



## Building for the Community at Holloway Park

Holloway Park is a new destination in London, set within 10 acres of the former Holloway Prison site. Delivering a high quality residential-led development, that will provide much needed affordable housing in London for the local community.

Ensuring the legacy of the former prison site is embedded within the new development is key to the development's success. To achieve this, the development includes a number of unique initiatives, including the provision of a Women's Building, to celebrate the legacy of the Women of the Holloway Prison site. Designed to ensure flexibility for future use, which is likely to continue with the theme of rehabilitation, providing key services with end users being able to alter the internal spaces to suit demands and the sharing of facilities.

The former prison will also be remembered through the Women's Legacy Project and the Heritage Plan, where adaptive reuse of objects and materials from Holloway Prison, which are considered commemorative will be reused in the development of the public realm and Women's Building.

London Square, in partnership with Peabody will maintain and celebrate the existing landscape at Holloway, while developing 95,000 m<sup>2</sup> of new residential floorspace, 1489 m<sup>2</sup> of floorspace for the Women's Building and 1822 m<sup>2</sup> of flexible commercial floorspace. The site will occupy 4.16 ha of land, and within that, 1.4 acres will be a public park. Additionally, each home will have access to a private amenity in the form of a private garden, balcony, or terrace. The site is in a highly accessible location and the development has been designed to make the best use of the space available to deliver a sustainable high-quality co-located scheme. There are high levels of public transport and priority will be given to pedestrians and cyclists. The intention is to integrate the development into the urban fabric that has grown around the prison.

The scheme, which is currently under construction, is due to complete phase 1 at the end of 2028.

### Key Objectives

#### Connect to the Wider Landscape

A considered approach to land, topography, and ecology, embedding the masterplan within the wider landscape, through working with topography, connecting to green infrastructure and establishing wider green connections.

#### Reduce Cars, Prioritise People

Minimising the need for traditional carriageways and vehicle dominance. Considering streetscapes as usable spaces for people by prioritising pedestrians, providing minimal disabled parking and reducing carriageway space where possible and creating functional (ecology, suds) and activated (playable, furnished) streetscapes.

#### A Place for People

Allow the way people live their lives day-to-day to dictate spaces, uses and layouts by creating a modern village with spaces for people to relax, recreate, gather and socialise; platforms to accommodate a variety of users throughout the day and year, landscaped to suit the diversity of communities and for all ages and abilities. Creating a space that respects the memory of what was once on site and celebrates the sites future.



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## Ecology to Define Spatial Types

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

- An integrated biodiversity to frame masterplan structure
- Productive gardens
- SUDS drainage systems
- A connection to nature

## The Scheme

<b>Affordable Units 60%</b>	<b>593 homes</b>
70% Social Rent	415 homes (60 of which will be additional care)
30% London Shared Ownership	178 homes
<b>Private Units 40%</b>	<b>393 homes</b>
<b>Total</b>	<b>985 residential homes</b>
The scheme will deliver 985 residential homes across five buildings of up to 14 stories in high, with units ranging from 1 to 4-bedrooms	

## Cycle Storage

The development includes 2009 cycle spaces, split across the development, which include short and long stay options.

Area	Short Stay Spaces	Long Stay Spaces
Residential	1855	62
Commercial (plot B)	16	20
Commercial (plot C)	4	6
Women's Building	18	18
Plot D	4	6
<b>Total</b>	<b>2009</b>	



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## Sustainability

Sustainability has played an important role in the design of the Holloway development, with numerous design elements being incorporated to ensure the development is as sustainable as possible.



Balconies and windows have been considered to reduce overheating. Window sizes have been reduced where possible and balconies have been located to the south, so the units benefit from natural shading provided by the balconies. Louvres will be provided around the development to provide additional ventilation and some areas will have external blinds to reduce the effects of solar gain.

A total of eight winter and eight summer bat boxes will be located within the facades of the buildings as well as 7 swift boxes, providing homes for the bats that were previously resident at the prison site.

## Ecology

The new 1.4 acre public park at the centre of Holloway Park will be framed by new buildings but will be open and accessible to all, providing an area for people to meet up and come together, including a play space, an open air gym, seating and pathways and Wi-Fi hotspots. The new park will also provide opportunities for pop-up activities, such as food trucks and markets. This central park reflects the garden of the existing prison, providing a connection between past and future landscapes, and a range of useable community spaces.

Central to the design of this space is the introduction of a new play area, including a feature play tower with bridges, climbing nets and a slide, along with natural play and ecoplay trails under existing trees which we will be keeping.

The flexible lawn area provides an open space for events, such as outdoor cinemas, and sports, such as lawn games and picnics.



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A new Nature Garden will provide an area dedicated to building new connections through learning, planting, growing. This community garden will be a mix of productive plots, self-grow beds, greenhouses, and an orchard for residents to maintain as their own.

New vegetation combined with the existing trees in this area provide an 'eco-buffer' to retain neighbours privacy and create new habitats for birds, bees, bats and bugs to flourish.

