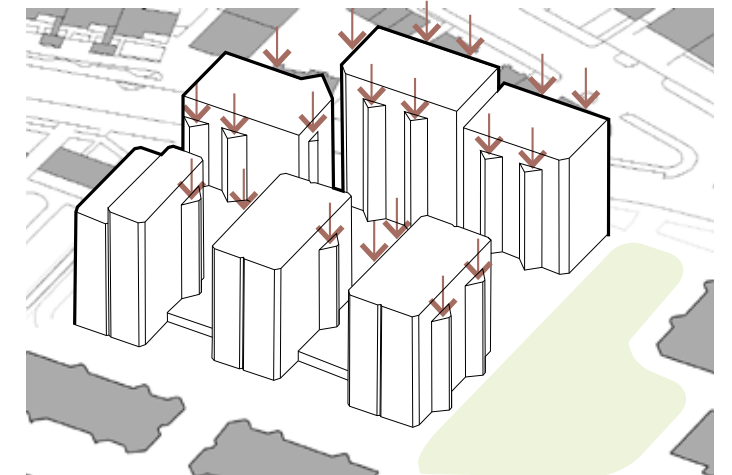
3



4



5



6

5.0 Plot B

5.3 Design Evolution & Principles

Design Evolution

The design has evolved through discussion with stakeholders, officers and in consultation with the public. Throughout the process key considerations of townscape, environmental and visual impact have driven the design. These key drivers are set out in the masterplan section of this document. They are summarised as:

- Scale and massing in relation to neighbours
- Townscape views especially from the Hillmarton conservation area
- Ensuring good activation at the ground level
- Quality of internal light and sun on the ground in communal and public spaces
- How the buildings form the gateway to the site
- Root protection zones for the existing trees
- Definition of the urban edges and the continuity of Camden Rd.

Key moments of evolution:

As part of the iterative development there have been some key decisions that have crafted the volumes, these are summarised below:

- May 2020 - Chamfered corners turn the corner into the park.
- June 2020 - Testing balcony positions to slim the volume and reduce the appearance of bulk and mass
- July 2020 - Creating of 3 clearly identifiable volumes that step along Camden Road in continuity of this stepping urban edge.
- September 2020 - Testing a new approach with more corners for improved dual aspect
- December 2020 - Rotating the massing to be parallel to Parkhurst and improve light to the communal courtyard
- January 2020 - Overall reduction in scale towards the Hillmarton corner in deference to the Hillmarton conversation area and the spire of the Camden New Church.
- August 2020 - Reset as three separate volumes with a gaps between for light into the courtyard.



May 2020



May 2020



May 2020



June 2020



June 2020



June 2020

5.0 Plot B

5.3 Design Evolution & Principles



July 2020



July 2020



July 2020



July 2020



August 2020



August 2020



November 2020



December 2020



January 2021



June 2021



August 2021



October 2021

5.0 Plot B

5.3 Design Evolution & Principles

Design Evolution

Similarly the design of Plot B from the park has evolved through discussion with stakeholders, officers and in consultation with the public. Throughout the primary consideration has been the appearance of the mass from this public park, to ensure the buildings do not appear overbearing. Overall the scale of the buildings has reduced as the scheme design has evolved. The buildings now appear smaller and calmer. They can be read as separate buildings rather than one large urban building. This has helped to improve visual permeability.

Key moments of evolution

As part of the iterative development there have been some key decisions that have crafted the volumes, these are summarised below:

- May 2020 - Chamfered corners turn the corner into the park.
- July 2020 - Testing balcony positions to slim the volume and reduce the appearance of bulk and mass
- September 2020 - Testing a new approach with more corners for improved dual aspect
- October 2020 - Testing proportions of windows to the park
- May 2021 - Alternative proposal for separate volumes rotated onto the street.
- July 2021 - Creation of a simple clear silhouette articulated with projecting corners and balconies.



May 2020



May 2020



June 2020



June 2020



June 2020



June 2020



July 2020



July 2020



July 2020

5.0 Plot B

5.3 Design Evolution & Principles



July 2020



July 2020



September 2020



September 2020



October 2020



October 2020



October 2020



October 2020



May 2021



June 2021



July 2021



October 2021

5.0 Plot B

5.3 Design Evolution & Principles

Design Evolution

Similarly the design of Plot B from the corner facing Holloway Road has evolved. Throughout the process we have considered the appearance of the mass from this primary view, assessing the environmental and visual impact for the context.

Overall the scale of the buildings has reduced, now being smaller and calmer. This corner reflects the scale and material quality of the Holloway Estate. The buildings that make up Plot B read as separate buildings rather than one large urban building. This has helped to improve visual permeability.

Key moments of evolution

As part of the iterative development there have been some key decisions that have crafted the volumes, these are summarised below:

- May 2020 - Chamfered corners turn the corner into the park.
- July 2020 - Testing alternative approaches to the corner
- September 2020 - Testing the position of the balconies and the symmetry of the facade
- October 2020 - The courtyard building is split and identifiably separate buildings emerge.
- July 2021 - Creation of long linear building presenting the short elevation to Holloway.
- August 2021 - The Parkhurst building is split apart into smaller buildings with a reduced scale social rent building holding the corner sympathetic in scale to the neighbouring estate.



April 2020



June 2020



June 2020



July 2020



July 2020



July 2020

5.0 Plot B

5.3 Design Evolution & Principles



July 2020



August 2020



August 2020



August 2020



October 2020



October 2020



October 2020



July 2021



July 2021



October 2021

5.0 Plot B

5.3 Design Evolution & Principles

Design Principles

The following diagrams set out the design principles influencing the scale, bulk and massing for Plot B. These diagrams set out in greater detail some of the key masterplan moves and why they are considered important.

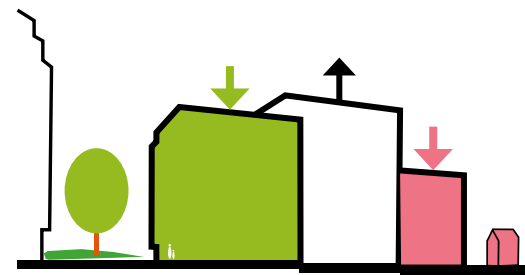
① Along the Parkhurst Rd frontage the massing is pushed up in the middle and down towards the Holloway Estate (pink) and towards Plot C (green). The aim of the strong steps is to emphasise, alongside stepping in plan, three separate and identifiable buildings along the frontage. The massing is low towards Plot C to give space in the skyline to the truncated spire of the Camden New Church opposite. As a result, the spire can clearly be seen as the primary element of significance as you walk up Camden Road silhouetted in the sky. The massing is low towards the North East corner to be sensitive to the scale of the immediate neighbours in the Holloway Estate.

② As noted in the masterplan section, the smaller buildings along the street are rotated to improve the light into the street and the internal light of the homes surrounding these elements. This change creates variety in the street scape and moments of light and shadow in the communal courtyards and the public street.

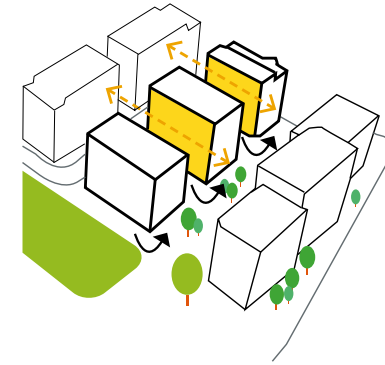
③ In order to create calm simple background to the more prominent important landmark of the Camden New Church the silhouette is kept deliberately simple. The projecting corners of the lower floors stop before the top giving a strong clear shape to the parapet line. Balcony materials are changed from brick to concrete to help emphasise the clarity and simplicity of the shape.

④ Strong chamfers are introduced at key moments to cut and sculpt the massing for views through or into / to make space for light / trees / windows.

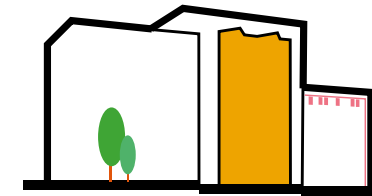
① Stepped massing for townscape



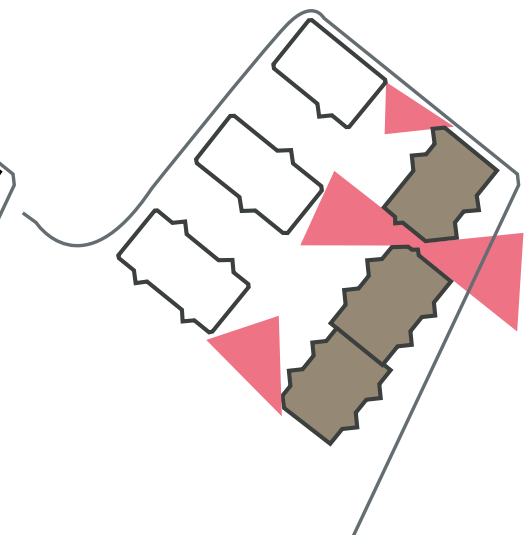
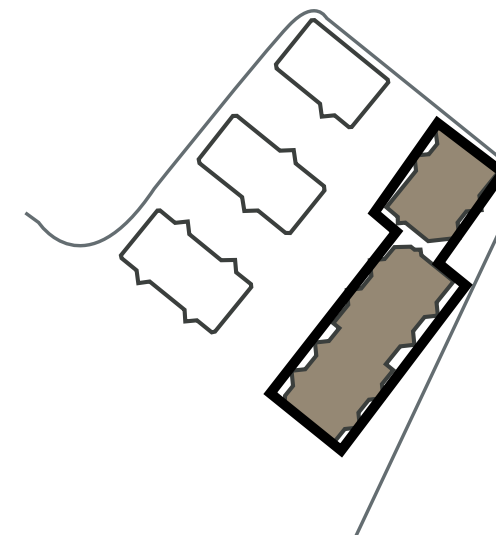
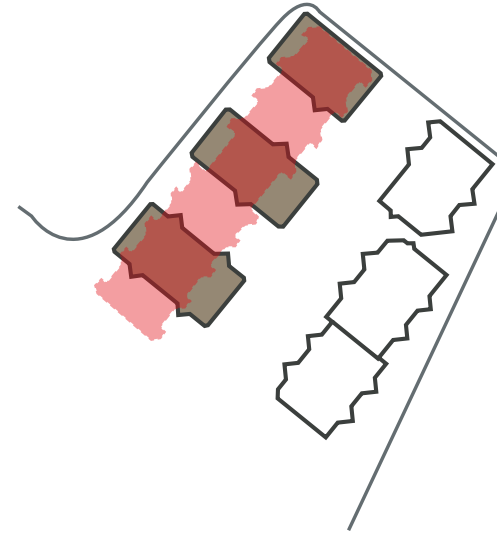
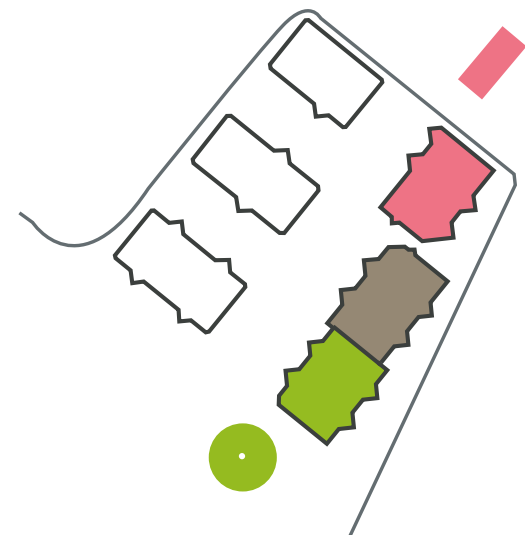
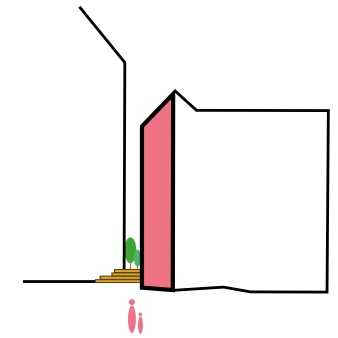
② Massing rotated to create light and views



③ Simple silhouettes



④ Strong chamfers where needed



5.0 Plot B

5.3 Design Evolution & Principles

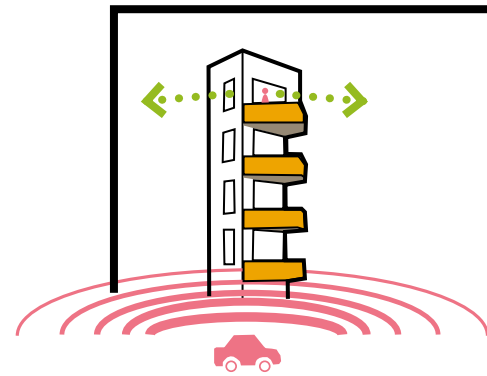
⑤ On the primary facing urban elevation towards Parkhurst Road, projecting corners provide longer views and improved aspect. The projecting corners hold brick balconies protecting the amenity from the noise and busy life of the main road. These stop short of the ridge line to maintain a simple silhouette.

⑥ Within the masterplan away from the busy main road concrete balconies address the more public streets and areas of public realm. Metal balconies are set within communal courtyard spaces and between facing elevations. The change in balcony material helps to define the character of the spaces from most formal and urban to more private and social.

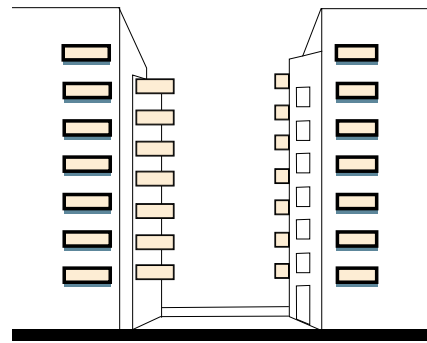
⑦ For buildings B1-B3 which are set in close proximity to the central street we introduce micro chamfers to address each corner, helping turn your eye and soften the ends in close proximity.

⑧ Communal entrances are set within landscaped spaces rather than directly from street. These create active micro parks open to the public, breathing life and nature into the spaces between and improving the overall urban greening factor.

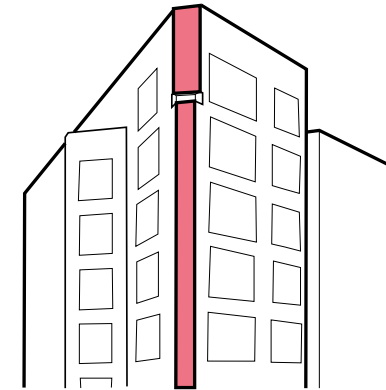
⑤ Corner projections and brick balconies



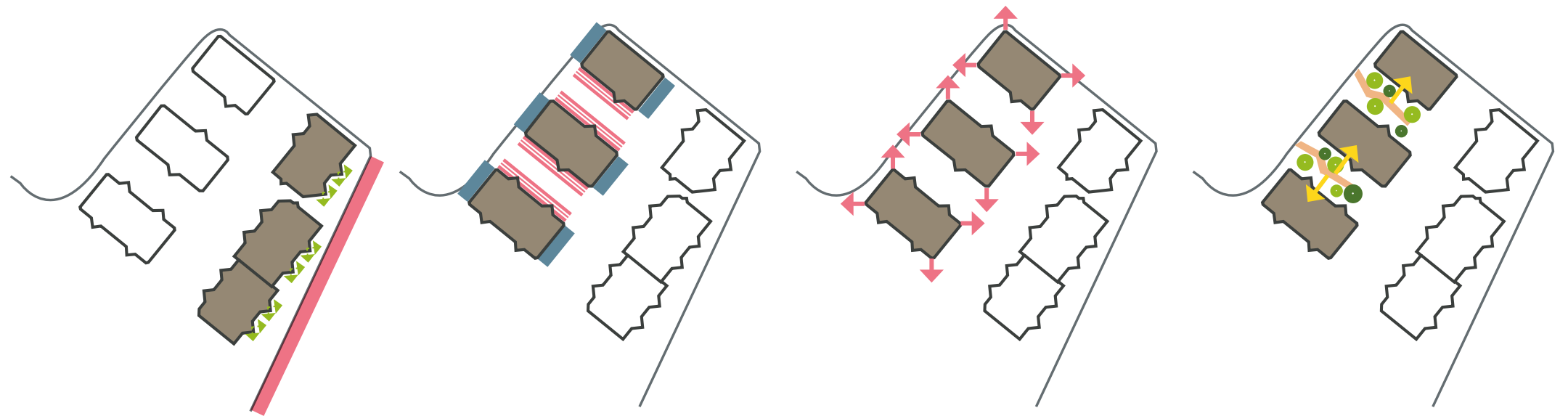
⑥ Concrete balconies to more urban conditions, metal balconies for communal spaces



⑦ Address corners in detail



⑧ Landscaped entrances



5.0 Plot B

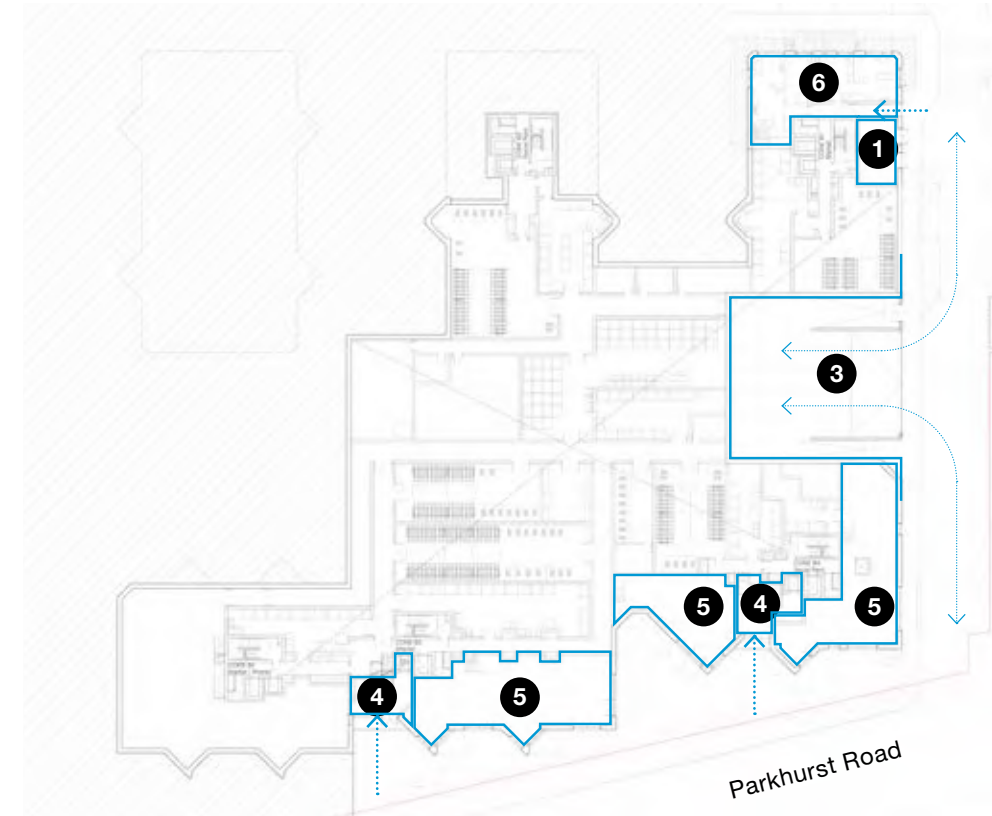
5.4 Design Evolution & Arrangement Principles

Commercial Arrangement Principles

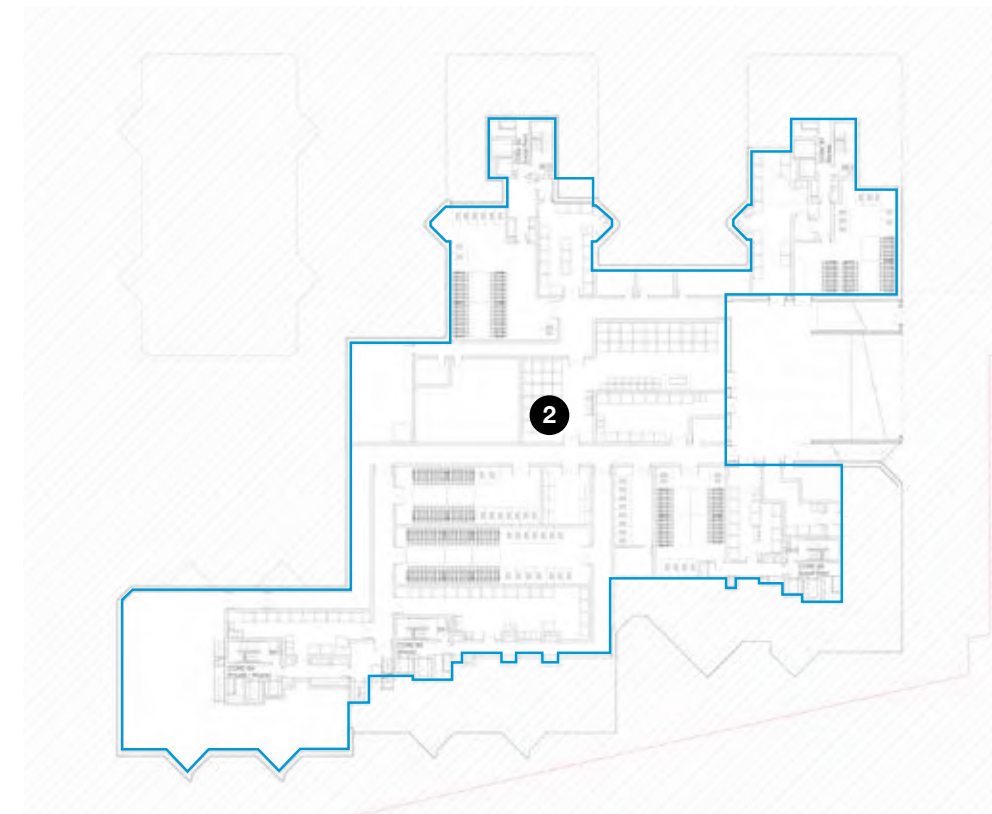
The lower floors of Plot B provide commercial uses along Parkhurst Road split over two floors negotiating the level change across the site. Commercial units are drawn at the maximum size for future flexibility and each can be split into two or three units depending on future requirements. Set behind the commercial space is the ancillary accommodation for each of the five cores that have direct access. By collecting this ancillary accommodation and locating it beneath the landscape space above we have reduced the areas of inactive frontage onto public routes and maximised the commercial or residential facade.

B1 and B2 have access to semi submerge podium, however B3 is kept entirely separately with all of its own ancillary accommodation set at ground floor and away from the public facing elevations. This arrangement has helped reduce the overall size for the podium area to maximise efficiency.

- ① Double substation accessed from street
- ② Ancillary spaces
- ③ Covered loading bay and access to bike stores
- ④ Residential entrance lobbies
- ⑤ Commercial units accessed from street
- ⑥ Homes accessed from street



Lower Ground Floor (street level +34.8 AOD)



Lower Ground Floor (basement level +33.5 AOD)

5.0 Plot B

5.4 Design Evolution & Arrangement Principles

Residential Arrangement Principles

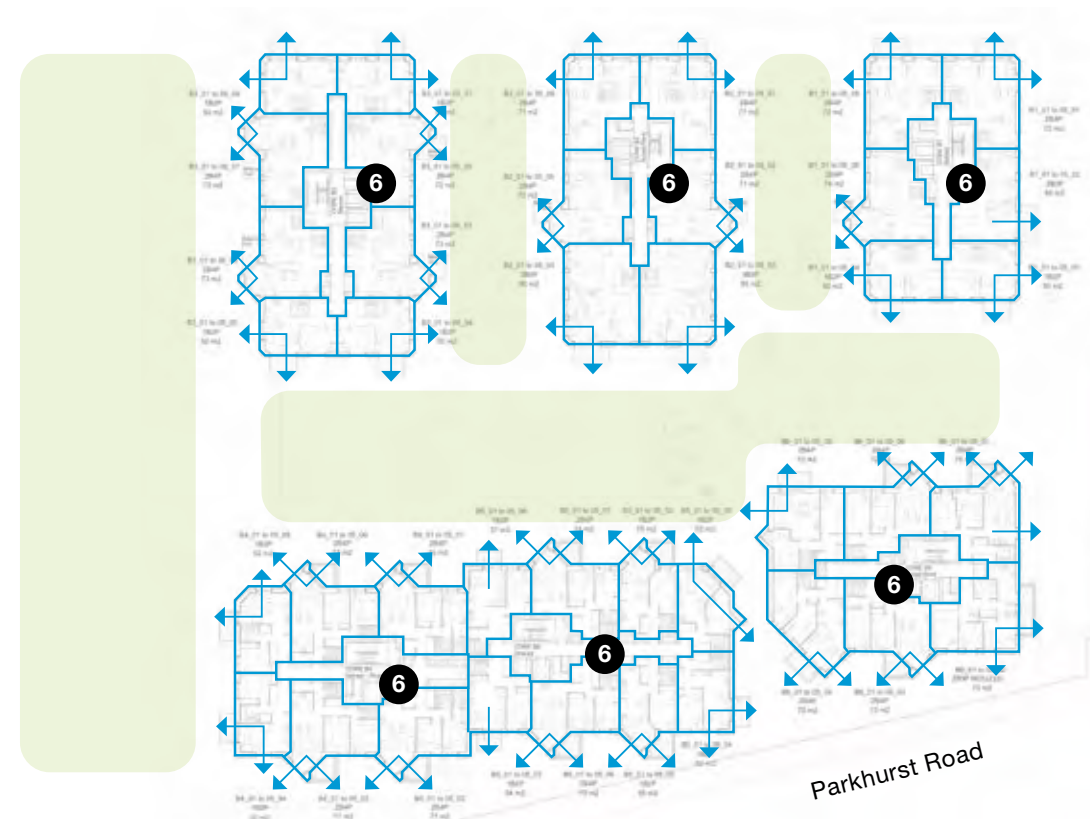
The residential accommodation is set on the upper ground floor and above. To B1-B3 there are large family sized and accessible homes with direct access from street and private amenity space. To B4-B6 the residential accommodation is located on the courtyard side only, with commercial units facing the urban frontage.

On upper floors the typical floor plan repeats with accommodation set around centrally located cores and minimised corridors.

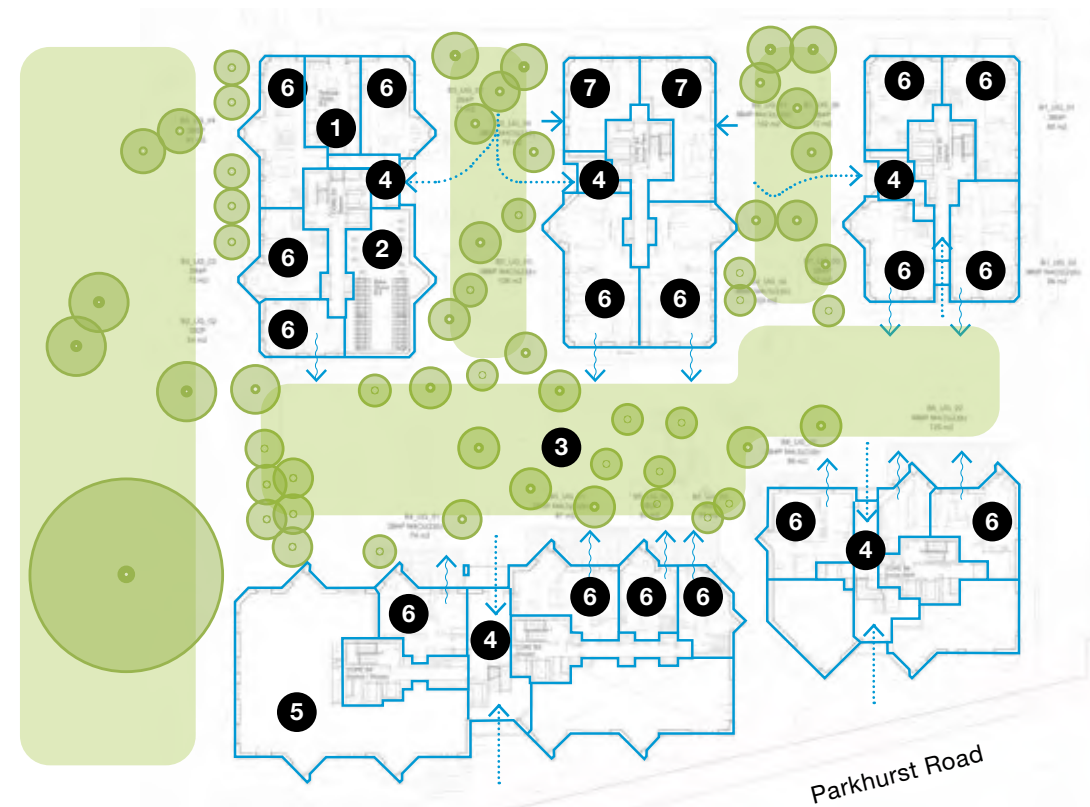
In some homes dual aspect is achieved by projecting corners, which improve quality of light inside the homes and also form architectural features.

- ① B3 refuse store
- ② B3 cycle store
- ③ Communal gardens for plot B residents
- ④ Residential entrance lobbies
- ⑤ Commercial units accessed from street
- ⑥ Homes accessed from central corridor
- ⑦ Homes accessed from street

- Views
- ↕ Dual Aspect
- Entrance Route



First Floor (typical floor)



Upper Ground Floor (garden level)

5.0 Plot B

5.5 Landscape Summary

Landscape at Ground Floor

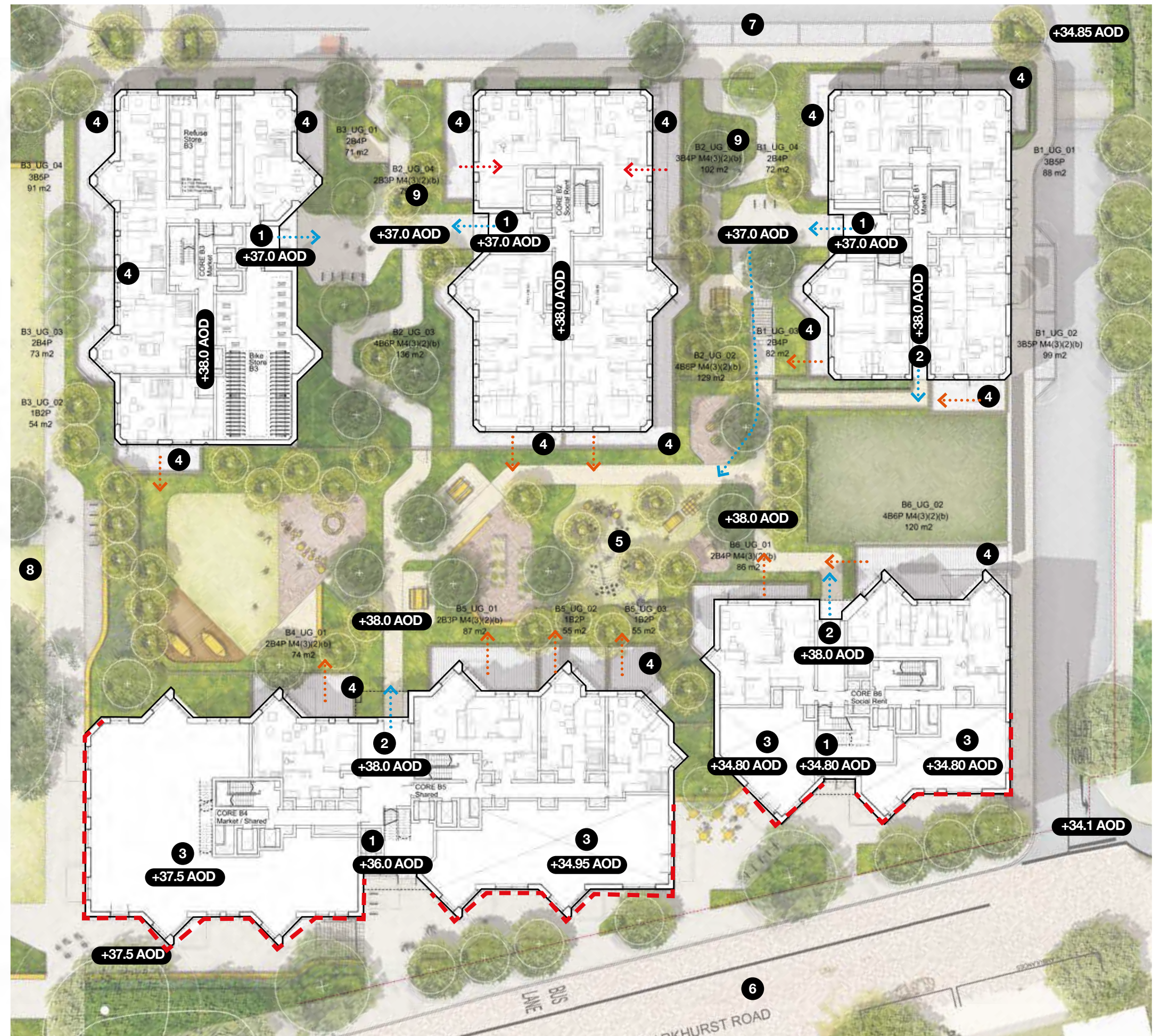
Landscape at upper ground level comprises large shared amenity space for Plot B residents use, private amenity spaces adjacent to homes and pedestrian access routes from residential lobbies and private amenity spaces directly to courtyard. Main courtyard garden benefits from southern lighting and gaps between buildings to provide good quality sun light throughout the day.

Substantial level difference at ground floor of Plot B has created challenges and opportunities for creative solutions to landscaping design. For further detail refer to the landscape document.

The main courtyard space (no. 5) located at level +38.00 AOD is accessed by residents either by pedestrian routes between buildings or via residential lobbies (no. 2) of buildings B1, B4, B5 and B6. Along Parkhurst Road elevation where commercial units are located at ground floor a safe pedestrian route has been provided, separated from busy street by a line of soft landscaping and trees to help with activation of the route adjacent to the main street facade of the plot and one of the main street frontages of the scheme.

- ① Residential entrance lobbies
- ② Access to courtyard
- ③ Commercial units
- ④ Residential private amenity spaces
- ⑤ Residential courtyard for Plot B residents
- ⑥ Parkhurst Road
- ⑦ Proposed servicing road
- ⑧ Proposed public amenity space
- ⑨ Planted soft landscaping

- ➡ Access to Plot B residents' courtyard
- ➡ Private access to courtyard from homes
- ➡ Street access to homes
- Commercial active frontage



5.0 Plot B

5.5 Landscape Summary

Landscape at roof level

All roofs of Plot B have been designed as brown roofs. On top of building B1 and B4 residents' terraces have been allocated and stair and lift access to these has been provided.

Other roofs where only service and maintenance access is required are accessed via stair (B1, B5 and B6) or via hatch (B1 and B2).

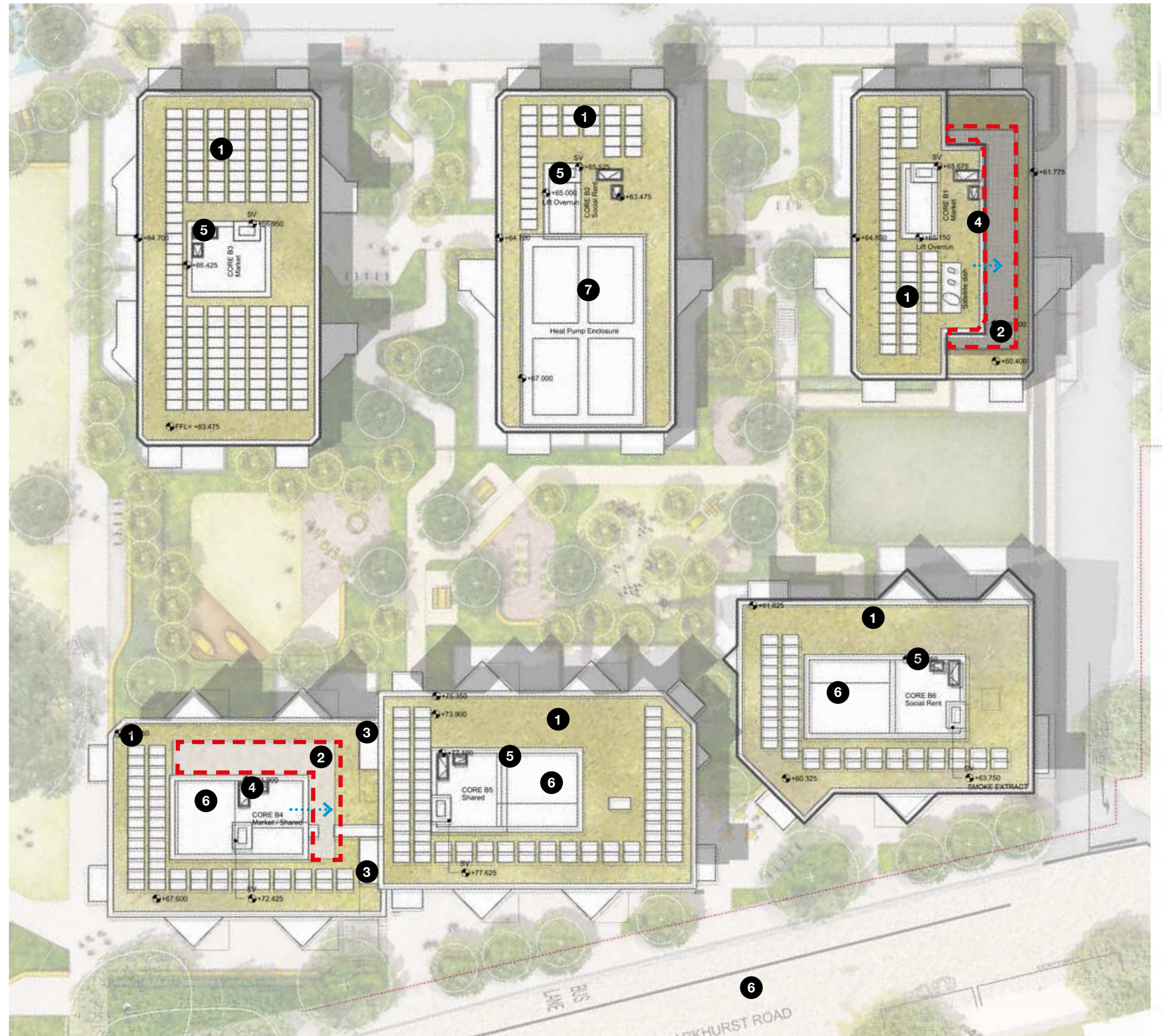
Two residential homes in building B5 have their private amenity spaces on as roof terraces.

Commercial plant areas are located on roofs of plots B4, B5 and B6.

ASHP plant and their enclosure are located on building B2 and serve entire Plot B.

- ① Brown roofs
- ② Residents' roof terraces
- ③ Private amenity spaces
- ④ Cores providing resident's access to roofs
- ⑤ Service and maintenance access only
- ⑥ Plant areas
- ⑦ ASHP with enclosure

-➔ B1 and B4 residents' access to roof terraces
- — — Residents terrace extent



5.0 Plot B




5.6 Layout

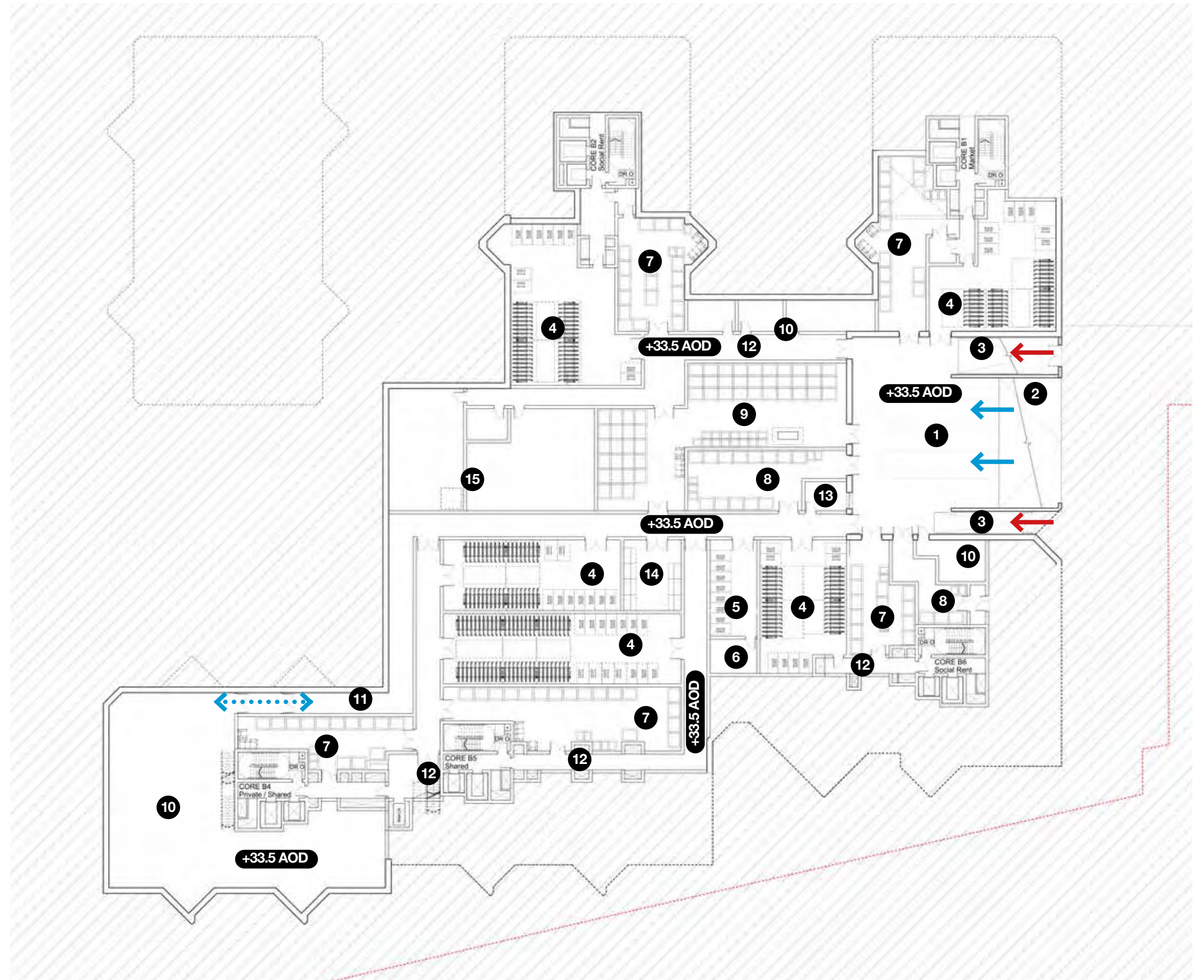
Lower Ground floor plan (basement)

The lower ground floor is split on two levels, partly below ground at +33.5 AOD and another part at street level comprising two residential homes in building B1 and commercial units accessed from Parkhurst Road.

This below ground level at +33.50 comprises ancillary spaces, servicing corridors and covered loading bay with vehicular and bike ramps as well as the lower floor of one of the commercial units located in building B4.

- ① Covered loading bay
- ② Vehicular ramp to loading bay
- ③ Cycle ramp to cycle stores
- ④ Residential bike stores
- ⑤ Commercial bike store
- ⑥ Commercial shower facility
- ⑦ Residential refuse stores
- ⑧ Commercial refuse stores
- ⑨ Bin presentation area
- ⑩ Double storey commercial unit (lower floor)
- ⑪ Commercial service corridor
- ⑫ Residential service corridor
- ⑬ Care taker's facility
- ⑭ Mobility scooters
- ⑮ Ancillary spaces

-  Vehicular access to loading bay
-  Ramp access to bike stores
-  Commercial servicing access



4.0 Plot B

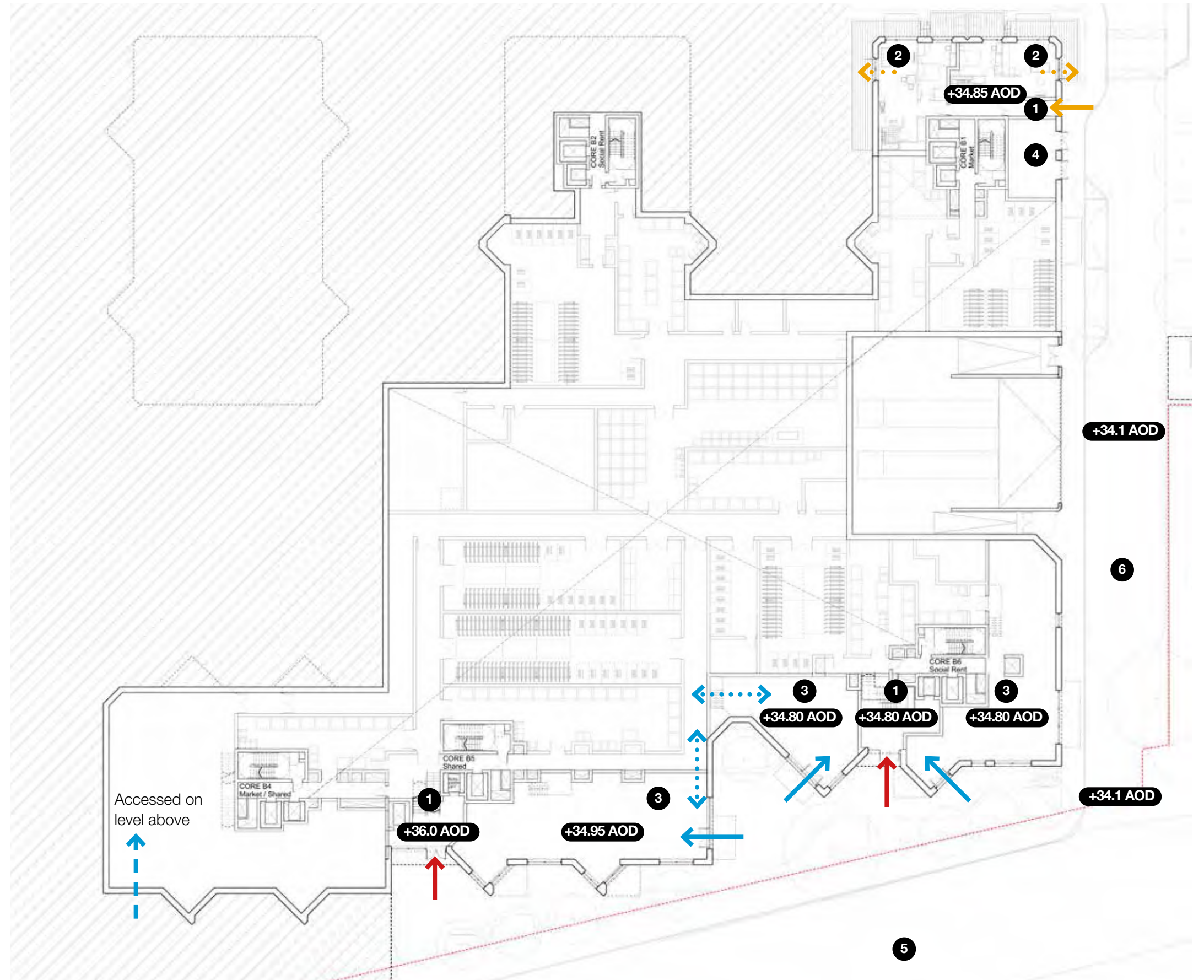
5.6 Layout

Lower Ground floor plan

The plan shows the spaces accessed from street level. These are two homes at +34.85 in building B1 and commercial units and residential lobbies along Parkhurst Road at level +34.8 and +36.00.

- ① Residential entrance lobbies
- ② Residential homes accessed from internal corridor and with secondary access street or courtyard
- ③ Commercial units
- ④ Double substation
- ⑤ Parkhurst Road
- ⑥ Proposed service road

- Primary access to residential lobbies
- Secondary access to residential lobbies
- Primary access to residential homes
- Secondary access to residential homes
- Access to commercial units
- Commercial servicing access



5.0 Plot B

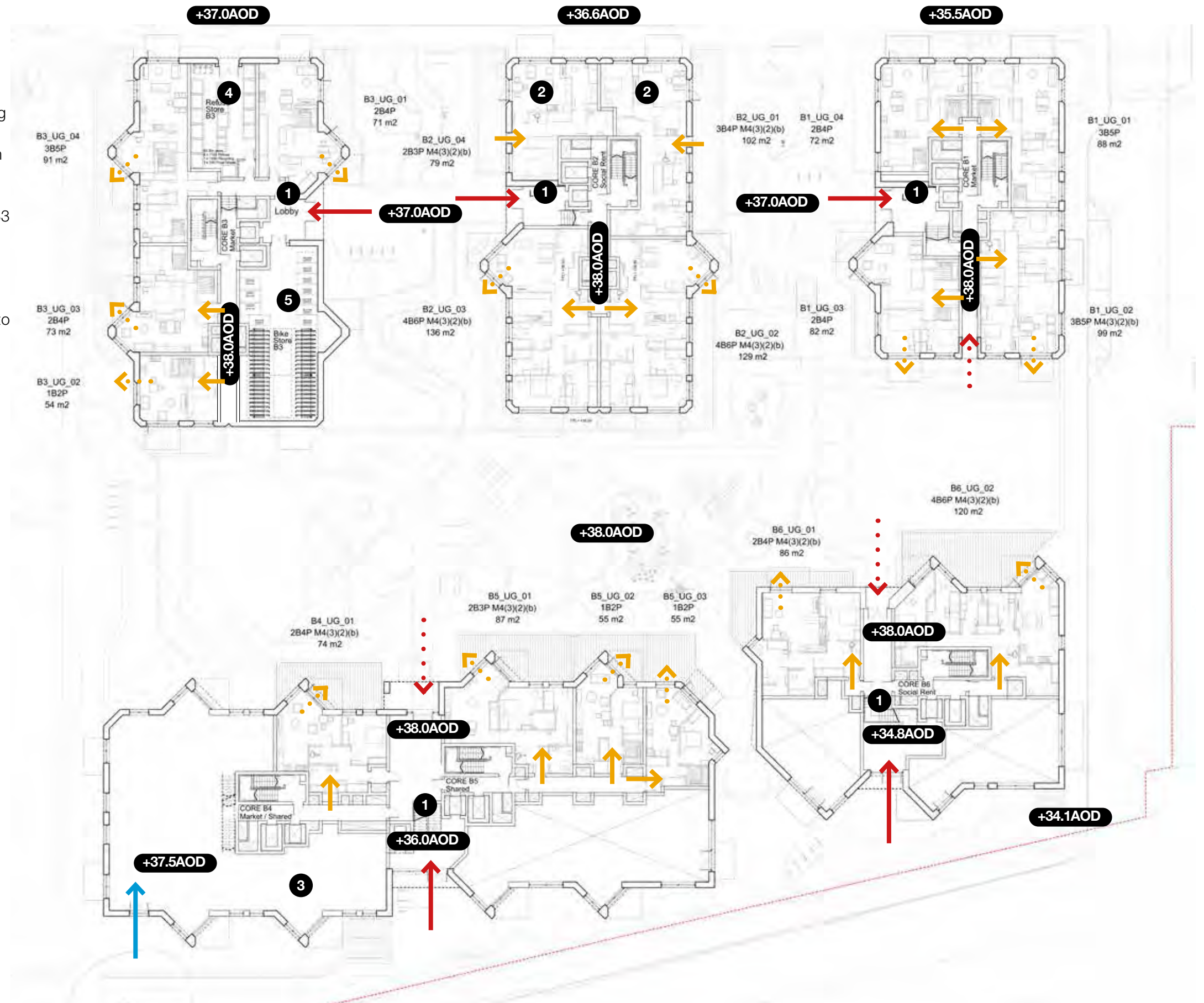
5.6 Layout

Upper Ground floor plan

Buildings B1, B2 and B3 are accessed via courtyard at level +37.00. There are also some homes in B1 and B2 that are accessed directly from street. Secondary access to courtyard garden has been provided in building B1 for disabled residents. B4, B5 and B6 have primary access from Parkhurst Road and secondary access from courtyard garden. Cores B4 and B5 share one entrance lobby. Double storey commercial unit in building B4 is accessed at level +37.5 from Parkhurst Road. Building B3 does not have access to basement, therefore its refuse store and bike store have been located at Upper Ground level. Refuse store is accessed directly from street and bike store is accessed from entrance lobby. All private terraces at Upper Ground have direct access to courtyard garden at level +38.00

- ① Residential entrance lobbies
- ② Residential homes with primary access from street
- ③ Double storey commercial unit (upper floor)
- ④ B3 refuse store
- ⑤ B3 cycle store

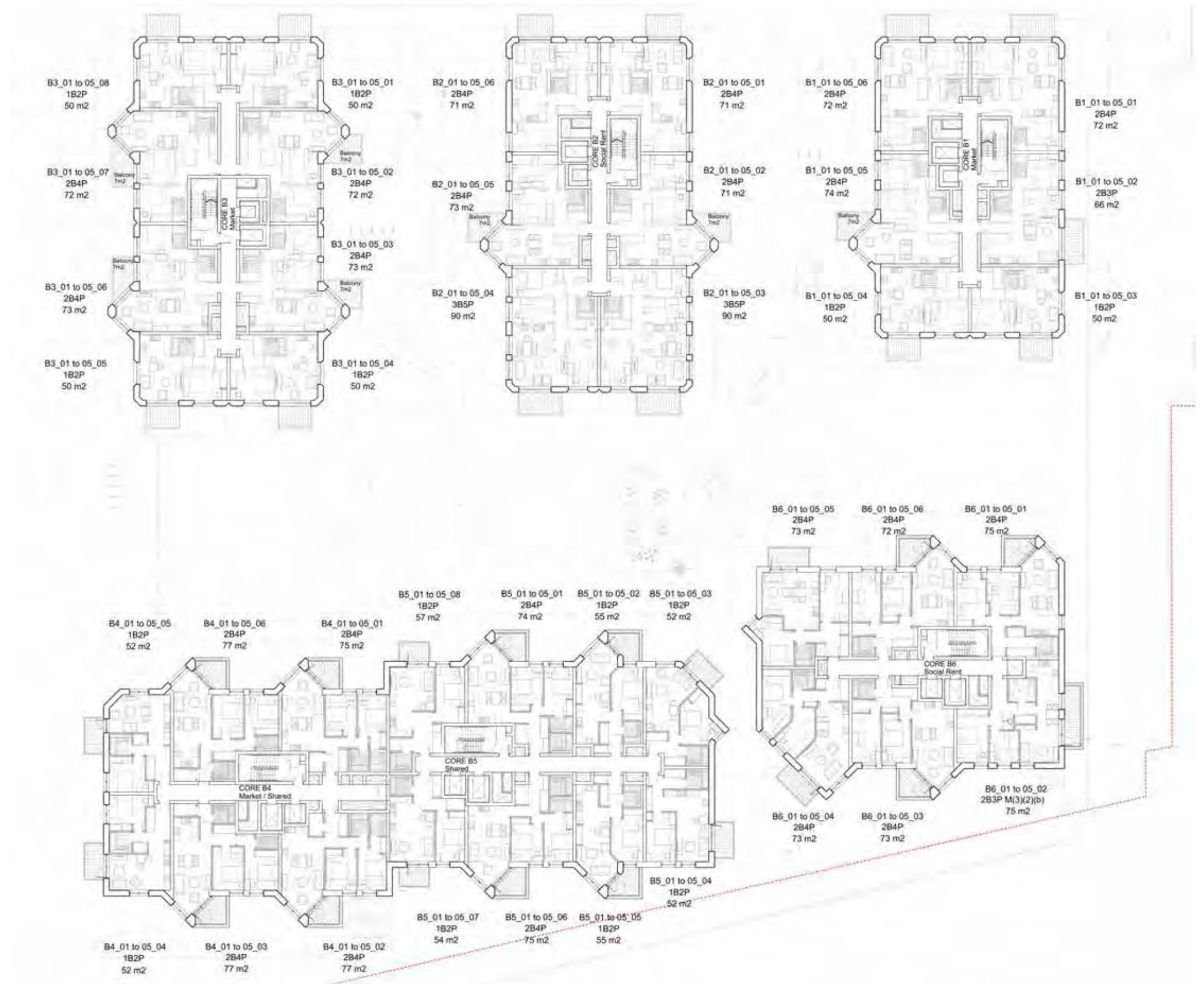
- Primary access to residential lobbies
- Secondary access to residential lobbies
- Primary access to residential homes
- Secondary access to residential homes
- Access to commercial units



5.0 Plot B

5.6 Layout

First and second floor plan

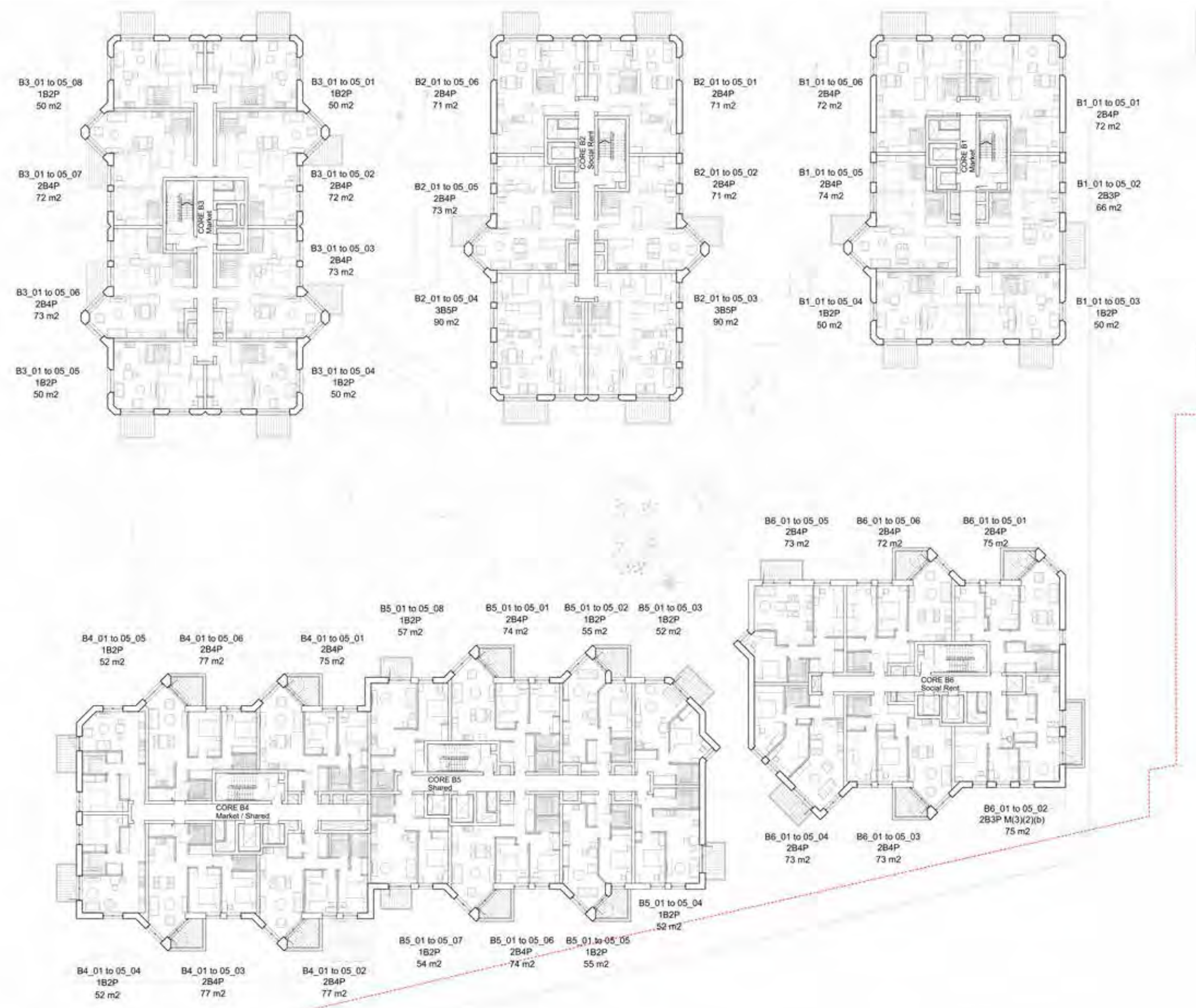


5.0 Plot B

5.6 Layout

Third floor plan

Third floor apartment layouts are the same as on floors below, however windows are reduced where possible for daylight to minimize overheating. All flats on these levels are dual aspect, except 2 one bedroom flats accessed from core B5 and 1 two bedroom 3 people flat in building B1.

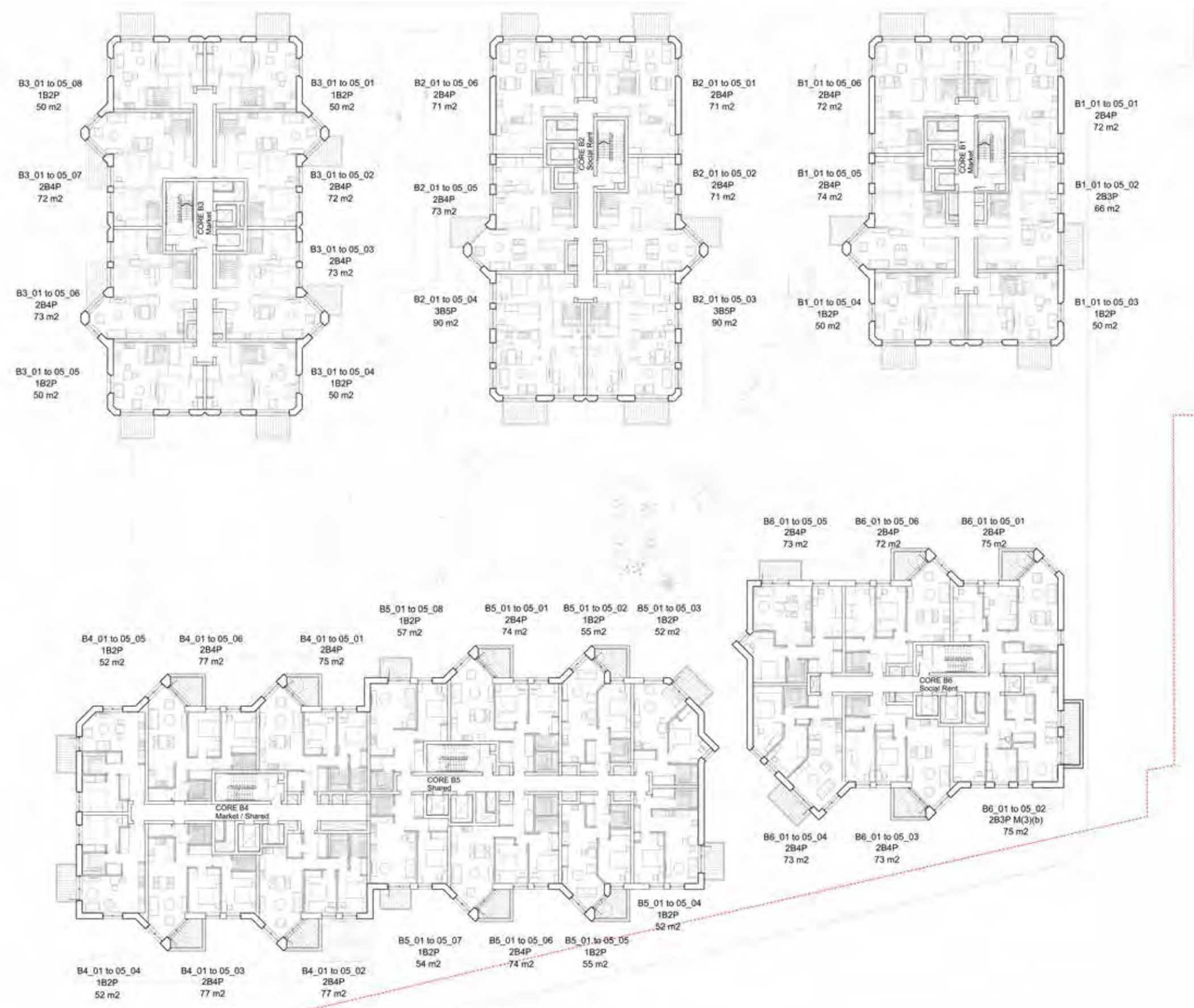


5.0 Plot B

5.6 Layout

Fourth and fifth floor plan

Fourth and fifth floor layouts are the same as on floors below, however more windows are reduced where possible for daylight to minimize overheating. All flats on these levels are dual aspect, except 2 one bedroom flats accessed from core B5 and 1 two bedroom 3 people flat in building B1.



5.0 Plot B

5.6 Layout

Sixth floor plan

In buildings B4 and B5 layouts on level 6 are the same as on floors below. Some windows are reduced in size to minimize overheating. Layouts of building B6 are different due to changes in massing.



5.0 Plot B

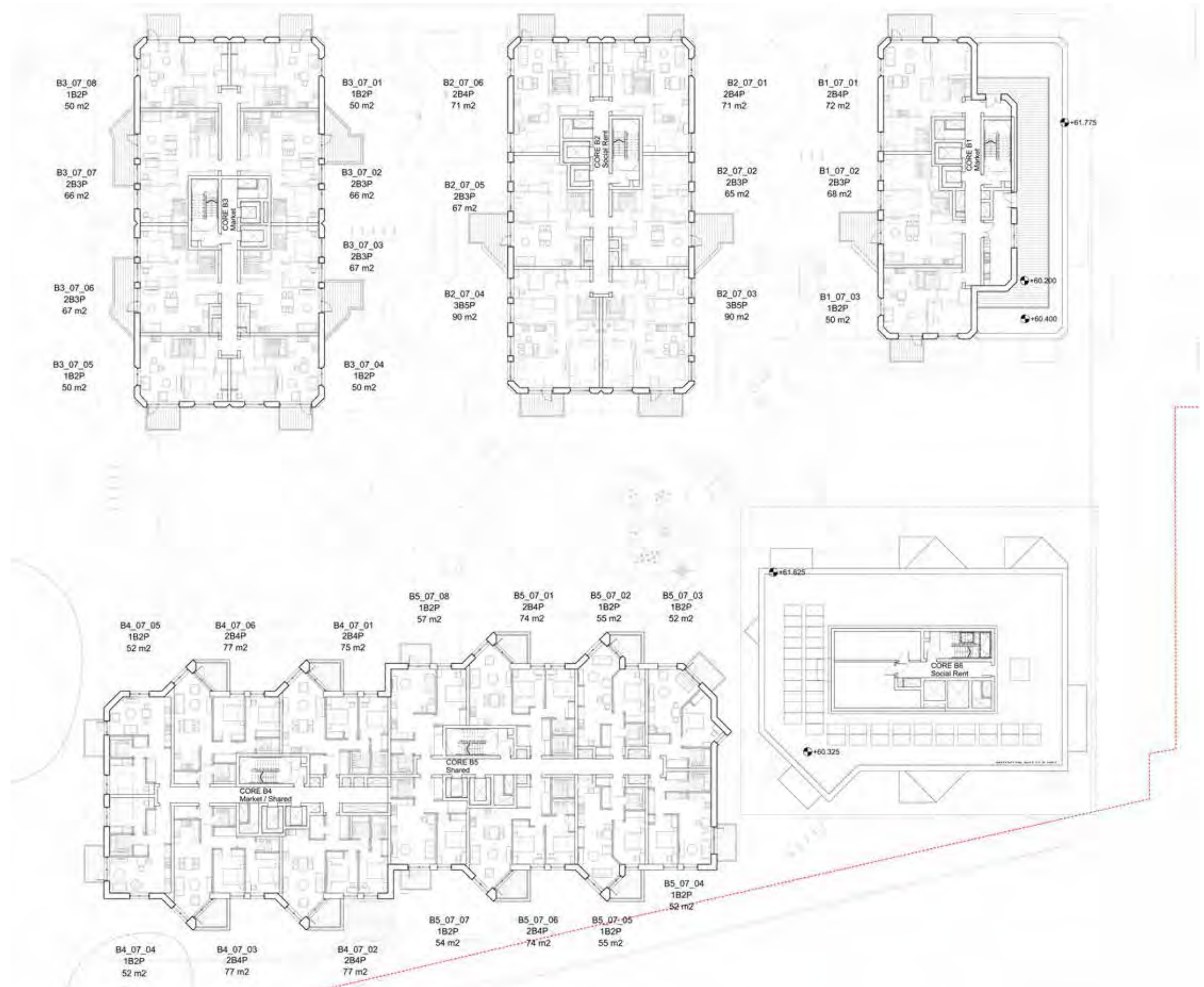
5.6 Layout

Seventh floor plan

In buildings B4 and B5 layouts on level 7 are the same as on floors below. Reduction in massing on level 7 of buildings B1, B2 and B3 created opportunities for large private amenity spaces. Some windows are reduced in size to minimize overheating.

Communal roof terrace with kitchen facility and outdoor furniture storage has been provided on level 7 of building B1. This amenity space is dedicated to residents of B1 building only.

- ① Internal corridors
- ② Plot B residents' courtyard garden at Upper Ground +38.00
- ③ The Park / public amenity space at ground
- ④ Proposed service road
- ⑤ Parkhurst Road
- ⑥ Roof terrace for B1 residents
- ⑦ Commercial plant

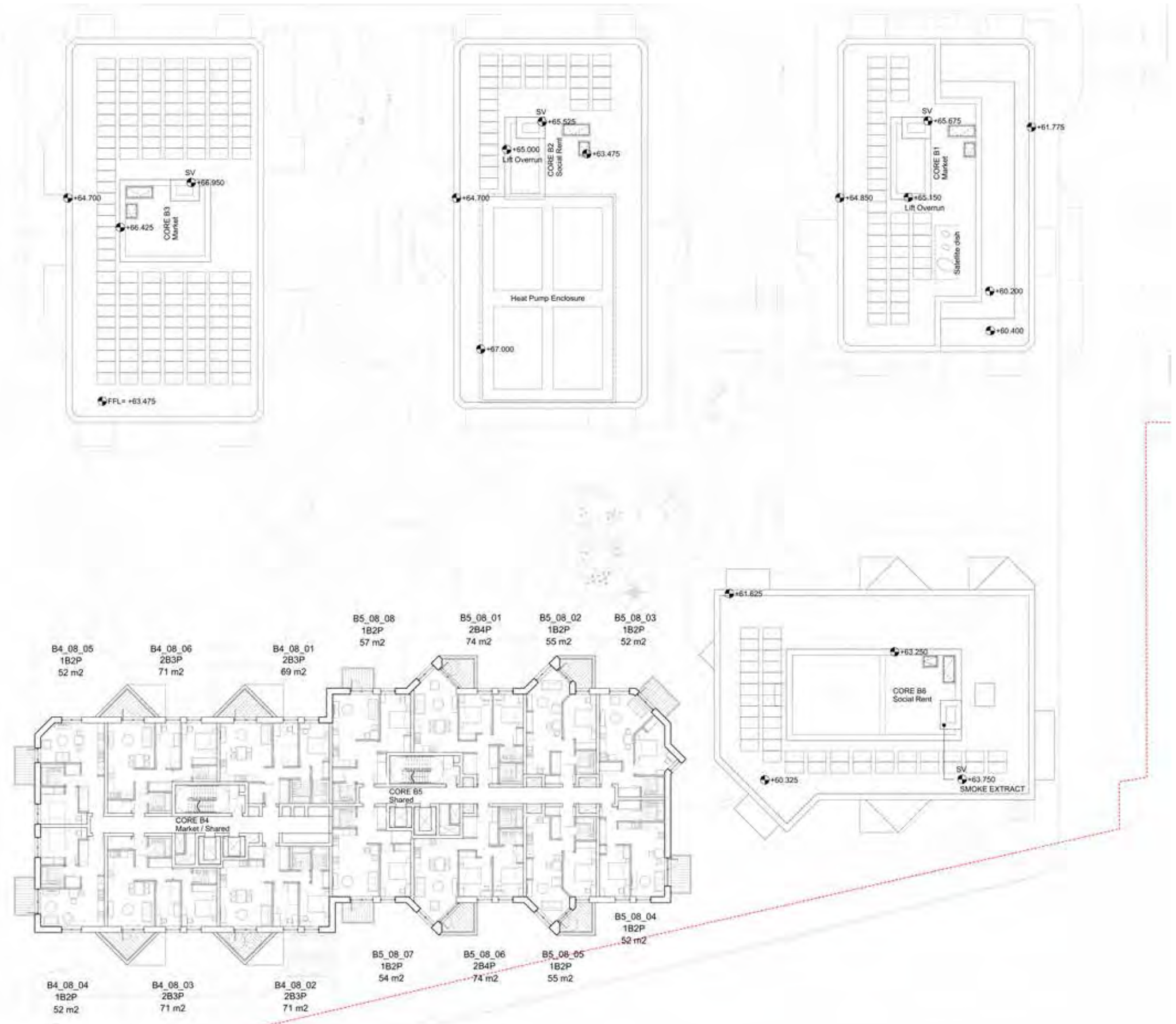


5.0 Plot B

5.6 Layout

Eighth floor plan

Only buildings B4 and B5 occupy the eighth floor. Most layouts on this level are identical as on levels below, In building B4 some layouts are different due to changes in massing.



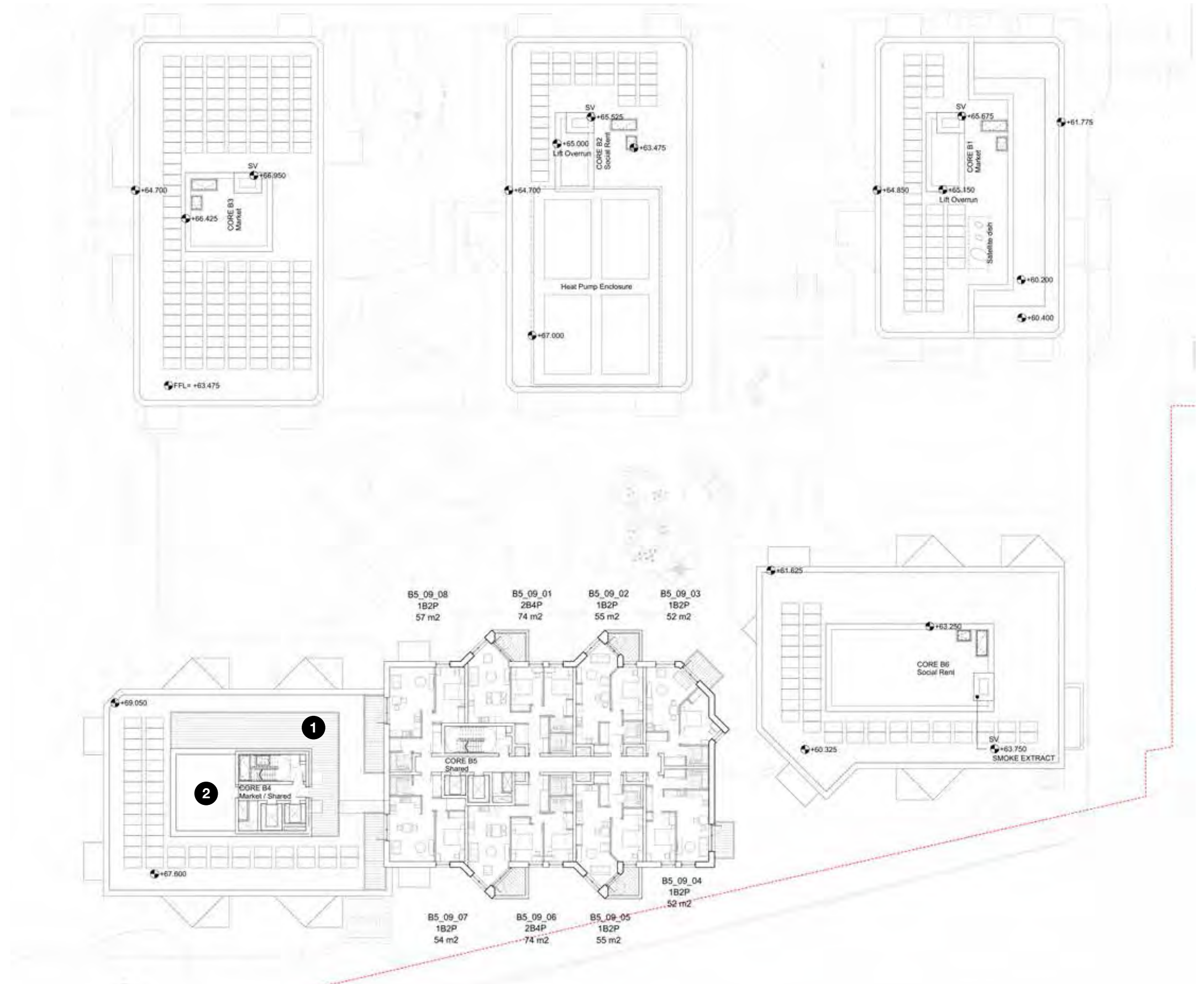
5.0 Plot B

5.6 Layout

Ninth floor plan

There are 8 homes on level 9, all of them are dual aspect. Their layouts are identical as of the flats on the levels below. A roof terrace has been designed on level 9, accessed from core B4 and dedicated to residents of building B4 only.

- ① Roof terrace for B4 residents
- ② Commercial Plant

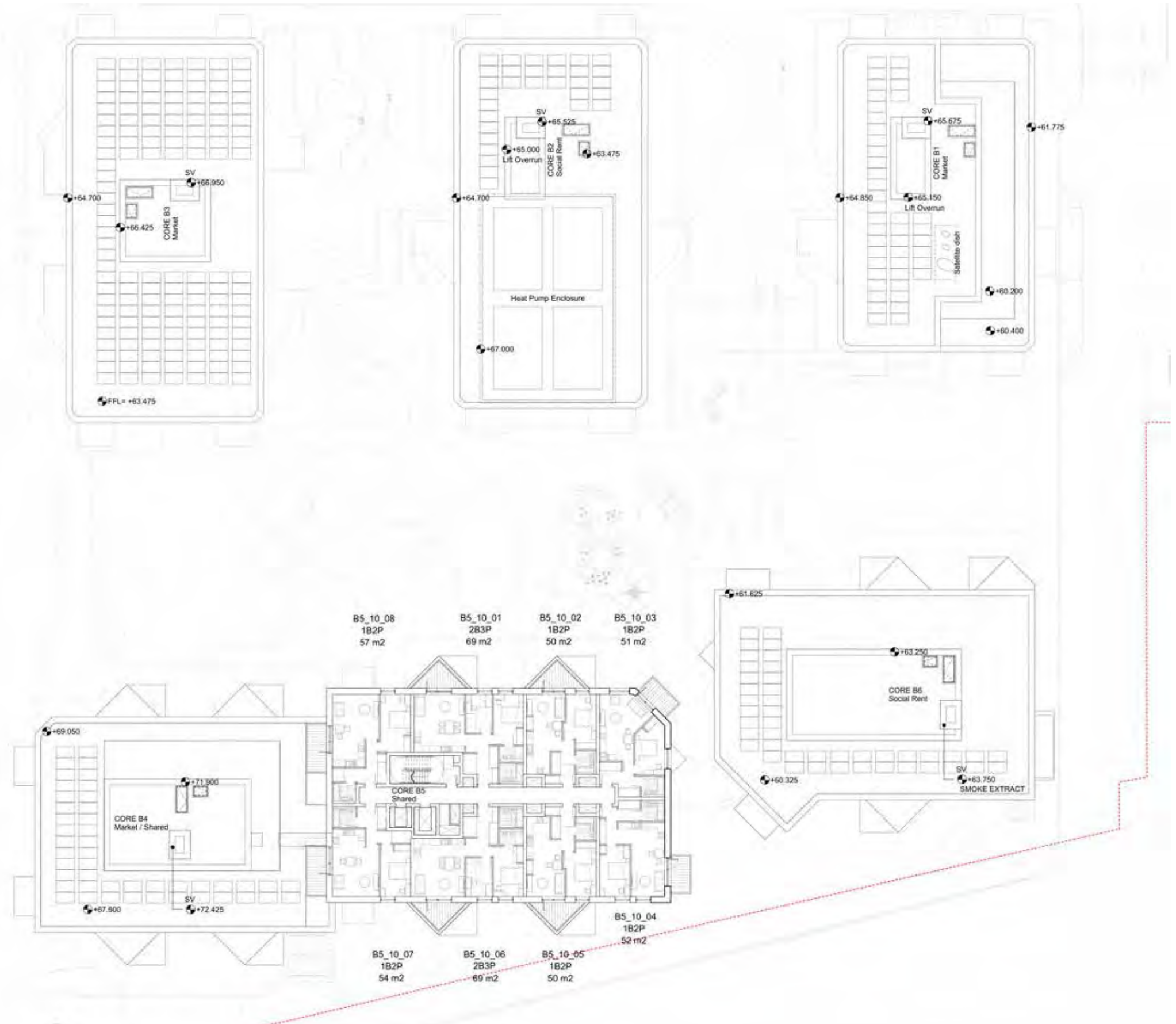


5.0 Plot B

5.6 Layout

Tenth floor plan

There are 8 flats on level 10. Most of them are dual aspect. Some of these homes are reduced in size due to massing changes at this level. Most of apartment layouts are identical as the layouts of flats on floors below.

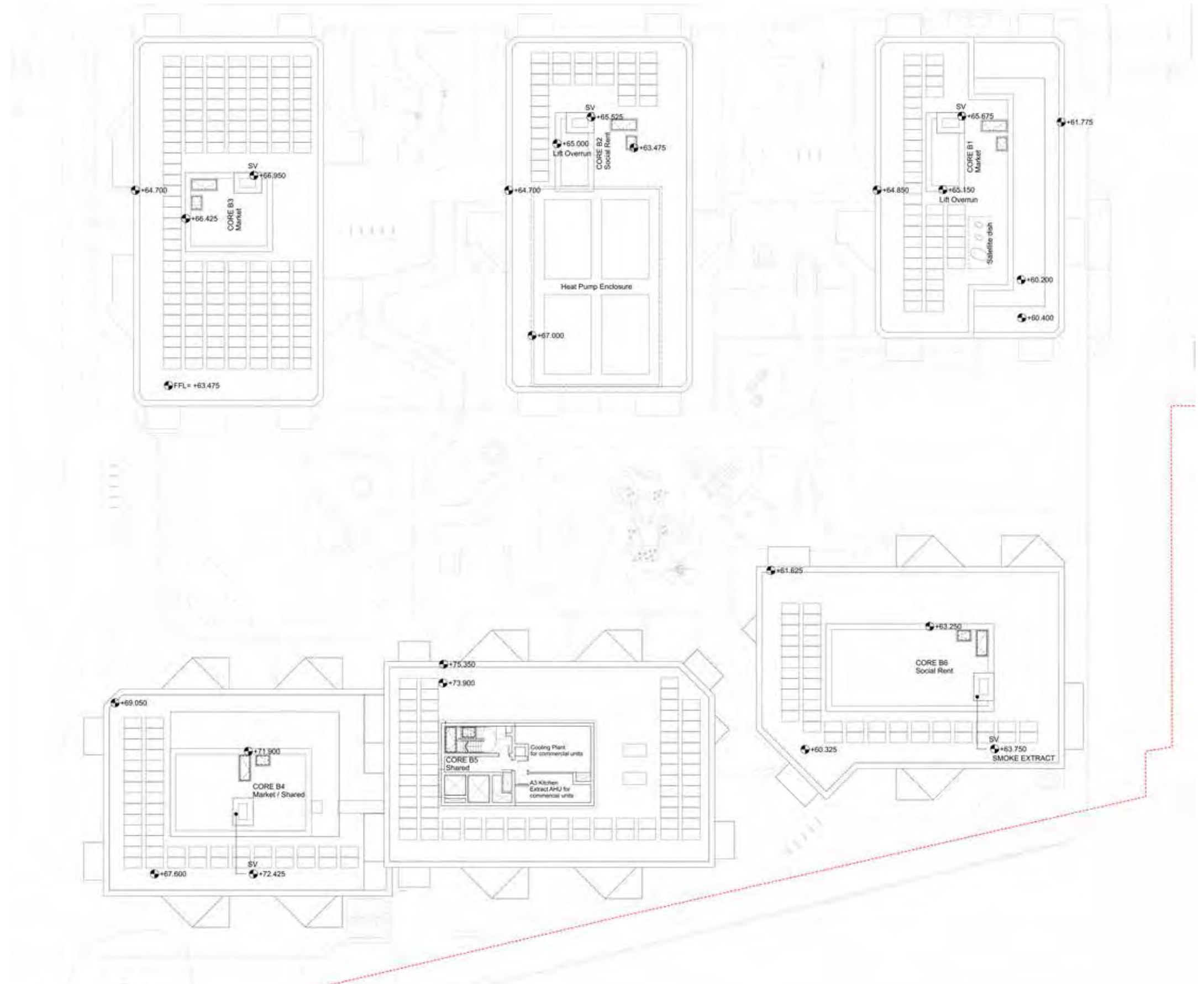


5.0 Plot B

5.6 Layout

Eleventh floor plan

Level 11 includes roof access stair and commercial plant on building B5. There is no amenity space at this level, servicing and maintenance access only.



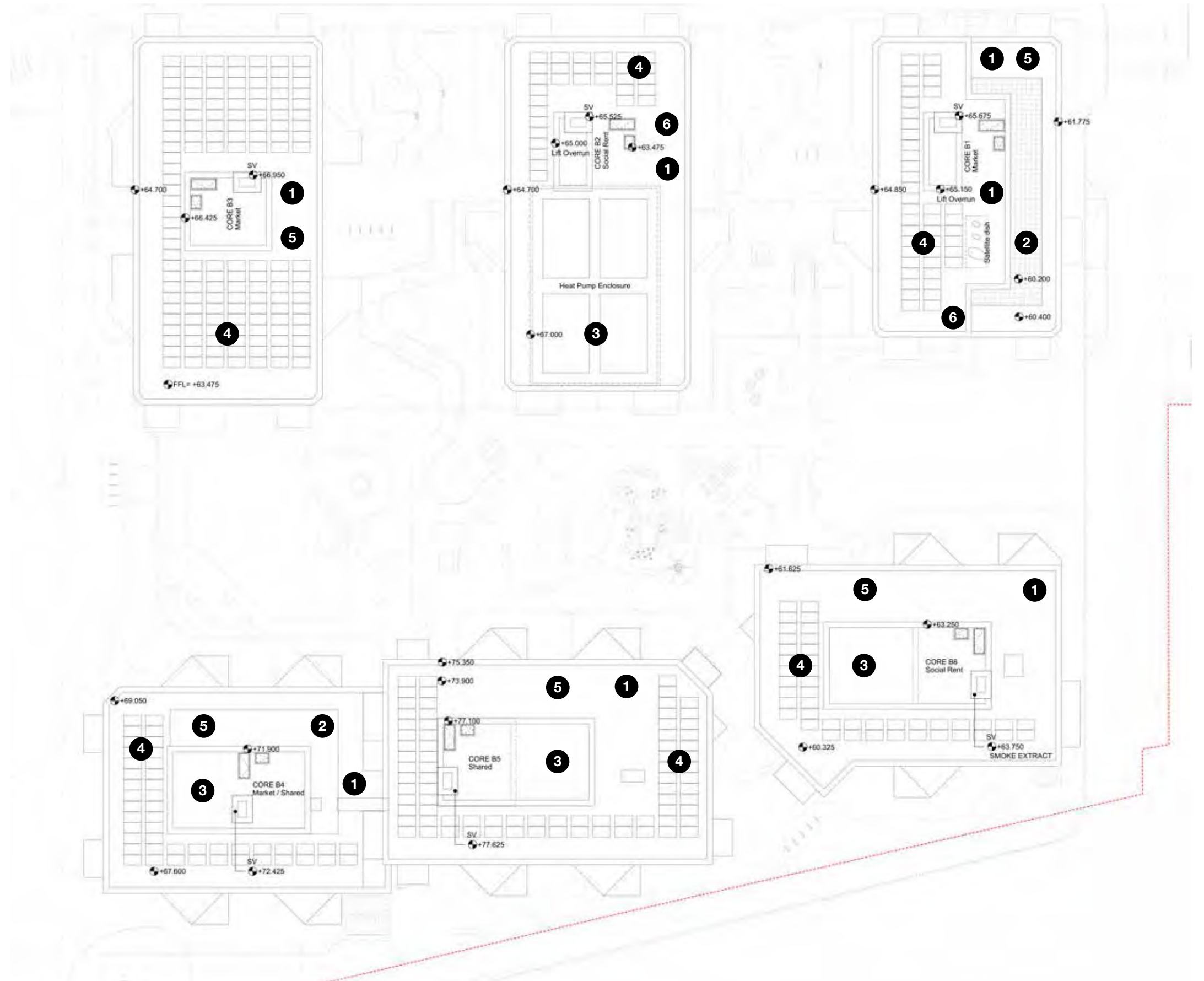
5.0 Plot B

5.6 Layout

Roof plan

Roof plan showing residential and commercial plant areas, proposed PVs and marking extent of residents' amenity spaces and brown roofs.

