

Thank you for attending this consultation event. The boards on display here show you how we have progressed with our design for the Archway Campus site since our last event in February. Since then we have looked at a number of options for the site and, from those, we have established our vision for how it should be developed.

## Our Vision

We have a clear ambition for the site which can be distilled into four aims:

- Creating new, high-quality affordable homes.
- Bringing historic buildings back into use and enhancing the conservation area.
- Introducing a mixture of non-residential uses.
- Opening up the site to the public.

The boards on display here show how this vision could be delivered.

## Today

If you have questions, please speak to representatives from Peabody and the design team, or contact us via the website or email address shown at the top of this board. We'd also be grateful if you could complete one of the questionnaires provided.

Thank you,

Catherine McKenzie  
Senior Development Manager, Peabody



View from Hornsey Lane. The top of one of the spires is just visible in the trees.



The rear of the main building is dominated by a large car park and ad-hoc extensions.



## At our previous event...

You gave us your thoughts about the site, about what Archway needs and what you'd like to see happen in the future. You showed us that people care about this site and about how it should be developed.

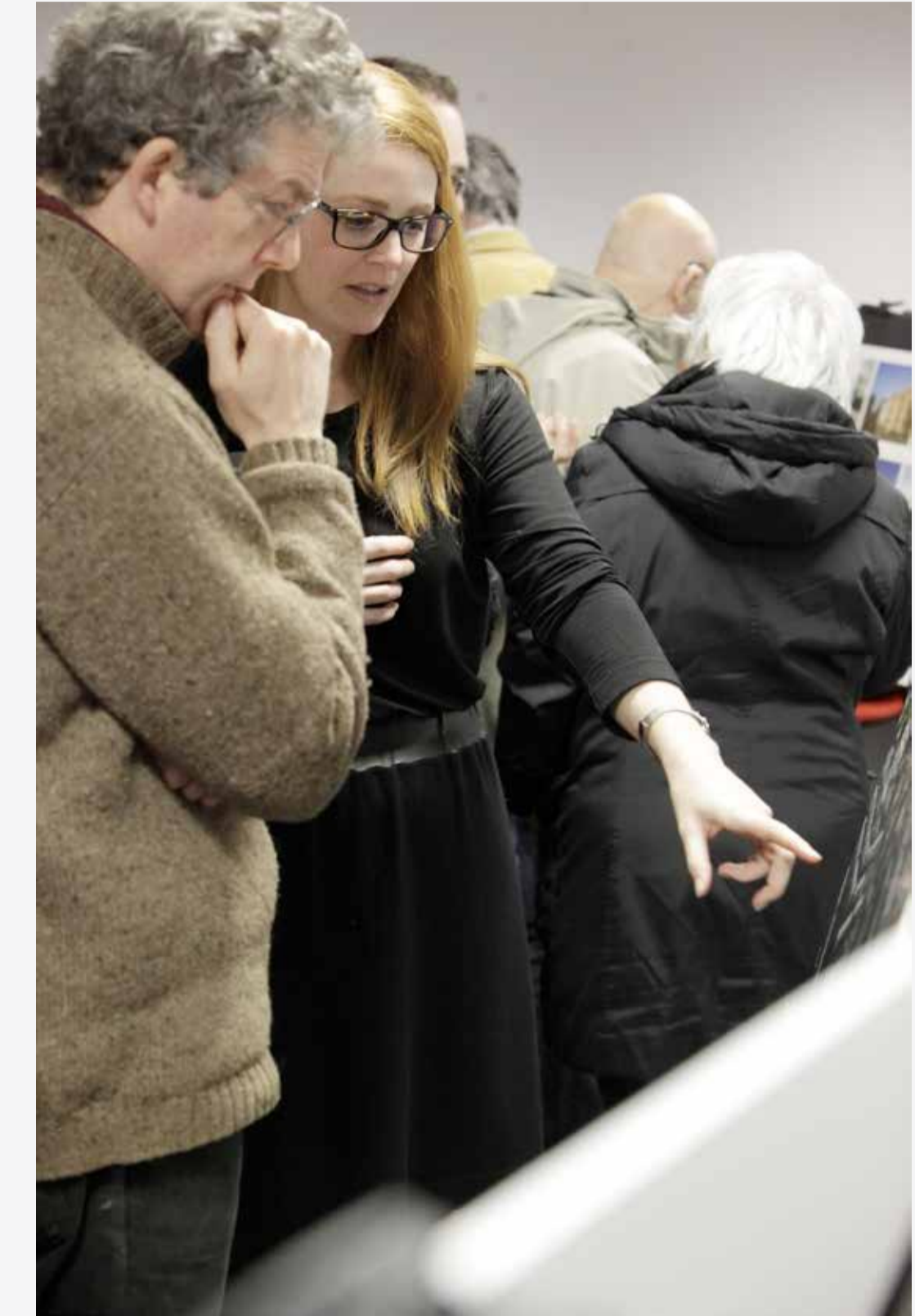
You told us that, in broad terms, you:

- strongly support the principle of residential-led development on the site. In both written and verbal form, almost all feedback was positive;
- welcome the inclusion of affordable housing on the site. You were interested in how the site could respond to local need and help maintain an economically mixed community;
- strongly support leisure facilities on the site. Attendees welcomed a leisure facility, with the idea of a cinema proving popular;
- are concerned about the impact on parking on neighbouring streets and;
- felt that some demolition would be appropriate, especially if it helped to deliver affordable housing. However, the Holborn Union building (the target on the site) should be retained.

## Since then...

We have continued to receive feedback on our website and via email. So far:

- 88% have stated that they support regeneration of the site;
- 88% support the provision of new homes;
- 71% think that new routes through the site are important and;
- 64% feel that new buildings should be part of the proposals.



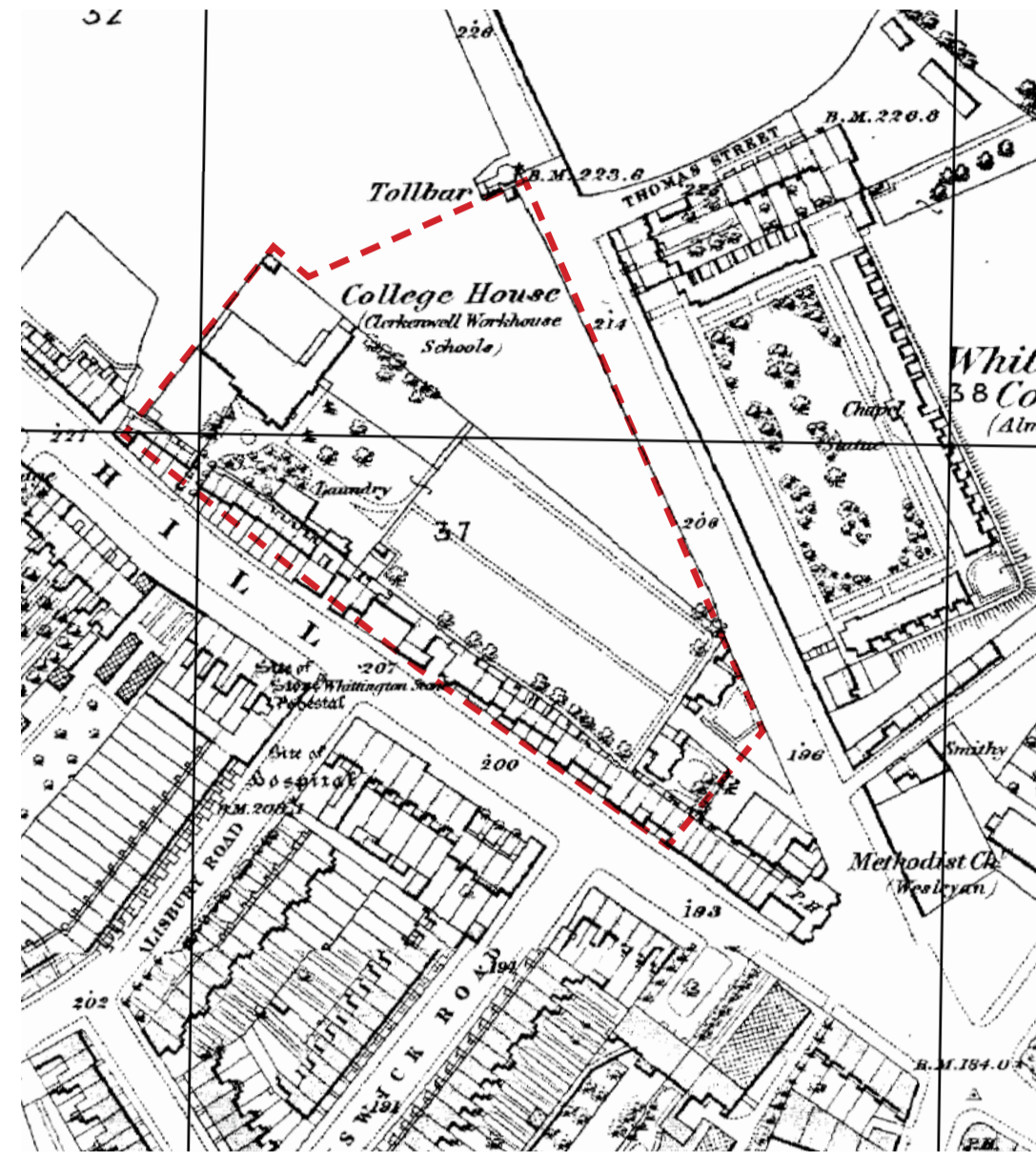


## Historic Maps

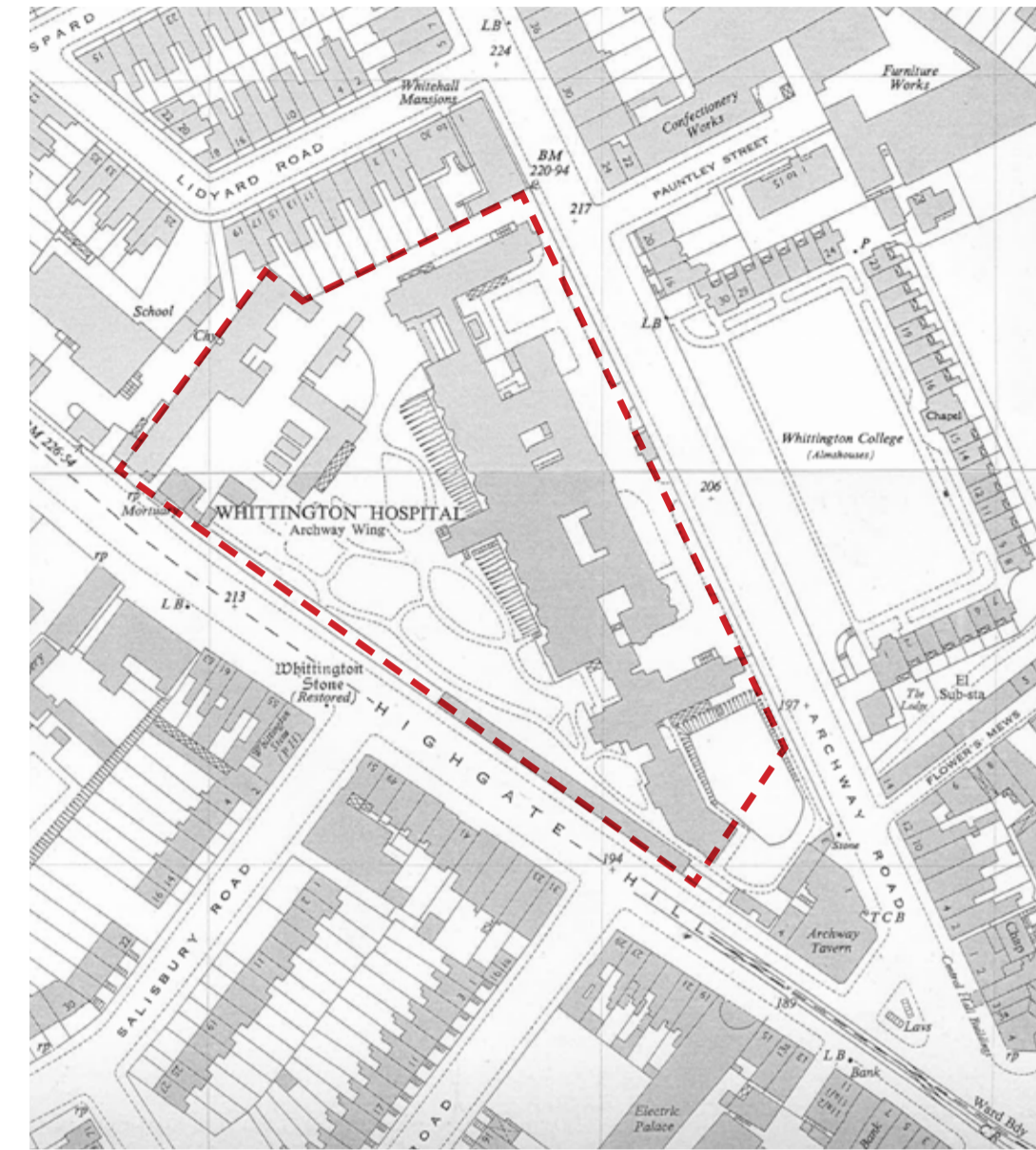
This selection of historic maps show the development of the local area and the site from before the hospital (originally known as the Holborn Union Infirmary) was built, up to the present day. It's possible to see how the area was once quite open. After 1871 the area developed quickly.