There are already numerous open spaces from the former Prison site, most notably the old prison garden, which is central to the development. This will be surrounded by numerous green spaces, including a central garden, three courtyard plots to the east and south and to the north of the central garden there will be a linear block garden and two u-shaped plots west.

The ambition is to maintain as many of the former prison trees as possible, in order to preserve the biodiversity of species, enhance the biodiversity of the new development and add instant maturity to the landscape and public realm. The trees also provide a way to connect the past to the future, through landscape.

A new permanent artwork will be displayed within the new public park to reflect the true history of the site.

Three of the blocks also include rooftop gardens as part of the scheme and finally, a residential street runs through the scheme as an internal two-way street within the scheme.

### Connections

Due to the layout of the former Holloway Prison Site, many of the local services and neighbourhoods were cut off from one another and so the aim is to reopen the site, so that these are now connected. Two opportunities were identified for vehicle connections. These can be found in the corners of the development to ensure central public space was retained. There are multiple opportunities for pedestrian connections around the site, opening it up from all corners, this includes Trecastle Way, which will be accessible via the park and will include both pedestrian and cycle connections.

### Women's Building

As part of its rehabilitative programme, the Holloway Women's Prison provided services and support networks to inmates and associates of the prison. To ensure that the theme of rehabilitation and support continues at the former prison site, a Women's Building will be built in Block C, specifically to support the women of Islington. The building will honour and celebrate the history of the women at this historic site and will continue to provide a base for women's services in the borough. The building will be delivered as part of Phase 1 and will be leased to an operator at a peppercorn rent.

The facility will provide support and rehabilitation services to women with experience of the criminal justice system, as well as providing access to further specialist support services and any other uses that are consistent with the approved Feasibility and Commissioning Plan.

It is anticipated that these services will include;

- Mental Health Services
- Refugee and Asylum Seeker Support



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- Immigration Advice and Support
- Women's Health Services
- Pre/Post-Natal Support
- Counselling
- Domestic Abuse Services
- Criminal Justice Services
- VAGW (Violence Against Women & Girls)
- Employment Support
- ESOL Classes (English for Speakers of Other Languages)
- General Advice and Signposting

The design of the building will allow for flexibility with future users and can be internally adapted to suit a wide range of needs.

Given the nature of the proposed services the design of the building has been carefully thought through, to ensure it is a safe and secure space, where women can feel comfortable and at ease. The design itself has been informed by principles of trauma informed design and these requirements are carefully balanced with the need to provide a safe and secure space. The design includes input from various experienced stakeholders, including the Metropolitan Police. In addition, the Women's Building will have its own garden to promote a sense of peace and tranquillity, which will be based on the garden from Holloway Women's Prison, as part of the legacy project.

### Apprenticeships

During the development stage of the new scheme at Holloway Park, the target is to deliver 51 apprenticeships, with at least 30% of these roles, being fulfilled by women, continuing the theme of skills development at the former historic site.

The apprenticeship opportunities will be advertised locally, through the council's dedicated iWork Team, via the Holloway Park website and directly to Peabody residents.

### Women's Building Legacy Project and Heritage Plan

To capture some of the physical aspects of the former prison, a legacy project has been commissioned to incorporate some of these physical artifacts into the Women's Building and the public realm around the site. Several items have been kept from the original site including old prison beds, wooden handrails and stained glass. Some materials from the building have been retained too, for the potential reuse through the heritage artwork.

There are four separate commissions relating to the Heritage Plan:

- A mural commission for the Women's Building (one artwork in two locations)
- An architectural commission for the Women's Building Garden
- A public realm commission for the public park
- An interpretative display of the site's history



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### The Green Skills Hub

The Green Skills Hub transforms a section of Holloway's Prison Visitor Centre into a temporary on-site training and classroom hub, where there will be numerous opportunities for training and upskilling of local Islington Borough residents.

The Green Skills Hub creates opportunities for adult residents of all ages, ethnicity and faith, to develop new skills and offers the potential for future employment at the Holloway development. It will create an inclusive, barrier free environment for learning and will target key groups including, young people, ex-offenders, women in craft trades and black and minority ethnic communities. So that people with childcare responsibilities can attend, sessions will be held during school hours.

The Green Skills project aims to engage 300 residents into sector specific training, by running quarterly courses during the construction phase. Cohorts of up to 15 students receive free training in Understanding Domestic Retrofit (Level 2), Health, Safety and Environment (Level 1) and CSCS card accreditation. They can also complete modules on modern methods of construction through our partnership with Capital City College.

The 2-week course has been designed to improve the employability of participants, as employers are increasingly seeking candidates who understand the fundamentals of retrofitting. Students will gain an understanding of what domestic retrofit is, what it is supposed to achieve, what you need to know when working in the industry, and what to look out for when installing energy efficiency measures in homes.

When not in use for training, the hub may be booked for use by local community groups and will shortly be used to train women in DIY skills.