- ① Brown roofs
- ② Resident's amenity spaces
- ③ Plant areas
- ④ PVs
- ⑤ Roof accessed via stair
- ⑥ Roof accessed via hatch



→ Apartment Entrances

5.0 Plot B

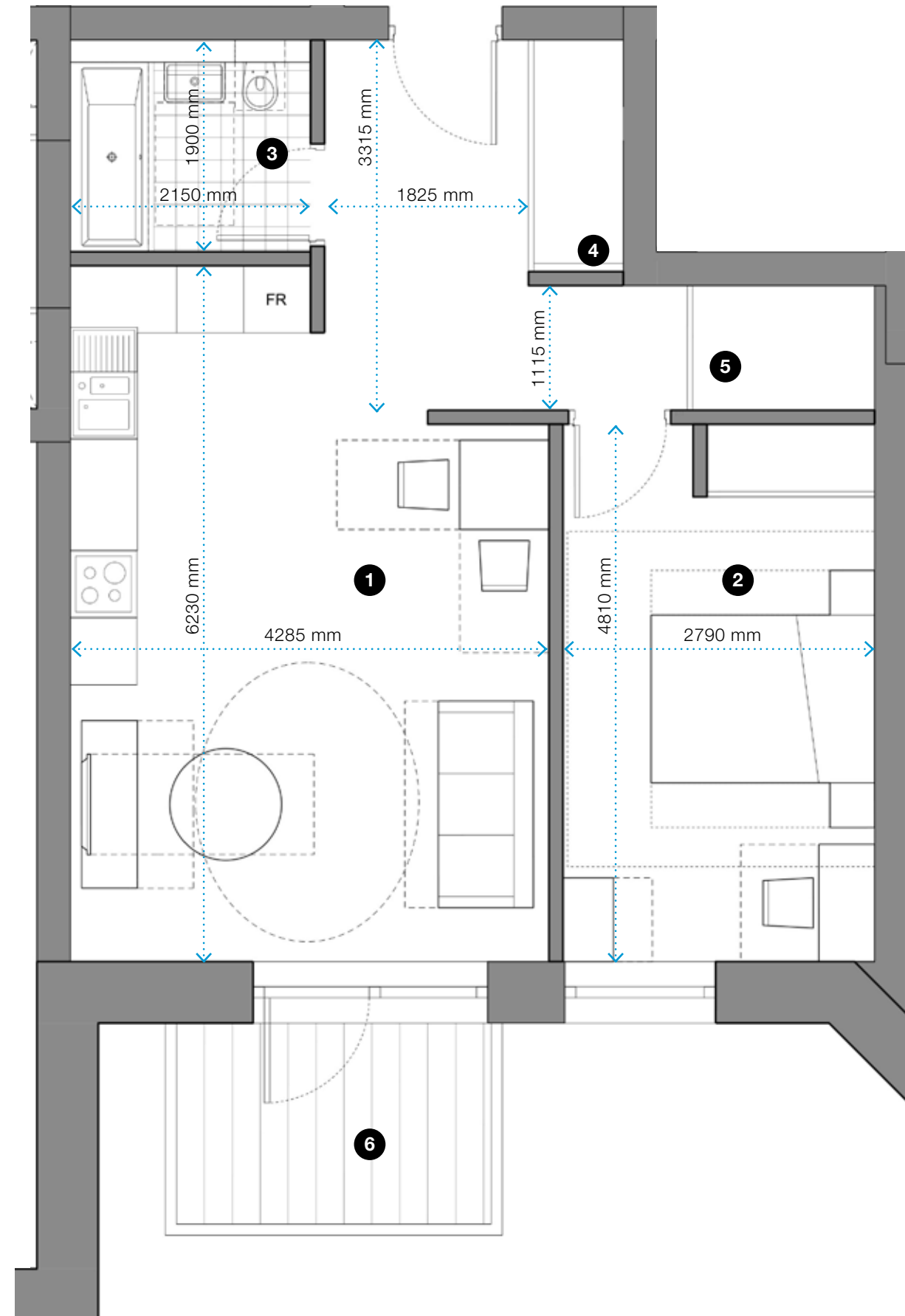
5.7 Typical Flat Layouts

Typical 1 bedroom flat

1B2P flat, building B5 (shared ownership)

54.5m²

- ① Living / Kitchen / Dining Room 23.3m²
- ② Master Bedroom 12m²
- ③ Bathroom
- ④ Utility Cupboard
- ⑤ Storage 1.9m²
- ⑥ Private Balcony 5m²



Location Plan - Typical Floor

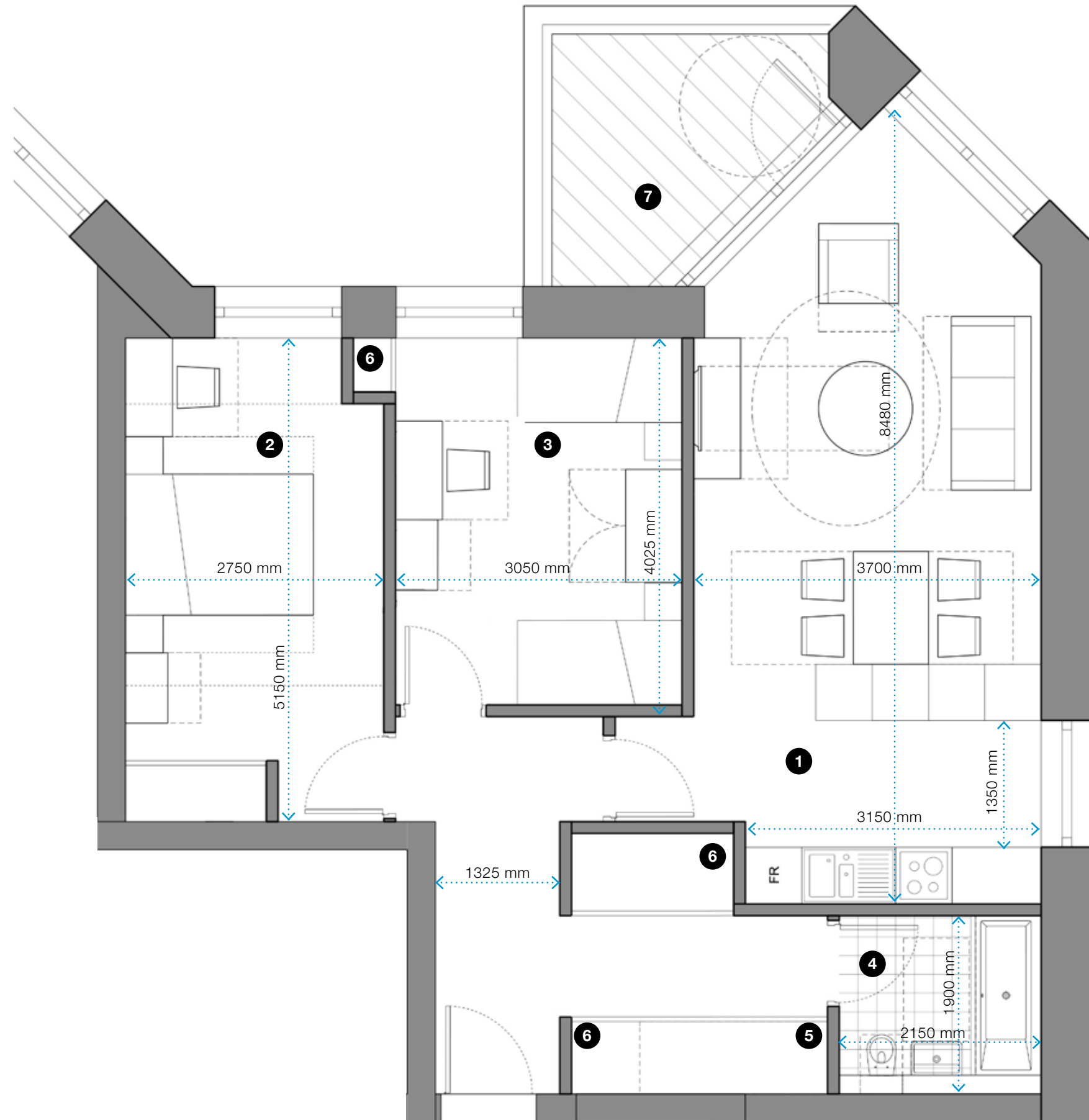
5.0 Plot B

5.7 Typical Flat Layouts

Typical 2 bedroom flat

2B4P flat, building B6 (social rent)
74.5m²

- ① Living / Kitchen / Dining Room 27.4m²
- ② Master Bedroom 14.2m²
- ③ Double Bedroom 12m²
- ④ Bathroom
- ⑤ Utility Cupboard
- ⑥ Storage 2.5m²
- ⑦ Private Balcony 7m²



Location Plan - Typical Floor

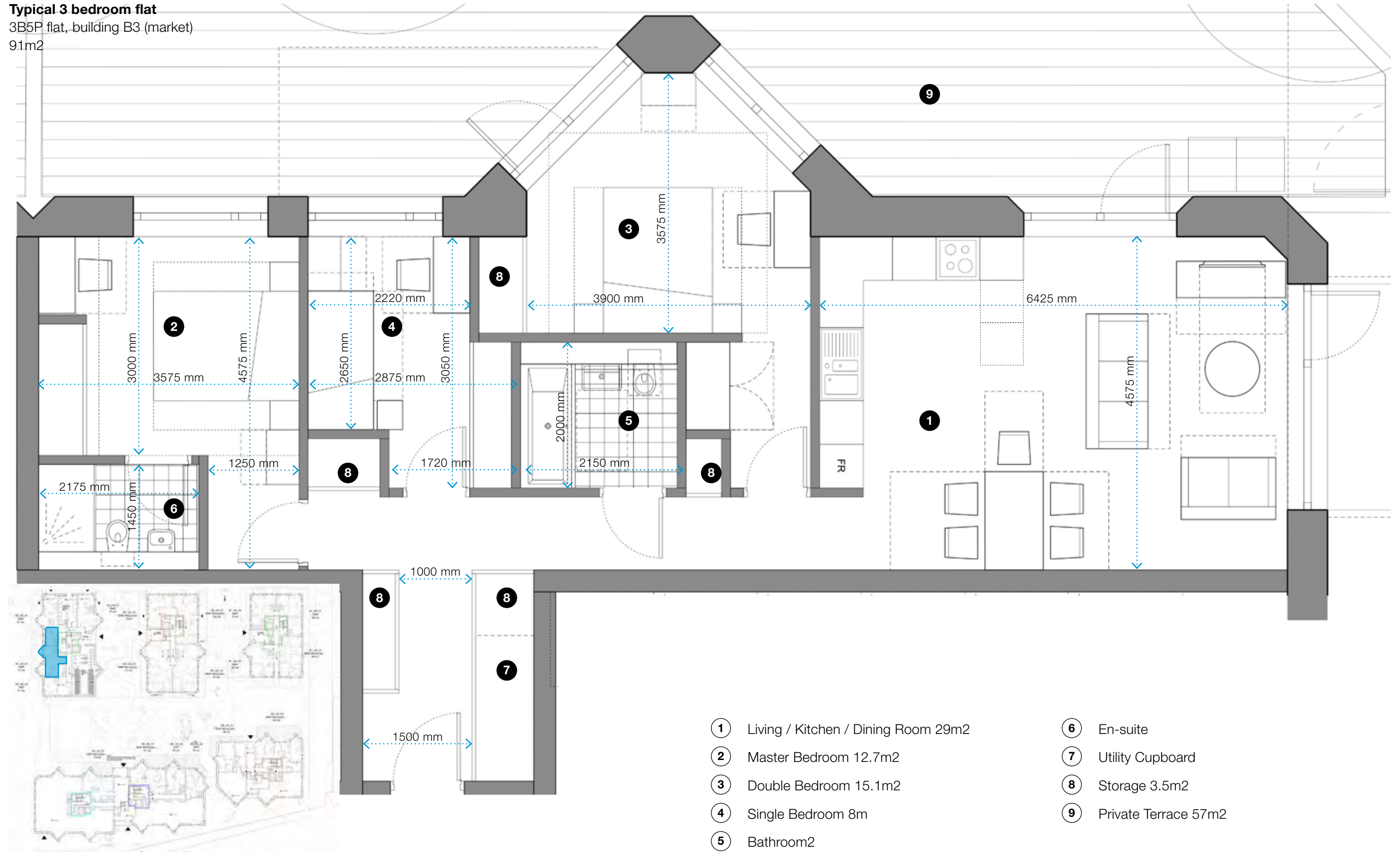
5.0 Plot B

5.7 Typical Flat Layouts

Typical 3 bedroom flat

3B5P flat, building B3 (market)

91m²

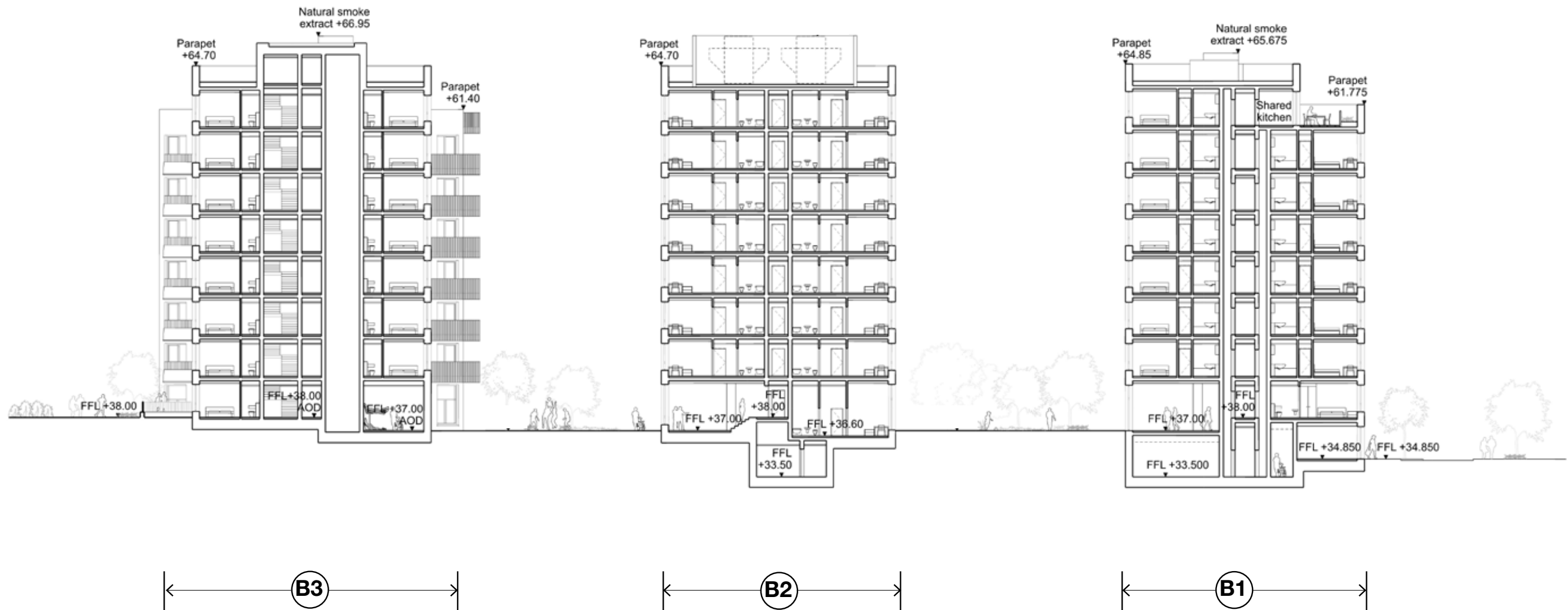


Location Plan - Upper Ground Floor

5.0 Plot B

5.8 Scale & Massing

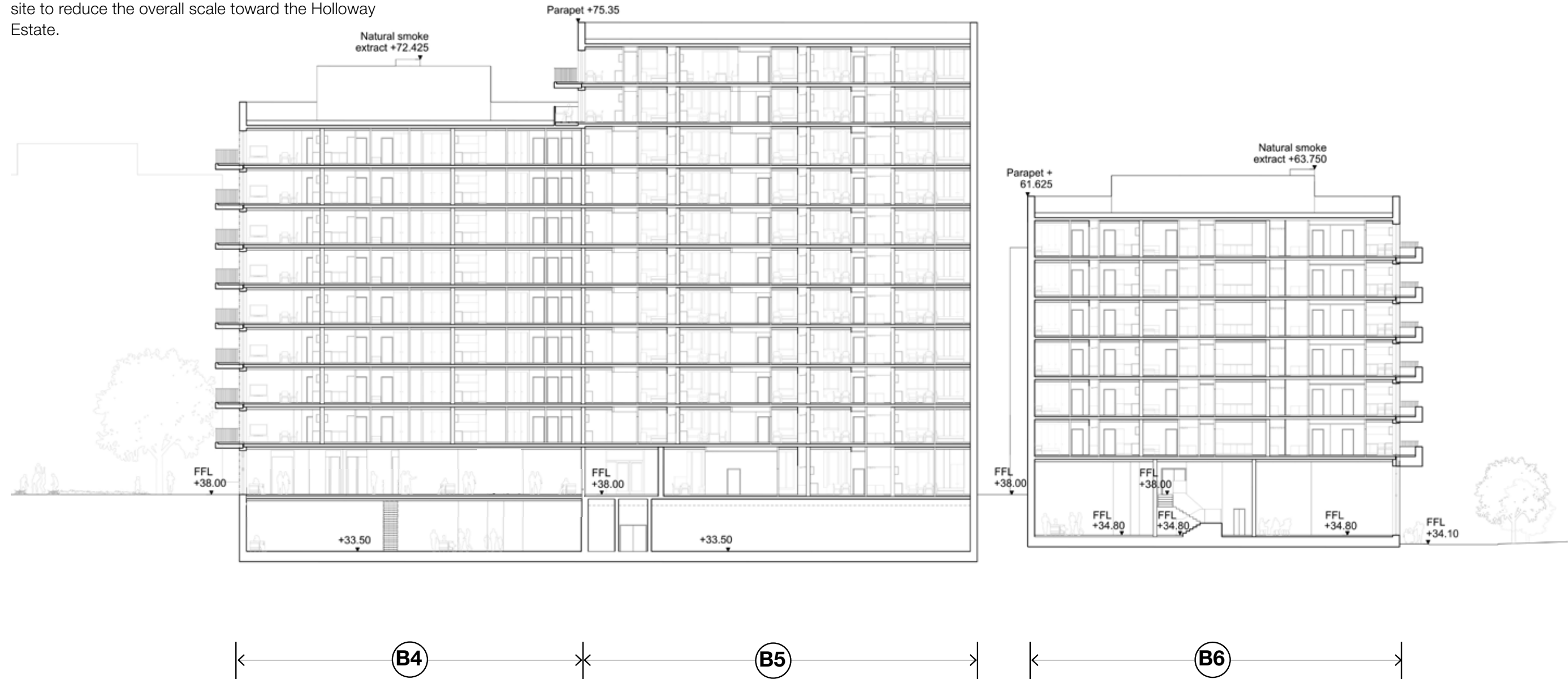
The following drawing sets of the scale of the proposed buildings B1, B2 and B3. The lower elements are set behind. B3 is also reduced to mitigate the sense of scale and enclosure towards the park.



5.0 Plot B

5.8 Scale & Massing

The following drawing sets of the scale of the proposed buildings B4, B5 and B6. As set out in the design principles the tallest elements are set towards Parkhurst Road. The lower elements are set behind. B1+ B6 building step down with the levels of the site to reduce the overall scale toward the Holloway Estate.



5.0 Plot B

5.9 Appearance

Illustrative axonometric view of Plot B setting out the each building and core. The following pages give further details of the appearance of each building.

B1-B3 are a collection of similarly detailed buildings with a similar approach to materials windows and balconies, as buildings A3 + A4.

B4 and B5 are connected with similar materials and appearance. Significant steps in plan and height help these two cores to be identifiable in volume from key townscape views.

B6 is separated from the other Plot B building with a gap that improves light and views. The details of the projecting corners and balconies are similar, but the materials identify the building as distinct, echoing in a subtle way the brickwork and fenestration of its immediate neighbours in the Holloway Estate. Further description is set out in the following pages.

- ① A collection of 5 buildings set around the street with common material palette and details
- ② A pair of similar paler buildings recessive in colour and details to be sensitive to the conservation area.
- ③ A smaller separate building reflecting the material and calm qualities of its immediate neighbours.



5.0 Plot B

5.9 Appearance

Illustrative view of B4-B6 as seen from Camden Road at the Hillmarton junction. In this image you can see the design principle of strong clear steps in the height helping to establish 3 clear simple volumes.

The massing is low towards Plot C to give space in the skyline as illustrated in the following townscape views. The buildings are low towards the North East corner to be sensitive to the scale of the immediate neighbours in the Holloway Estate.

As noted previously, to create a calm simple background to the more prominent important landmark of the Camden New Church the silhouette is kept deliberately simple. The projecting corners of the lower floors stop before the reaching the top giving a strong clear shape to the parapet line. Balconies material is changed from brick to concrete and metal to help emphasise the clarity and simplicity of the shape.

The material for all three buildings is predominantly brick. The smallest B6 is the strongest colour reflecting the colours of the Holloway Estate adjacent. The taller buildings are pale deliberately to appear recessive and avoid dominating the smaller building and the Hillmarton conservation area.

The direction of the balconies in relation to the projecting corner elements changes from the pale group of buildings to the darker, creating variety of rhythm as well as giving direction to the prime window facing towards the relevant prime view.

- ① Darker brickwork complementing the Holloway Estate
- ② Paler recessive brick for the taller building to be sensitive to the conservation area.
- ③ Brick balconies for privacy, acoustics and environmental protection.



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

5.0 Plot B

5.9 Appearance

Illustrative view of B5 and B6 as seen from Parkhurst Road / North east corner. In this image you can see the design principle of strong clear steps in the height, reduced towards the Holloway Estate and the idea of the simple silhouette.

The nearest building in view is B6 which is proposed in a warmer dark brick of its immediate neighbours. The window arrangement is again deliberately simple and calm. Proportionally they echo the neighbours and while generous they don't feel significantly larger than the windows of the existing buildings.

The corner is activated by commercial unit and fenestration details at the base.

The buildings behind are pale deliberately to appear recessive. Between the two a new public space is created activated by commercial units and protected with new planting and landscaping.

- ① Paler recessive brick for the taller building to be sensitive to the conservation area.
- ② Brick balconies for privacy and environmental protection from the main road.
- ③ Simple concrete balconies to keep the clarity of the simple volume.

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



5.0 Plot B

5.9 Appearance

Illustrative view of B4-B5 as seen from Camden Road and the Hillmarton Conservation area. In this image you can see the design principle of strong clear steps in the height and a simple silhouette.

The massing is low towards Plot C to give space in the skyline to the spire of the Camden New Church and towards the Cat A tree. The variation in height alongside the height point of Plot C helps to mark the gateway to the site at the Hillmarton junction.

To create a calm simple background to the more prominent important landmark of the Camden New Church the silhouette is kept deliberately simple. The projecting corners of the lower floors stop before the reaching the top giving a strong clear shape to the parapet line. Balconies material is changed from brick to concrete and metal to help emphasise the clarity and simplicity of the shape.

The material is predominantly brick. The buildings are pale deliberately to appear recessive and avoid dominating the smaller building and the Hillmarton conservation area.

- ① Paler recessive brick for the taller building to be sensitive to the conservation area.
- ② Brick balconies for privacy and environmental protection from the main road.
- ③ Simple concrete balconies to keep the clarity of the simple volume.

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



5.0 Plot B

5.9 Appearance

Illustrative view of B5 and B6 as seen from Parkhurst Road up towards the Holloway road junction. In this image you can see the design principle of strong clear steps in the height, reduced towards the Holloway Estate to the North and a the importance of a simple silhouette.

The massing is low towards the corner and steps up in further towards the centre of the plot at the same time as following the natural change in height of the existing levels.

The nearest building in view is B6 which is proposed in a warmer dark brick of its immediate neighbours. It is lower and smaller in plan more closely matching the scale of the Holloway Estate buildings.

The buildings behind are pale deliberately to appear recessive and avoid dominating B6 the smaller building and the Hillmarton conservation area.

Again the projecting corners of the lower floors stop before the reaching the top giving a strong clear shape to the parapet line. On B5 facing the balconies material is changed from brick to concrete to help emphasise the clarity and simplicity of the shape. On B6 the nearest balcony to our neighbours, the brick is retained to maintain privacy and present a more coherent and organised facade facing towards the Holloway Road.

- ① Paler recessive brick for the taller building to be sensitive to the conservation area.
- ② Brick balconies for privacy and environmental protection from the main road.
- ③ Simple concrete balconies to keep the clarity of the simple volume.

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



5.0 Plot B

5.9 Appearance

Illustrative view of B4-B6 from the courtyard (right side of the image), facing buildings B1-B3 (on the left side of the image). In this view we are at the level of the public park and communal courtyard areas. B6 can be seen in the centre of the view as it steps out into the courtyard to define the space. The landscape within the centre of the space will be for the shared use of all residents of Plot B. Private amenity spaces are at the base of each building private and secure with gardens walls, railings and defensible planting.

- ① Darker brickwork complementing the Holloway Estate
- ② Paler recessive brick for the taller building to be sensitive to the conservation area.
- ③ Light buff brick to buildings B1-B3 matching the Plot A buildings opposite.



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

5.0 Plot B

5.9 Appearance

Illustrative view of the street between Plot A & B. In this view B1-B3 can be seen on the left side of the road with Plot D seen in the distance beyond the public park. In this image you can see the effect of rotating the simple building through 90 degrees and to create gaps between the buildings for light. These gaps become the green entrance gateways into the communal entrances.

The buildings have a common material palette with buildings A3-A4, using a light calm natural buff brick, concrete balconies and a complementary light coloured metal balustrade. The brick has a natural variation in colour and tone as a result of the firing process. The concrete balconies with metal balustrades are designed to appear light and open to help reduce the sense of enclosure.

Windows change in size in accordance with the requirements for daylight and to reduce any overheating. Window reveal splay to open towards the light and add detail to very simple calm façades.

The natural articulation of the projecting corners and rotated buildings gives variety to the streetscape allowing the buildings to all have a common material palette and a simplicity to the details.

The communal and private amenity spaces are defined and protected by garden walls using the same brick with a concrete coping.

- ① Light buff brick with natural variation of tone and matching flush mortar colour
- ② Light coloured concrete balconies with light colour metal balustrade
- ③ Simple windows set within a simple splayed reveal to open towards the light and a concrete cill

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



5.0 Plot B

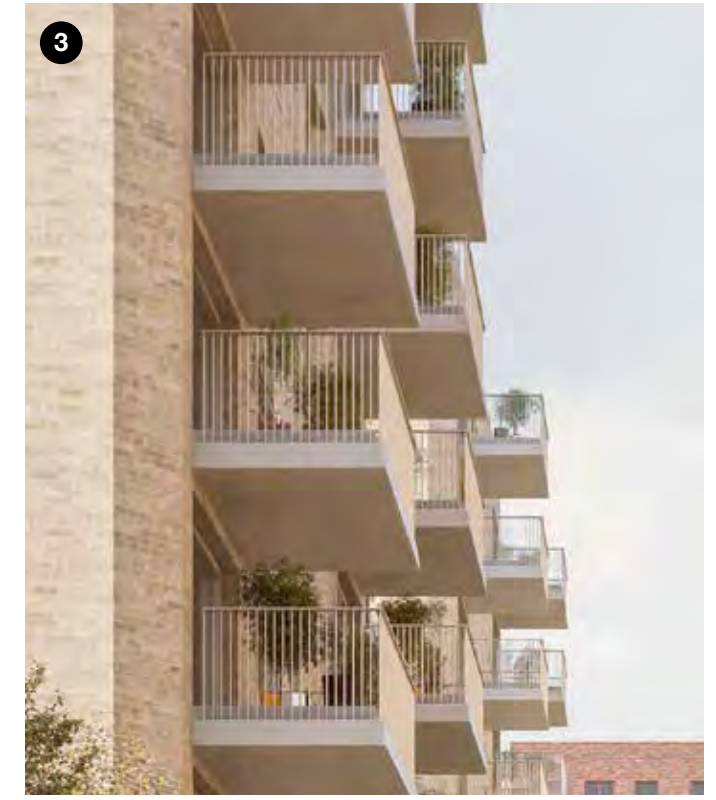
5.9 Appearance

The material palette for buildings B1-B3 is set out in the key below:
 (this palette is similar to A3+A4 and is included for clarity in Plot A chapter also)

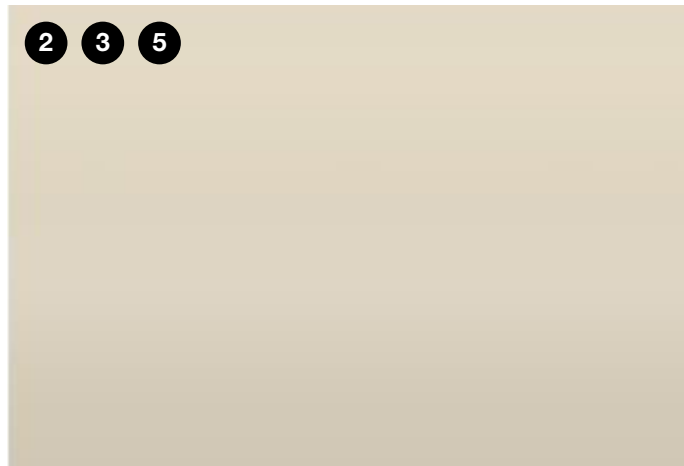
- ① **Brickwork:** Light buff brick with natural variation of tone and matching flush mortar colour
- ② **Painted metal window frame:** PPC metal window frame, cream matt smooth finish
- ③ **Balcony:** Light coloured concrete balconies with light colour metal balustrade made with rods and a metal flat handrail. PPC metal balustrade, cream matt smooth finish
- ④ **Chamfered windows:** to open towards the light to improve internal ADF results
- ⑤ **Brick plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.
- ⑦ **Concrete cills:** to all windows for variety and robustness



Precedent image of brick colour
 Images are indicative of the material type, quality and colour



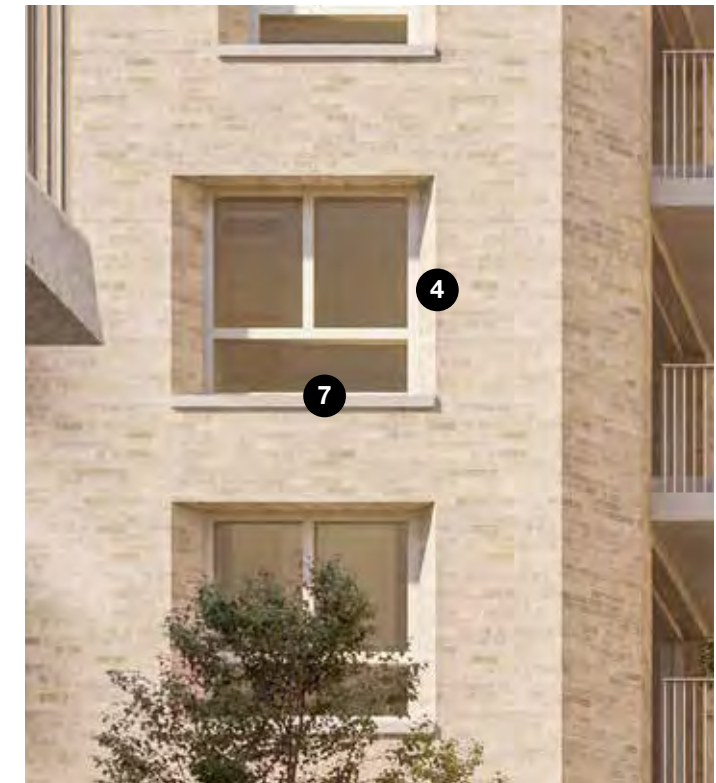
Proposed balconies



Proposed colour of the metal



Proposed colour of the pre cast concrete



Proposed colour of windows

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

5.0 Plot B

5.9 Appearance

Illustrative view of B4 with the entrance gateway on the left side of the image.

Buildings B4 and B5 have a common material palette, using a light grey brick, with brick or concrete balconies and a complementary light coloured metal balustrade. The brick has a natural variation in colour and tone as a result of the firing process. The concrete balconies with metal balustrades are designed to appear light and open to help keep a simple silhouette.

The natural articulation of the projecting corners gives variety to the streetscape with overall the buildings have a simple calm silhouette.

- ① Light grey brick with natural variation of tone and matching flush mortar colour
- ② Light coloured concrete balconies with light colour metal balustrade made with rods and a metal flat on top.
- ③ Simple windows set within a brick reveal

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



5.0 Plot B

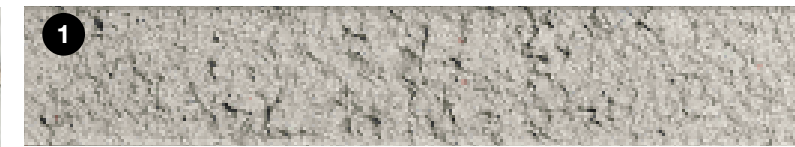
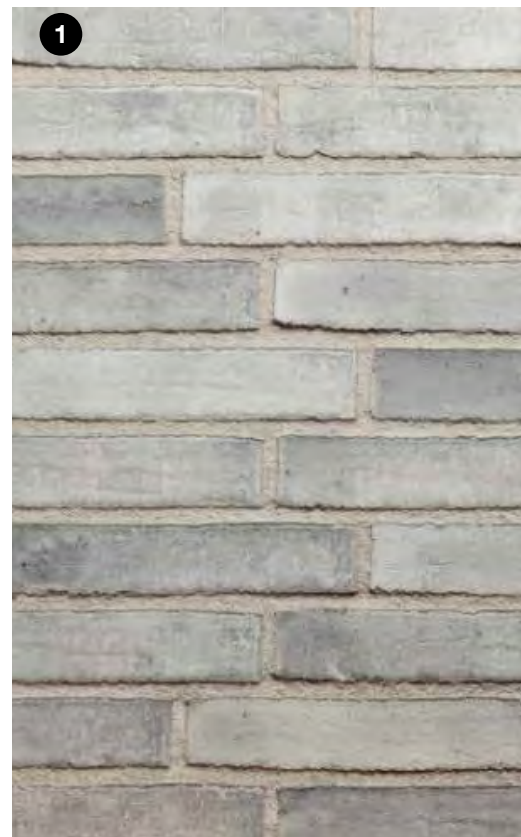
5.9 Appearance

The material palette for buildings B4+B5 is set out in the key below:

- ① **Brickwork:** Light grey brick with natural variation of tone and colour and matching flush mortar
- ② **Painted metal window frame:** PPC metal window frame, green grey matt smooth finish
- ③ **Concrete balcony:** Light grey coloured concrete balconies with made with rods and a metal flat handrail. PPC metal balustrade, green grey matt smooth finish
- ④ **Brick balcony:** Brick balconies with balustrade made with rods and a metal flat handrail. PPC metal balustrade, green grey matt smooth finish. Concrete soffit
- ⑤ **Brick plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.



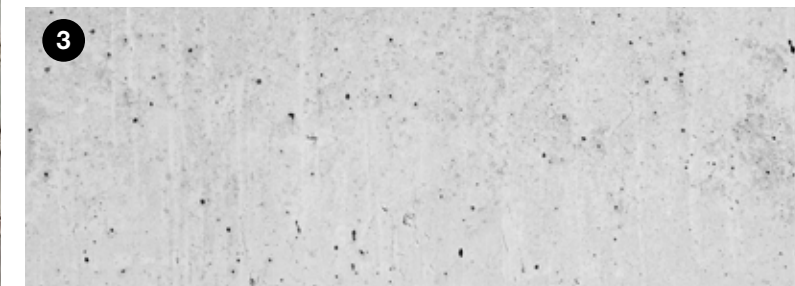
Precedent image of brick colour
Images are indicative of the material type, quality and colour



Proposed colour of the mortar



Proposed colour of the metal



Proposed colour of the pre cast concrete



Proposed brick balconies



Proposed concrete balconies

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

5.0 Plot B

5.9 Appearance

Illustrative view of B6 as seen from Parkhurst Road. In this image you can see the design principle of strong clear steps in the height, reduced towards the Holloway Estate and the idea of the simple silhouette.

B6 which is proposed in a warmer dark brick of its immediate neighbours. The window arrangement is again deliberately simple and calm. Proportionally they echo the neighbours.

The ground floor is activated by commercial units set either side of the main residential entrance in the centre.

The projecting corner in the centre of the building is angled towards the prime view North to Holloway Road.

A small courtyard is created between the B5 and B6 which is activated by commercial units and populated by landscaping and trees details in the landscape architects report.

- ① Commercial units at ground
- ② Residential entrance
- ③ Projecting brick corners creating dual aspect and protecting brick balconies for acoustics and privacy
- ④ Public space between B5 and B6

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

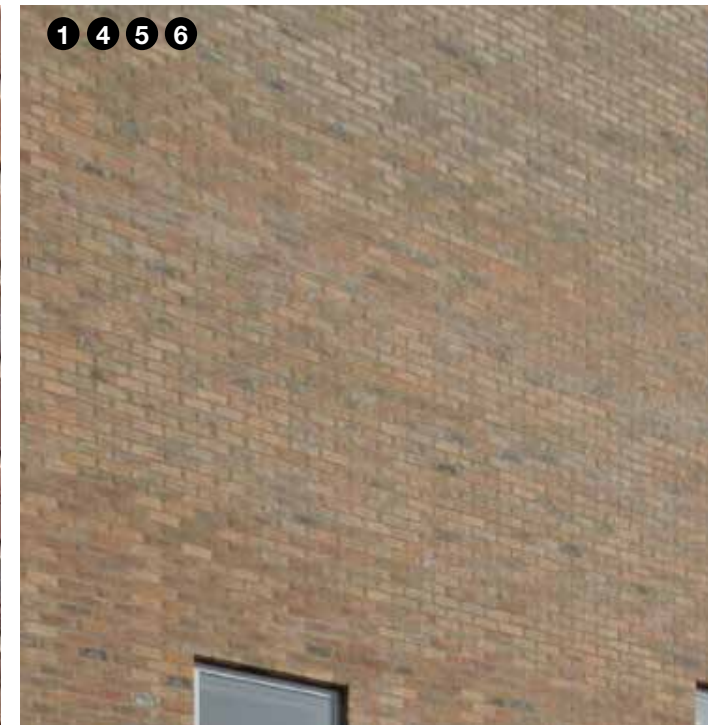


5.0 Plot B

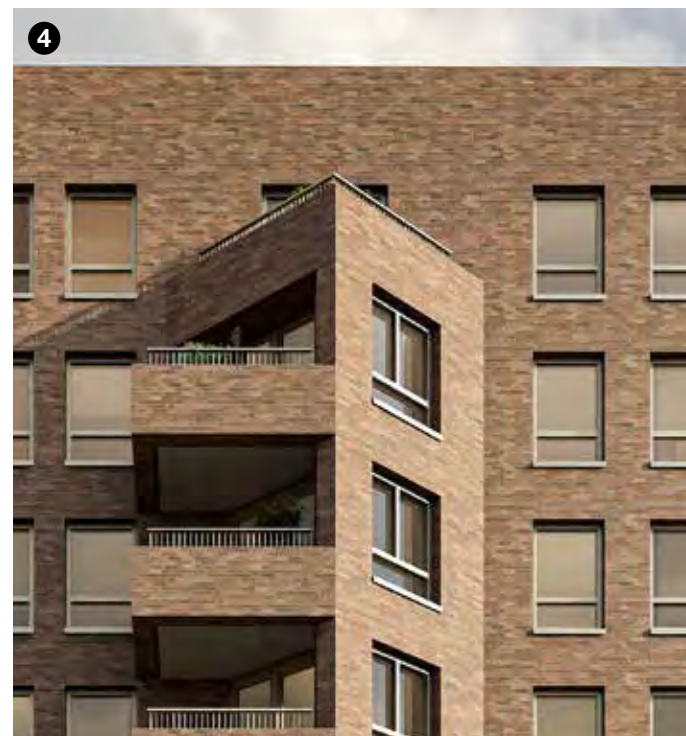
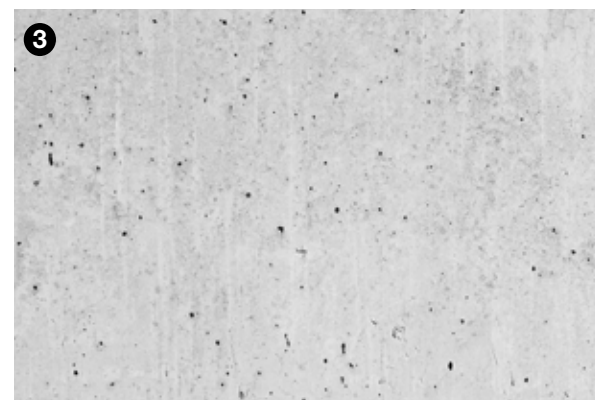
5.9 Appearance

The material palette for building B6 is set out in the key below:

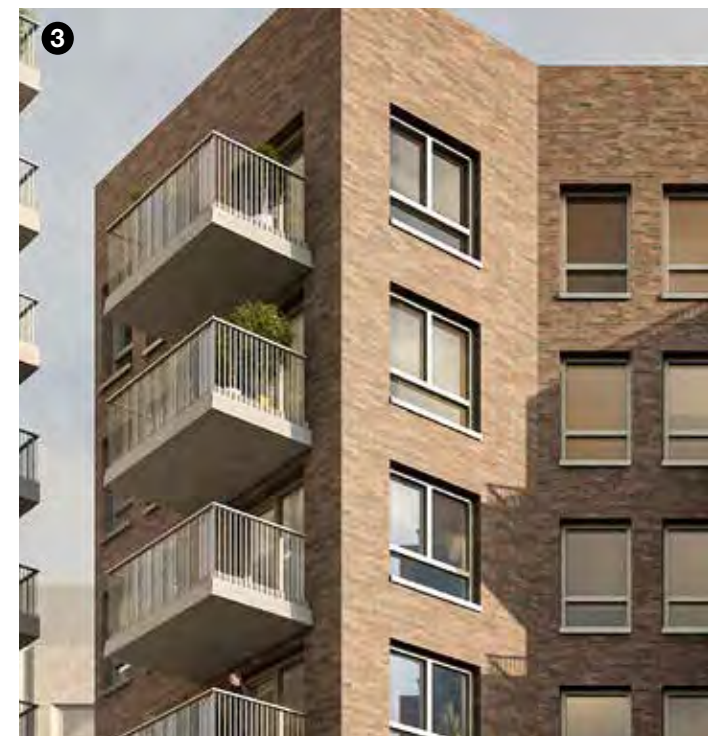
- ① **Brickwork:** Darker red brick with natural variation of tone and colour and matching flush mortar
- ② **Painted metal window frame:** PPC metal window frame, light green grey matt smooth finish
- ③ **Concrete balcony:** Light coloured concrete balconies with made with rods and a metal flat handrail. PPC metal balustrade, light green grey matt smooth finish
- ④ **Brick balcony:** Brick balconies with balustrade made with rods and a metal flat handrail. PPC metal balustrade, light green grey matt smooth finish. Concrete soffit
- ⑤ **Brick plant enclosure:** to match facade
- ⑥ **Garden walls:** Brick to match facade with concrete capping and railings for security.



Precedent image of brick colour
Images are indicative of the material type, quality and colour



Proposed brick balconies



Proposed concrete balconies

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

5.0 Plot B

5.9 Appearance

The three residential buildings B1-B3 have a consistent approach to materials and details. The concept is for the buildings to appear calm and elegant. The buff brickwork has a natural variation of tone and is reminiscent of a London stock brick with a roughness of surface and mortar joint and an attractive textural quality.

On the short facade facing the courtyard the balconies are concrete and metal, between the buildings the balconies are metal and are held by the protecting brick corner. For the metal balcony the balustrade is made of metal flats angled to open view and create privacy.

The corners are chamfered to turn and soften. They corbel back on the top floor to further reduce shadow in the street and give the buildings a sense of opening up towards the sky.

The typical material palette is set out in the key below and on the following pages:

- ① Brickwork
- ② Painted metal window frame
- ③ Concrete cill
- ④ Painted metal balcony, balustrade and handrail
- ⑤ Chamfered corner detail and concrete corbel
- ⑥ Projecting brick corners
- ⑦ Concrete balcony with overlapping metal detail to thin the appearance and add quality

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



5.0 Plot B

5.9 Appearance

The two residential buildings B4-B5 have a consistent approach to materials and details. The concept is for the buildings to appear calm and elegant. The grey brickwork has a natural variation of tone but the overall colour is paler and whiter than the buff colour of B1-B3. Again here the mortar colour matches the lighter of brick. Careful selection of the blend is required to avoid any overly darker bricks creating spots or patches.

On the long elevations facing Parkhurst Road the projecting corner holds a brick balcony. The brick balcony turns onto the soffit to give thickness and then stops. The remaining soffit is concrete matching the concrete balconies. The design of these heavier brick balconies is to provide visual privacy and acoustic absorption for the homes set along the busy main road.

On the short facade facing the Cat A tree the balconies are concrete and metal. The difference in material helps to give these balconies a light appearance and simplify the silhouette.

The corners are square and the brickwork is a simple stretcher bond from base to top, including a brick coping for a clean simple detail.

The typical material palette is set out in the key below and on the following pages:

- ① Light grey brickwork with natural variation of tone
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Brick balcony with balustrade and handrail
- ⑤ Brick coping
- ⑥ Concrete balcony with metal balustrade and handrail

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



5.0 Plot B

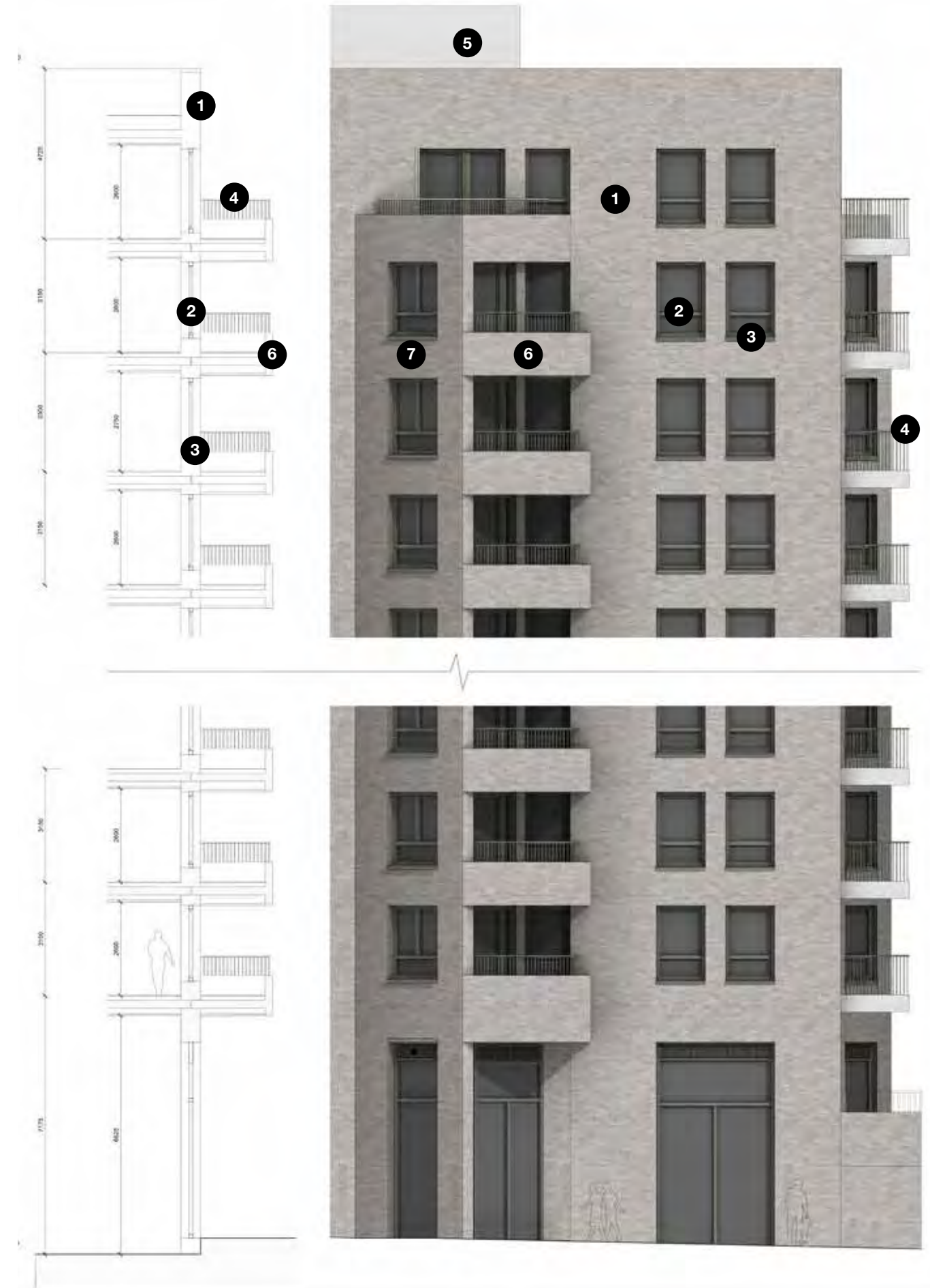
5.9 Appearance

Typical elevation bay, building B5 elevation along Parkhurst Road. Typical material palette is set out in the key below:

- ① Brickwork
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick rooftop plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick bays



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

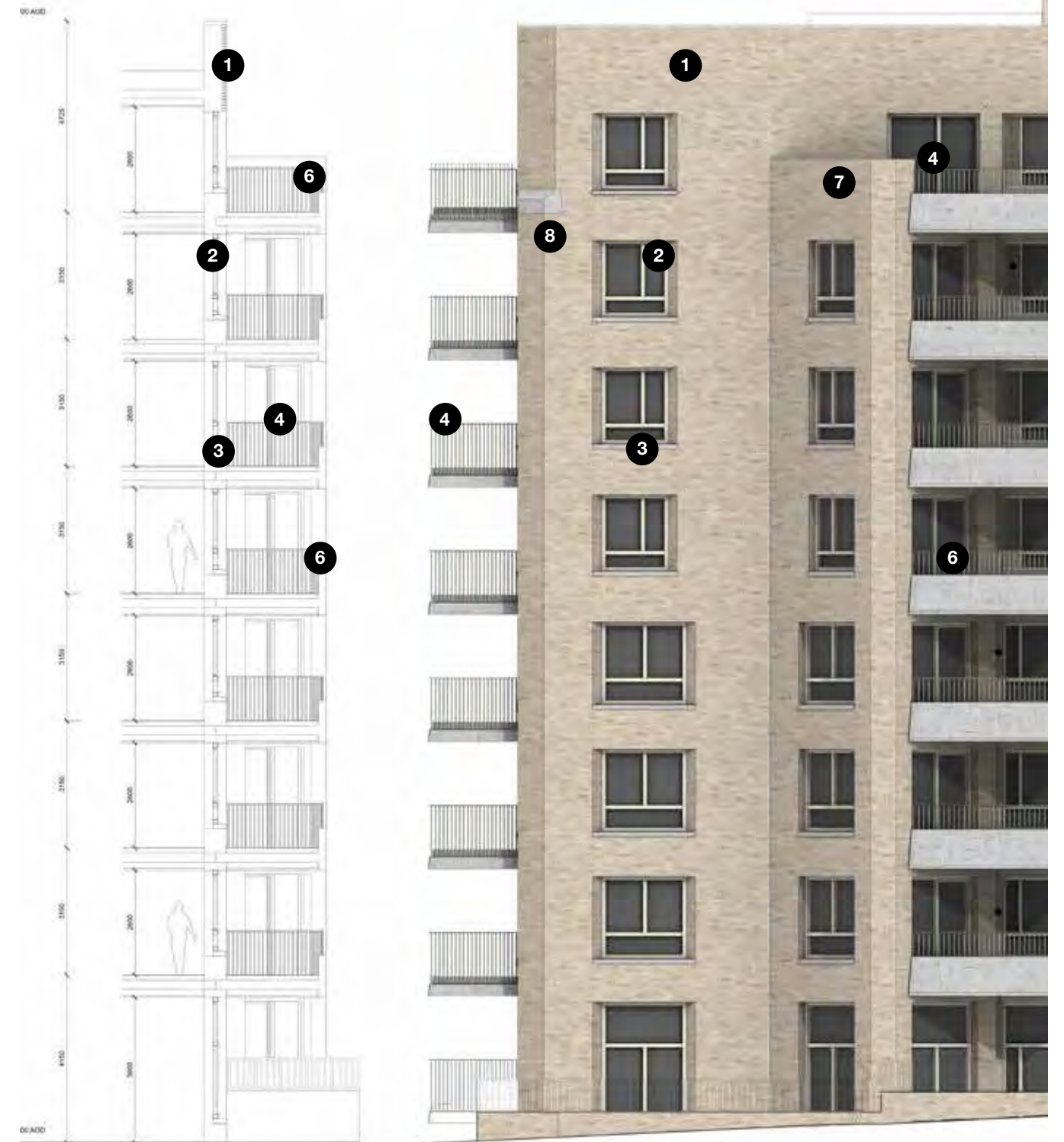


5.0 Plot B

5.9 Appearance

Typical bay, building B3. Elevation facing the park.
Window sizes are reduced on upper floors to prevent overheating. Projecting brick bays animate the façades and improve aspect. Concrete balconies have raised upstand for privacy and conceal items on the balcony. Typical material palette as set out in the key below:

- ① Brickwork
- ② Painted metal window frame
- ③ Concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick rooftop plant enclosure
- ⑥ Concrete balconies
- ⑦ Projecting brick bays
- ⑧ Chamfered corners with concrete corbel detail



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

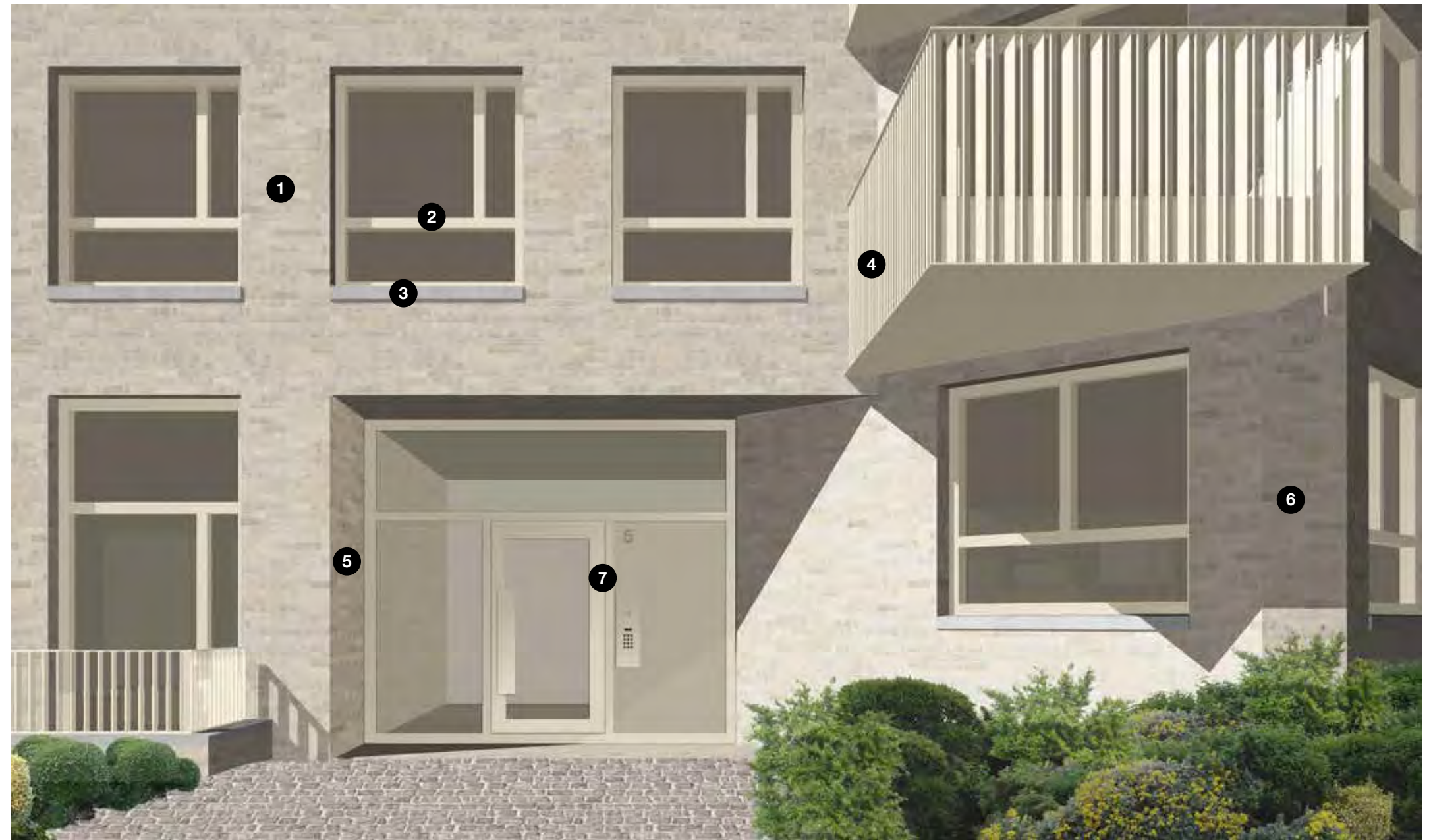
5.0 Plot B

5.10 Entrances

Residential entrance, Building B2

Located at +37.00 AOD, accessible and covered entrance for residents. Ramps in the landscape are provided to create accessible access. Entrances to buildings B1 and B3 have been designed following the same design principles.

- ① Brickwork
- ② Painted metal window / door frame
- ③ Concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ 1.5m recessed entrance
- ⑥ Projecting corner
- ⑦ Painted metal entrance door + side panel and glazing



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

5.0 Plot B

5.10 Entrances

Residential entrance, Building B5

Accessible entrance from Parkhurst Road to building B5. Glazed door is set back by 1.5m to create a canopy. The entrance lobby is split level and runs through the communal courtyard behind. Angled brick wall running into entrance lobby. Painted metal communal entrance door and glazing.

- ① Angled brickwork running into the entrance
- ② Painted metal window / door frames
- ③ Commercial shop front window
- ④ 1.5m deep recess
- ⑤ Painted metal residential entrance door + side panel and glazing
- ⑥ Ventilation and signage zone for commercial units



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

5.0 Plot B

5.10 Entrances

Courtyard residential entrance

Building B5, secondary residential access from residents communal courtyard to lobby at upper ground level. Set at the corner in a recess to create canopy over. This entrance links through to the entrance to B5 on Parkhurst Road.

- ① Brickwork
- ② Painted metal window / door frames
- ③ Concrete balcony
- ④ 2.65m deep recess
- ⑤ Painted metal entrance door + side panel and glazing



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

5.0 Plot B

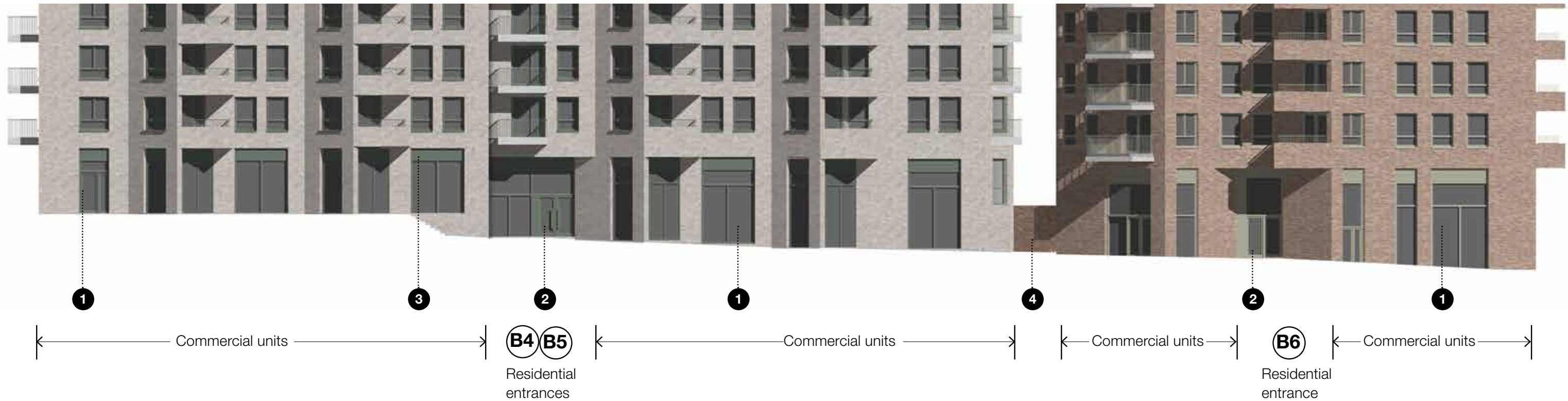
5.10 Entrances

Commercial Entrances

Commercial units are located along Parkhurst Road and accessed from the street. All commercial entrances have been designed ensuring good visibility and comfortable access for disabled and elderly customers.

There are perforated louvres above the doors for ventilation.

- ① Commercial units at ground
- ② Residential entrances
- ③ Zone for commercial signage and ventilation
- ④ Public realm area activated with commercial



5.0 Plot B

5.11 Elevations

North West elevation

The North West Elevation faces towards the street between Buildings A and B. Buildings B1, B2 and B3 are a family of 3 similarity designed buildings with chamfered corners and recesses, concrete balconies to the street and courtyard facing elevations and metal to the landscaped areas between the buildings. The buildings mass is separated along a East West axis to allow views and light into homes. A light buff brick and light coloured concrete cills and balconies are used across the 3 buildings further unify the buildings and create a lightness to the streetscape.

- ① Brickwork
- ② Painted metal window frame
- ③ Reduced window for overheating and bespoke metal perforated louvre panel for ventilation
- ④ Homes access from street
- ⑤ Painted metal balconies
- ⑥ Brick plant enclosure
- ⑦ Concrete balconies
- ⑧ Access to B3 refuse store



5.0 Plot B

5.11 Elevations

South East elevation

The South East Elevation runs along Parkhurst Road. Three brick buildings, two of which (B4 and B5) are connected. A break in the massing between buildings B5 and B6 was introduced to reduce the length of the building, to allow light to enter the landscaped courtyard and to step the massing down in height and scale to better address the Holloway Estate. The brick balconies and brick projecting corners are introduced to mitigate the noise from traffic on Camden Road whilst adding animation to the facade.

- ① Brickwork
- ② Painted metal window frame
- ③ Brick plant enclosure
- ④ Brick balconies with painted metal handrail
- ⑤ Concrete balconies with painted metal balustrade
- ⑥ Projecting corners
- ⑦ Residential entrances
- ⑧ Commercial entrances
- ⑨ Commercial shop fronts



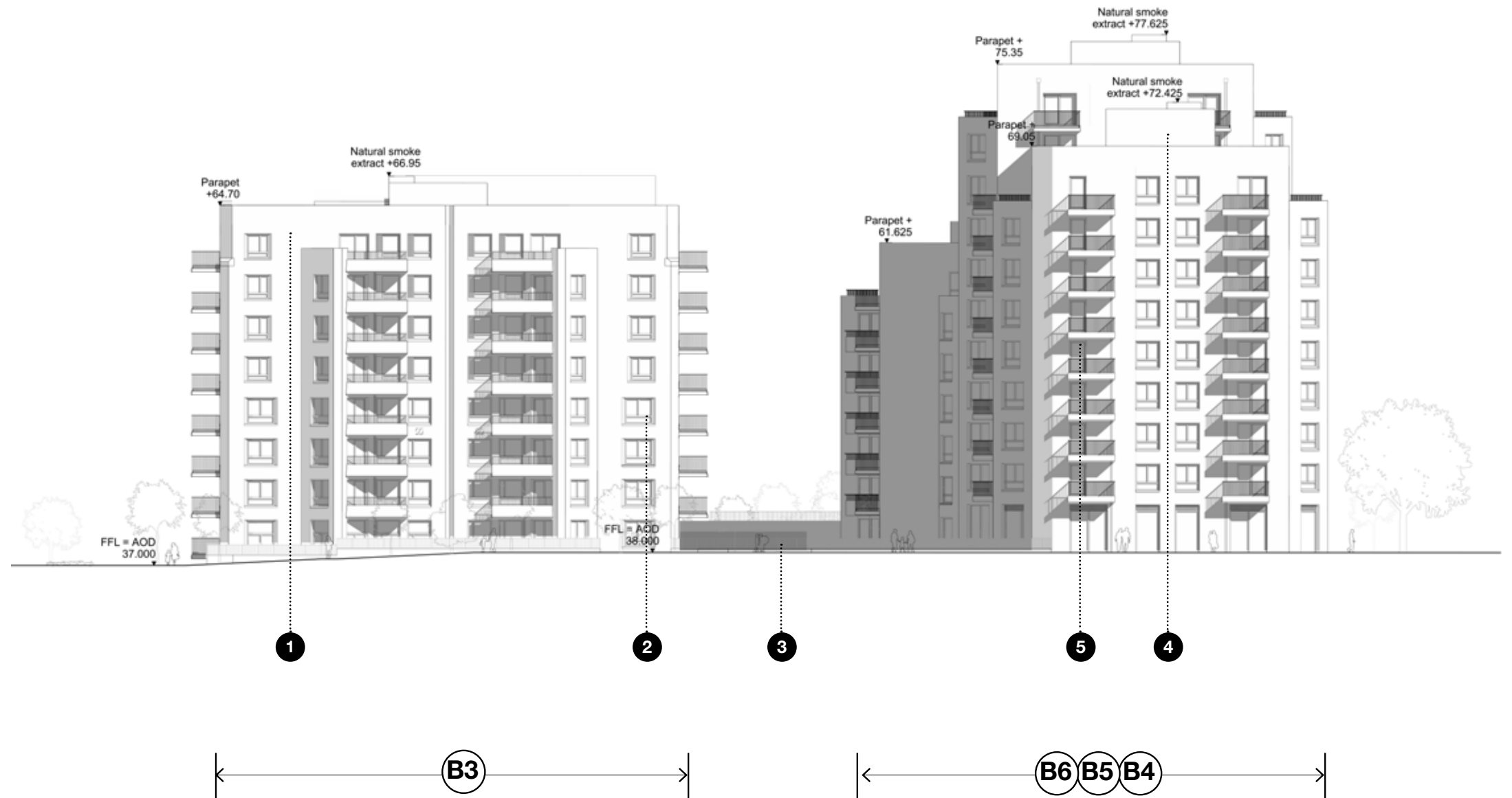
5.0 Plot B

5.11 Elevations

South West elevation

The South West Elevation overlooks the park and faces South West. The facades are brick with clear simple punched openings. Long wide balconies shade the majority of windows. When possible for daylight the windows are reduce to reduce any overheating.

- ① Brickwork
- ② Painted metal window frame
- ③ Landscaped gardens
- ④ Brick plant enclosure
- ⑤ Concrete balconies
- ⑥ Commercial entrances



5.0 Plot B

5.11 Elevations

North East elevation

The South East Elevation faces towards the Holloway Estate. Building B6 has a large glazed opening for a commercial unit to activate the ground floor prominent corner towards Parkhurst Road. Set above are a row of brick balconies off centre to the elevation with an excellent view towards the Holloway Road. This asymmetric placement of window and balcony is echoed in the matching corner visible on B5 which rises above more prominently. The ground floor is activated by residential entrances and communal ancillary entrances.

- 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 Substation louvres
- ⑧ Ancillary entrances (cycle store)
- ⑨ Residential entrances
- ⑩ Commercial shop front glazing



5.0 Plot B

5.11 Elevations

Internal courtyard elevation of B4, B5 and B6

Elevation facing into the courtyard with angled views of the park. The gap between B5 and B6 opens up for light in the morning. At ground communal entrances connect the homes on upper floors with the communal gardens. Secondary entrances to homes open into private amenity areas protected by defensible planting.

- 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 Secondary entrance to communal cores
- ⑧ Ancillary space
- ⑨ Residential entrances
- ⑩ Commercial unit



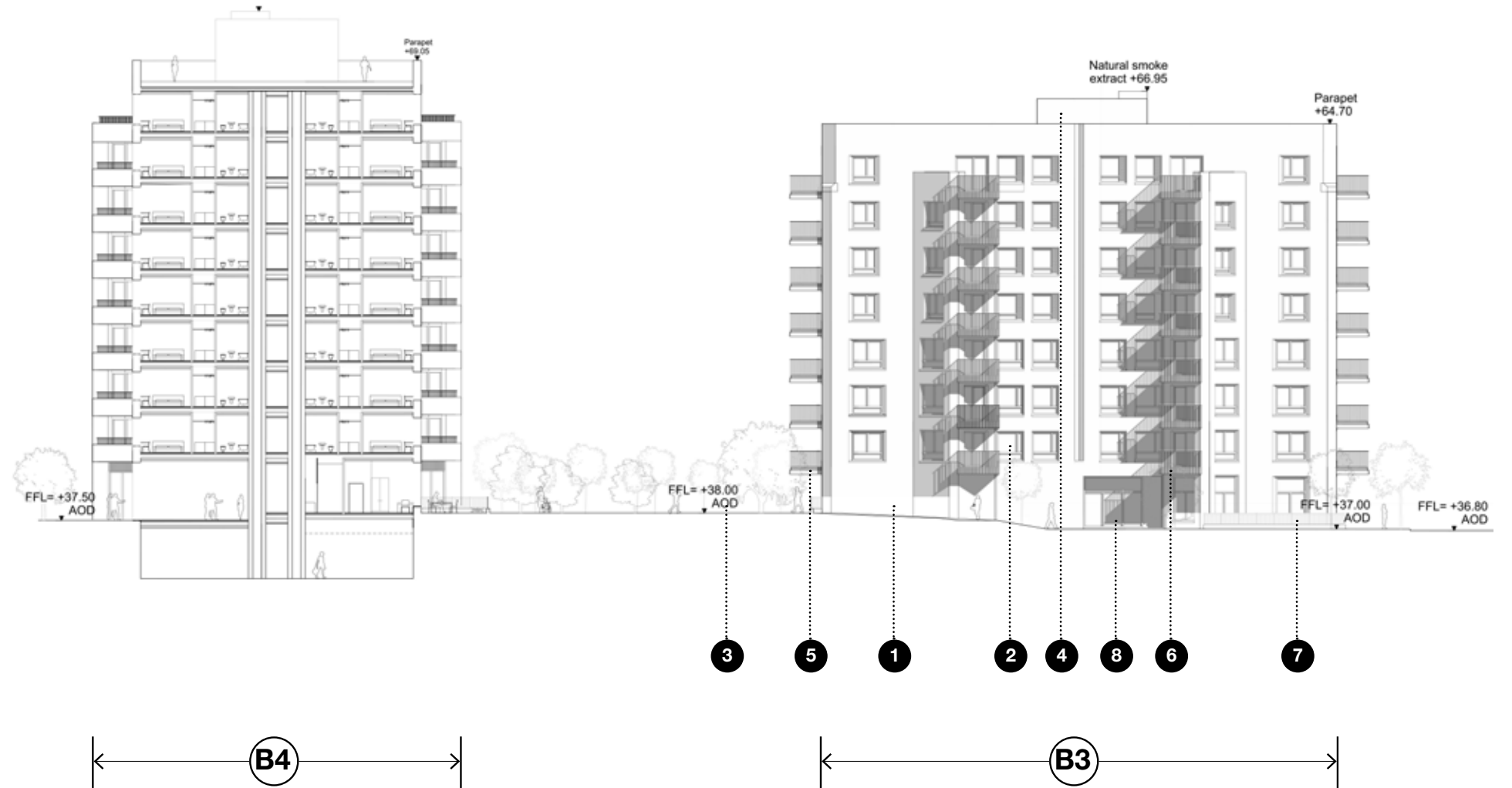
5.0 Plot B

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



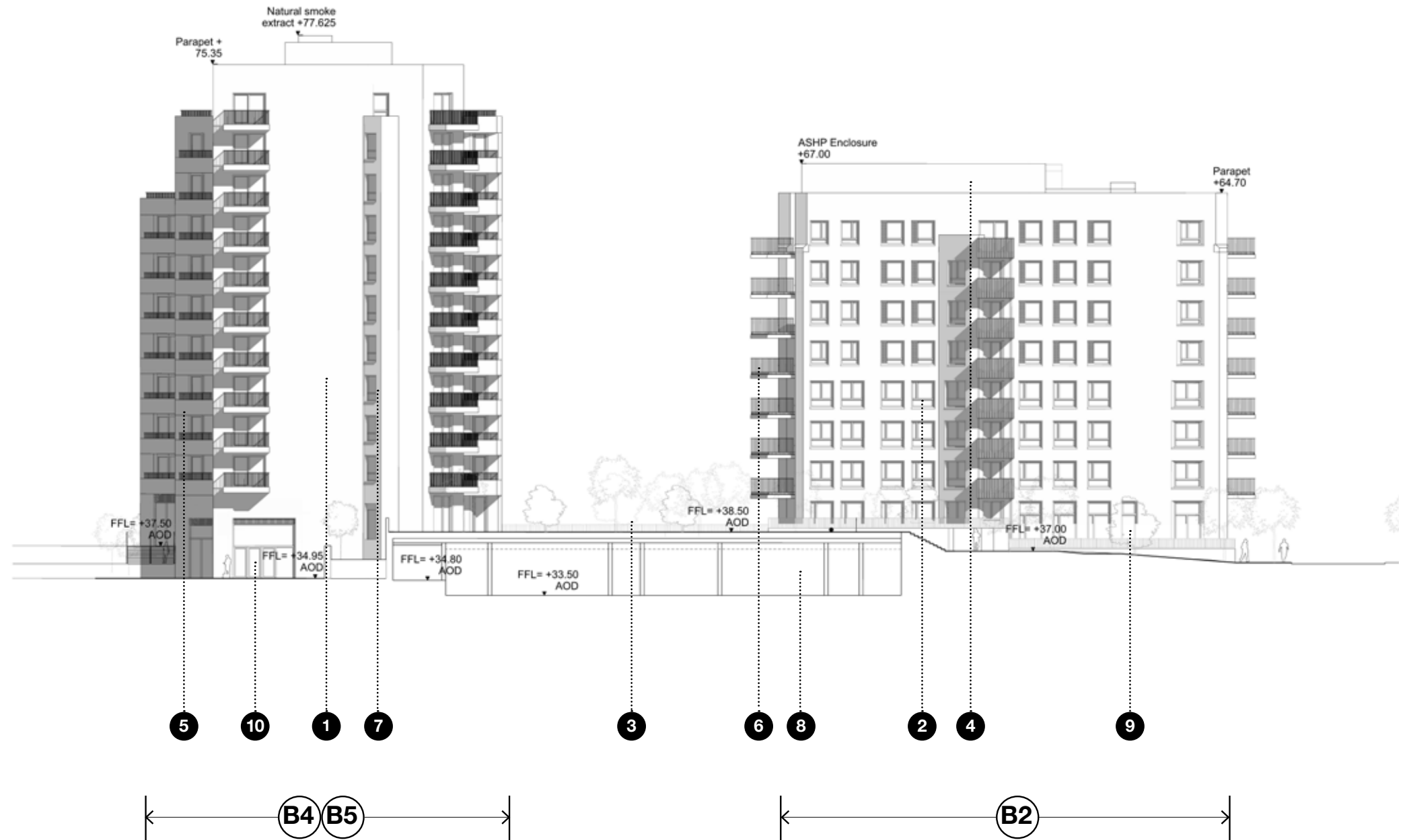
5.0 Plot B

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



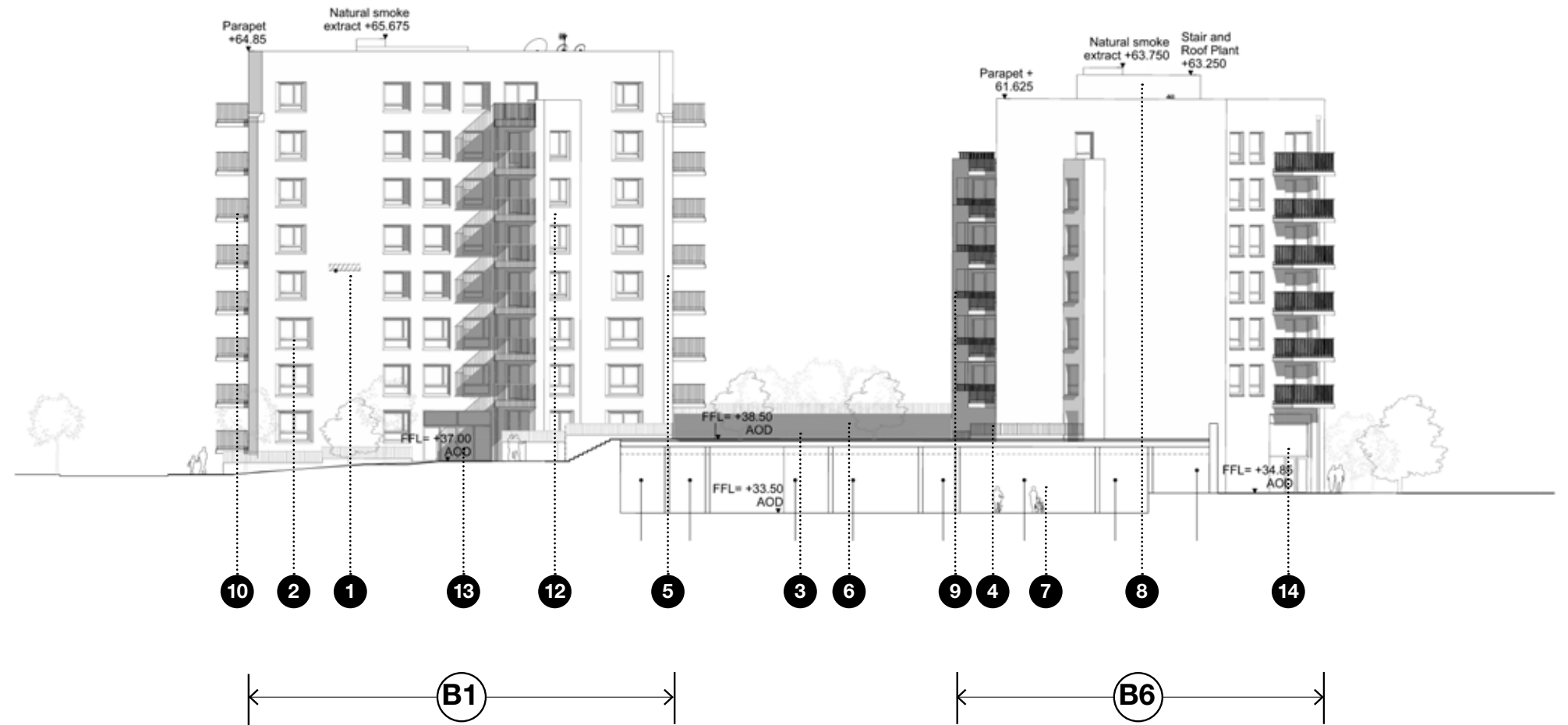
5.0 Plot B

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



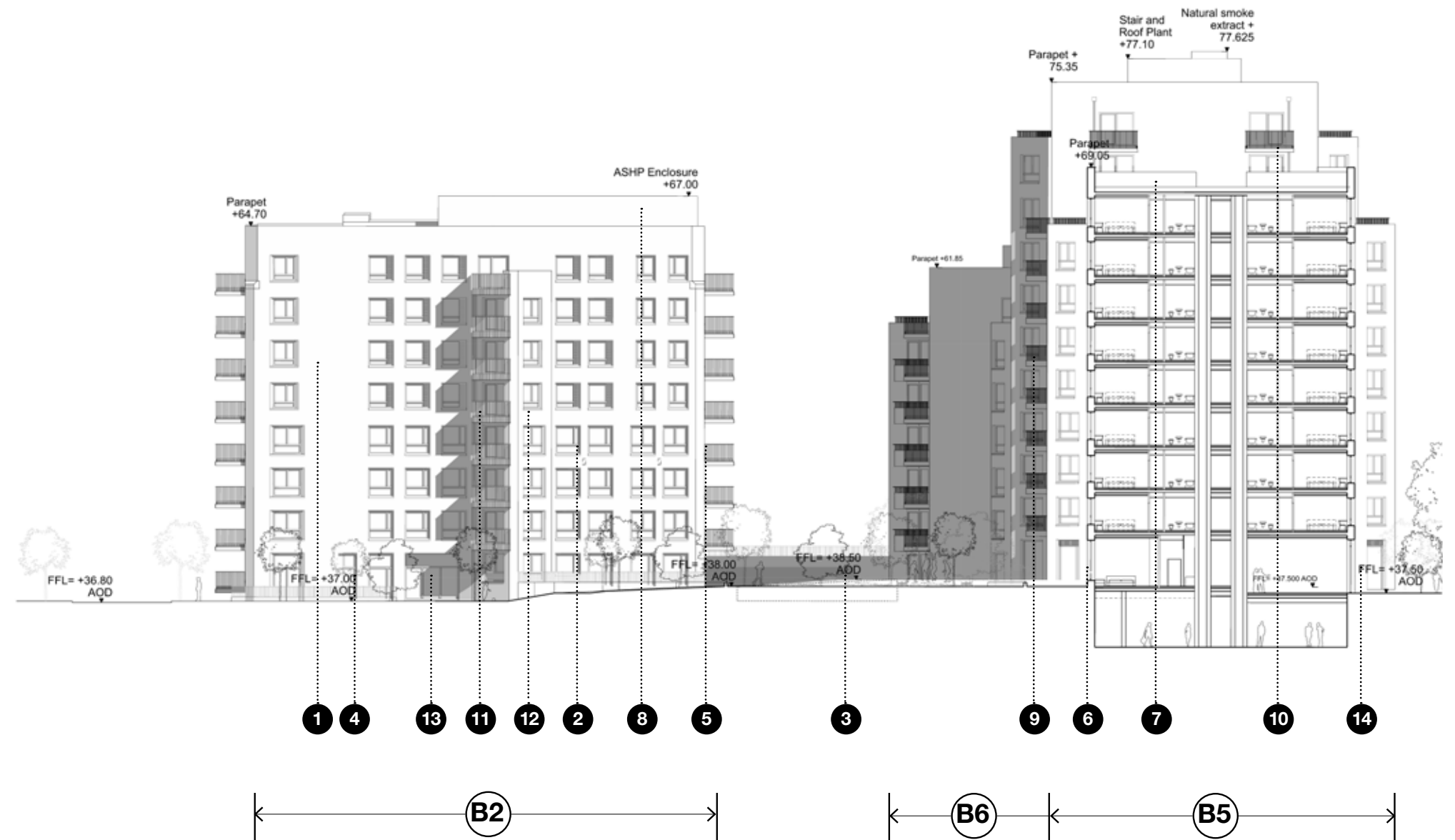
5.0 Plot B

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

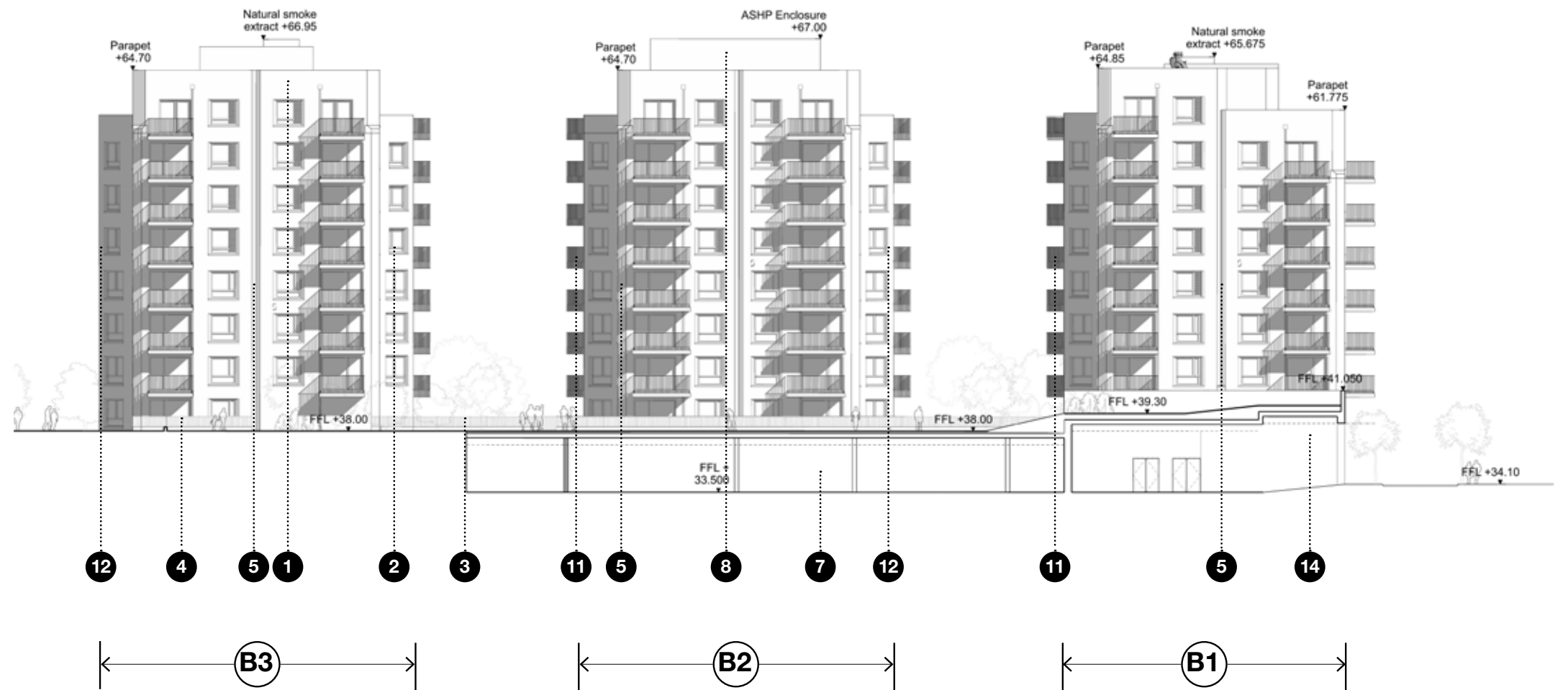
5.11 Elevations

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

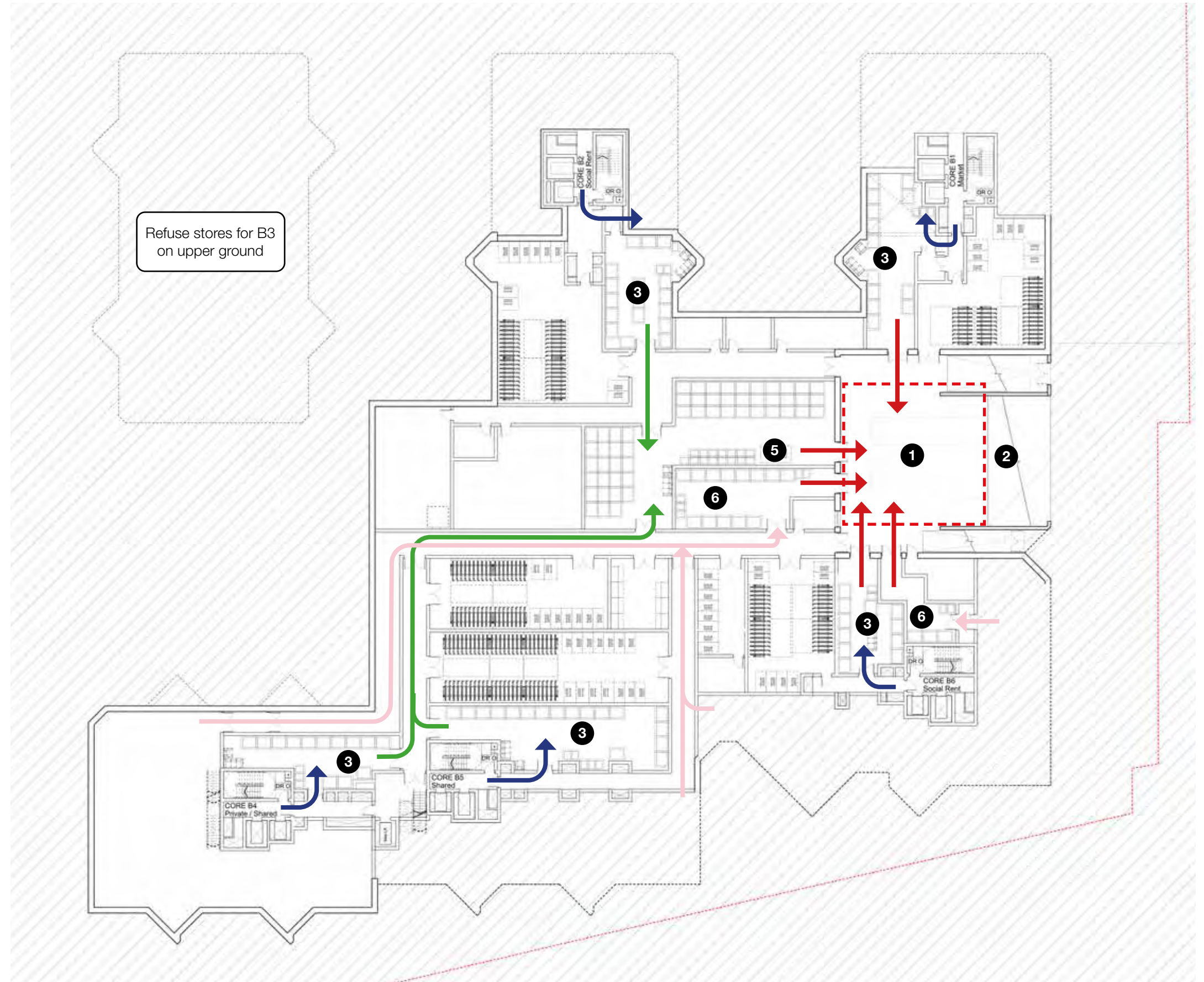


5.0 Plot B

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

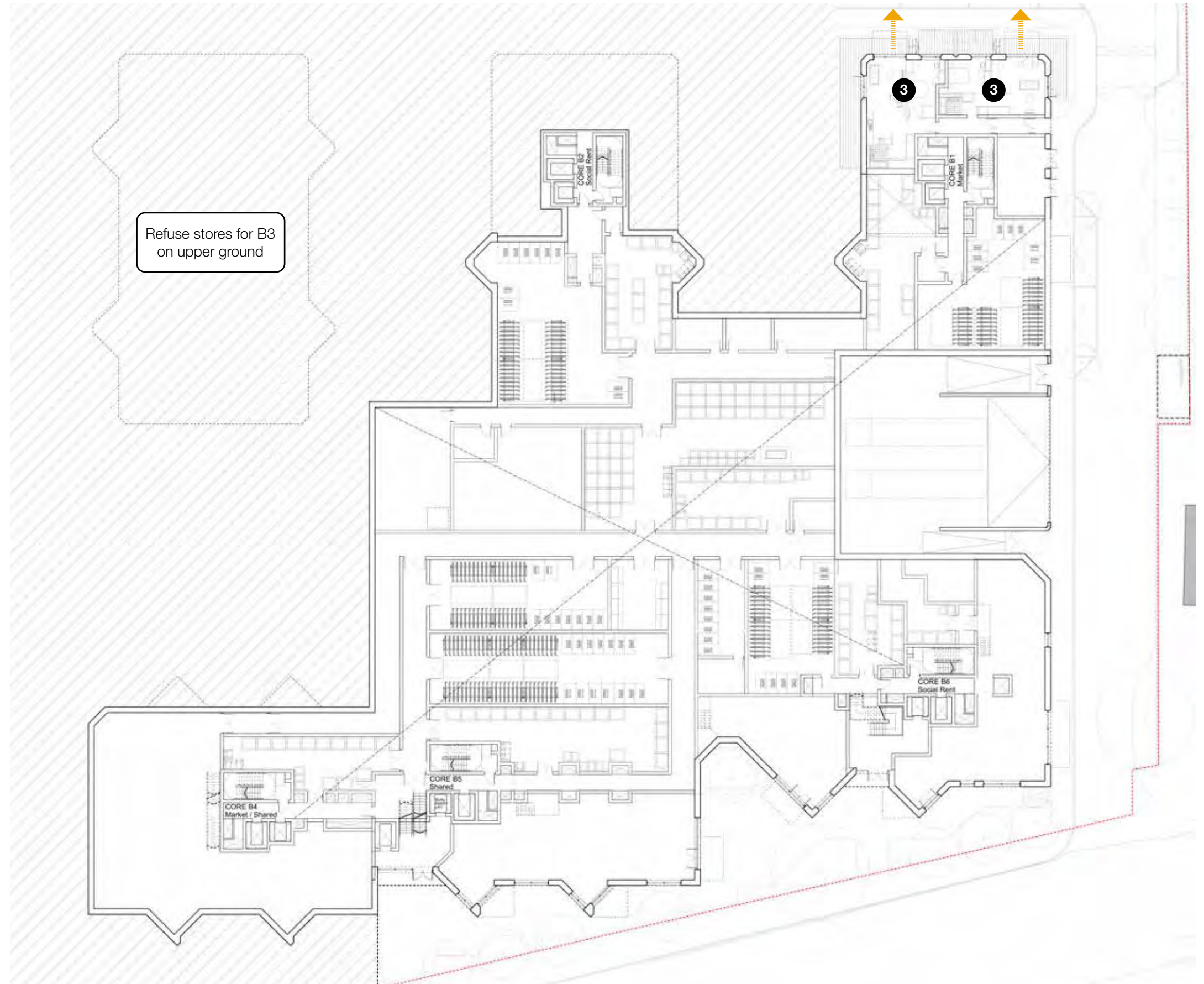
Lower ground floor 01 plan

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



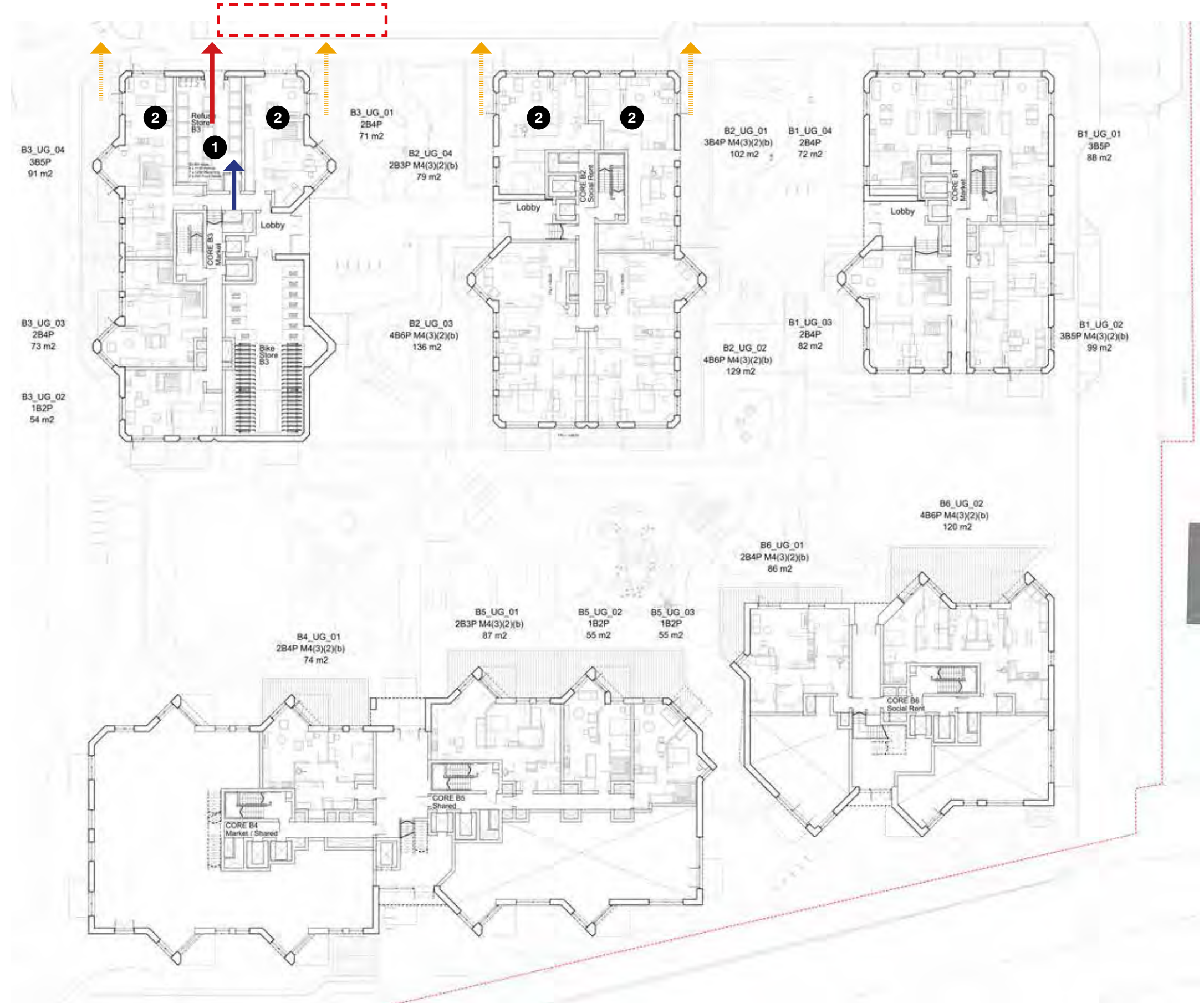
Lower ground floor 02 plan

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



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

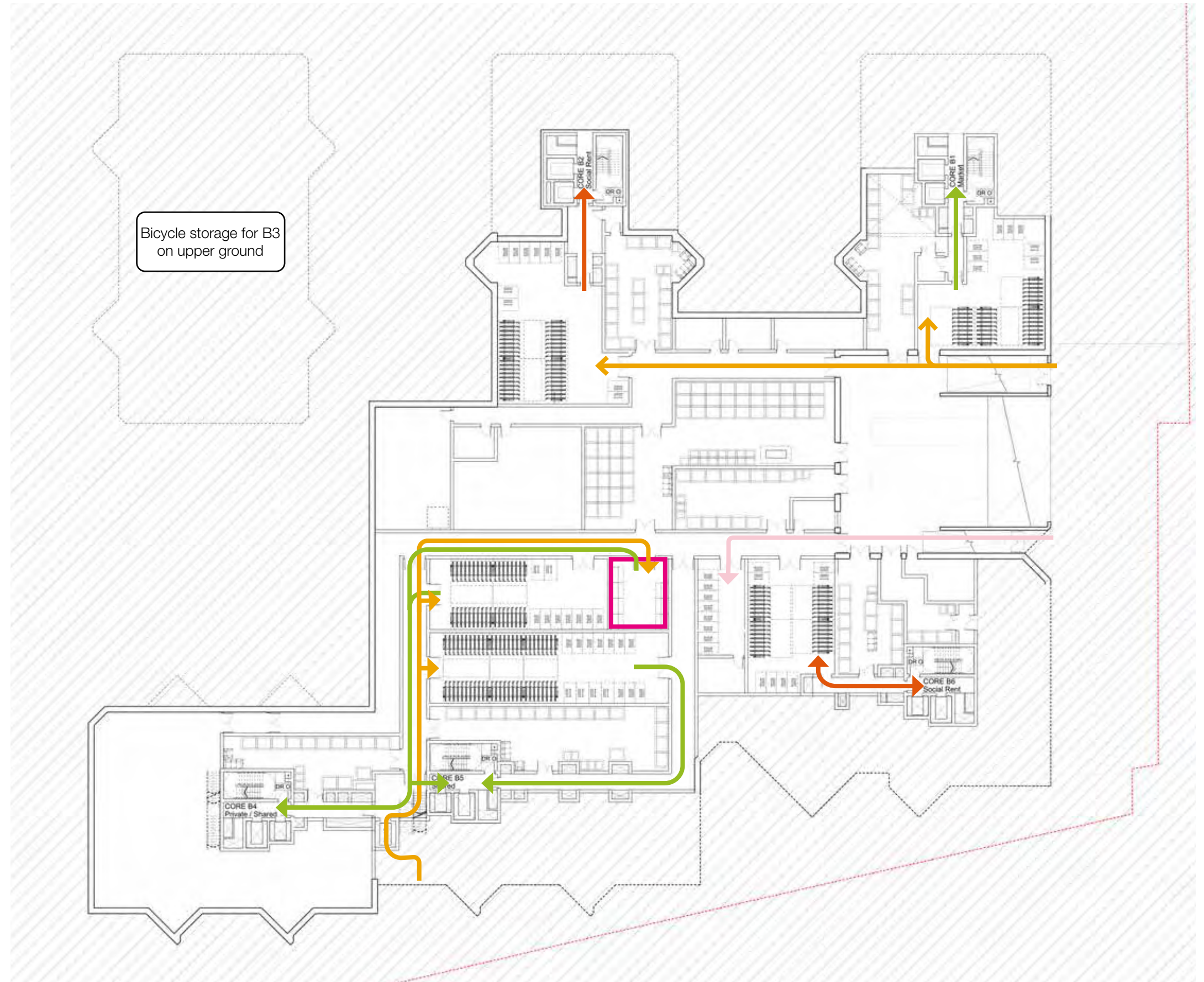
Upper ground floor plan

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

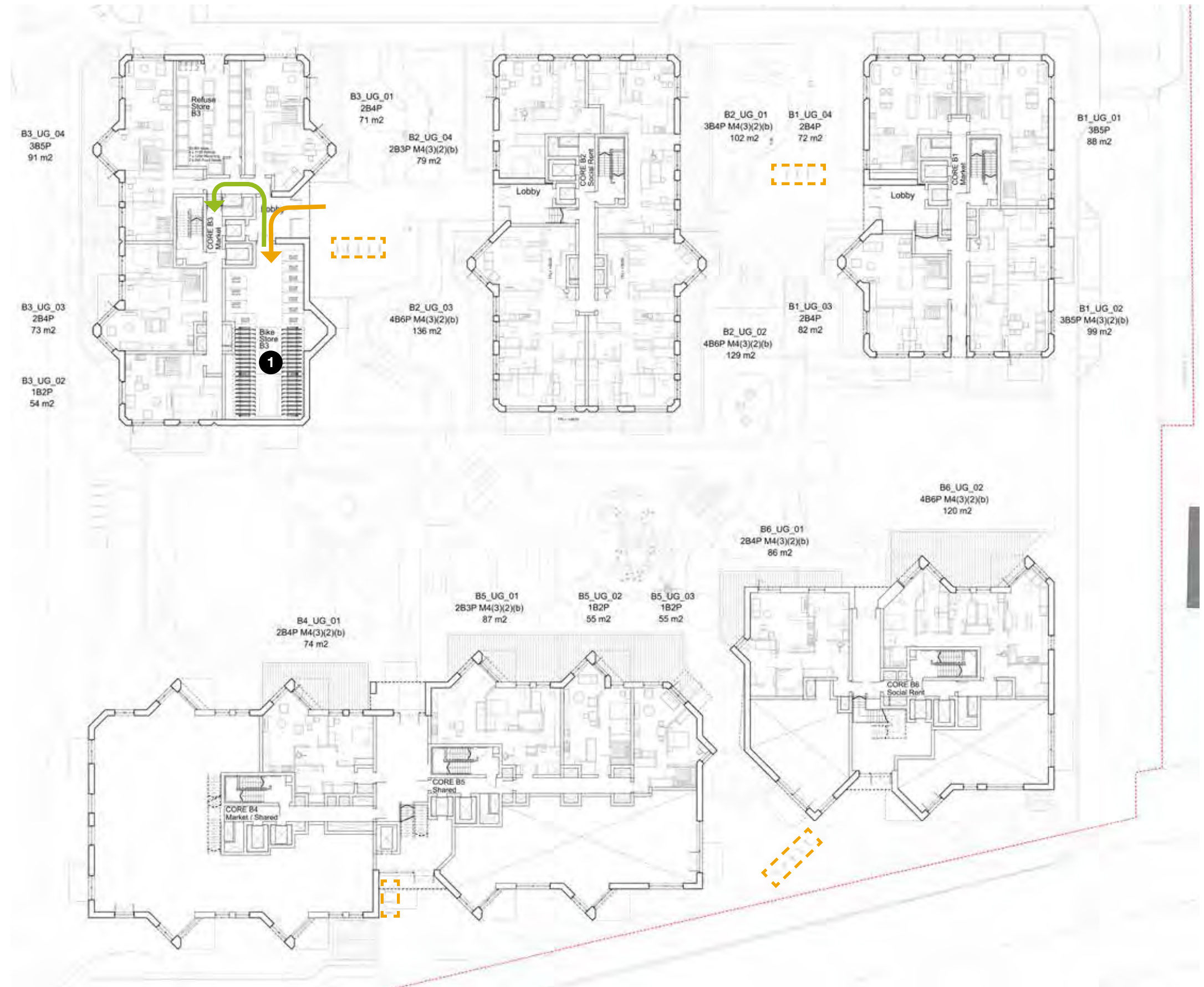
5.13 Bicycle Strategy

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

This page is intentionally left blank

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.