Despite some war damage, the area remained largely unchanged until the 1960s and 70s when a number of buildings were removed and altered to enable construction of the gyratory system and to widen Archway Road. In the same period most of the terraced buildings on Highgate Hill were removed to make way for new housing.

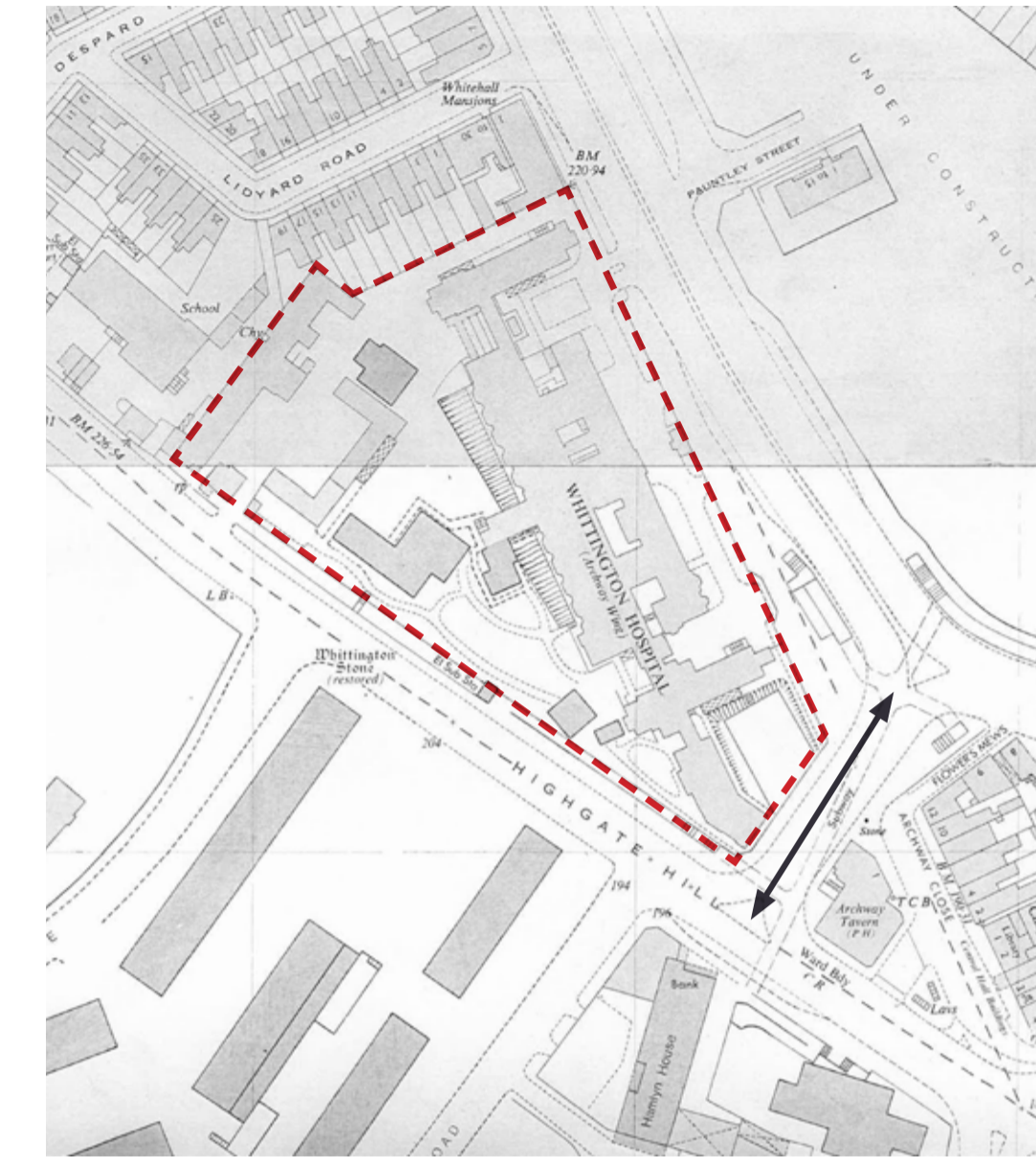
The main hospital building on the site has not changed significantly over the years, but it has been extended a number of times. A number of new buildings were built in the between 1950 and 2000 to accommodate the demands of the NHS hospital.



**1871 Map**  
Before the hospital was built Highgate Hill was lined with terraced housing on both sides and Archway Road was fronted by Whittington College Almshouses.



**1951 Map**  
The terraced houses on the west of Highgate Hill and the Almshouses on Archway Road are still present. At the bottom of Highgate we can see the Electric Palace cinema amongst a row of shops and the old bank.



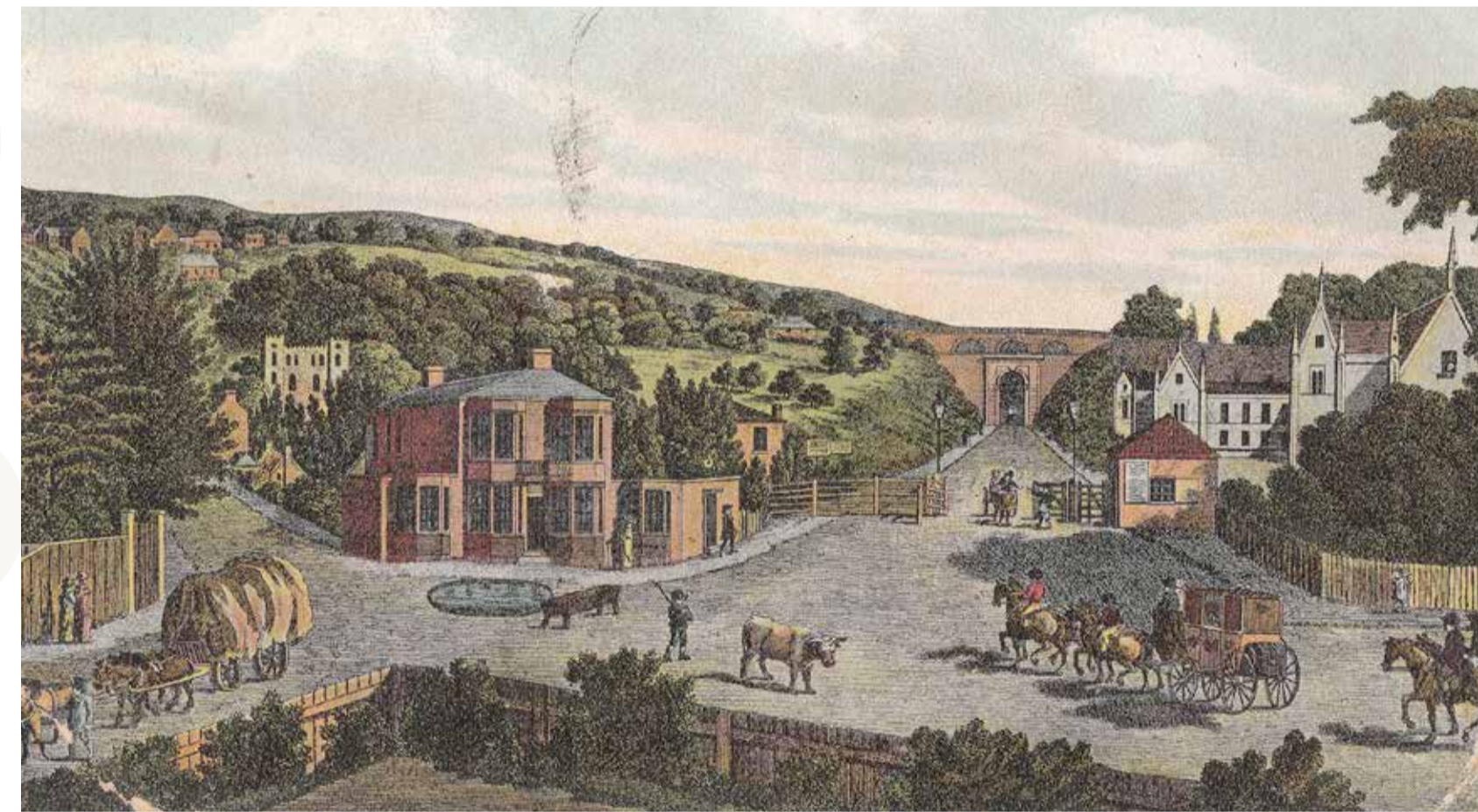
**1975 Map**  
The gyratory has been built in-between the hospital and the Archway Tavern, creating Tollhouse Way. This makes the southern part of the site much more visible than was originally intended. The terraced housing on Highgate Hill has been replaced with new housing, along with Hamlyn House and the Archway Tower. The Almshouses have also removed to widen Archway Road.



**1995 Map**  
The Whittington Hospital has been extended to the west of Highgate Hill and new housing built to the east of Archway Road behind Archway Park. A number of new buildings and additions have been constructed on the Infirmary site.

## Historic Images

We have gathered a selection of historic photographs of the local area to get a better understanding of how Archway has changed over the years.



1820: Archway Road Toll with the Archway Tavern on the left. Whittington Almshouses are on the right behind the toll booth.



1827: View of the Whittington Almshouses. They were removed in the 1970s as part of road widening works.



1872: View of Archway Tavern with terraced housing on the Infirmary site to the rear.



Circa 1900: The Archway Tavern joined to the hospital site behind.



Circa 1905: Front of the hospital on Archway Road.



1922: The Electric Palace Cinema at the bottom of Highgate Hill. It was demolished in the 1960s.



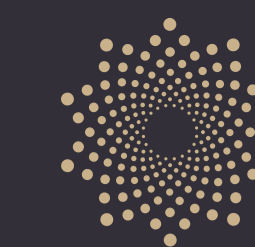
# The Archway Campus | Understanding The Site And Its Context

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www.peabody.org.uk/archwaycampus

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A number of buildings are unattractive.



There are properties and gardens backing on to the site.



The original hospital buildings, including the spire are important local landmarks.



Although there is a lot of open space, much of it is covered in concrete and small buildings.



The plane trees are attractive and a positive asset.



The landscaping in front of the building is shut off and dominated by concrete and tarmac.



Archway Road is heavily trafficked and not very pleasant to walk along.



The concrete wall creates a barrier to the site.



The ground on the site is 1.8m (6ft) above the pavement.



The south end of the site does not contribute to the activity in Archway town centre.



There is a wide variety of building styles and sizes in the area.



Changes to the gyratory make the site more accessible.



The Northern Line runs adjacent to the site. Passing trains are audible inside the buildings.



Existing businesses are important to the area and shouldn't be compromised by the proposals.



## Our opportunity to:

- Create 360 new homes of which...
- 35-40% would be affordable (with 70% social rent and 30% shared ownership);
- Retain and refurbish most of the original hospital buildings (87% of the original building area is to be retained);
- Include non-residential uses adjacent to the town centre;
- Provide new, public routes across the site with access to the retained open space (90% of open space to be retained).



Site Plan

- Existing building retained
- New addition to existing building
- New building

145 new homes created along Highgate Hill in 7 and 8 storey buildings

New landscaping and public space



Aerial view from the south

Existing wing extended with a new 5 storey extension

70 new homes created in the main hospital building

12 three-storey houses created in the front building

95 new homes above non-residential uses in a 12 storey building



Elevation facing Highgate Hill with a material study applied

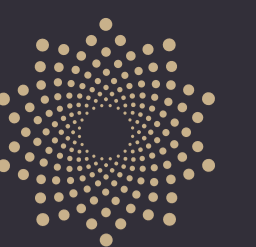


# The Archway Campus | Our Proposals

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View from Magdala Avenue, looking east.



View from Highgate Hill, looking north.



Our scheme in Canning Town, uses light and dark brick and crisply detailed balconies to create a warm and contemporary feel.



Courtyard space in Ham Yard, Piccadilly.



Attractive residential courtyard with well placed planting.



Well-detailed brickwork gives a sense of permanence and quality.



Trees and hedges contrast well with the pale brickwork.



Residential development with a strong civic presence in the Netherlands.

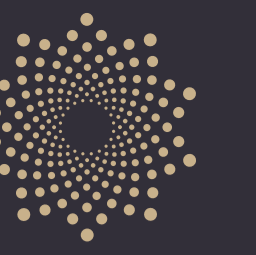


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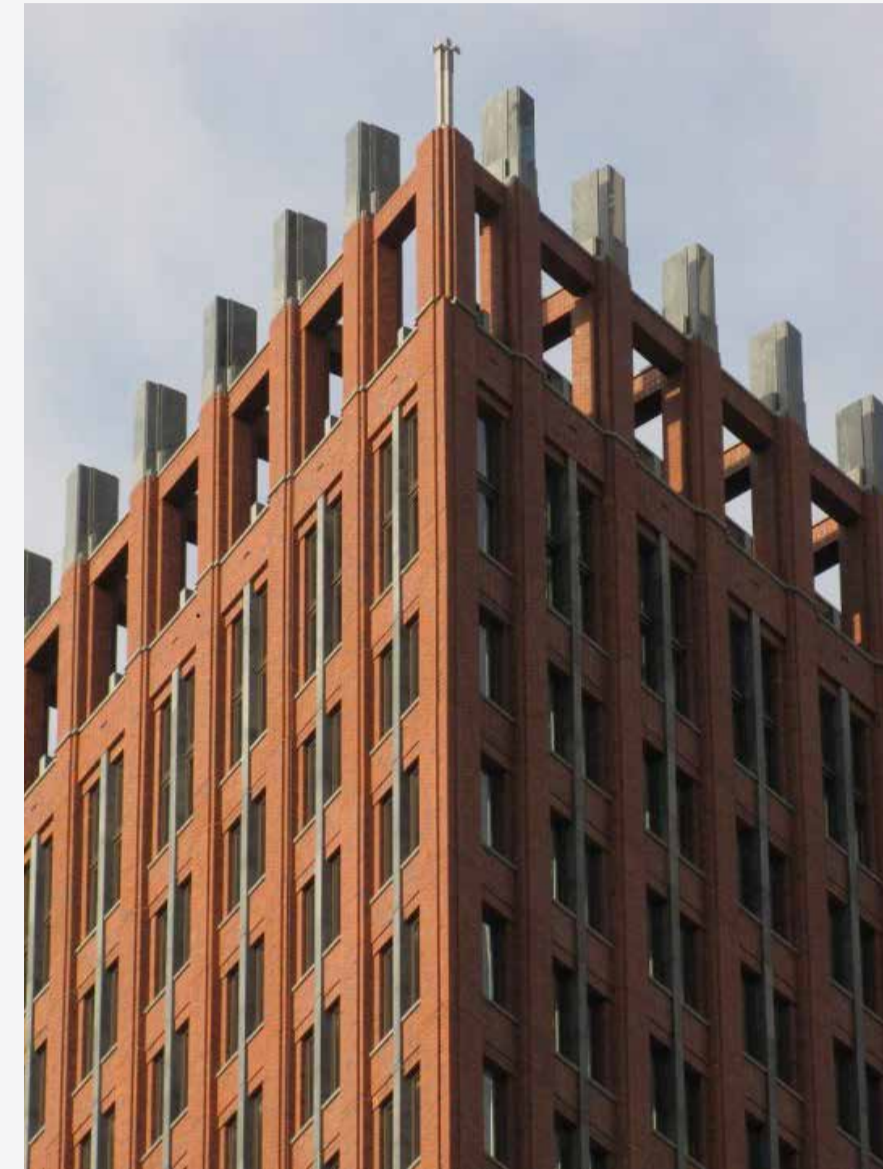
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View from outside Archway Tube, looking past Archway Tavern.



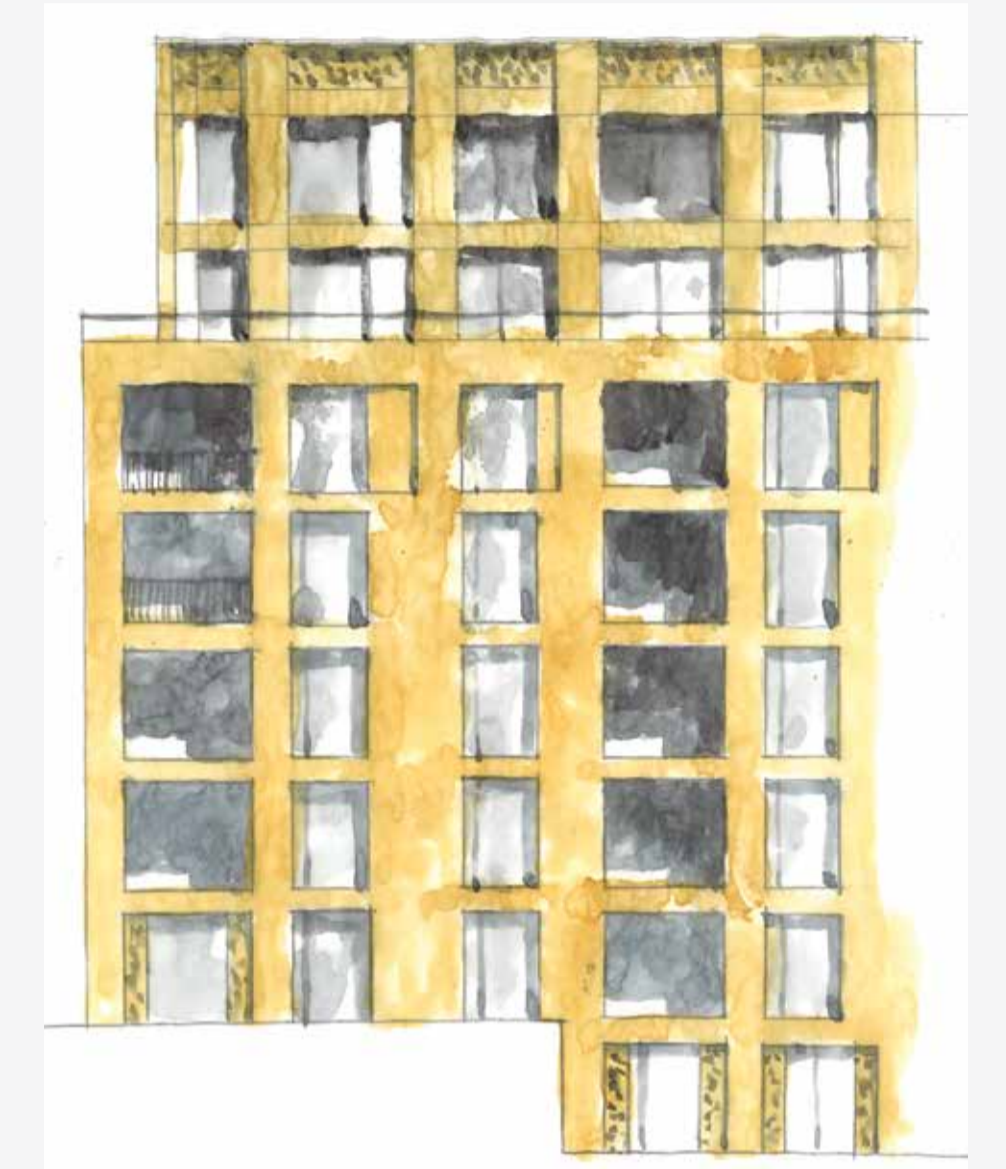
View from Highgate Hill, looking into the northern part of site.



Articulated roofscape in the Hague.



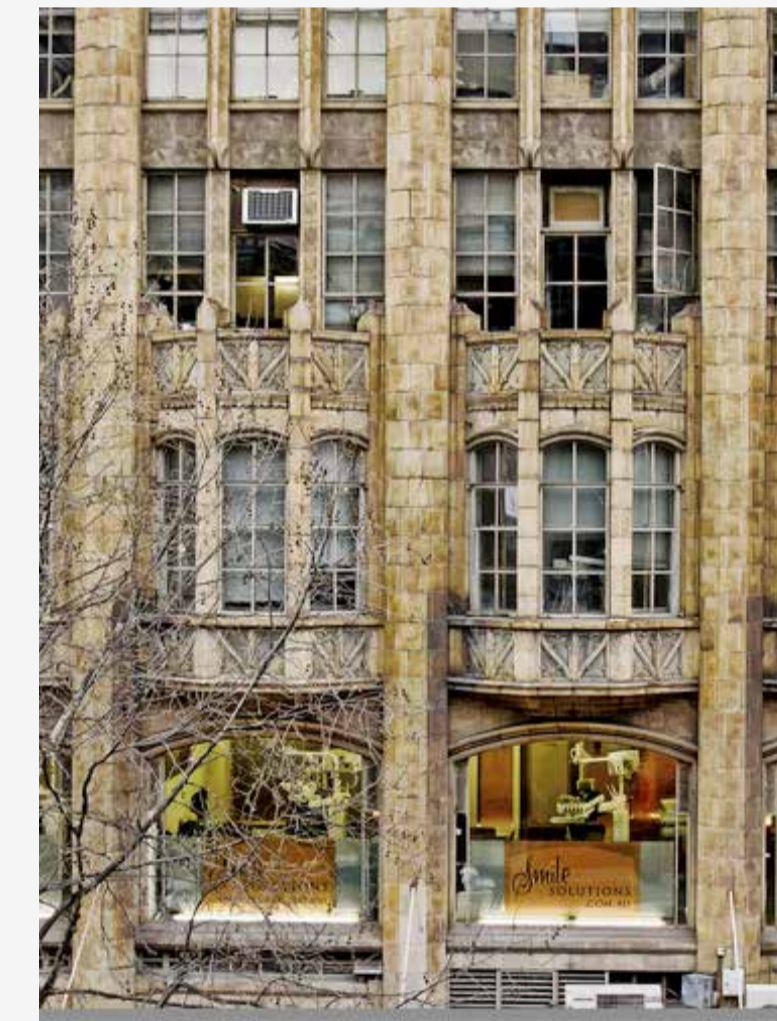
High-quality and robust materials.



Watercolour study of a typical block.



1930's interpretation of gothic architecture.



Through subtle variations, the top floors can be made to recede.



Crisp details and robust materials in King's Cross.



High-quality brickwork and well proportioned façade.



We are exploring brickwork and mortar can be used to best effect.