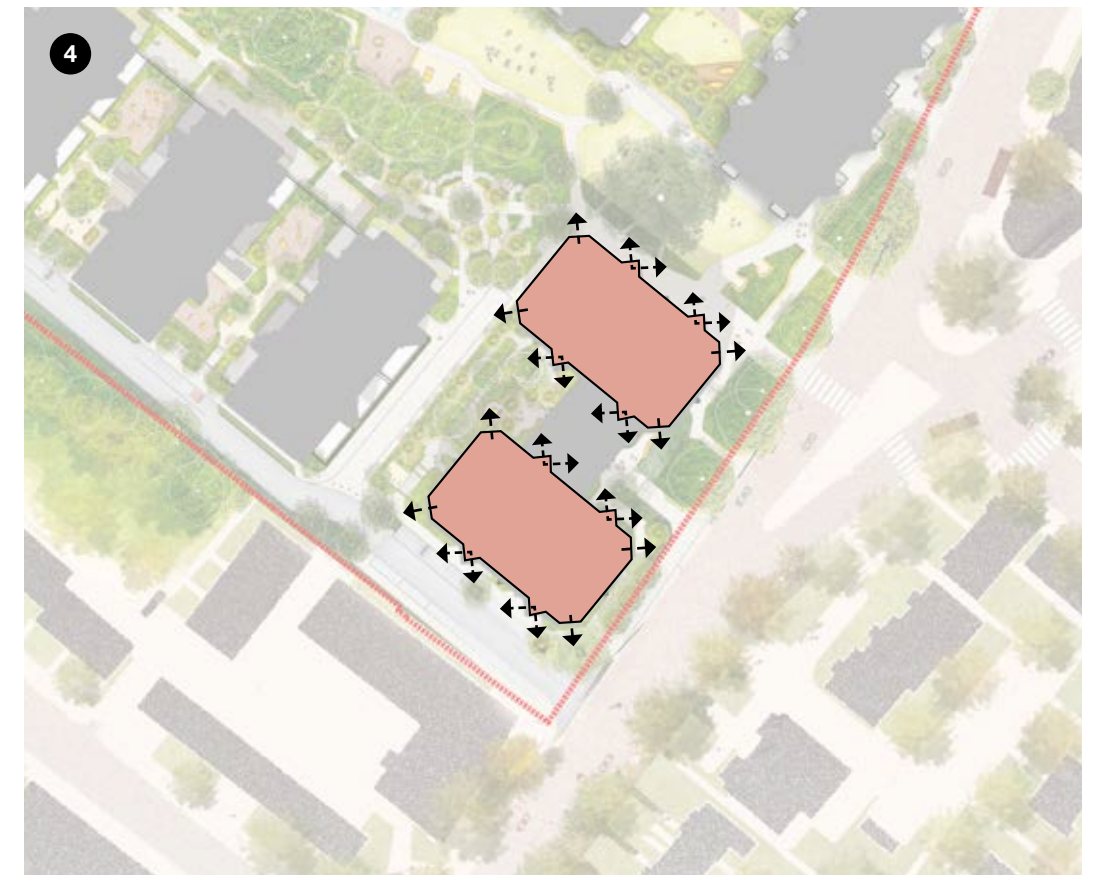
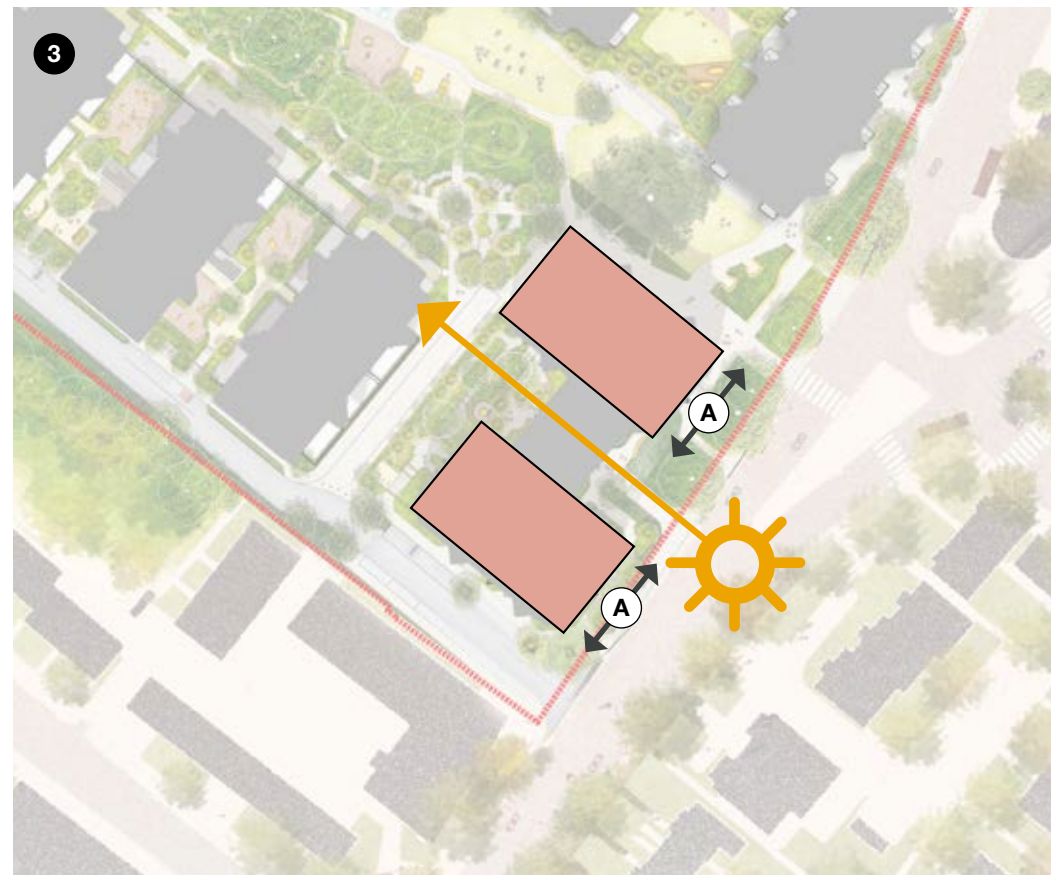
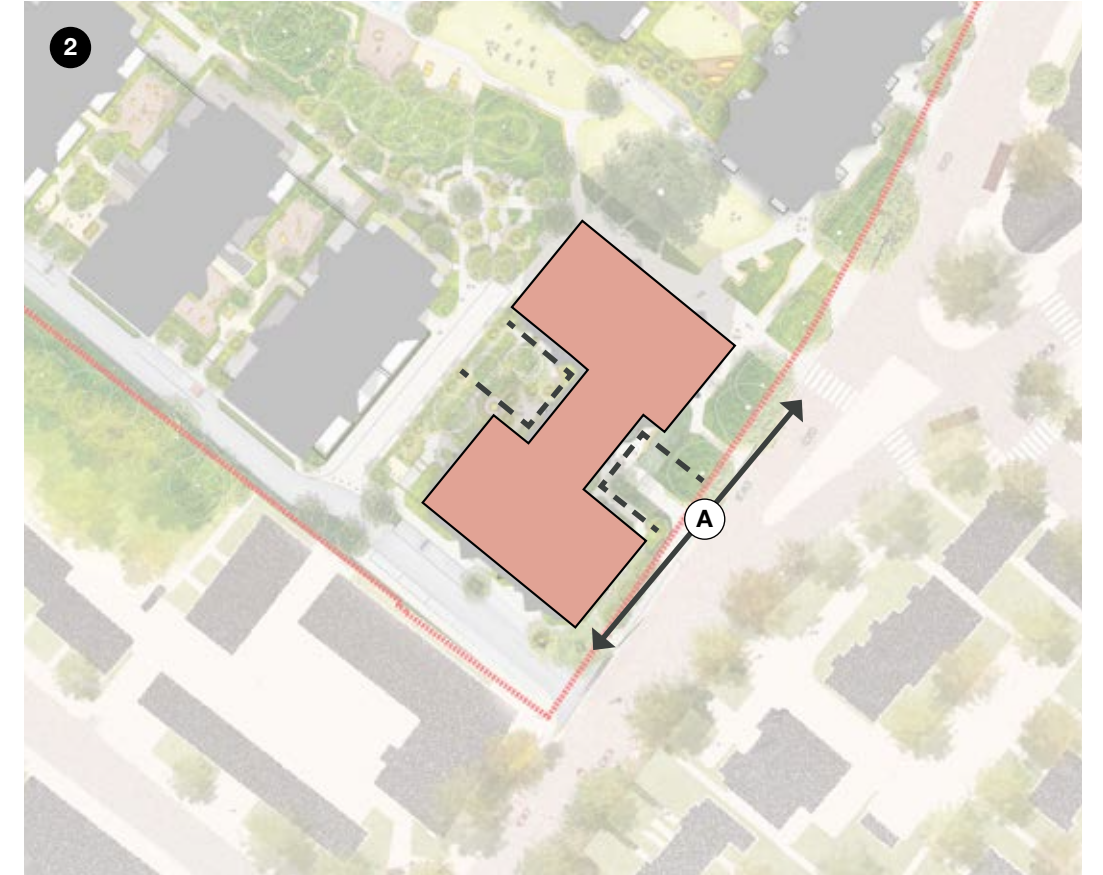
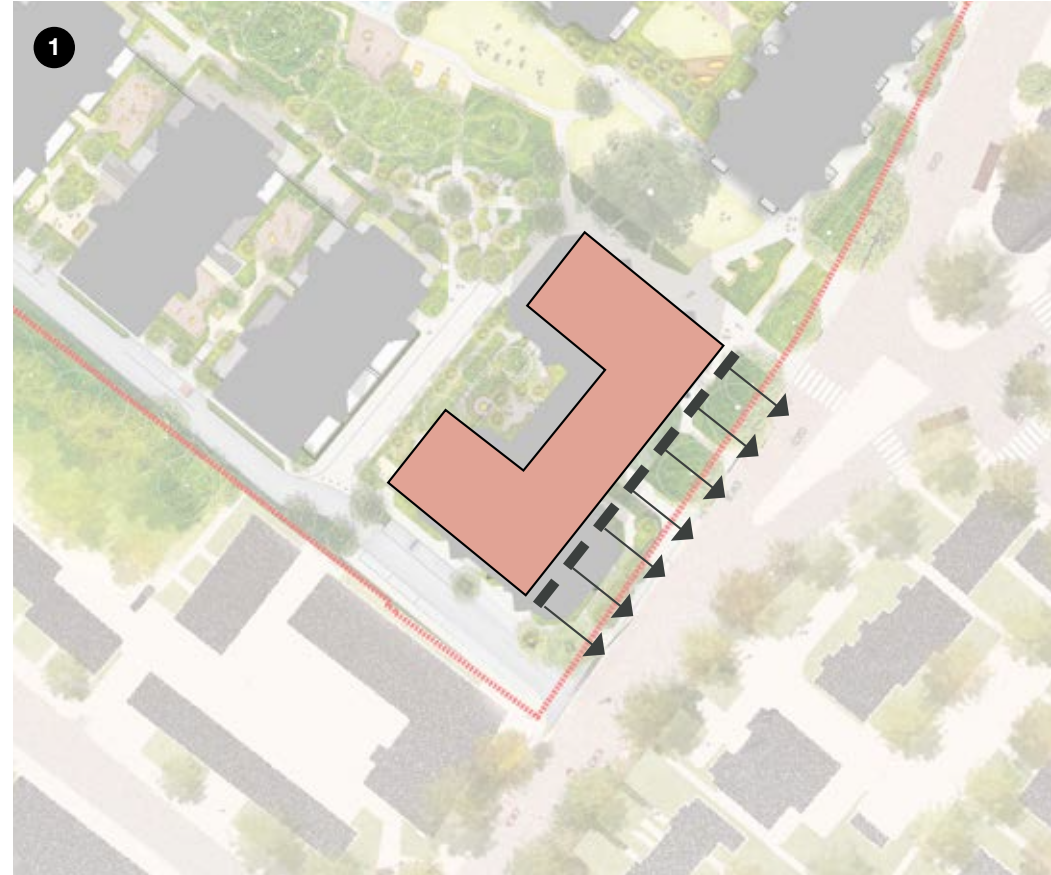
6.0 Plot C

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



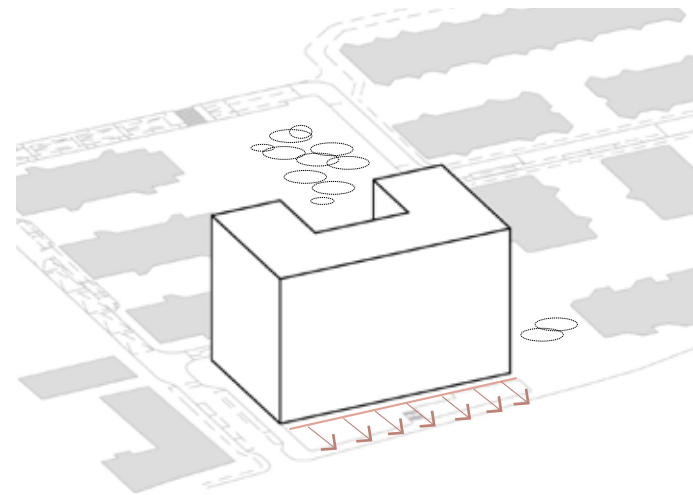
6.0 Plot C

6.3 Design Evolution & Principles

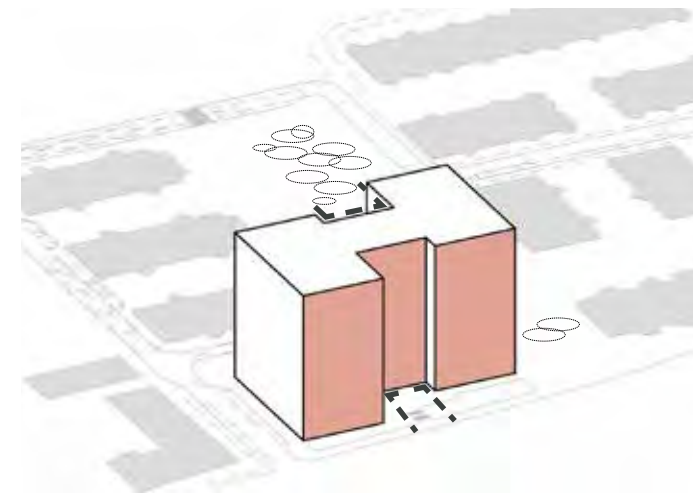
Shaping the Volume

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

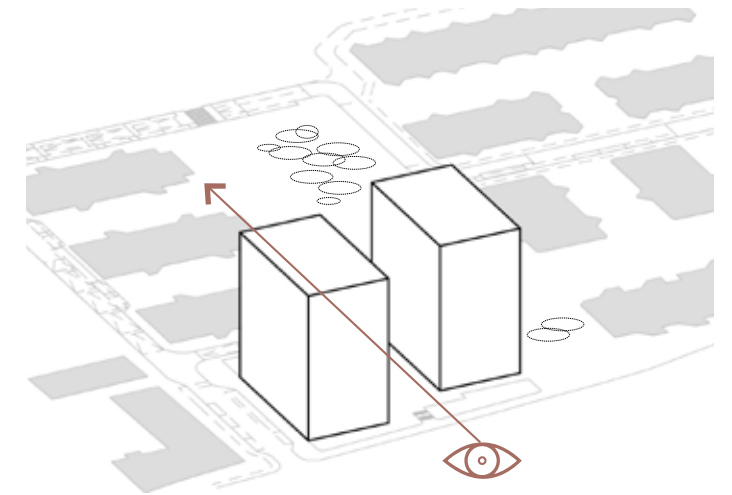
- ① A volume to create a frontage to the main street
- ② Articulation of the volume to create courtyard and forecourt amenity
- ③ Breaking up the volume to improve daylight and views through the site
- ④ A prominent entrance to the Women's Building
- ⑤ Articulation of the massing to improve dual aspect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



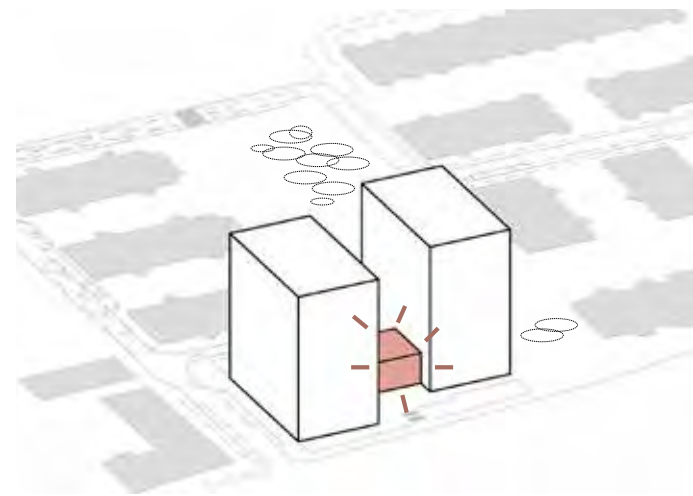
1



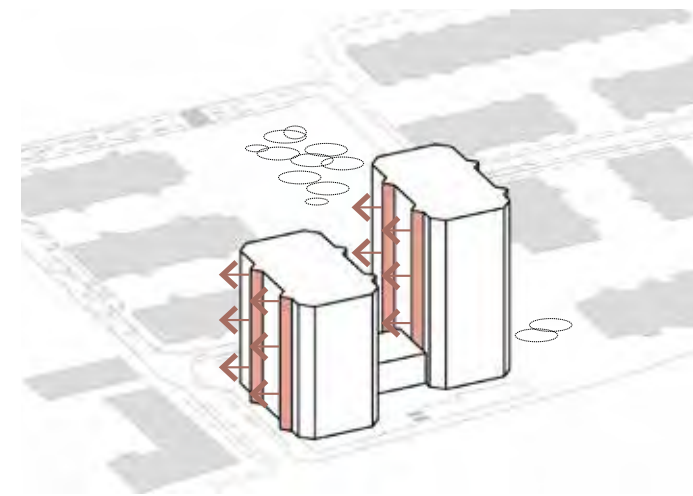
2



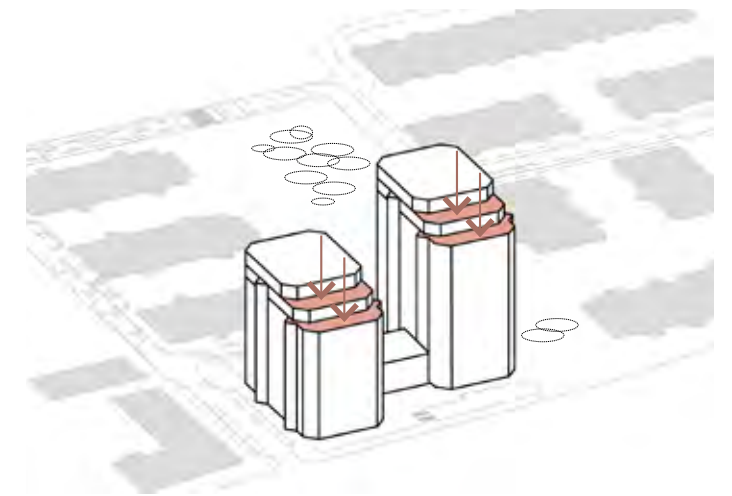
3



4



5



6

6.0 Plot C

6.3 Design Evolution & Principles



View looking south-west from Parkhurst Road



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.

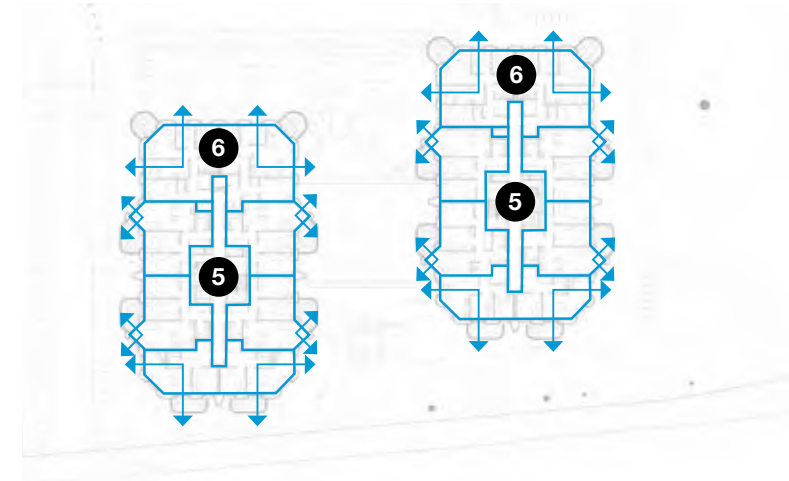
In these views the gradual refinement of the architectural expression of the buildings from a more horizontal expression to a more elegant and slender vertical expression is also noticeable. As is the refinement of the material character of the building towards a calmer and more restrained palette, whilst 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

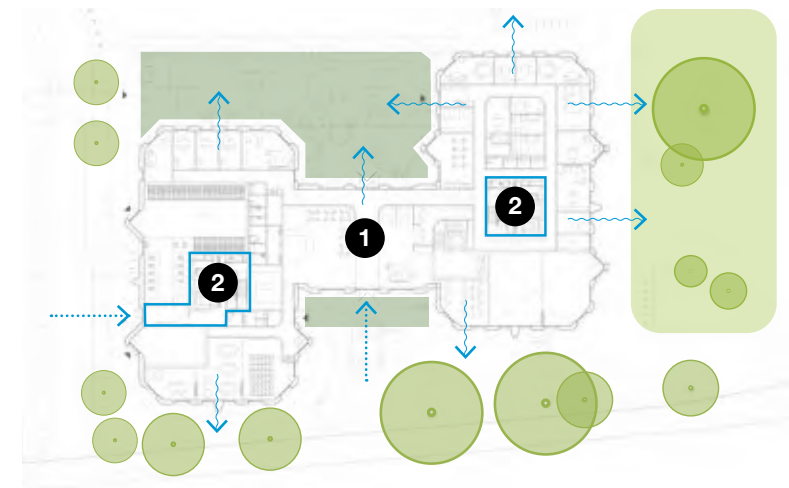
The adjacent diagrams and text below summarise the key internal layout principles for Plot C.

- 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)

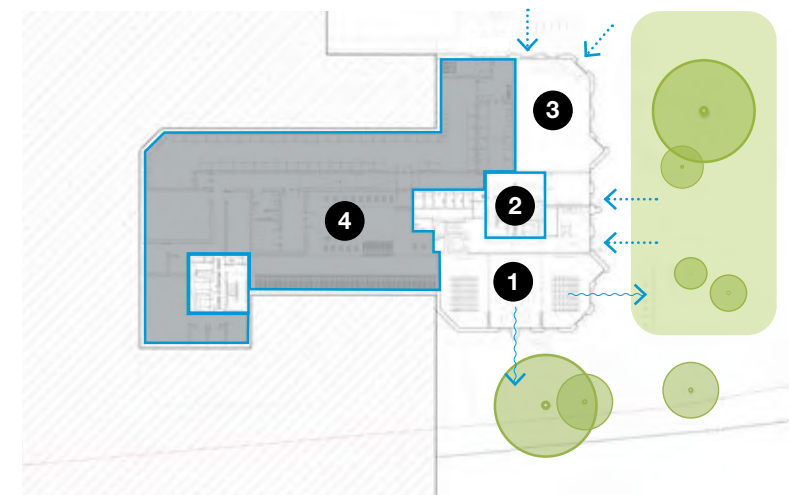
- Views
- ↕ Dual Aspect
- Entrance Route



Typical Upper Floor



Upper Ground Floor



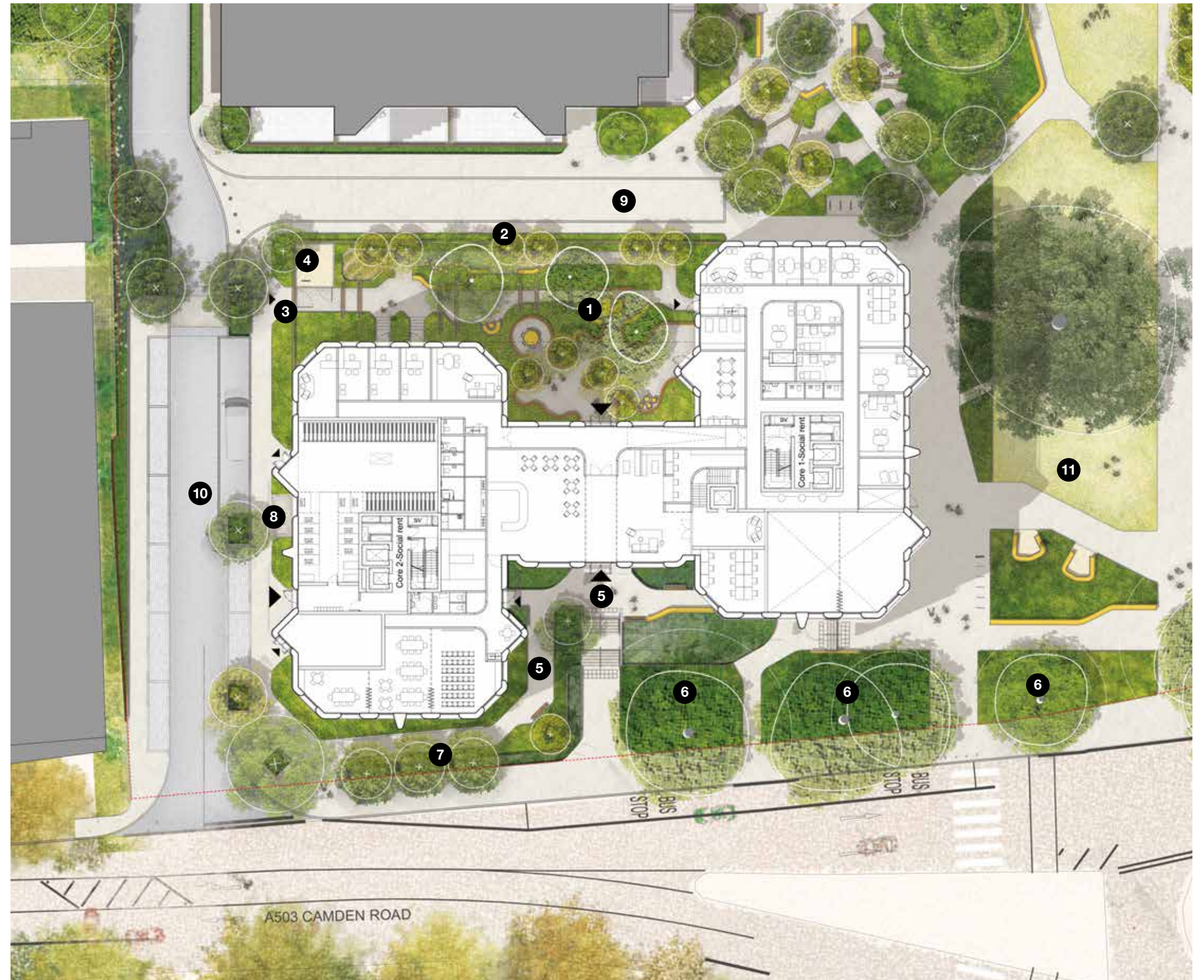
Lower Ground Floor

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

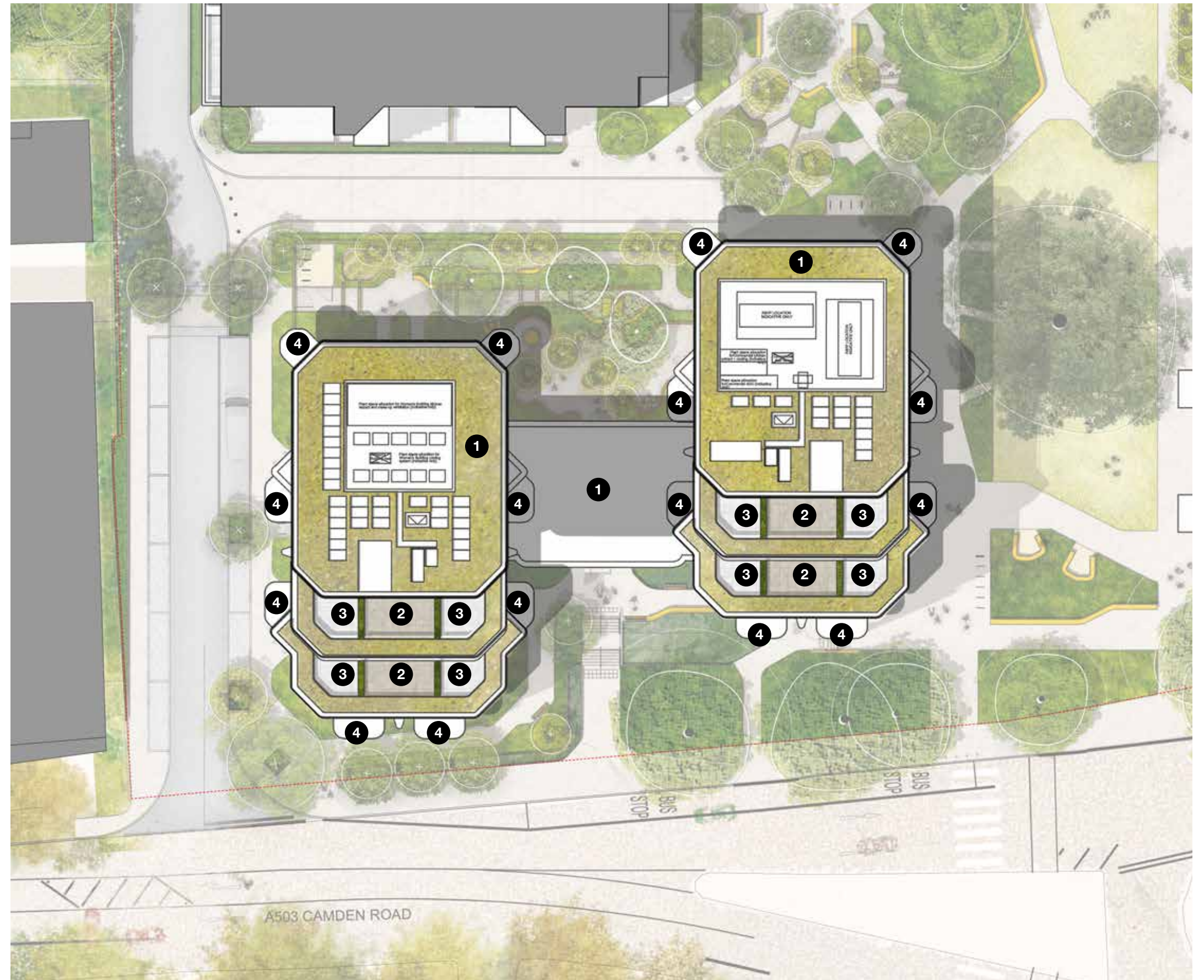


6.0 Plot C

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

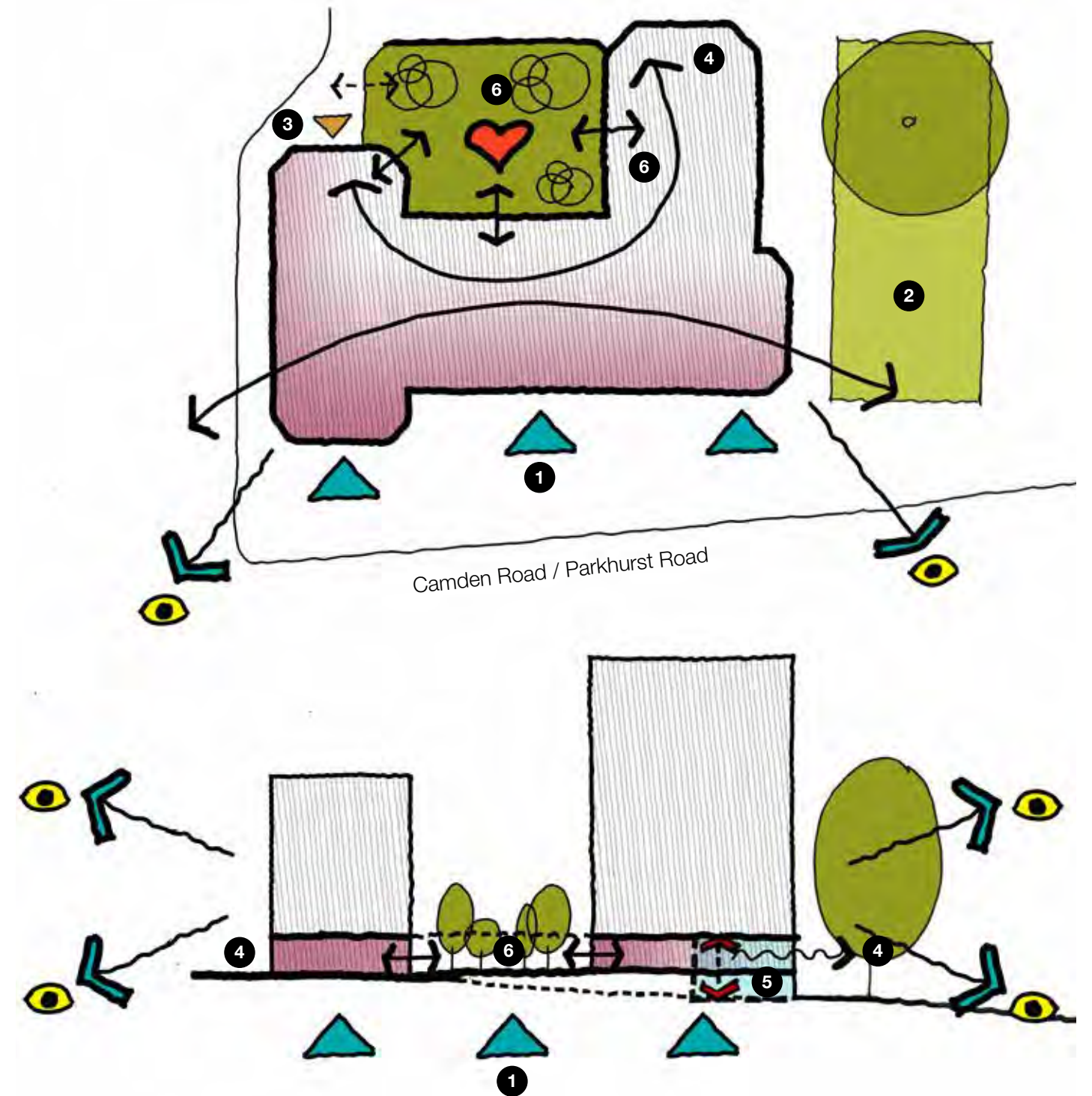
Design Concept

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.

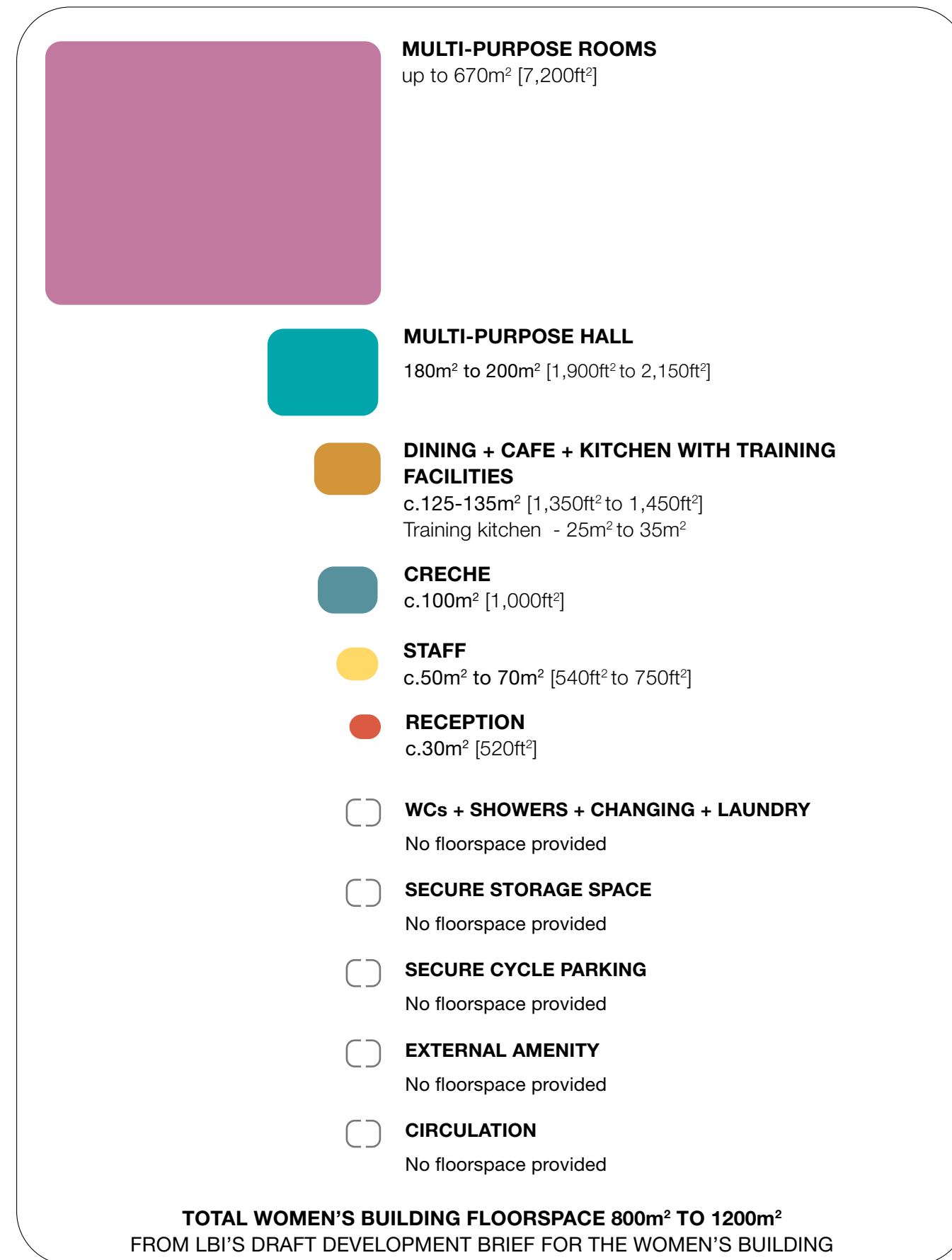
The council's brief concludes that a variety of spaces are needed as listed below and explained in the adjacent diagram.

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

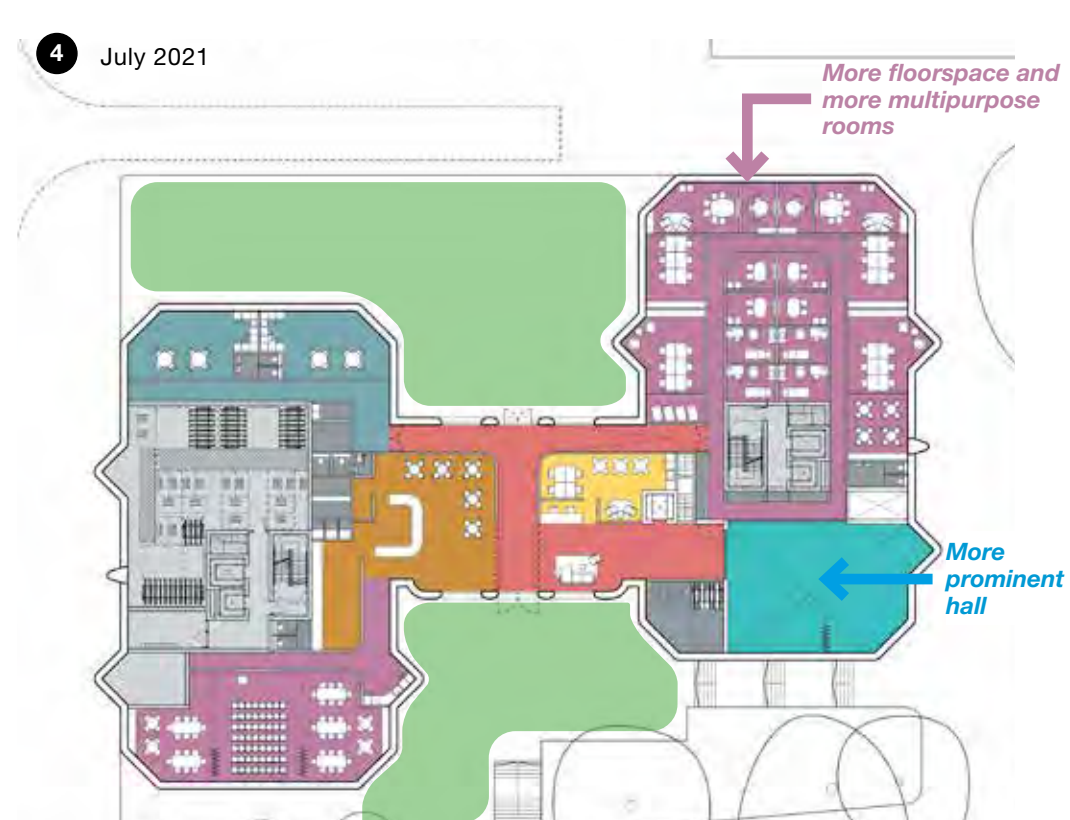
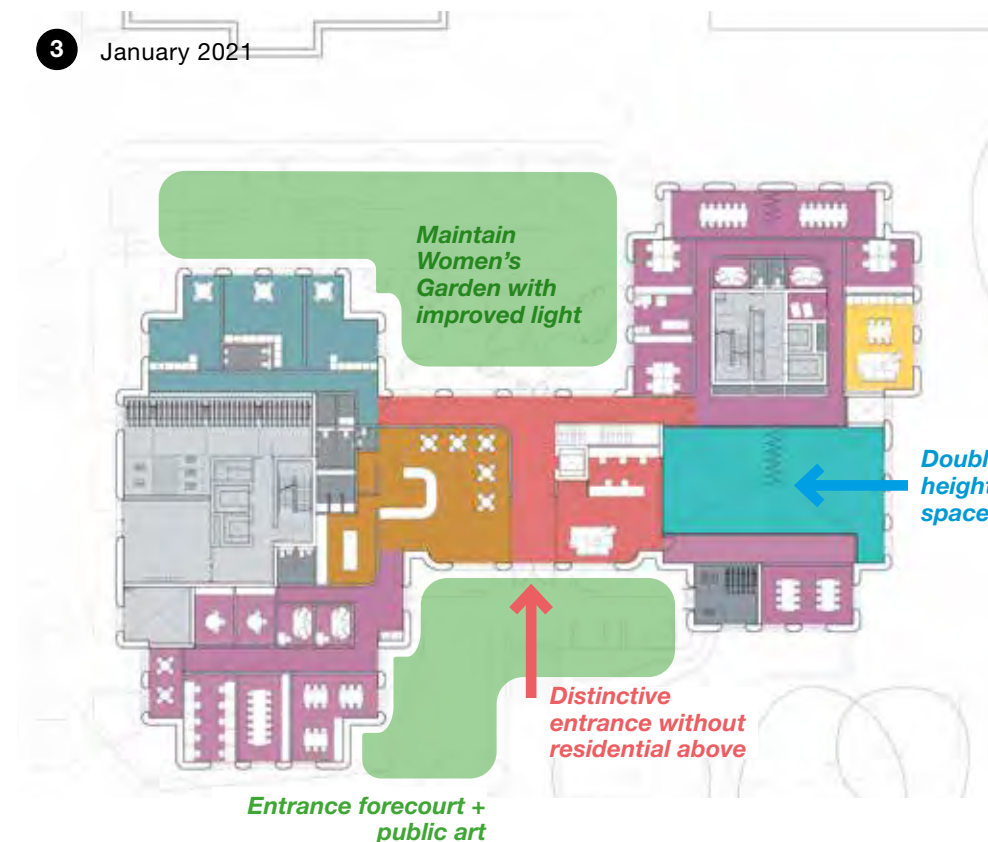
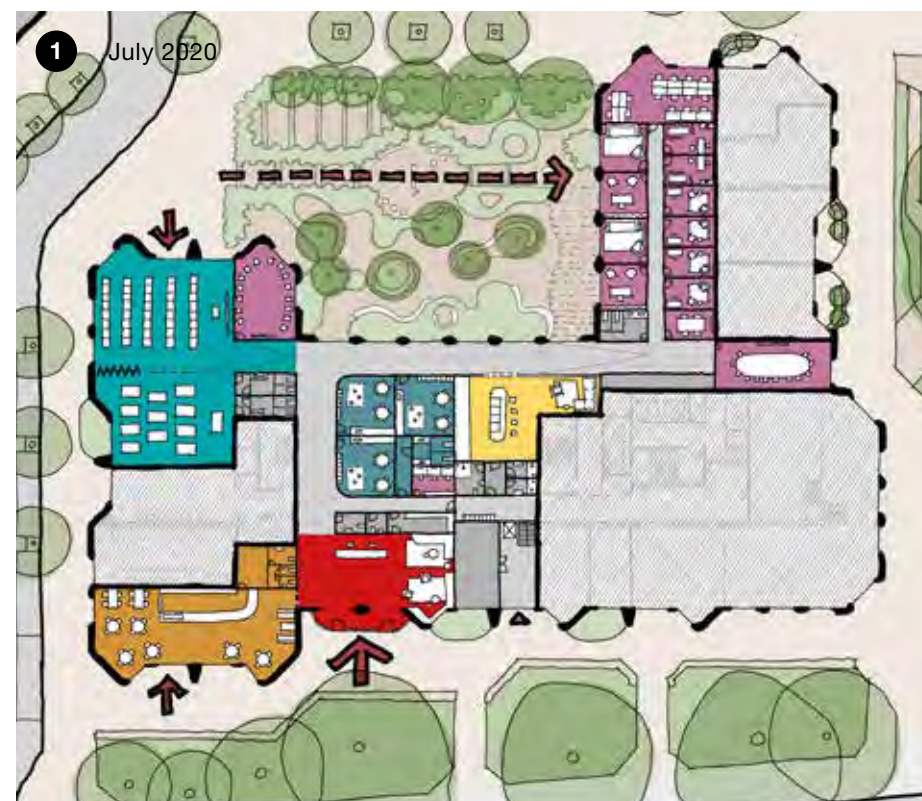
Design Development and response to Consultation

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

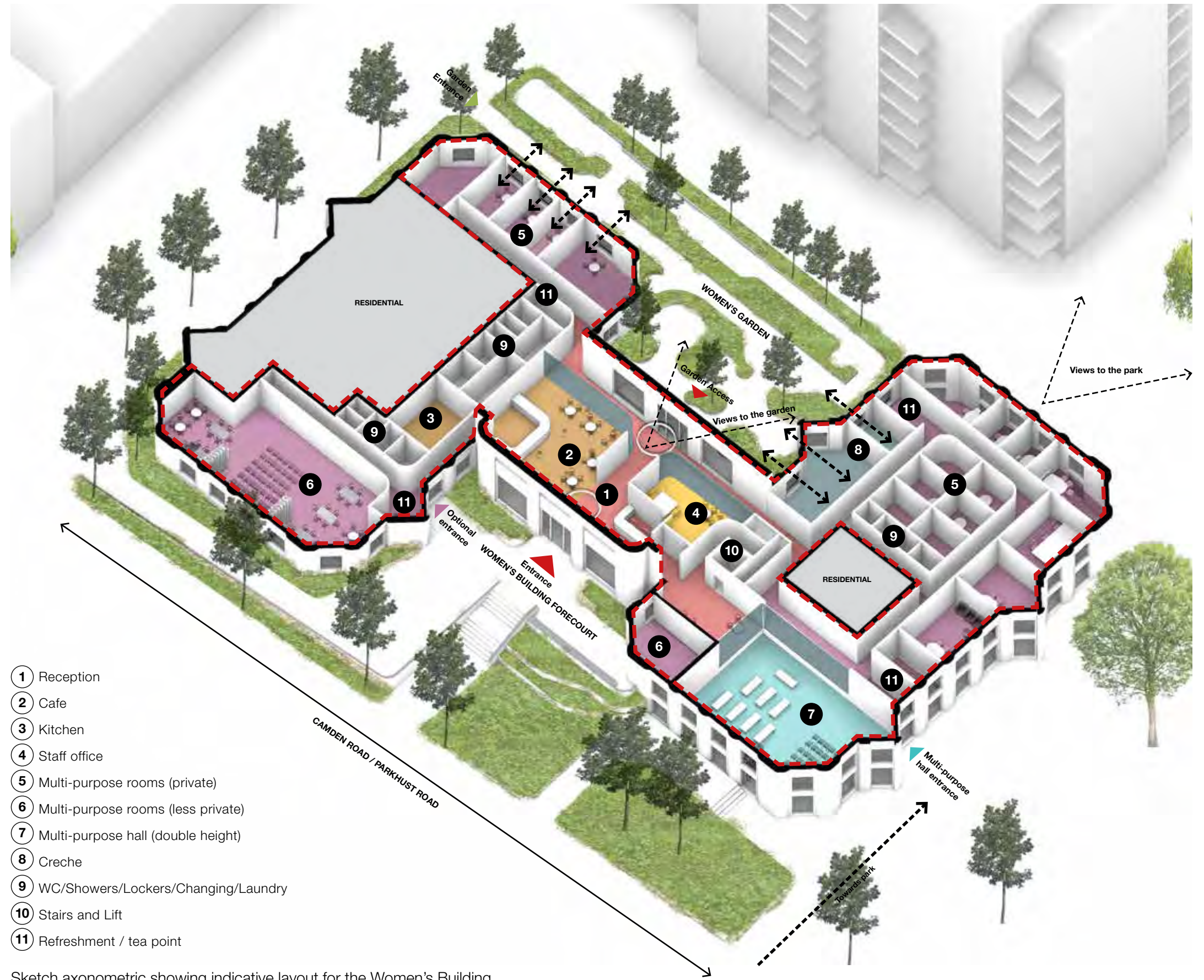
6.0 Plot C

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



Sketch axonometric showing indicative layout for the Women's Building

6.0 Plot C

6.5 Women's Building

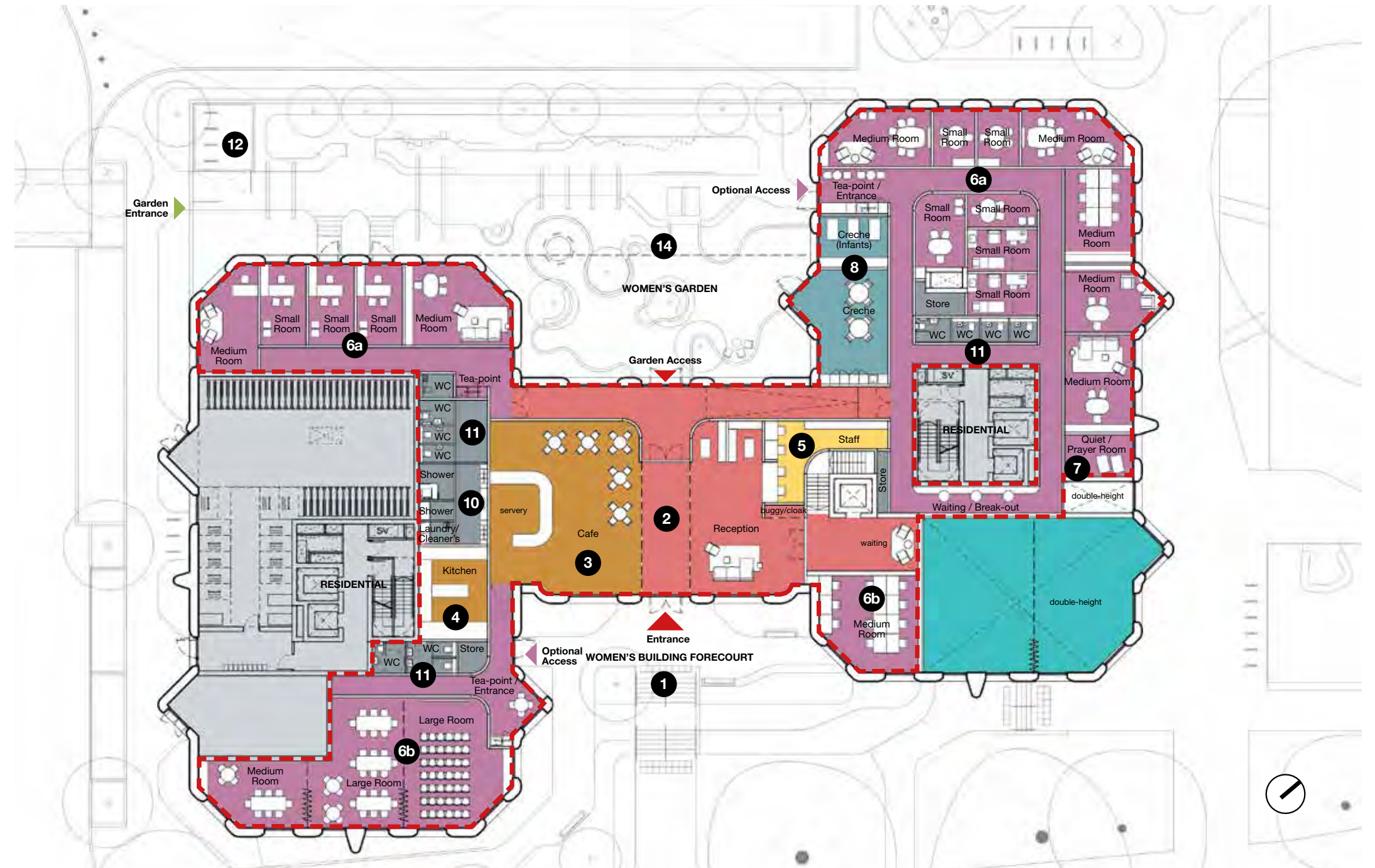
Indicative Layout

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**

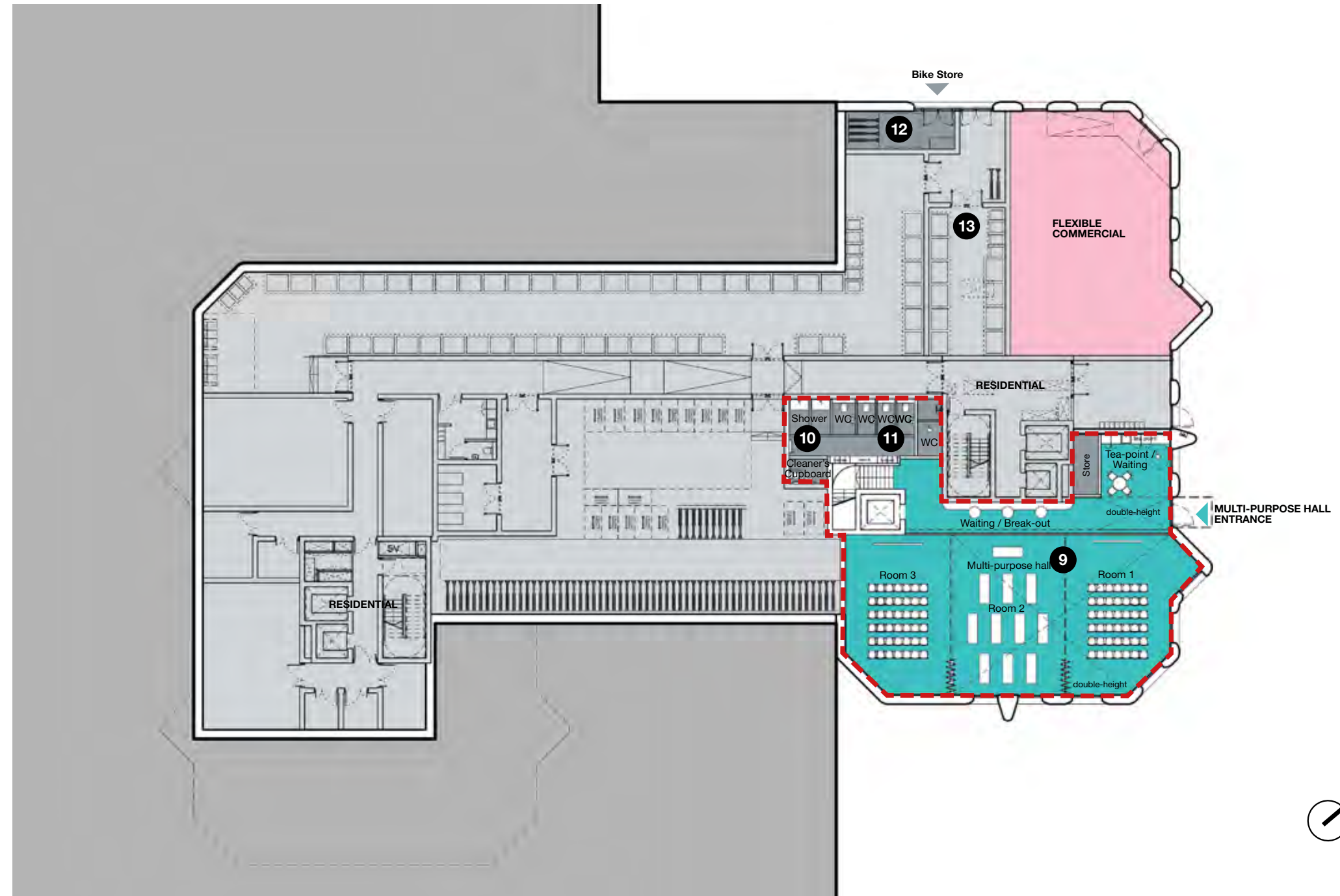
 - c.10m²
 - Included in response to community feedback
- 8) Creche**

 - 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

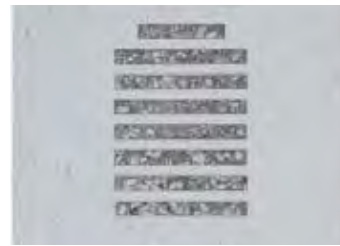


6.0 Plot C

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

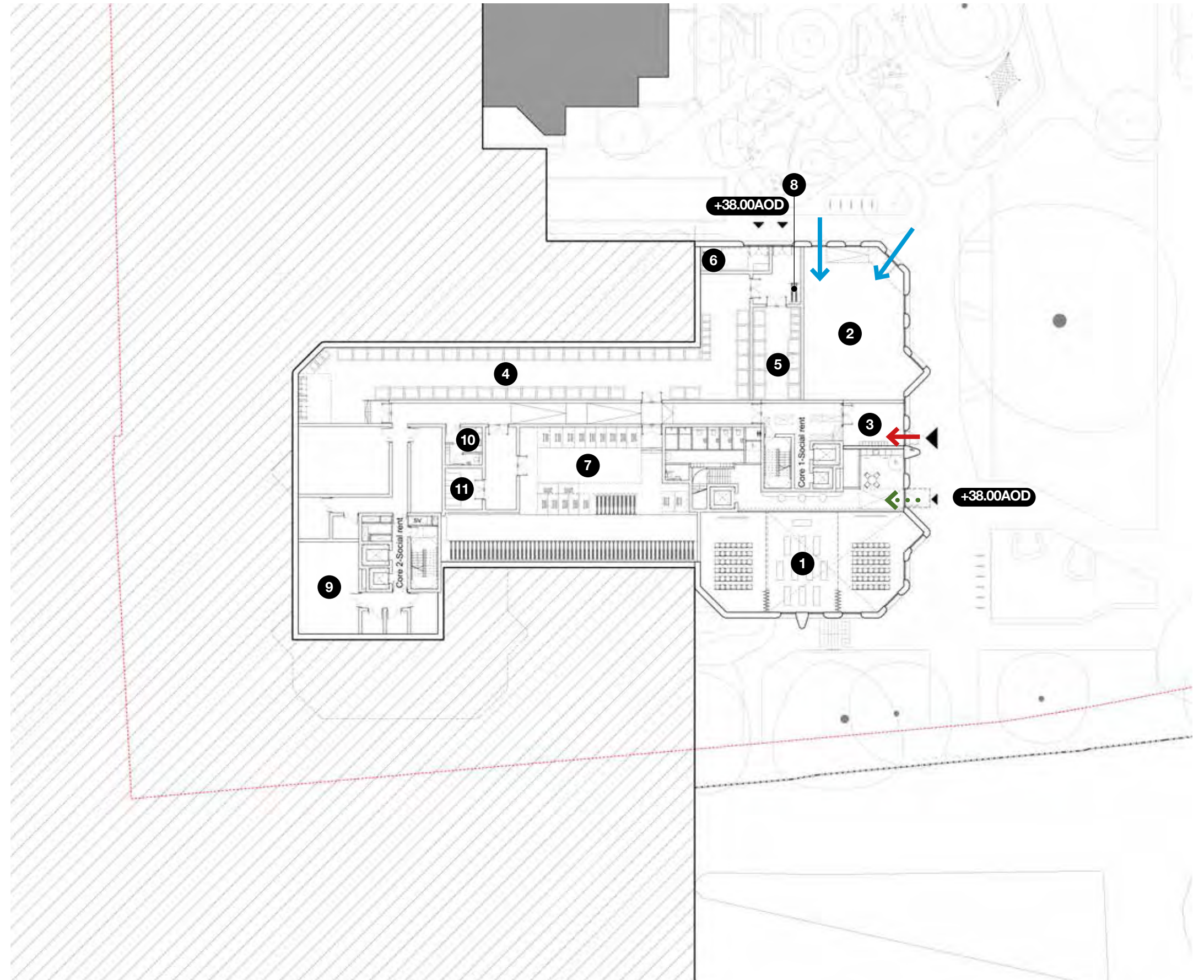
Women's Building and Flexible Commercial Unit set at park level with direct access to the London plane tree gateway and the park.

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

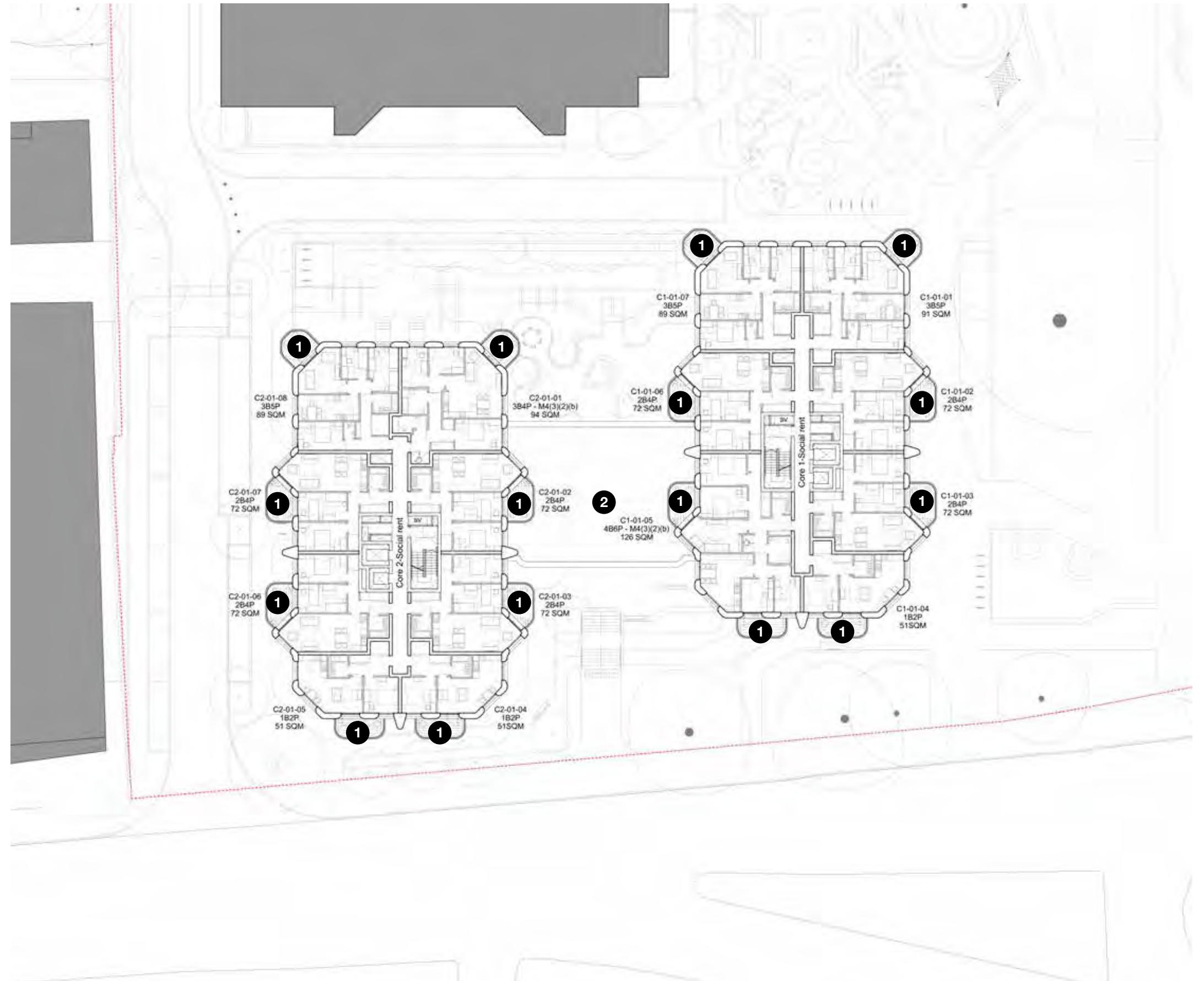
6.0 Plot C

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

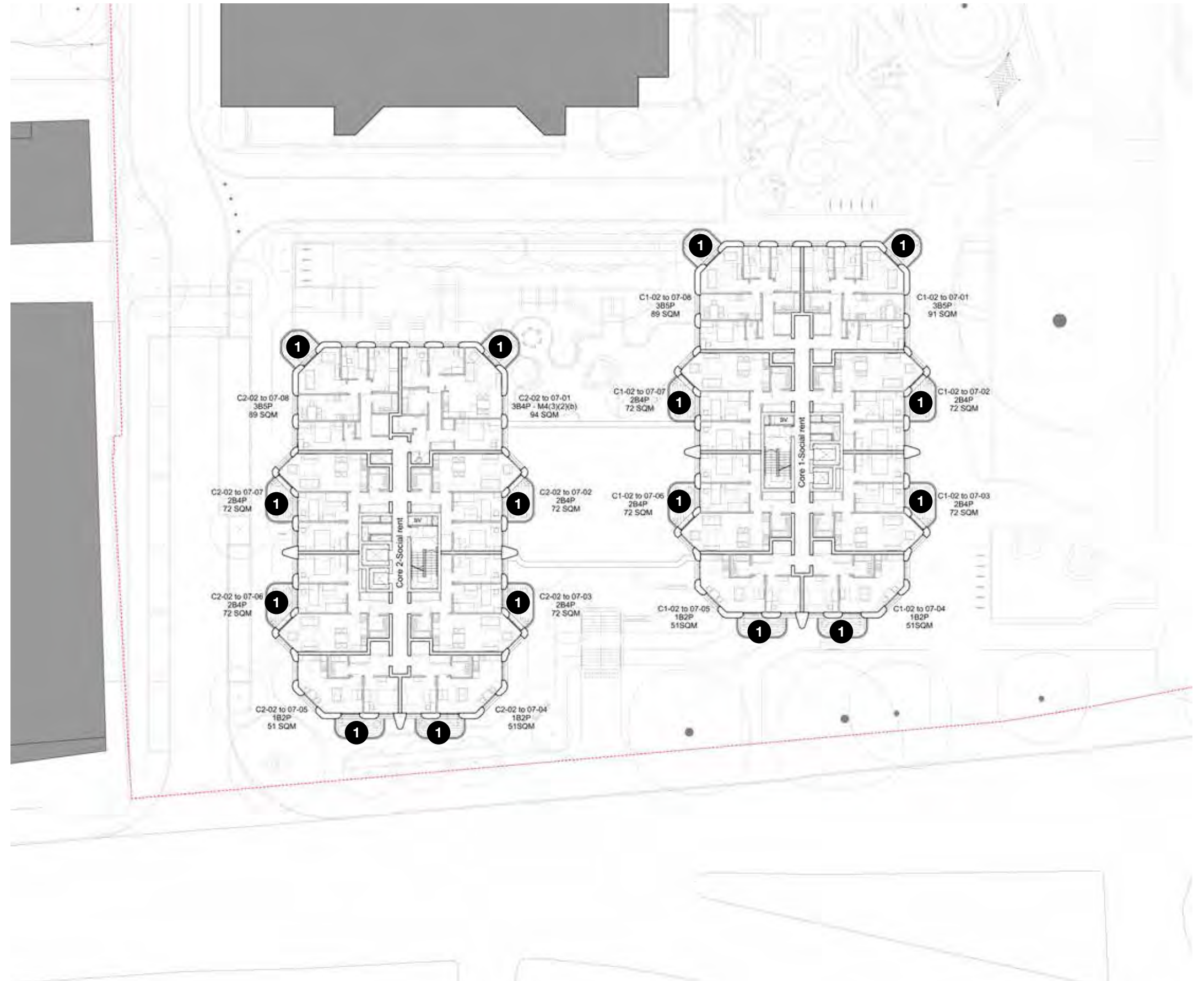







6.0 Plot C

6.6 Layout

Level 02 - 07

① Private amenity



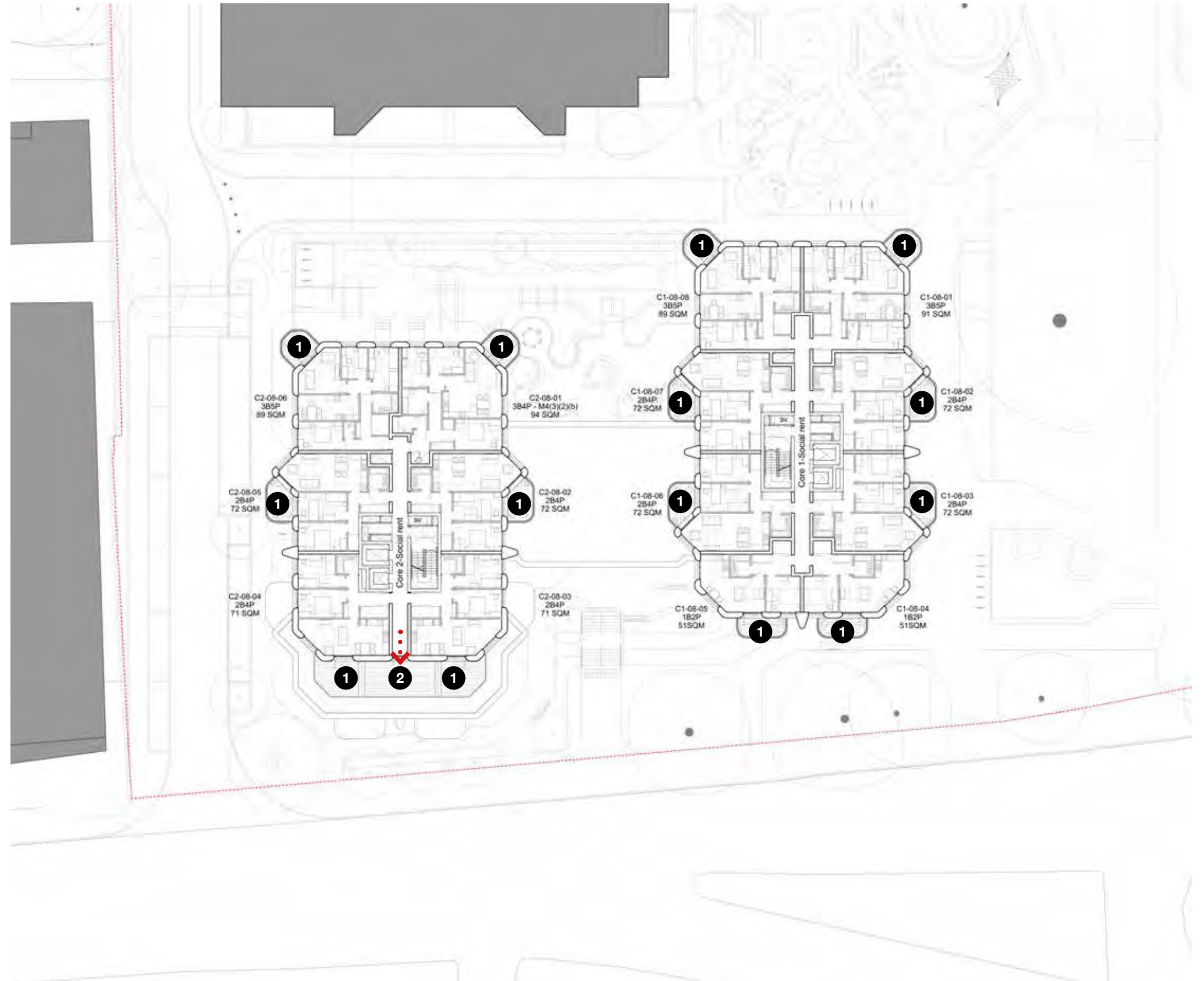
-  Commercial entrance
-  Primary residential entrance
-  Communal secondary access
-  Women's Building Main Entrance
-  Women's Building Secondary Entrance

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

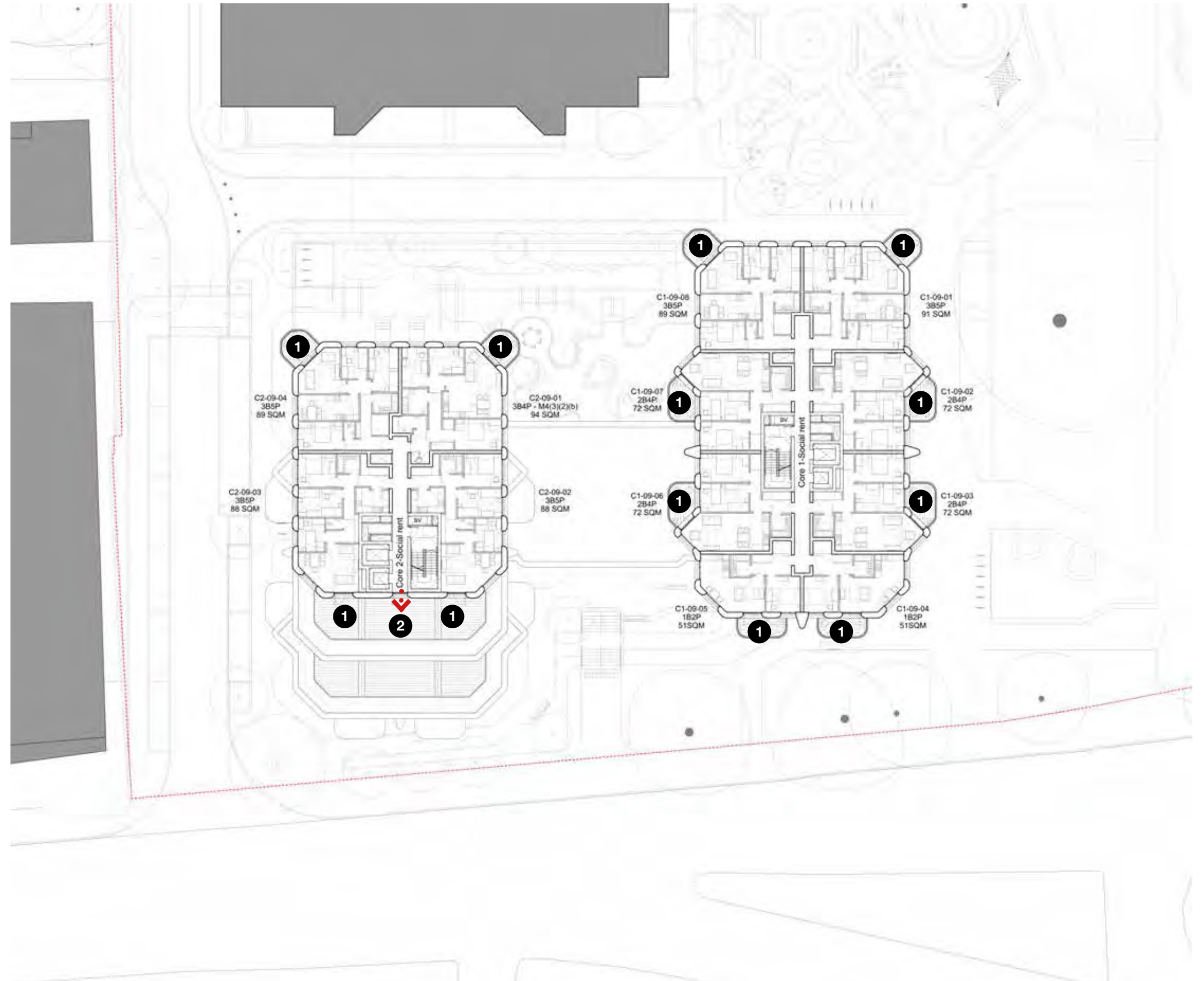
6.0 Plot C

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

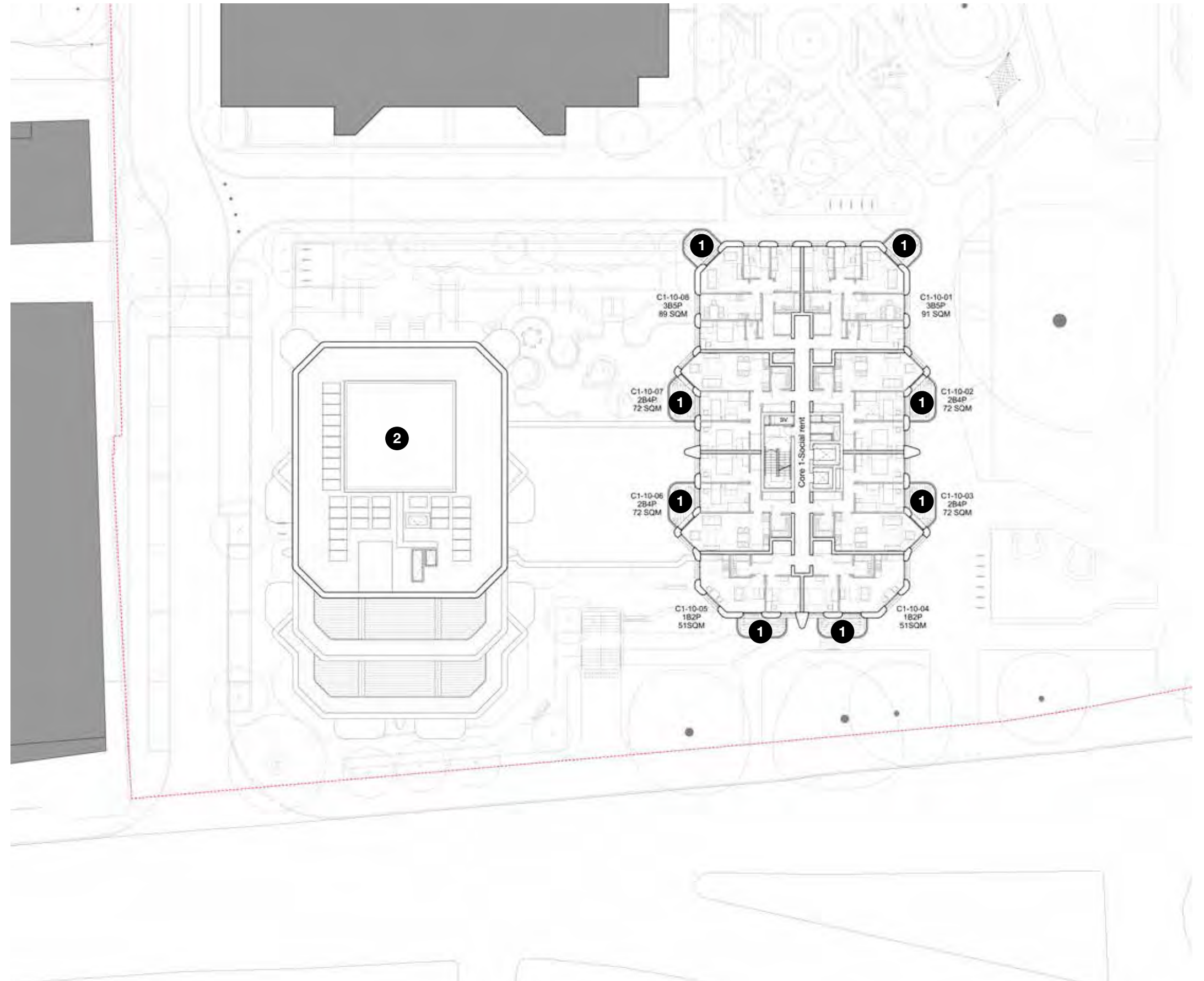







6.0 Plot C

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

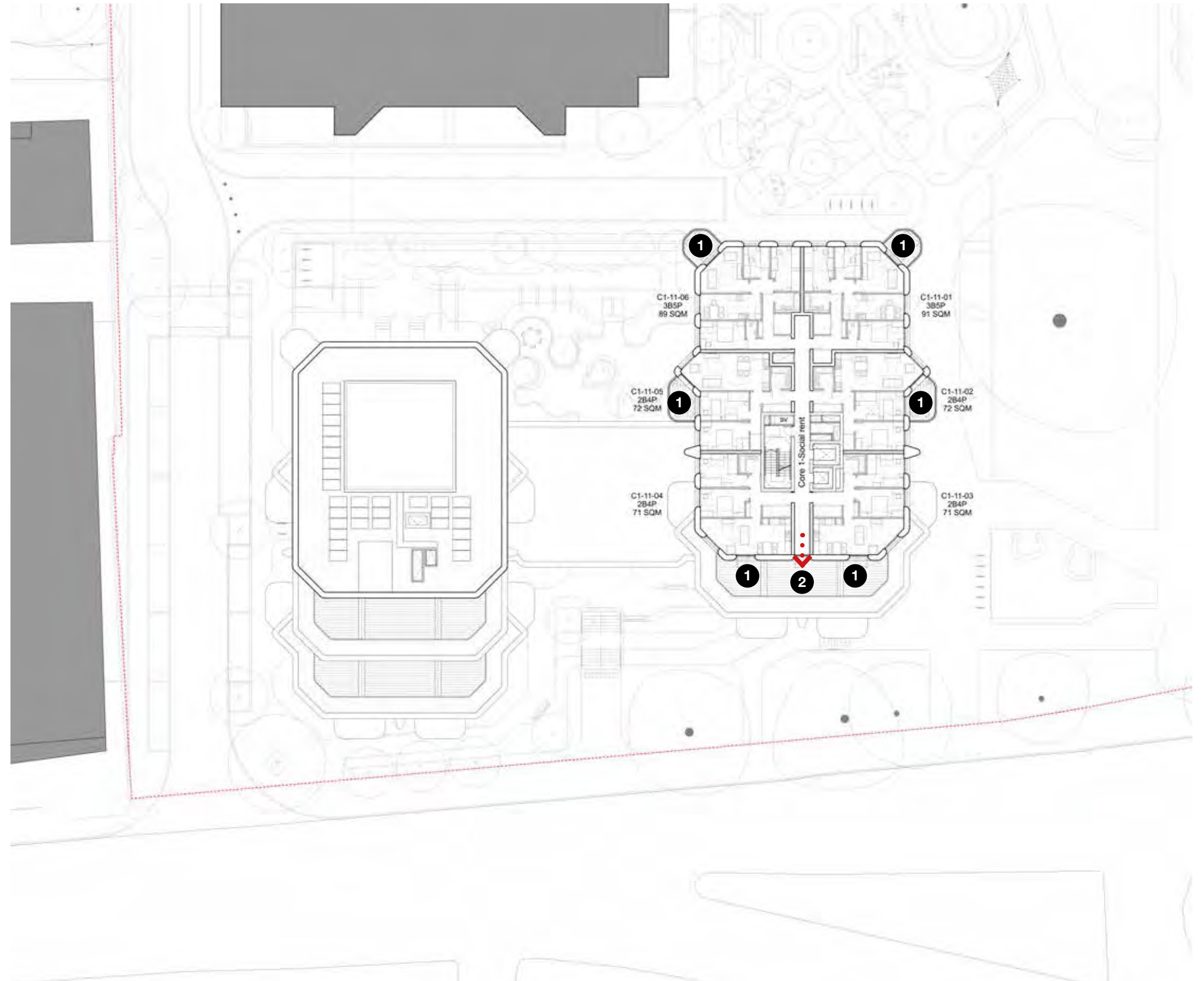
6.0 Plot C

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

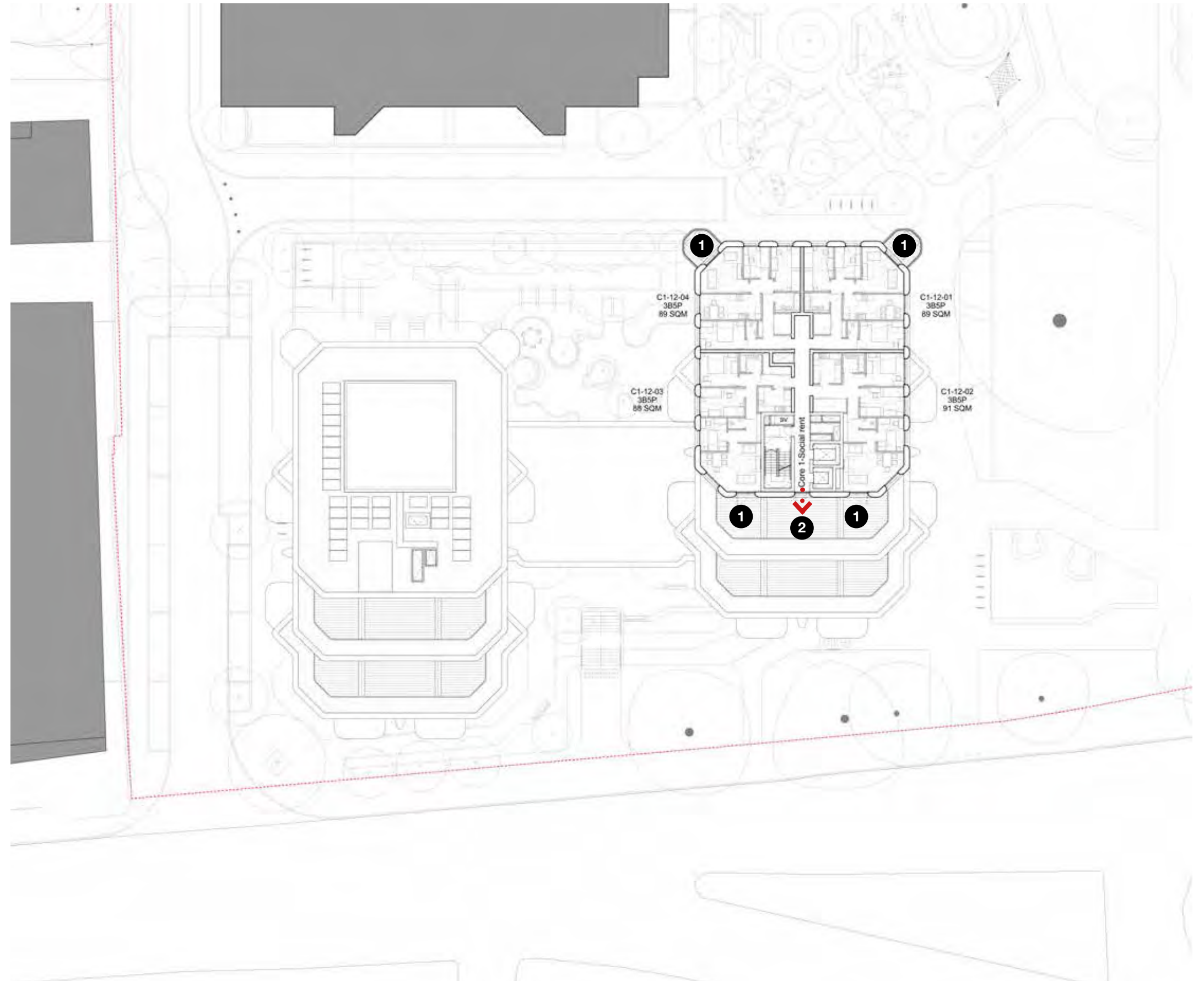







6.0 Plot C

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



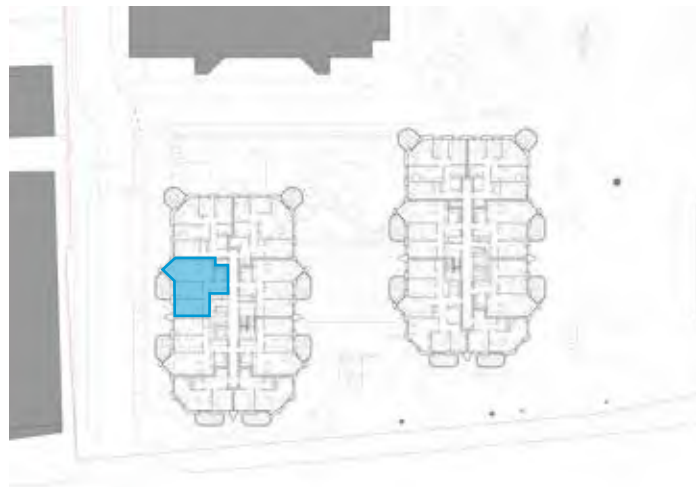
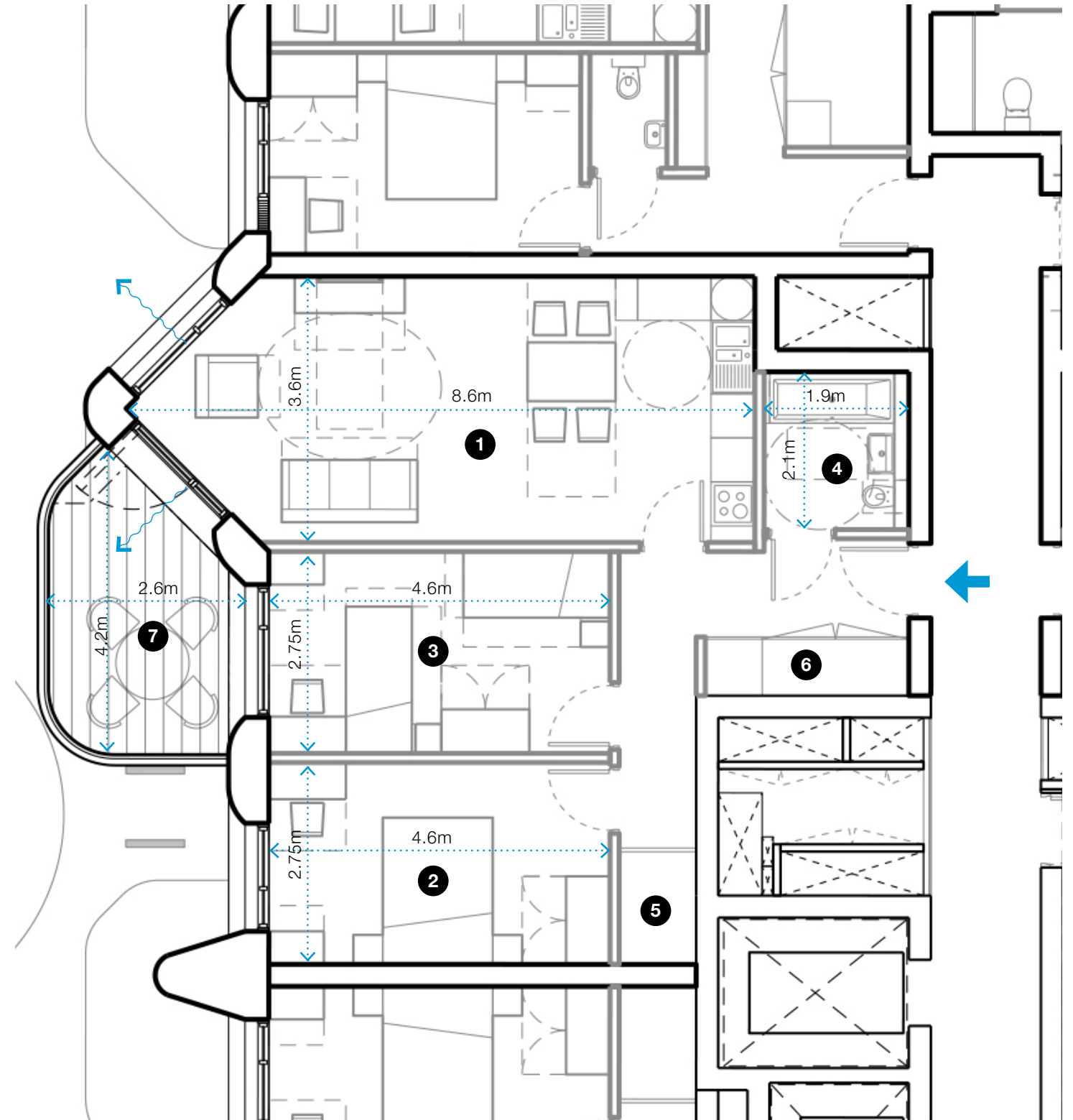
6.0 Plot C