# The Archway Campus | Retaining and Adapting the Old Hospital Buildings

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- 87% of historic building area retained
- 90% of open space retained
- Historic boundary wall and trees retained



Section through the retained buildings and spire



Cut-away plan of the retained buildings



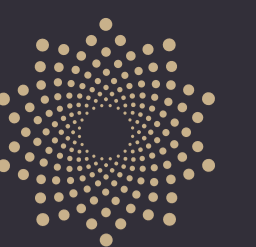


# The Archway Campus | Retaining and Adapting the Old Hospital Buildings

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Sensitive cleaning to remove staining and mould growth

Brickwork retained, cleaned and repaired

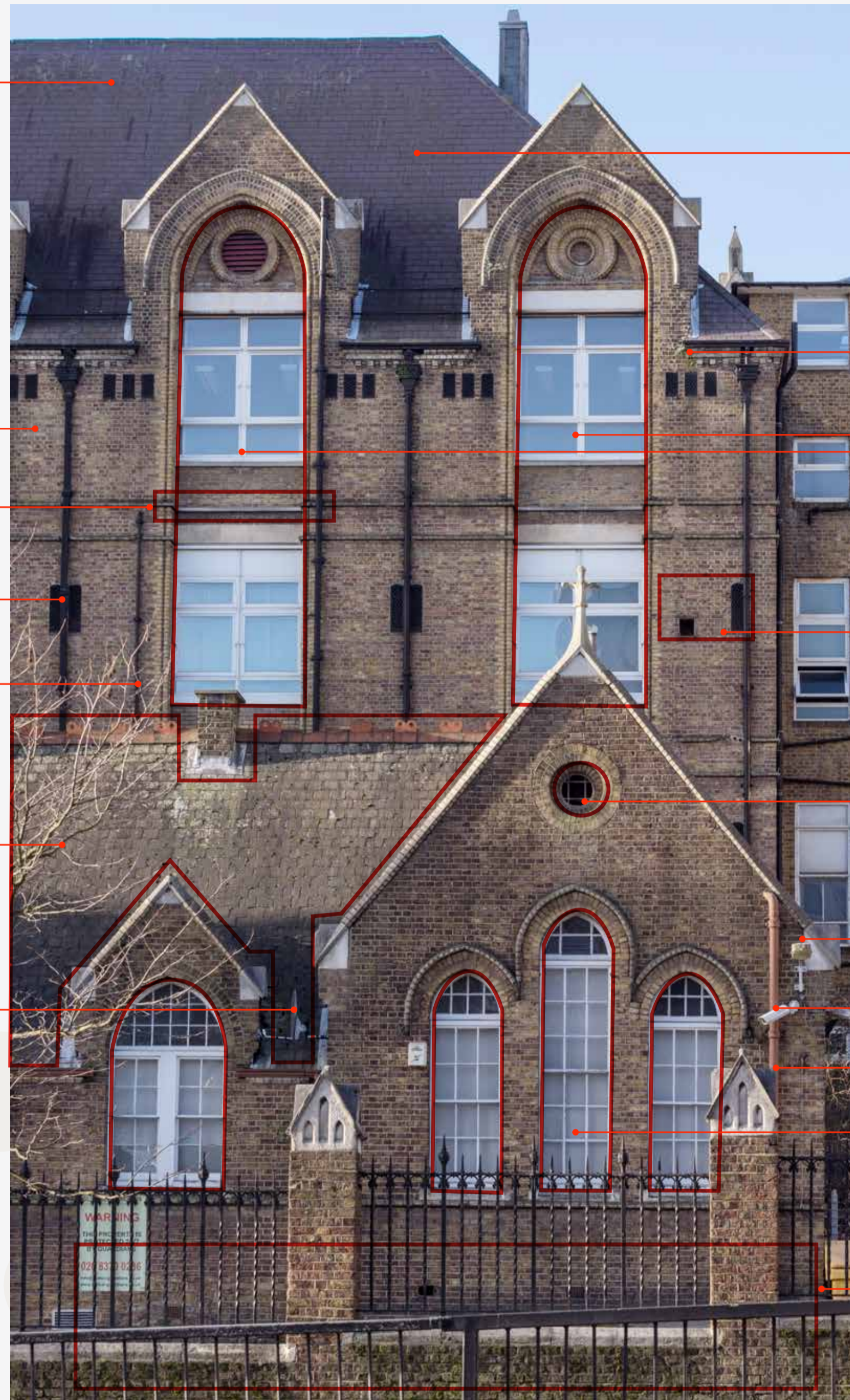
Modern cornice removed

Original rainwater goods refurbished

Redundant services and pipes removed

Repair roof

Existing services and all miscellaneous attached objects e.g. satellite dishes and cabling to be removed



New dormer windows installed

Weeds removed

Existing windows removed and replaced with taller double-glazed units

Existing grilles retained and used for air intake or extract where possible

Existing grille replaced with new window

External lighting upgraded using more appropriate fittings

CCTV upgraded

Services pipes to be replaced with new cast-iron pipes

Existing windows to be replaced with visually similar, double glazed units

New light wells introduced at end of block to increase daylight within the building

Roof refurbished and roof lights added

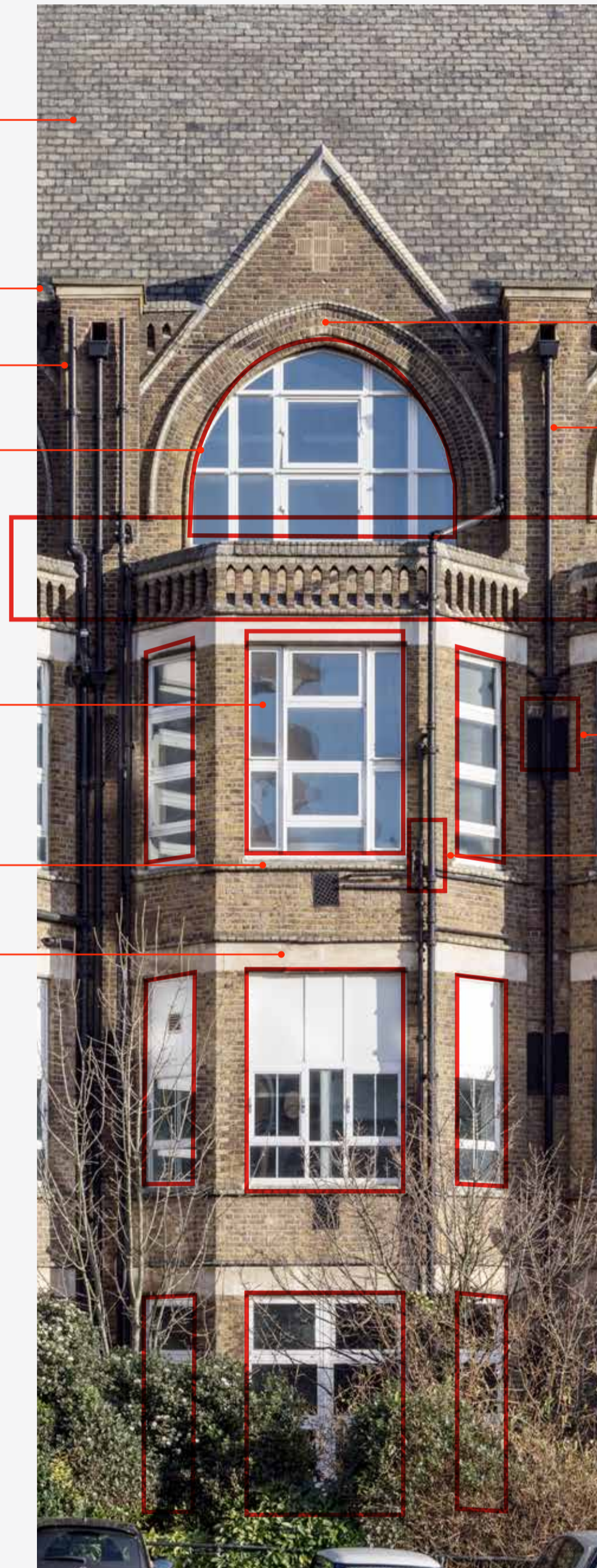
Weeds removed

SVP replaced with cast-iron  
Window replaced with double-glazed windows and door to new balcony

Existing windows removed and replaced with double-glazed units

Existing cornices retained and repaired

Damage to existing lintels repaired



Damaged bricks re-pointed and / or replaced

Rainwater goods refurbished and rationalised

Top of bay windows converted to balconies with new waterproof membranes and frameless glass balustrades installed behind the existing parapet

Existing grilles retained and used for air intake or extract if possible

Cornice repaired where damaged



Windows and pointing to be replaced.



Damaged brickwork to be repaired.



Roof spaces to be converted...



...and insulated.



Retaining walls to be repaired.



Existing services to be removed.



Crumbling sills and other features to be repaired.



Woodwork to be cleaned and repainted.





## PUBLIC SPACES



Clear, uncluttered space for easy access & circulation



Contemporary, refined materials palette



Welcoming space with seating & tree planting

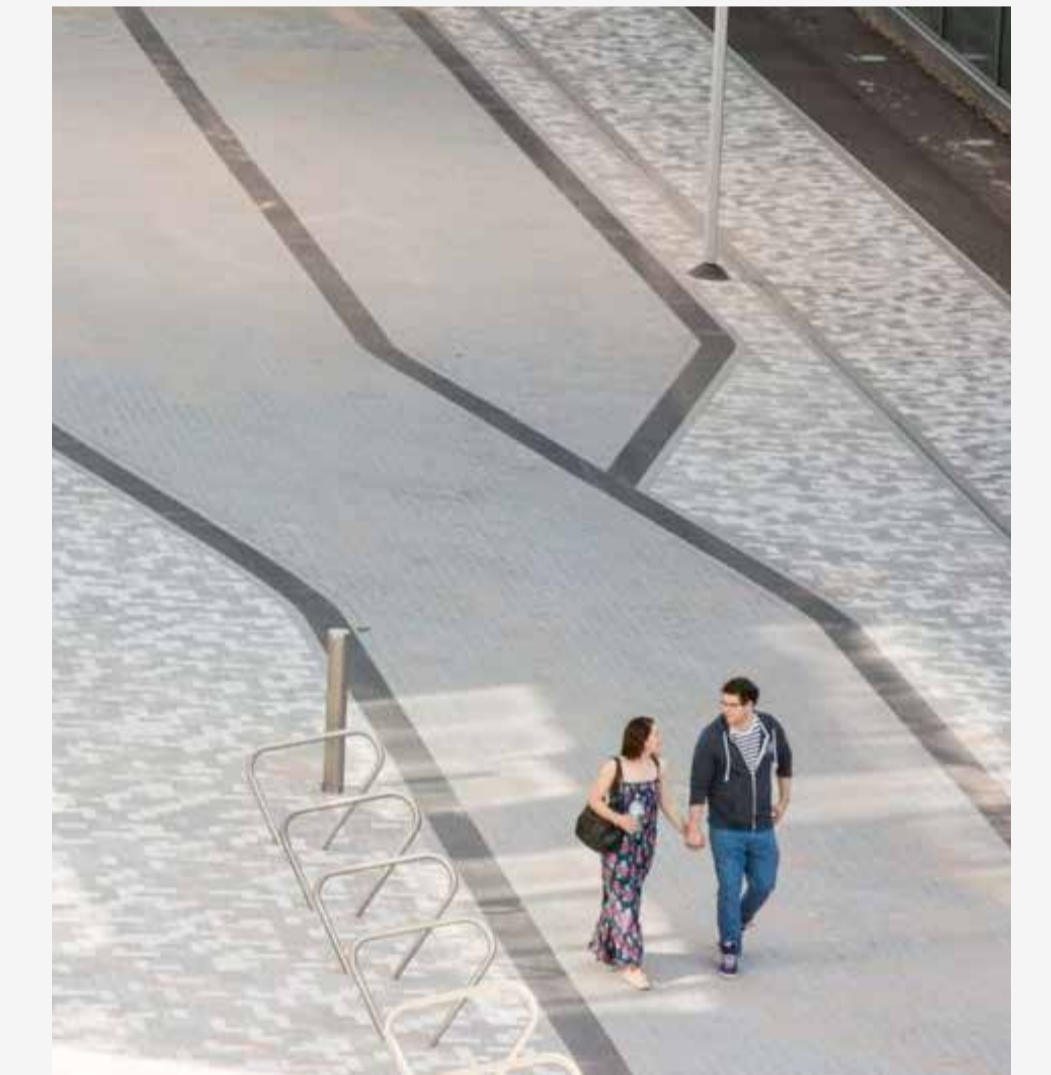
## PUBLIC HERITAGE AREA



Elegant detailing



Retention of existing plane trees & access 'avenue'



Shared surface allows vehicular access



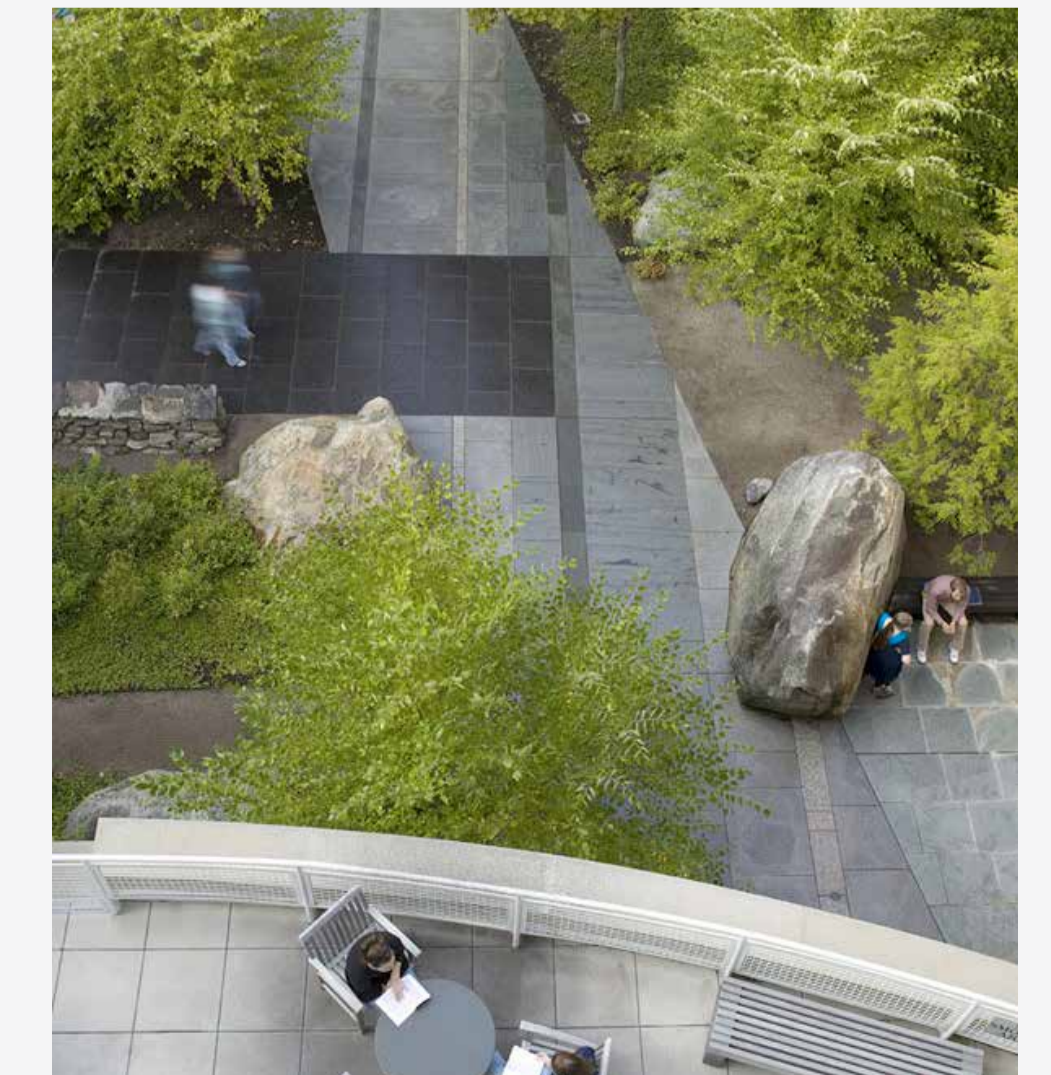
## SEMI PRIVATE RESIDENTIAL AREA



A calm verdant setting to the buildings



Integrated play opportunities



Clear desire routes through beautiful gardens

--- Main Access Route    → Secondary Access Route

● Existing Trees Retained    ● Indicative New Trees





PLAN OF EXISTING TREES AND INDICATIVE POSITIONS OF NEW TREES TO BE PLANTED

## TREE STRATEGY:

- The existing mature plane trees will be retained;
- The number and quality of new trees will significantly out weight those removed with the total canopy cover to meet or surpass the percentage outlined by the Islington tree officers;
- Trees will be selected that are suited to the shady, urban environment and dry growing conditions;
- There will be a mix of large significant trees that will provide longevity to the scheme along with smaller, specimen trees to provide accents in planters and ornamental trees in the semi-private gardens;
- Trees will provide seasonal interest throughout the year, with varying leaf colour and shape, blossom and catkins;
- A mix of evergreen, deciduous and native trees will encourage biodiversity;
- Along the main access routes, trees with narrow forms will be selected, their canopies will be up-lifted and foliage will be wispy and a brighter green to provide light and permeability between the buildings.



Archway Road plane trees to be retained



Highgate Hill plane trees to be retained



Evergreen trees



Up-lifted canopies create space



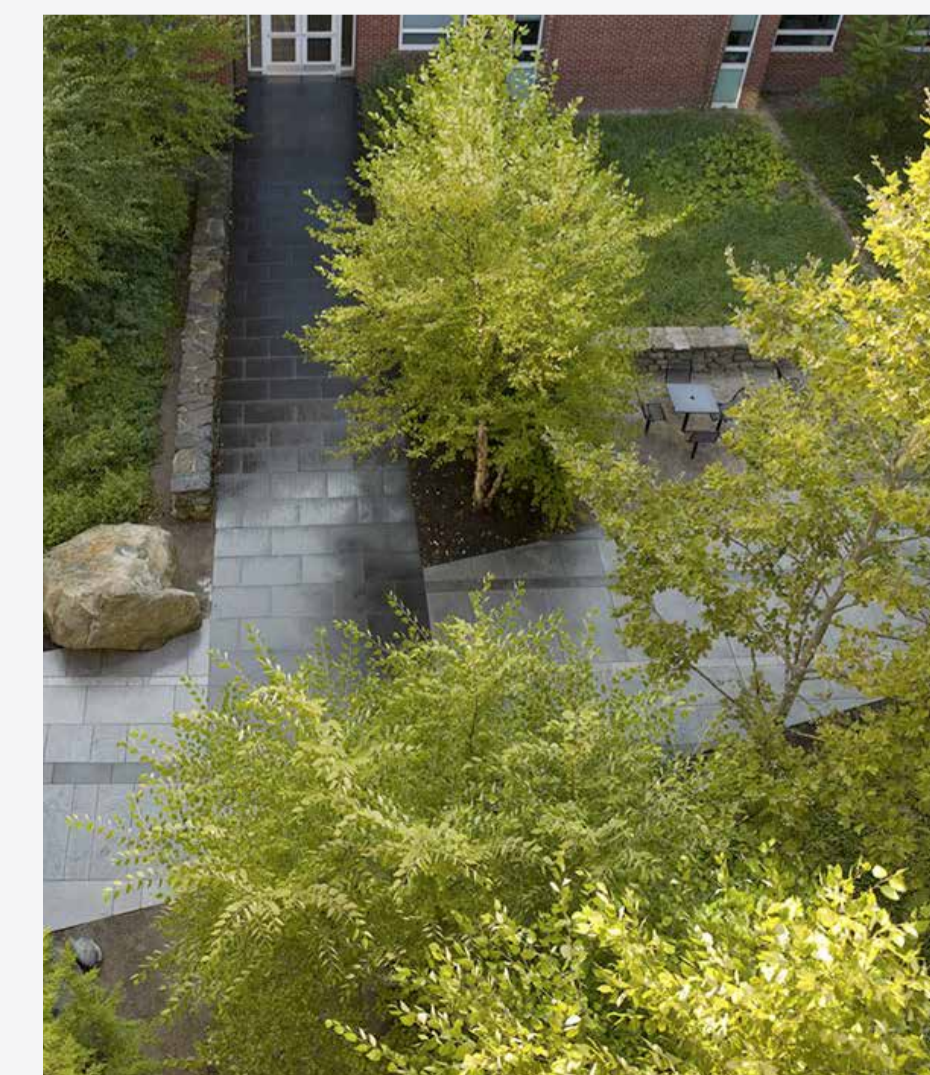
Clear stems & airy, light canopies



Varying leaf shapes



Native trees



Bright green/ yellow foliage illuminates space



Specimen trees in planters



# The Archway Campus | Integrating with Archway Town Centre

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## Opportunities

Currently, the south end of the site is separated from Archway town centre by the gyratory and a large brick wall. With changes to the road layout proposals, there are opportunities to integrate the site with the wider town centre and to provide complementary uses.

We are talking to Archway Library and investigating whether it is feasible to create a new home for them in the development. We would provide a modern and easily accessible building with good natural light.