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

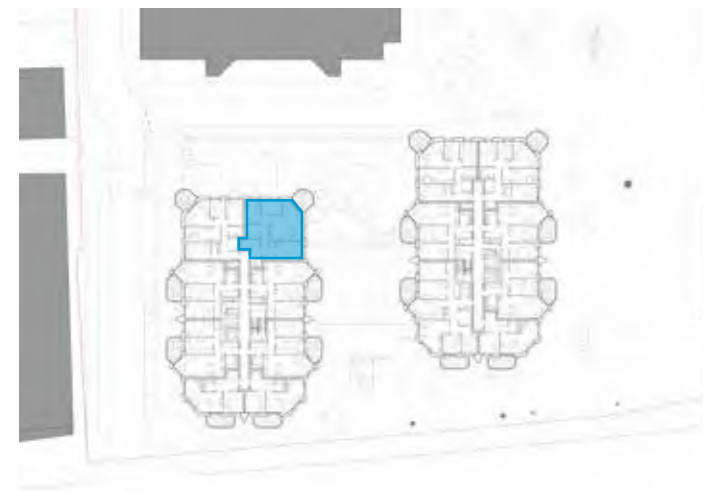
6.0 Plot C

6.7 Typical Flat Layouts

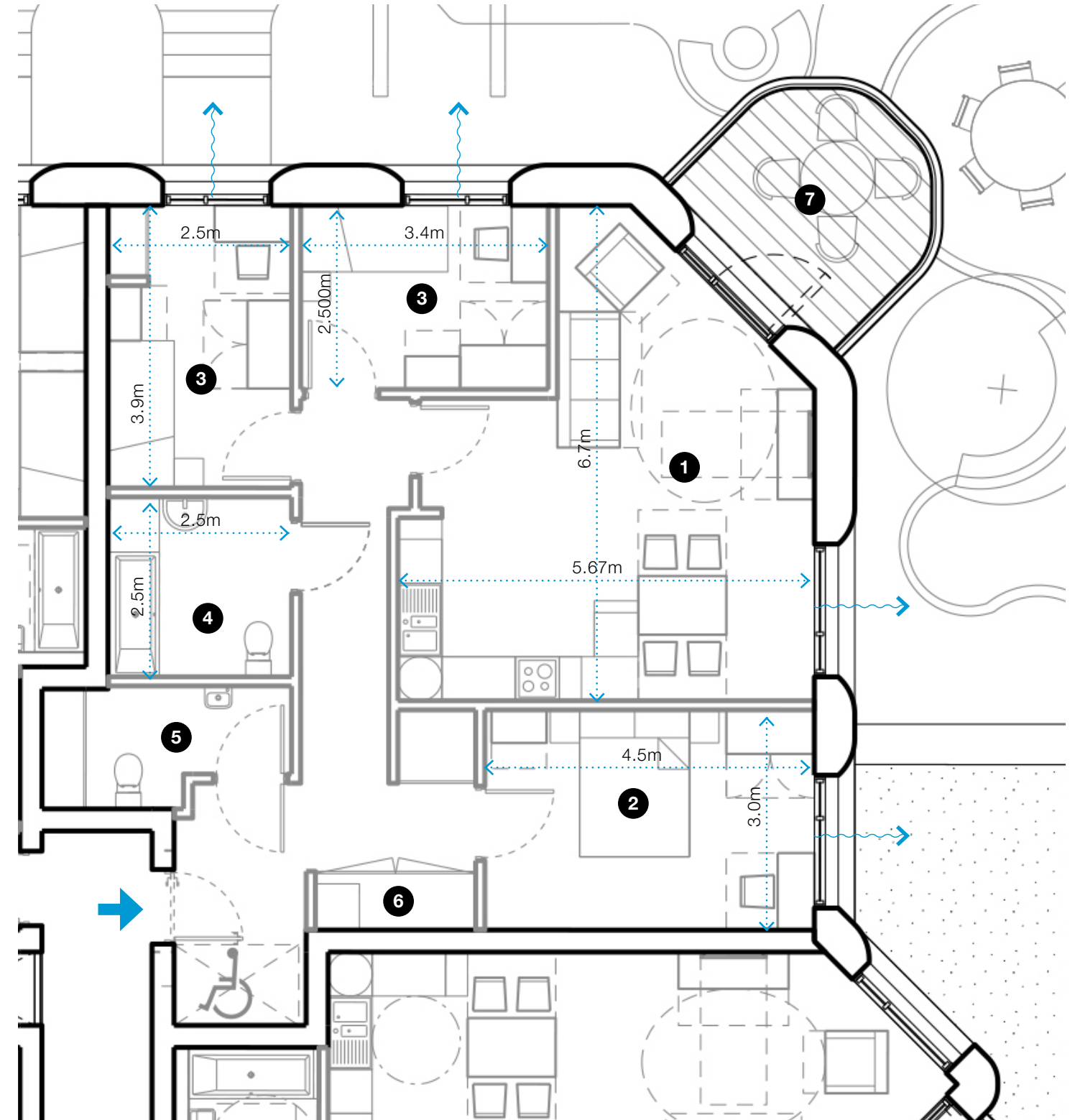
3b4P M4(3) - Typical Floor Core 2 - 94sqm

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



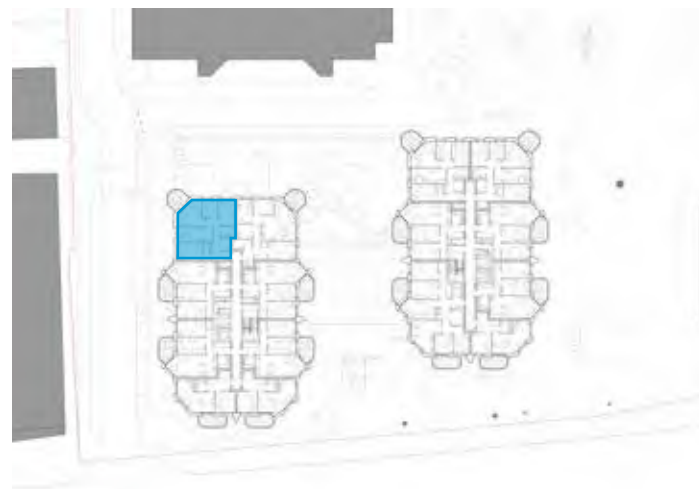
6.0 Plot C

6.7 Typical Flat Layouts

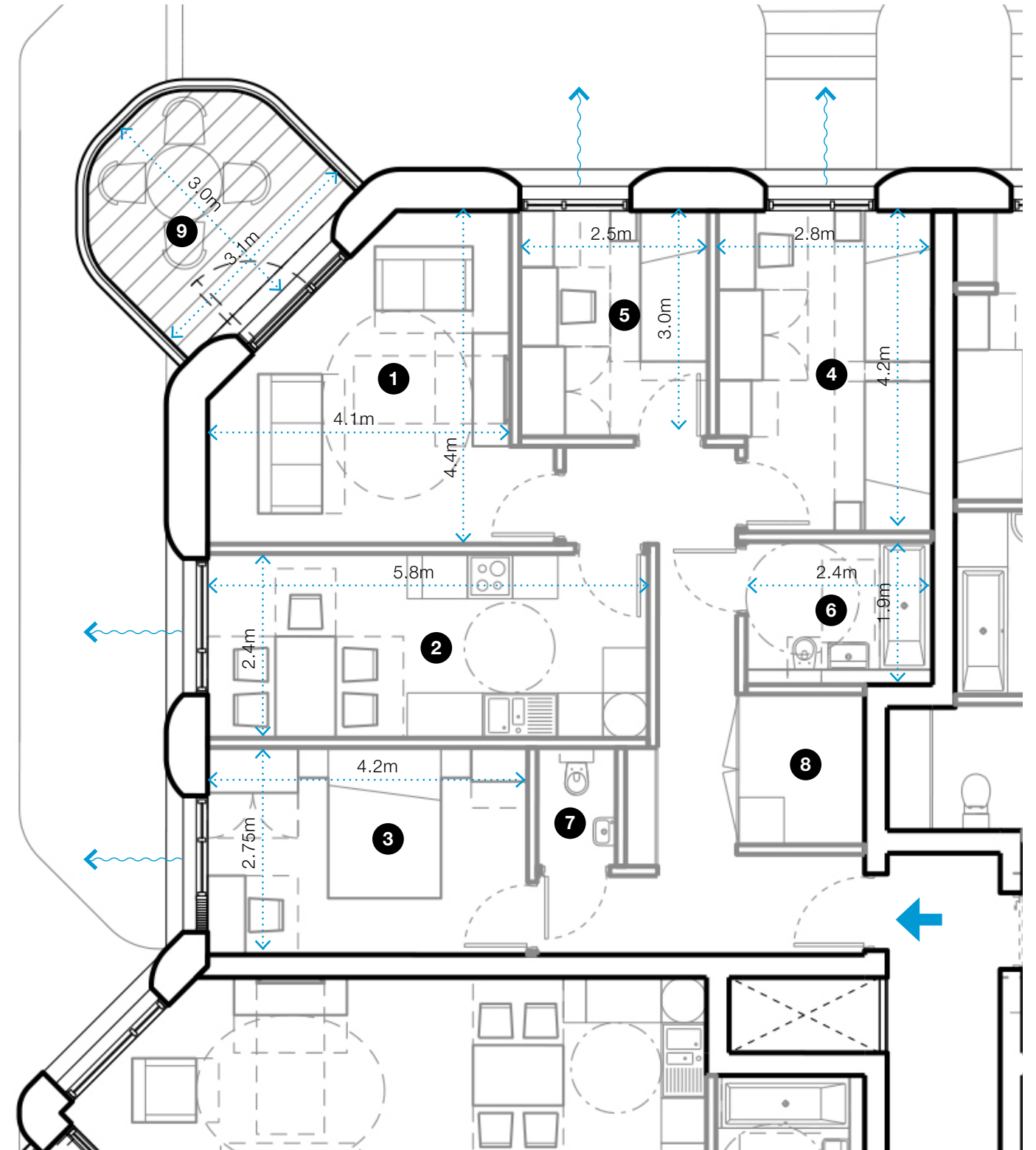
3b5P - Typical Floor - 89sqm

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



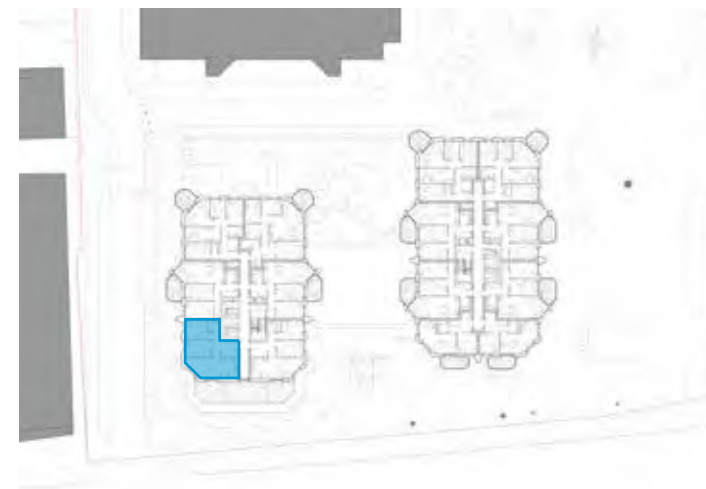
6.0 Plot C

6.7 Typical Flat Layouts

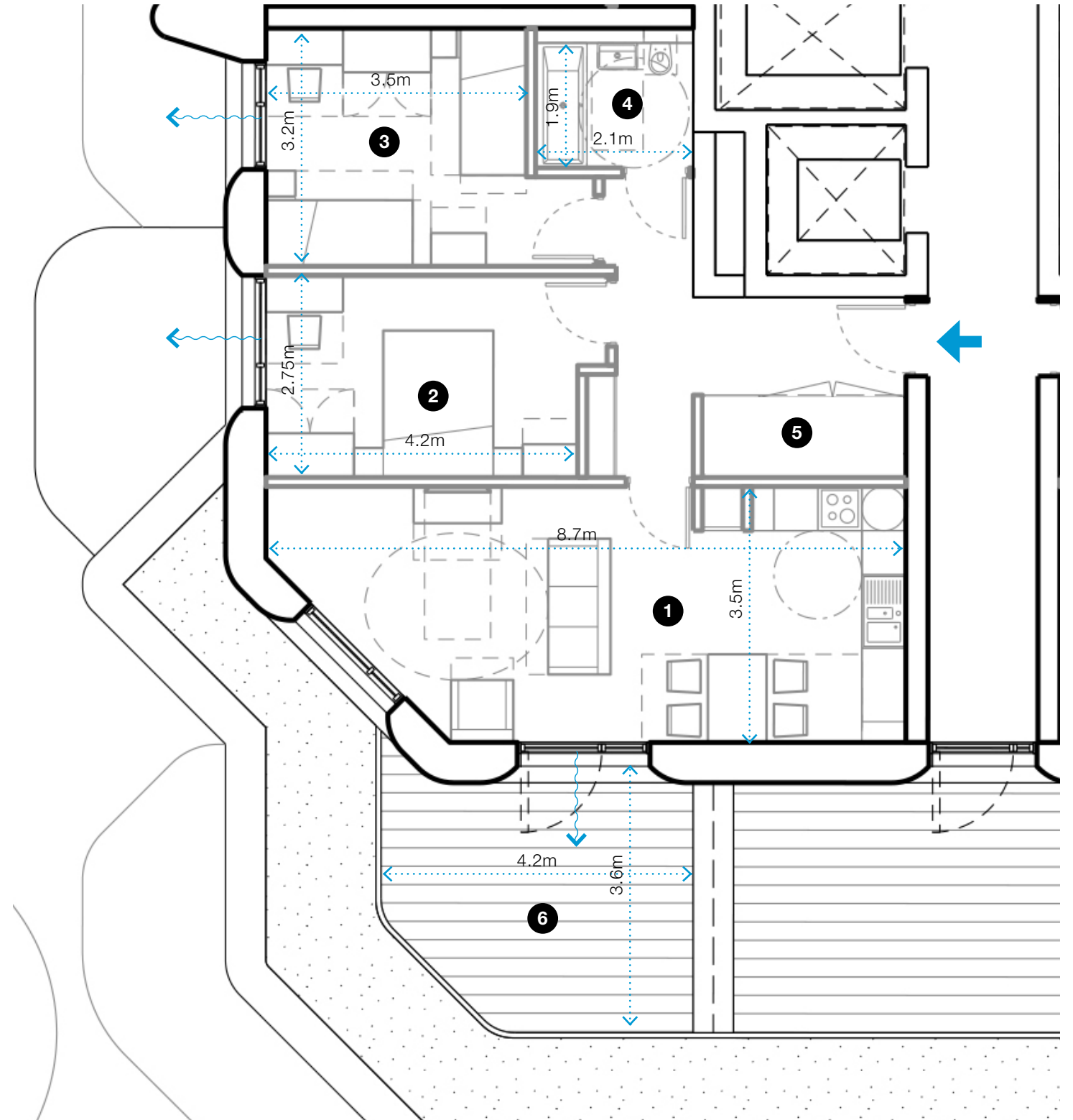
2b4P - Level 08/11 - 71sqm

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

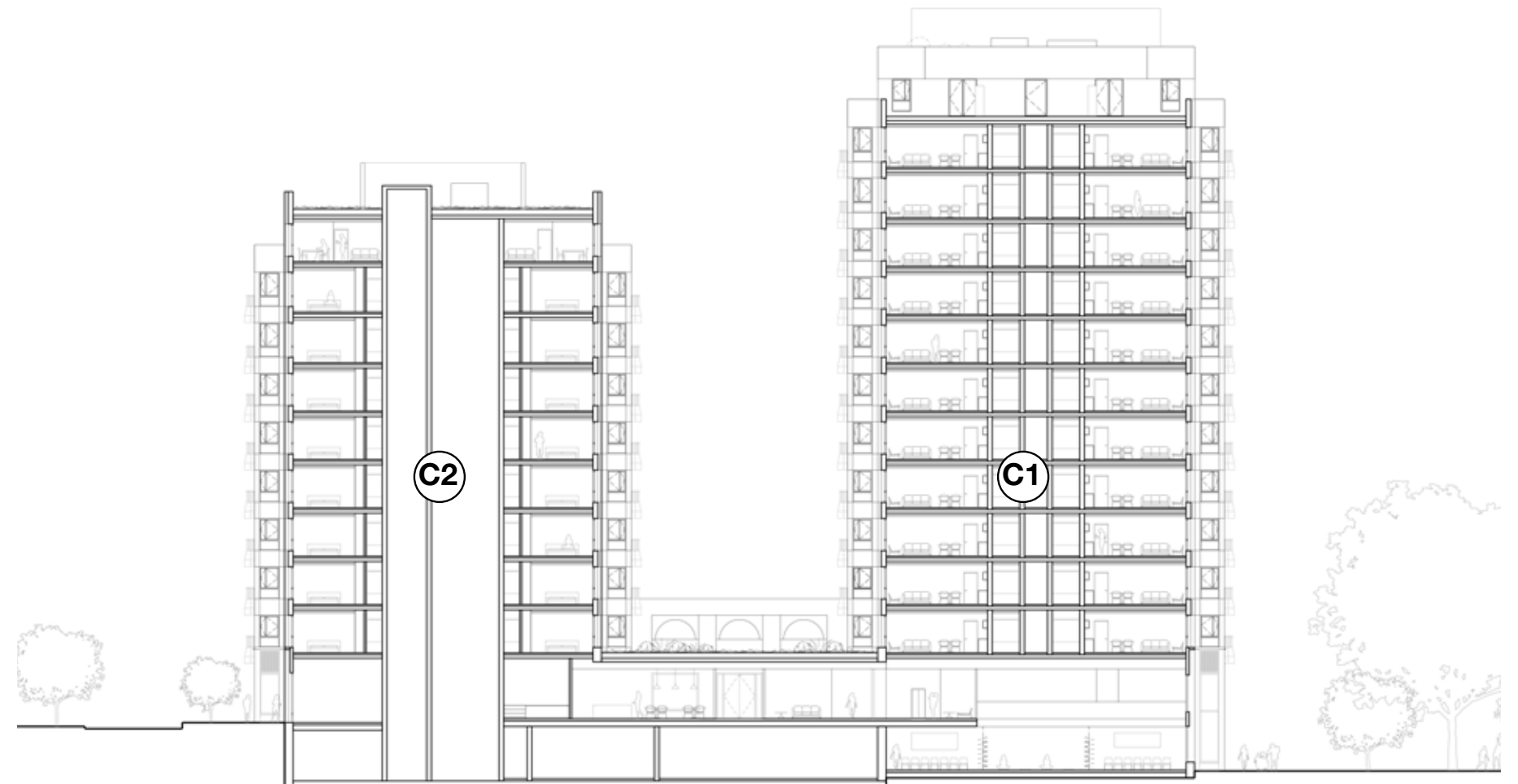
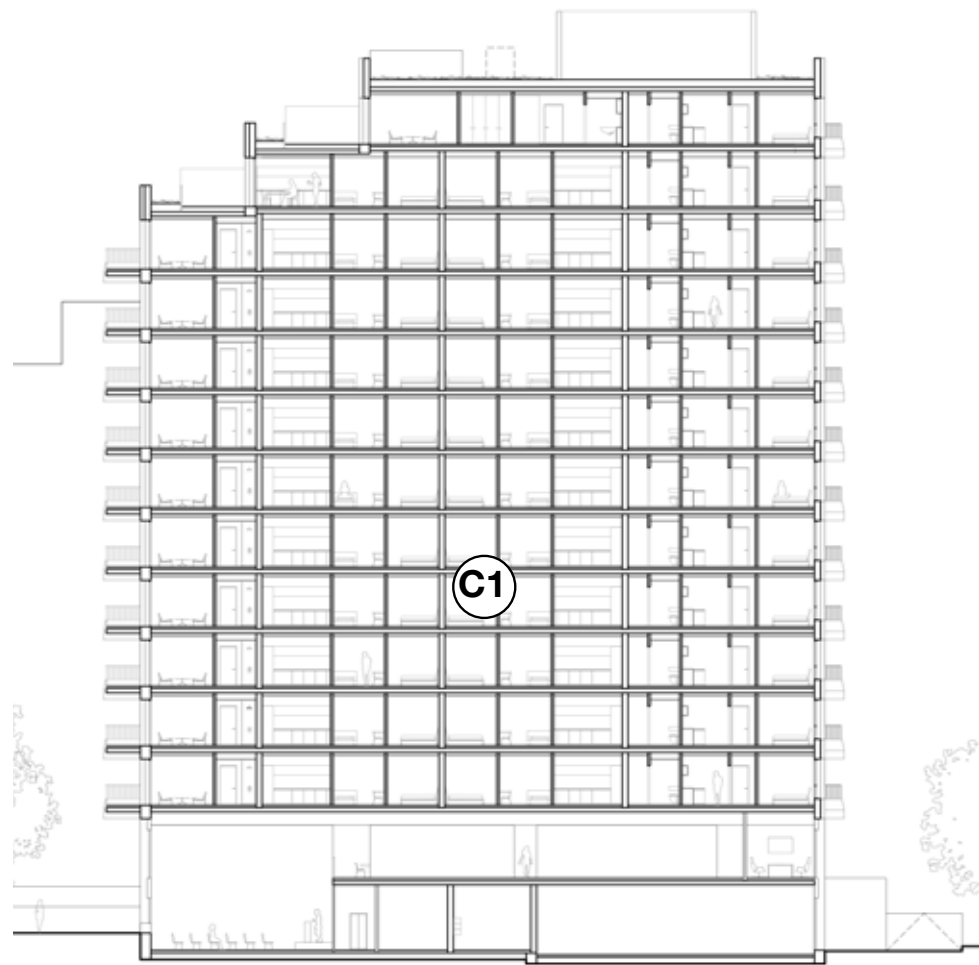


6.0 Plot C

6.8 Scale and Massing

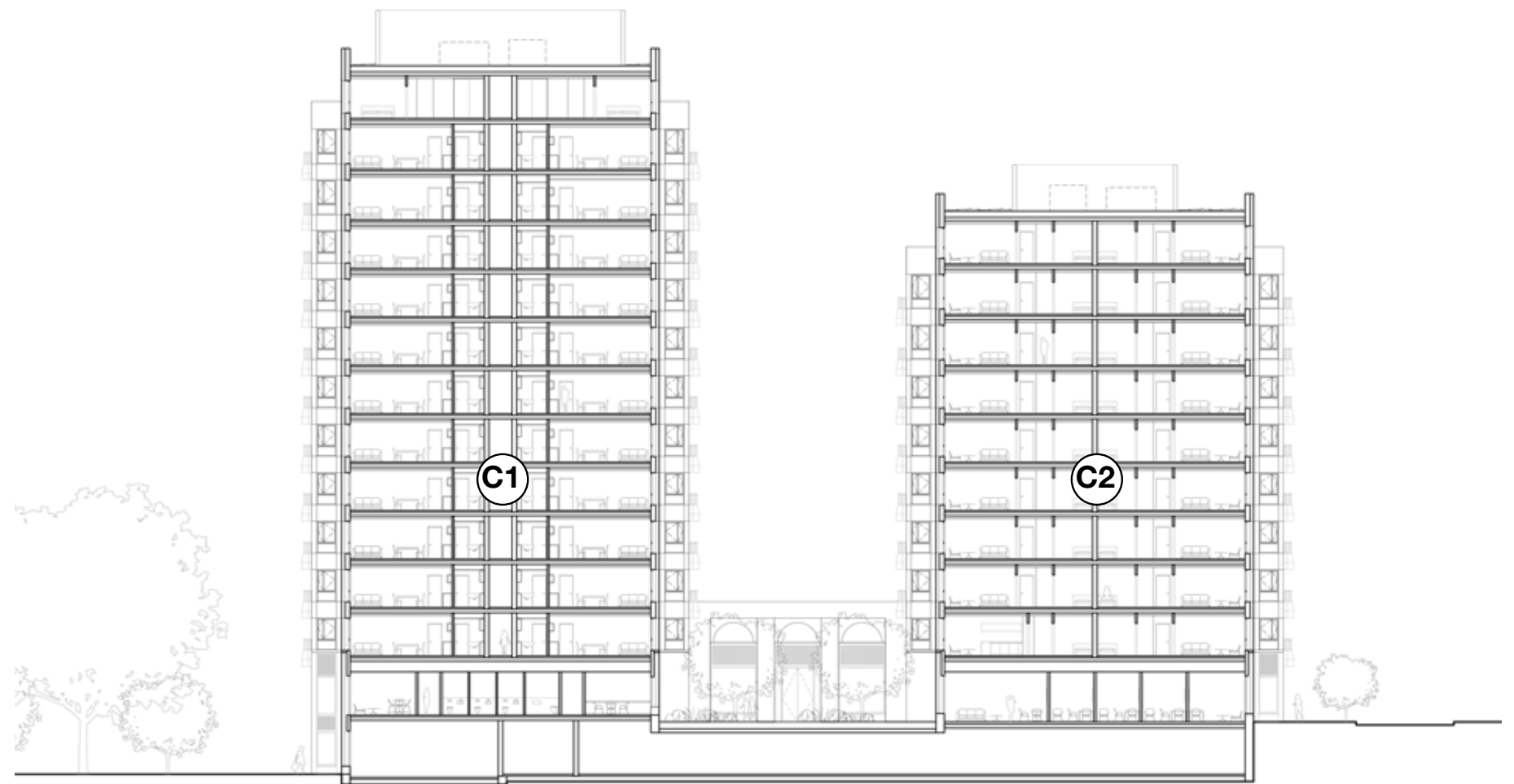
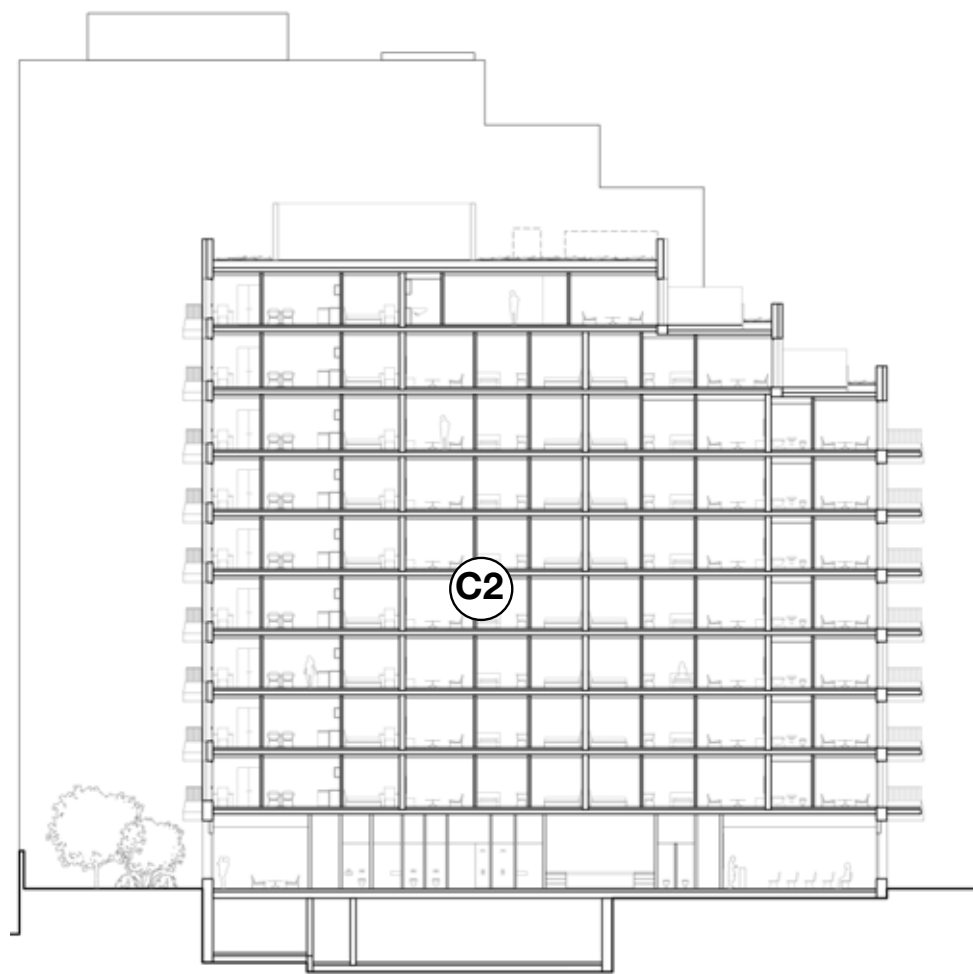
The height and massing for Plot C has been influenced by a number of contextual and architectural considerations as described in the masterplan section. Plot C consists of two separate buildings, C1 and C2, that are joined by a Women's Building at upper ground floor.

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

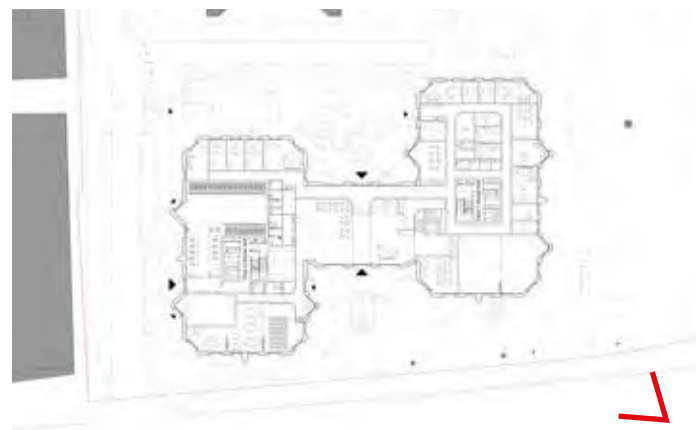
6.9 Appearance

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



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

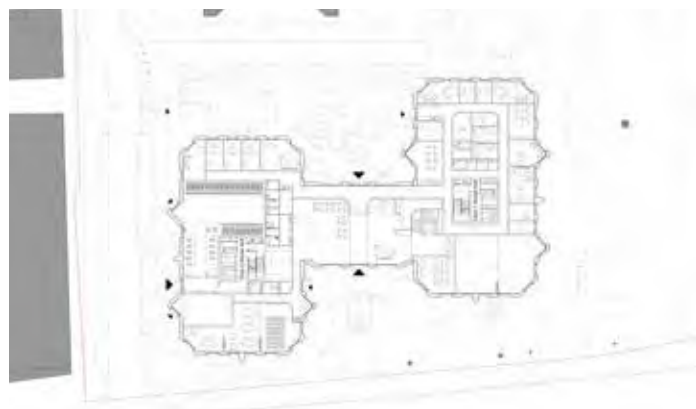


6.0 Plot C

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.

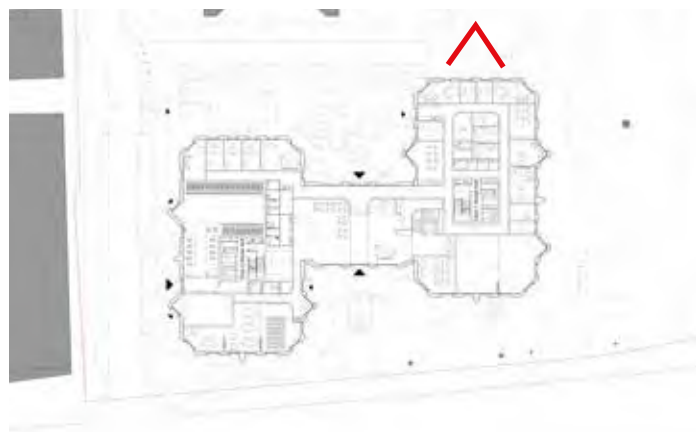


6.0 Plot C

6.9 Appearance

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

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.

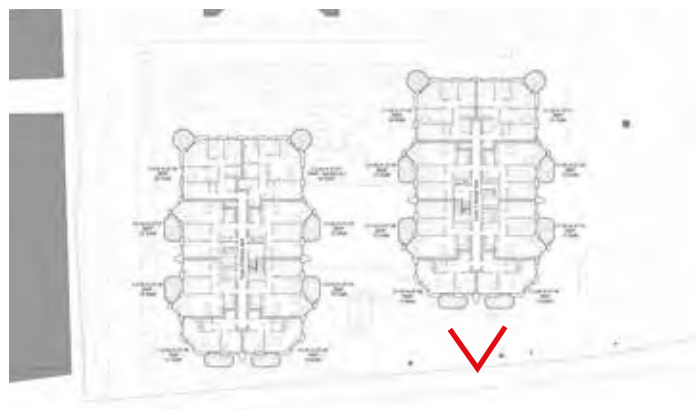


6.0 Plot C

6.9 Appearance

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.



Upper Ground Floor - Core 1

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



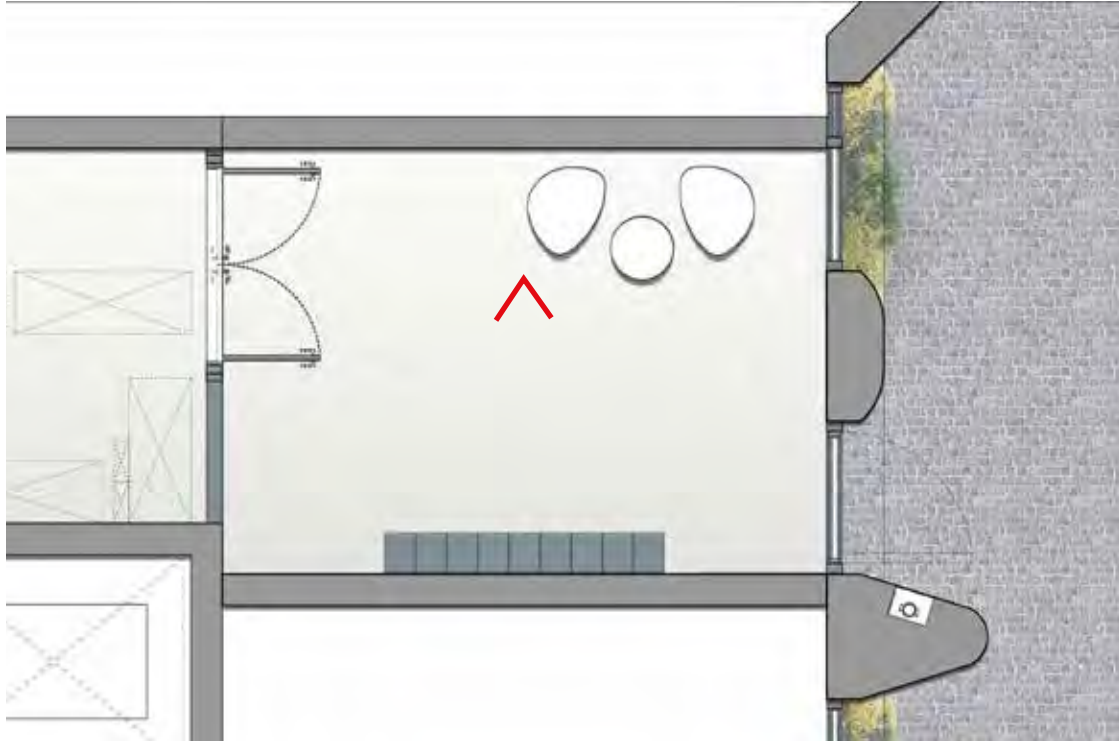
Note: Images are indicative of the material type, quality and colours proposed.



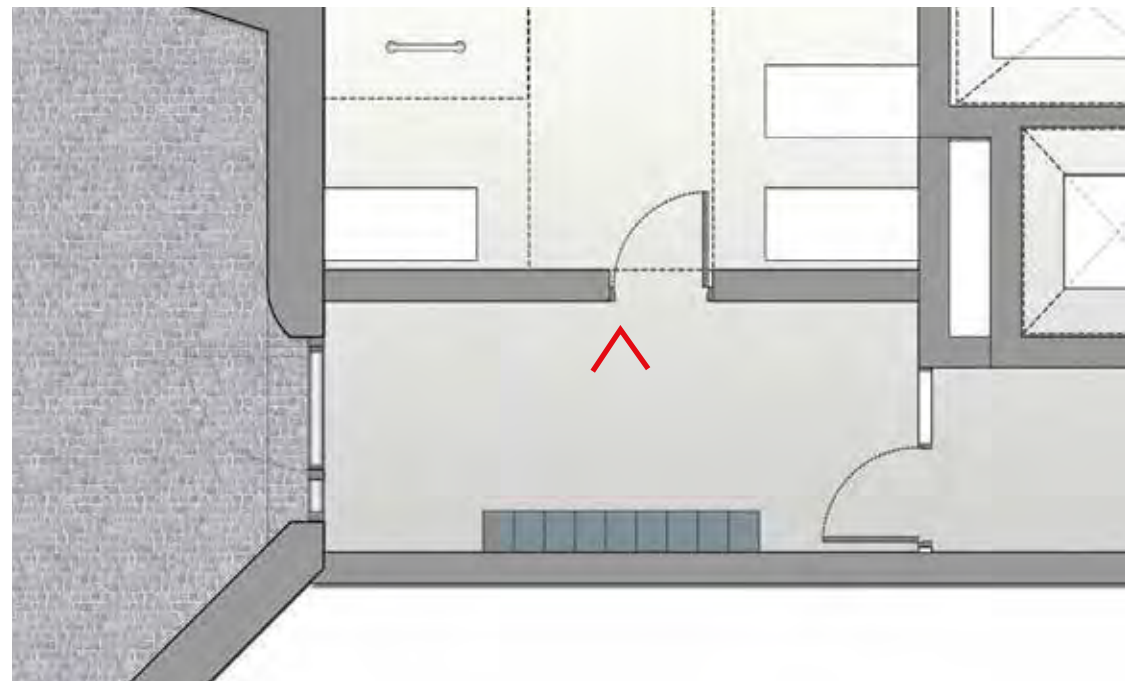
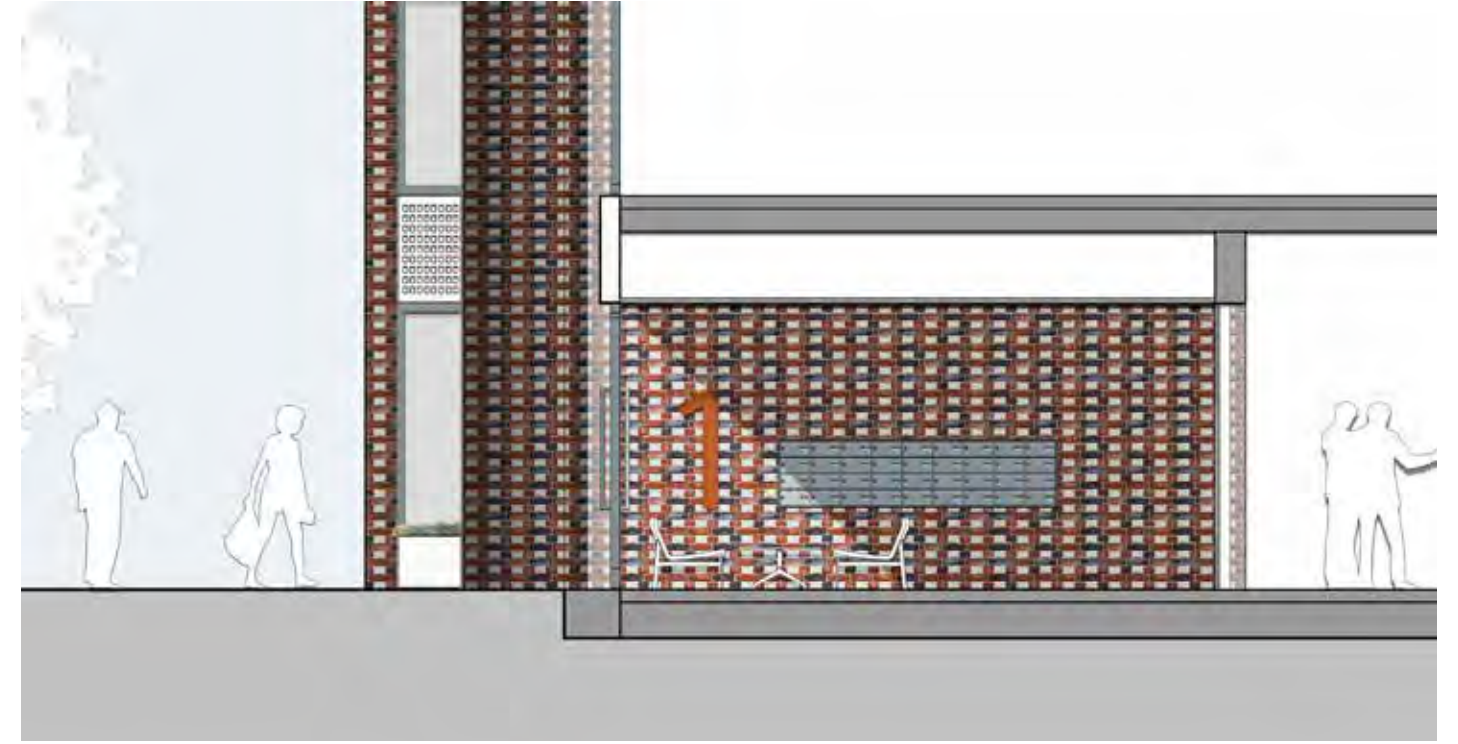
Upper Ground Floor - Core 2

6.0 Plot C

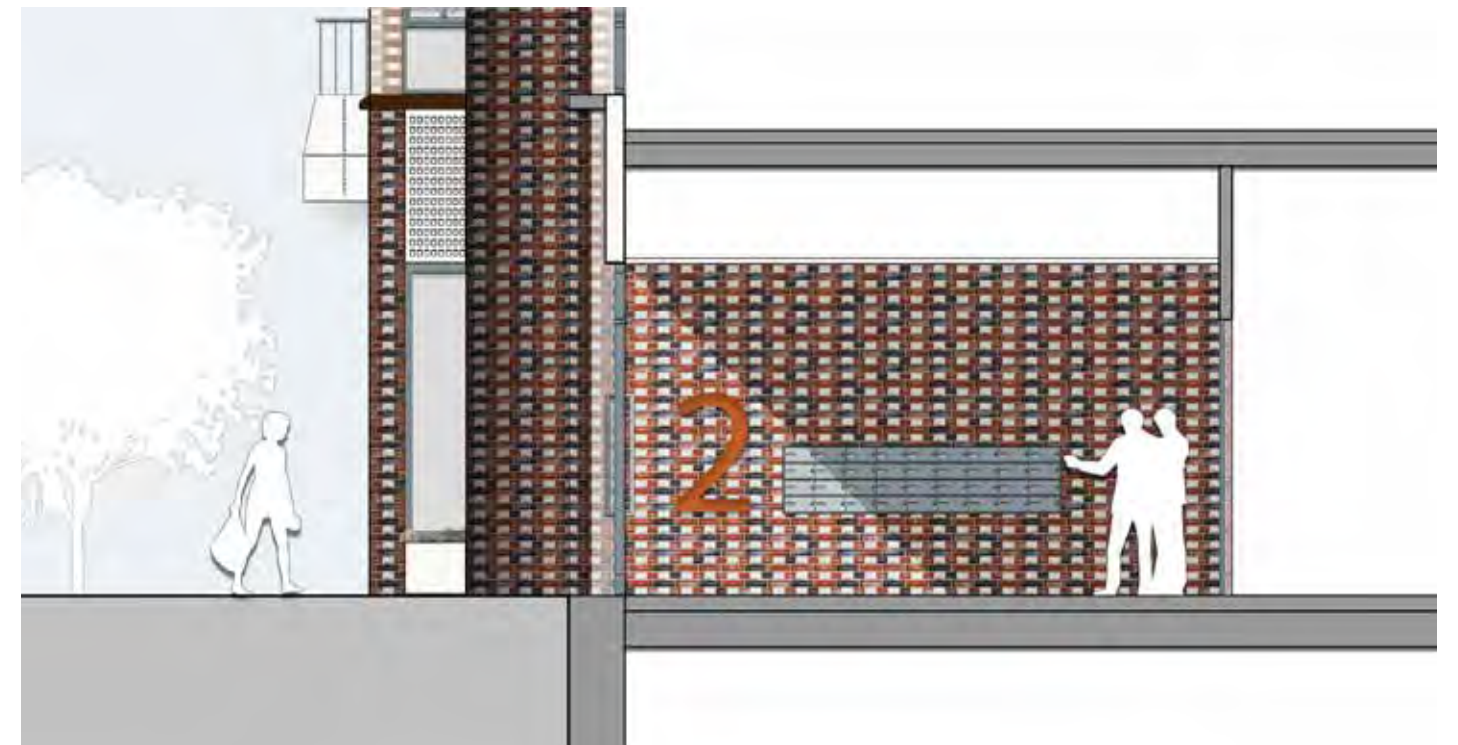
6.10 Entrances Lobbies



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



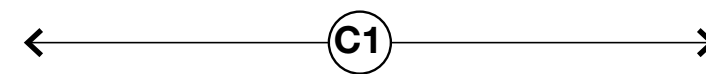
6.0 Plot C

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



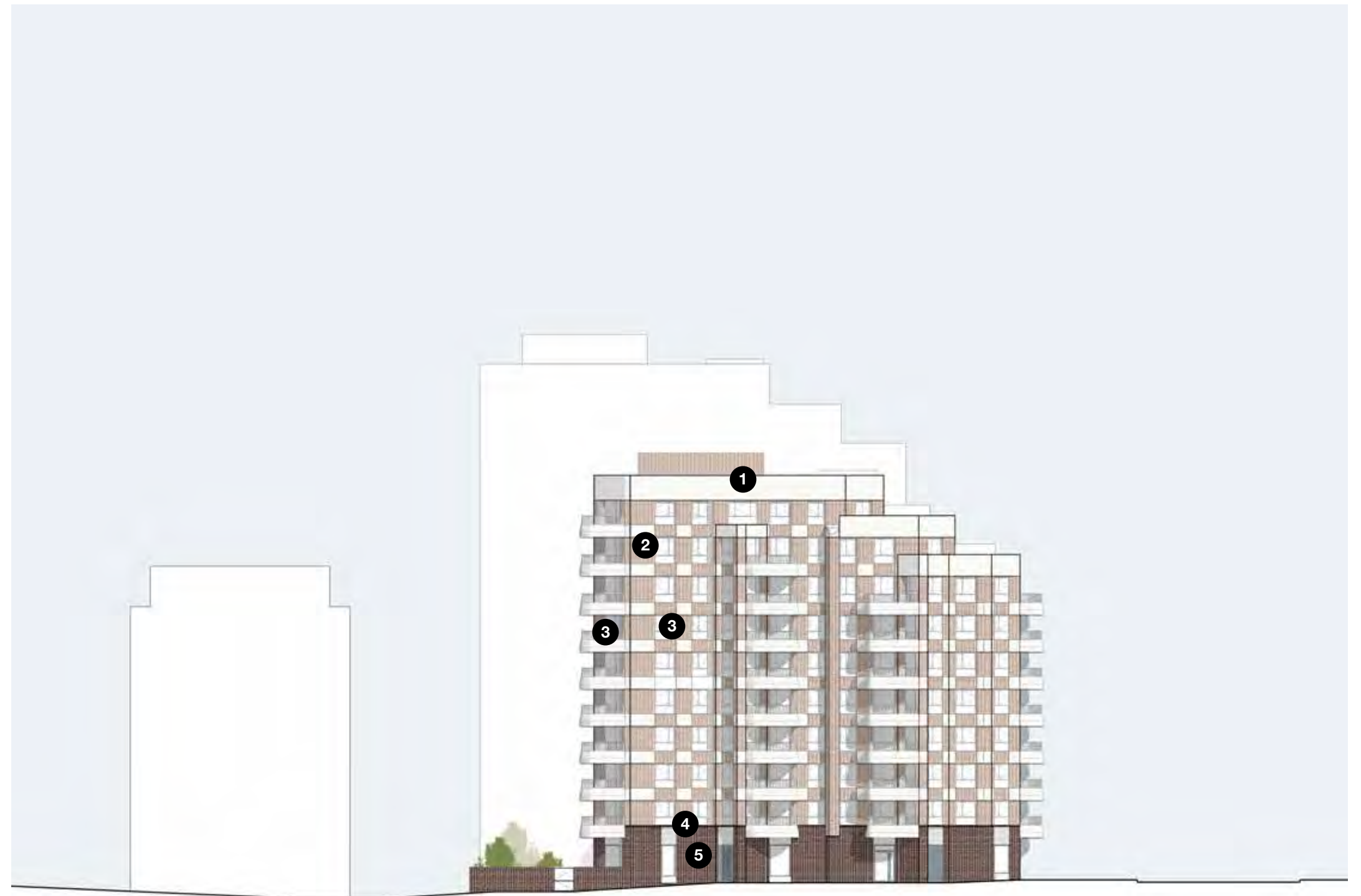
6.0 Plot C

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








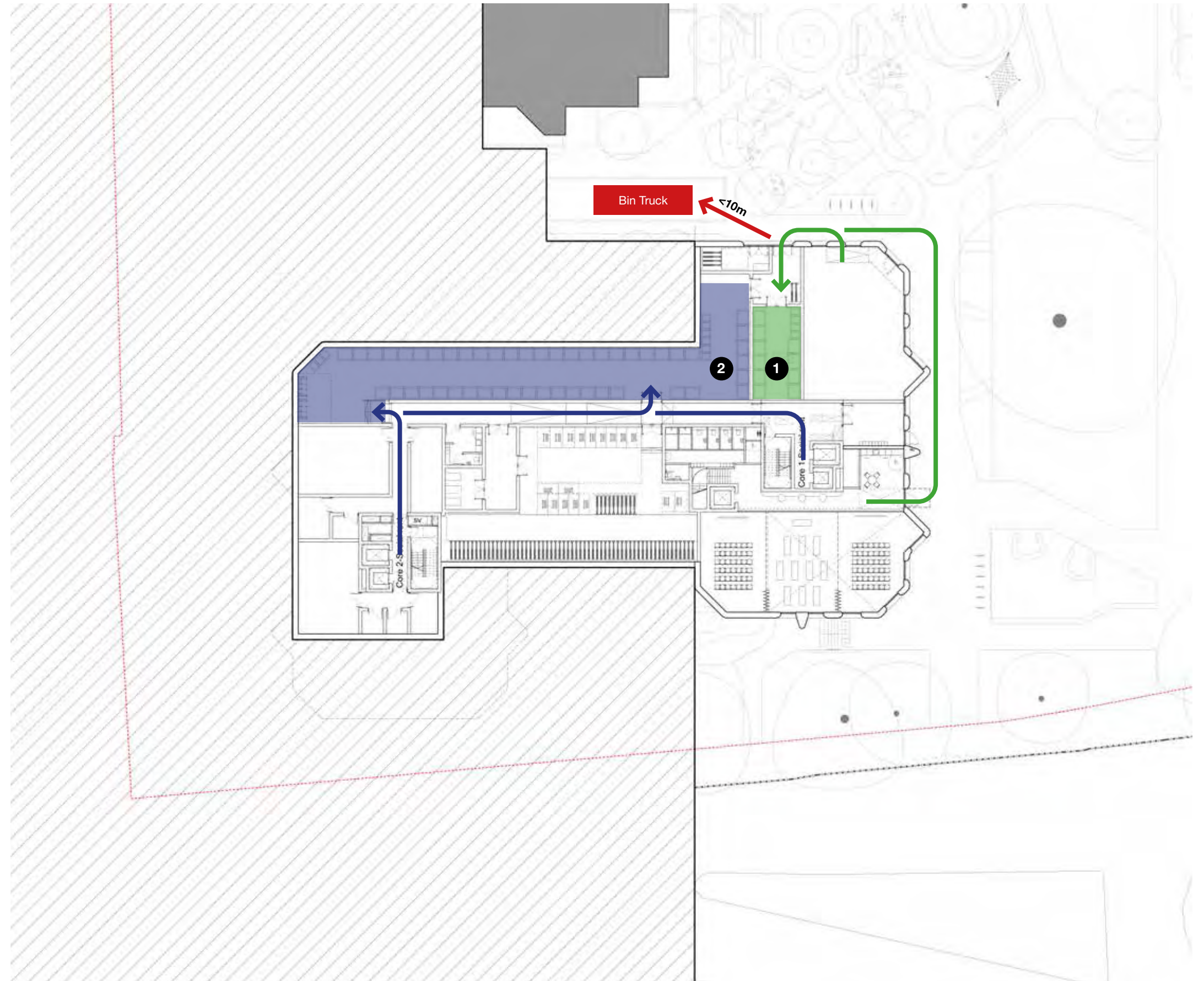
6.0 Plot C

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



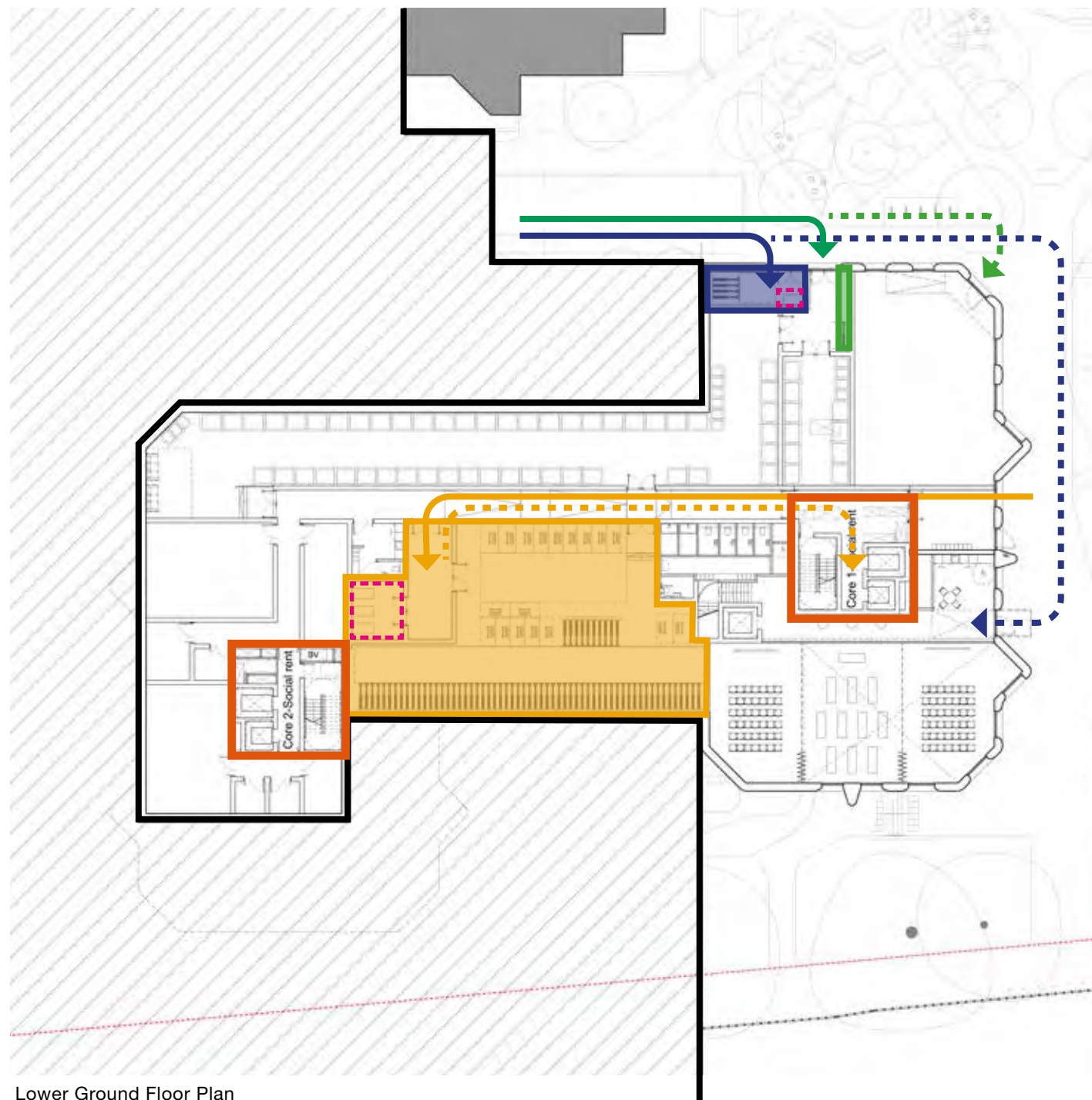
Lower Ground Floor Plan

6.0 Plot C

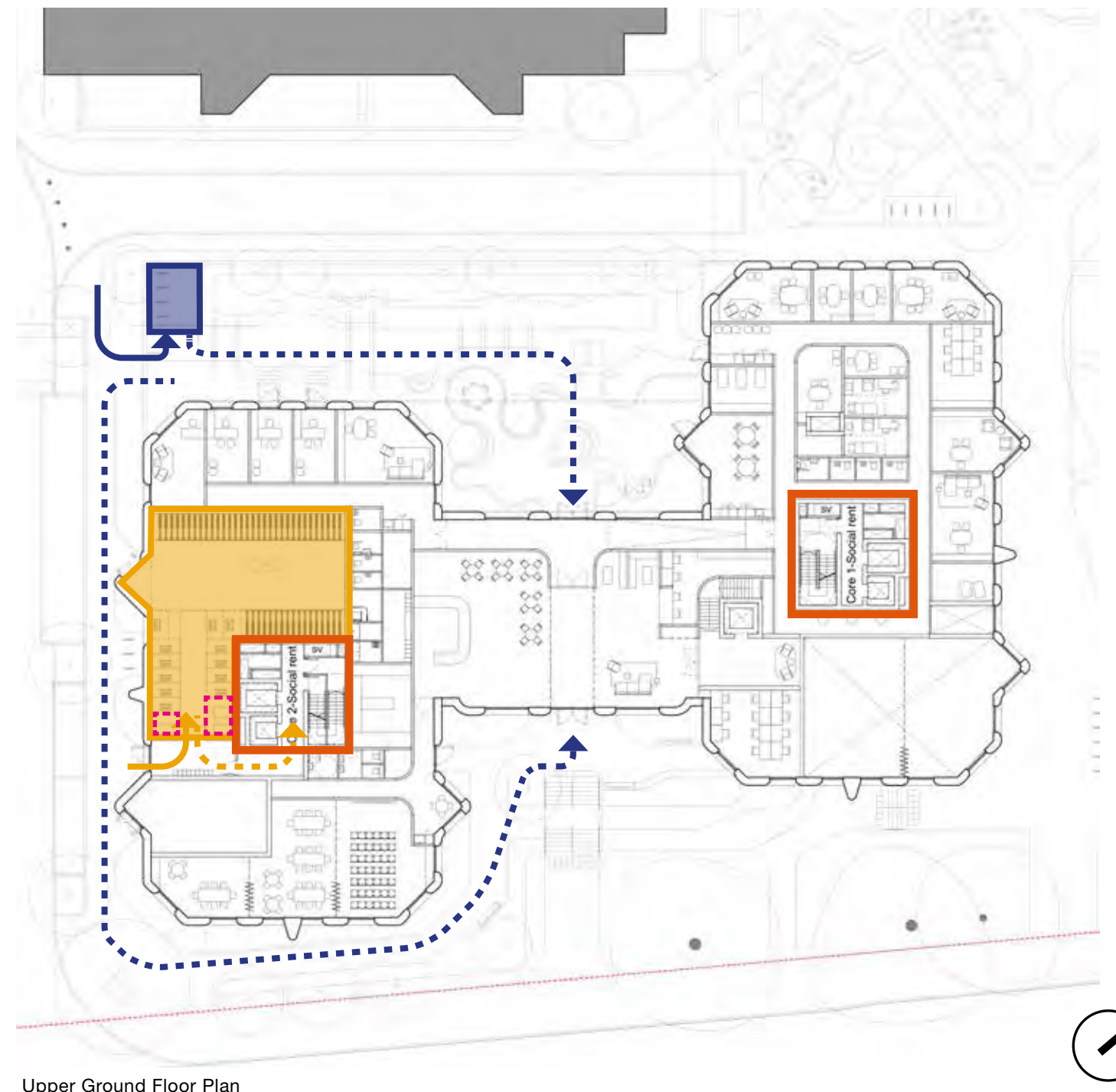
6.13 Bicycle Strategy

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



This page is intentionally left blank

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

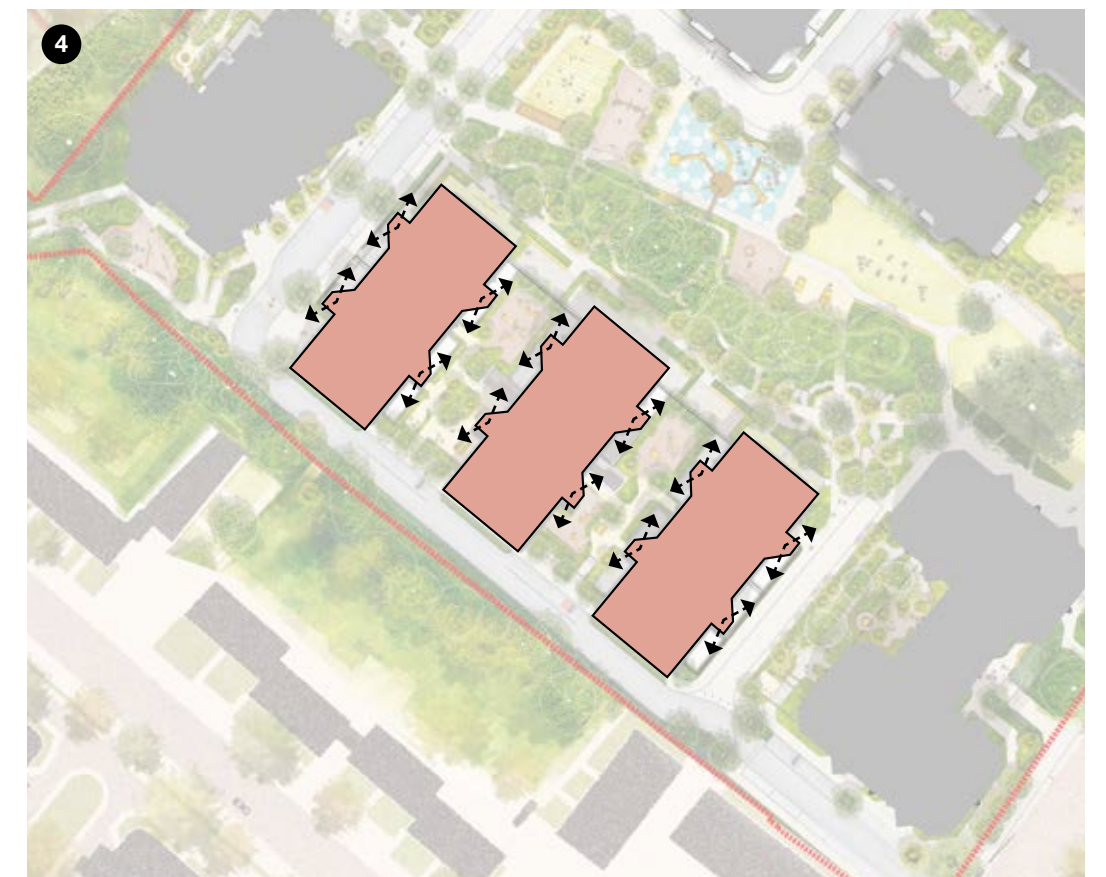
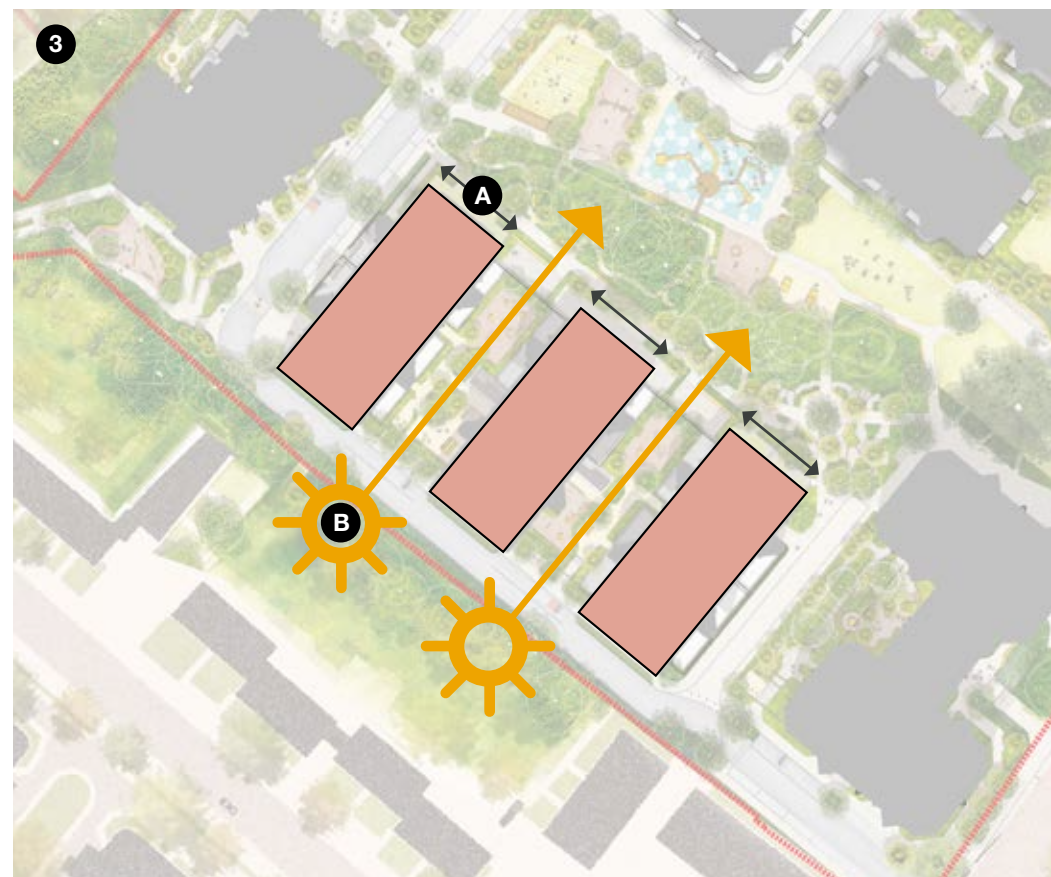
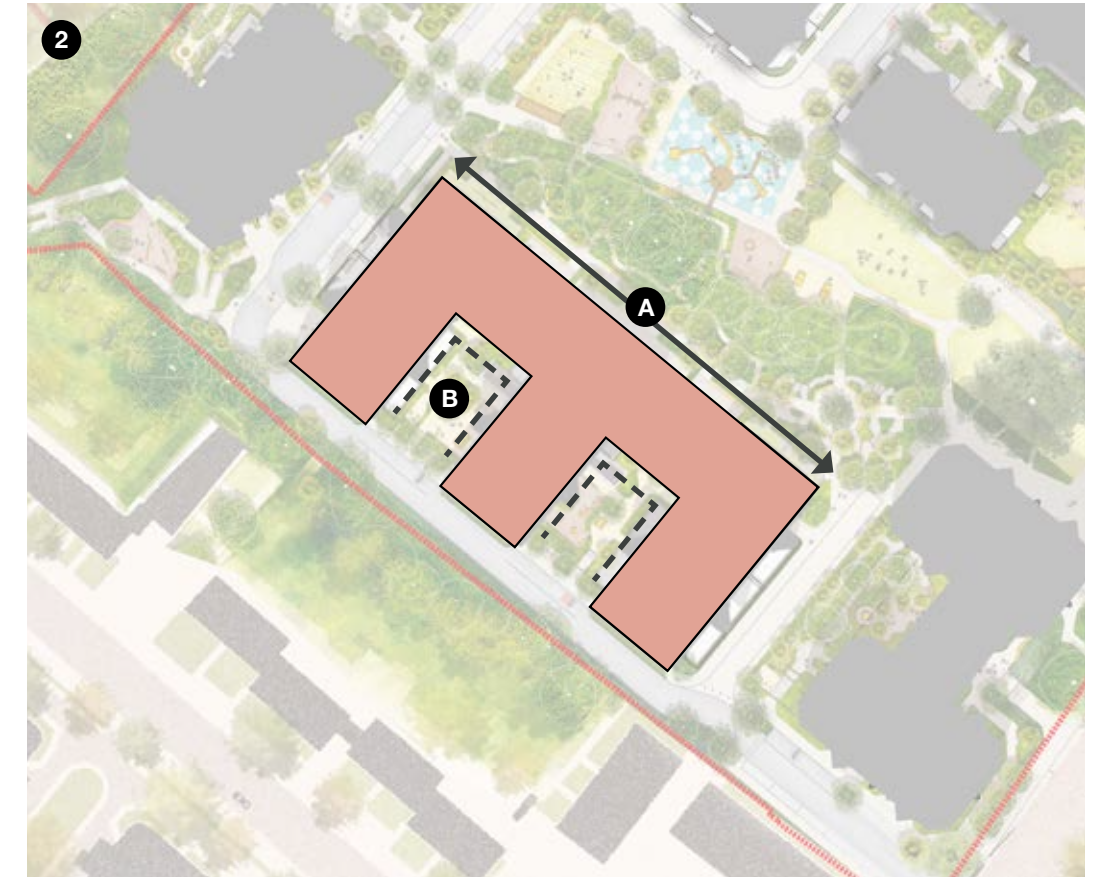
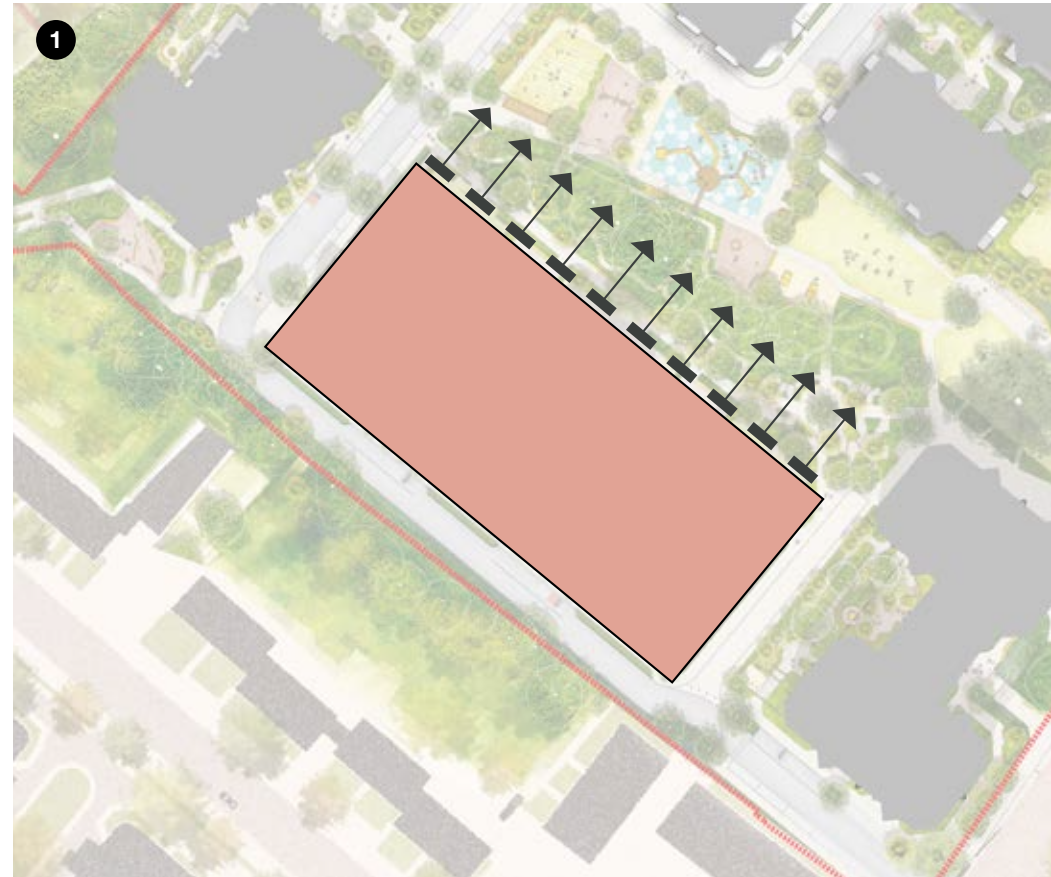
The provision of off-street protected courtyard spaces provides a shared amenity space and brings light into the depth of the plan.

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

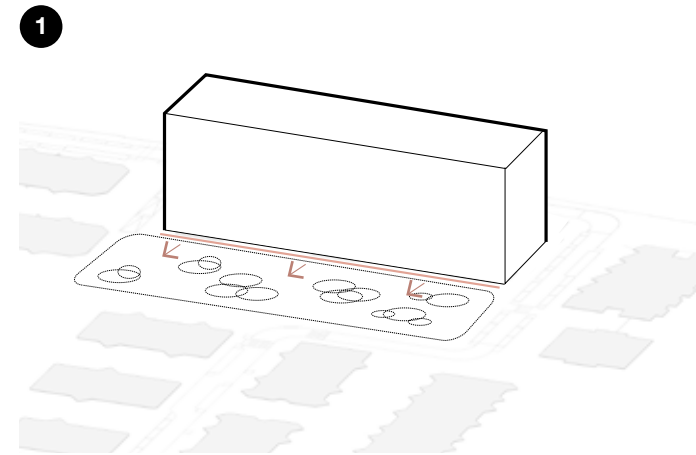
7.3 Design Evolution & Principles

Shaping the Volume

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

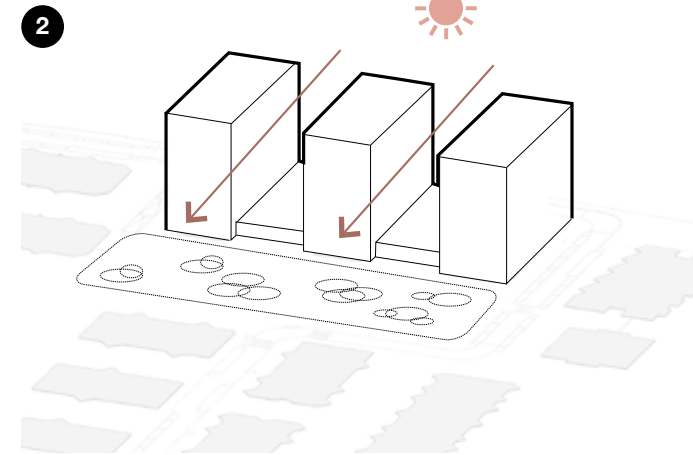
1 A volume to line the park

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



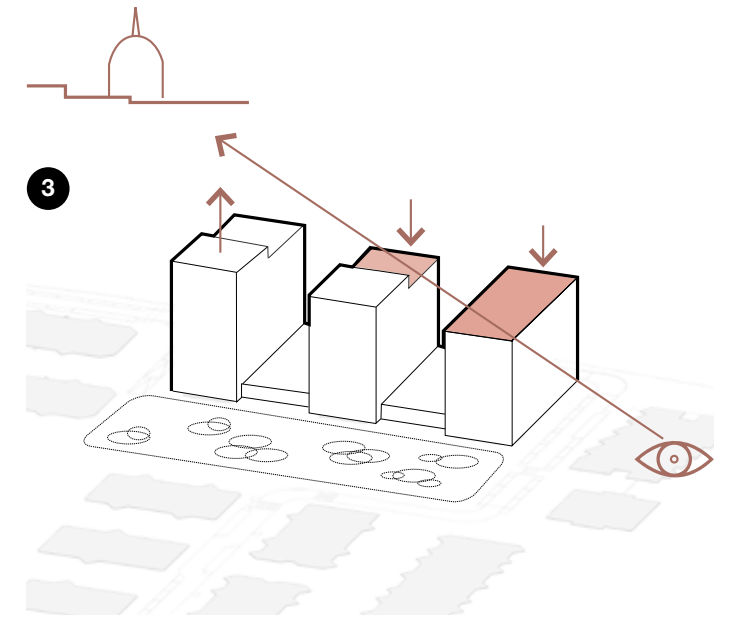
2 Separated volumes for light and aspect

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



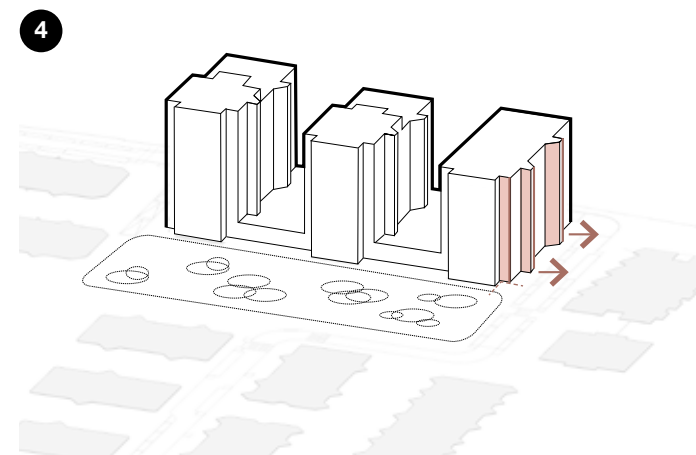
3 Responding to views

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



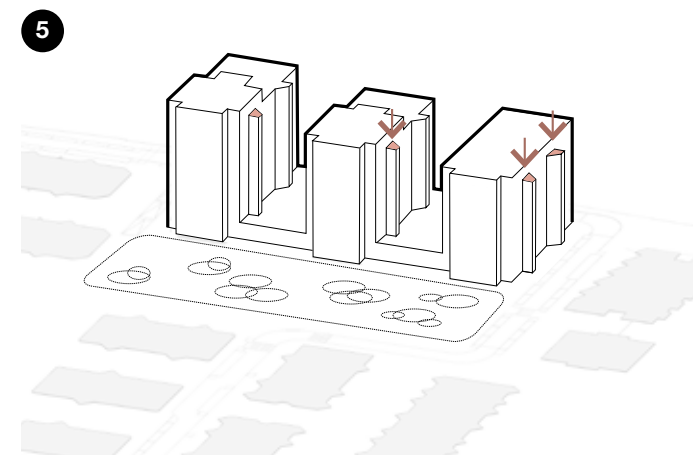
4 Articulation to improve dual aspect

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.



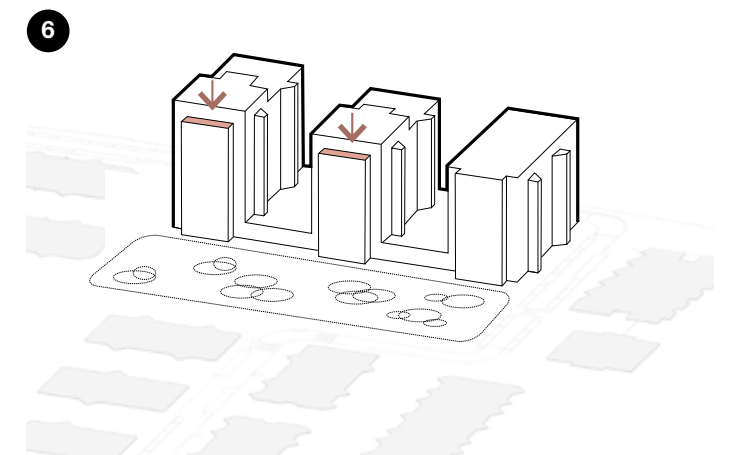
5 Step down wings

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

7.0 Plot D

7.3 Design Evolution & Principles

Internal Layout Principles

The internal layout of plot D is designed in response to existing topography and context and the development of the massing design. Strategic layout principles are listed below.

① **Shared facilities space with view onto park**

The resident's shared facilities indicatively includes a lounge, gym and dining room. They provide an active frontage along the parks edge at lower ground floor.

② **Ancillary spaces placed below ground**

Due to the sloping topography, the building is partially submerged at lower ground floor. Ancillary spaces such as bin, bike and plant rooms are located in this area. This has reduced the amount of inactive frontage at the base of the building.

③ **Central cores accessed from street**

Main entrances to the building's stair cores are located at Upper Ground Floor with direct access from the street. The resident's shared concierge space (shown in pink) which includes a post room is located centrally in close proximity to loading bays for deliveries.

④ **Shared amenity between buildings**

A communal garden for Plot D residents is located between buildings.

⑤ **Apartments accessed from central corridor**

Cores are located centrally within each of the three buildings. Each apartment is accessed along a central corridor with a maximum of 8 homes around a core.

⑥ **Larger homes located at corners**

On a typical floor, the larger 3 bedroom apartments are located at the corners of each building to gain maximum facade length, light and aspect.

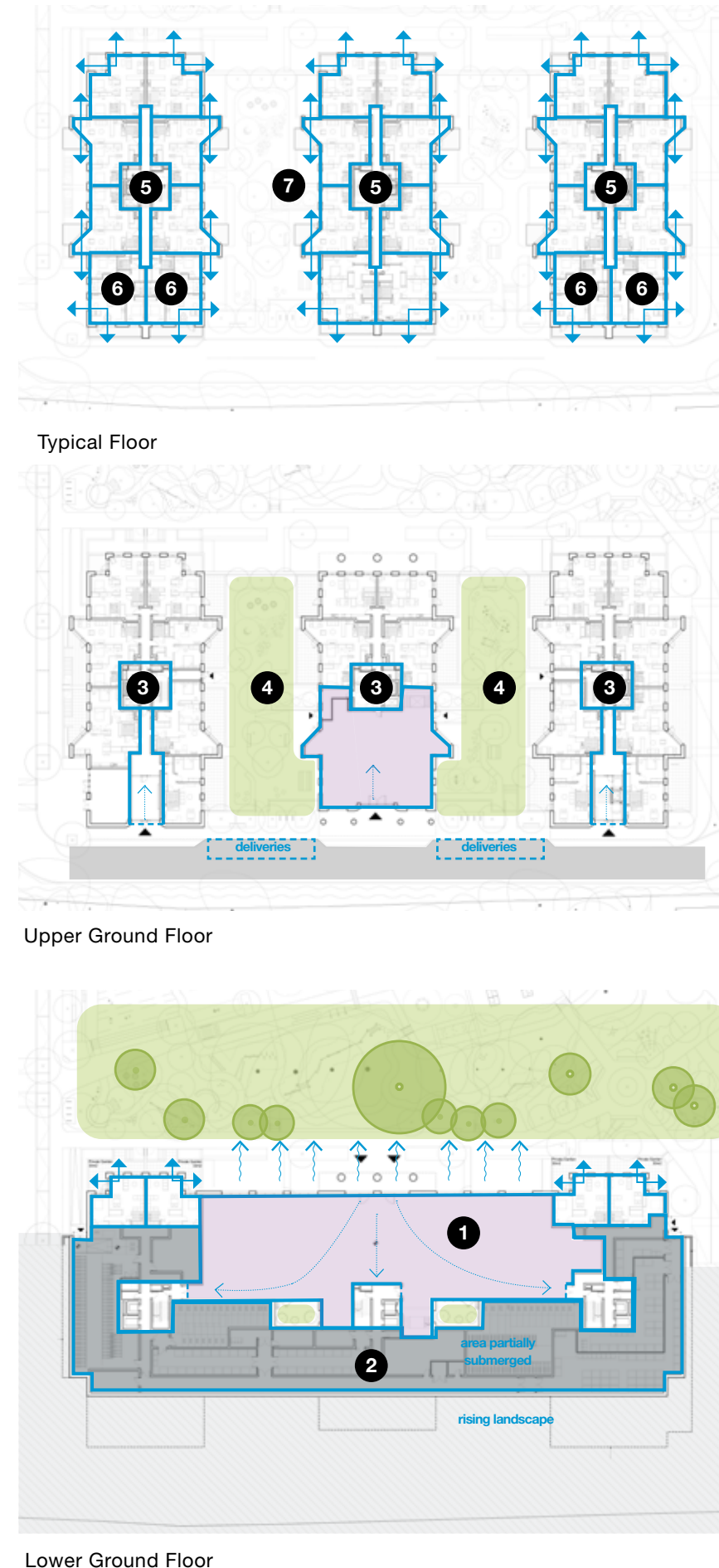
⑦ **100% of homes on typical floor with dual aspect**

Pushing out corners in the centre of the building enables 100% of homes to become either stepped or corner aspect.

→ Views

↕ Dual Aspect

→ Entrance Route



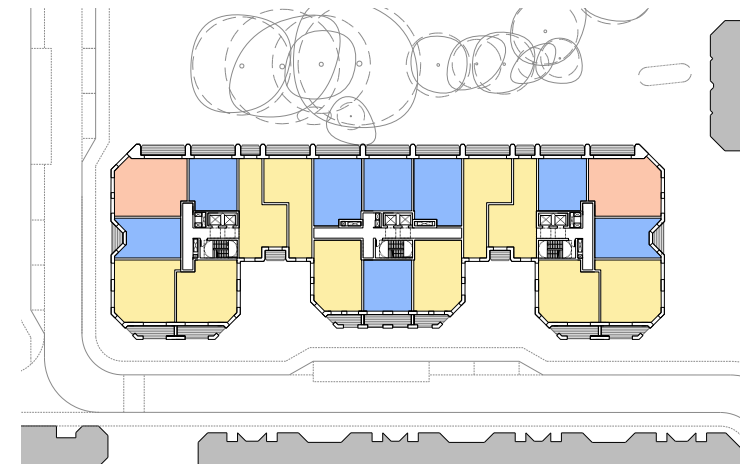
7.0 Plot D

7.3 Design Evolution & Principles

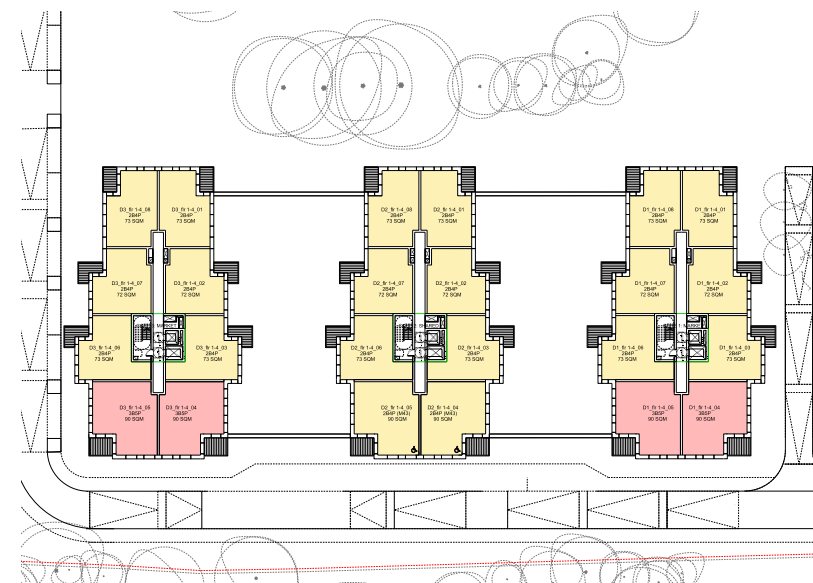
Internal Layout Evolution

The layouts opposite show how the typical floor of Plot D has evolved over time. The plan has evolved to improve light and aspect for individual homes and also to improve the quality and sunlight to external amenity.

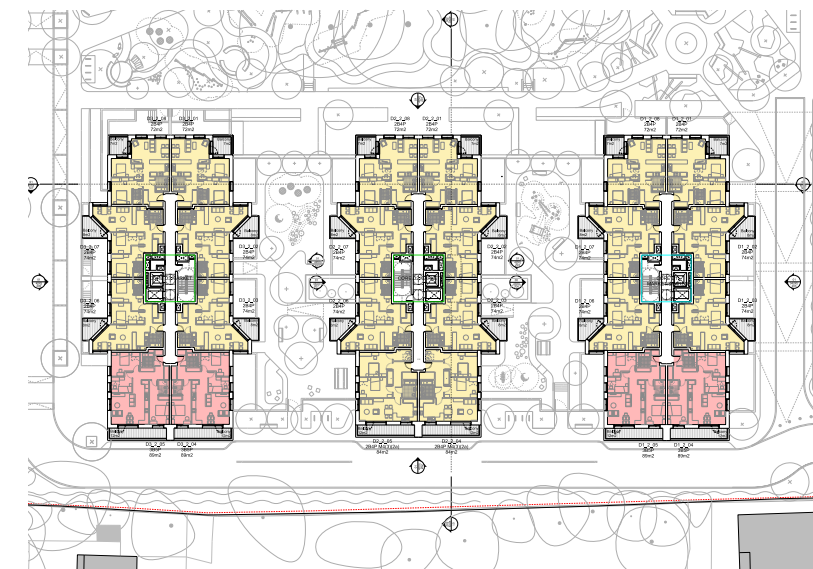
As described previously, originally conceived as a linear building facing the park (see June 2020), in plan this configuration made 100% dual aspect for a typical floor difficult to achieve. The plan progressed to three separate buildings connected at lower ground floor (see Jan 2021), with all apartments at typical floor achieving dual aspect and providing better views towards the park. Further refinements to the massing were made to improve internal daylight to homes and to provide an architecturally elegant sculpted massing facing the park (see Nov 2021).