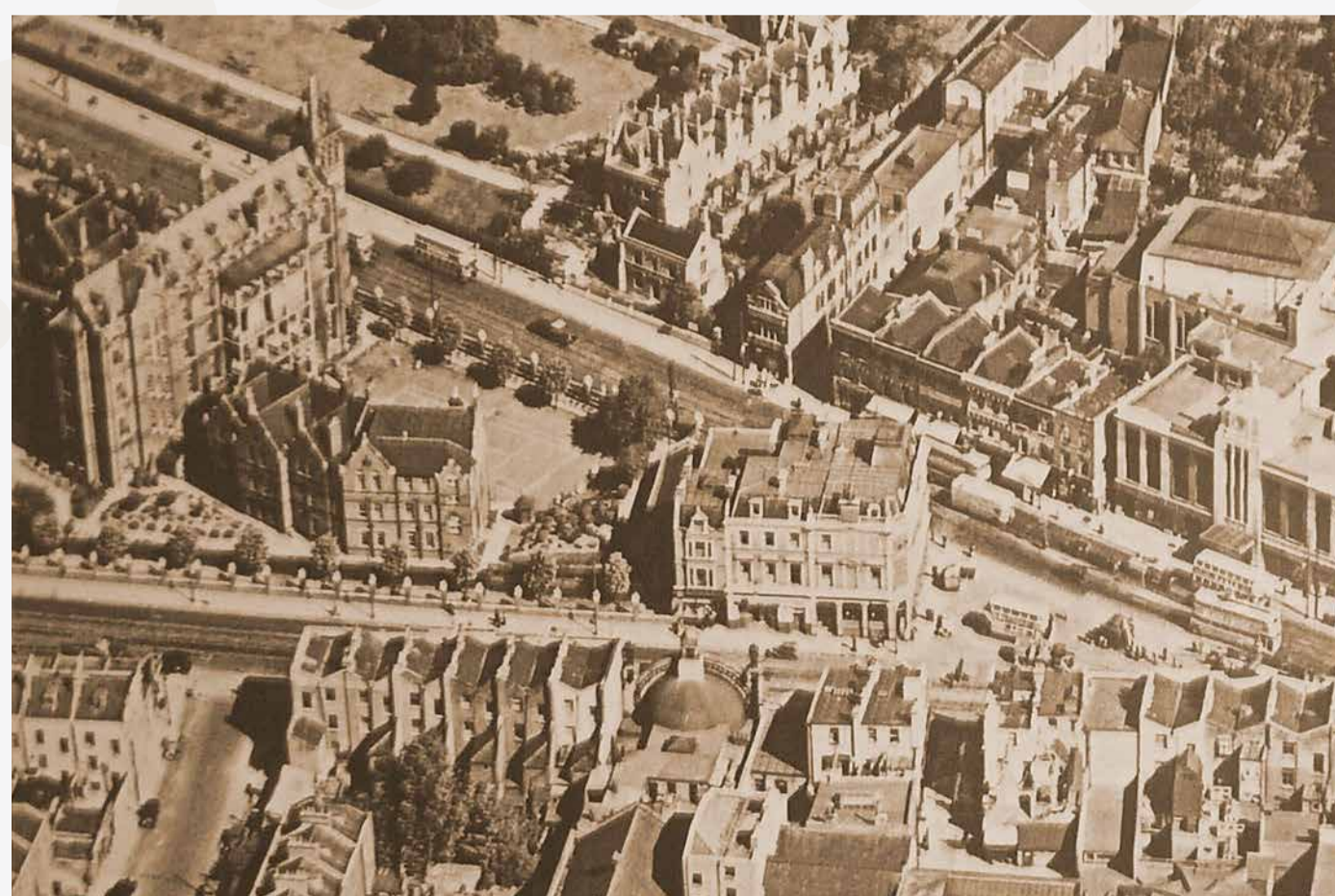
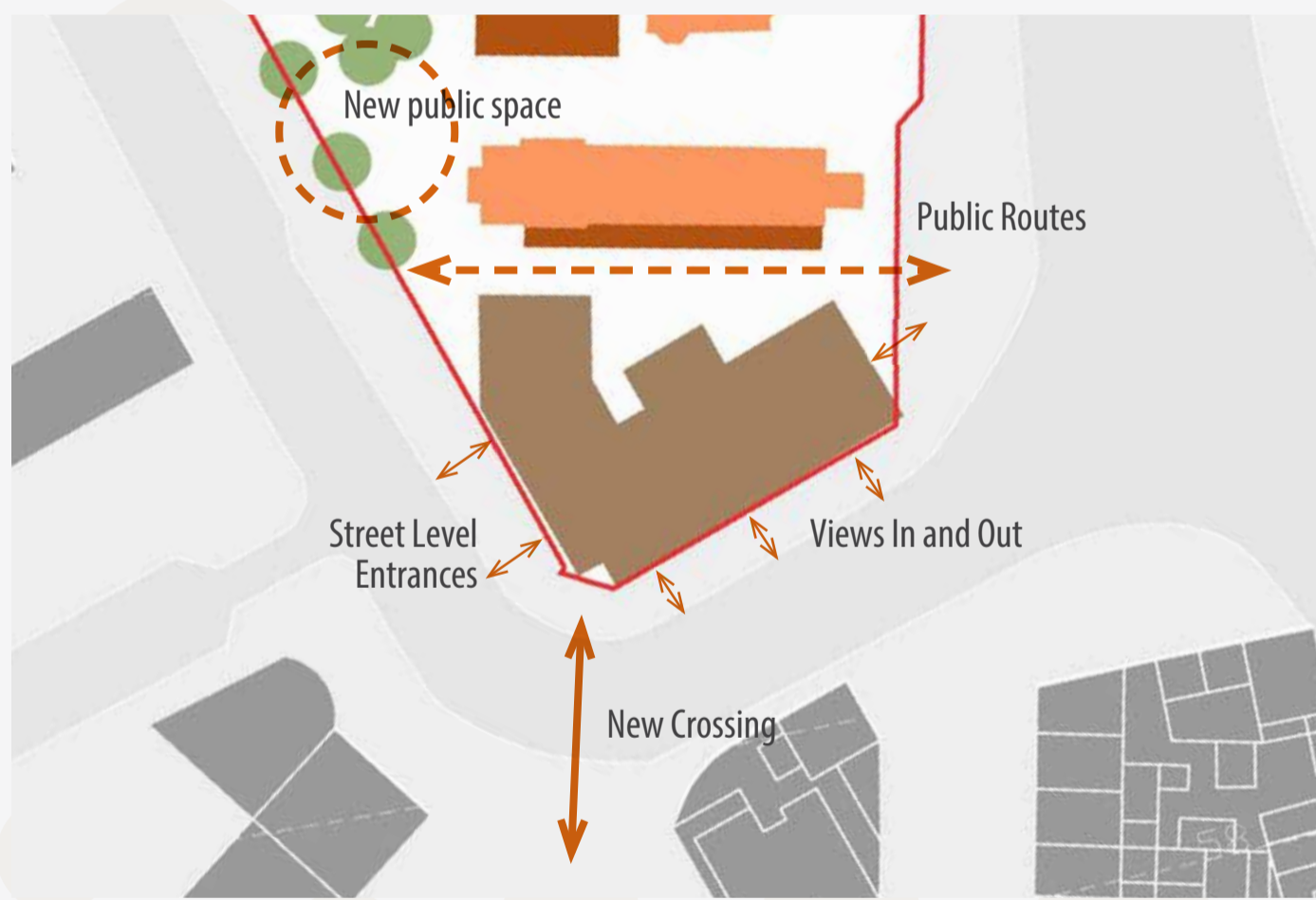
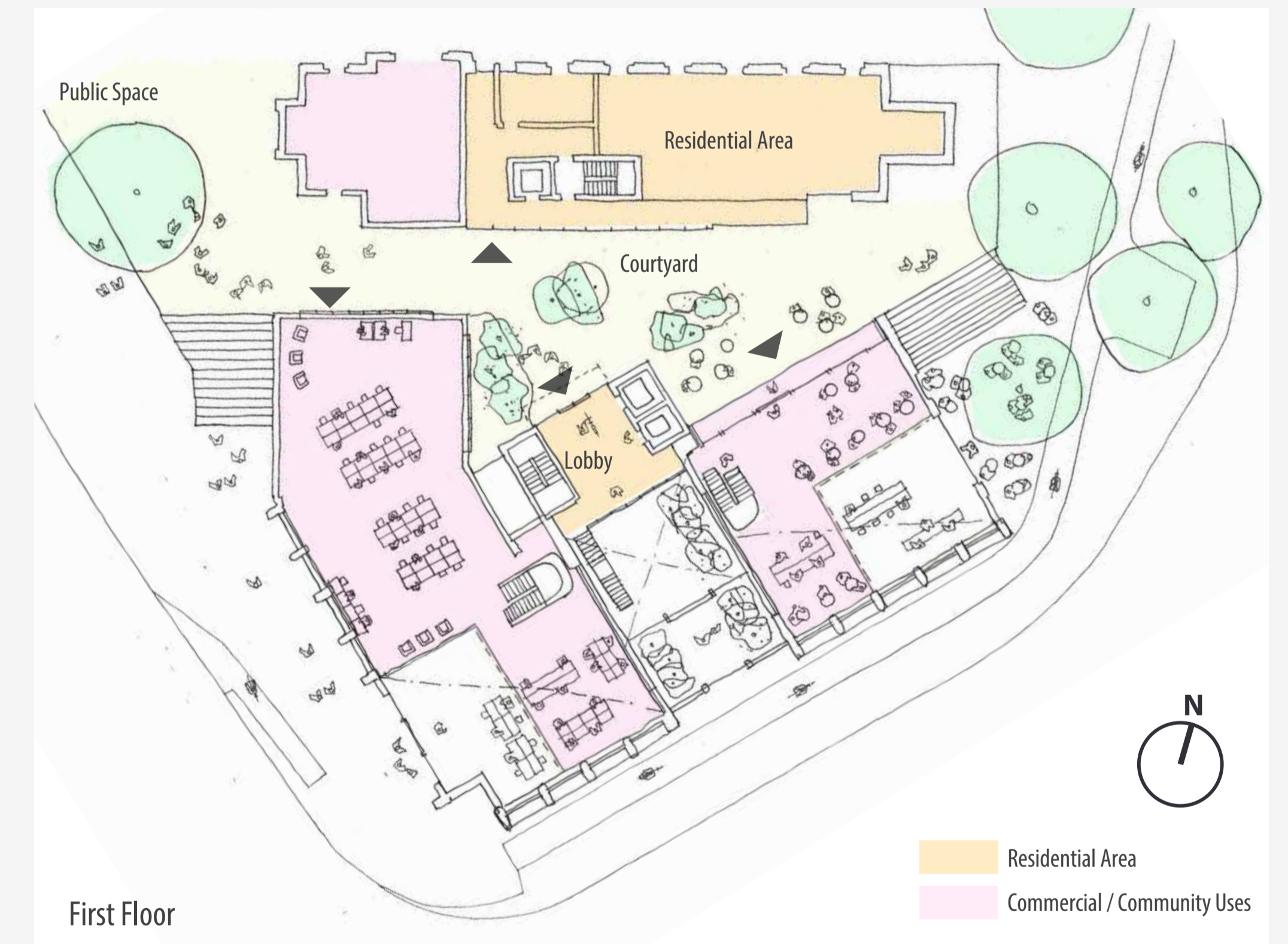
We are also investigating whether a GP, a cinema, café, small shops or employment centre would be appropriate. We would welcome your feedback on the proposed uses.



View down Highgate Hill towards the Archway Tavern



The site turns its back on the town centre



1938 Photo showing how the site once abutted the Archway Tavern



View from Tollhouse Way



## Sustainability

As part of our aims to provide a sustainable development we will be following the energy hierarchy of *lean, clean and green*. This prioritises the reduction in energy demand e.g. by reducing heat losses.

Lean – passive measures to improve the building fabric and the performance of materials, reducing the demand for energy and CO<sub>2</sub> emissions:

- External walls and roofs to perform better than current building regulations to maximise internal comfort and well being and to reduce heat loss;
- 100% low energy, LED lighting;
- Ventilation in accordance with the Building Regulations using natural ventilation wherever possible and heat recovery systems where mechanical systems are required;
- Use of robust materials to reduce the need for rebuilding in the future;
- Putting new homes close to public transport, reducing the reliance on private cars.

Clean – Centralised energy systems using CHP to provide high levels of efficient energy:

- A Combined Heating and Power (CHP) plant will primarily power the Energy Centre with associated back up communal gas condensing boilers to provide heating and hot water for the entire development. The system will be designed to work with central thermal storage to allow plant to be operated at its most efficient and effective, this will minimise running time and add to the substantial reductions in CO<sub>2</sub> for the development;
- District heating system using CHP for the flats with excess electricity used on site for communal areas;
- Connection left at site boundary for future connections to a district heating system;
- Reusing material from the demolished buildings wherever possible.

Green – Renewable technologies:

- Photovoltaic panels to be installed on flat roofs, out of site, to work alongside the above lean, clean measures.

Improving the area:

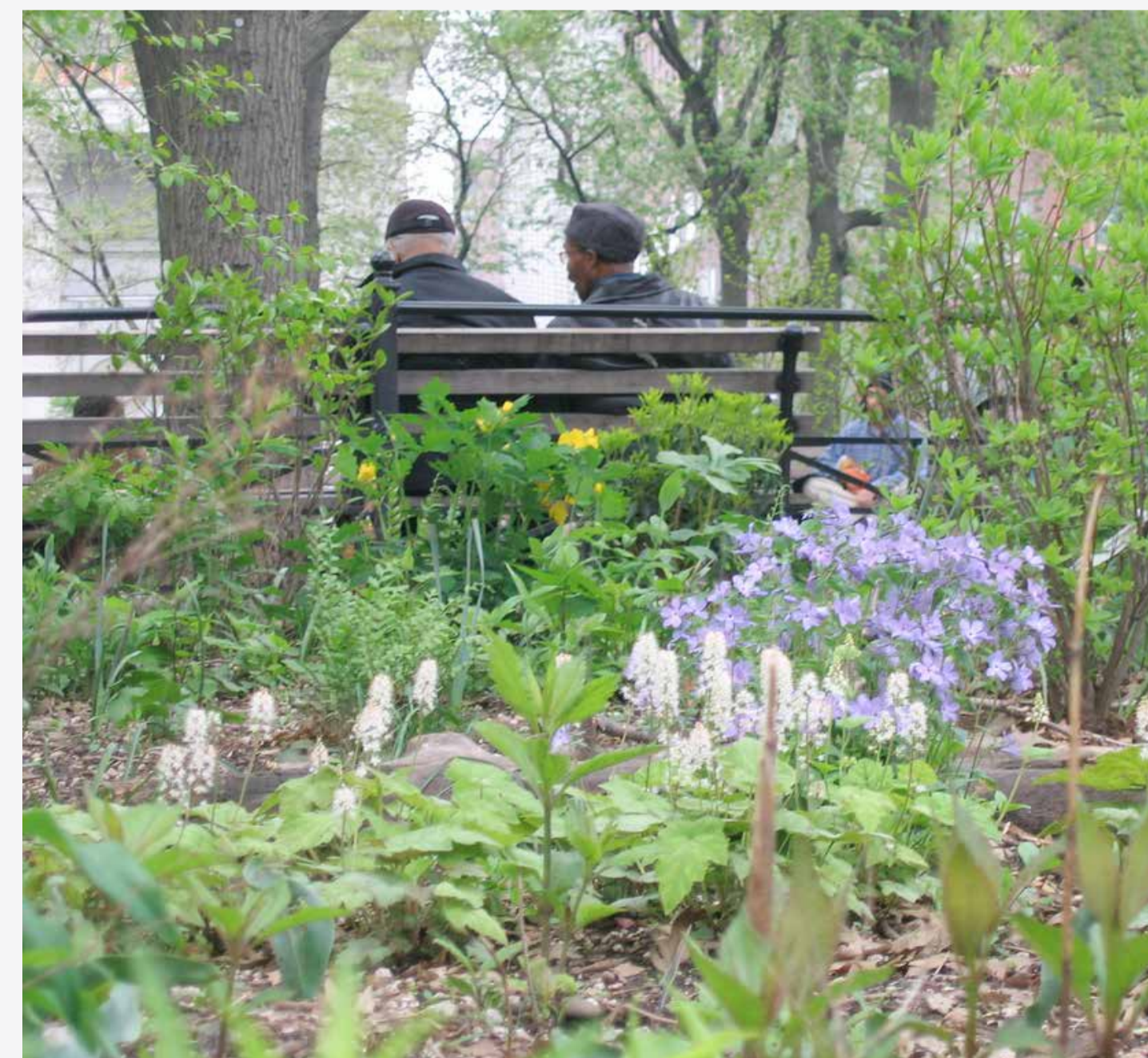
- New and innovative 'Blue Roofs' will be installed on the top of new buildings which will help to attenuate rainwater and will improve the biodiversity of the site with a final layer of vegetation (living roof);
- Internal secured parking for bicycles;
- Revived and renewed green space designed to capture rainwater, reducing the amount of water flowing into the existing sewers;
- New trees and bird boxes;
- Indigenous plants to be used.



Green roofs with photo-voltaic panels.



Planted swales to capture rainwater.

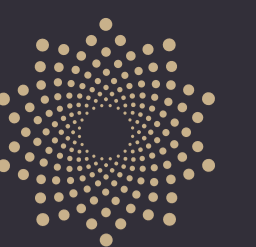


Indigenous plants.



Bird and bat boxes placed in trees and fixed to buildings.





This exhibition has shown you how the scheme could look, but we are keen to receive your feedback and suggestions. In particular, we'd like your feedback on:

**The amount and type of housing to be provided.**

We'd like to provide 360 new homes in new and existing buildings with 35-40% as affordable homes.

**The location of new public routes across the site.**

Opening up the site to the public feels like the right thing to do so that everyone can enjoy the buildings and the surrounding landscape.

**The type and location of non-residential uses on the site.**

We think a library and an employment centre would fit well within Archway and provide a much more attractive and accessible location than the current facility. We'd welcome your view on this and other uses.

**Re-use and replacement of the existing buildings**

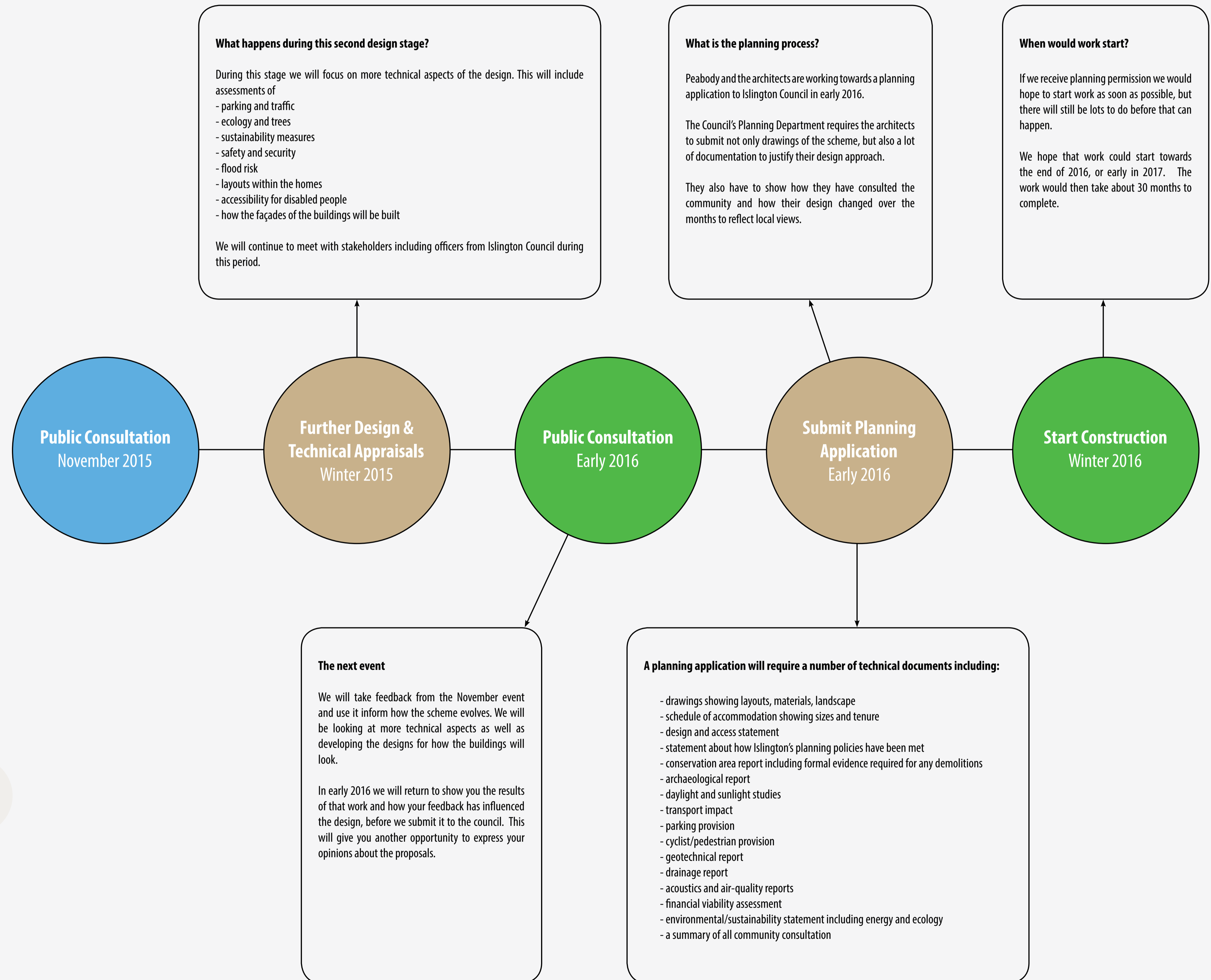
To make the best use of the site, we will need to remove some of the smaller and the modern buildings. We will keep most of the old buildings and bring them back into use.

If you have questions, please speak to representatives from Peabody and the design team, or contact us via the website or email address shown at the top of this board. We'd also be grateful if you could complete one of the questionnaires provided.



View looking south along Highgate Hill.

## Timetable





# The Archway Campus | About Peabody

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www.peabody.org.uk/archwaycampus

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## PEABODY

Peabody was established in 1862 by the American philanthropist George Peabody. Our vision is to make London a city of opportunity for all by ensuring that as many people as possible have a good home, a real sense of purpose and a strong feeling of belonging. We work solely in London, with a presence in the majority of London boroughs. We own and manage around 27,000 homes, providing affordable housing for over 80,000 people.

Peabody already provide homes for more than 1,400 people in Archway on the Palmer Estate and have plans in the pipeline to build new homes there as well as on the Archway Campus.



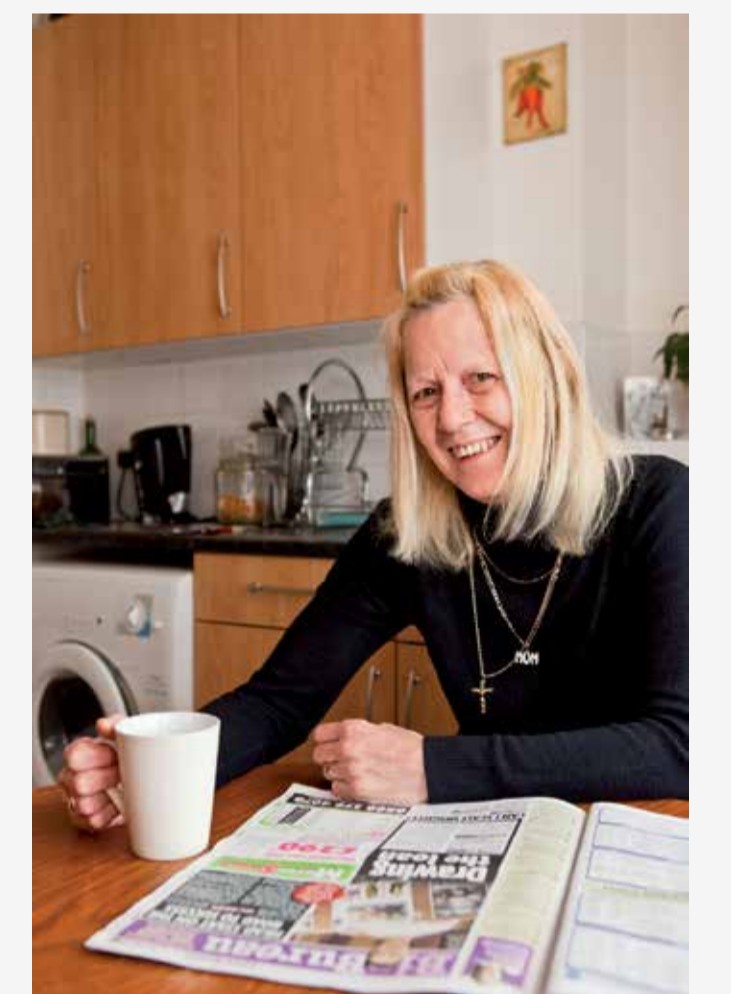
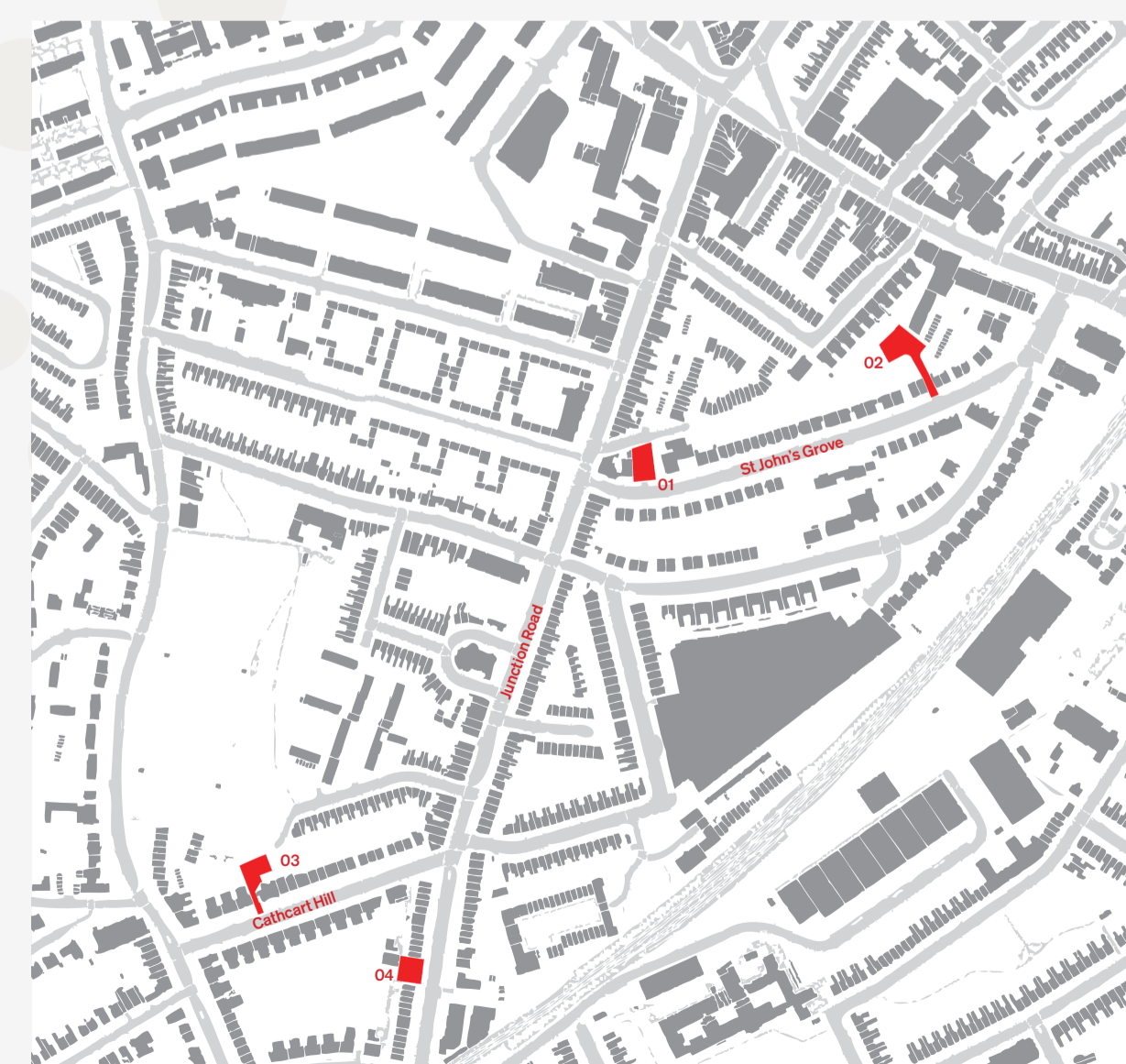
Above: Blackfriar's Estate  
Right first: Bedzed, Hackbridge  
Right second: Stamford Street Estate  
Far Right: Pimlico Estate