Typical Floor - June 2020



Typical Floor - Jan 2021



Typical Floor - Nov 2021 (current)

- 1B2P
- 2B4P
- 3B5P

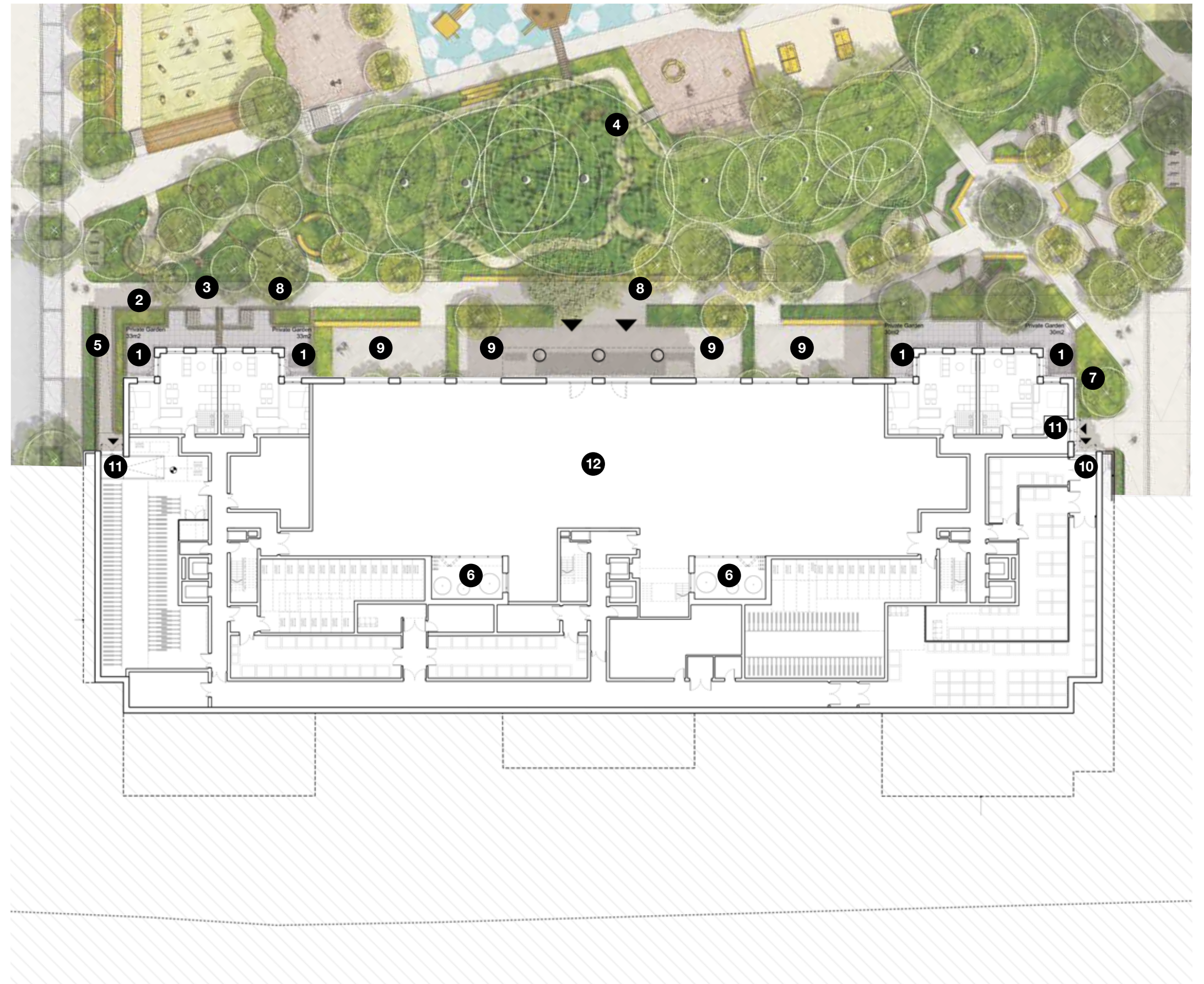
7.0 Plot D

7.4 Landscape Summary

Lower Ground Floor

Zones of hard landscaping (10) are provided as spill out space for seating and amenity in front of the residents shared facilities space (13). Private gardens (1) are provided to the lower ground floor one bedroom apartments with gated access from the park. Planting is proposed as a defensible space along the gardens edge (2). A pedestrian pathway (9) is located between the garden edge and the park. A ramp is provided to slope down into the bike store at lower ground floor (6). A planted buffer edge is set between the ramp and the private garden space. Bin store access (11) is proposed along the buildings' side elevation and is separated by trees and planting from the private garden spaces. Lightwell courtyards (7) are proposed to the rear of the residents shared facilities to bring greenery, light and ventilation to the centre of the floor plan.

- ① Private garden space
- ② Defensible planted edge
- ③ Gate access from park
- ④ Public Park
- ⑤ Ramp to bike store
- ⑥ Lightwell courtyard
- ⑦ Planted soft landscaping
- ⑧ Pedestrian Pathway
- ⑨ Shared amenity for resident's shared facilities
- ⑩ Bin store access
- ⑪ Bike store access
- ⑫ Resident's Shared Facilities



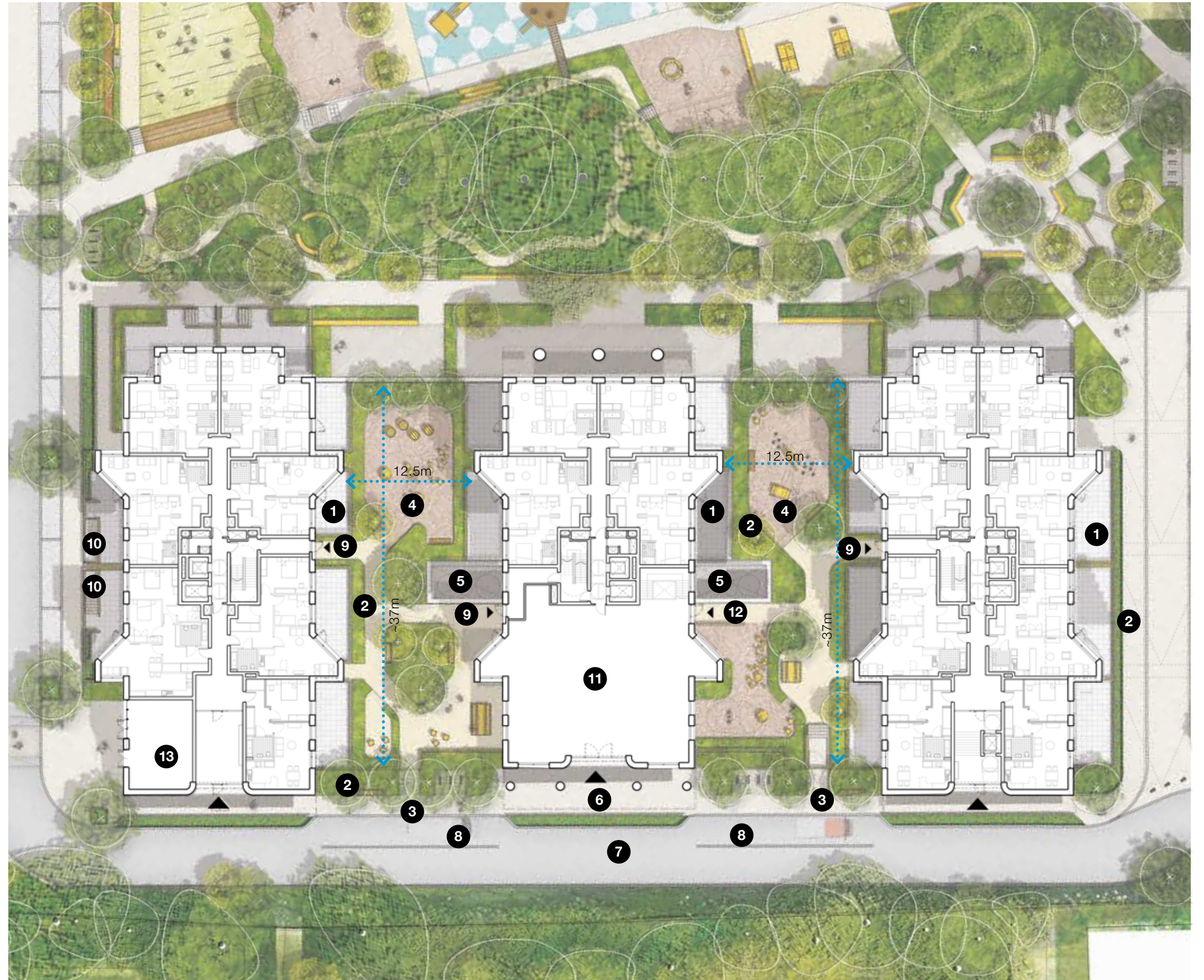
7.0 Plot D

7.4 Landscape Summary

Upper Ground Floor

Communal resident's gardens (4) are proposed between the buildings. These spaces overlook the park and will provide spill-out and play areas for the central shared facilities space (11). Gated access (3) from the street is proposed and residents can also access the gardens via the stair cores. The edge of the common space along the street is also defined by deep planting and a tree lined buffer edge. Private terraces (1) are provided to the apartments around the perimeter of the common space. A planted edge (2) to provide defensible space is proposed between the communal areas and the private terraces. Delivery loading bays (8) are located along the street either side of the central concierge space. The facade line to the central building D2 is pushed back at ground floor to provide more generous pavement zone in front of the concierge. Private terraces (10) along the street edge to D3 are provided with gated access and steps from street level to activate this frontage.

- ① Private terrace space
- ② Defensible planted edge
- ③ Deep planting and gated access
- ④ Communal Resident's Garden
- ⑤ Lightwell to lower ground floor
- ⑥ Pavement
- ⑦ Road
- ⑧ Delivery parking bay
- ⑨ Access to residential stair core
- ⑩ Gated access from street
- ⑪ Resident's shared facilities and concierge
- ⑫ Access to resident's shared facilities
- ⑬ Substation



7.0 Plot D

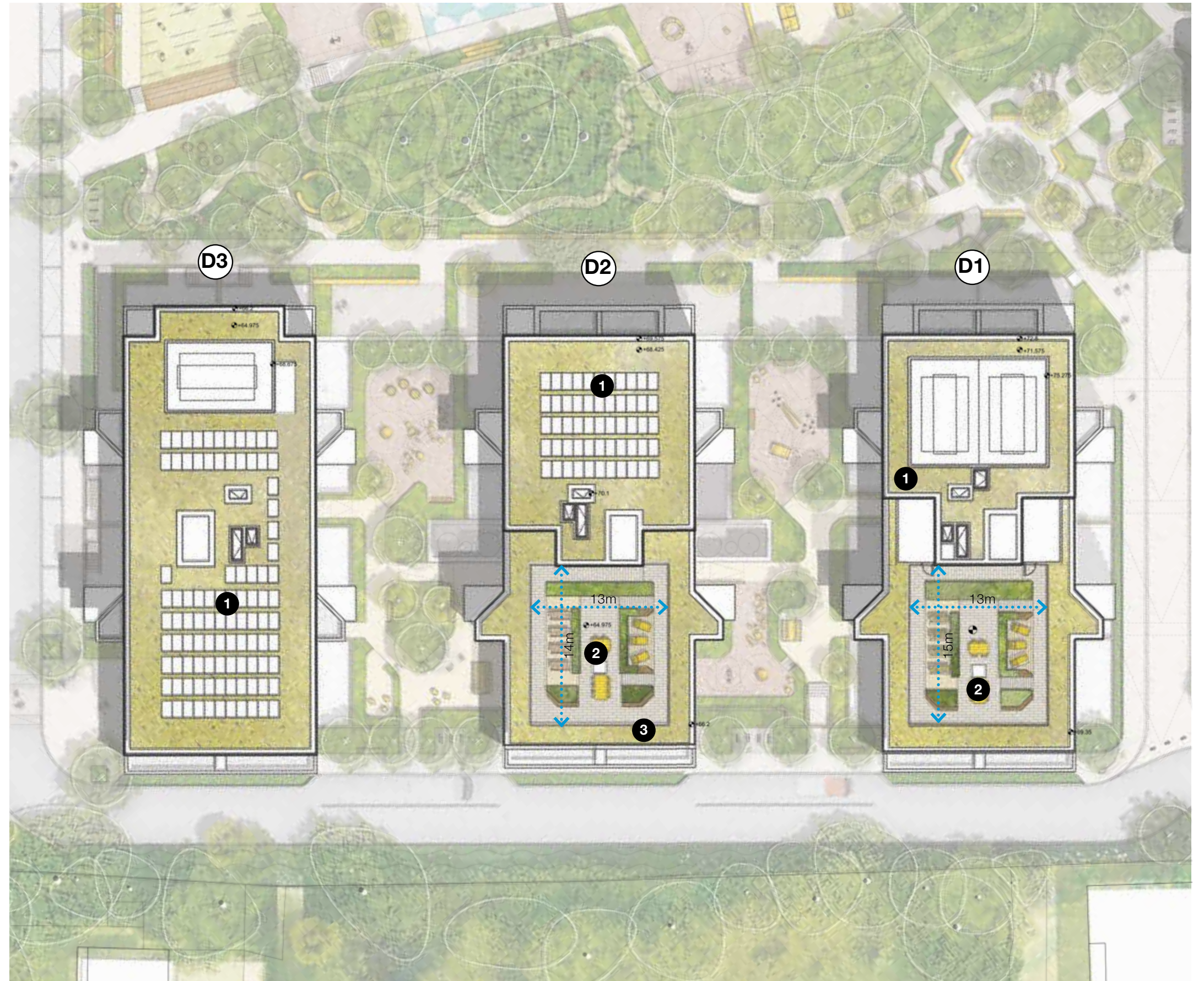
7.4 Landscape Summary

Roof Plan

Two resident's communal terraces (2) are proposed on buildings D1 and D2 and are open to the residents of those buildings only. These terraces will be provided with a combination of planted and seated areas. A planted green edge is proposed around the terrace's perimeter, improving the schemes biodiversity and ecology.

The remaining roofs of buildings D1, D2 and D3 are accessible for maintenance purposes only and are proposed as brown biodiverse roofs.

- ① Biodiverse Roof
- ② Resident's communal terrace
- ③ Planted edge



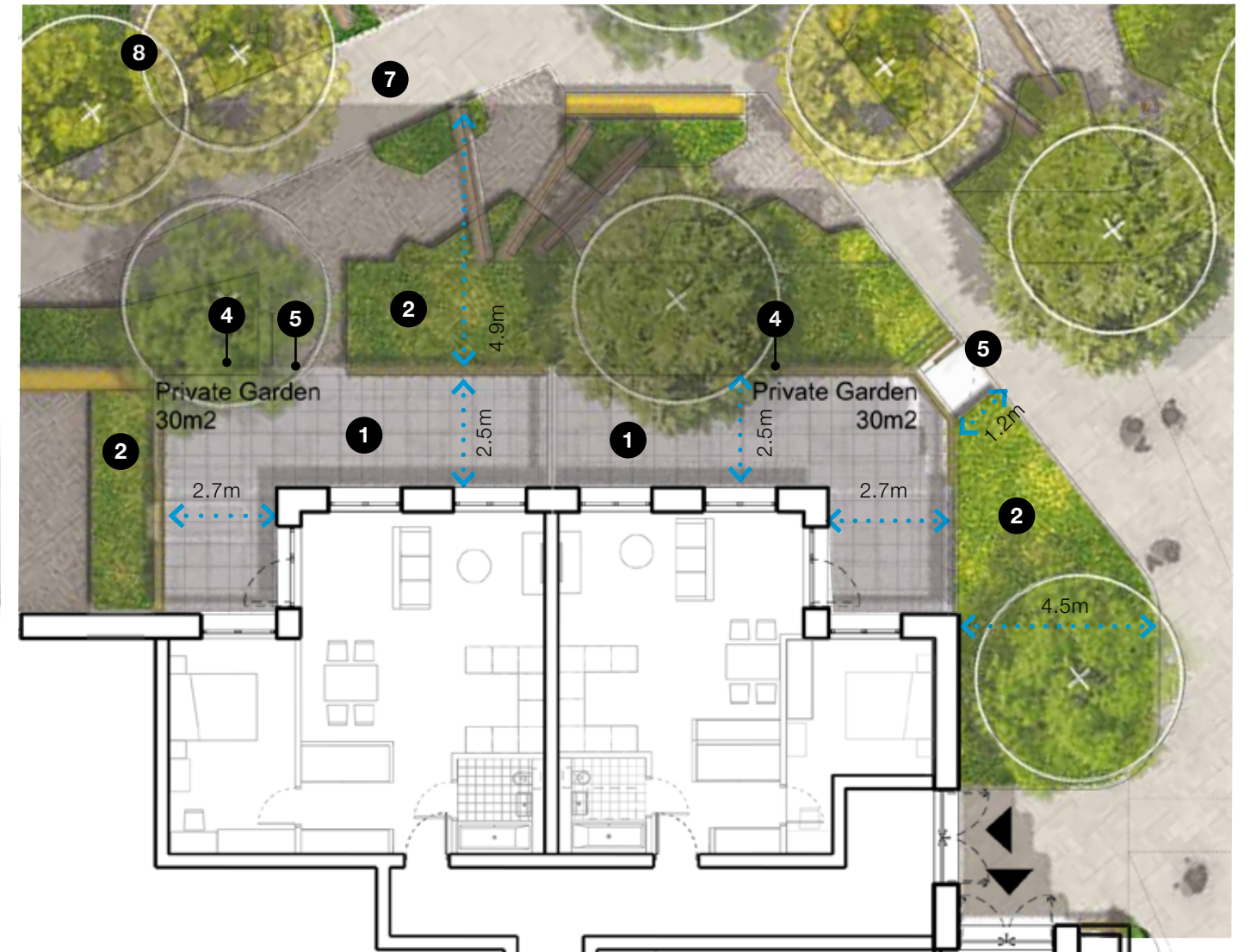
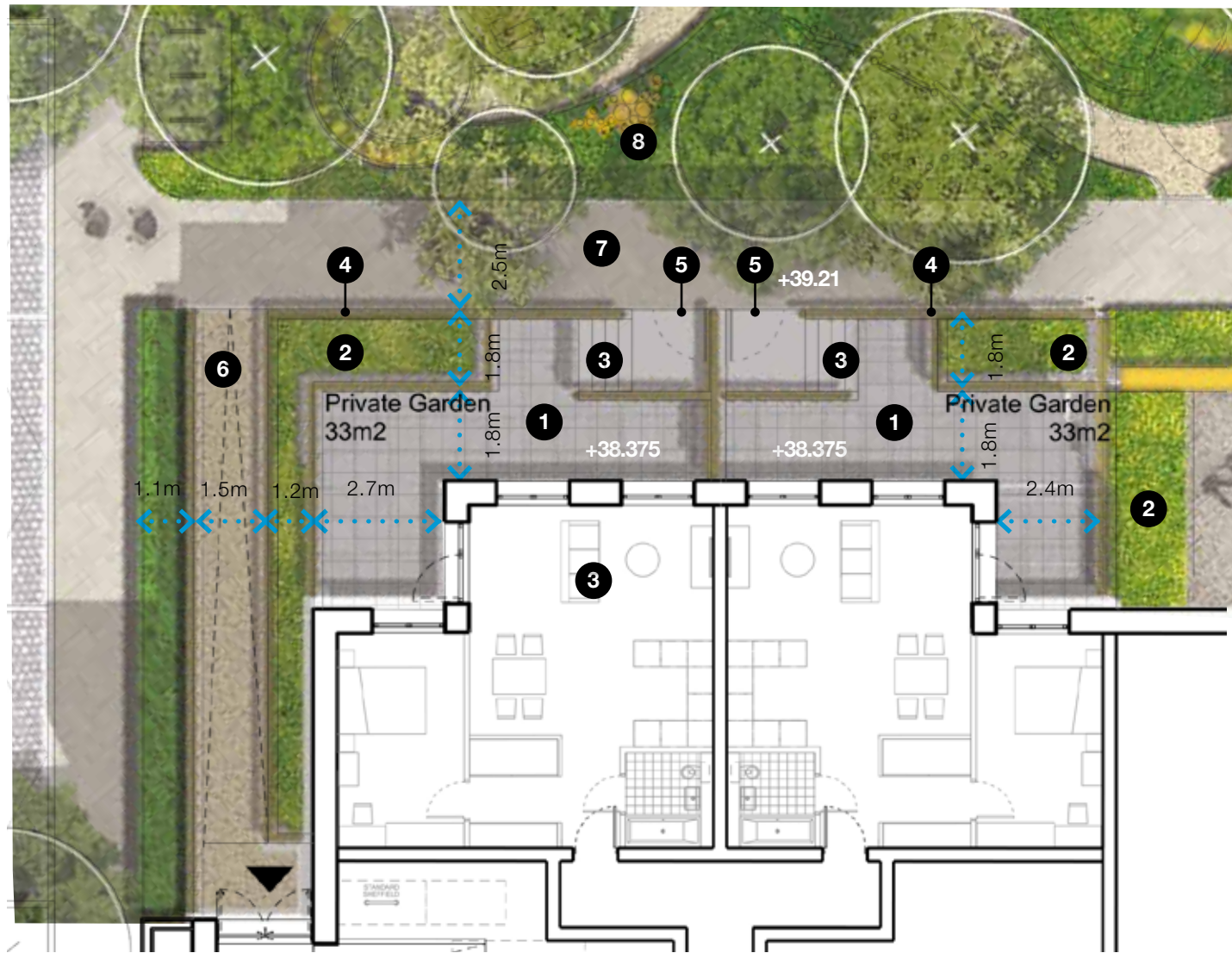
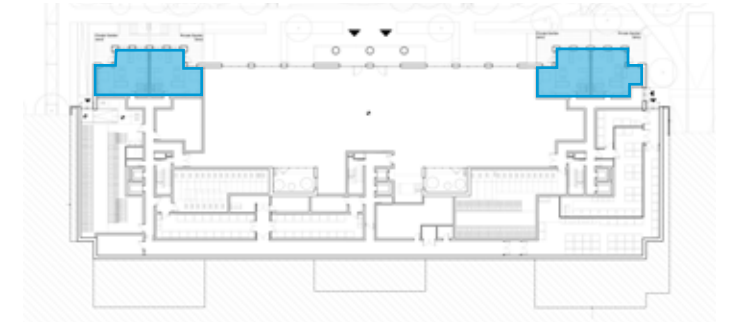
7.0 Plot D

7.4 Landscape Summary

Lower Ground Floor Gardens

As described previously lower ground floor gardens are provided with gated access from the park. Planted edge buffer is proposed to act as a defensible space to provide privacy.

- ① Private Garden
- ② Planted Edge
- ③ Steps
- ④ Wall and railings
- ⑤ Gate
- ⑥ Ramp access to bike store
- ⑦ Pedestrian path
- ⑧ Park



7.0 Plot D

7.5 Layout





Lower Ground Floor Plan

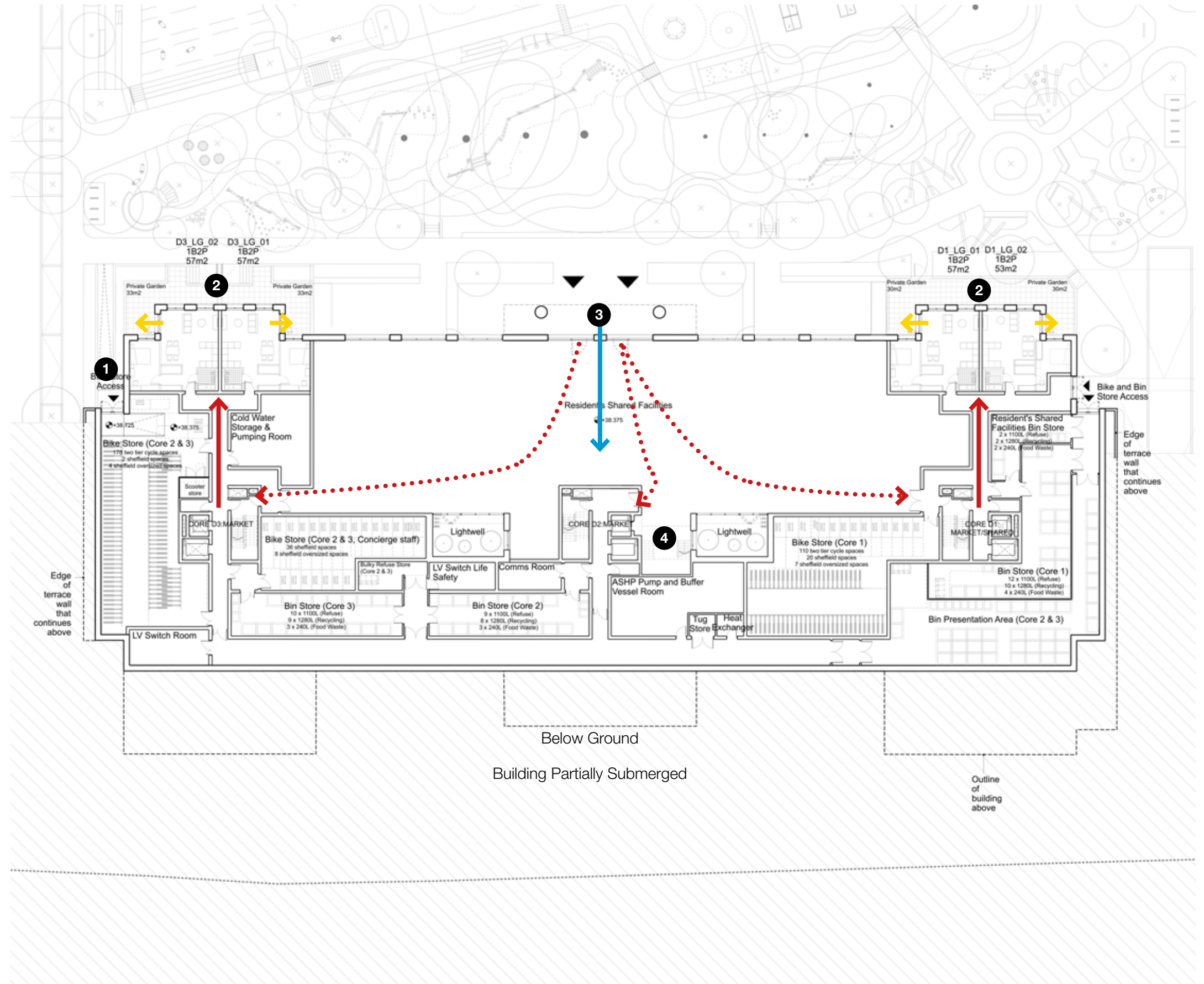
Residential shared facilities are set at park level. Facilities could include a gym, lounge, work space, screening room and dining space. An indicative detailed layout is described later in this chapter.

Other accommodation set at lower ground floor includes cycle stores, plant rooms and refuse stores.

Residential accommodation located at lower ground level will have direct access from core and secondary access from park.

- ① Cycle ramp to bike store
- ② Private amenity
- ③ Resident's shared facilities
- ④ Access to upper floor residents lounge

-  Residential Facilities entrance
-  Primary residential entrance
-  Communal secondary access
-  Secondary access



7.0 Plot D

7.5 Layout

Upper Ground Floor Plan





Communal resident's gardens are set between the three buildings at Upper Ground Floor level. Private external amenity is provided for each home separated from the main communal garden with defensible space and planting. Secondary access to the communal gardens is provided from each staircore.

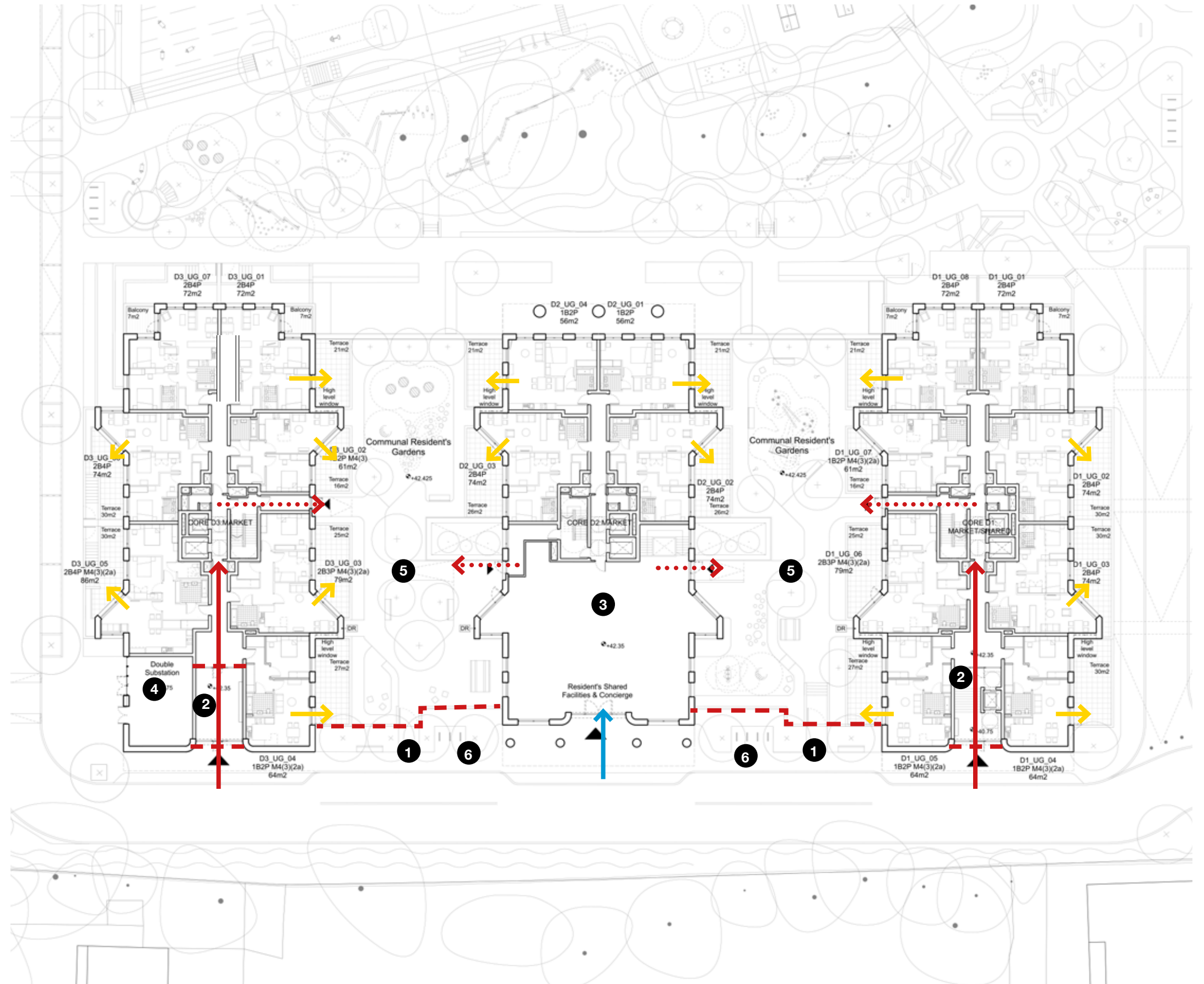
The resident's shared facilities and concierge is accessed from the street and an internal staircase connects this space to the lower ground floor shared facilities.

Entrances to D1 and D3 are centrally located and accessed from the street.

Short stay cycle spaces for residential and resident's shared facilities spaces are located between buildings.

- ① Secure line with access to communal courtyard
- ② Residential entrance lobbies
- ③ Concierge entrance and residential access
- ④ Substation
- ⑤ Communal Resident's Garden
- ⑥ Short Stay Cycle Spaces

-  Residential facilities entrance
-  Primary residential entrance
-  Communal secondary access
-  Secondary access

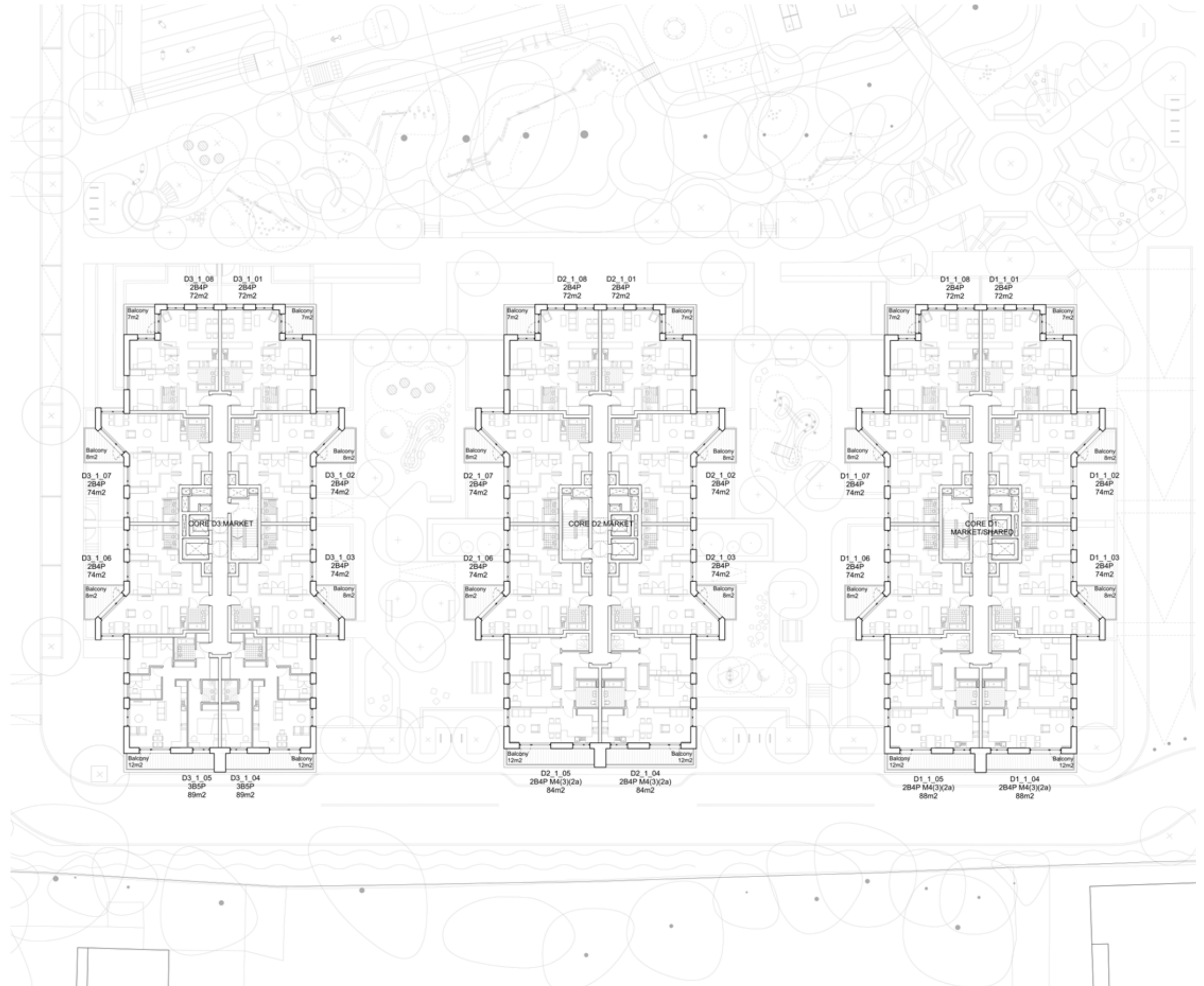


7.0 Plot D

7.5 Layout

Level 01

Eight homes are organised around a centrally located core. Larger three bedroom apartments are located at building corners for maximum facade length and aspect. At first floor four number wheelchair adaptable homes (M4(3)(2a)) are provided in building D1 and D2.

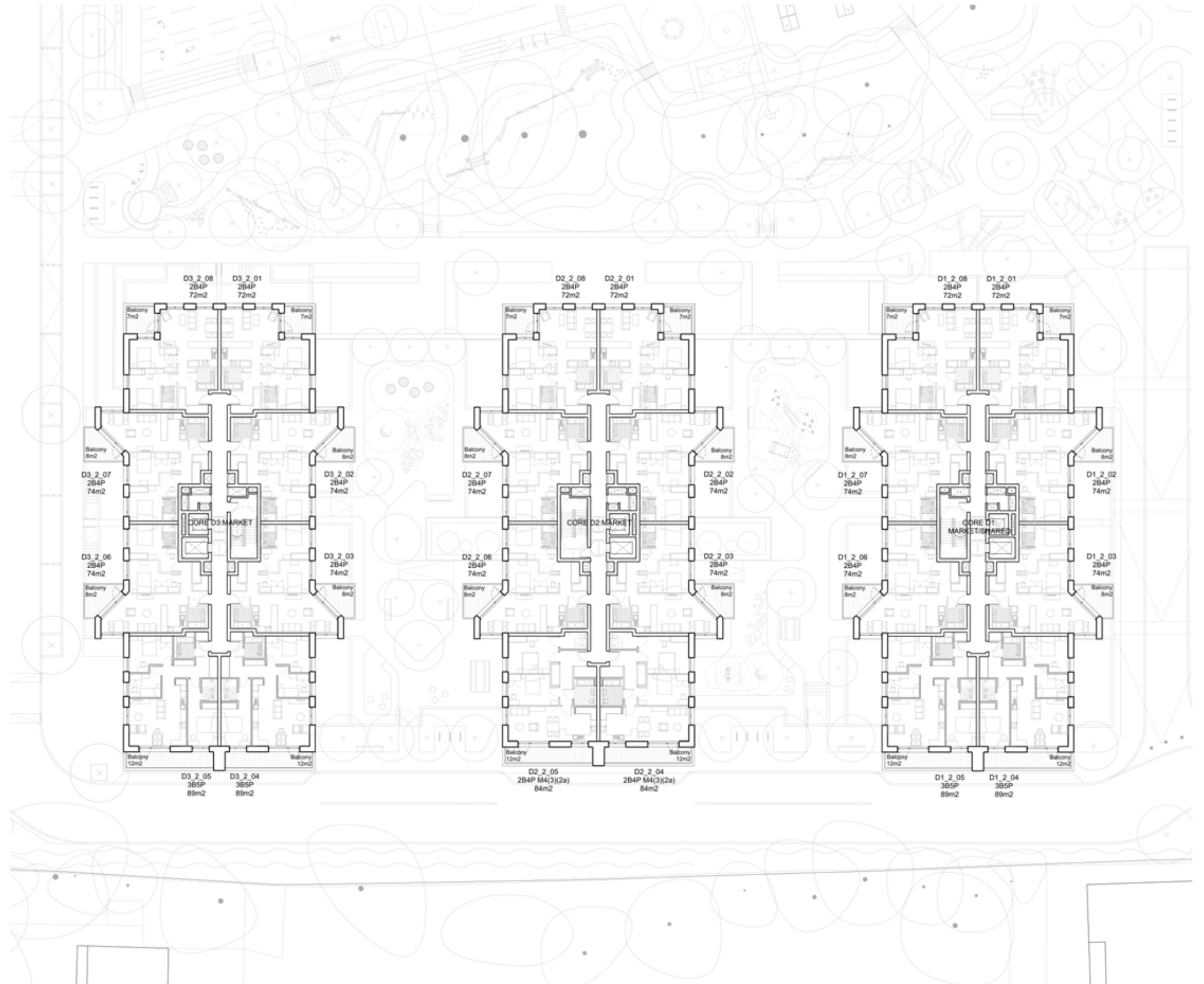


7.0 Plot D

7.5 Layout

Level 02

The second floor plan is shown opposite. Two number wheelchair adaptable homes (M4(3)(2a)) are located at this level and continue up to the full height of the building. They are accessed from core D2.

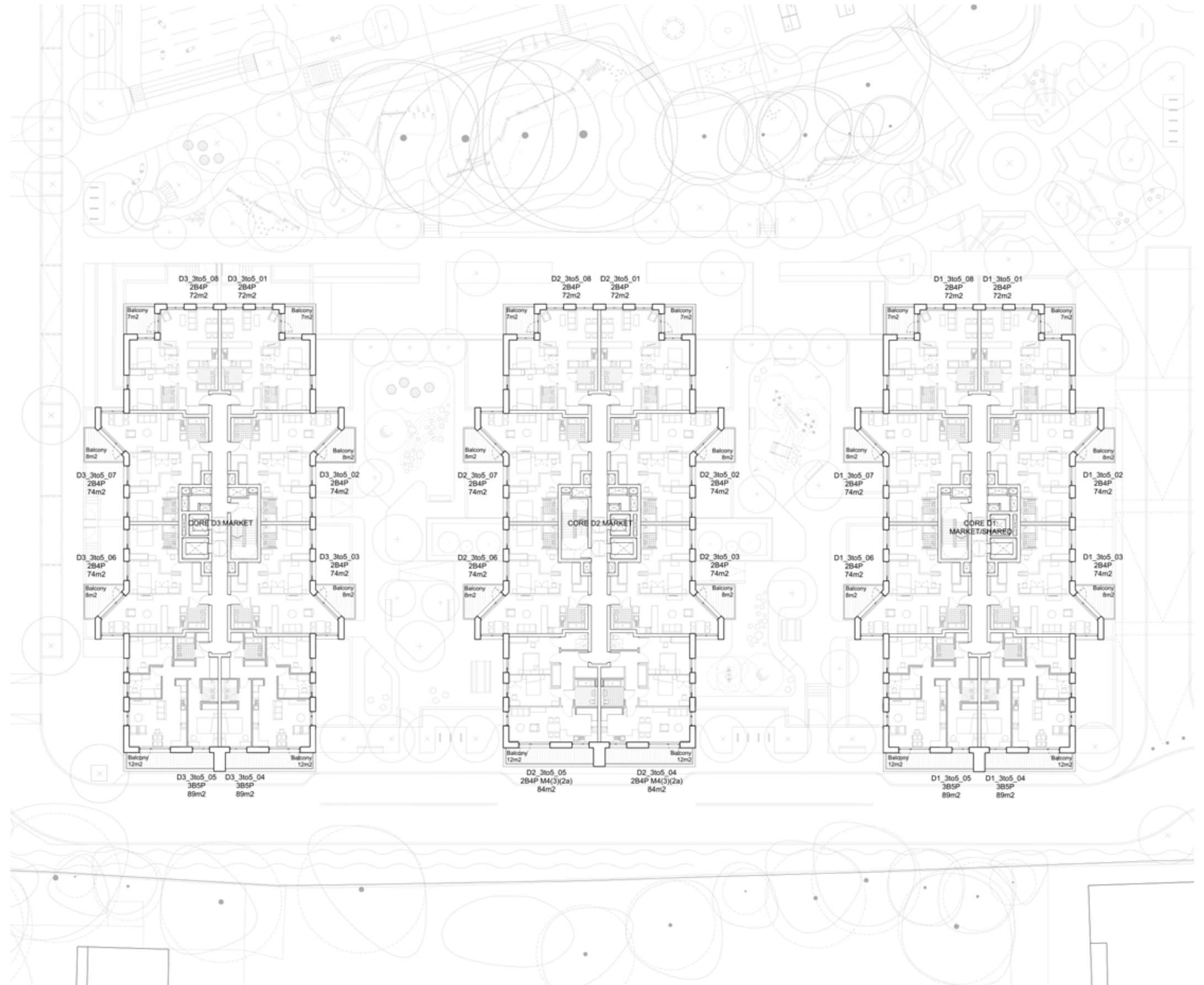


7.0 Plot D

7.5 Layout

Level 03 to 05

The layout of level 03 to 05 matches the level 02 internal layout however windows sizes are reduced in places and acoustic louvres panels are added. This is to eliminate apartment overheating.



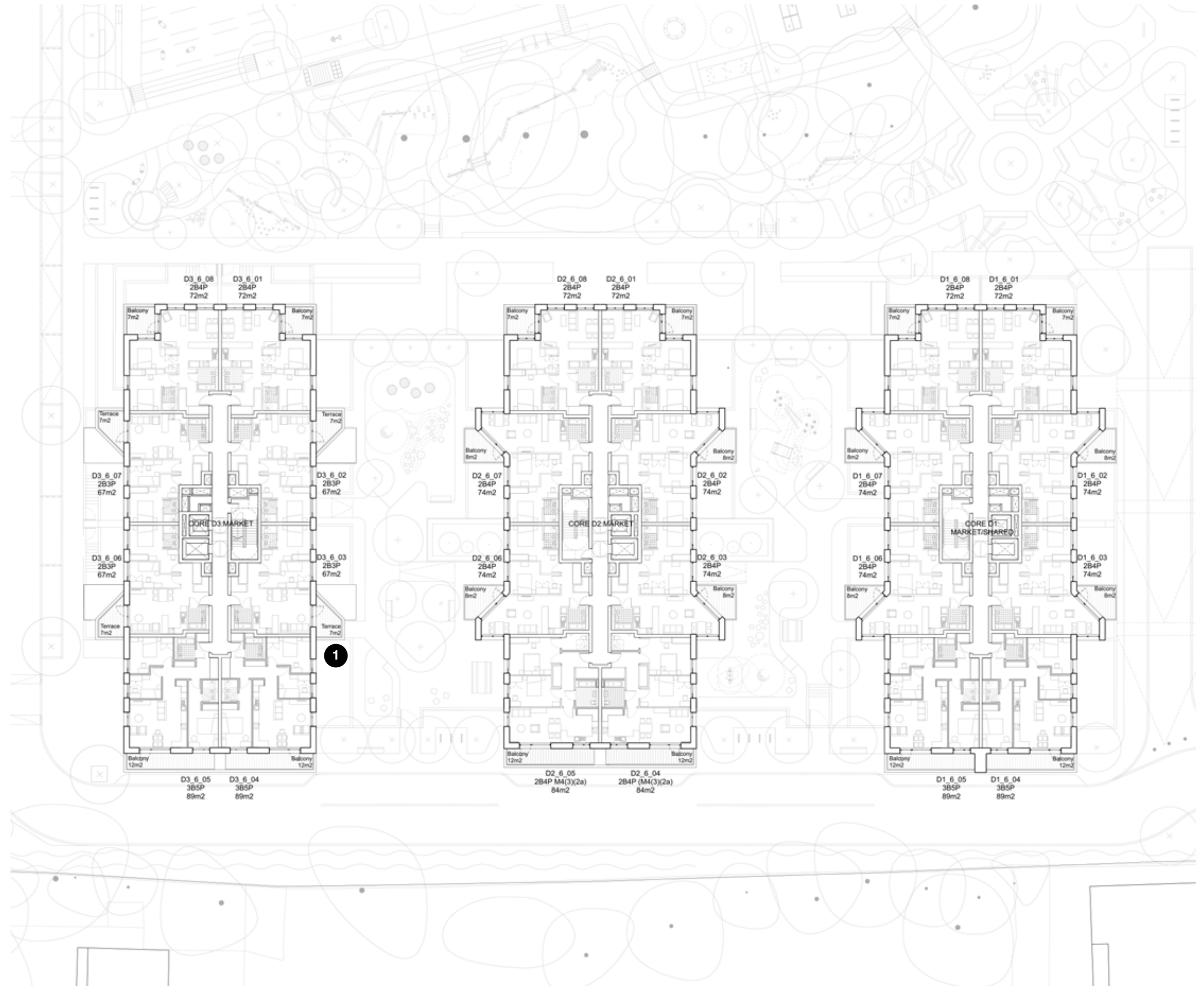
7.0 Plot D

7.5 Layout

Level 06

At Level 06, building D3 starts to step back. The projecting corners are lowered to provide terrace space for two bedroom apartments.

- 1 Private Roof Terrace



7.0 Plot D

7.5 Layout

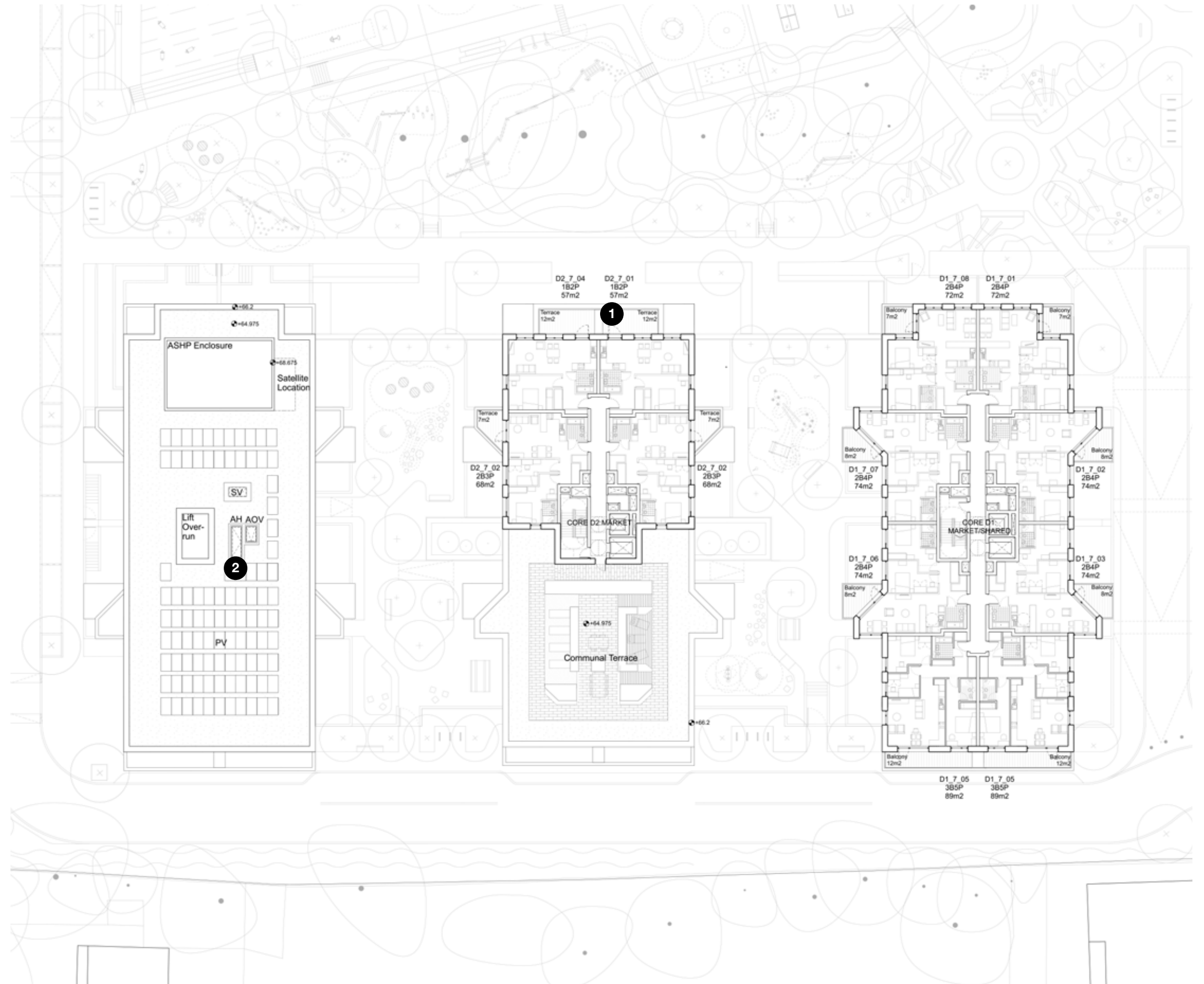
Level 07

At Level 07, building D2 steps back and a residents communal terrace space (accessible only to the buildings residents) is provided.

The building also steps down along the park edge creating private roof terraces for two homes.

An access hatch is provided to access the roof of D3 which is accessible for maintenance purposes only.

- ① Private Roof Terrace
- ② Roof access hatch to building D3



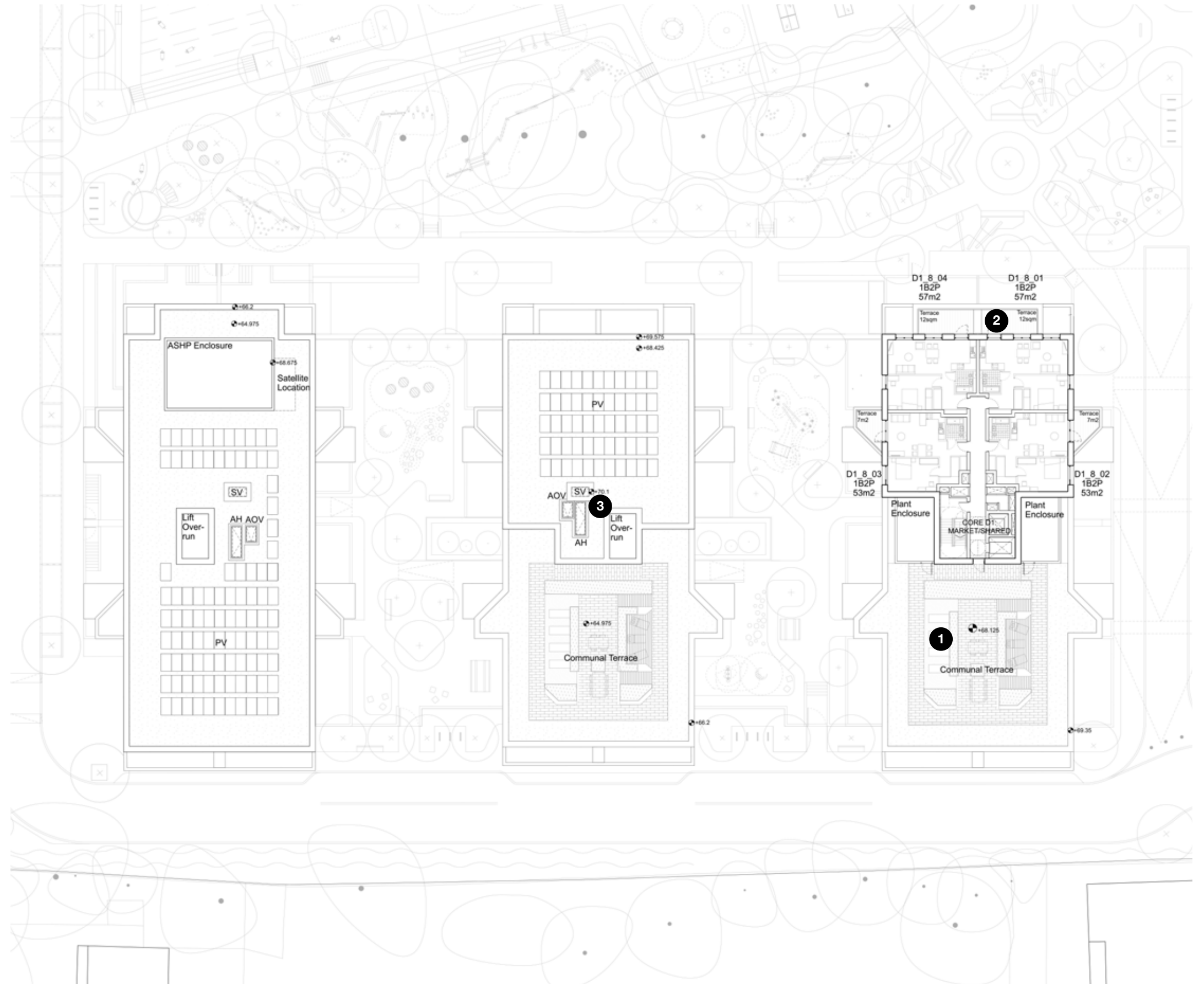
7.0 Plot D

7.5 Layout

Level 08

A second residents communal terrace (accessible only to the buildings residents) is provided at level 08. Building D3 also steps down at the front along the park edge and providing a terrace to overlook the park for two one bedroom apartments. The roof on building D2 is accessed via a roof hatch and accessible for maintenance purposes only.

- ① Level 08 Resident's Communal Terrace
- ② Private Roof Terraces
- ③ Access Hatch to roof of building D2



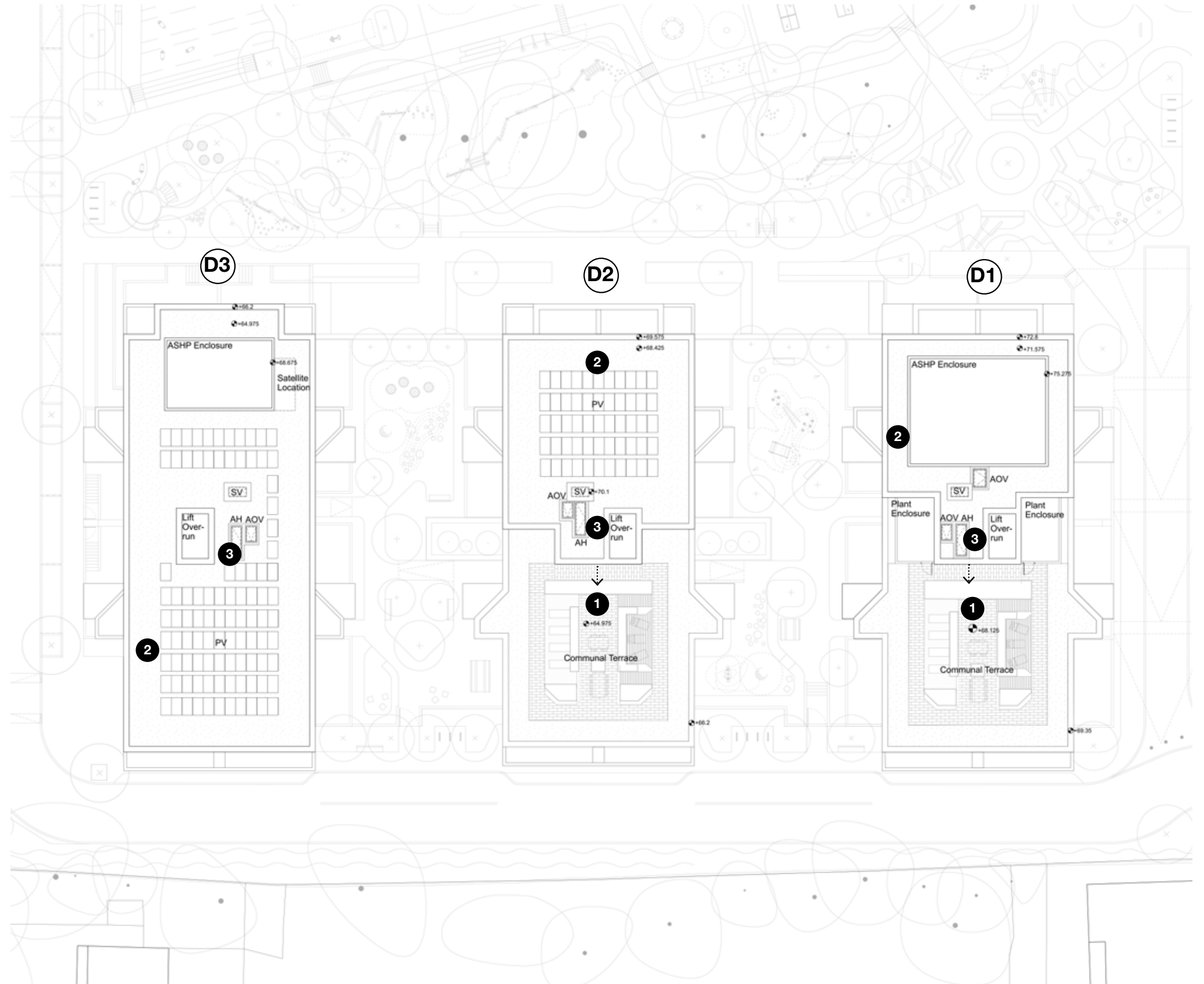
7.0 Plot D

7.5 Layout

Roof

Residents communal terraces (accessible only to the buildings residents) are provided with access directly from the lift and stair core at level 7 and 8. Other roofs are biodiverse roofs and are accessed by roof hatch only.

- ① Access from core to resident's communal terrace
- ② Biodiverse roof
- ③ Roof Access Hatch



This page is intentionally left blank

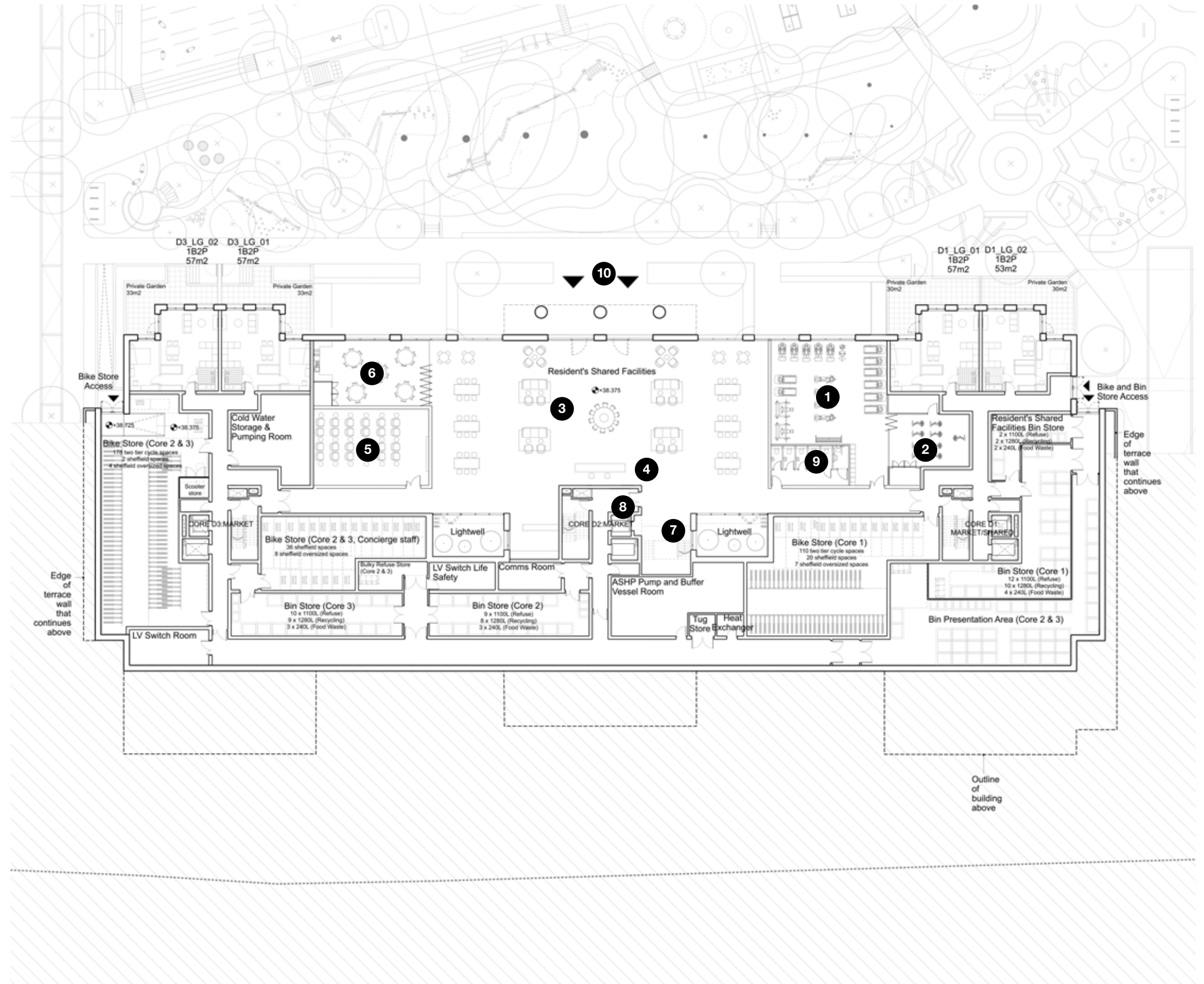
7.0 Plot D

7.5 Layout

Resident's Shared Facilities - Lower Ground Floor

The plan opposite shows an indicative layout for the resident's shared facilities located at lower ground floor.

- ① Gym
- ② Studio for classes
- ③ Lounge / Workspace
- ④ Concierge Desk
- ⑤ Screening Room
- ⑥ Rentable Dining Space
- ⑦ Stair access to upper ground floor
- ⑧ Lift access to upper ground floor
- ⑨ Toilets
- ⑩ Main Entrance



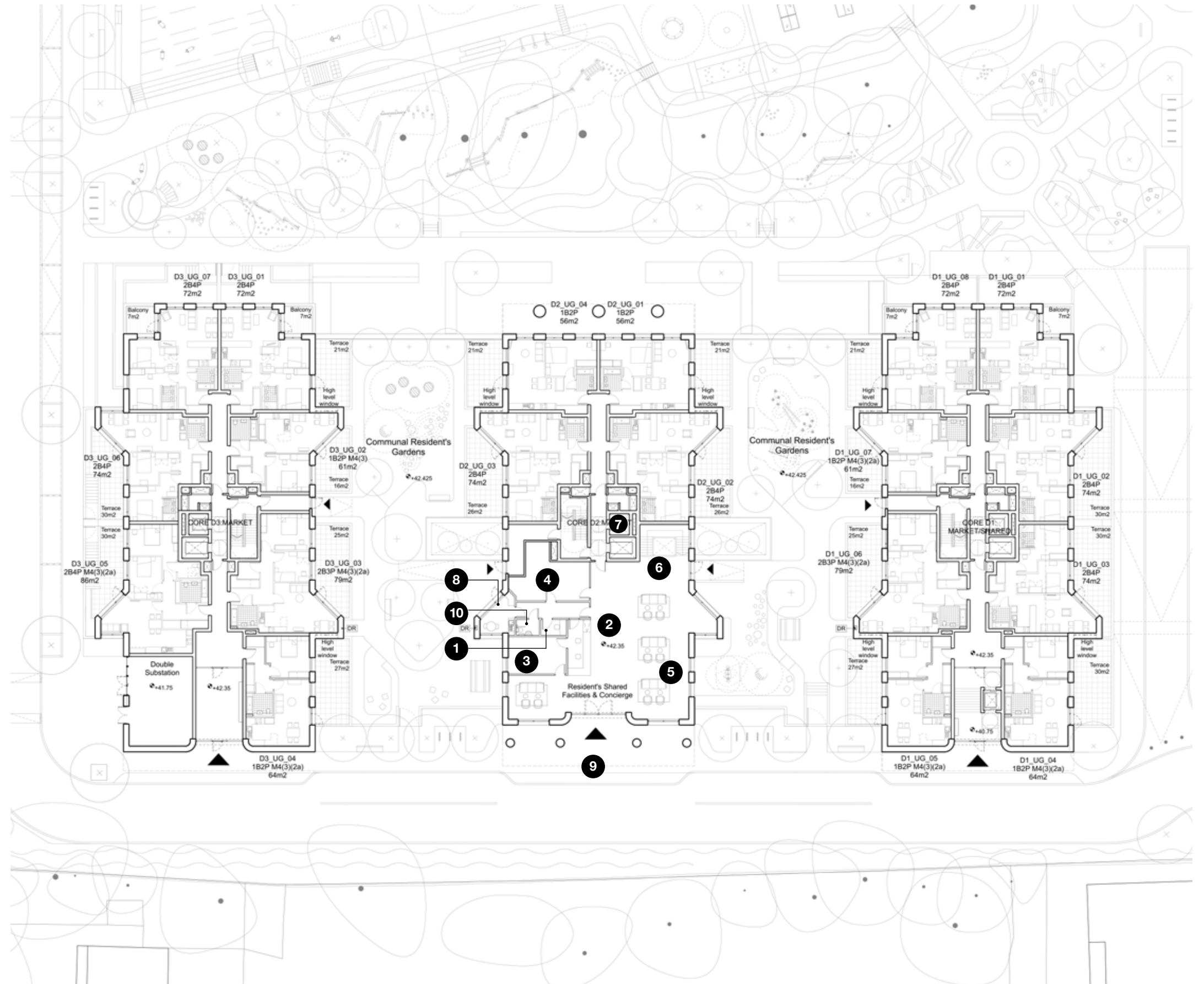
7.0 Plot D

7.5 Layout

Resident's Shared Facilities - Upper Ground Floor

The plan opposite shows an indicative layout for the residents shared facilities located at upper ground floor.

- ① CCTV room
- ② Concierge reception desk
- ③ Bulky storage post room
- ④ Post room
- ⑤ Lounge area
- ⑥ Stair access to lower ground floor
- ⑦ Lift access to lower ground floor
- ⑧ Staff kitchen
- ⑨ Main Entrance
- ⑩ Accessible staff WC



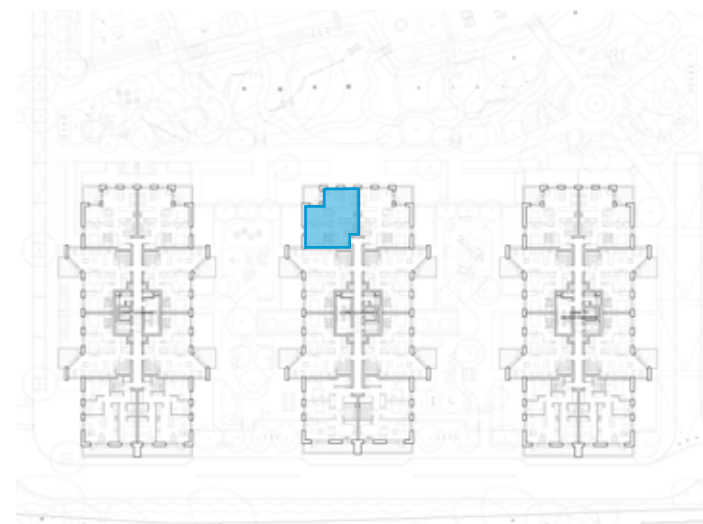
7.0 Plot D

7.6 Typical Flat Layouts

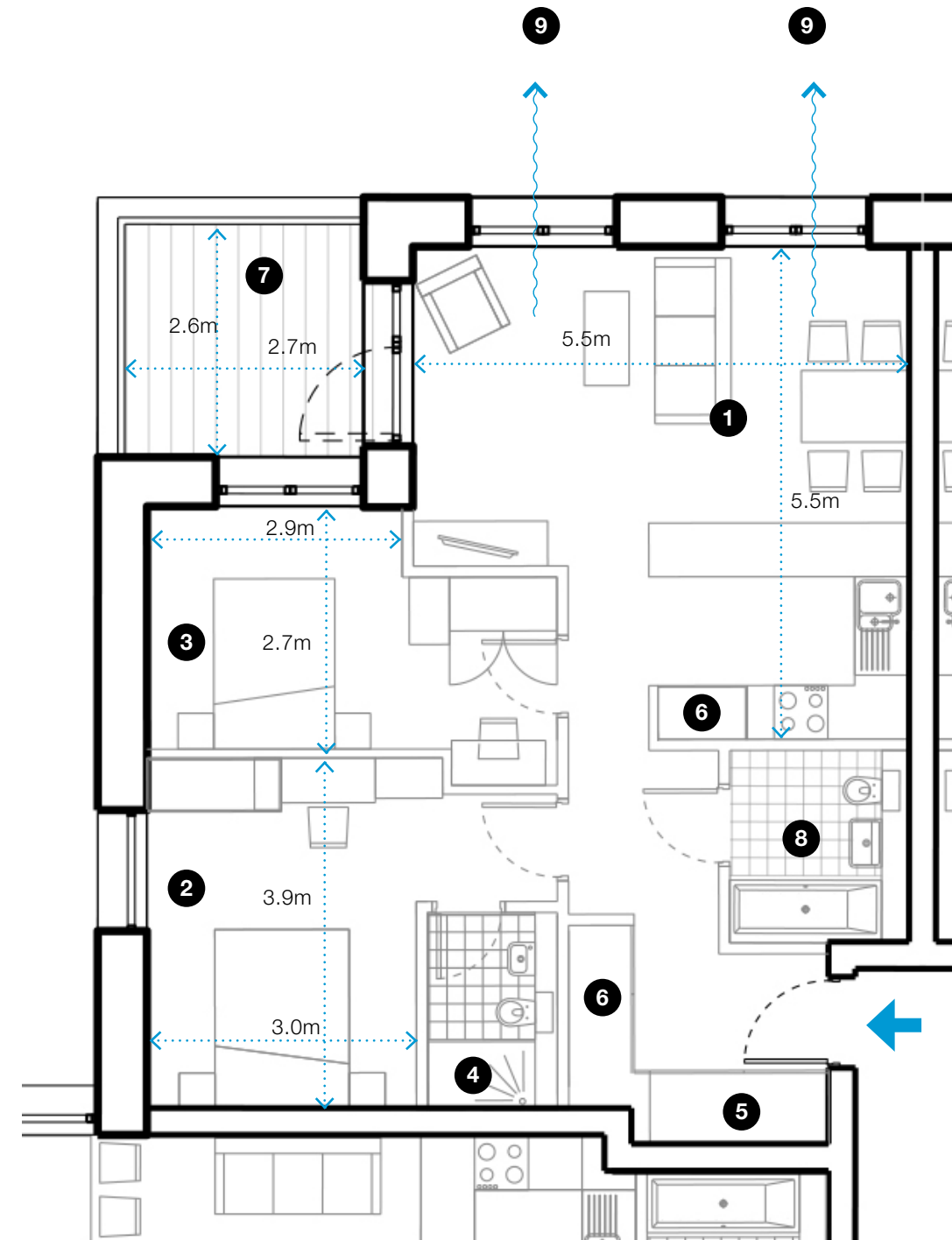
2B4P - Typical Floor Corner Unit - 72sqm

This apartment is arranged to ensure the open plan living room and kitchen space is located to gain maximum view and outlook onto the park. Bedroom windows face onto the shared amenity terrace spaces between buildings. The utility and storage cupboard is located close to the apartment entrance for ease of services transfer and for storage of coats and shoes. This apartment is provided with an ensuite to the master bedroom.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Ensuite
- ⑤ Utilities Cupboard
- ⑥ Storage Cupboard
- ⑦ Balcony
- ⑧ Bathroom
- ⑨ View onto public park



Location Plan - Typical Floor



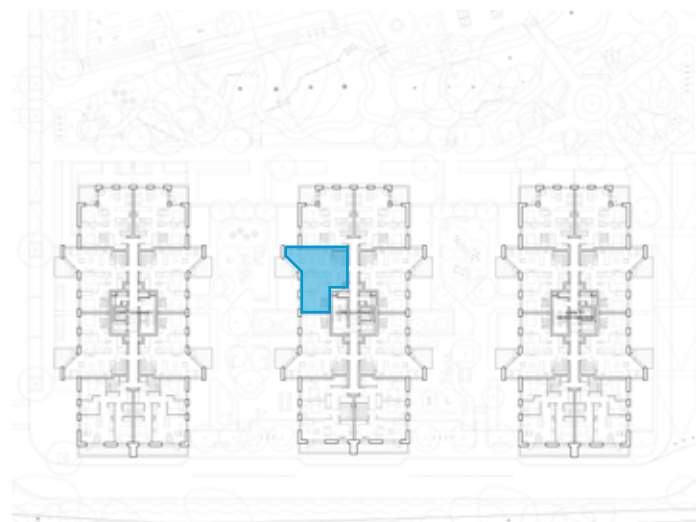
7.0 Plot D

7.6 Typical Flat Layouts

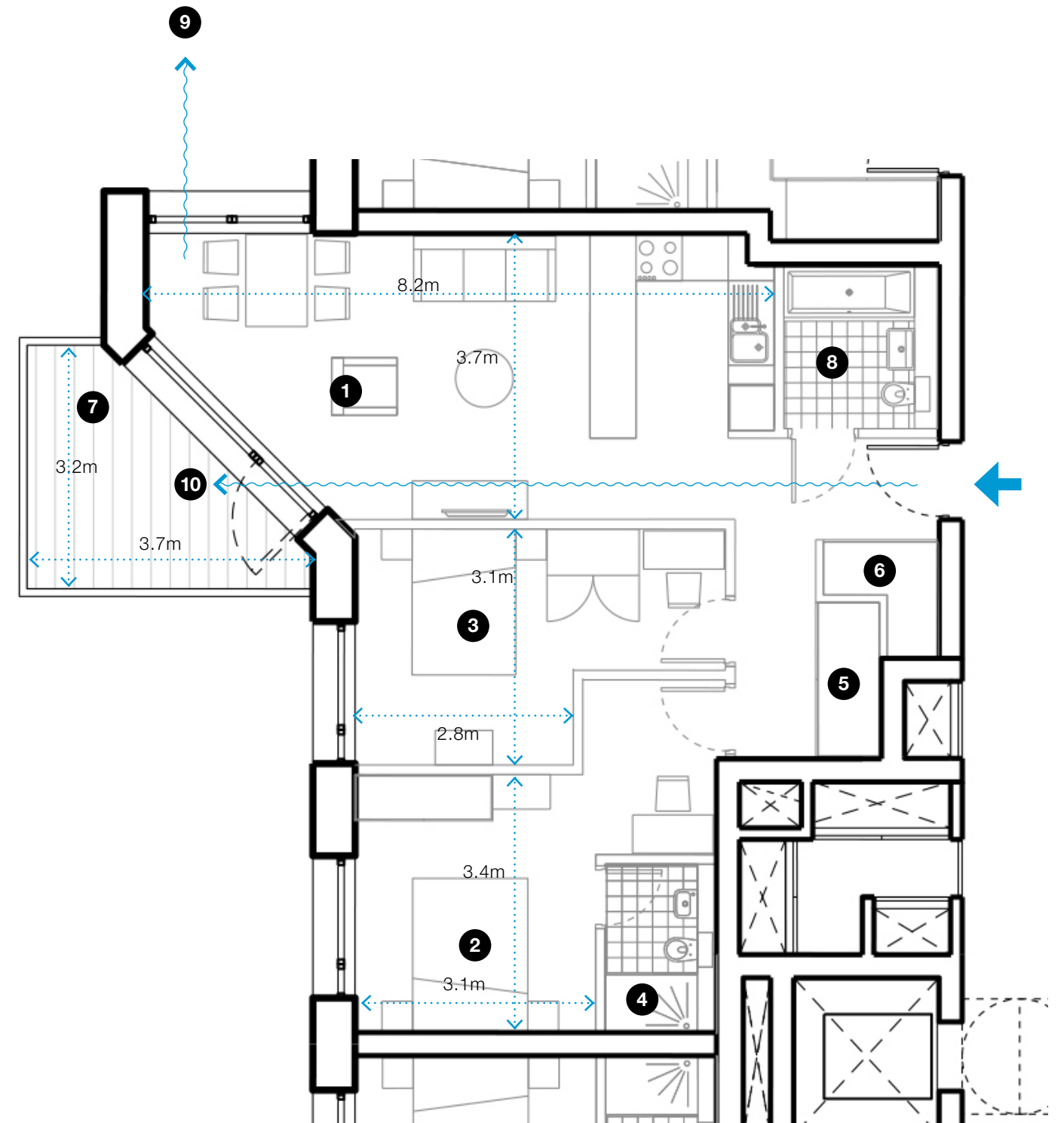
2B4P - Typical Floor Central Unit - 74sqm

The building's mass pushes out to create a corner for these centrally located apartments, providing aspect in two directions. This apartment is organised to give a direct view to outside upon entering the apartment. The living room and dining space is also located to take maximum advantage of the dual aspect within the projecting corner. Again, the utility and storage cupboard is located close the apartment entrance for ease of services transfer and for storage of coats and shoes.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Ensuite
- ⑤ Utilities Cupboard
- ⑥ Storage Cupboard
- ⑦ Balcony
- ⑧ Bathroom
- ⑨ View towards park
- ⑩ Direct view to outside from main entrance



Location Plan - Typical Floor



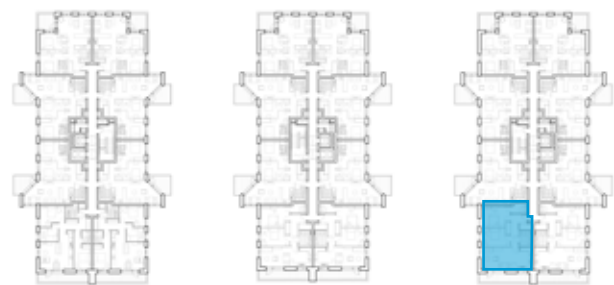
7.0 Plot D

7.6 Typical Flat Layouts

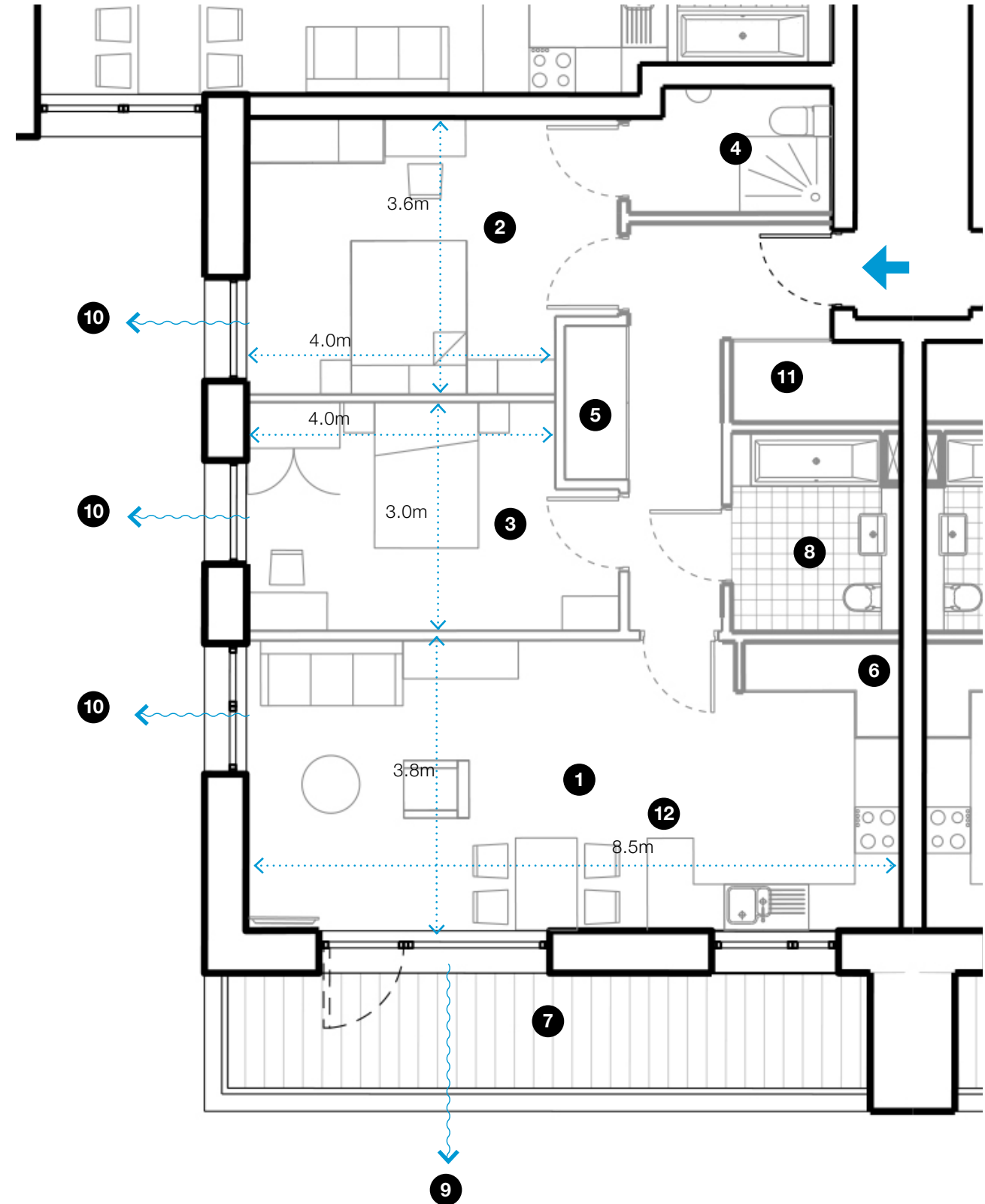
2B4P - Wheelchair Adaptable Home - 88sqm

A wheelchair adaptable home located at first floor is shown opposite. The apartment is organised to have adaptable storage (or wheelchair charging station) close to the apartment entrance. An open plan living room / kitchen and dining space is located to take maximum advantage of dual aspect and also to provide view onto the street, to the surrounding context and towards the shared amenity green spaces set between the buildings.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Ensuite
- ⑤ Utilities Cupboard
- ⑥ Storage Cupboard
- ⑦ Balcony
- ⑧ Bathroom
- ⑨ View onto street
- ⑩ View onto residents shared amenity space
- ⑪ Storage Cupboard or Space for wheelchair charging station if adaptation to fully wheelchair accessible home is required.



Location Plan - First Floor



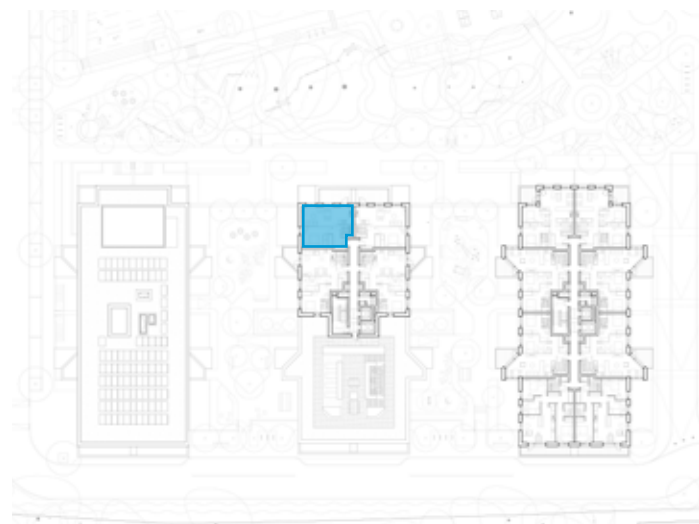
7.0 Plot D

7.6 Typical Flat Layouts

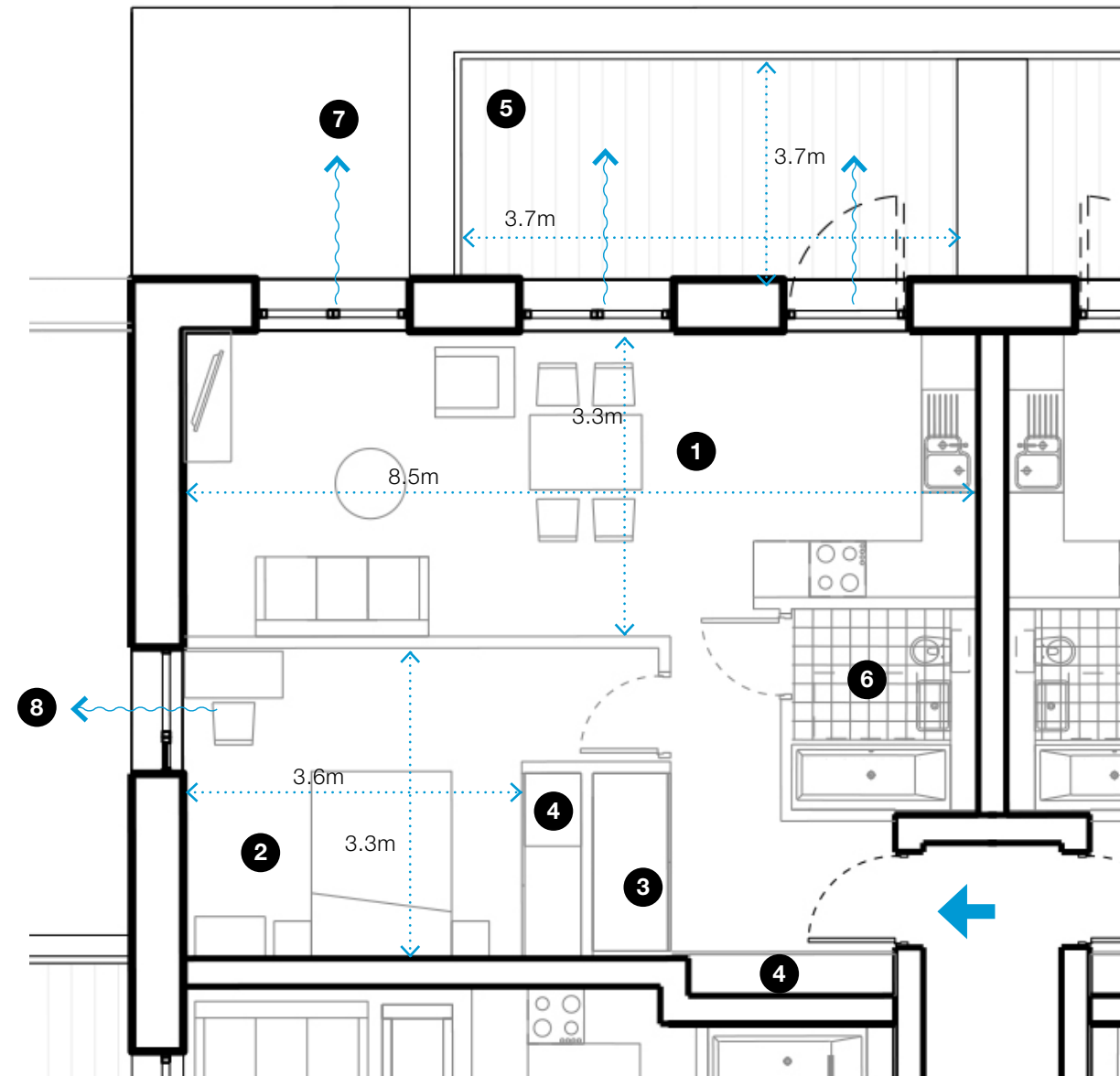
1B2P - Typical 7th & 8th Floor Corner Unit - 57sqm

Due to the stepping back of the massing, one bedroom apartments located at 7th and 8th floors are provided with generous terrace spaces and open plan living kitchen dining rooms overlooking the park.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Utilities Cupboard
- ④ Storage Cupboard
- ⑤ Terrace
- ⑥ Bathroom
- ⑦ View towards park
- ⑧ View onto residents shared amenity



Location Plan - 7th Floor

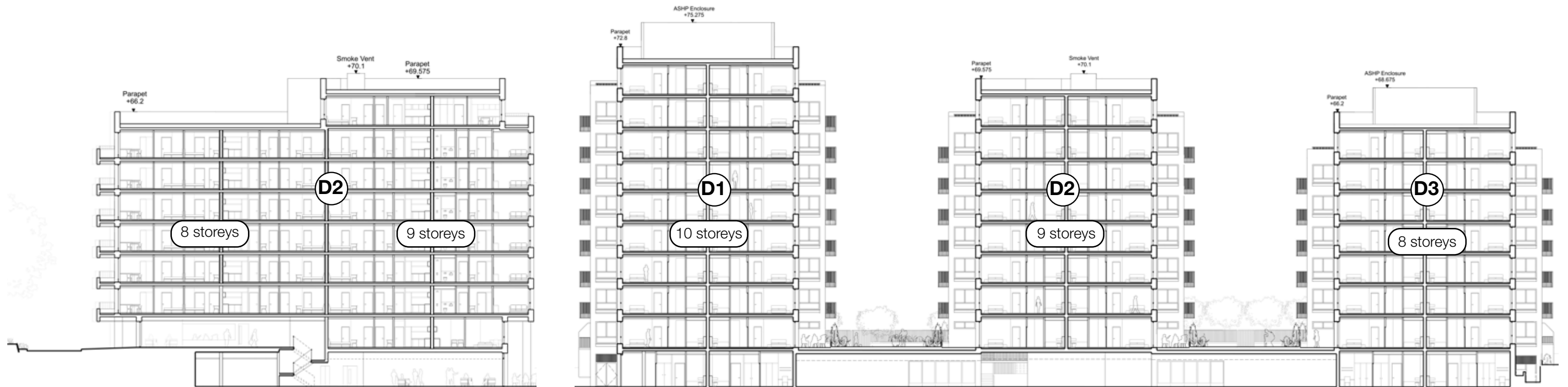


7.0 Plot D

7.7 Scale and Massing

As previously described in the design evolution section of this chapter, building height and massing have been influenced by a number of contextual and architectural considerations. These include reducing the impact in Local Views towards St. Pauls, improving internal daylight and improving sunlight on ground to external amenity spaces. Architectural considerations such as making a clear distinction between the base, middle and top of the building have also informed how the building's massing has evolved.

Plot D consists of three separate buildings that are joined by a single storey of accommodation at lower ground floor. Each building reduces in height between Plot C and Plot E. Building D1 and D2 also step down in cross section from 10 to 9 storeys and 9 to 8 storeys respectively. The building heights are designed to reduce any impact on the Local Views to St. Pauls but also to step down towards the existing buildings in the context.



7.0 Plot D

7.7 Scale and Massing

The corners and facades facing the park step down by one storey to create roof terraces for top floor homes. The lowering of these projections also helps distinguish the top of the building. Balconies are recessed and cut into the brickwork mass when facing the park or the street. In the courtyard spaces between the buildings balconies are lighter and projecting.

- ① Projecting corners
- ② Building steps down to create roof terraces
- ③ Recessed balconies
- ④ Courtyard spaces with light projecting balconies



7.0 Plot D

7.8 Appearance

The three residential cores of Plot D will have a consistent approach to materials and details. The concept is for the buildings to appear as though hewn from a solid mass. Brick facades and balconies give the building a solid timeless appearance with a strongly textural quality.

The typical material palette is set out in the key below and on the following pages:

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corners



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

7.0 Plot D

7.8 Appearance - Materials

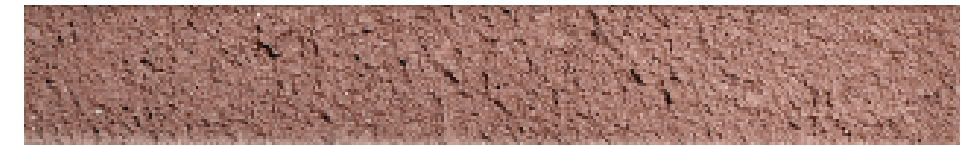
Dark red and brown masonry is proposed and to be complemented by red pigmented concrete window cills, painted metal window frames and balcony guardings. The images opposite are indicative of the colour tones proposed for the facade.

- ① **Brickwork:** Dark red brick with accents of dark brown bricks. Complimentary mortar.
- ② **Painted metal window frame:** PPC metal window frame, red matt smooth finish
- ③ **Pigmented concrete window cill:** Window cills in precast red pigmented concrete
- ④ **Painted metal balustrade guarding and handrail:** PPC metal balustrade guarding and handrail, red matt smooth finish
- ⑤ **Brick plant enclosure:**
Dark red brick with accents of dark brown bricks. Dark red mortar to match brick tone
- ⑥ **Brick balconies:** As brickwork above. Dark red brick with accents of dark brown bricks. Dark red mortar to match brick tone
- ⑦ **Projecting brick corners:** As brickwork above. Dark red brick with accents of dark brown bricks. Dark red mortar to match brick tone
- ⑧ **Painted metal balconies:** PPC metal projecting balconies with matching balustrade guarding



Precedent image of brick colour & concrete window cill

Projecting brick corners



Proposed colour of the Mortar



Metal Window Frames + balustrade Brick Plant Enclosure



Metal Balconies



Brick Balconies

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

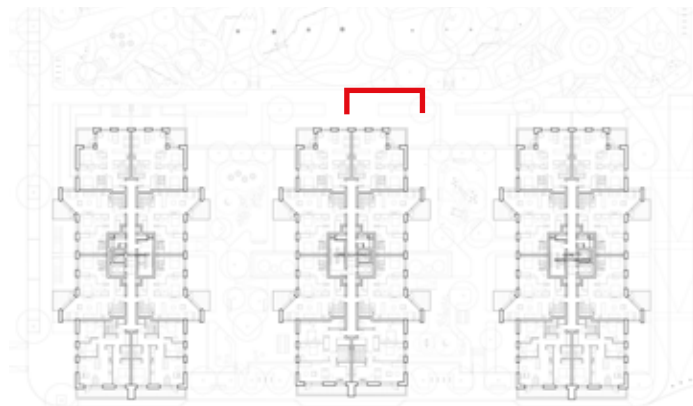
7.0 Plot D

7.8 Appearance

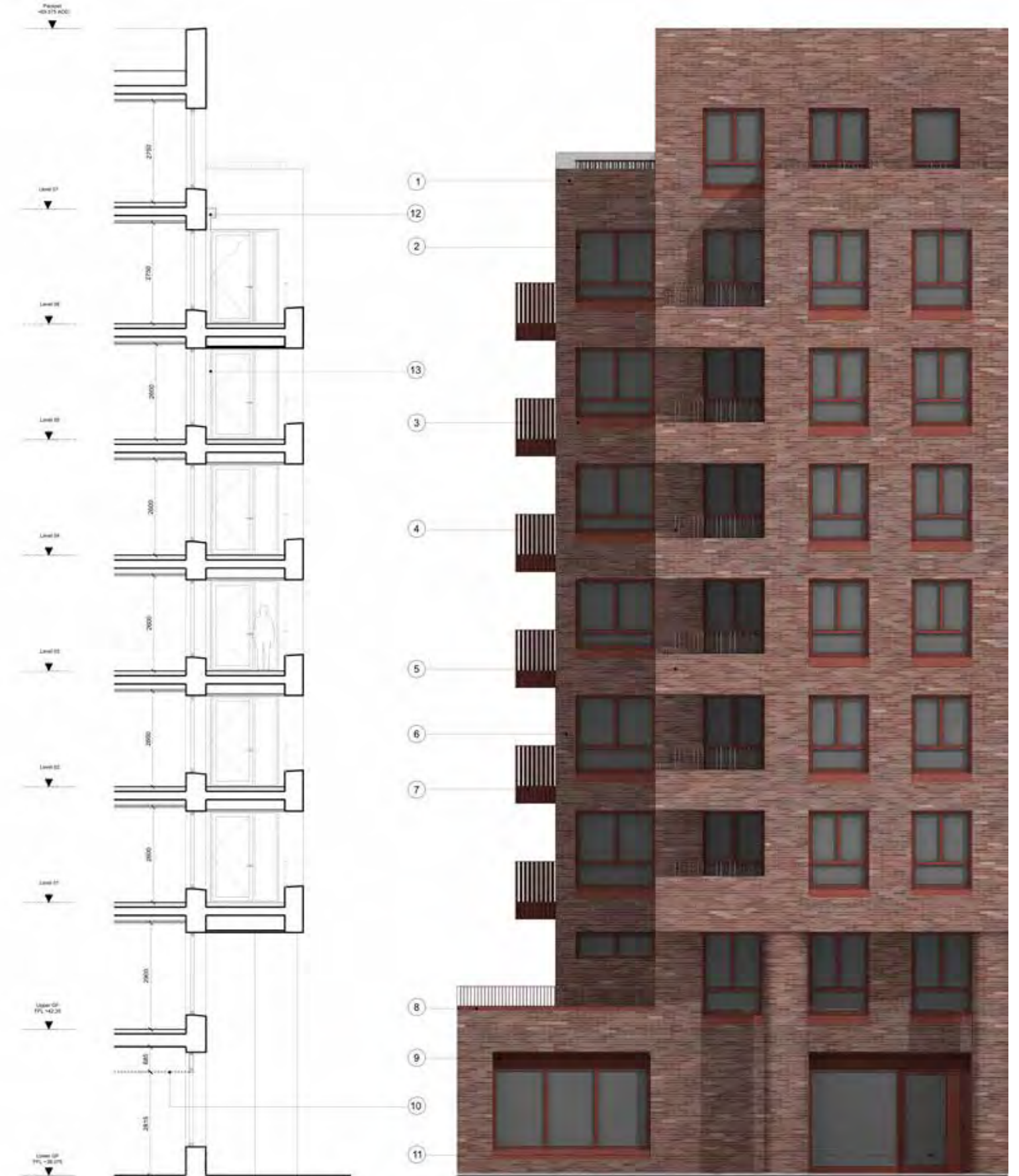
Building D2 - Bay Elevation

The bay study shown opposite is an example of part of the facade facing onto the park. The architecture of this facade has developed to ensure a calm and elegant backdrop to the park. Balconies are cut into the brickwork mass topped with thin metal balustrade above. High quality materials are proposed including pigmented concrete cills to windows.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corner beyond
- ⑦ Painted metal balconies
- ⑧ Pigmented concrete coping stone
- ⑨ Painted perforated metal panel for air intake / extract
- ⑩ Underside of ceiling services zone
- ⑪ Entrance to shared facilities space
- ⑫ Metal rainwater hopper
- ⑬ Metal rainwater pipe



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



7.0 Plot D

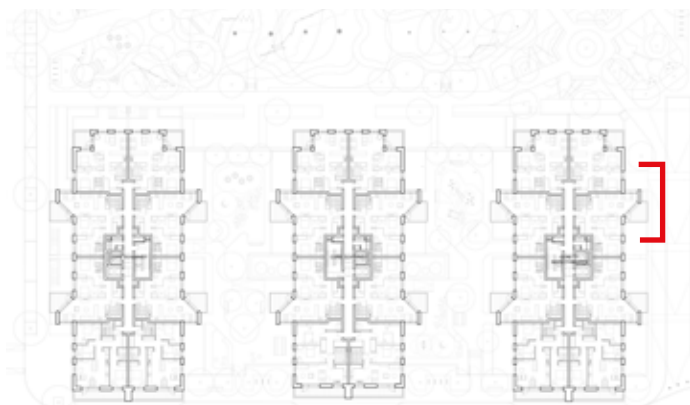
7.8 Appearance

Building D1 - Bay Elevation

In contrast to the park and street facing elevations, balconies to the side elevations are proposed as lighter metal projecting elements. Balustrade uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating. Painted metal acoustic louvres are proposed to enable sufficient ventilation for cooling while also minimising the noise ingress from the main Parkhurst road.

- ① Brick plant enclosure
- ② Brickwork
- ③ Painted metal window framing
- ④ Pigmented concrete window cill
- ⑤ Painted metal balconies
- ⑥ Projecting brick corners
- ⑦ Painted metal louvre panels
- ⑧ Apartment terrace at UGF
- ⑨ Brick Pier
- ⑩ Metal rainwater pipe
- ⑪ Pigmented concrete coping stone



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

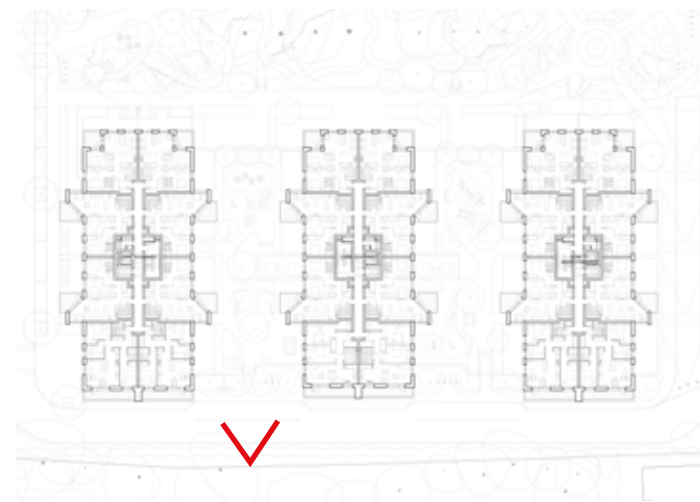


7.0 Plot D

7.8 Appearance

The image opposite shows a view from the street through one of the shared amenity courtyard spaces. It also shows entrances to the residential D3 core and concierge space in D2. Entrances are set below projecting brick balconies to provide shelter.

- ① Comunal resident's garden
- ② Entrance to building D3
- ③ Entrance to building D2 and resident's shared facilities including concierge

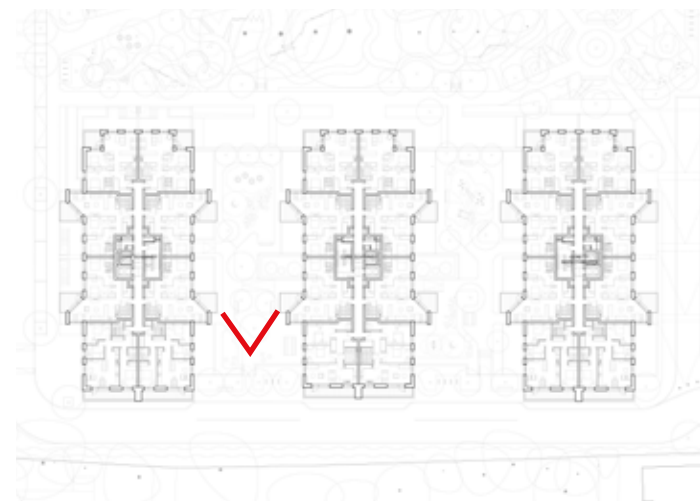


7.0 Plot D

7.8 Appearance

A view of one of the shared amenity spaces set between the buildings, looking towards the park. A combination of raised planters and brick paved terrace space divide up the space into different zones. Private terraces around the courtyards perimeter are enclosed with brickwork walls and planted buffer edges for privacy. On the balconies above, balustrade uprights are angled and shaped for privacy between adjacent apartments.

- ① Public park beyond
- ② Private terraces
- ③ Planted defensible edge
- ④ Angled balustrading
- ⑤ Communal resident's garden



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



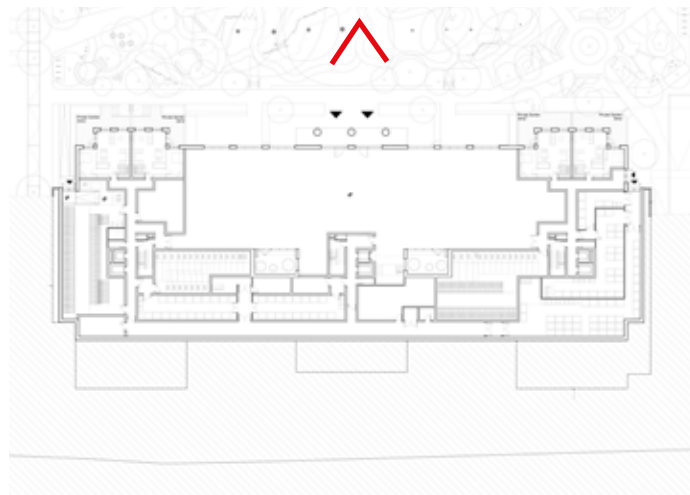
7.0 Plot D

7.9 Entrances

Lower Ground Floor

The main entrance to the residents shared facilities is set back below the building above, behind a brickwork colonnade. This creates a double height sheltered and protected transition zone between the park and the residents shared facilities spaces. Entrance doors with painted metal frames are proposed. At the head of each section of glazing a perforated metal panel will be provided for air intake and extract to ventilate the lower ground floor spaces.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Perforated metal panel for ventilation servicing
- ⑤ Painted metal framed entrance doors
- ⑥ Brickwork Columns
- ⑦ Access Control Panel



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



7.0 Plot D

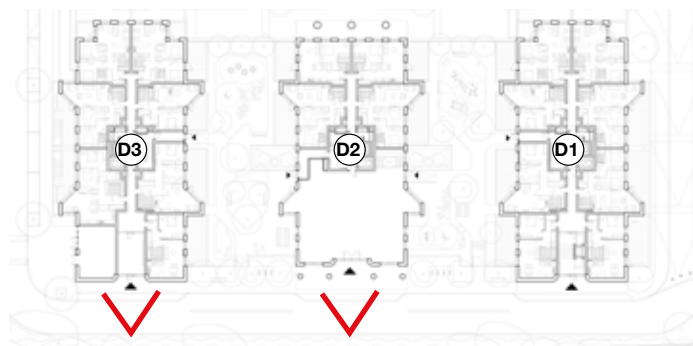
7.9 Entrances

Upper Ground Floor

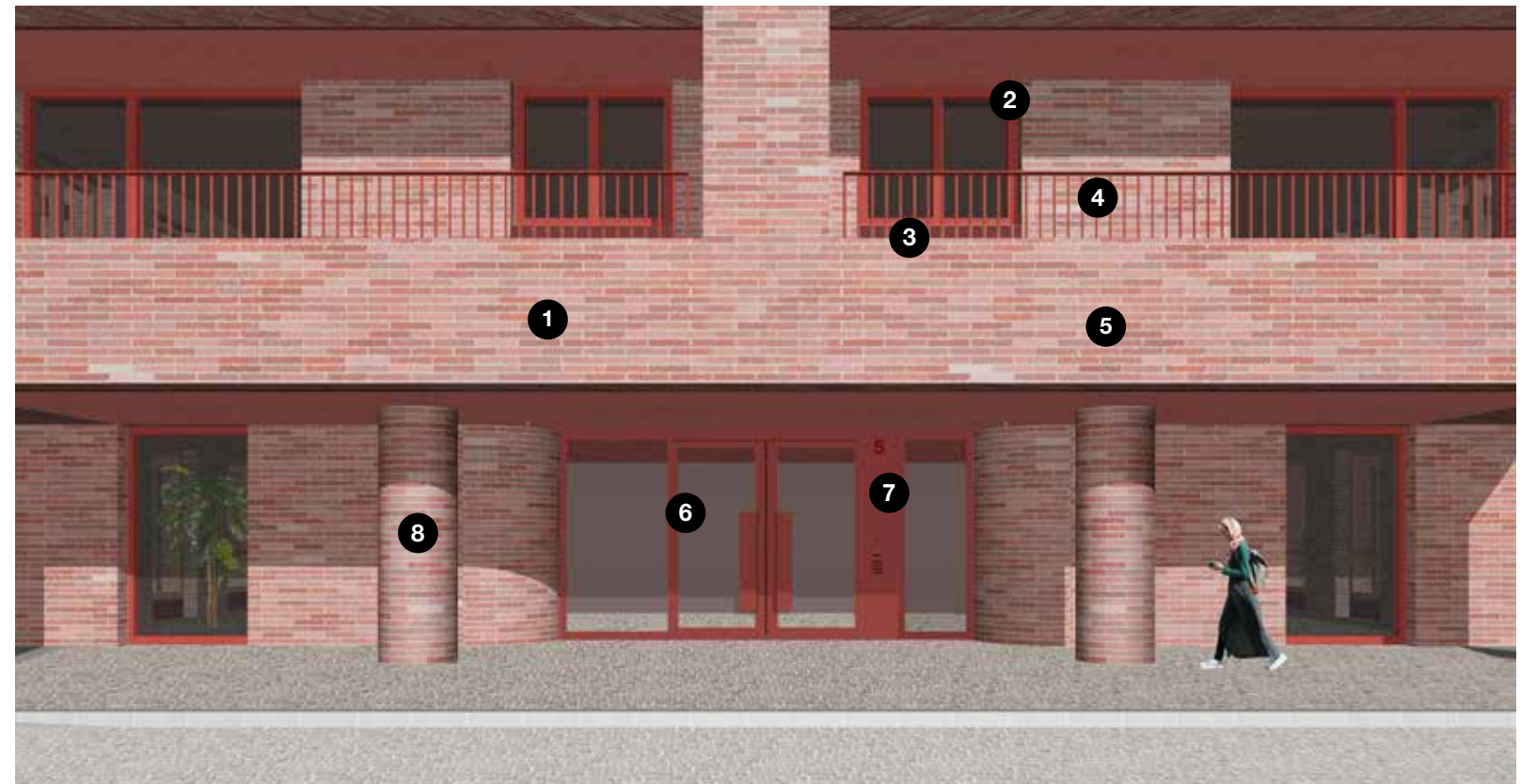
Plot D1 and D3 residential entrances are set back below brickwork balcony overhangs to provide sheltered transition space between the street and the entrance. Painted metal doors and window framing are proposed. Expressed brickwork walls will continue inside the entrance hall as a continuation of the external aesthetic.

The central entrance into D2 is set back further from the kerb edge to provide a more generous pavement. A sheltered space is created by the balcony overhang above which is supported on brick columns. Building D2 has a predominantly glazed frontage at ground floor to provide outlook onto the street from the resident's shared lounge space behind. Doors and window frames adjacent to doors are again proposed in a painted metal. Expressed brickwork will continue on the inside of the entrance hall to provide a soft transition between inside and outside.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Painted metal Glazed Entrance Doors
- ⑦ Access control panel
- ⑧ Brick columns



Plot D1 & D3 Residential Entrance (note. building D1 has a taller entrance doors - refer to elevations)



Plot D2 Residential Entrance & Entrance into Resident's Shared Facilities including Concierge
Note: Images are indicative of the material type, quality and colours proposed

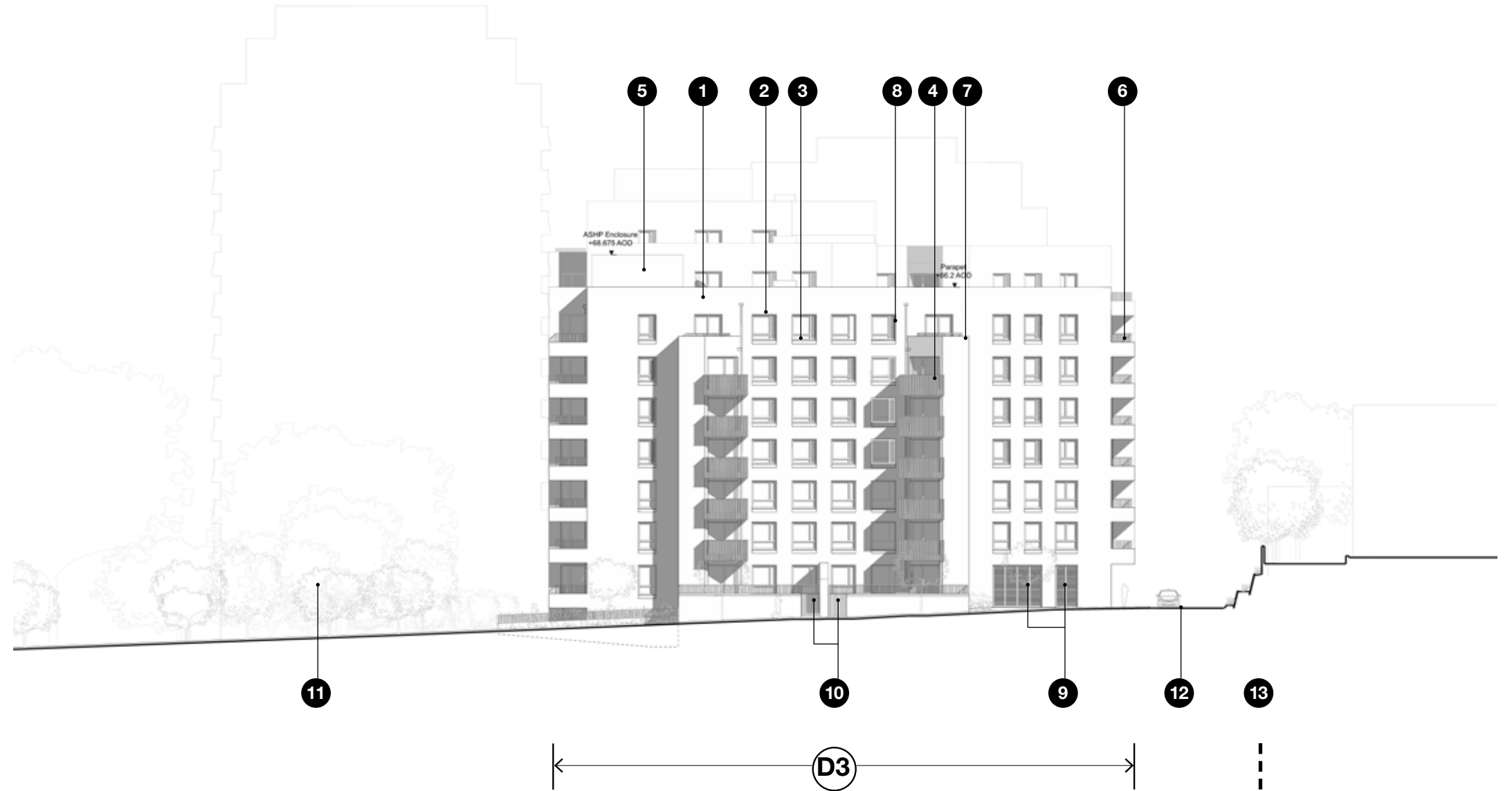
7.0 Plot D

7.10 Elevations

North West elevation

The North West Elevation faces towards Plot E1 and comprises of two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Metal louvre substation doors
- ⑩ Gate access to private terraces
- ⑪ Public Park
- ⑫ Proposed Street
- ⑬ Site Boundary



7.0 Plot D

7.10 Elevations

North East elevation

The North East Elevation faces towards the park. Three buildings present a clear grid of windows with balconies to the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Perforated metal panels
- ⑨ Entrance to resident's shared facilities
- ⑩ Bin store entrance with opaque metal doors
- ⑪ Bike store entrances with opaque metal doors
- ⑫ Private gardens



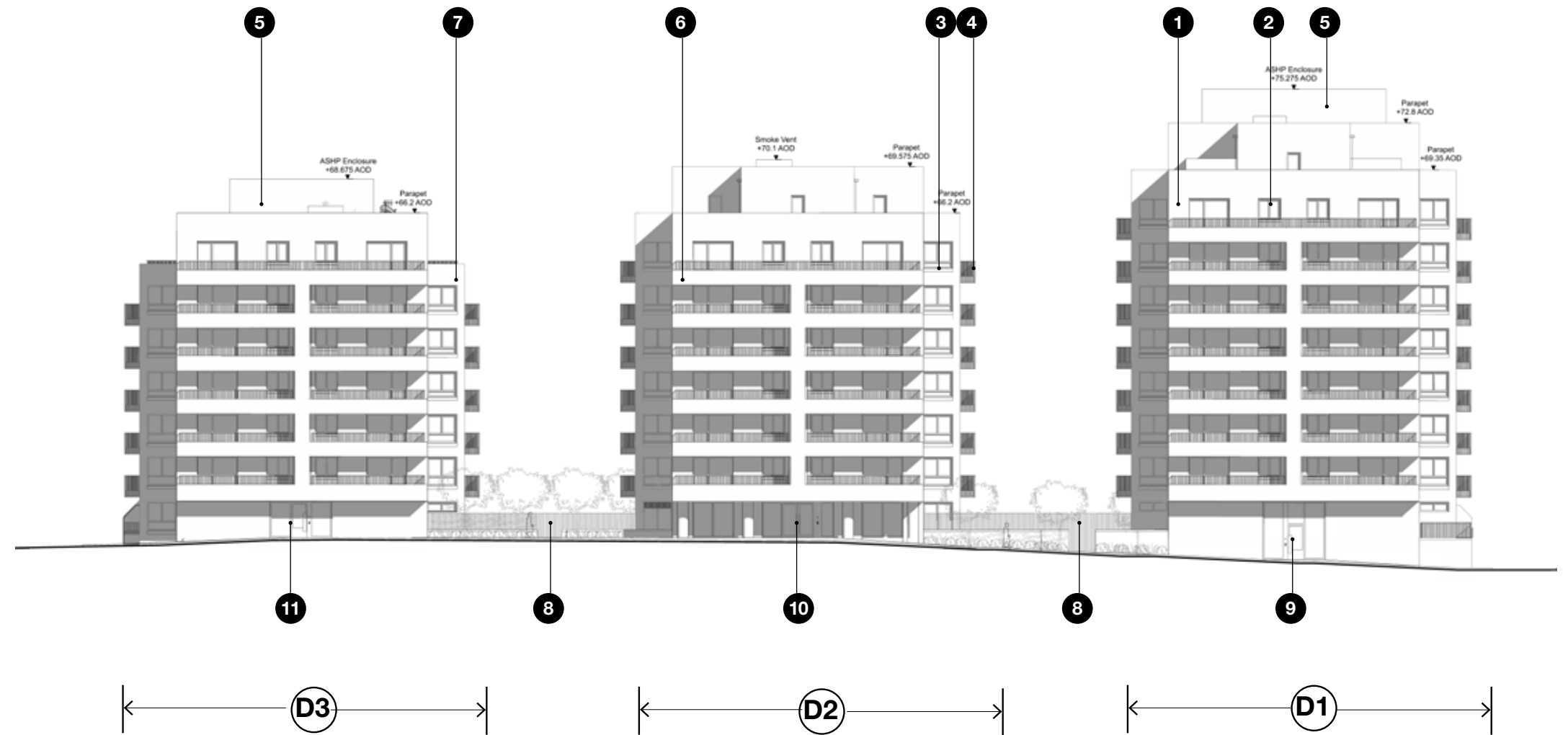
7.0 Plot D

7.10 Elevations

South West Elevation

The South West Elevation faces towards Delmaney Avenue. Three buildings present long wide balconies across the width of their elevations, with entrances at ground.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Communal Resident's Gardens
- ⑨ Entrance to Building D1
- ⑩ Entrance to Building D2 and Resident's Shared Facilities including Concierge
- ⑪ Entrance to Building D3



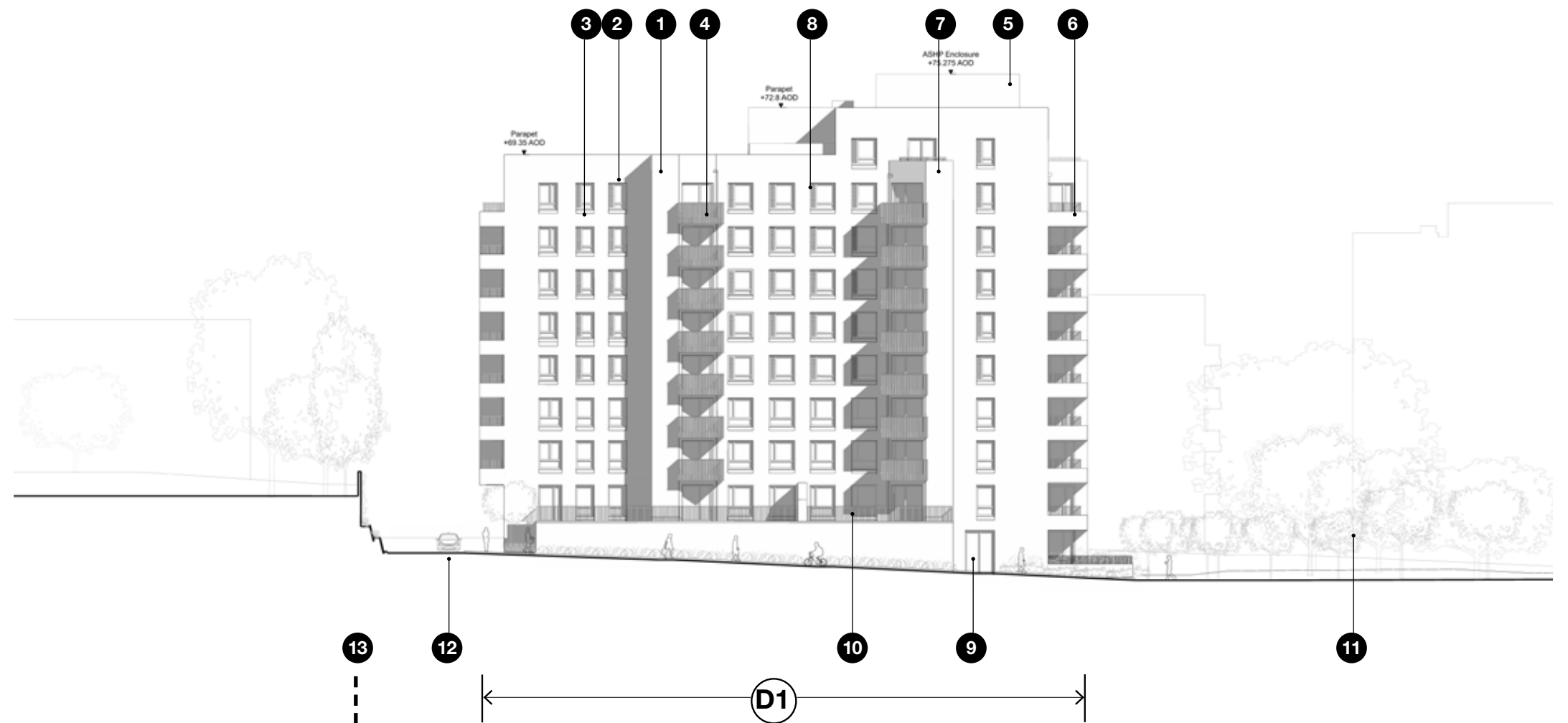
7.0 Plot D

7.10 Elevations

South East elevation

The South East Elevation faces towards Plot C and comprises of two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Bike store access with opaque metal doors
- ⑩ Private terraces
- ⑪ Public Park
- ⑫ Street
- ⑬ Site Boundary



7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D2

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corners
- ⑦ Metal acoustic louvre panel
- ⑧ Internal Resident's Shared Facilities Space
- ⑨ Lightwell courtyard
- ⑩ Communal Resident's Terrace
- ⑪ Public Park
- ⑫ Street
- ⑬ Site Boundary
- ⑭ Bike Store
- ⑮ Services Corridor



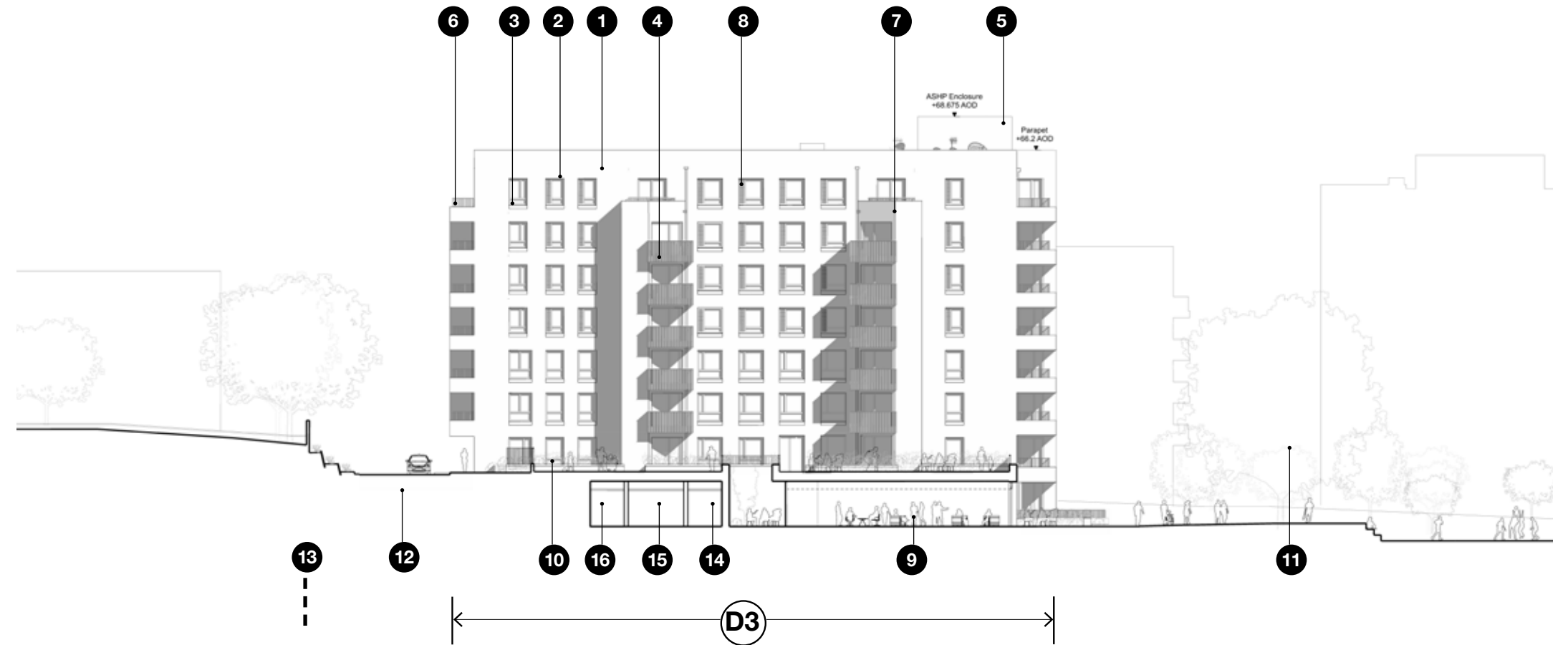
7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D3

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Resident's Shared Facilities
- ⑩ Communal Resident's Garden
- ⑪ Public Park
- ⑫ Proposed Street
- ⑬ Site Boundary
- ⑭ Plant Room
- ⑮ Bin Store
- ⑯ Service Corridor



7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D1

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Resident's Shared Facilities
- ⑩ Communal Resident's Garden
- ⑪ Public Park
- ⑫ Street
- ⑬ Site Boundary
- ⑭ Bike Store
- ⑮ Service Corridor



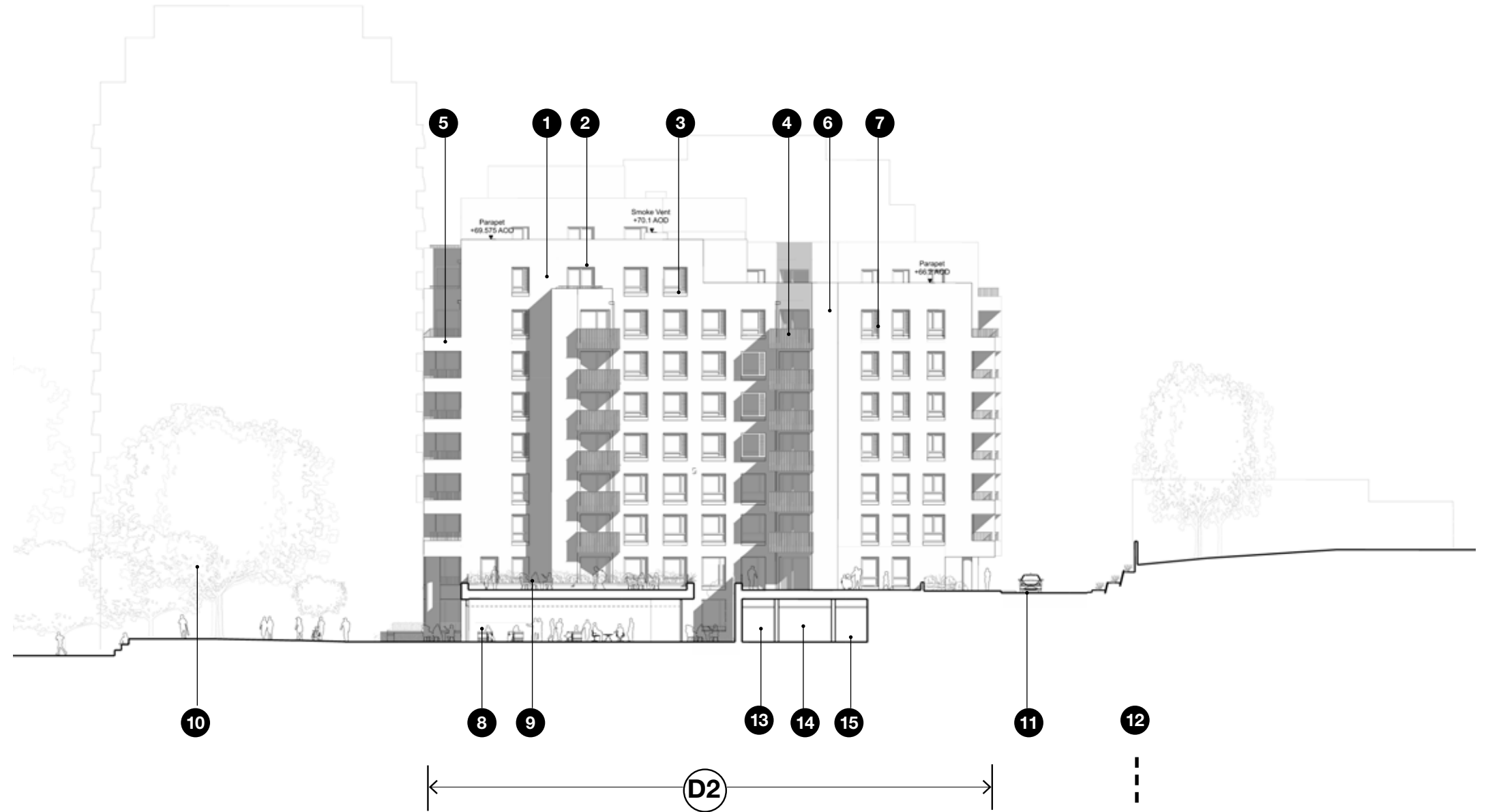
7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D2

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corners
- ⑦ Metal acoustic louvre panel
- ⑧ Resident's Shared Facilities
- ⑨ Communal Resident's Garden
- ⑩ Public Park
- ⑪ Proposed Street
- ⑫ Site Boundary
- ⑬ Plant Room
- ⑭ Bin Store
- ⑮ Service Corridor

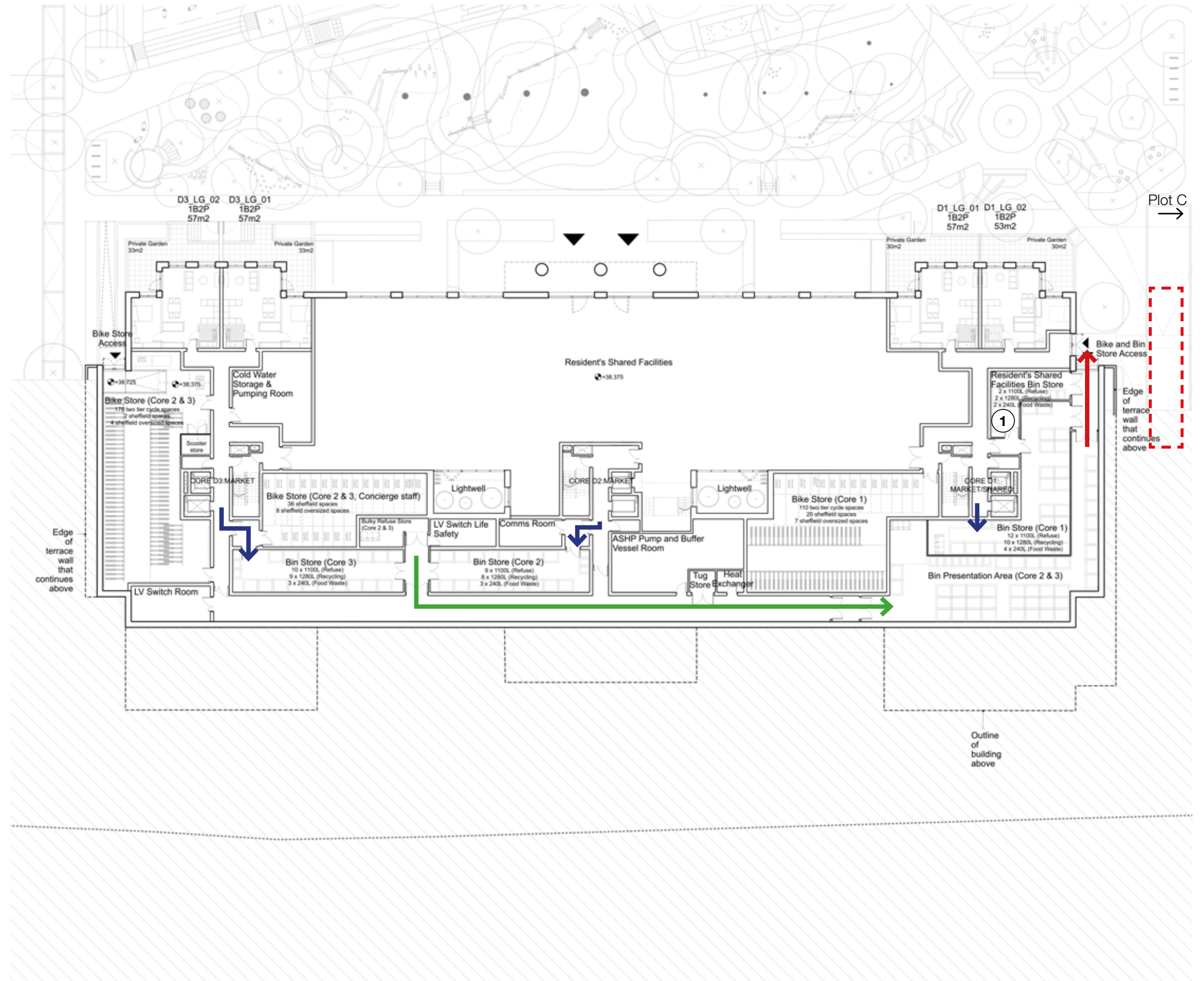


7.0 Plot D






7.11 Servicing & Refuse

Refuse stores are located in the partially submerged lower ground floor. Each core is provided with its own refuse store located within 30m of the apartment entrance. On collection day, an on-site facilities management team will bring bins to a holding area and be on hand for refuse collection from the street between plot C and D. The refuse truck stopping location is positioned within 10m of the refuse store entrance.

The residents shared facilities are provided with a separate secure bin store and this also is within 10m from a refuse truck stopping location.



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
-  Residential facilities refuse store
-  Refuse truck stopping location

Lower Ground Floor Plan




7.0 Plot D

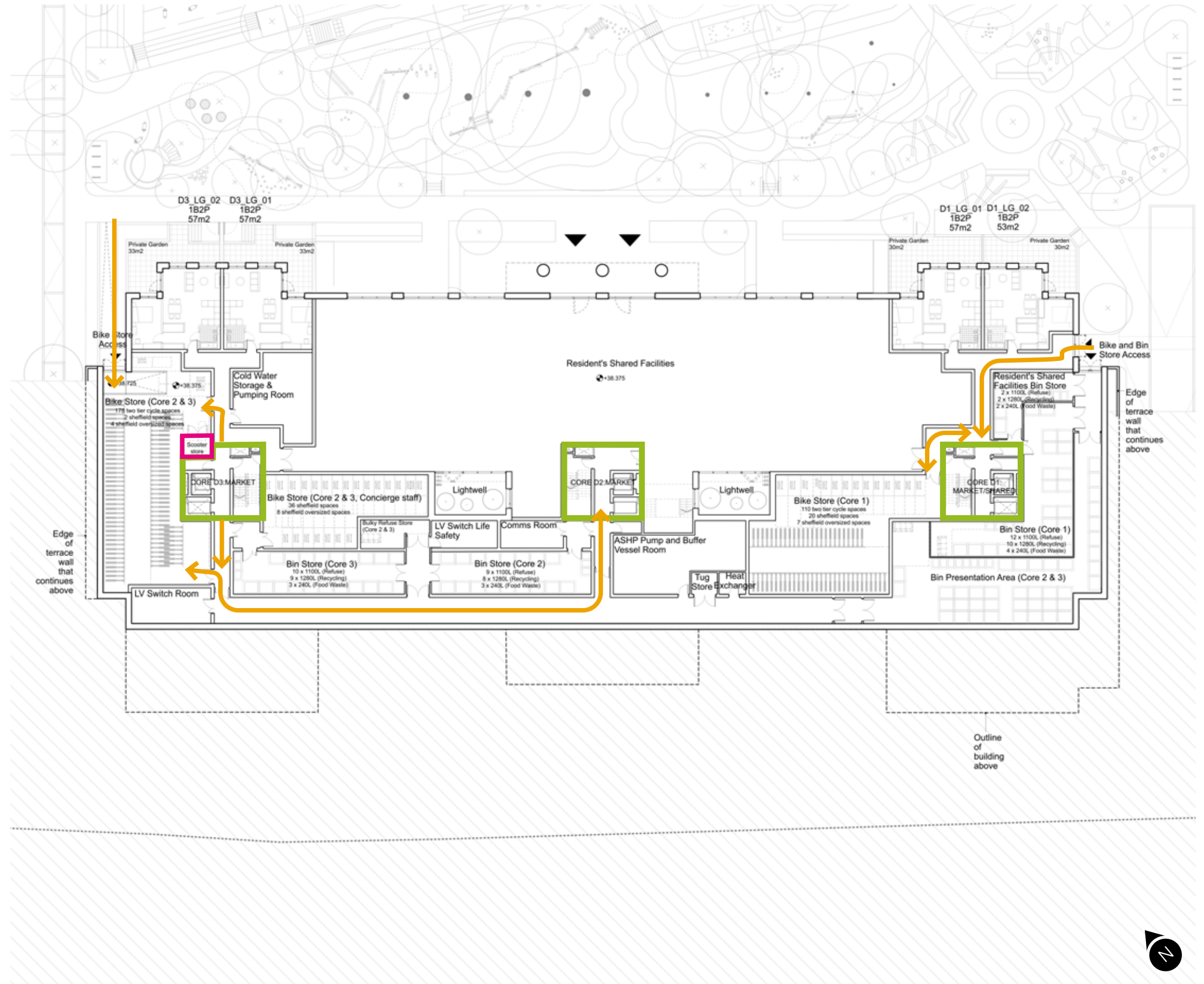
7.12 Bicycle Strategy

All bike stores for Plot D are located at Lower Ground Floor. These provide long stay parking spaces for Plot D residents and for the Resident's Shared Facilities and Concierge. All short stay parking spaces are located at Upper Ground Floor, please refer to the Upper Ground Floor Plan in the 'Layout' section of this chapter for their location.

Core 1 is provided with a bike store entrance along the street between plot C and D. Residents can then deposit their bikes in the bike store adjacent to core 1. Residents for cores 2 and 3 will use a bike ramp located on the northern corner of the building leading directly into a bike store. Two bike stores are shared between cores 2 and 3, adjacent to core 3. Four number long stay spaces for the Resident's Shared Facilities and Concierge are included within one of the bike stores. A mobility scooter store is located next to core 3. Six short stay spaces for the Resident's Shared Facilities are located at Upper Ground Floor Level.

KEY

-  Residents route from external to bike and scooter stores
-  Mobility scooter store
-  Stair / Lift Cores



Lower Ground Floor Plan

This page is intentionally left blank

8.0 Plot E



8.0 Plot E

8.1 Location & Summary of Use

Summary

Plot E is composed of two buildings. E1 is a seven storey Extra Care building that houses 60 homes and generous extra care communal facilities located at ground floor. The building provides 60 wheelchair accessible units and a communal outdoor terrace at fifth floor. At ground floor, a private sensory garden space is proposed for use by building residents only.

Plot E2 is a seven-storey residential building comprised of one and two bed market tenure homes. A communal garden for residents is proposed at ground floor. The rooftop plant area included ASHP for shared use between both buildings.

- ① Private amenity
- ② Communal roof terrace
- ③ Green roof - access for maintenance only
- ④ Rooftop plant

Summary of Accommodation

Social rent		
1 Bed 2 person		60 units
Market Accommodation		
1 Bed 2 person		6 units
2 Bed 3 Person		1 Units
2 Bed 4 Person		24 Units
Total residential units		91 Units



Masterplan axo showing the location of Plot E

8.0 Plot E

8.2 Site Constraints & Opportunities

1 Existing Trees

There are existing trees on the western and north-western edge of Plot E. The trees are being retained, refer to the landscape document for further information. Particular attention was given to the London plane on the western corner of the site. E1 ground floor wall is shaped to respect the tree's root protection zone.

2 Existing Levels and Topography

There is an existing fall of 4m, from approximately +42.00 to +38.00 AOD across the Plot E site. The top of the Trecastle Way road level is 45.75 AOD level.

3 Views onto the Park

Plot E façades are designed to maximise the number of properties with a view into the park. The E1 elevation is stepped to provide diagonal views towards the green space. E2 balconies wrap around the building's corners to provide the best possible aspect of the park.

4 Proximity to Adjacent Properties

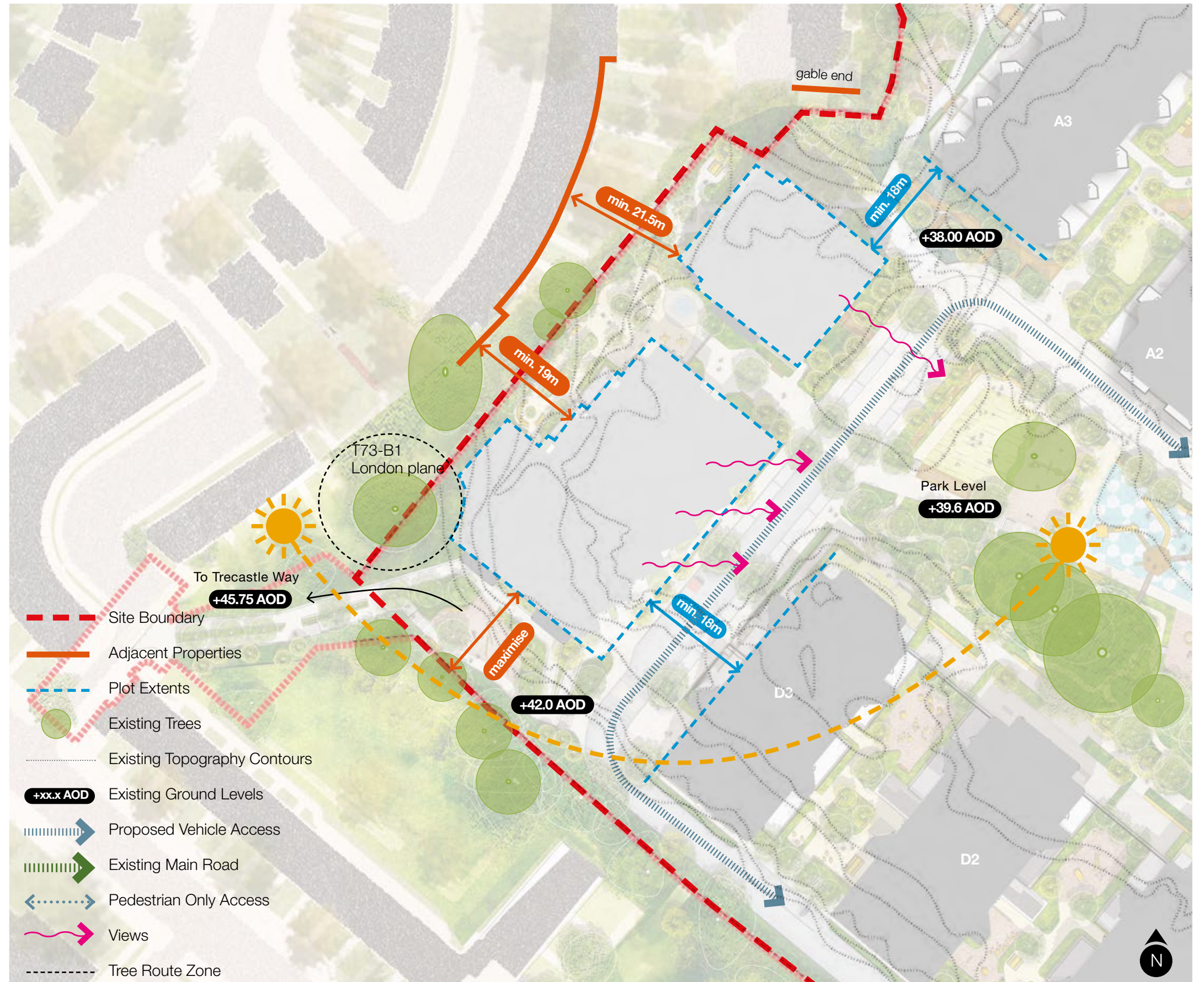
Plot E sits greater than 18m away from its closest adjacent properties on Penderyn Way. Between E1 and D the minimum distance between windows is greater than 18m. Plot E is flanked from the north by Bakersfield estate blind gable wall.

5 Vehicular Access

Vehicular access to Plot E is via the residential street to the front of the Plot.

6 Proximity to Main Road

As a plot with extra care facilities Plot E sits in the quietest part of the site with comfortable drop off zone, approximately 190m away from Camden Road.



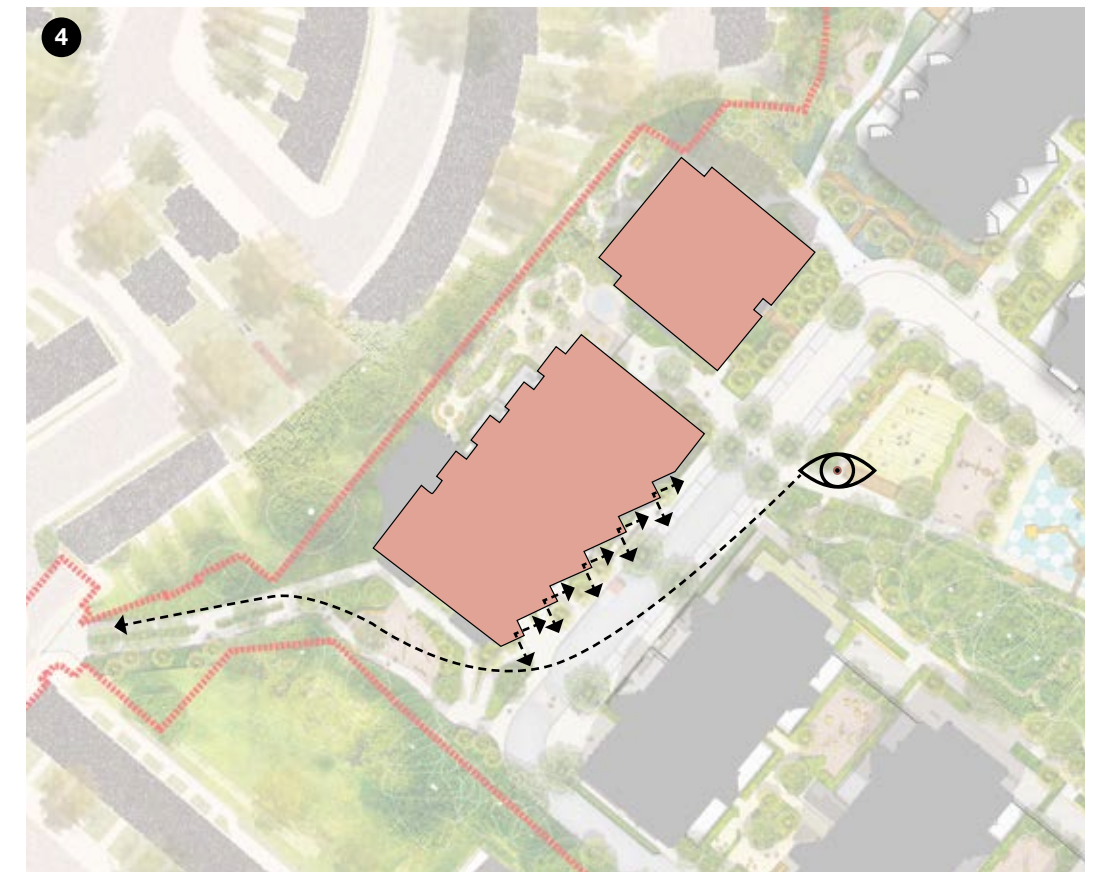
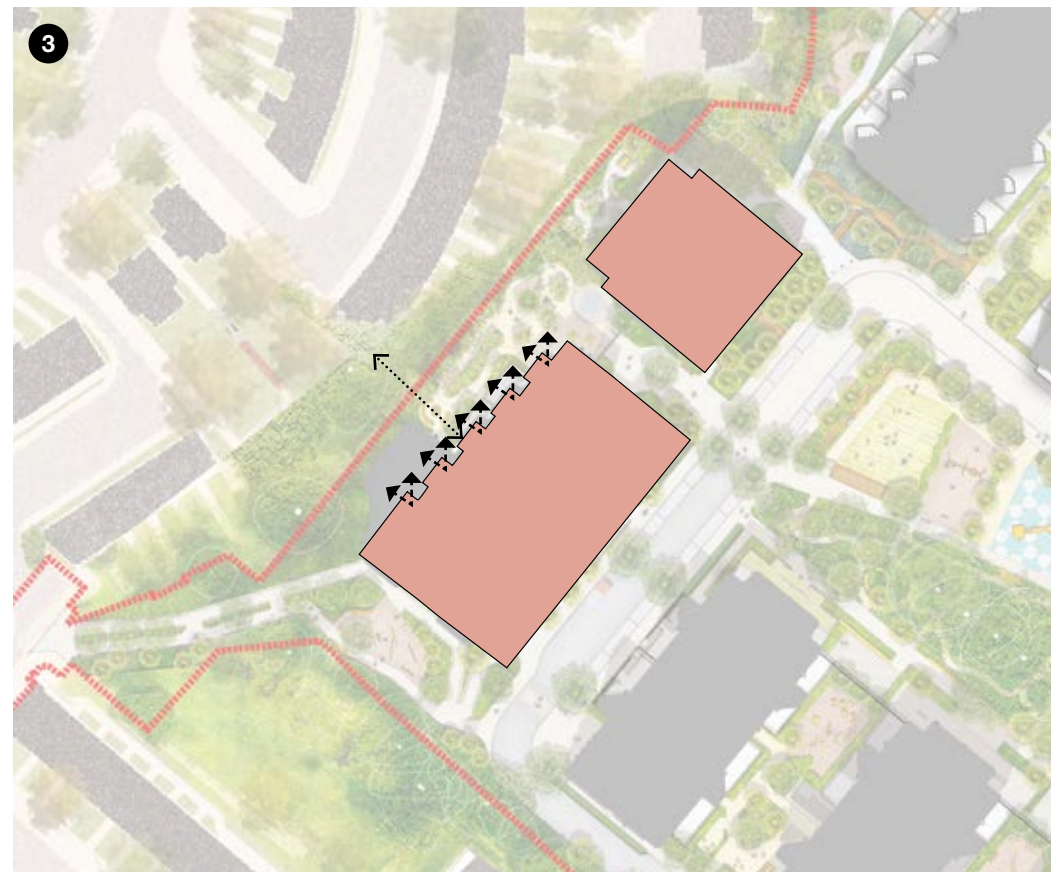
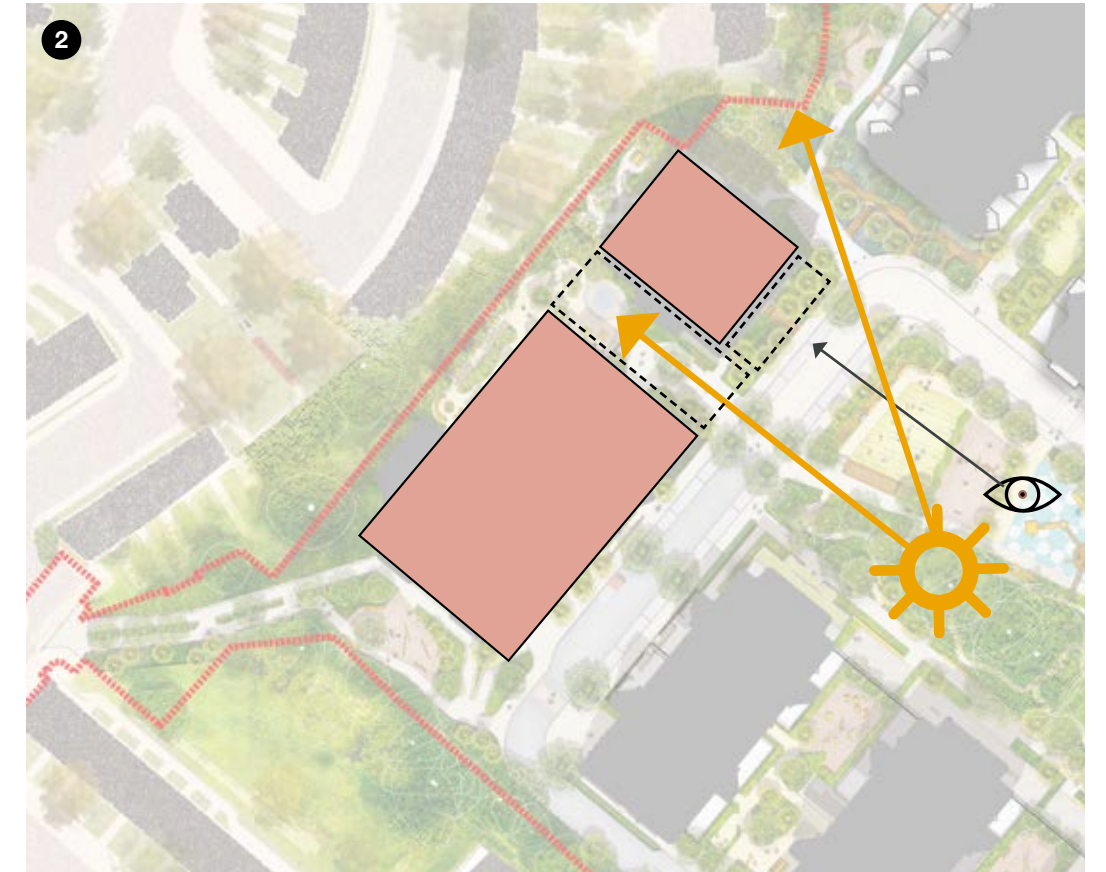
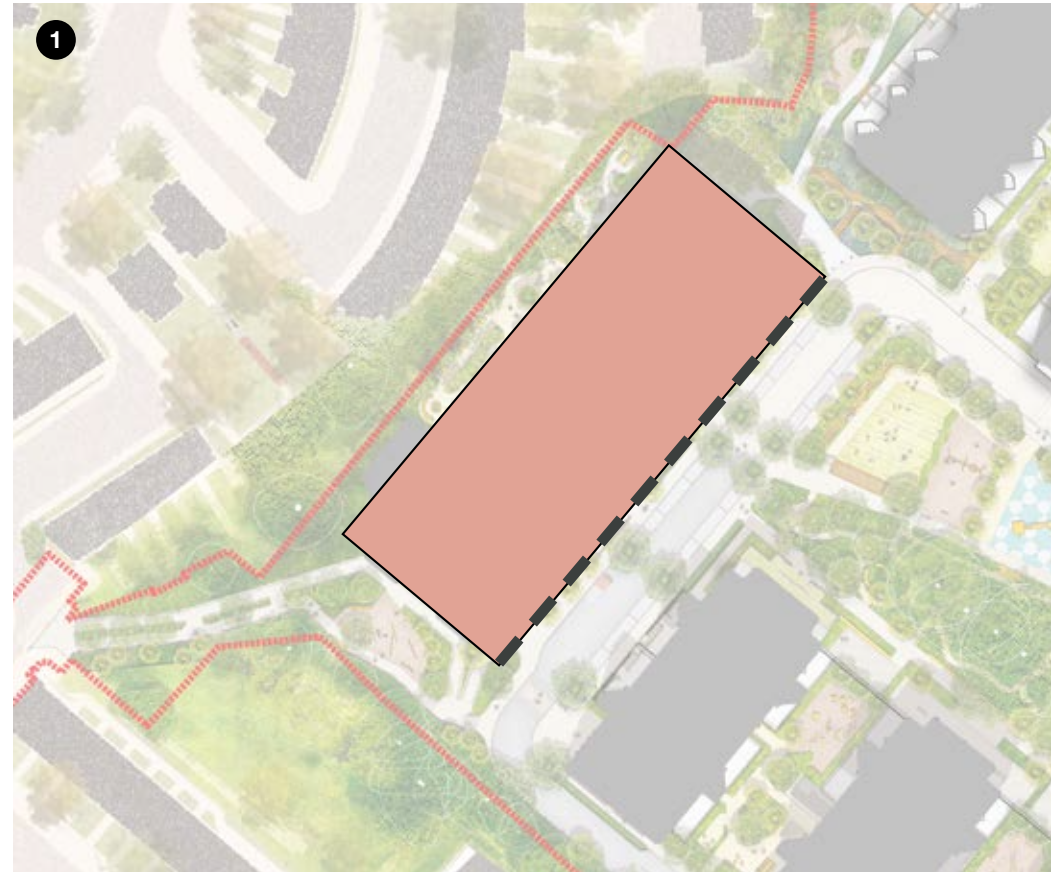
8.0 Plot E

8.3 Design Evolution & Principles

The Figure Ground

The key principals for determining the figure ground were as follows:

- 1 Lining the street**
Creating an edge to the street between plot D and E with active frontage and outlook onto the park.
- 2 Creating a marker building for the park**
The creation of a marker building to terminate the vista of the park was an important masterplan principle. The marker building steps back from the street edge, to maintain daylight and sunlight to adjacent properties and creates an entrance space in front of the building. Separating the buildings helps to reduce the façade length, breaks up the visible mass and improves light levels to neighbouring properties.
- 3 Stepping Façade at Rear**
Stepping the buildings façade at the rear of the building helps to maximise distance from site boundary and adjacent properties. Architecturally it breaks up the length of the façade, while also enabling homes to be dual aspect.
- 4 Stepping Façade at Front**
The facade line runs at an angle to the street edge in order to open up the view from the park towards the Trecastle Way connection. The stepping of the facade is proposed to provide dual aspect and maximise views towards the park.



8.3 Design Evolution & Principles

Shaping the Volume

The diagrams illustrate the key principles in the development of the massing :

① Lining the street

Creating a strong street edge with active frontage and view towards the park

② Responding to views

The buildings maximum height was determined by LV4 view from Archway towards St. Paul's. The buildings has been designed so that the parapet line does not impact on this view.

③ Creating a marker building for the park

A key masterplan principle was to terminate the vista of the park with a marker building. Initially envisaged as a taller building, but later lowered as described in point 4.

④ Step down to context

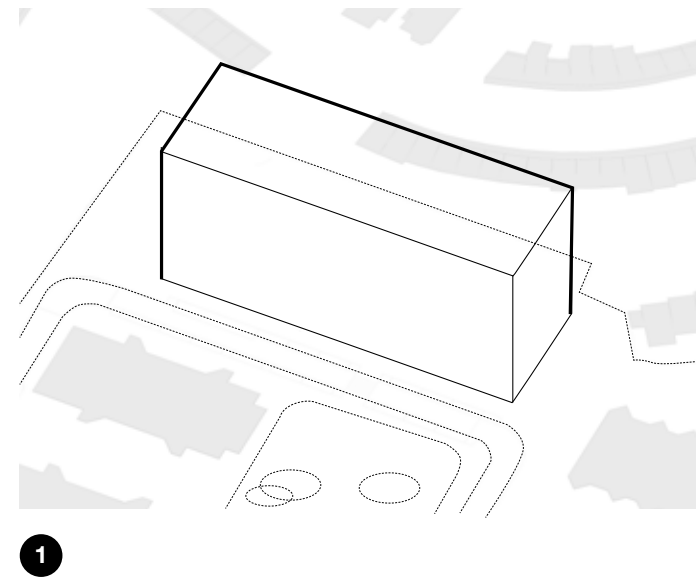
Buildings step down at the rear to consider light to neighbouring properties and gardens.

⑤ Stepping Façade at Rear

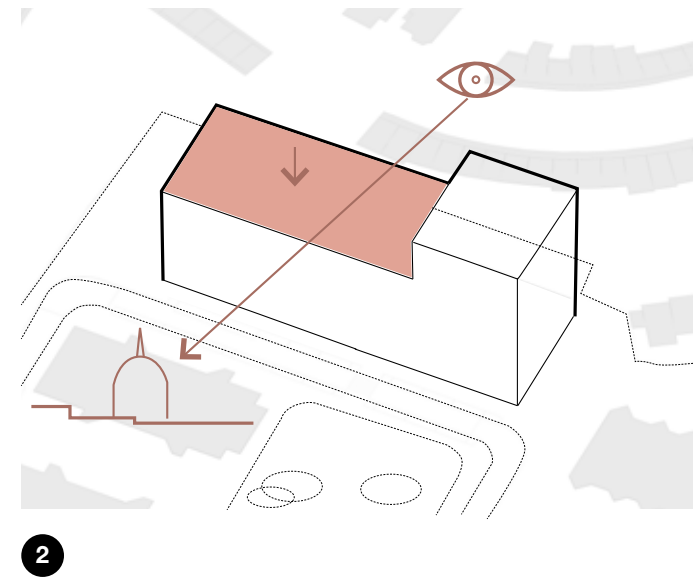
Stepping the buildings facade at the rear of the building helps to maximise distance from site boundary and adjacent properties. It breaks up the length of the facade, and improves aspect.

⑥ Stepping Façade at Front

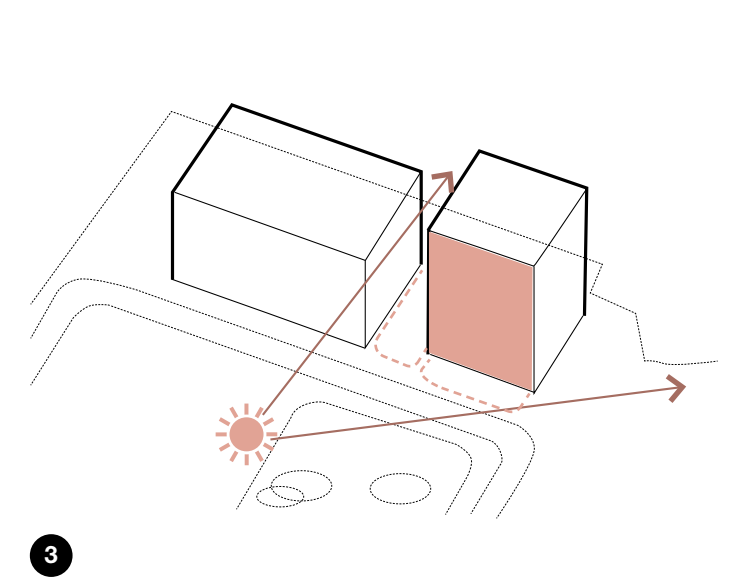
The buildings facade line runs at an angle to the street edge in order to open up the view from the park towards the Trecastle Way connection. The stepping of the façade improves aspect and maximise views towards the park.



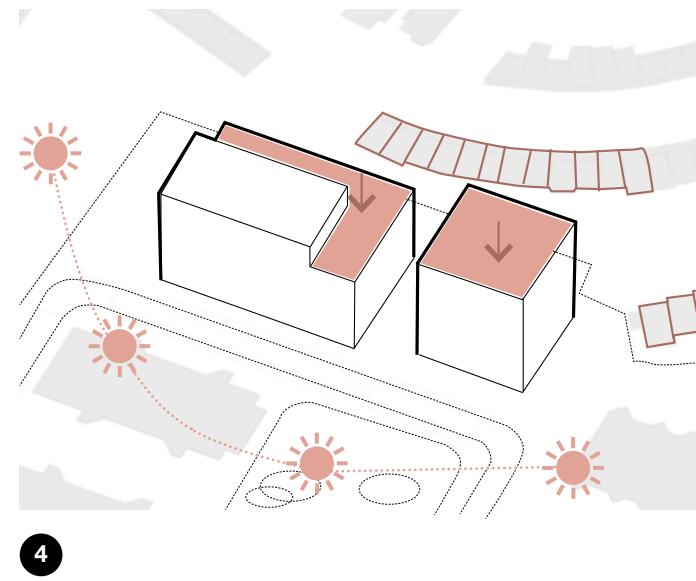
1



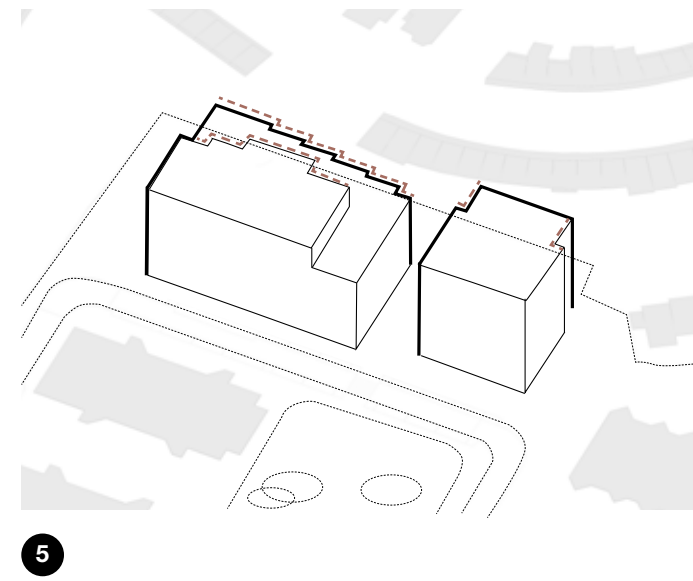
2



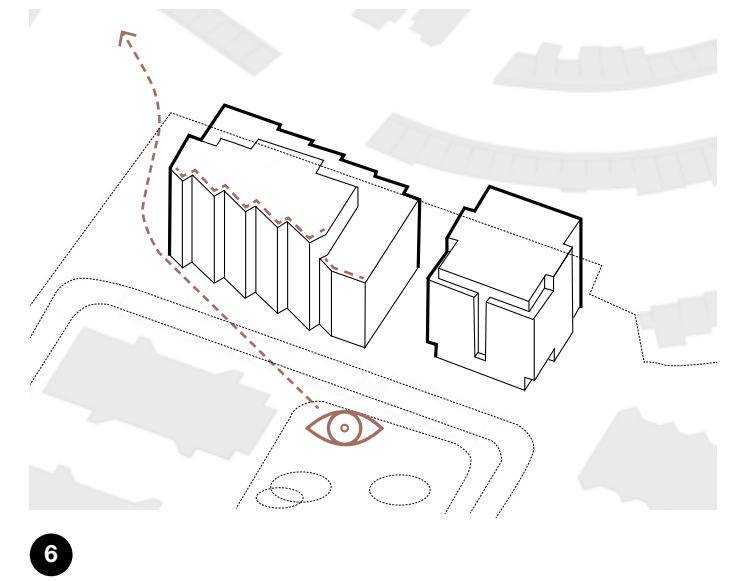
3



4



5



6

8.0 Plot E

8.3 Design Evolution & Principles

Design Evolution

Plot E is one of the key elements framing the park from north west side. Creating a marker building to hold the top of the park was a key principle of the masterplan strategy. The initial proposal envisaged a tower closing the view from the main entrance to the estate and Hillmarton Road. This was reduced in consideration of the neighbouring properties. The importance of the building in the masterplan is reflected in the elegance and clarity of form which was refined throughout.

A significant moment in the design evolution split plot E into separate volumes. The break created a set of two smaller volumes with improved aspect and light for proposed homes and adjacent properties. The gap between creates a public entrance space. The overall height of the plot has reduced to improve building relationship with neighbours.



June 2020



July 2020



July 2020



July 2020



July 2020



July 2020



August 2020



August 2020



August 2020

8.0 Plot E

8.3 Design Evolution & Principles



September 2020



October 2020



November 2020



January 2021



January 2021



May 2021



June 2021



June 2021



September 2021

8.0 Plot E

8.3 Design Evolution & Principles

Design Evolution

Northwest view from the Park towards Plot E illustrates splitting the buildings into separate volume. The perception of the building was improved by reducing the height and massing.



September 2020



September 2020



September 2020



October 2020



October 2020



October 2020



January 2021



June 2021



July 2021

Previous Design Iterations - View looking South West from Park

Design Evolution

Chamfered forms proposed initially were replaced by squared bays and elegant simplicity. A right-angled plan works very well with demanding M4(2) and M4(3) spatial requirements. Buildings internal layouts can be easily read thanks to a clear bay and window system applied to the façade.



E2

The typical bay provides a pleasant park view with balconies wrapping around the building corners. The typical plan consisted of five dual aspect units. Two bed apartments are clearly expressed on the front elevation by a row of three windows: the living room window and two bedroom windows.



E1

The typical bay was designed to provide dual aspect and attractive views towards the park. Internal daylight results were improved by introducing projecting corners and changing the balconies orientation.

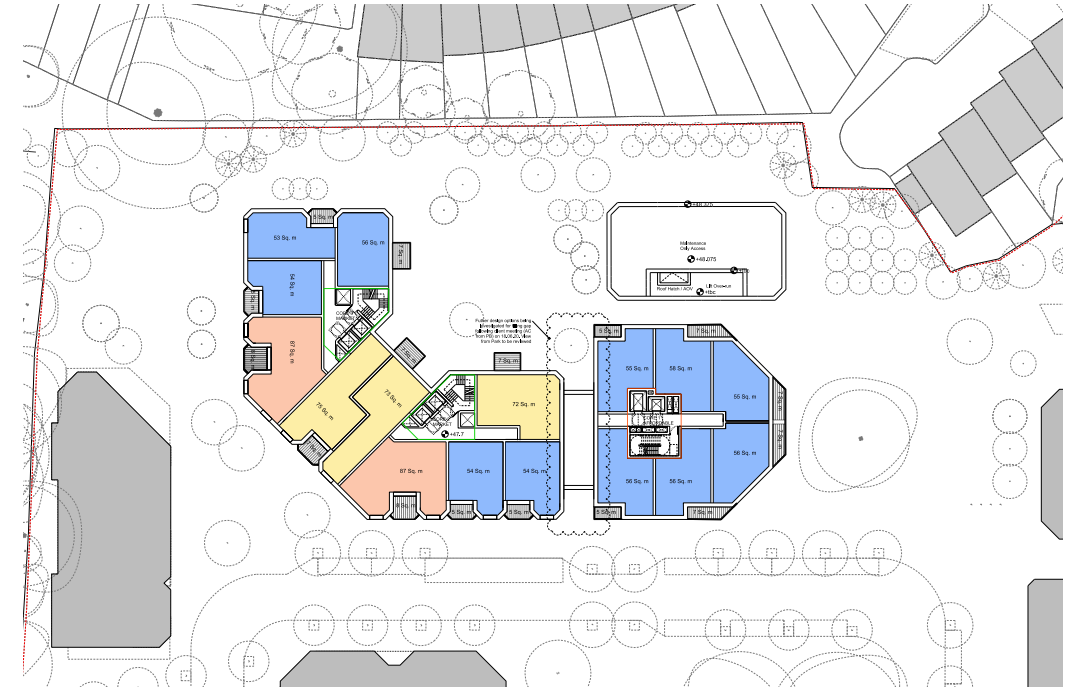
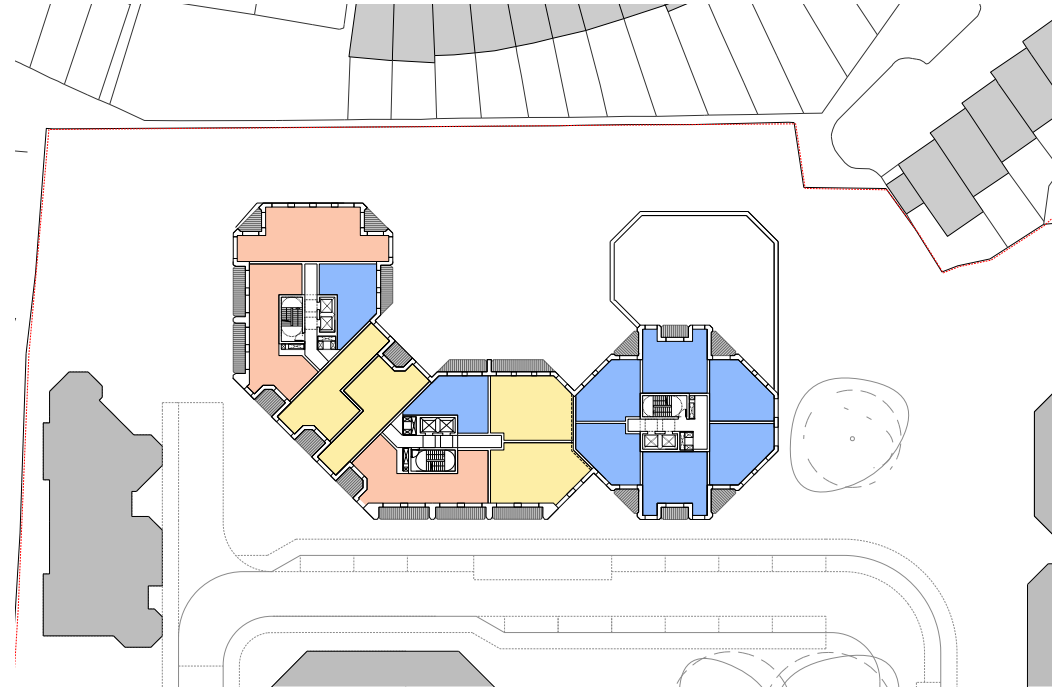


8.0 Plot E

8.3 Design Evolution & Principles

Design Evolution

The typical plans depicted below show Plot E designed as one building with two different uses. The core on the right hand side was dedicated to the extra care housing located in a tower holding up the park edge. The left-hand side core and middle core consisted of market apartments. In the first design proposals the courtyard area was split between the extra care garden and the resident's garden.



8.0 Plot E

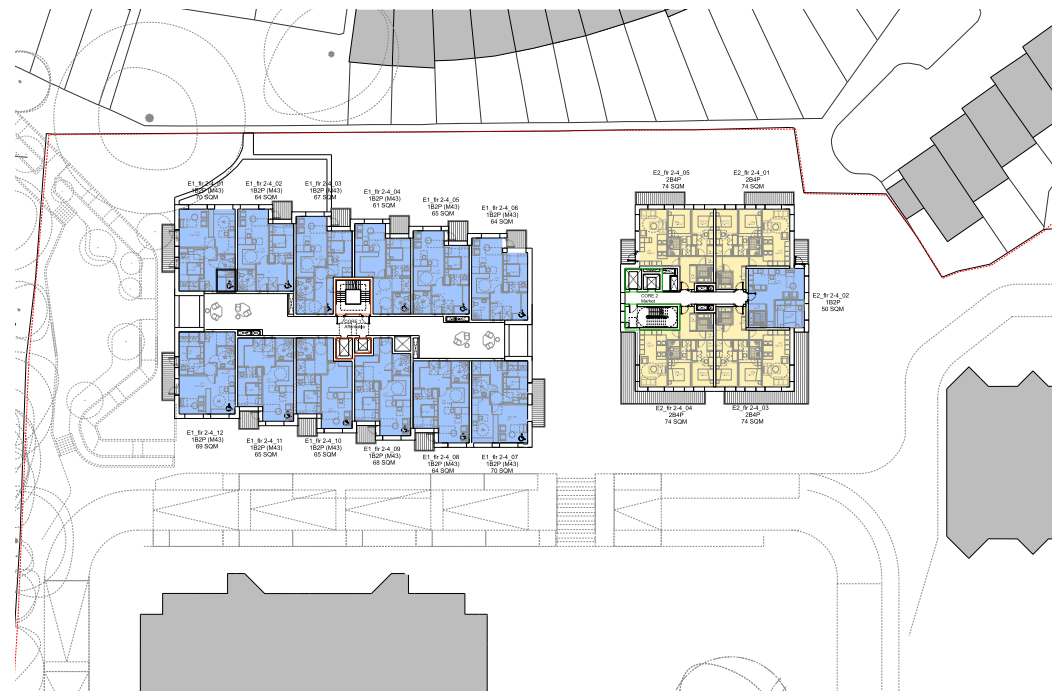
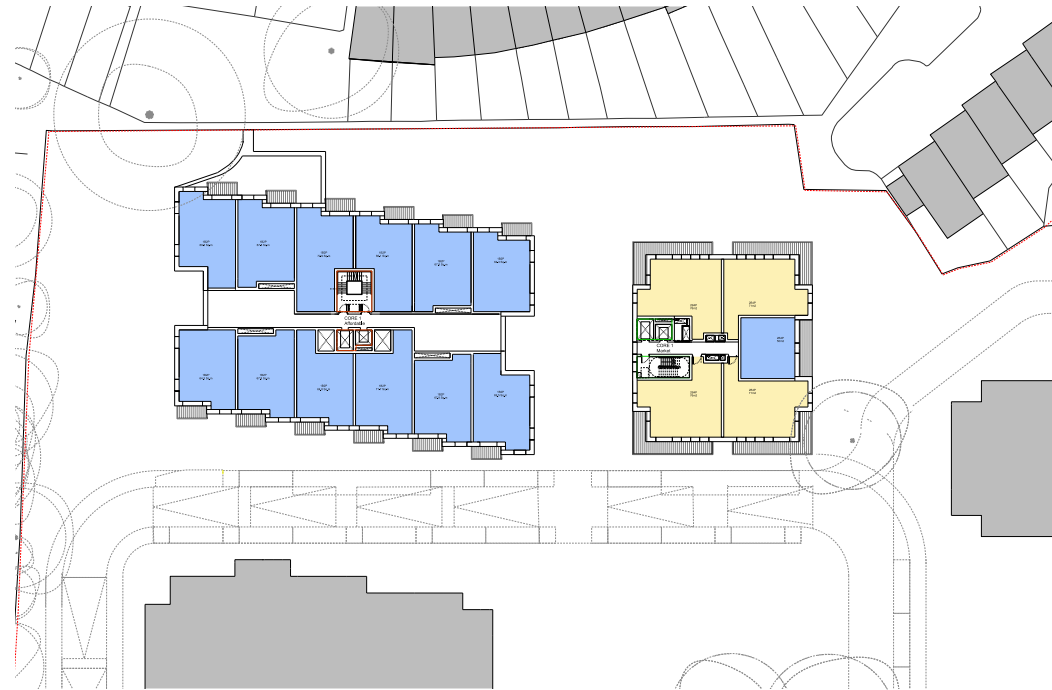
8.3 Design Evolution & Principles

Design Evolution

The next iterations of typical plan depict two completely separate buildings. Splitting building into two smaller blocks improved daylight and sunlight to Extra care garden and neighbouring properties. Additionally, it provided an opportunity for improving dual aspect and internal daylight results.

E1 is the building on the left-hand side. It was designed as Extra care building. The main idea of E1 typical plan was to propose generous internal circulation with ventilation and light to establish a sense of community between residents.

E2 is a market building. The elegant square plan is framing the edge of the park. Balconies wrapping around the corners were carefully designed to respect neighbouring properties and maximise outlook onto the greenery.



8.0 Plot E

8.3 Design Evolution & Principles

Internal Layout Principles - Ground Floor

1 E1 with split level ground floor

Proposed levels along the street in front of plot E are dictated by the proposed pedestrian connection to Trecastle Way whose level is ~AOD 44.72. For this reason, E1 is proposed with a split level slab. This enables level access to the main entrance at the lower level (39.6 AOD) and level access from the street to bin and bike stores at the upper level (41.25).

2 Ancillary spaces placed below ground

E1 is partially submerged due to the rising landscape for the proposed connection to Trecastle Way. Ancillary spaces such as bins, bikes and plant rooms are located in this area.

3 Shared facilities with outlook onto green space

The Extra Care shared facilities are located on the corners of the building to gain maximum outlook onto green spaces and to gain maximum sunlight throughout the day.

4 Entrance to E1 via space between buildings

The main entrance to E1 (extra care) is located via a protected and intimate courtyard space set between buildings E1 and E2.

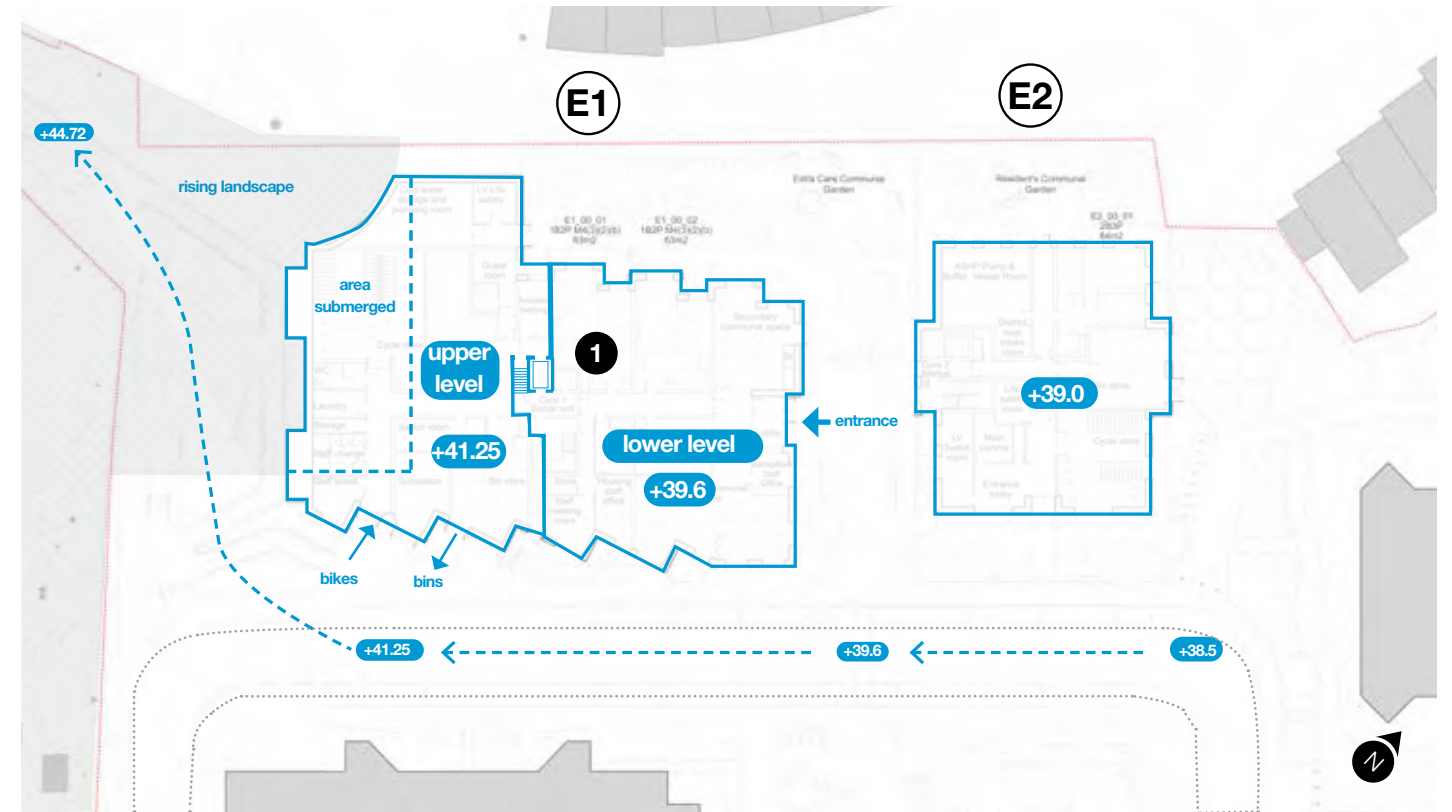
5 Visual connection to core from main entrance

E1's main entrance is located to direct allow visual connection to the lifts and stair core. An aspect of design important for extra care residents who may be suffering from dementia.

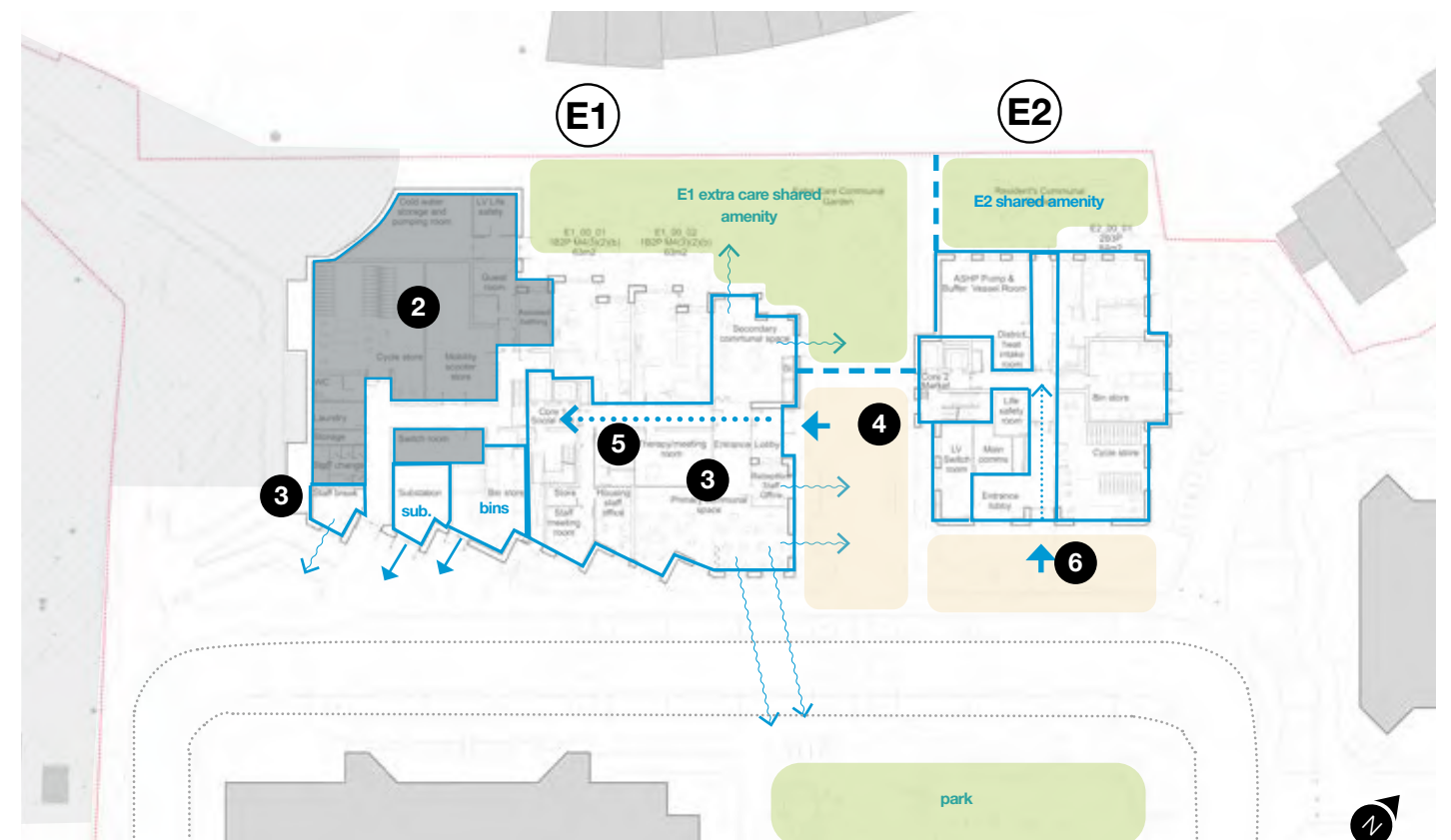
6 Central Entrance to E2

The entrance to E2 is located centrally at ground floor. This provides a visual connection to the shared amenity green space to rear of the building

-  Views
-  Dual Aspect
-  Entrance Route



Ground Floor - Levels



Ground Floor

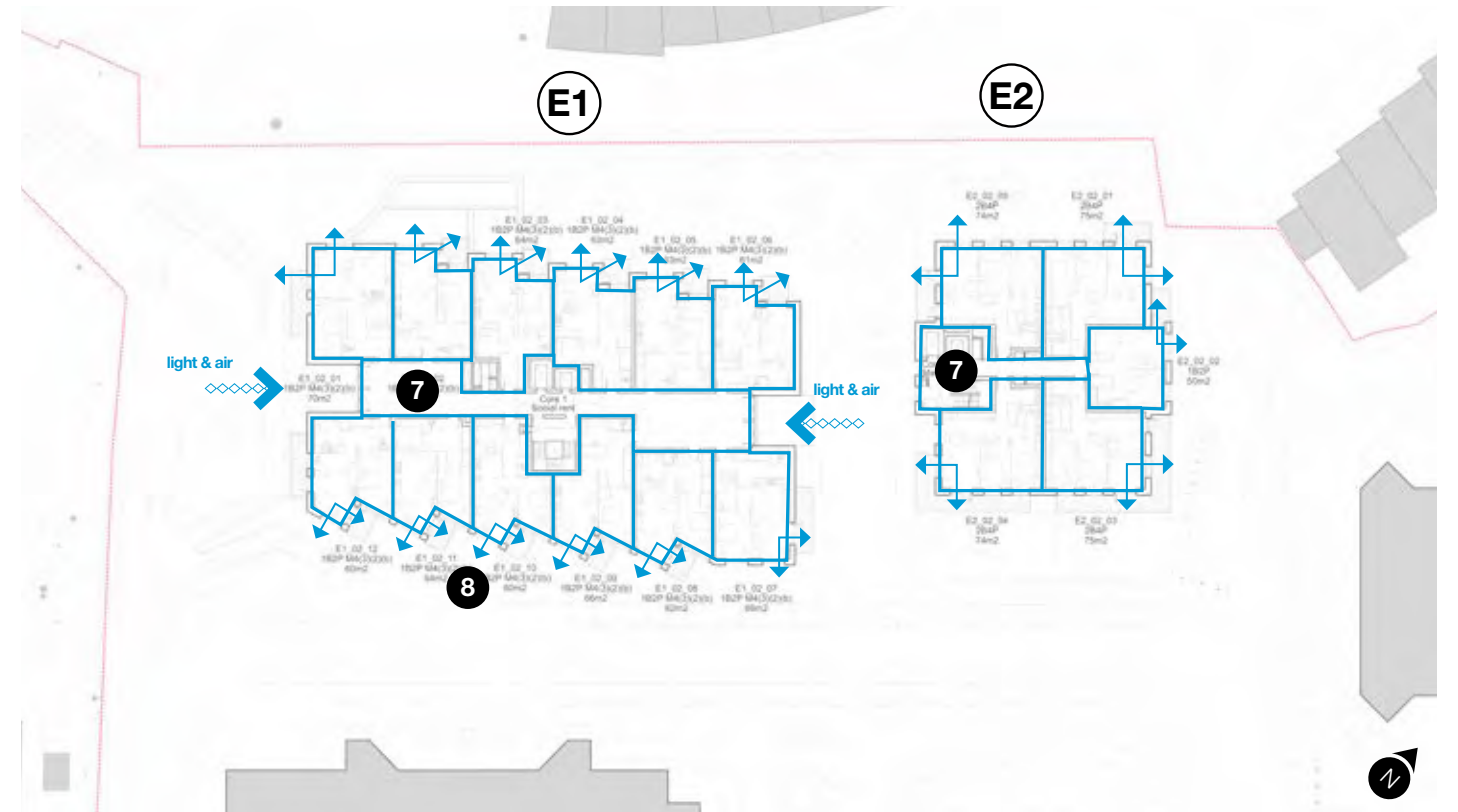
8.0 Plot E

8.3 Design Evolution & Principles

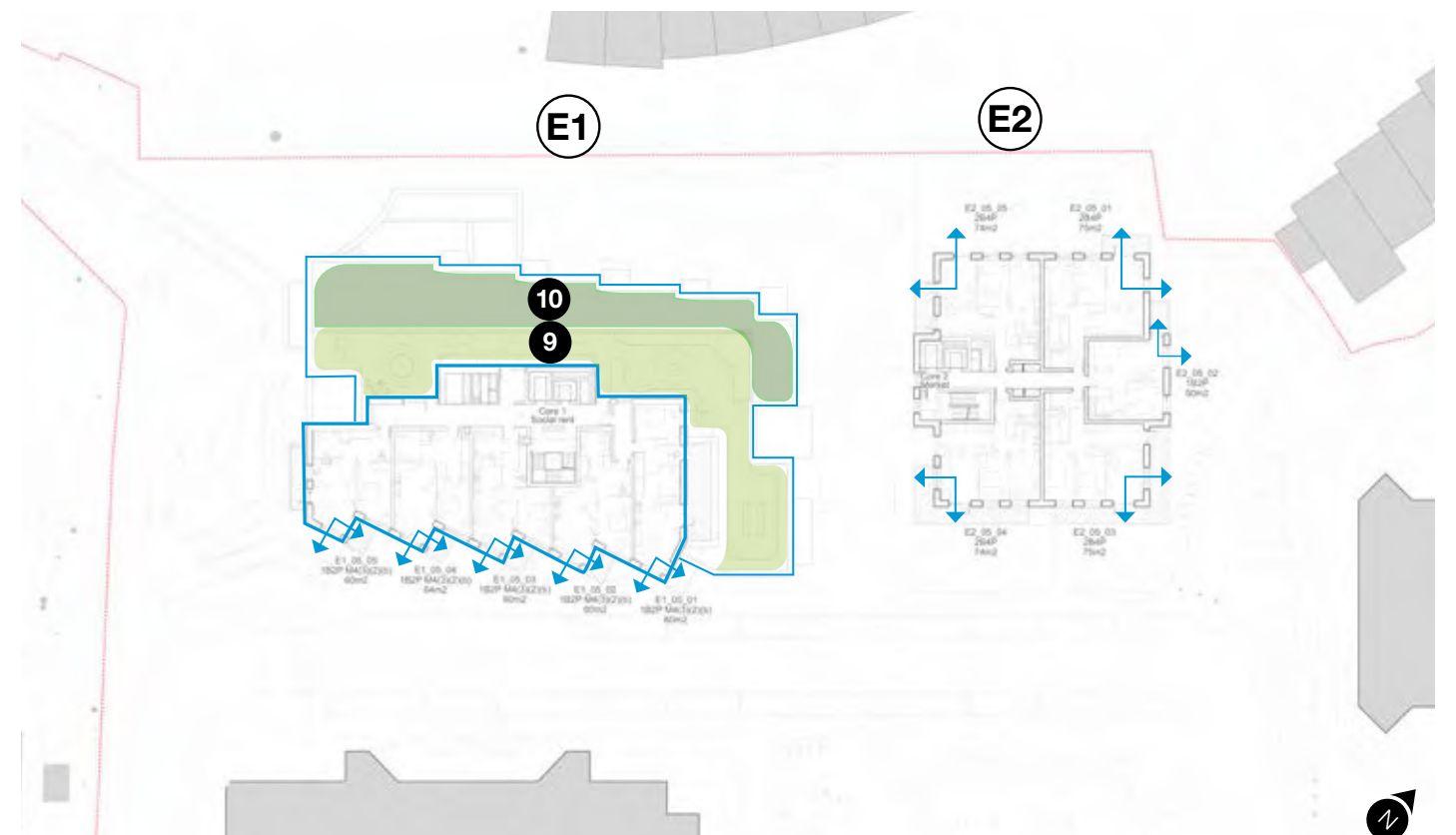
Internal Layout Principles - Upper Floors

- ⑦ Central Corridor open to Light and Air
E1 homes are accessed from a central corridor. The corridor is generous in size to establish a sense of community between residents. The corridor has a glazed facade at both ends with opening vents for cross ventilation through the space. E2 apartments are also accessed from a central corridor that has a window at one end to allow air and light in.
- ⑧ 100% of units on typical floor are dual aspect
The stepped facade on E1 ensures that all units are dual aspect. In building E2, the 1 bed apartment on the eastern facade is pushed out to mirror the core and ensure that all apartments are dual aspect.
- ⑨ Extra care shared terrace space created by step in massing
The Extra Care shared facilities are located on the corners of the building to gain maximum outlook onto green spaces and to gain maximum sunlight throughout the day.
- ⑩ Green edge was introduced to provide privacy to neighbouring properties.

- Views
- Dual Aspect
- Entrance Route



Typical Floor



Typical Upper Floor

8.0 Plot E

8.3 Design Evolution & Principles

Trecastle Connection

Trecastle connection is a green link with enjoyable spaces. It connects the park with Trecastle Way.

Plot E1 flank elevations were developed to activate the route and provide natural surveillance. The south west elevation has balconies and communal corridors overlooking the path and communal spaces.

- ① Trecastle connection
- ② Balconies providing natural surveillance
- ③ Plot D



8.0 Plot E

8.3 Design Principles

Vista stop for the park

E2 marks the end of the park and can be seen from in the long distance views from Hillmarton Road. To emphasise it's significance for the masterplan the architecture is deliberately composed and symmetrical. The volume is clear and simple and the building is positioned centrally in the space.



8.0 Plot E

8.4 Landscape Summary

Lower Ground Floor

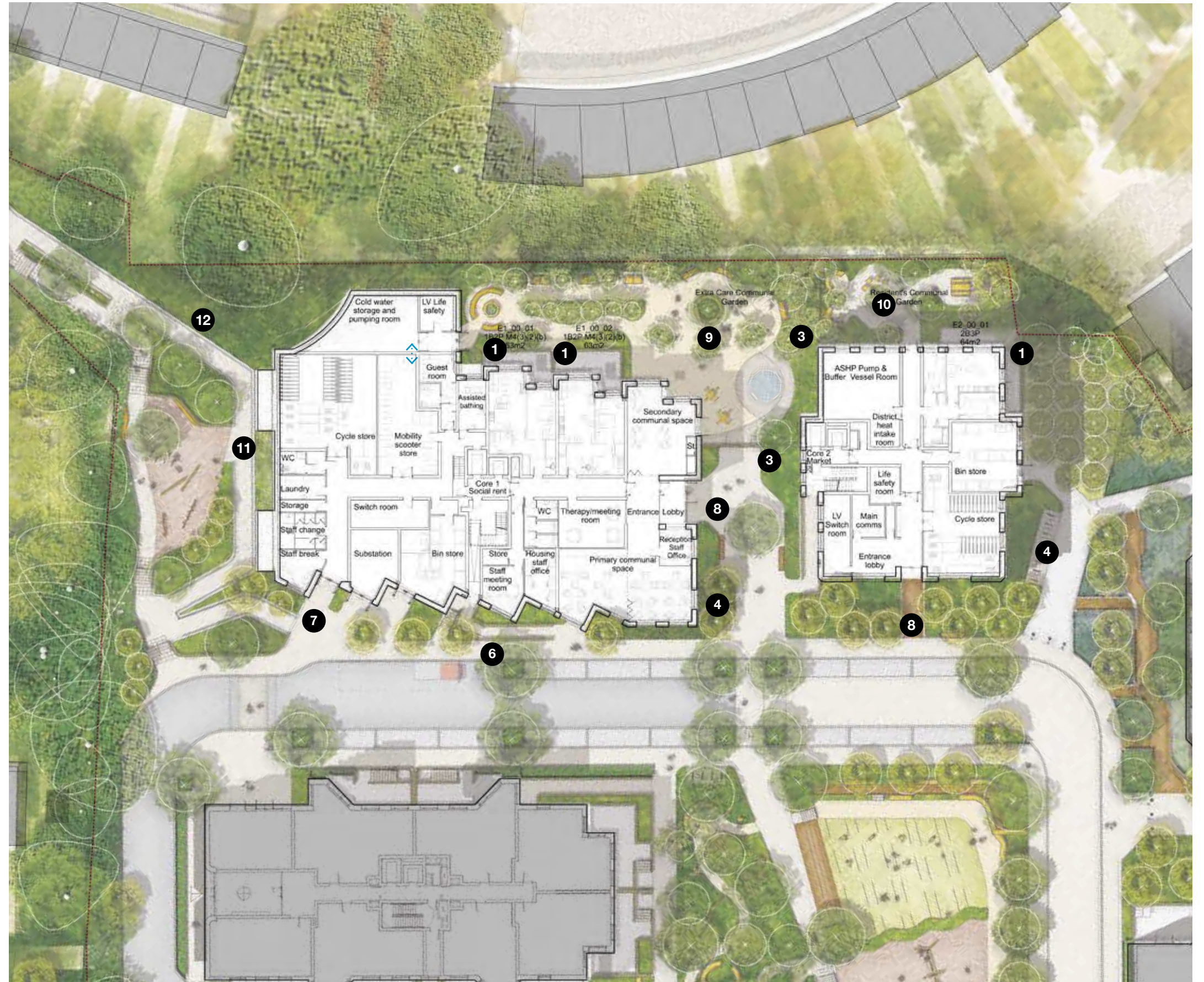
Landscape design consists of three key elements: Entrance space between E1 and E2, green spaces behind buildings, and Trecastle Connection.

The main path from the Park leads straight to the entrance space. This space is designed as an inviting main entrance to the extra care building.

Two green areas are provided in the back of the buildings. The bigger garden is dedicated to the extra care building. It is accessible from the communal room inside the building or through a secured gate outside. The space behind E2 is a shared amenity for the residents of E2. It is accessible through a central corridor which visually links the front and back of the building.

Trecastle connection creates a communal space in the middle. It is overlooked by balconies on the side elevation.

- ① Private garden space
- ② Defensible planted edge
- ③ Secure line
- ④ External Bike Storage
- ⑤ Public Park
- ⑥ Ramp / steps for fire fighters access
- ⑦ Access to bike and scooter store
- ⑧ Main Entrance
- ⑨ Extra care residents shared sensory garden
- ⑩ Plot E2 residents shared amenity Space
- ⑪ Ramped route towards Trecastle Way
- ⑫ Existing tree root zone



8.0 Plot E

8.4 Landscape Summary

Terrace and roofs

The extra care communal terrace is designed to respect neighbouring properties' privacy. The green planted edge along the parapet line is proposed as a buffer preventing overlooking.

The private amenity with an outlook onto the park is designed on the southeast side of the terrace.

The very top of the buildings is not accessible for residents. The proposed roofs are covered with a biodiverse roof system and PV panels.

- ① Biodiverse Roof
- ② Plot E1 residents communal terrace
- ③ Planted edge
- ④ Maintenance access only roof
- ⑤ Private Terraces



8.0 Plot E

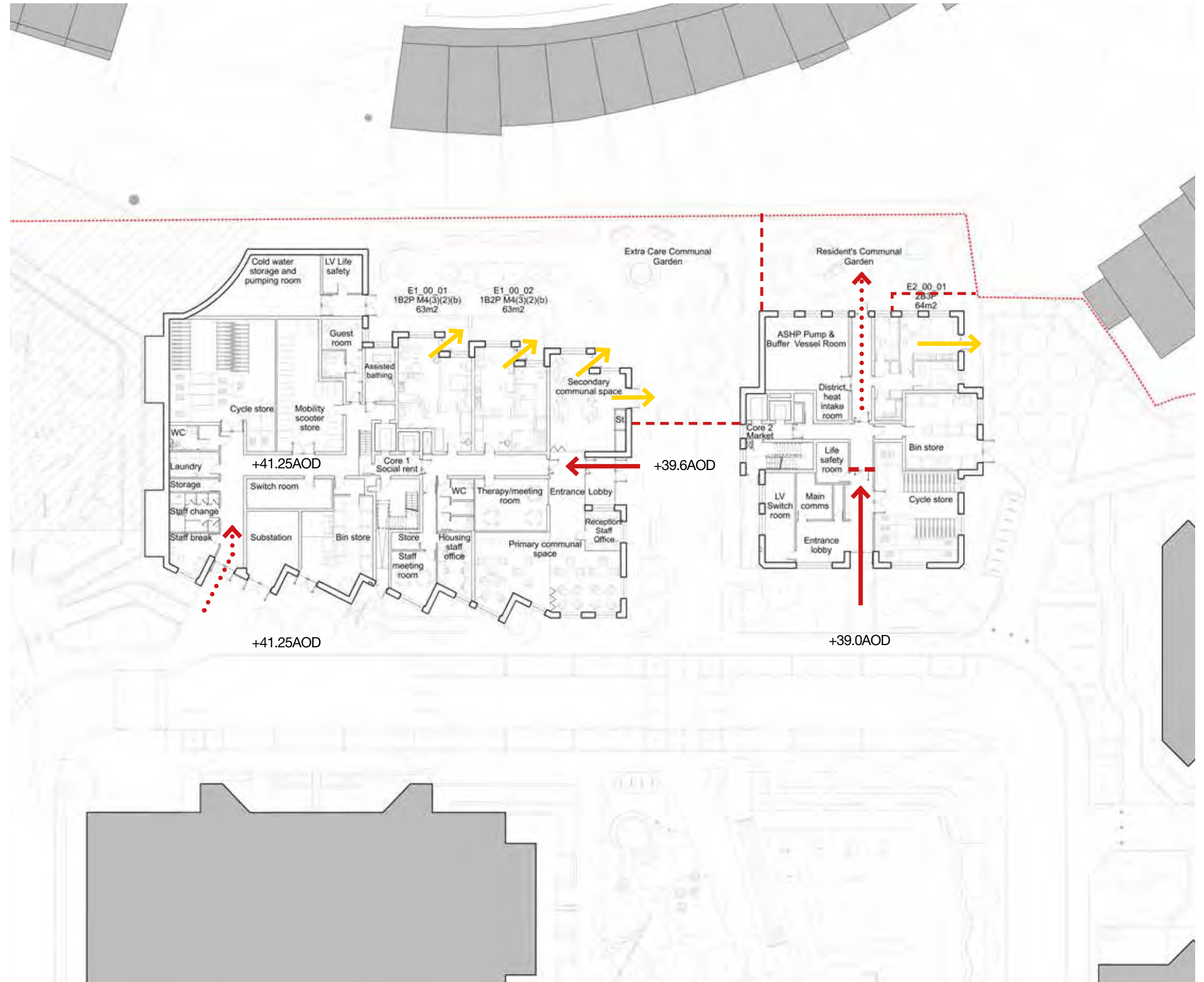
8.5 Layout




E1 - Extra care building

Residents communal spaces set at ground floor level providing social spaces / ancillary accommodation and other amenities.

Residential Building

Residential entrance lobby, residential accommodation and other accommodation including cycle stores / plant rooms / refuse stores for residents.



-  Primary residential entrance
-  Communal secondary access
-  Secondary access

8.0 Plot E

8.5 Layout

Extra care facilities

The scheme was designed as a logical layout that can easily be understood by residents, staff, and visitors. E1's main entrance allows direct visual connection to the lifts and stair core. The layout follows a scale of ascending privacy, with the most public spaces close to main entrances and back of house functions located farther away.



- Extra Care facilities
- Primary residential entrance
- Communal secondary access
- Secondary access

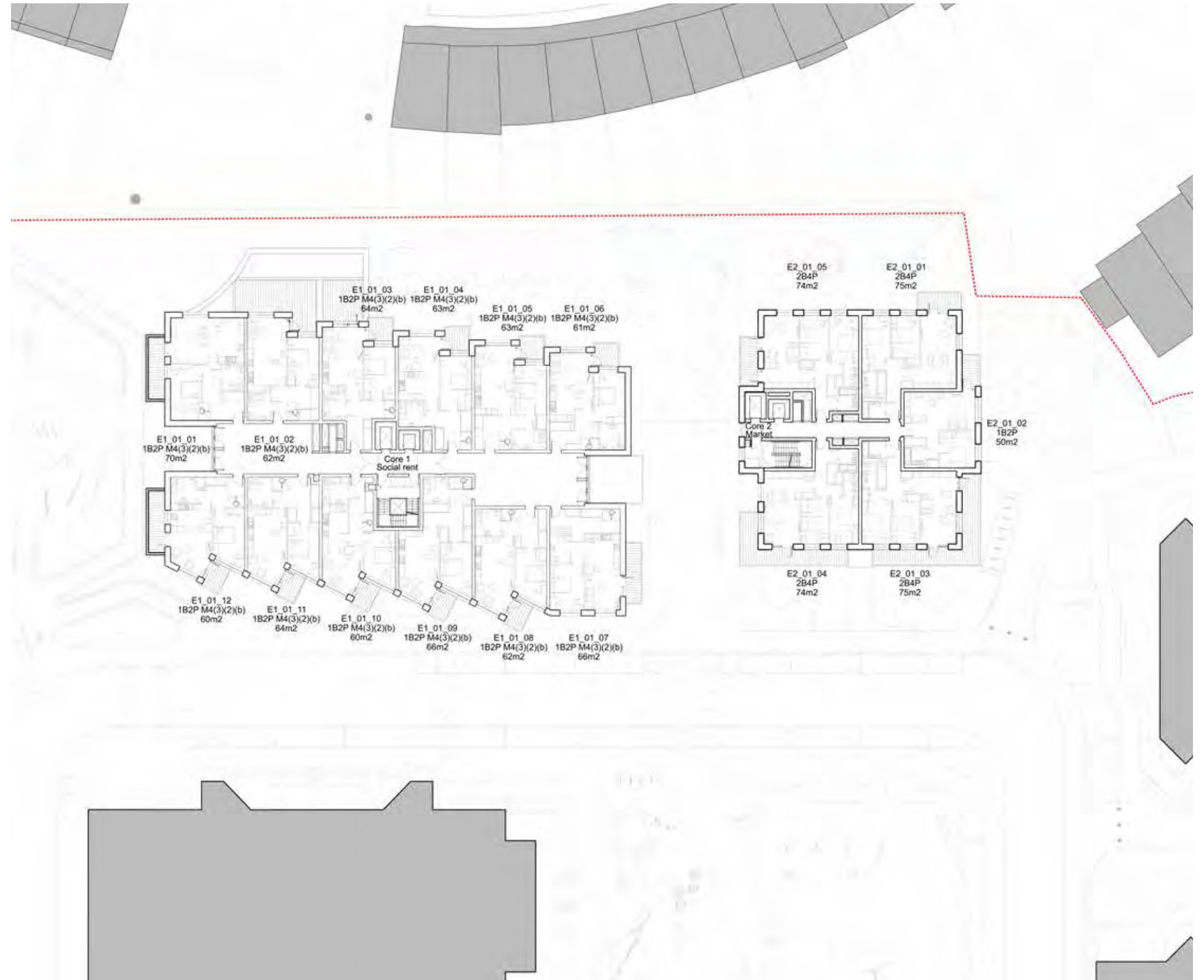
8.0 Plot E

8.5 Layout

Level 01

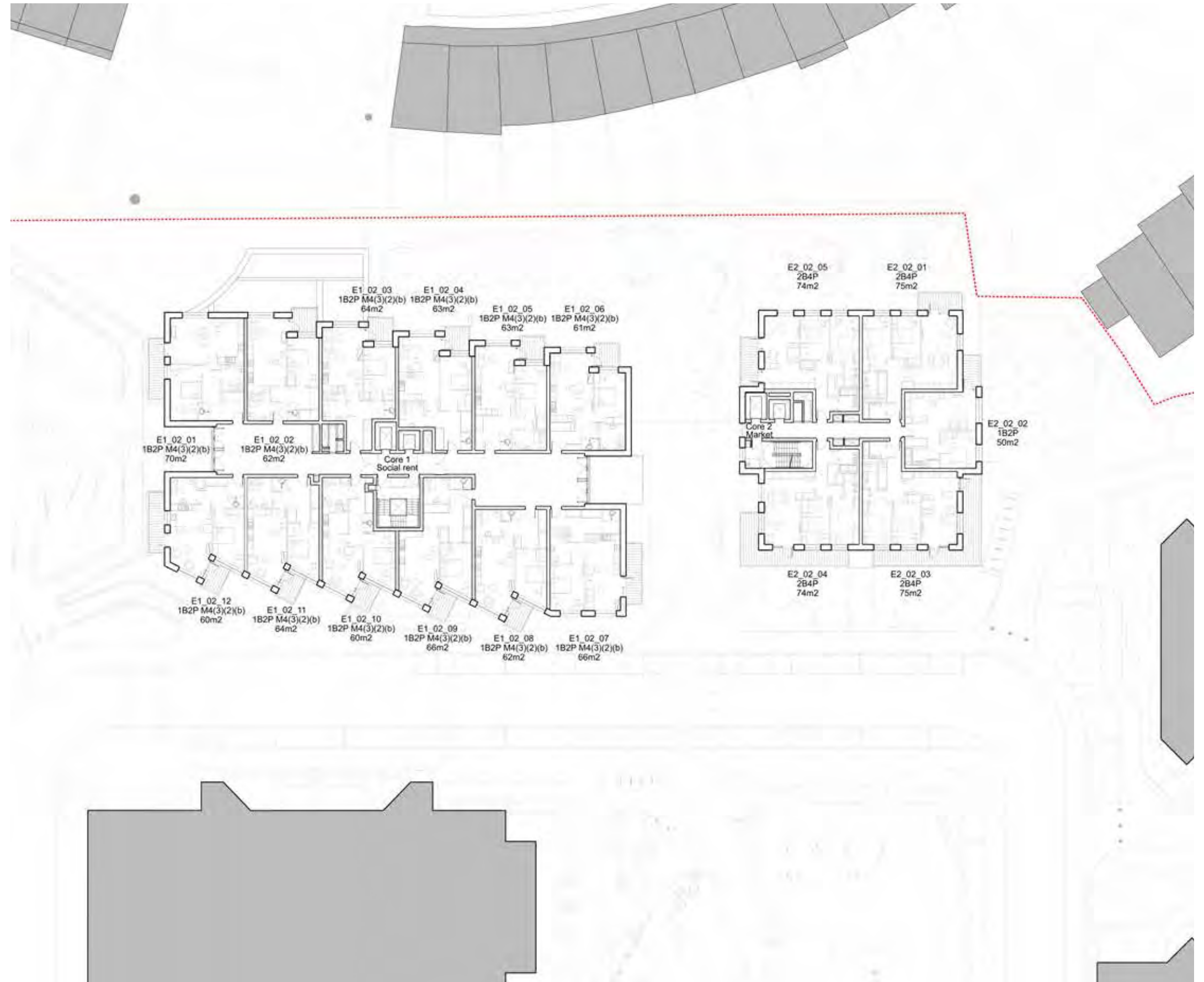
The E1 typical floor provides 12 units arranged around one core. Each flat of the Extra care building is accessed by 2 lifts - one a 13 person 'stretcher' lift and 1 an 8 person lift. Main circulation route used by residents is 2.0m wide. Well lit and cross ventilated communal spaces are provided in the end of the corridors. All flats are dual aspect.

The E2 layout is based on the two lifts compact core and corridor grouping corner flat.



8.0 Plot E
8.5 Layout

Level 02

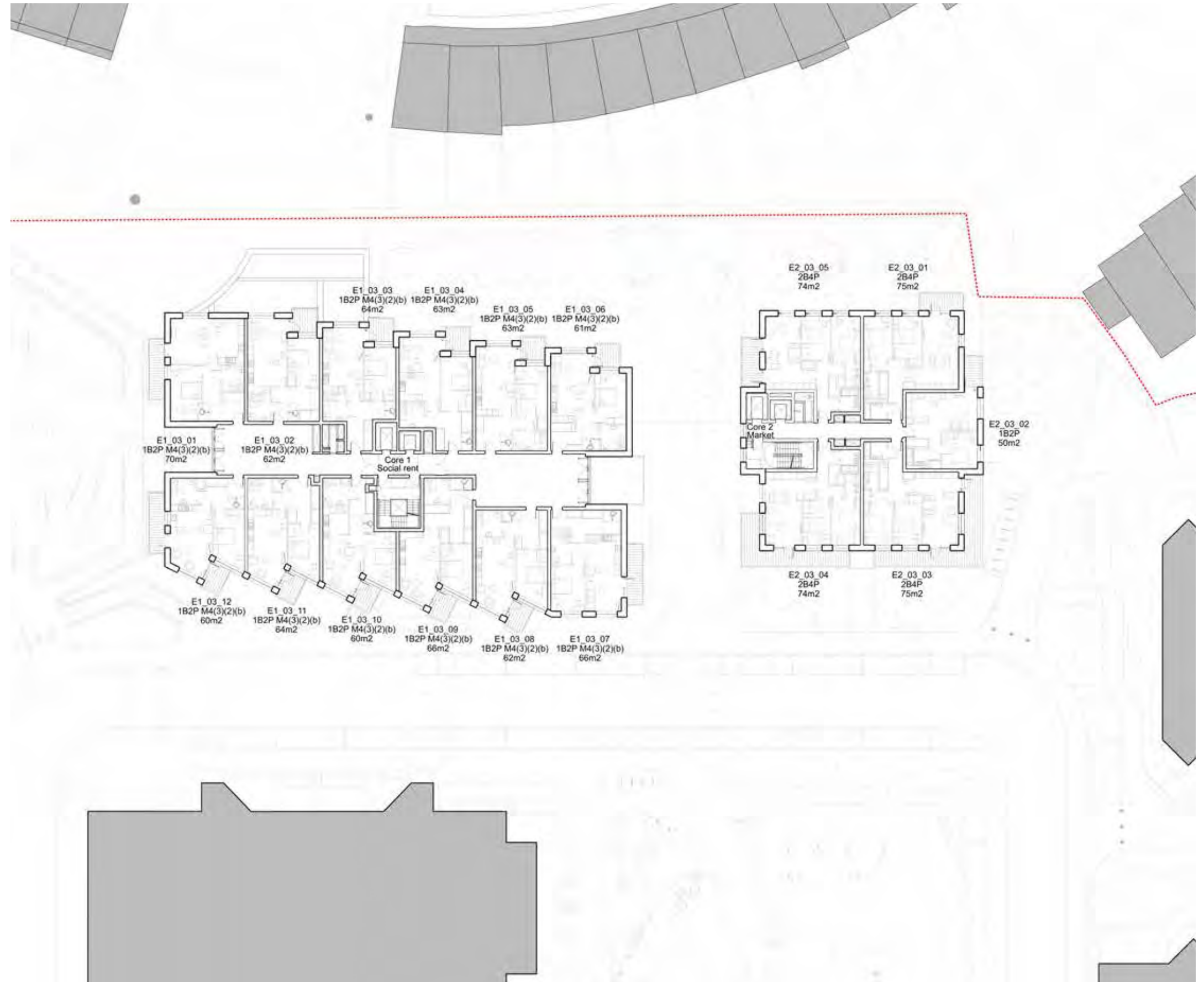


8.0 Plot E

8.5 Layout

Level 03

From level 03 the metal louvres are implemented to some of the E2 windows to prevent units from overheating.

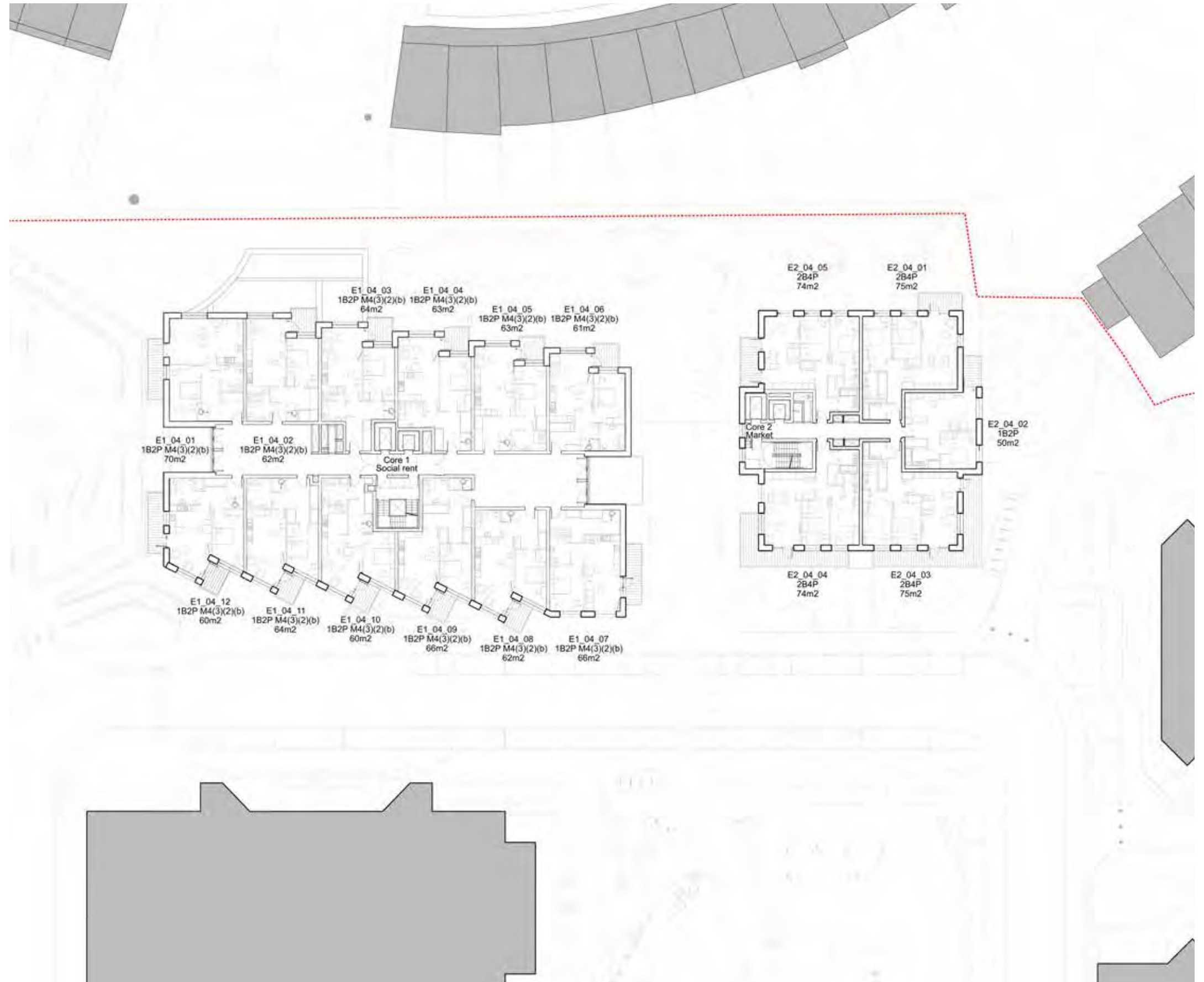


8.0 Plot E

8.5 Layout

Level 04

Extra care windows from level 04 are reduced. The metal louvres are implemented to prevent units from overheating.



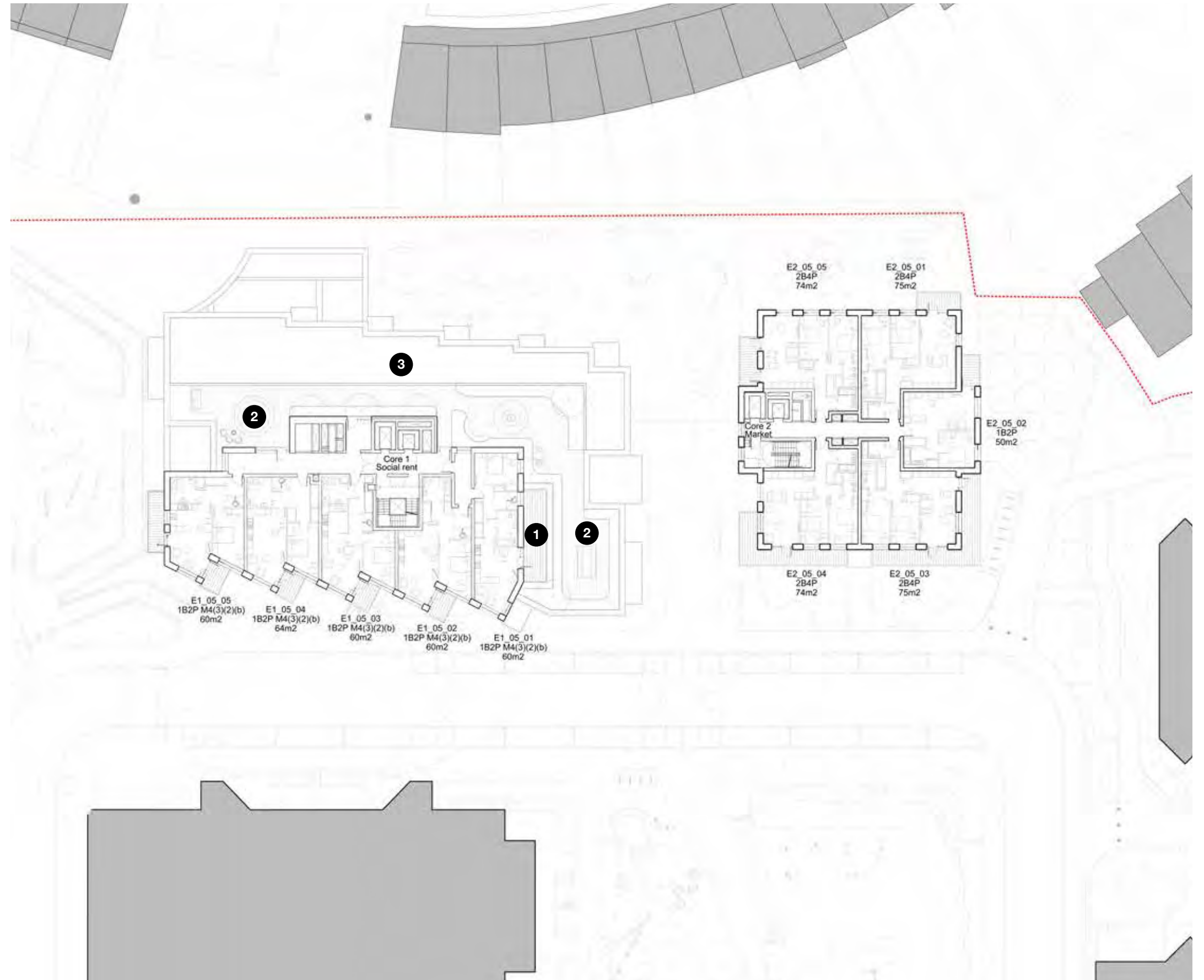
8.0 Plot E

8.5 Layout

Level 05

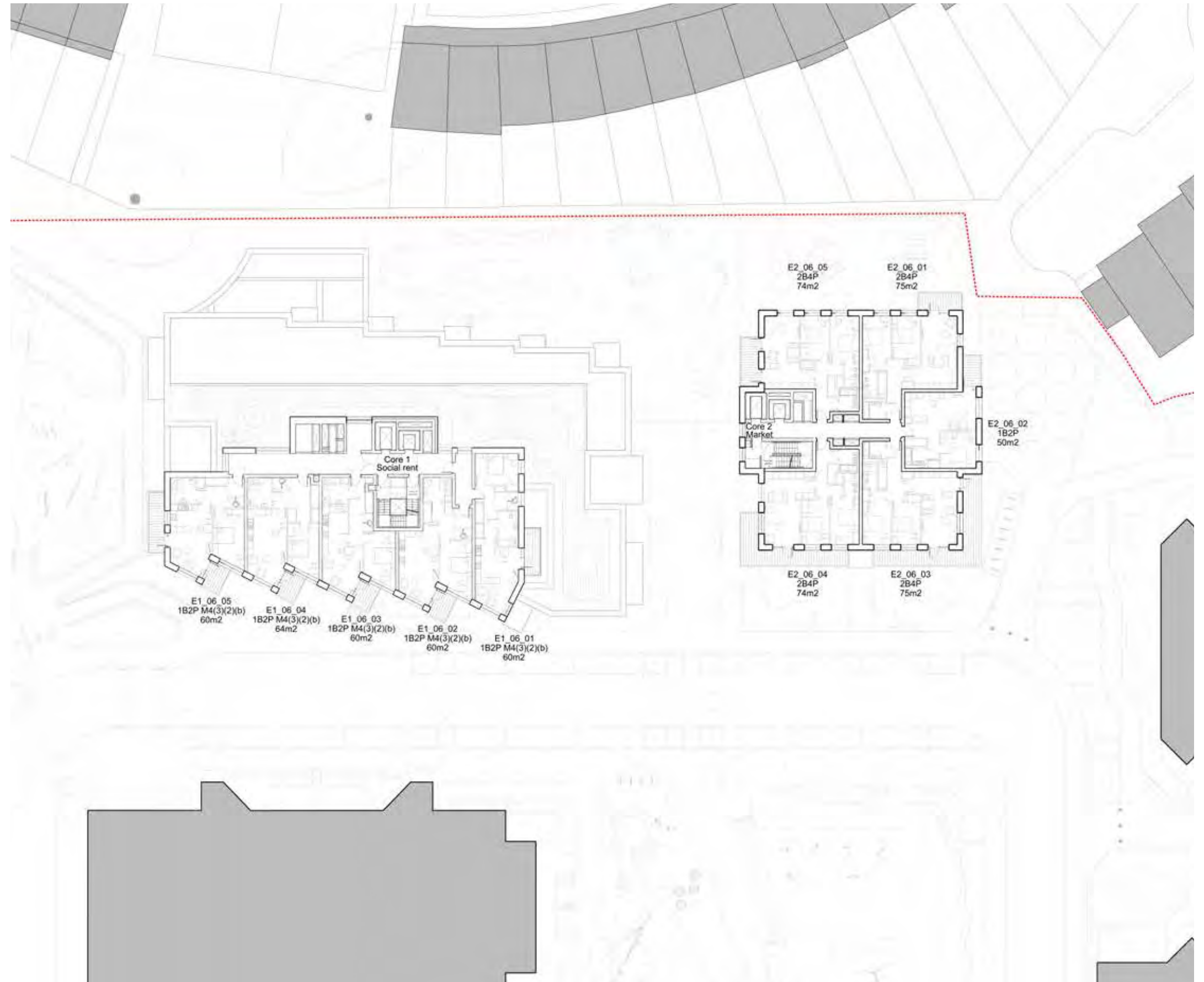
Reduction in Extra Care building massing on fifth and sixth floor created opportunity for large communal terrace and private amenity space.

- ① Private amenity
- ② Communal terrace
- ③ Green edge providing privacy for neighbours



8.0 Plot E
8.5 Layout

Level 06



8.0 Plot E

8.5 Layout

Roof

All roof plant for the Extra care and market building is located on the top of E2 building. Both buildings provide bio - diverse roof system and PVs. Roofs are accessed via hatch.

This level comprises

- ① Residents Communal Terrace
- ② Biodiverse roof
- ③ Maintenance access only roof
- ④ Roof plant enclosure
- ⑤ Private Terrace
- ⑥ Planted edge



This page is intentionally left blank

8.0 Plot E

8.6 Typical Flat Layouts

1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63sqm

All Extra Care layouts are designed as dual aspect, fully accessible units from day one. The living room and dining space are also located to take maximum advantage of the dual aspect within the projecting corner. Each projecting corner has 5sqm balconies.

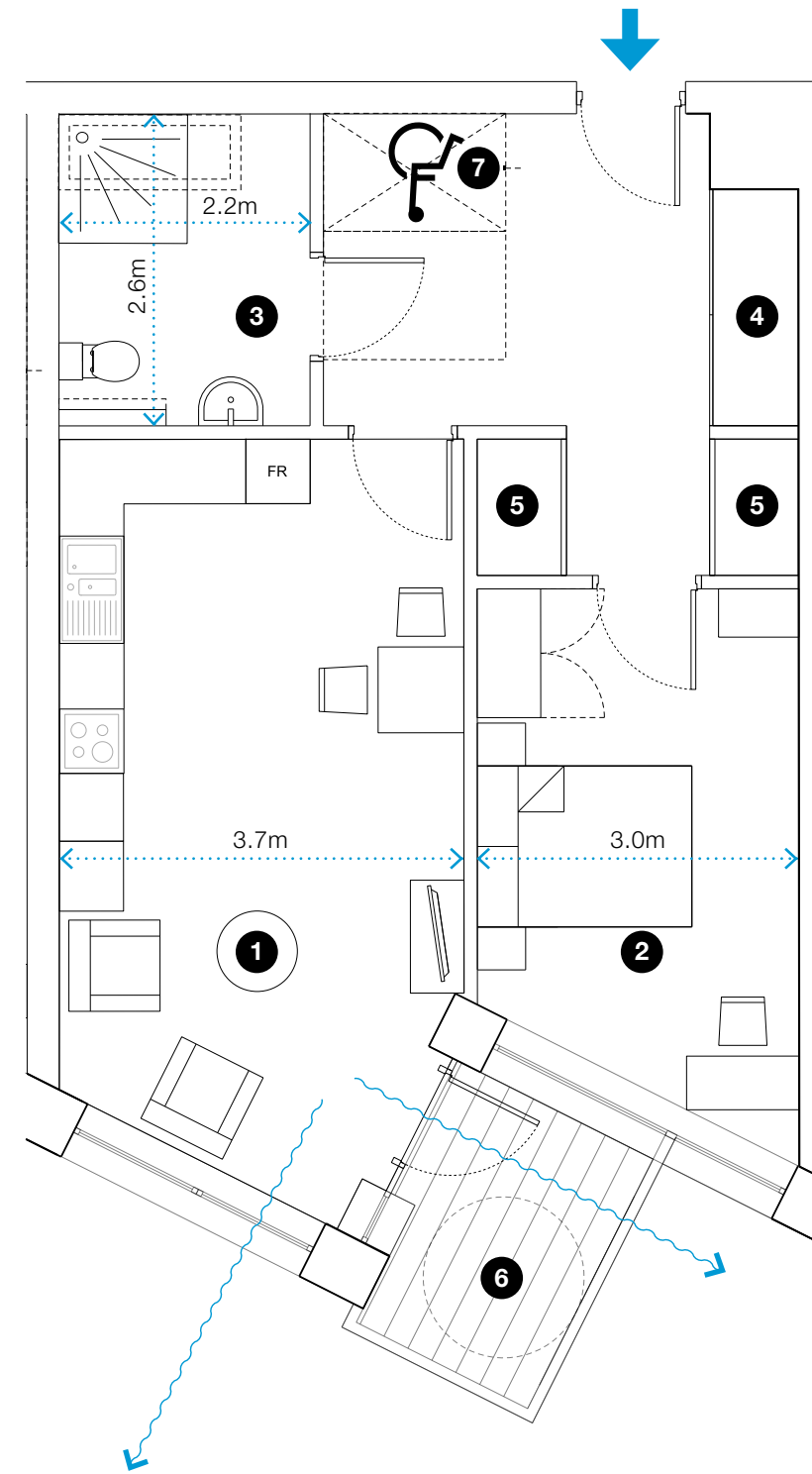
The main internal layout principle was to keep the wheelchair station, utility cupboard, storage, and bathroom accessed from the hall to maximize sunlight in the Lounge and bedroom.

All bathrooms have level threshold showers and meet all M4(3) requirements. Double bedrooms are capable of accommodating a 1.5m double bed with sufficient space around it to enable wheelchair access without reverse maneuvers. Kitchens' length in all 1B2P M4(3)(b) units is 6130mm long. Living dining kitchen areas are 25sqm minimum.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space



Location Plan - Typical Floor



8.0 Plot E

8.6 Typical Flat Layouts

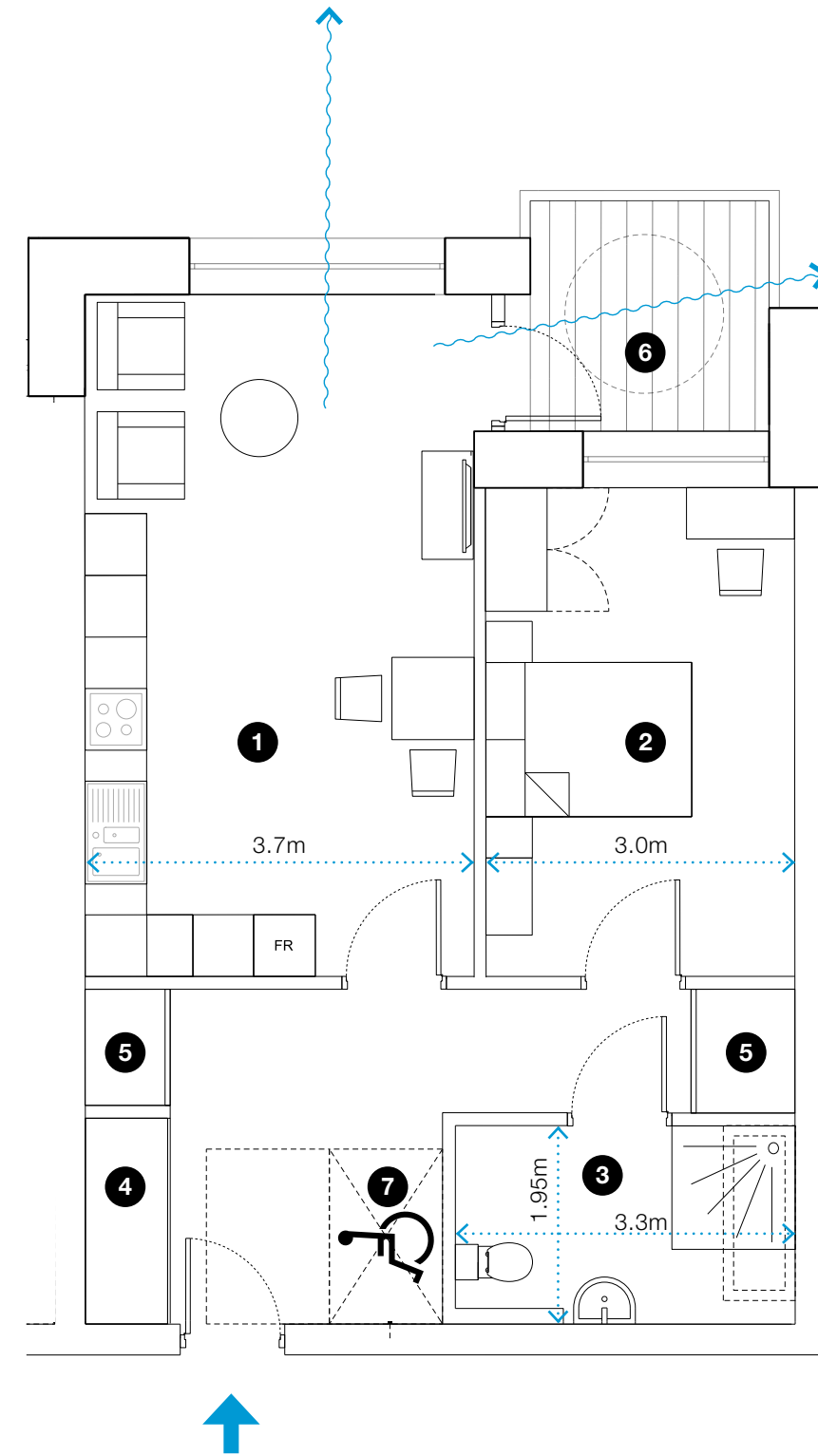
1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63sqm

Many proposed layouts follow the rules described on the previous page and additionally provide a direct link between bedrooms and bathrooms.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space



Location Plan - Typical Floor



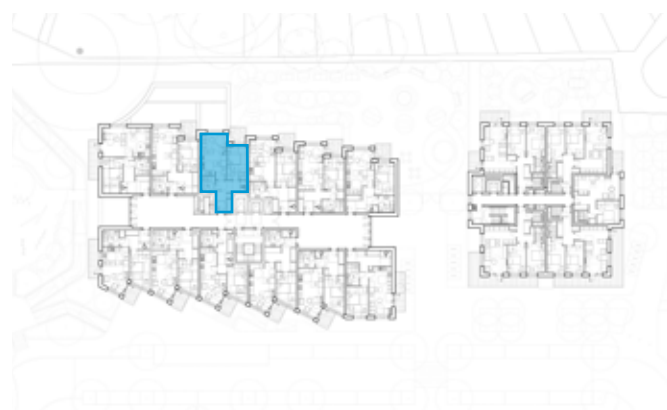
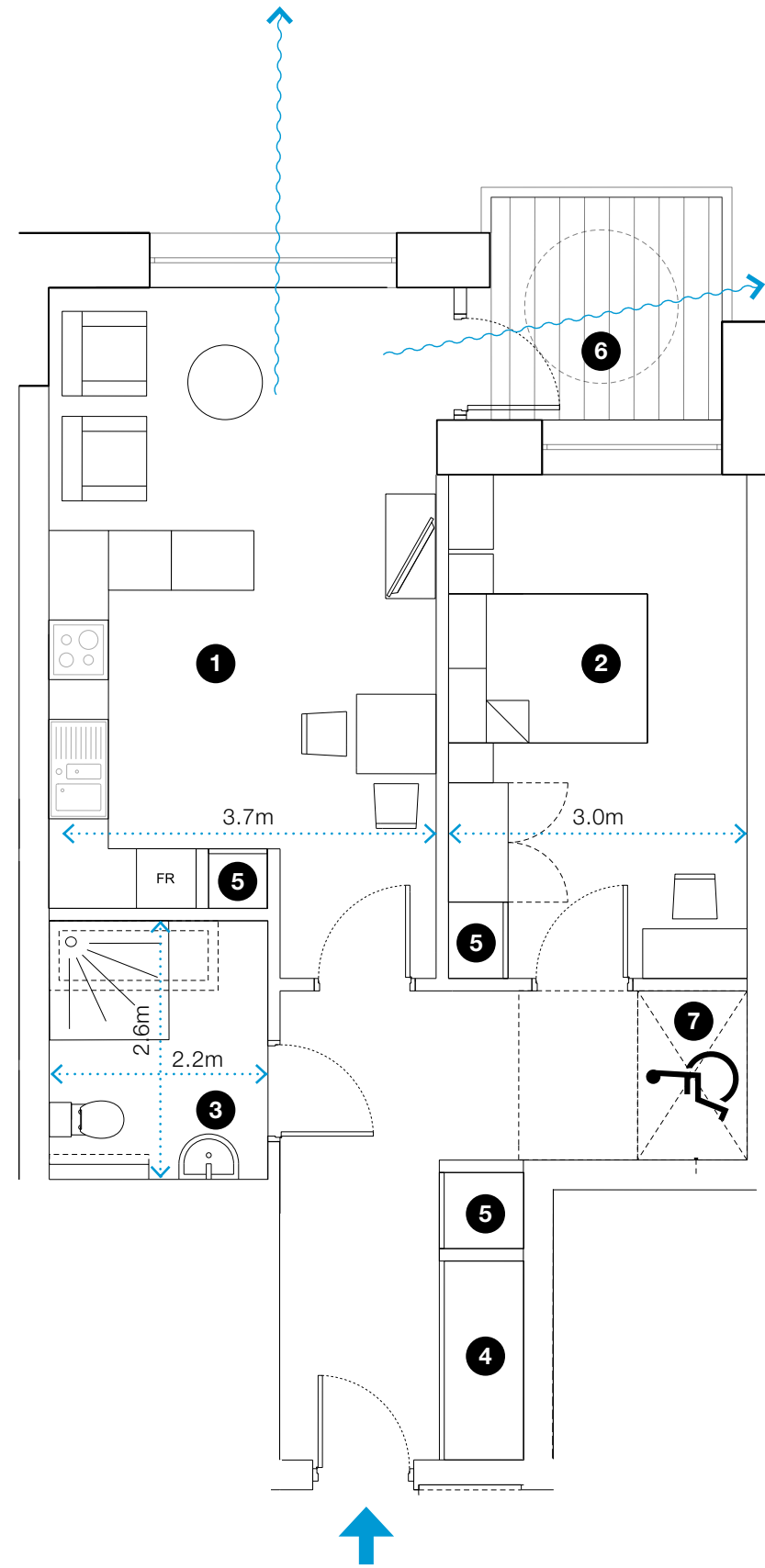
8.0 Plot E

8.6 Typical Flat Layouts

1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63.5sqm

The apartment is organised to have storage (or wheelchair charging) station close to the apartment entrance.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space



Location Plan - Typical Floor

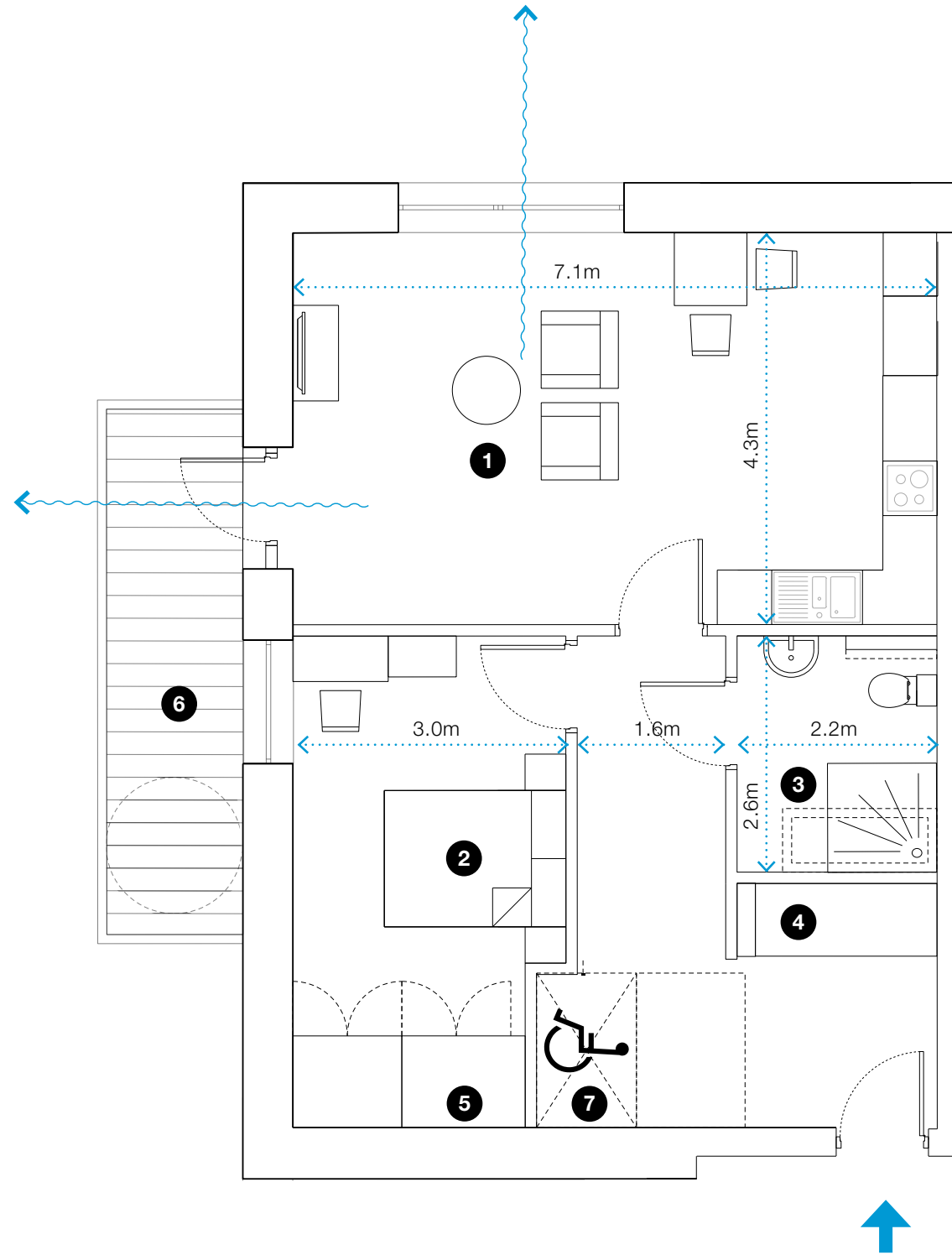
8.0 Plot E

8.6 Typical Flat Layouts

1B2P - Typical Floor Wheelchair Accessible M4(3)(2)(b) Unit 63sqm

The flat layout provides a direct link between the bedroom and bathroom. The living dining and kitchen area is a spacious corner arrangement with access to the balcony.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom with level threshold shower
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony
- ⑦ Wheelchair storage space



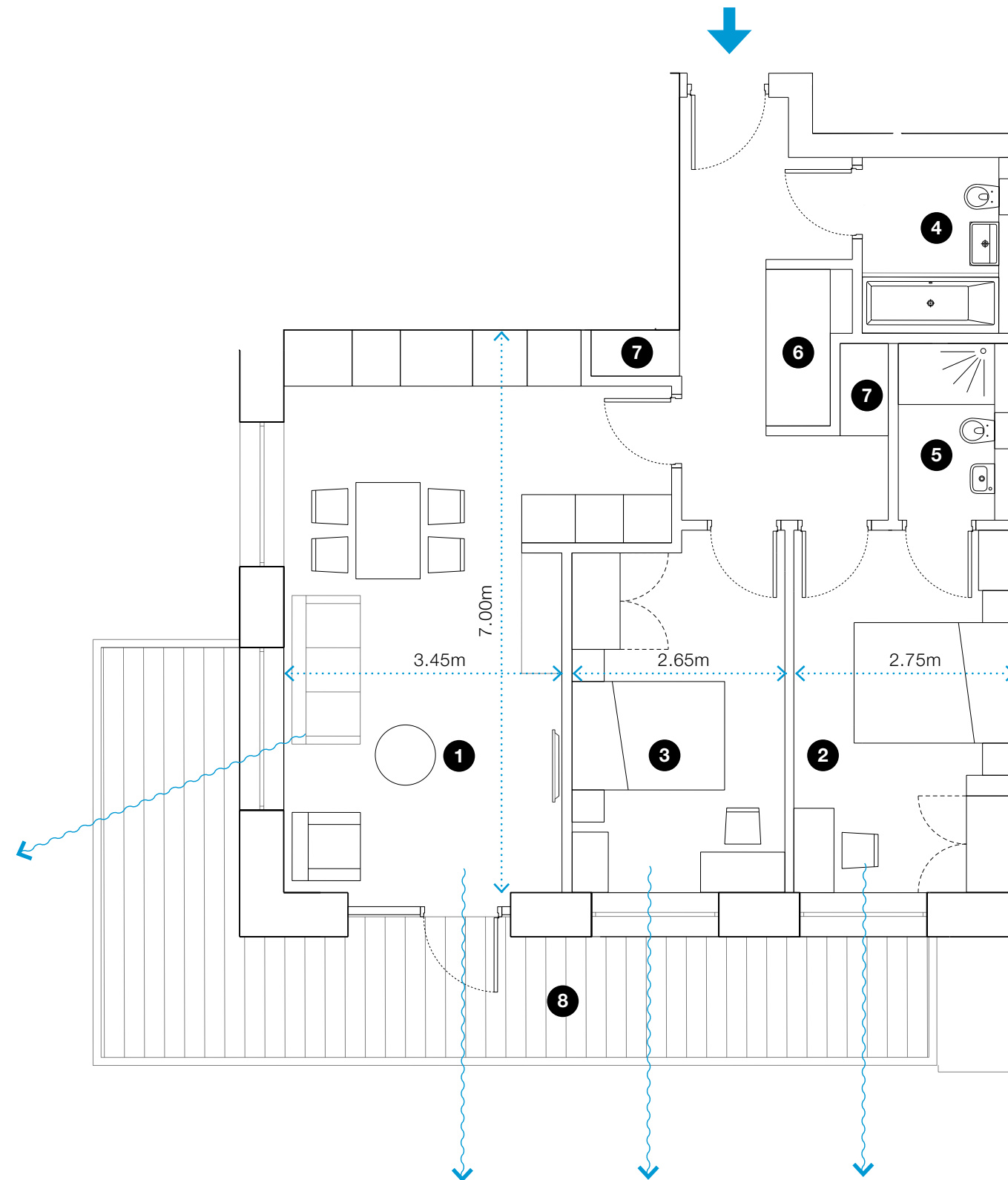
8.0 Plot E

8.6 Typical Flat Layouts

2B4P - Typical Floor M4(2) Unit 74sqm

These corner homes benefit from great views onto the public park. The flat is arranged to ensure the open plan living room and kitchen space is located to gain maximum view and outlook onto the park.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bedroom
- ④ Bathroom
- ⑤ Ensuite
- ⑥ Utilities Cupboard
- ⑦ Storage Cupboard
- ⑧ Balcony



Location Plan - 2nd Floor

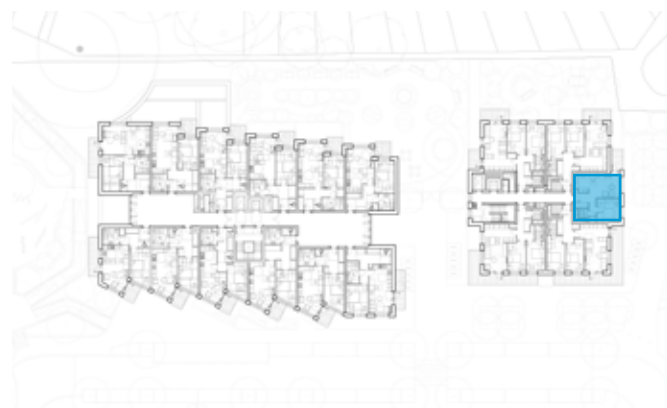
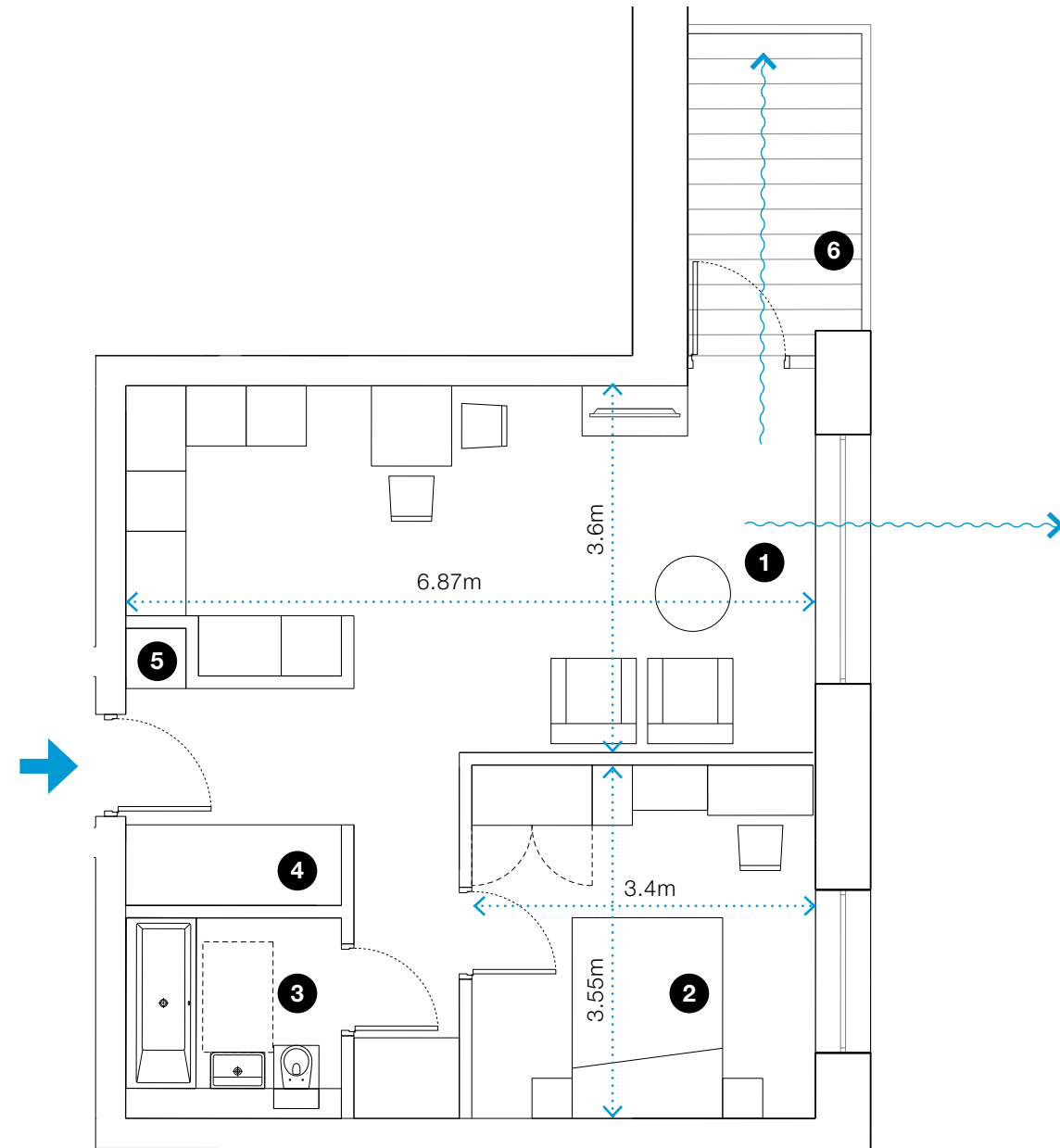
8.0 Plot E

8.6 Typical Flat Layouts

1B2P - Typical Floor M4(2) Unit 50.2sqm

The flat is arranged to ensure the open plan living room and kitchen space is located to gain maximum outlook and dual aspect.

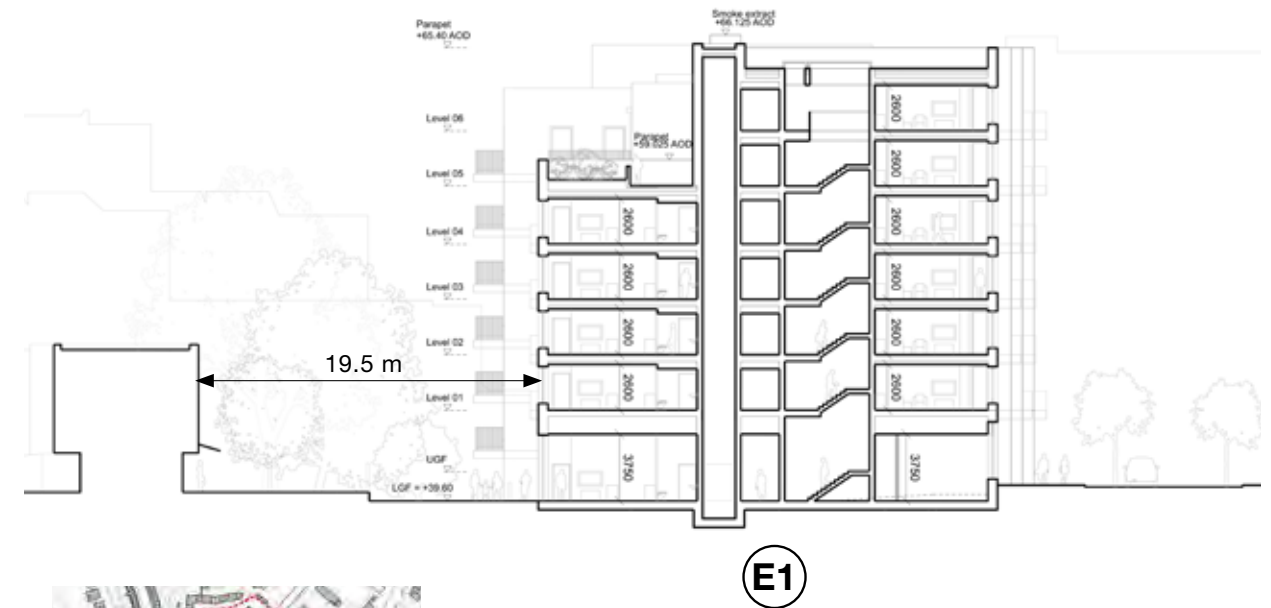
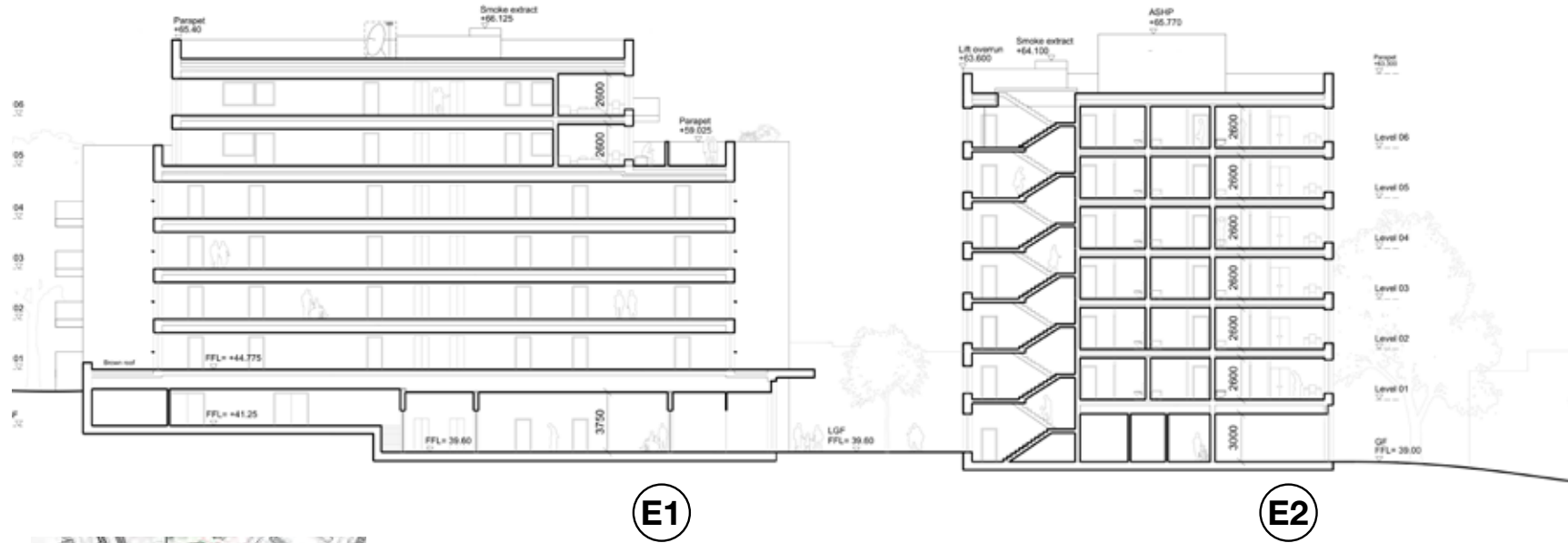
- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Bathroom
- ④ Utilities Cupboard
- ⑤ Storage Cupboard
- ⑥ Balcony



8.0 Plot E

8.7 Scale and Massing

The Extra care building E1 is 7 storeys tall and steps down at the rear to 5 storeys. Building E2 is 7 storeys tall. The Extra Care ground floor facilities provide 3.70m clear height as a result of the changing landscape level. The floor to ceiling height in all units is 2.6m within habitable rooms.

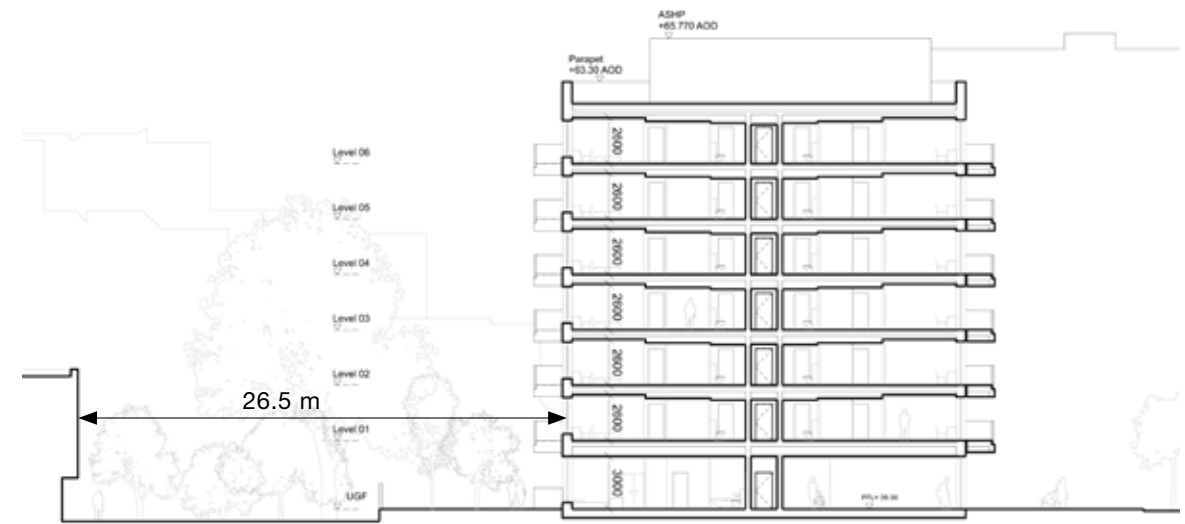


PLOT E

8.7 Scale and Massing



E1



E2

8.0 Plot E

8.8 Appearance

Building E1

A grey brickwork with matching mortar is proposed for building E1. Metal window frames and balcony balustrade is light in colour and matches plot E2. There are 3 balcony types proposed. Metal balconies along the street edge (shown in the image opposite), concrete and metal balconies on the side elevations and brick / metal balconies on the rear elevation. Please refer to the elevations within this chapter that set out the scope of different balcony types across elevations.

- ① Brickwork Type 1: Grey Brick
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Balcony Type 2 - Painted metal balcony



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

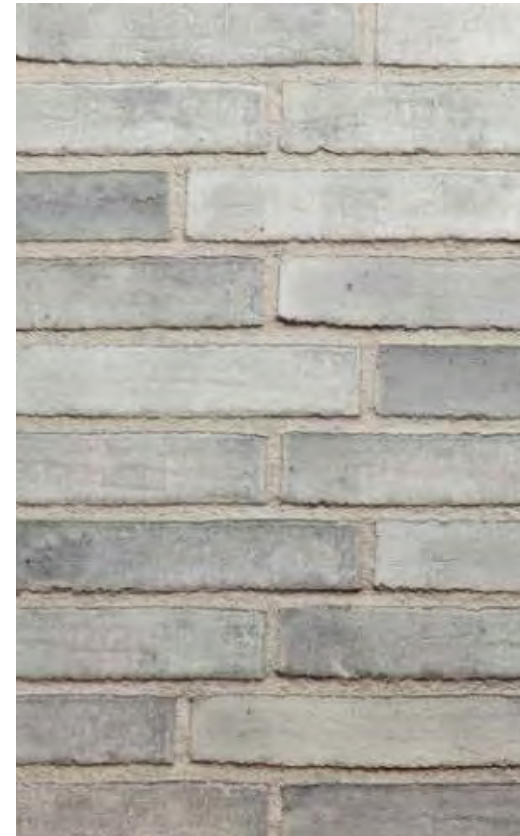
8.0 Plot E

8.8 Appearance

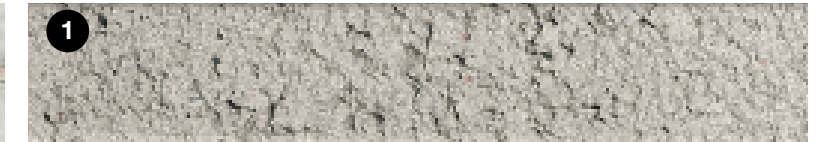
Building E1

The typical material palette for plot E1 is as set out in the list below. This includes the three different balcony types as described on the previous page.

- ① **Brickwork Type 1:** Grey brick tone with light grey mortar to match brick tone
- ② **Painted metal window frame:** PPC metal window frame, yellow grey matt smooth finish
- ③ **Painted metal window cill:** PPC metal window cill, yellow grey matt smooth finish
- ④ **Balcony Type 2:** Painted metal balcony. PPC metal balustrade guarding, handrail and soffits, yellow grey matt smooth finish
- ⑤ **Balcony Type 1:** Pigmented light grey concrete base with PPC metal balustrade, yellow grey matt smooth finish
- ⑥ **Balcony Type 4:** Grey brick balcony with PPC metal balustrade, yellow grey matt smooth finish



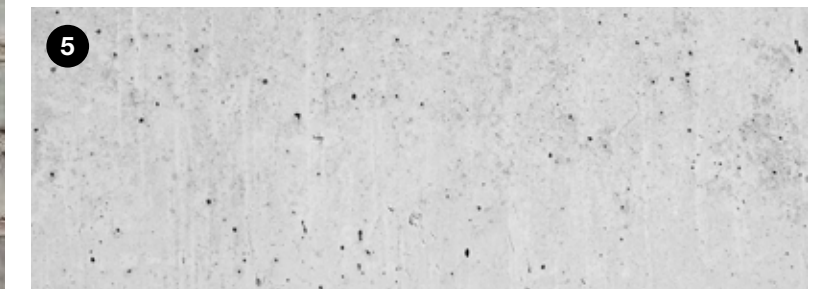
Precedent images of brick colour & mortar colour



Proposed colour of the light grey Mortar



PPC metal window frame, yellow grey matt smooth finish



Proposed colour of the pre cast pigmented light grey concrete

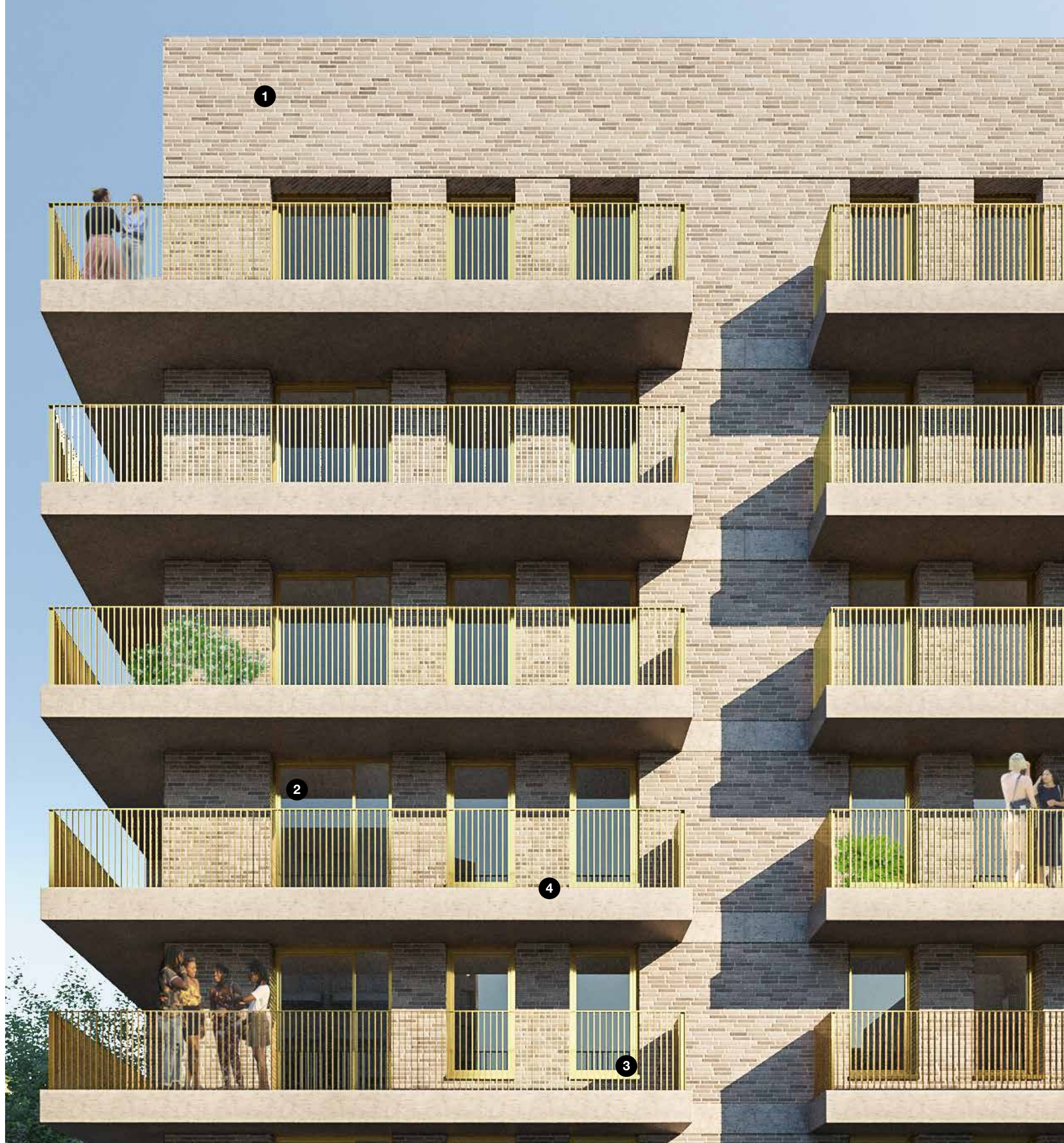
8.0 Plot E

8.8 Appearance

Building E2

Dark grey masonry is proposed for building E2 to contrast and complement the light grey masonry of building E1. High quality finish exposed concrete balconies wrap around the buildings corners. A light coloured matt finish is proposed for metal window frames and balustrades.

- ① Brickwork Type 2: Dark Brick
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Balcony Type 3 -Dark grey concrete and metal



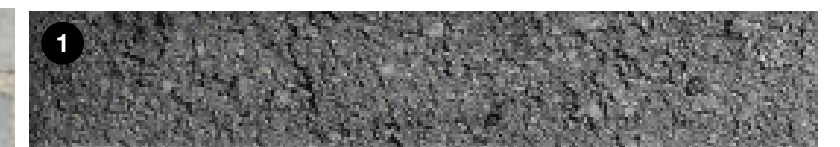
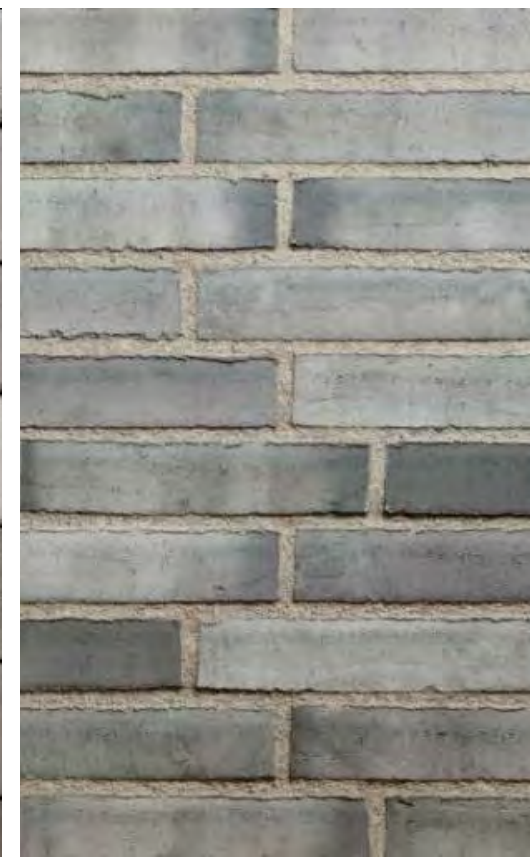
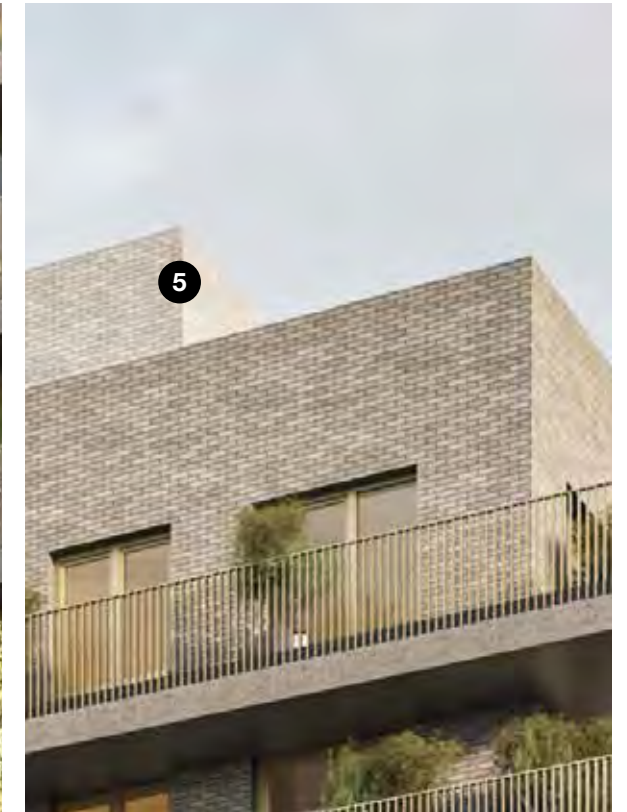
8.0 Plot E

8.8 Appearance

Building E2

The images opposite are indicative of suggested colour tones for each material proposed for building E2. The material palette is listed below.

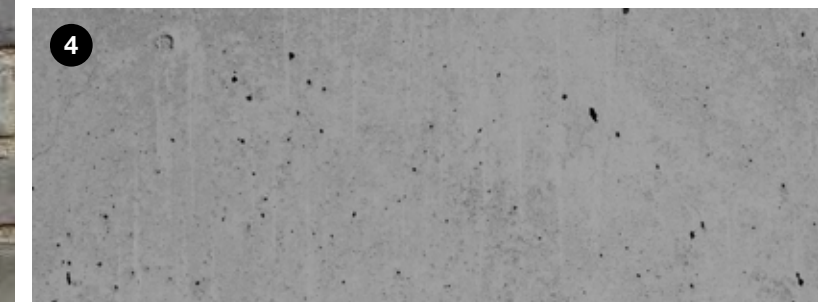
- ① **Brickwork Type 2:** Dark brick tone with matching mortar
- ② **Painted metal window frame:** PPC metal window frame, yellow grey matt smooth finish
- ③ **Painted metal window cill:** PPC metal window cill, yellow grey matt smooth finish
- ④ **Balcony Type 3:** Dark grey precast concrete finish with PPC metal balustrades, yellow grey matt smooth finish
- ⑤ **Grey brick enclosure:** Brickwork type 2, dark brick tone with matching mortar



Proposed colour of the mortar



PPC metal window frame, yellow grey matt smooth finish



Proposed colour of the pre cast pigmented dark grey concrete

Precedent image of brick colour & mortar colour

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

8.0 Plot E

8.8 Appearance

Extra care building facade was designed to provide 100% dual aspect units with balconies directed towards the park. Each projecting corner with private amenity spaces indicates living dining kitchen location. The massing is stepped on fifth floor, to both respond to context and allow for communal terrace, private amenity space and bio-diverse roof. The entrance space between E1 and E2 building is marked by different balcony finishes.

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

- ① Brickwork Type 1: Grey Brick
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Balcony Type 2 - Painted metal balcony
- ⑤ Balcony Type 1 - Light grey concrete and metal



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

8.0 Plot E

8.8 Appearance

Holding the North west end of the park E2 can be seen from in the long distance views from Hillmarton Road. The architecture is deliberately composed and symmetrical. The volume is clear and simple and the building is positioned centrally in the space.

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

- ① Brickwork Type 2: Dark Brick
- ② Painted metal window frame
- ③ Painted metal window cill
- ④ Balcony Type 3 - Dark grey concrete with metal
- ⑤ Plant Enclosure - Brickwork Type 2



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



8.0 Plot E

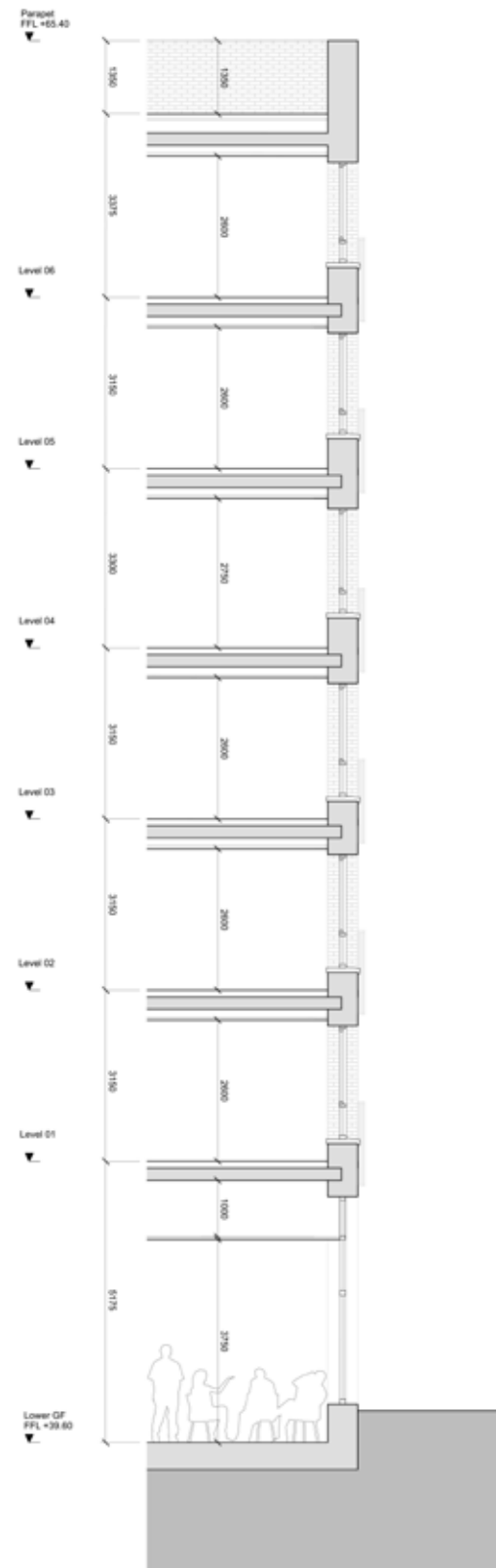
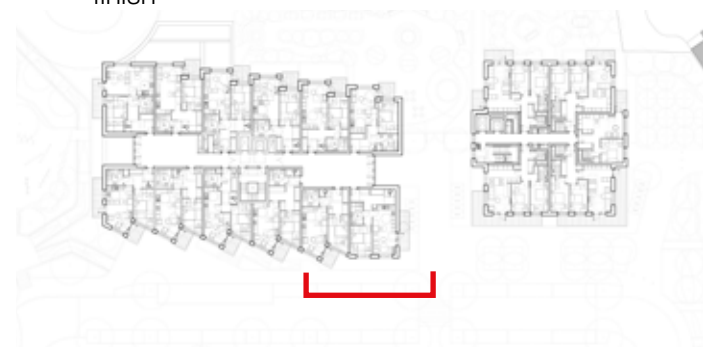
8.8 Appearance

Building E1

The bay study shown opposite is a part of the E1 facade facing the park. The massing in this location is stepped on the fifth floor, to both respond to context and to allow for a communal terrace, private amenity space and bio-diverse roof. The windows get smaller towards the top to reduce overheating. Private amenity was provided as bolt-on projecting balconies with concrete base and light colour metal balustrade. Balustrades are angled and shaped for privacy.

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

- ① **Brickwork Type 1:** Grey brick tone with light grey mortar to match brick tone
- ② **Painted metal window frame:** PPC metal window frame, yellow grey matt smooth finish
- ③ **Painted metal window cill:** PPC metal window cill, yellow grey matt smooth finish
- ④ **Balcony Type 2:** Painted metal balcony. PPC metal balustrade guarding and handrail, yellow grey matt smooth finish
- ⑤ **Balcony Type 1:** Pigmented light grey concrete base with PPC metal balustrade, yellow grey matt smooth finish
- ⑥ **Metal louvres:** PPC metal balustrade guarding, handrail and soffits, yellow grey matt smooth finish



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

8.0 Plot E

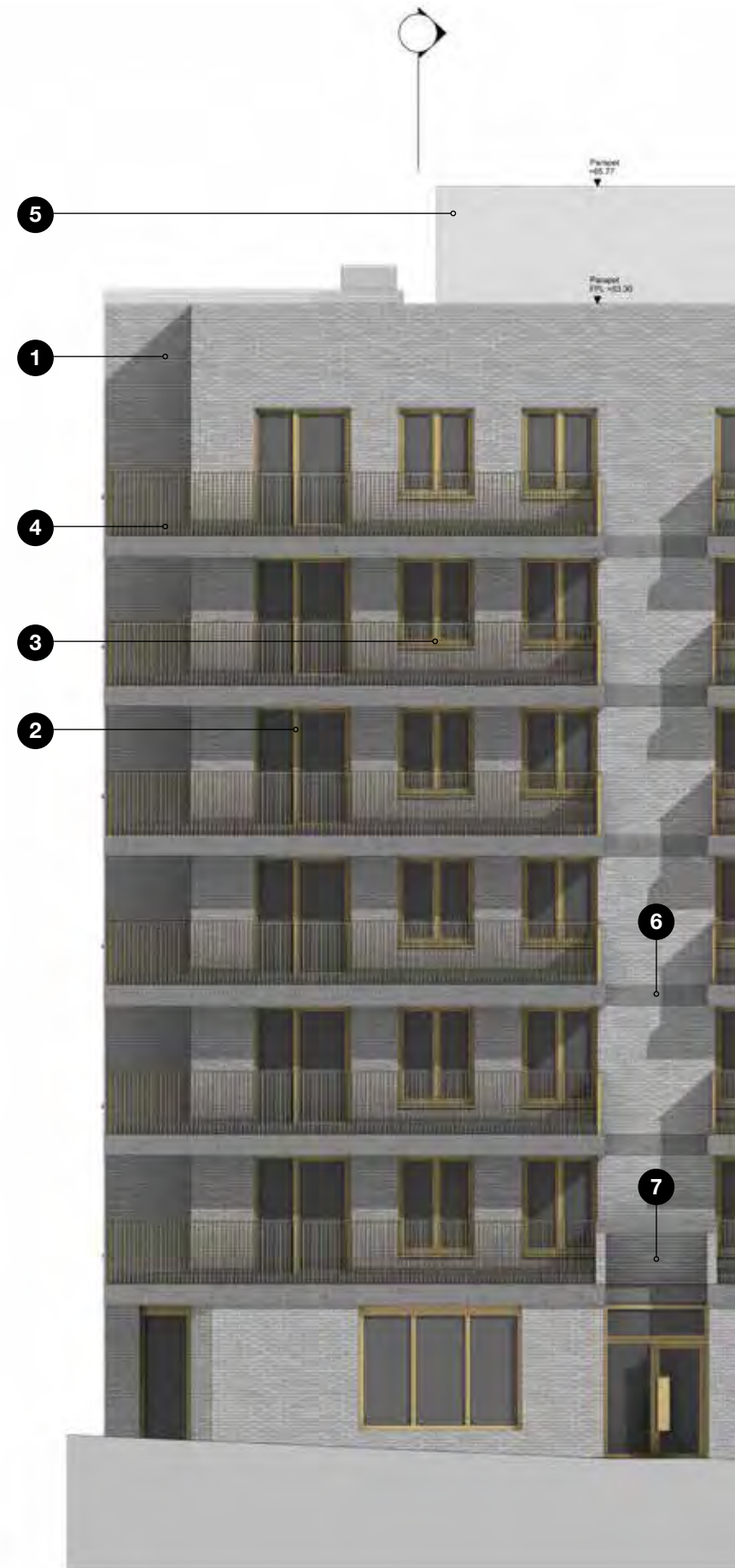
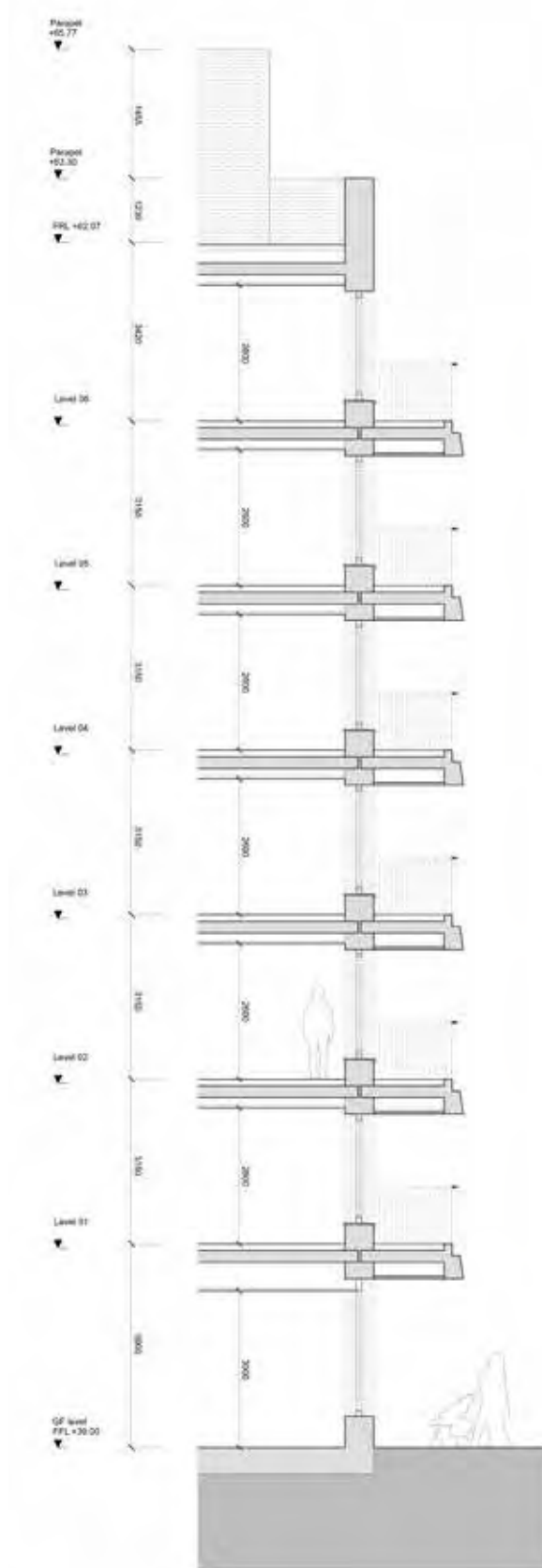
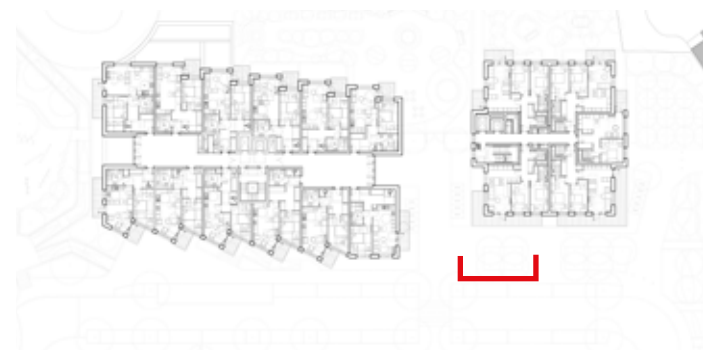
8.8 Appearance

Building E2

The bay study shown opposite is E2 front facade facing the park. The concrete balconies with metal balustrade wrap around the corners. The concrete balcony detail is designed to appear slim and elegant. Together with the concrete band it creates horizontal expression. The E2 main entrance is set back below corbelled canopy detail with a concrete coping.

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

- ① **Brickwork Type 2:** Dark brick tone with matching mortar
- ② **Painted metal window frame:** PPC metal window frame, yellow grey matt smooth finish
- ③ **Painted metal window cill:** PPC metal window cill, yellow grey matt smooth finish
- ④ **Balcony Type 3:** Dark grey precast concrete finish with PPC metal balustrades, yellow grey matt smooth finish
- ⑤ **Grey brick enclosure:** Brickwork type 2, dark brick tone with matching mortar
- ⑥ Pigmented dark grey concrete band
- ⑦ Corbelled brick canopy with a concrete coping



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

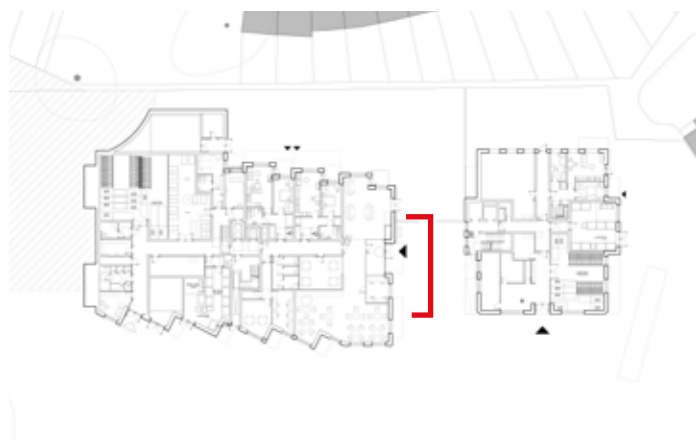
8.0 Plot E

8.9 Entrances

Entrance to Building E1

The entrance to the Extra Care building opens into a landscaped entrance space which can be read as an extension of the park. Building E1 entrance is clearly marked by an indentation in building massing and a concrete canopy. The generous double door entrance leads residents and visitors to the lobby space.

- ① Brickwork Type 1: Grey Brick
- ② Painted metal window frame
- ③ Balcony Type 1 - Light grey concrete and metal
- ④ Canopy - Light grey precast concrete
- ⑤ Double painted metal entrance door
- ⑥ Painted metal louvres



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

8.0 Plot E

8.9 Entrances

Entrance to Building E2

The entrance to the E2 is a full height painted metal double door with a generous lobby with additional glazing for light. The external brickwork folds into the entrance and lines the primary entrance space. The entrance is set back below corbelled canopy detail with a concrete coping.

- ① Brickwork Type 2: Dark Brick
- ② Painted metal window frame
- ③ Balcony Type 3 - Dark grey concrete and metal
- ④ Louvres - painted metal
- ⑤ Double painted metal entrance door
- ⑥ Painted metal window frame
- ⑦ Concrete band
- ⑧ Corbelled brick canopy with a concrete coping



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

8.0 Plot E

8.10 Elevations

South East Elevation

The following drawings illustrates the proposed elevations and materials for the Plot E buildings.

E1 has a strong vertical emphasis created by projecting corners holding semi-recessed balconies. E2 is characterised by its long wide horizontal balconies providing generous amenity overlooking the park. Despite these differences in character these two buildings form a partnership, with complementary details and materials, to hold the North west boundary of the site, terminate the vista and orientate the desire line between the park and trescastle way.

The extra care windows are reduced between fourth and fifth floor to avoid overheating. The E2 windows are reduced between third and sixth floor.

- ① Brickwork Type 1: Grey Brick
- ② Brickwork Type 2: Dark Brick
- ③ Window - Painted metal
- ④ Balcony Type 1 - Light grey concrete and metal
- ⑤ Balcony Type 2 - Painted metal balcony
- ⑥ Balcony Type 3 - Dark grey concrete and metal
- ⑦ Balcony Type 4 - Brick and metal
- ⑧ Grey brick plant enclosure
- ⑨ Painted Metal Louvres
- ⑩ Corbelled brick canopy with a concrete coping



8.0 Plot E

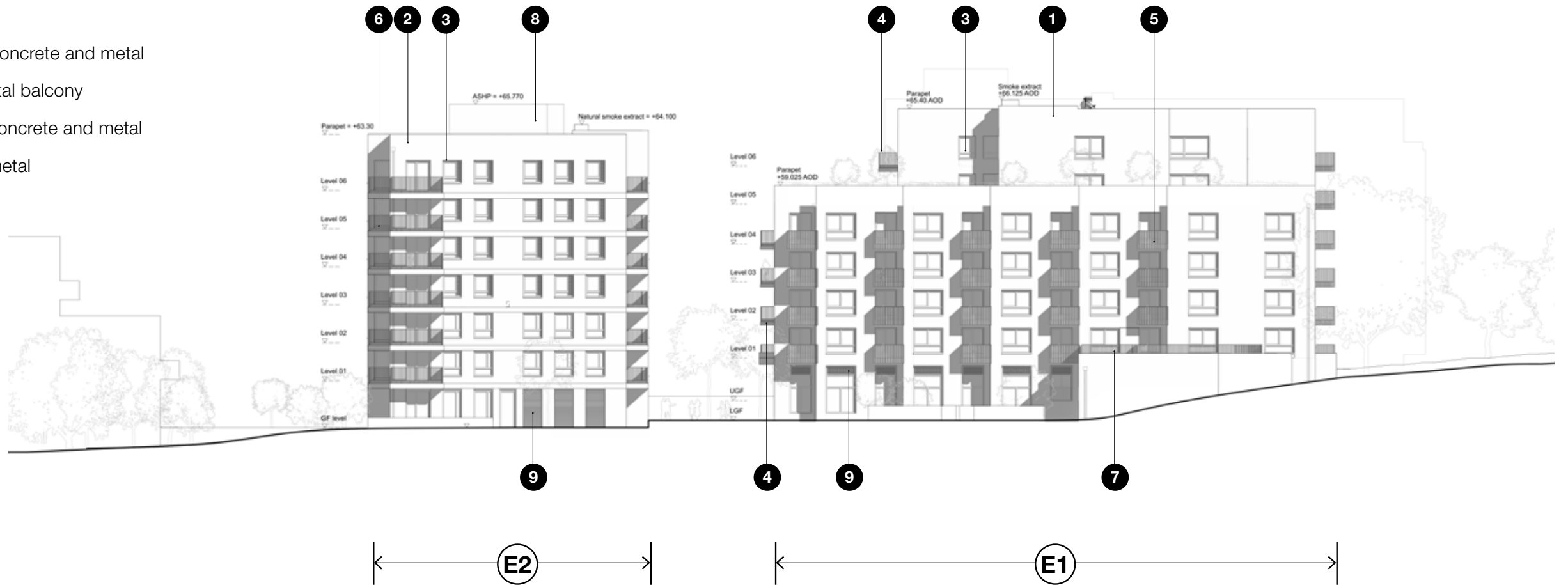
8.10 Elevations

North West Elevation

The following drawings illustrates the proposed elevations and materials for the Plot E buildings as seen from the North West boundary.

On the right of the elevation the landscape changes level as part of the new connection up to Trescastle Way.

- ① Brickwork Type 1: Grey Brick
- ② Brickwork Type 2: Dark Brick
- ③ Window - Painted metal
- ④ Balcony Type 1 - Light grey concrete and metal
- ⑤ Balcony Type 2 - Painted metal balcony
- ⑥ Balcony Type 3 - Dark grey concrete and metal
- ⑦ Balcony Type 4 - Brick and metal
- ⑧ Grey brick plant enclosure
- ⑨ Painted Metal Louvres



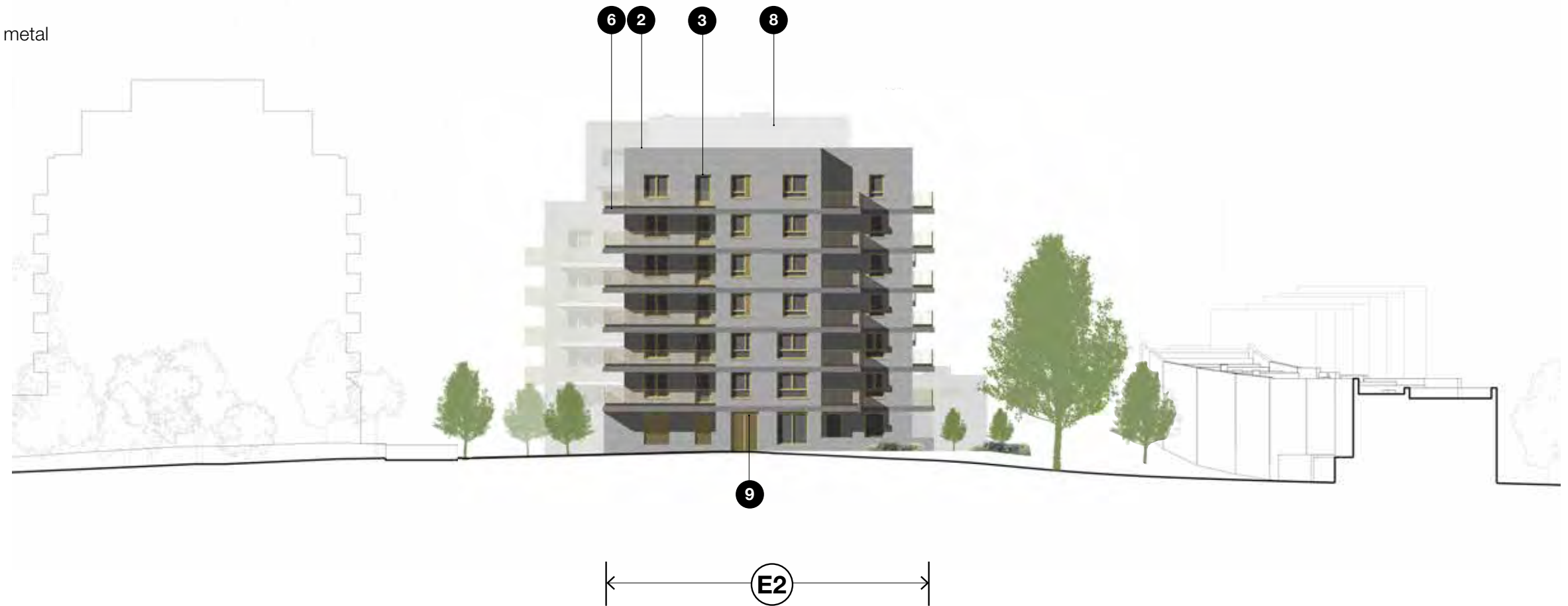
8.0 Plot E

8.10 Elevations

North East Elevation - Building E2

Elegant and simple composition of horizontal concrete bands.

- ① Brickwork Type 1: Grey Brick
- ② Brickwork Type 2: Dark Brick
- ③ Window - Painted metal
- ④ Balcony Type 1 - Light grey concrete and metal
- ⑤ Balcony Type 2 - Painted metal balcony
- ⑥ Balcony Type 3 - Dark grey concrete and metal
- ⑦ Balcony Type 4 - Brick and metal
- ⑧ Grey brick plant enclosure
- ⑨ Painted Metal Louvres



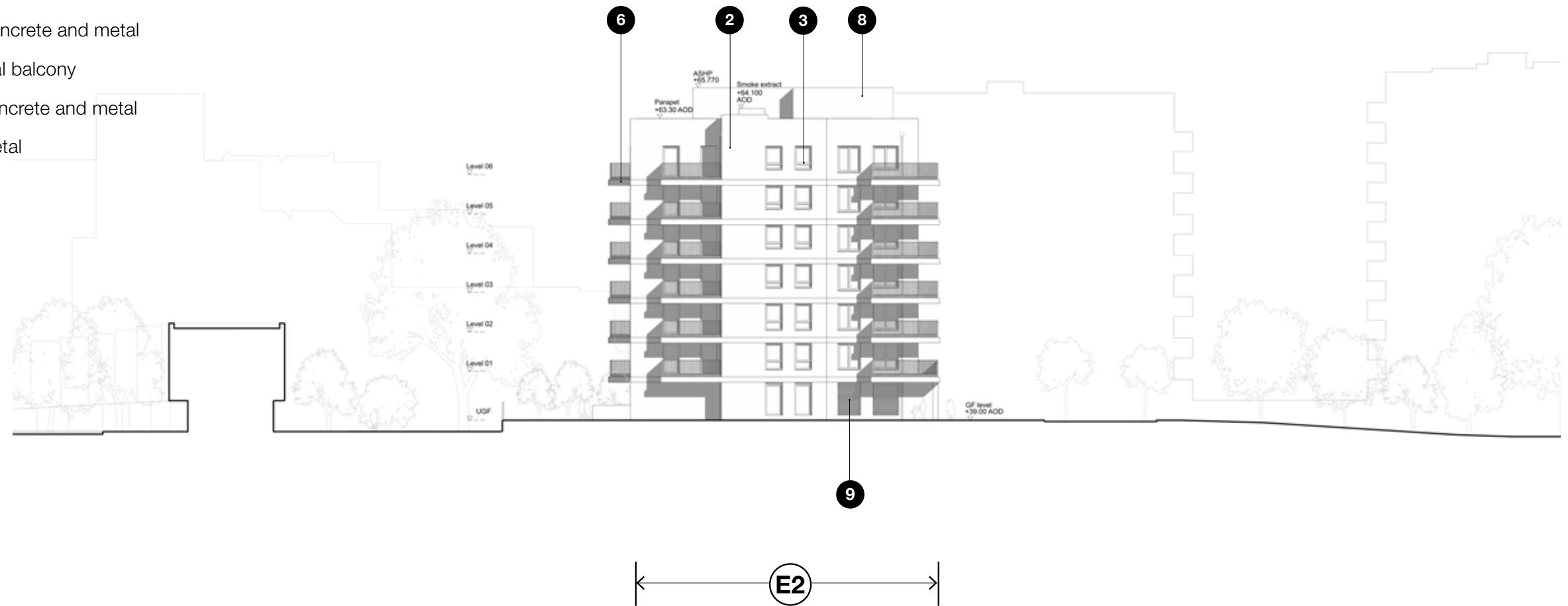
PLOT E

8.10 Elevations

South West Elevation - Building E2

The extent of the side elevation balconies was carefully considered to maximize internal daylighting results. Balconies on the left hand side were moved from the north west elevation to the south west elevation to reduce overlooking onto Penderyn Way.

- ① Brickwork Type 1: Grey Brick
- ② Brickwork Type 2: Dark Brick
- ③ Window - Painted metal
- ④ Balcony Type 1 - Light grey concrete and metal
- ⑤ Balcony Type 2 - Painted metal balcony
- ⑥ Balcony Type 3 - Dark grey concrete and metal
- ⑦ Balcony Type 4 - Brick and metal
- ⑧ Grey brick plant enclosure
- ⑨ Painted Metal Louvres



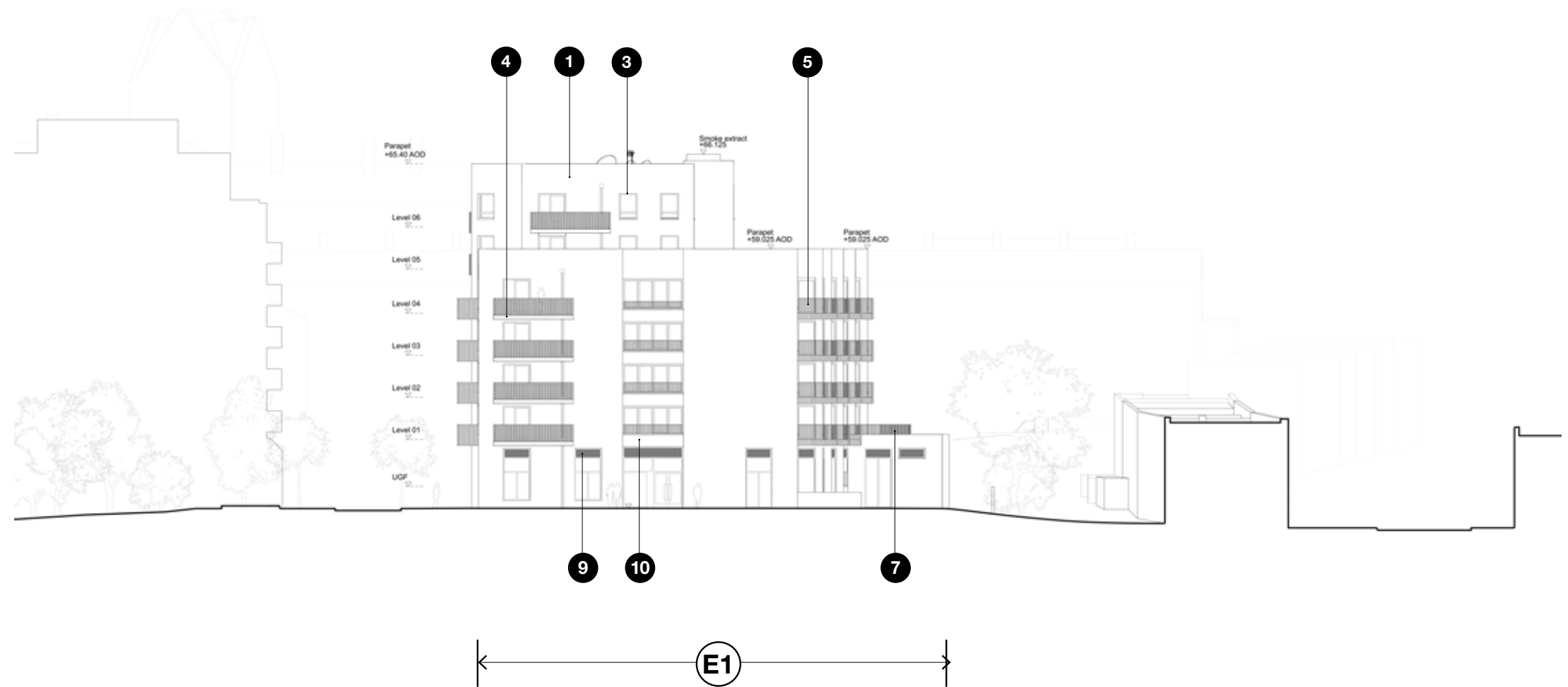
8.0 Plot E

8.10 Elevations

North East Elevation - Building E1

The Extra Care's main entrance is clearly marked by a recess in the building's massing. Double painted metal doors are set below the concrete canopy. The Piazza in front of the entrance is activated by light grey concrete and metal balconies. xtra Care main entrance is clearly marked by recess in the building's massing. Double painted metal door are set below concrete canopy. Piazza in front of the entrance is activated by light grey concrete and metal balconies.

- ① Brickwork Type 1: Grey Brick
- ② Brickwork Type 2: Dark Brick
- ③ Window - Painted metal
- ④ Balcony Type 1 - Light grey concrete and metal
- ⑤ Balcony Type 2 - Painted metal balcony
- ⑥ Balcony Type 3 - Dark grey concrete and metal
- ⑦ Balcony Type 4 - Brick and metal
- ⑧ Grey brick plant enclosure
- ⑨ Painted Metal Louvres
- ⑩ Concrete Canopy



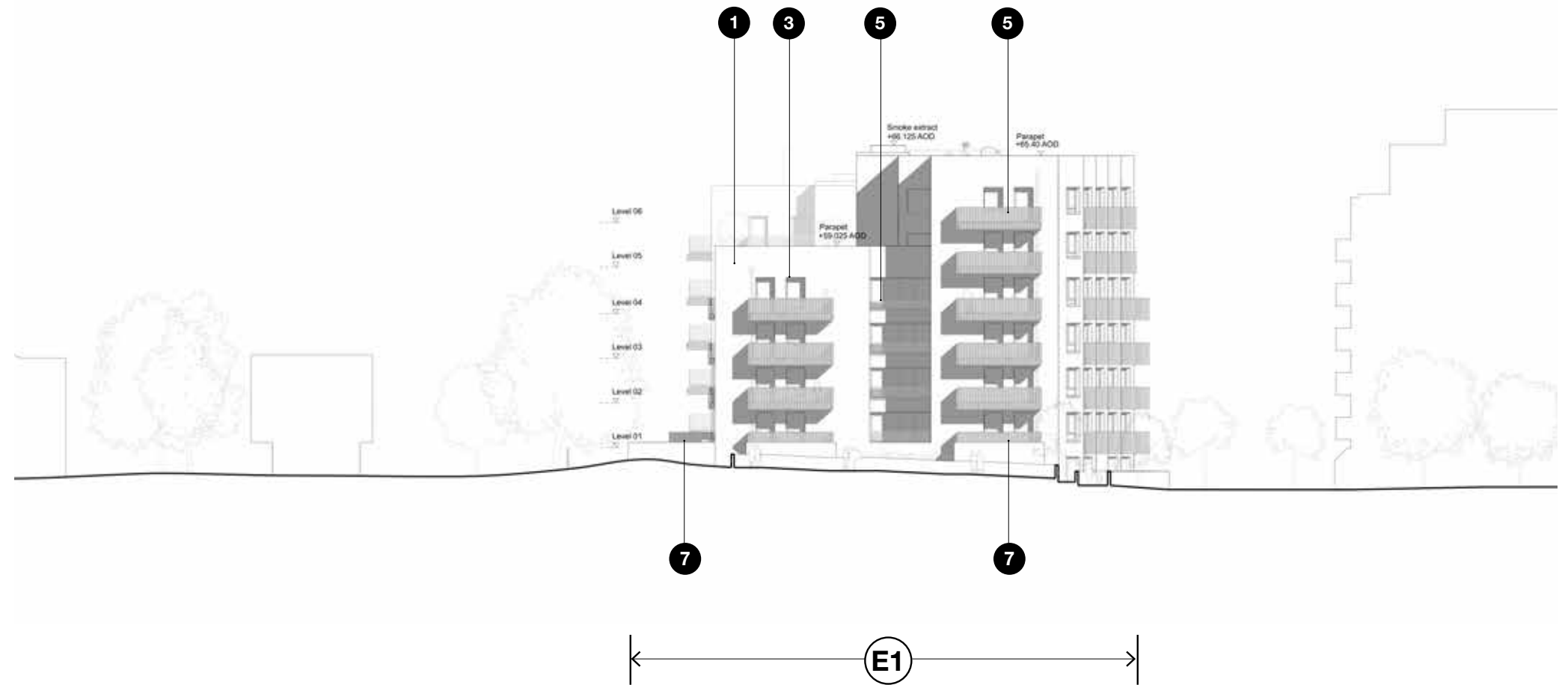
8.0 Plot E

8.10 Elevations

South West Elevation - Building E1

Trecastle Connection's natural surveillance is provided by south west Extra care building elevation. The pathway is overlooked by private balconies and juliet communal corridor. Ground-level balconies are designed with brick upstands and metal balustrades to increase residents' privacy. Concrete and metal balconies are proposed on the upper floors.

- ① Brickwork Type 1: Grey Brick
- ② Brickwork Type 2: Dark Brick
- ③ Window - Painted metal
- ④ Balcony Type 1 - Light grey concrete and metal
- ⑤ Balcony Type 2 - Painted metal balcony
- ⑥ Balcony Type 3 - Dark grey concrete and metal
- ⑦ Balcony Type 4 - Brick and metal
- ⑧ Grey brick plant enclosure
- ⑨ Painted Metal Louvres
- ⑩ Concrete Canopy




8.0 Plot E


8.11 Servicing & Refuse

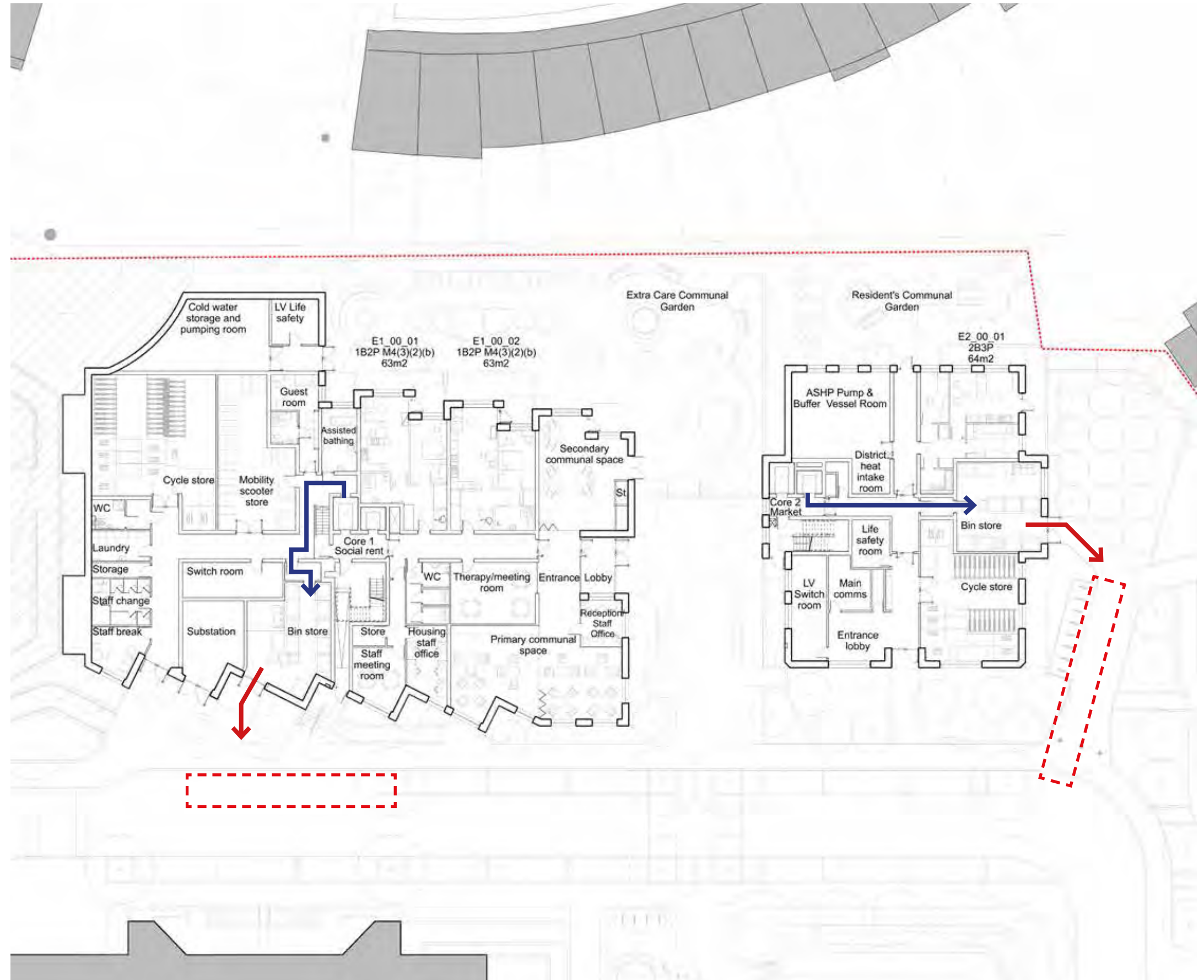
The following diagram explains the refuse strategy.

KEY

 Residents route from core to refuse store (less than 30m from unit entrance to refuse store entrance)

 Refuse collection by LBI - weekly collection

 Loading Bay



Ground Floor Plan





8.0 Plot E

8.12 Bicycle Strategy

Access to the cycle store in Extra Care and mobility scooter store is via secondary entrance on the upper ground floor level. Access is possible from the main entrance too. Mobility scooters store was designed within 23m distance from the main entrance and within max 20m distance from any flat in the Extra care building.

The E2 access to the cycle store is via the main entrance. Bicycles are picked up from inside of the building due to the security measures.

KEY

-  Residents route from external to bike and scooter stores
-  Mobility scooter store
-  Short stay visitor bike spaces
-  Stair / Lift Cores



Ground Floor Plan

This page is intentionally left blank

■ 9.0 Inclusive design statement

9.0 Inclusive design statement

9.1 Introduction

Purpose of statement

Lord Consultants Limited (LCL) is the appointed access and inclusive design consultancy for the Holloway Project for Peabody Construction Limited ('the Applicant') at Former Holloway Prison, Parkhurst Road, London, N7 0NU ('the site') in the London Borough of Islington.

The consultancy has worked with the architect AHMM, landscape architect Exterior Architecture, and the design team to ensure that the development will be as accessible and inclusive as possible within the constraints particular to the site.

This Inclusive Design Statement records the decisions affecting access and inclusion that influenced the design of the proposal and describes the inclusive design strategy.

Scope

The scope of the statement is equivalent to that of Building Regulations Approved Document M, Volumes 1 and 2, in that LCL does not describe or evaluate any part of the proposals that will be used solely for inspection, repair or maintenance of any service or fitting. The scope also includes commentary about the means of escape for disabled people.

LCL's reporting necessarily reflects the level of detail / accessibility achieved by the drawings and information received and reviewed to date.

The meaning of 'disabled' in this access statement is the definition stated in the Equality Act 2010.

Location and context

The site for development is the former Holloway Prison on the northern side of Camden Road (A503) at the junction with Hilmarton Road.

The site is in a dense, mostly residential area of Islington, but was necessarily physically separate from the surrounding neighbourhood during its time as a prison.

The proposal

A phased comprehensive redevelopment including:

- Demolition of existing structures;
- Site preparation and enabling works;
- The construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height;
- Highways/access works;
- Landscaping;
- Pedestrian and cycle connections;
- Publicly accessible park;
- Car (blue badge) and cycle parking; and
- Other associated works.

The prison buildings will be demolished to make way for the proposed development of predominantly residential buildings set within landscaped gardens. The new streets and footpaths of the site will connect with the surrounding long-established community to encourage social integration.

A total of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height are proposed, with highways/access works, landscaping, pedestrian and cycle connections, a publicly accessible park, accessible car, cycle and mobility scooter parking spaces and other associated works.

In summary, the Holloway proposal comprises:

- Five new plots, each formed of a number of buildings, named Plots A-E;
- A Women's Building with associated garden (Plot C);
- Extra-care housing for qualifying residents (Plot E);
- Commercial space (plots B and C); and
- Various landscaped gardens and play spaces.

9.0 Inclusive design statement

9.2 Legislation, regulations, policies, standards and guidance

Introduction

Key documents that guide the design team's decisions about access and inclusion provisions for the proposed development are listed below. Local policy and guidance about specific aspects of buildings that are referred to by Approved Document M Volume 2 and BS 8300 will also be useful during the technical design stage of the project.

Equality Act

The Equality Act does not set out criteria that buildings need to comply with; it exists to protect people's right not to be discriminated against. Compliance with Part M of the Building Regulations is subject to approval by Building Control or an Approved Inspector.

Some of the information within this inclusive design statement (and the subsequent building regulations application access statement produced during RIBA Stage 4) will inform an access management plan, which is recommended to assist its future operation in relation to the operator's obligations under the Equality Act.

Building Regulations

Building Regulations Part M as described in Approved Document M Volumes 1 and 2 represents the minimum standard of accessibility that the Development should meet:

- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: Dwellings, HM Government, 2015 edition with 2016 amendments;
- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Buildings Other than Dwellings, HM Government, 2015 edition; and
- The Building Regulations 2010, Amendments to the Approved Documents, July 2020.

Any solutions proposed that are different to those described in Approved Document M must provide an equal or greater level of accessibility, and be justified where necessary within the Building Control Access Statement.

Other Building Regulations that affect access provision decisions are Parts K and B, as described in these documents:

- The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition;
- The Building Regulations 2010, Approved Document B (Fire safety) – Volume 1 - Dwellings, 2019 edition.
- The Building Regulations 2010, Approved Document B (Fire safety) – Volume 2 - Buildings other than dwellings, 2019 edition.

British Standards

This is not an exhaustive list of all relevant British Standards, but the most frequently referred to for good practice about access and inclusion:

- BS 8300-1:2018 Design of an accessible and inclusive built environment Part 1: External environment — Code of practice;
- BS 8300-2:2018 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice; and
- BS 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2008.

LCL's advice to the design team for the Development includes following the guidance of BS 8300 wherever possible because it is more recent and results in an arguably more inclusive environment than designing according to the solutions in Approved Document M.

National planning policy

- National Planning Policy Framework ('NPPF') (July 2021) Ministry of Housing, Communities and Local Government.

London-wide planning policy and supplementary documents

- The London Plan, The Spatial Development Strategy for Greater London, March 2021;

- Housing supplementary planning guidance, Greater London Authority, March 2016, updated August 2017;
- Shaping Neighbourhoods: Play and Informal Recreation supplementary planning guidance, Mayor of London September 2012;
- Shaping Neighbourhoods: Accessible London: Achieving an Inclusive Environment, supplementary planning guidance, Greater London Authority, October 2014;

Local policy and guidance

The main London Borough of Islington policy and guidance documents referred to are:

- London Borough of Islington Core Strategy, February 2011;
- LBI Development Management Policies Development Planning Document ('DPD') (June 2013);
- LBI Local Plan Policies Map (June 2013);
- Draft Islington Local Plan Strategic and Development Management Policies (September 2019) with Modifications for Consultation (March 2021) ('Draft Local Plan 2019, as modified 2021')
- Draft Islington Local Plan Site Allocations (September 2019) with Modifications for Consultation (March 2021) ('Draft Site Allocations 2019, as modified 2021')
- Draft Islington Local Plan Policies Map (September 2019) with Post Submission Policies Map Changes (January 2021) ('Draft Policies Map 2019, as modified 2021')

Please note that several parts of London Borough of Islington's inclusive housing design policies, standards and guidance were superseded by more recent London planning policies and the National Housing Standards in October 2015. LCL has discussed these instances with the design team and commentaries about them are included in this Inclusive Design Statement.

9.0 Inclusive design statement

9.3 Inclusive design strategy

Aim of the strategy

An access strategy for a building or other development in the built environment describes the approach adopted to making suitable provision for disabled people with reference to the appropriate regulations, standards and good practice guidance.

The most basic access strategy would be to design using the approved solutions described in the Building Regulations Approved Documents that make specific mention of access for disabled people, and the other guidance that they reference. This approach makes a place accessible, but it is only inclusive if it enables independent access for all people using the same means of access as far as possible and offering choice where necessary. Interpretation and alternative solutions are often needed to achieve this for sites with constraints such as level changes, and where no statutory guidance exists.

Consultation with local disabled people is an important part of an inclusive design strategy and is an ongoing process for the Holloway site, notably with members of Disability Action in Islington.

The development is therefore being designed to meet the guidance of Approved Document M, Volumes 1 and 2, BS 8300 volumes 1 and 2, and the inclusive design policies of the London Plan and London Borough of Islington wherever possible. Success on completion depends on the principles set out by the inclusive design strategy being designed into the proposals and being carried through to detailed design and construction stages.

The inclusive design strategy also identifies opportunities to provide a more inclusive environment through holistic consideration of the interaction of the development's management, users, information technology and communication rather than a simple application of the Building Regulations, access standards and policies that affect the built environment only.

Inclusive design summary

Inclusive design is central to the policies of the London Plan 2021, with mention of it throughout the text of the plan and Policy D5 describing the GLA's expectations regarding new developments:

"The Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design" (extract).

The Commission for Architecture and the Built Environment published a guide called The Principles of Inclusive Design in 2006, which states that inclusive design:

- Places people at the heart of the design process;
- Acknowledges diversity and difference;
- Offers choice where a single design solution cannot accommodate all users;
- Provides for flexibility in use; and
- Provides buildings and environments that are convenient and enjoyable to use for everyone.

These criteria are important factors in recommending the most inclusive (not just accessible) solutions for a development within the client's resources. Inclusive environments remove obstacles for all potential users, especially people who have one or more of the protected characteristics listed in the Equality Act 2010.

The remainder of Section 4.3 summarises the key points of the inclusive design strategy for the site, with a more detailed commentary and justifications for any alternative solutions in the following sections.

Arrival

- A vehicular route with footways either side separated from the carriageway by kerbs follows the site boundary at the south western side from the A503, feeding into minor access roads to accessible cycle, mobility scooter and cycle parking, and setting-down bays, and then rejoins the A503 further north.
- The development will provide 30 accessible parking spaces for blue-badge holders on the proposed new road. No other parking is proposed.
- Pedestrian access is designed to be as accessible as possible, particularly when connecting with the streets and paths of the surrounding neighbourhood.
- Gently sloping gradients (less steep than 1:20) are proposed wherever possible within the constraints of boundary conditions and existing trees, minimising the installation of steps and ramps.
- Where the existing level differences between the site and surrounding pedestrian routes could not be addressed with a gentle slope, ramps no steeper than 1:15 are proposed. All ramped routes will have adjacent stepped routes and level landings.
- All aspects of the pedestrian routes through the site, including ramps, stairs and slopes are designed with dimensions and gradients that meet the criteria of Approved Document M, Volume 1, Category 3A, and the relevant parts of BS 8300-1:2018 relating to features in external areas.
- Provisions for disabled cyclists have been designed with reference to the London Cycling Design Guide and the Department for Transport publication Cycle Infrastructure Design.
- A minimum of 5% of all cycle storage spaces in each plot and externally suit the needs of disabled cyclists, being ground-fixed stands, not two-tier racks, spaced accordingly and with sufficient circulation space externally and internally to accommodate larger cycles comfortably.
- Mobility scooter parking is provided in Plots A, B, C and E with suitable access to them.

External areas

- Inclusive play areas are proposed throughout the Development, designed to engage children of all ages and abilities, including sensory activities for children with impairments affecting mobility.
- Accessible seating designed to meet the guidance of BS 8300-1:2018 10.7 will be provided adjacent to all play areas and throughout the landscape, with no more than 40 m in between rest opportunities.
- The site levels are rationalised as far as possible to create accessible entrances to all buildings.

The buildings generally

- The residential approaches and entrances to all five plots (A-E) are designed to meet Approved Document M, Volume 1, Category 3 criteria in all respects, including no ramps steeper than 1:15.
- The Women's Building (part of Plot C), commercial spaces in Plots B and C, and residents' facilities in Plot D have approaches and entrances to meet the criteria of Approved Document M, Volume 2 as a minimum, and BS 8300:2018 (both volumes) where appropriate.
- All communal areas of residential buildings will have finishes that assist people with visual impairments by providing sufficient visual contrast between key surfaces (floors, walls, ceilings and doors) and accessories (door handles, postboxes, dwelling identification, etc).
- The external parts to the Women's Building and commercial units such as doors will also have finishes that assist people with visual impairments.
- Visual contrast will be minimised where necessary to avoid the risk of confusion / discomfort.

9.0 Inclusive design statement

9.3 Inclusive design strategy

Residential provision

- 60% affordable housing, divided between tenures as follows:
 - 70% 'social rent'. This comprises 415 units, including the 60 extra care units;
 - 30% 'London Shared Ownership'. This comprises 178 units; and
 - 40% market housing. This comprises 392 units.
- 120 homes for wheelchair users across the Development as follows:
 - 89 are social rent and will be delivered as M4(3)(2)(b) 'wheelchair accessible units'.
 - 11 are London Shared Ownership and will be delivered as M4(3)(2)(a) 'wheelchair adaptable units'.
 - 20 are market and will be delivered as M4(3)(2)(a) 'wheelchair adaptable units'.
- The duplex units in plot A have combined kitchen and dining areas or living rooms at their entrance levels as required by Building Regulations M4(2).
- Core D1 has a short-rise vertical platform lift within its entrance foyer as a result of its surrounding levels. Two alternative step-free but longer routes are available for when the lift is out of service for maintenance or repair.
- The access management plan should include informing residents of planned maintenance timings and of the alternative routes by email or the residents' preferred communication method and on core landings and adjacent to the D1 entrance.
- Residents' facilities are proposed as part of Plot D, including concierge services and associated staff accommodation. These facilities are designed to meet the criteria of BS 8300-2:2018.
- Plot E1 is extra care housing and associated facilities including a bathroom in the common parts designed for assisted use with a ceiling-tracked hoist.

Women's Building

- The Women's Building is part of Plot C and has its own gardens and entrances.
- This part of Plot C will be built as shell and core only.

Commercial Parts

- The commercial parts of the development are of various sizes and will be in Plots B and C, that will be built as shell and core only.
- Operators of the commercial areas should be encouraged to provide sanitary facilities to meet BS 8300-2:2018 Section 18.

9.0 Inclusive design statement

9.4 Consultation

Local disabled people

Community consultation specialist Kanda Consulting has carried out consultation events and produced materials based on the design team's information during the development of the proposal. Consultation has happened remotely throughout the Covid-19 restrictions.

The most recent consultation with Disability Action in Islington during September 2021 focused on the external environment. Consultees made the following comments:

[Would the residents of the social rent homes have separate gardens and play areas to those in the other tenures?](#)

Response: The majority of the play areas are in the central public garden (public park), which is open to everyone within the Development as well as the wider community. In addition, each plot is provided within communal open space, either at ground, podium or upper levels which will be accessible to all residents within that plot only, in accordance with relevant security needs and requirements. There is no restriction by tenure. Please refer to 9.6 for further details.

[What measures would be in place to deter drivers from parking on pavements on the new road, causing obstruction and damage to surfaces?](#)

Response: The proposed road is designed with delivery areas that are convenient for drivers to set down passengers or unload goods for delivery without inconveniencing pedestrians. The road has kerbs to distinguish the footways from the carriageway. The high standard of materials and installation will resist accidental damage and wear and tear than lower quality materials. Also, Peabody assured those present that as the maintenance and servicing of the Development will remain their responsibility moving forward, they could have greater ability to repair any damage promptly.

[Would roof spaces be accessible to residents only or to anyone? \(Concern for anti-social behaviour\).](#)

Response: Roof gardens will be accessible to residents who reside within the building/core that serves the garden. There will not be any general public access to roof gardens. Please refer to roof plan on page 111.

[Will the landscape be designed to have features such as scented planting for the enjoyment of people with visual impairments?](#)

Response: Yes, Exterior Architecture is detailing the landscape with these features and play spaces to engage children of all ages and abilities, using guidance about inclusive play. Refer to 9.6 for further information.

[Will the dwellings be designed to be adaptable to meet the needs of people who, for example, become disabled following an illness or injury?](#)

Response: LCL explained that yes, 12% will be a combination of M4(3)(2)(a) (adaptable to meet the needs of wheelchair users) and M4(3)(2)(b), which are homes designed to meet the needs of wheelchair users from completion. The remaining 88% of residential units are designed to meet the criteria for 'accessible and adaptable' dwellings, (M4(2) of the Building Regulations. Refer to Section 9.9 for further information.

London Borough of Islington

The Applicant, architect, landscape architect and LCL met with Islington's Inclusive Design and Planning Officers during August 2021 specifically to discuss access and inclusive design provisions and the inclusive design strategy.

The following points were raised during the discussions:

- Plot D – request to ensure that detailed design of ground floor cinema area and other similar residents amenities are designed in line with inclusive design requirements. (Refer to Section 9.9 for further details).
- Plot C – request for ensuring level access routes are indicated very clearly in the DAS information. Noted.
- Accessible parking bays – request for ensuring clear information on drawings indicating the provisions in the DAS information. Noted.
- Accessible cycle storage – request for ensuring that accessible Sheffield stands are located where step free access is available. Noted.
- Trecastle route – request for wider landing which leads into the central play/activated space. Noted.
- Plot A duplex units split across lower ground and ground – confirmation required that living space will be available at entrance level. Refer to Section 9.9 for confirmation.
- Preference for combined living/kitchen/diners in the three bedroom wheelchair homes. Noted that the Peabody Design Guide requires that three bedroom social rent units are to have the kitchen separate from the living room. However, combined living, kitchen and dining rooms are generally more convenient for wheelchair users and these are proposed for M4(3) units with Peabody's agreement. Refer to Section 9.9.

9.0 Inclusive design statement

9.5 Arrival

Location in the context of existing buildings and surroundings

The Site of the former Holloway Prison faces south east onto Parkhurst Road, (A503) opposite the junction with Hilmarton Road in the London Borough of Islington.

The existing streets surrounding the site are Dalmeny Avenue, Trecastle Way, Penderyn Way, Bakersfield and Parkhurst Road (an access road leading into the prison site from the A503).

With the exception of the A503 the streets described above are some distance from the distinctive crinkle crankle wall that wraps around two sides of the prison grounds and buildings, with the gardens of residential blocks, terraced housing, and on the southern corner of the site, the Cat and Mouse Library.

Pedestrian access

Exterior Architects designed the external areas to provide convenient, traffic-free routes for people living in the surrounding streets as well as the future residents of the Site.

The existing site has a level difference from east to west of approximately ten metres. However, the designers have achieved a proposal that will provide pedestrian routes that are almost entirely less steep than 1:20, which are described by accessibility guidance as 'gentle slopes'.

The existing level difference at the junction with Trecastle Way (northeast corner of the Site) was too steep for this treatment. Instead, ramps no steeper than 1:15 are proposed, with adjacent stepped routes and shared level landings. This route leads from Trecastle Way down into the park at the heart of Development.

All aspects of the pedestrian routes through the site, including ramps, stairs and slopes are designed with dimensions and gradients that meet the criteria of Approved Document M, Volume 2, Category 3A, and the relevant parts of BS 8300-1:2018 relating to features in external areas.

Pedestrian routes are a minimum of two metres wide, so that two mobility scooter / wheelchair users can pass each other comfortably.

Specification and detailed design of the pedestrian routes should satisfy the criteria of Approved Document M, Volume 2, Category 3A, and the relevant parts of BS 8300-1:2018 in all respects, including:

- Suitable visual contrast to assist people with visual / cognitive impairments;
- Access routes clear of obstacles, including drains and 'street' furniture;
- Good lighting; and
- Tactile surfaces and handrails where required; and
- Surfaces that do not impede the use of wheelchairs, push chairs and other mobility aids.

Public transport connections

The accessibility of the various forms of public transport that people are expected to use on their journey to the proposed development is an important aspect of the inclusive design strategy, and so commentary about each transport mode is included below.

TfL's online WebCAT tool shows the site PTAL ranges between 4 and 6a (good to excellent) and the northern part of the site has PTAL 1a. The PTAL is an indication of the frequency, reliability and distance of public transport services close to a site; it does not take the accessibility of transport services into account.

However, the PTAL is important because it is used to evaluate the reliance on cars that future users of the Development are likely to have, with the implication that less reliance on cars corresponds to a greater reliance on public transport.

Six bus routes serve bus stops two minutes' walk from the site on Camden Road. Although all London buses are 'accessible' having a space for wheelchair users (shared with buggy users, with wheelchair users taking priority), the ability to 'kneel' (one side of the bus lowers towards the bus stop so that the

level difference between pavement and bus floor is minimised) and a ramp that can be automatically deployed from the central (exit) doors they are not accessible for all disabled people.

Some disabled people rely on having their own vehicle or on being driven by others, eg, private hire cars, taxis and community transport. Refer to the section below for details about proposed provisions for disabled drivers and users of motor vehicles.

The nearest London Underground station to the site is Caledonian Road on the Piccadilly Line, which has step-free access between the street and platforms using a pair of passenger lifts, and between trains and platforms, graded 'A' on the Step-free Tube Guide (TfL) September 2021.

Motor vehicle access

A vehicular route with footways either side separated from the carriageway by kerbs follows the site boundary at the south western side from Camden Road (A503), feeding into minor access roads to accessible cycle, mobility scooter and car parking, and setting-down bays, and then rejoins the A503 (now Parkhurst Road) further north.

In line with local and London-wide policy the scheme is designed to encourage walking and cycling over motor vehicles, with the only car parking available being for blue-badge holders. Anticipated motor vehicle traffic therefore includes:

- Blue-badge holders using the on-street accessible bays;
- Emergency vehicles;
- Delivery and removal vehicles for residential and commercial areas; and
- Refuse vehicles.

A total of 30 accessible car parking bays are proposed. The on-street bays will be designed to meet the guidance of BS 8300-1:2018 figure 1 and associated clauses.

Cycles

The Development will provide a total of 2009 cycle spaces.

Cycle spaces for residential units:

- 1855 long stay (80% two-tier stands, 15% standard Sheffield stands, 5% oversized Sheffield stands); and
- 62 short stay.

Cycle spaces for Plot B commercial:

- 16 long stay; and
- 20 short stay.

Cycle spaces for Plot C commercial:

- 4 long stay; and
- 6 short stay.

Cycle spaces for Women's Building:

- 18 long stay; and
- 18 short stay.

Cycle spaces for the residents' facilities including concierge which is located to Plot D:

- 4 long stay; and
- 6 short stay

All cycle storage will be clearly identified, secure and adequately lit and, in the case of the internal spaces, fully sheltered.

Internal cycle parking spaces will be a mix of two-tier cycle racks and Sheffield stands.

Five per cent of the total number of cycle storage spaces for both residents and visitors will be suitable for adapted cycles, cargo cycles and family trailers (which often have three wheels), as described in the London Cycling Design Standards Chapter 8 and the Cycle Infrastructure Design guidance. This provision includes the external and internal approaches, and door clear opening widths, to cycle stores being of appropriate design.

9.0 Inclusive design statement

9.5 Arrival

Mobility scooters

The use of mobility scooters by people who are unable to walk far is increasing in England. Mobility scooters are not usually used by wheelchair users and therefore storage facilities are proposed throughout the site, not just in plots with wheelchair accessible / adaptable dwellings.

Unlike manual and electric wheelchairs mobility scooters should not be charged or used in homes because of the types of batteries they use. Storage and charging facilities for mobility scooters are provided in the common parts of plots A, B, C and E. The proposal includes mobility scooter parking spaces as follows:

- Plot A (Podium) - 3;
- Plot B (Podium) - 7;
- Plot C (Lower and upper ground) - 7;
- Plot D (Lower ground) - 1; and
- Plot E (Ground floor) - 15.

Access diagram of mobility scooter and cycle parking for residents

Please refer to the following sections and pages of the Design and Access Statement for diagrams showing the locations of mobility scooter and cycle storage in each plot listed above:

Plot A - 4.13, p.193;

Plot B - 5.12, p.264;

Plot C - 6.13, p. 319;

Plot D - 7.12, p.371; and

Plot E - 8.12, p.425.

9.0 Inclusive design statement

9.6 External environment

Landscape general arrangement

Accessible links with the surrounding streets for pedestrians, wheelchair users and cyclists are proposed, overcoming the significant obstacles of steep level changes throughout the site and with neighbouring existing streets, and conserving existing trees on the site.

The proposed new buildings are arranged to provide sight lines from the entrances to the site to key features and entrances as well as to provide passive surveillance over the play areas and external routes.

The proposed park in the centre of the site will create a pleasant amenity space, including play equipment for residents of the development and people who live in the surrounding streets.

Inclusive play equipment and features will be placed alongside pedestrian routes throughout the site.

An area for residents to grow vegetables and flowers is being considered. These would be designed and located to suit the needs of disabled people, including wheelchair users, people of shorter stature, and people with sensory / cognitive impairments. Guidance by the Sensory Trust and Thrive are useful references for the technical design of this space. (Refer to References in Section 9.11).

The proposed open spaces are:

- The Public Garden – the central space within the Development that is publicly accessible;
- Nature Garden – public open space north-west of Plot A (triangular areas that lies between Plot A and Bakersfield Estate);
- Trecastle Connection – the public pedestrian and cycle connection that lies adjacent to Plot E and leads onto Trecastle Way;
- Women's Garden – serves the Women's Building of Plot C. It is not publicly accessible;
- Communal Resident Gardens are communal gardens which serve the residents of Plot A, Plot B, Plot D and Plot E respectively;

- Extra Care Garden – for the use of residents of the 60 extra care homes of Plot E.
- Rooftop Gardens – communal gardens at roof level which serve the residents of Plot B, Plot D and Plot E (extra care only) respectively; and
- Residential Street' – the proposed internal two-way street within the Development.

Play

Formal and informal play areas are designated throughout the landscape, at a variety of scales. Play equipment and landscape features will be designed to appeal to children of all ages and abilities, challenging them to take risks and explore or providing a stimulating but less active sensory environment.

Guidance such as the Mayor of London's Shaping Neighbourhoods: Play and Informal Recreation and BS 8300-1:2018 12.6 will be referred to during the technical design stage when specification and design of these areas will be finalised.

Accessible seating designed to meet the guidance of BS 8300-1:2018 10.7 will be provided adjacent to all play areas and throughout the landscape, with no more than 40 m in between rest opportunities.

9.0 Inclusive design statement

9.6 External environment



Plot A Lower ground floor showing interaction of landscape with communal and private entrances with landscape in north-eastern corner.

Building approaches and entrances

The levels of the existing site and their manipulation by the landscape architects to create an accessible environment have led to all of the plots except Plot E having a 'lower' and 'upper' ground floor, with entrances into each.

As an example, Plot A, in the north-eastern corner of the site consists of three parallel buildings, of which the most north-eastern part has its ground floor at a lower level than the rest. Several residential units have a direct entrance from the street at this level, while others are reached from the cores at upper ground level.

The plots are arranged around communal open spaces that will provide play areas, seating and planting for the enjoyment of residents. Again, due to the buildings extending across significant level changes some podium courtyard spaces have level access onto them from at least one side and then stepped access from other sides. All residents will have step-free access to and from the communal gardens using their respective lift cores, and in some cases directly from their homes.

- ① Private garden space
- ② Defensible planted edge
- ③ Access to refuse loading bay
- ④ Stepped access to landscaped podium
- ⑤ Ramp to bike store
- ⑥ Sub-station

9.0 Inclusive design statement

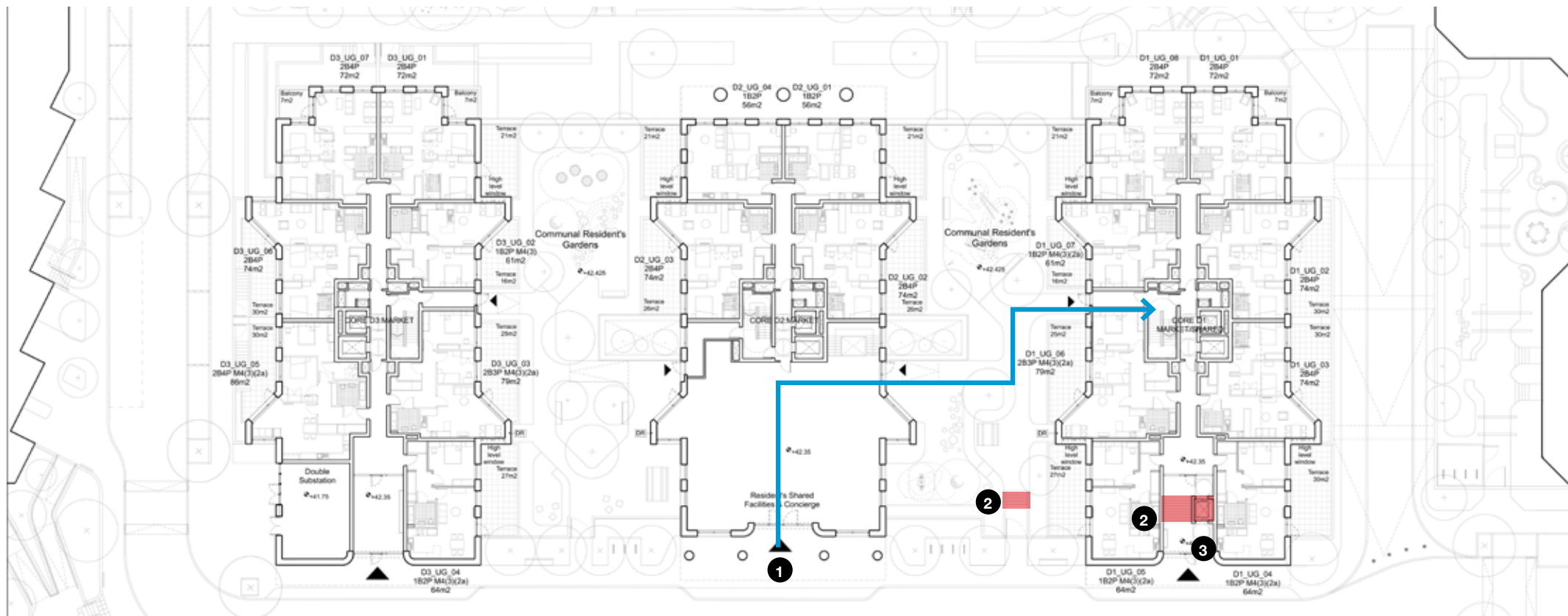
9.6 External environment

- ① Private garden space
- ② Defensible planted edge
- ③ Landscaped podium with play-space
- ④ Stepped access to landscaped podium
- ⑤ Main level access to landscape podium
- ⑥ External bike store (long stay)
- ⑦ Nature Garden
- ⑧ Entrances with through lifts servicing both levels to create accessible routes for all residents

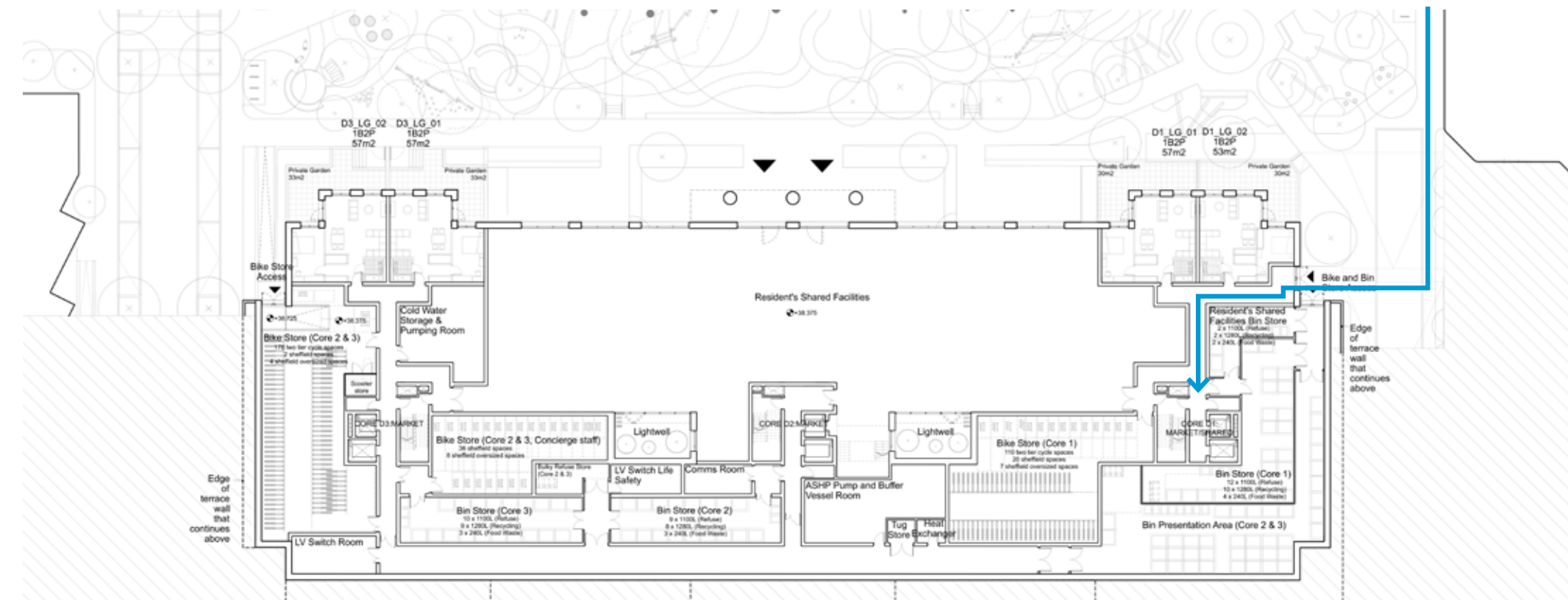


9.0 Inclusive design statement

9.6 External environment



Upper Ground Floor : Buildings D2 (Middle) and D1 (right) at upper ground level showing one of the two alternative step-free routes (Blue) through D2 for D1 residents when lift (3) is out of service. Steps in external space and entrance to D1 are in red.



Lower Ground Floor: the second alternative step free route through bike store entrance.

Approaches to residential entrances

All approaches to the residential entrances are hard-landscaped and at least 1.5 m wide, which is wider than the minimum required by M4(2) and M4(3).

The routes around and to the entrances of Plot D were dictated by the existing levels along Parkhurst Road, the connection with Trecastle Way and the existing park trees, whose roots needed to be protected.

Plot D comprises three buildings: D1, D2 and D3. The constraints described above resulted in one of the two entrances into building D1 (furthest south on the plan) being lower than the main part of the entrance level and being connected to the passenger lift level by a short-rise enclosed platform lift and a flight of ten steps.

During times that this lift is out of service for repair or maintenance the management strategy will include:

- Temporary, accessibly designed and located signs to re-direct people to use either the second entrance of D1 via the western entrance to D2 or the lower ground floor cyclists' entrance to D1; and
- Advising residents of planned maintenance and its duration with sufficient notice.

Use of the platform lift in case of an emergency is unlikely to be possible and therefore a refuge, two-way communication and evacuation chair should be located here as part of the fire strategy, in case of the other D3 entrance being obstructed by fire.

- ① Step-free alternative route
- ② Steps
- ③ Lift

9.0 Inclusive design statement

9.6 External environment

Approaches to non-residential parts

The majority of the upper ground level of Plot C will be occupied by the Women's Building.

A stepped and gently sloped approach lead to the main entrance. The sloped approach will be indicated at the foot and head of the steps with signs featuring the International Symbol for Accessibility (the blue and white stick figure using a wheelchair).

A gentle slope (less steep than 1:20) leads across and up through the Women's Garden to step-free entrances into various parts of the building from the road into the site.

Commercial spaces are proposed in the lower ground level of Plot C and both upper and lower ground levels of Plot B in several locations. All approaches and entrances to the commercial spaces are step-free and level (less steep than 1:60).

Ramped and stepped external routes

The steeply sloping existing site necessitated the use of ramped routes in parts of the landscape. In all cases the ramps meet Part M of the Building Regulations and in instances where the level change is greater than 300 mm an alternative accessible stepped route is also provided as close as possible.

All pedestrian ramps on access routes are less steep than 1:15, which is the maximum gradient permitted by M4(3) of the building regulations where a ramp is part of the approach to a wheelchair accessible dwelling, and represents good practice for non-residential environments.

The only exceptions to this are the secondary, stepped approaches to the courtyard gardens of the plots, where step-free access for residents is provided within the residential cores.

Gentle slopes with gradients less steep than 1:20 are proposed wherever there is space to do so without creating an excessively long route that would be more tiring than a ramp or series of ramps for many disabled people. All gentle slopes are designed with level landings (1:60 or less) for each level difference of 500 mm.

Ramps have gradients of 1:20 up to 1:15 and will be detailed to meet all the criteria of Approved Document M, 1.26, including:

- Handrails on both sides that extend for 300 mm beyond the head and foot;
- Surface materials that provide +/- 30 LRV visual contrast with level parts;
- Widths of at least 1500 mm; and
- Level landings.

All flights of steps will be detailed to meet all the criteria of Approved Document M, 1.26, including:

- Handrails on both sides that extend for 300 mm beyond the top and bottom risers and divide wide flights into channels of no less than 1000 mm wide and no more than 1800 mm wide;
- Corduroy tactile surfaces at the head and foot;
- Handrails that continue along landings except where landings are 'shared' by a series of ramps and stairs (on the Trecastle Way connection, for example); and
- Visually contrasting nosings.

4.0 Inclusive design statement

9.7 Women's Building

General Arrangement

The proposed Women's Building links the two residential buildings of Plot C (C1 and C2) at ground and lower ground levels. The main entrance is in the south-western corner of the Holloway site, adjacent to the Cat & Mouse Library on Camden Road. The gently sloped approach leads up to the forecourt in between the two buildings and the entrance is in the centre of these. An adjacent stepped approach is also proposed.

The Women's Building has been designed flexibly to enable the space to meet the needs of future operators. The Building will be delivered to shell and core. Indicative internal layouts are shown within this Design and Access Statement. This demonstrates that the space could be fitted out to provide the following:

Potential elements at upper ground level:

- Multi-purpose rooms of various capacities;
- Cafe, kitchen and servery;
- Crèche;
- Quiet / prayer room;
- Staff facilities;
- Tea points; and
- Sanitary accommodation.

Potential elements at lower ground level:

- A large multi-purpose room, part of which is double height;
- Refreshment facilities; and
- Sanitary facilities.

The commentary below is based on the above indicative elements, which could potentially come forward:

- A pair of side-hung doors could open into a large reception and cafe area at upper ground level. A lift and stair to the lower ground level is to the right of the reception area.

- Opposite the main entrance another pair of doors leads to a wide corridor that connects the two 'wings' of the Women's Buildings, and a further set of double doors into the Women's Garden to the north.
- To the right of the garden doors is a slope with a gradient of 1:21 leading up to the higher part of the upper ground floor.

The remainder of this level of Plot C is associated with the residential accommodation above.

Indicative Sanitary facilities

Three arrays of sanitary facilities are indicatively shown on the upper ground level, with a wheelchair-accessible unisex toilet as part of each.

The lower ground level plan indicatively show four toilet cubicles and two shower cubicles for visitors, plus one wheelchair accessible unisex toilet for visitors and staff.

The arrangement and layout of sanitary facilities in the Women's Building will be developed during detailed design development in line with Building Regulations Approved Document M Volume 2 and British Standard BS 8300.

Vertical circulation

A single passenger lift is proposed alongside the stair that links the two levels of the Women's Building. The detailed design will be developed in line with Building Regulations Approved Document M Volume 2 and British Standard BS 8300.

9.0 Inclusive design statement

9.8 Residential proposal

Overview

120 (12%) of the proposed dwellings will be homes for wheelchair users designed in accordance with Building Regulations Part M4(3). This provision exceeds the minimum 10% M4(3) requirement. The units are located within each plot.

The social rent wheelchair units will be delivered as M4(3)(2)(b) 'wheelchair accessible units'. The London Shared Ownership and market wheelchair units will be delivered as M4(3)(2)(a) 'wheelchair adaptable units'. The remaining residential units are designed to meet Building Regulations Part M4(2).

The design team will continue to review the provisions during detailed design to make sure that all units meet the minimum criteria of Approved Document M, Volume 1, especially with regard to the criteria that are not included on 1:50 plans such as:

- Switches, sockets and controls, including those in utility cupboards;
- Glazing heights;
- Interior design;
- External door specification;
- M4(3) kitchen layouts;
- Sanitary facilities, including provision for / of level access shower;
- Balcony door specification and threshold details; and
- Window operation.

Peabody's Design Guide states a preference for a number of features that are additional to, or different to those of M4(2) and M4(3), including:

- A preference for kitchens to be separate to living and dining rooms in dwellings with three bedrooms or more (this is often provided in larger homes to meet the requirements of people of certain faiths; and
- A second toilet in dwellings for four people or more.

These provisions are included in the proposed units.

Wheelchair accessible housing

London Borough of Islington's Draft Local Plan Policy H4 B (iii) states that M4(3) dwellings:

"Must... be single-storey, preferably on the ground floor. Where provided above or below entrance level there must be at least two suitable lifts available for use by each unit within a convenient distance from the front door of the units."

The preference in this emerging policy for wheelchair-accessible dwellings to be at ground floor is a variation to the London Plan 2021 Policy D7 and paragraph 3.7.3 or the Principles of Inclusive Design in LCL's view:

"To ensure that all potential residents have choice within a development, the requirement for M4(3) wheelchair user dwellings applies to all tenures. Wheelchair user dwellings should be distributed throughout a development to provide a range of aspects, floor level locations, views and unit sizes."

In accordance with LBI adopted and emerging policy and the London Plan we have sought to provide a range of floor level locations for these units, with as many at ground and lower floor levels as possible in acknowledgment of LBI's preference.

LCL understands that LBI's Policy about a preference for M4(3) homes on the ground floor stems from potential residents being wary of living on upper storeys in case of a lift being out of service, and in case of an emergency evacuation where until recently lifts were not used for evacuation.

Potential residents should be assured that:

- All proposed M4(3) will be served by two passenger lifts so that step-free access to their homes is constant and reliable; and
- Each core has one lift that is designed to be used during an evacuation in line with London Plan Policies D5 and D12.

M4(2) housing

Plot A has five four-bedroom duplex units that are designed to meet M4(2) in all respects with:

- Living areas or combined kitchen and dining areas at entrance level (Approved Document M, Volume 1, 2.24a);
- An entrance level WC with provision for a future level-access shower that meets Approved Document M, Volume 1, 2.27;
- Stairs that meet the criteria of Approved Document M, Volume 1, 2.23; and
- The bathroom / shower room being on the same level as the principal bedroom.

London Borough of Islington policy requests provision for a future through-floor lift in all two-or-more storey residential units. Lifts are not required to be installed but a suitable power supply and the space for such a lift should be made. This is an additional requirement to the Building Regulations M4(2) as referenced by the London Plan. This provision is made in the duplex units.

Extra care homes

Plot E1 will contain 60 social rented extra care homes for older people, with shared facilities including a roof terrace and garden for the exclusive use of residents. All 60 of the E1 units are one bedroom, two person and are designed to meet M4(3) criteria.

Circulation spaces of the upper levels of E1 are generously wide, anticipating a higher proportion of residents using mobility aids, including wheelchairs, and needing assistance from staff or companions.

Entrance foyers, refuse and storage

Each of the five plots has dedicated cycle and refuse storage. All plots except Plot D have mobility scooter storage in their common parts.

Shared facilities

Residents facilities including concierge are sited to Plot D. These spaces have been designed flexibly to ensure the spaces can adapt as needed in future to meet changing resident needs and market demands. This Design and Access Statement identifies indicative uses for the space such as gym, lounge, work space, screening room and communal dining space. All of these provisions will be detailed to meet the relevant guidance of Approved Document M, Volume 2 as a minimum and BS 8300-2:2018.

Vertical circulation

Communal stairs will meet requirements for Part K 'general access' stairs with a minimum width of 1200mm, risers and treads meeting required dimensions and grippable, handrails continuous around landings and extending 300mm beyond top and bottom steps without impeding circulation spaces.

All homes above ground floor level will be accessed using a communal lift and stair core. All homes at the seventh floor and above will be served by at least two lifts.

Residential cores A3, A4 and D1 have a flight of stairs adjacent to a passenger lift with opposite doors so that the podium and entrance levels are connected accessibly. D2 also features a lift for step-free access between the lower and upper ground floor levels, where the residents' facilities and concierge are located.

Each dwelling in the extra care building (E1) will be accessed using a pair of lifts, one a 13-person lift that can accommodate stretchers and all types of wheelchair user, and the other with internal car dimensions of 1100 mm x 1400 mm.

A management strategy will need to be in place for times when single lifts are out of service for management or repair so that residents or visitors who cannot use steps are not inconvenienced.

9.0 Inclusive design statement

9.9 Glossary

Accessible car parking bays

An accessible car parking bay has a width, length and transfer zones as defined in Approved Document M. Refer to BS 8300-1:2018, clause 4.1 for design guidance about accessible on-street parallel parking bays.

Accessible routes

Accessible routes are pedestrian routes that are inclusive and designed to be accessible by everyone.

Accessible signage

The size, profile, lighting, typeface and location of signs in and around a building all have impact on their accessibility. Approved Document M Volume 2 and BS 8300 volumes 1 and 2 refer designers to the Sign Design Guide (see Appendix B) for detailed guidance.

Ambulant disabled people

This term is used by Approved Document M and other documents to refer to people who do not use a wheelchair but may use other equipment to assist their movement, such as walking sticks, a frame or a mobility scooter.

Blue badge parking bays

An accessible parking bay designated for use by Blue Badge holders only. Bays are typically located as close to the main entrance as possible. Blue Badges are issued by the local authority and are subject to varying regulations.

Changing Places

Changing Places are combined toilet, shower and changing facilities for use by people with complex and multiple disabilities who require the help of up to two assistants. They should be provided in places where visitors are expected to spend longer periods of time or in buildings where public services are provided, for instance in community buildings.

Clear opening width

The clear opening width (or 'effective clear width') is the width of a door opening measured at right angles to the wall in which the door is situated from the outside of the door stop on the closing side to any obstruction on the hinge side.

Comfort space

An area of the street predominantly for pedestrian use where vehicles, including bicycles, are unlikely to be present.

Family parking bays

Located close to building entrances and designated for use by children and their parents /guardians.

Hearing loss

The term "hearing loss" is used here to cover the full spectrum of deafness. This is not strictly accurate, because many people are deaf from birth and have never "lost" their hearing. At the other end of the spectrum there are people who are losing their hearing but do not yet recognise it.

Left /right - hand transfer (unisex accessible WCs)

Where more than one unisex accessible WC facility is provided in a building they should provide a choice of transfer options. A right-transfer WC is preferred, and has the WC on the left-hand side of the clear transfer zone when seen from its approach.

Level surface

A street surface with no level difference to segregate pedestrians from vehicular traffic (as defined in LTN 1/11 DFT 2011).

Mobility scooter

Mobility scooters are not electric-powered wheelchairs but are small vehicles that are generally used outside by people who cannot walk further than a short distance.

Next Generation Text Relay Service

Enables a person with hearing loss to make or receive a phone call via an operator who types back the response from the other party.

The BT NGT relay service eliminates the need for a special textphone. Text calls can be accessed via PC, laptop, tablet and smart-phone.

People of shorter stature

People with restricted growth due to conditions such as dwarfism.

Personal Emergency Evacuation Plan (PEEP)

The fire safety procedures should include a PEEP for any disabled user of the building. The plan must be tailored to their individual needs and is likely to give detailed information on their movements during an escape. People who may need a PEEP could include people with sight or hearing loss, cognitive disabilities, breathing difficulties and people who have difficulty walking. Refer to Fire Safety Risk Assessment: Means of Escape for Disabled People for more information.

Pitch-line

A notional line that connects the nosings of the treads of a stair.

Principles of inclusive design

The following key points about inclusive design are from Cabe's 2006 publication The Principles of Inclusive Design - They Include You, which also gives more detailed explanations of each point:

- Inclusive design places people at the heart of the design process.
- Inclusive design acknowledges diversity and difference.
- Inclusive design offers choice where a single design solution cannot accommodate all users.
- Inclusive design provides for flexibility in use.
- Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

Ramp

The distinction between a slope and ramp is important because a ramp should have handrails on both sides and a stepped alternative route if the level difference overcome is greater than 300 mm. A ramp is an inclined route with a gradient of 1:20 or steeper.

Sanitary facilities

Sanitary facilities for public or staff use include unisex accessible WCs, cubicles for ambulant disabled people, enlarged WC cubicles, accessible baby changing and Changing Places.

Setting-down points

Setting-down points are designated places, off the main carriageway, where taxis and other vehicles can stop for a short time to allow their passengers to get into or out of the vehicle.

Shared streets and spaces

Note that as of July 2018 councils have put all proposed 'shared space' schemes on hold, as instructed by the Transport Minister, because of the uncertainty about their safety for some people. LTN 1/11 DFT 2011 is withdrawn.

Sight loss

Also known as visual impairment or vision loss, sight loss is a decreased ability to see to a degree that causes problems not fixable by usual means, such as glasses. In the UK, there are almost 2 million people living with sight loss. Of these, around 360,000 are registered as blind or partially sighted.

Slope

A slope is an inclined route with a gradient less steep than 1:21. Handrails and stepped alternative routes are not usually required for a slope to be accessible.

Video Relay Service

Enables a person with hearing loss to make or receive a video phone call via an interpreter who speaks to the other party and signs or lipspeaks back the response.

VRS for sign language users can be similarly accessed using webcam on these portable devices.

9.0 Inclusive design statement

9.10 Glossary

Video Relay Interpreting

Enables a person with hearing loss to access an interpreter in real time via smart-phone, tablet or laptop when conversing or when in meetings with another party in the same room.

Visual contrast

The tonal distinction, or visual contrast, between key surfaces and features helps people with visual impairments to understand the environment. The perception of a visual difference between one surface or element of a building and another can be measured by comparison of their light reflectance values (LRV).

Wheelchair

Wheelchairs can be powered (usually by a rechargeable battery) or manual. A manual wheelchair user may self-propel or rely on an assistant to push them. Many people use a different wheelchair in the home to outside it, use a wheelchair periodically or temporarily. Although 'standard' dimensions for wheelchairs are in circulation, it should be noted that the sizes of wheelchairs vary a great deal, according to the needs and resources of their users.

Wheelchair-accessible unisex toilet

The minimum internal dimensions for these as described by Approved Document M, Volume 2, are 1500 mm x 2200 mm (sometimes enlarged to accommodate a standing-height basin). BS 8300-2:2018 Diagram 40 recommends a width of 1700 mm. This facility is not to be confused with a Changing Places room, cubicle for ambulant disabled people or enlarged cubicle.

9.0 Inclusive design statement

9.10 References

Legislation

Equality Act 2010, HMSO, 2010.
Planning Act 2008, HMSO, 2008.
Disability Discrimination Act 2005, HMSO, 2005.
The Chronically Sick and Disabled Persons Act 1970, Department of Health, 1970.
Regulatory Reform (Fire Safety) Order 2005.

Building Regulations

The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1, Dwellings, HM Government, 2015 edition incorporating 2016 amendments.
The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 2: Buildings Other than Dwellings, HM Government, 2015 edition.
The Building Regulations 2010, Amendments to the Approved Documents, July 2020.
The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition.
The Building Regulations 2010, Approved Document B (Fire safety) – Volume 1 - Dwellings, 2019 edition; and The Building Regulations 2010, Approved Document B (Fire safety) – Volume 2 - Buildings other than dwellings, 2019 edition.

British Standards

BS 8300-1:2018 Design of an accessible and inclusive built environment Part 1: External environment – Code of practice, British Standards Institution, 2018.
BS 8300-2:2018 Design of an accessible and inclusive built environment Part 2: Buildings – Code of practice, British Standards Institution, 2018.
BS 9999:2017 Fire Safety in the Design, Management and use of Building. Code of Practice. British Standards Institution, 2017.
DD CEN/TS 15209:2008 Tactile paving surface indicators produced from concrete, clay and stone (Draft in development), British Standards Institution, 2008.
British Standard 5395-1:2010 Stairs - Part 1: Code of practice for the design of stairs with straight flights and winders, British Standards Institution, 2010.
BS 7000-6:2005 Design Management Systems - Part 6: Managing inclusive design – Guide, British Standards Institution, 2005.
BS 5499-4:2013 Safety signs. Code of practice for

escape route signing, British Standards Institution, 2013.

Access Statements

Planning and Access for Disabled People, ODPM, 2003.
Guidance on Information Requirements and Validation, Department for Communities and Local Government, 2010.
Design and Access Statements: How to Write, Read and Use Them, Commission for Architecture and the Built Environment (CABE), 2006.

External environment

Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Oxley P., Department for Transport, 2002.
Guidance on the Use of Tactile Paving Surfaces, Department for Transport, 2007.
Traffic Advisory Leaflet 5/95 Parking for Disabled People, Department for Transport, 1995.
Planning Policy Guidance 13: Transport, Department for Communities and Local Government, 2011.
Cycle Infrastructure Design, Local Transport Note 1/20, Department for Transport, July 2020.
Gardens and gardening for people with dementia, Thrive Briefing Sheet no. 8, Thrive, 2018.
Sensory Gardens, Thrive Briefing Sheet no. 7, Thrive, 2018.
By all reasonable means, Least restrictive access to the outdoors, Natural Resources Wales, 2017.

National policy

National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019.
National Planning Practice Guidance, Ministry of Housing, Communities & Local Government, 2019.

Greater London Authority policy and guidance

The London Plan, The Spatial Development Strategy for Greater London, March 2021.
Housing supplementary planning guidance, Greater London Authority, March 2016, updated August 2017.
Shaping Neighbourhoods: Accessible London: Achieving an Inclusive Environment, supplementary planning guidance, Greater London Authority, October 2014.

Shaping Neighbourhoods: Play and Informal Recreation supplementary planning guidance, Greater London Authority, September 2012.
Mayor's Transport Strategy, Greater London Authority, 2018.
Planning Policy Guidance 13: Transport, Department for Communities and Local Government (2011).
The London Cycling Design Standards, Transport for London, 2014, revised 2016.
Healthy Streets for London - Prioritising walking, cycling and public transport to create a healthy city, Transport for London, February 2017.

Local policy

London borough of Islington Plan Review (Draft Islington Strategic and Development Management Policies, site Allocations and Policies Map) September 2019.
London Borough of Islington Local Plan – Emerging examination of policies.
London Borough of Islington Core Strategy, February 2011.
London Borough of Islington Local Plan - Development Management Policies, June 2013.
Inclusive Design in Islington – Supplementary Planning Document, February 2014.
Inclusive Landscape Design SPD, London Borough of Islington, January 2010.
Islington Urban Design Guide SPD, January 2017.
Streetbook SPD, London Borough of Islington, 2012.

Residential guidance

Technical Housing Standards - Nationally Described Space Standard, Department for Communities and Local Government, May 2016.

Good practice

Principles of inclusive design. They include you, Commission for Architecture and the Built Environment, 2006.
Designing for Accessibility – Centre for Inclusive Environments CAE/RIBA (2013)
Planning and Access for Disabled People – A Good Practice Guide (ODPM, 2003)
Access for All design guide, Environment Agency (2012)
Building Sight RNIB (1995)
Sign Design Guide: a guide to inclusive signage, JMU

and the Sign Design Guide (2004)
RNIB: A design guide for the use of colour and contrast to improve the built environment for visually impaired people: JMU and University of Reading (1997).
The Colour, Light and Contrast Manual: Designing and Managing Inclusive Built Environments, Bright K., Cook G., Wiley-Blackwell, (2010).

Office and commercial

Workplace health, safety and welfare. Workplace (Health, Safety and Welfare) Regulations 1992. Approved Code of Practice L24, HSE Books, 1992.
The Accessible Office: Designing the Inclusive Workplace, JMU Access Partnership, Royal National Institute of Blind People, 2005.
Open for business: Taking the Risk out of 2004, Employers' Forum on Disability, 2003.

Arts, culture and sport

Building Inclusion, Physical Access Guidance for the Arts, Arts Council England, Updated in 2013, Based on Disability access – a good practice guide for the arts, by Andrew Holdsworth-Wild, Jayne Earncliffe and Jo Verrent.

Heritage

Easy Access to Historic Buildings, John Adams and Lisa Foster, Historic England, 2015.
Easy Access to Historic Landscapes by Rowan Whimster and Whimster Associates with Jenifer White, Rachel Hasted, David Pickles and Russell Walters, Historic England, 2015.
Making your project accessible for disabled people: Good-practice guidance, Heritage Lottery Fund.
Making Changes to Heritage Assets, Historic England Advice Note 2, 2016.

Contact details
AHMM Architects

Morelands
5-23 Old Street
London
EC1V 9HL

T: 020 7251 5261
F: 020 7251 5123