Right and below right: Peabody residents and properties in the Palmer Estate

### Palmer Estate, Archway - Infill Sites

Peabody have identified areas across the Palmer Estate for new housing. Three of these sites are currently used for parking and contain garages. These are the garages next to 30 St John's Grove, the garages behind 6 and 7 St John's Grove and the garages behind Cathcart Hill. The final site is between the blocks on Junction Road. These sites give us the opportunity to provide much needed new affordable homes in the area whilst also tackling issues around their current under-use and misuse. A planning application has been submitted and is being considered by the Local Planning Authority.





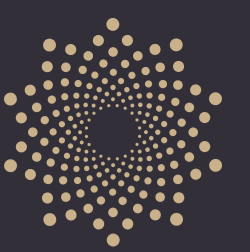
# The Archway Campus | About the team

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## Haworth Tompkins

Architect

Haworth Tompkins Architects is an award-winning, London based architectural studio built on a commitment to the art of making beautiful sustainable buildings. Founded in 1991 by Graham Haworth and Steve Tompkins and now 50 strong, the studio specialises in bespoke buildings in the public, cultural, private and financial sectors.

We promote an inclusive and active approach to our projects and welcome input from local residents, businesses and other organisations. Our work is often in historic or sensitive urban areas where we have had to reconcile issues of new development and regeneration with the need to respect the setting and create continuity. This has involved us in extensive consultation with residents and neighbours, Planning and Conservation Officers, as well as with Heritage bodies and CABE at the highest level.

We have carried out a range of residential projects throughout the UK. The Practice has won three Housing Design Awards and four RIBA awards for our completed housing projects which include the Iroko Housing project on the South Bank, Alliance House in Stoke Newington, our work at Liverpool One, the Athlete's Village and our Peabody Avenue Project in Pimlico.

In 2014 the Practice was named RIBA London Architect of the Year and won the RIBA Stirling Prize for the Liverpool Everyman Theatre



### Iroko Housing, Southbank

RIBA Award (London Region)  
Blueprint Awards - Best Residential Building  
RFAC Building of the Year (Shortlist)  
English Partnerships Regeneration Award  
Housing Design Award (Completed Scheme)



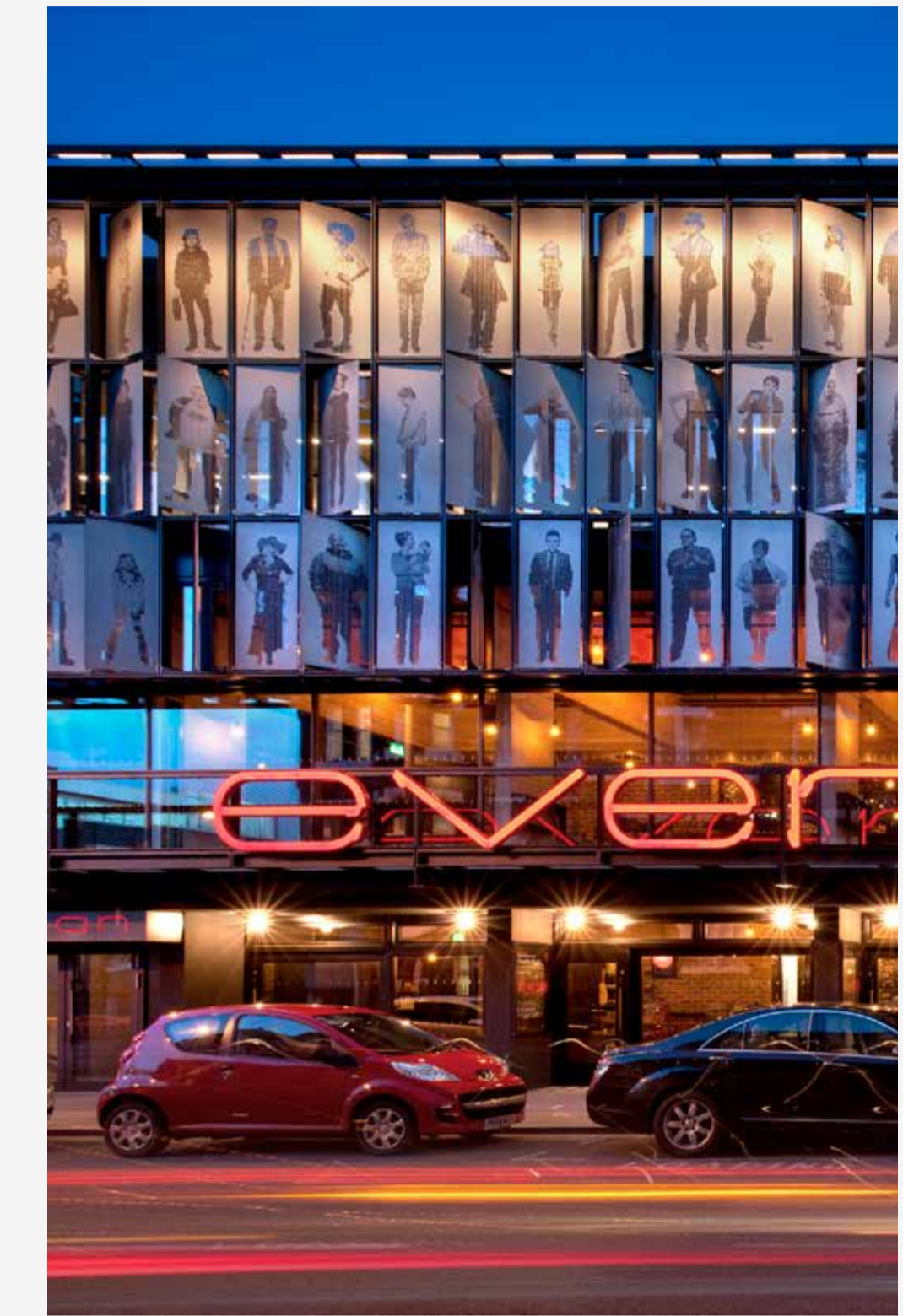
### Silchester Housing, Westminster (on site)

Housing Design Award (Shortlist)  
New London Award (Commendation)



### Peabody Avenue, Pimlico

Westminster Society Biennial Award for Architecture  
RIBA Award (London)  
Housing Design Award (Completed Winner) New London Award  
Housing Design Award (Project Winner)



### Everyman Theatre, Liverpool

RIBA Stirling Prize  
Blueprint Best Public Project Award  
RIBA National Award  
RIBA North West Building of the Year Award  
RIBA North West Regional Award  
LABC Building Excellence Award  
WAN Performing Spaces Award  
AIA UK Honorable Mention



## conisbee

Structural and Civil Engineers

Conisbee is a structural and civil engineering consultancy which has operated from offices in Islington since 1982.

Award-winning projects within the Borough have included the Almeida Theatre, conversion of the Old Royal Free Hospital in Liverpool Road, new offices and apartments on City Road Basin and involvement in the regeneration of many of Islington's housing estates.

With teams dedicated to the understanding and conservation of historic buildings as well as the design of new residential, commercial and arts buildings using modern methods of construction, the practice is ideally suited to the challenges which the Archway Campus presents.

The practice aims to be innovative and economic in its approach to design, to ensure value for money and responsible delivery of projects for the communities in which it works.

Director Tim Attwood is a member of Islington's Design Review Panel and co-chairman of "Islington Sustainable Energy Partnership" and the practice set up two apprenticeships in 2014, as part of the local "Business Enterprise Support" programme."

## calfordseaden

Services Engineers and Sustainability Consultant

We provide our clients with a truly multi-disciplined consultancy service. Our integrated services extend across the commercial, community, education, health, housing and retail sectors.

Our core vision has remained the same since our inception - to be the trusted provider of a high quality and professional service. This vision focuses on excellence, ethics, sustainability, innovation, respect and investment.

Excellence - In all we do  
Ethics - Professional and accountable  
Sustainability - Ensuring our actions today will not cause problems for tomorrow  
Innovation - Achieving advantage through innovation  
Respect - Mutual respect for staff clients, contractors and peers  
Investment - Continual investment in staff and infrastructure to ensure we are at the forefront of the market

Everyone across the practice plays an integral role in the successful delivery of a consistently high quality service. Ultimately it's our people that make the difference and is why our clients choose to work with us.

## Farrer Huxley

Landscape Architect

Farrer Huxley Associates is a practice of landscape and urban design experts established in 1995. The practice is unrivalled in its approach to consultancy, offering critical appraisals far beyond the scope of landscape. Our wide-angle thinking aims to challenge standard assumptions and to facilitate abstract and complex design solutions. This approach has delivered a number of nationally recognised, exemplar schemes in urban public realm, housing and education.

We understand our core business function as the creation of landscapes that form the very fabric of society, and our work is founded upon the belief that landscape makes an essential contribution to the generation of sociable and sustainable communities. Our aim is to re-ignite people's relationship with nature via high quality creative solutions, which offer today's single most sustainable contribution to our neighbourhoods.

## MONTAGU EVANS

Planning Consultant

At Montagu Evans, we've been providing expert advice in the property sector for nearly 100 years.

We are proud of that heritage - just as we are proud of our reputation as a highly professional firm of chartered surveyors and property consultants. We do not stand still and are forever adapting, constantly looking at innovative ways to service our clients and deliver forward thinking solutions.

Through our office network we are involved in some of the largest commercial, residential and mixed-use property projects in the UK today. Partners at Montagu Evans have a hands-on style of working and are personally involved at all stages of a project - from inception to completion and beyond - making critical decisions that ensure the best possible outcome for our clients each and every time. We are totally committed and always direct. In a world where loyalty is rare, our approach has enabled client relationships to be formed and maintained for many years.

This is what drives us: putting our clients first. It's why we remain a partnership. With continuity amongst our partners and staff we really can offer the best possible service based on a stable and sustainable partnership ethos.

## PHILIP PANK

Employer's Agent and Surveyors

Philip Pank Partnership is organised around providing Employer's Agent, Quantity Surveying, Project Management, Cost Consultancy and site inspection services. All of our surveying and technical staff have extensive experience of working with Registered Providers and Local Authorities.

The technical knowledge needed to provide a first class service comes from the experience of a stable workforce, partners with a hands on approach and is backed up by a structured training programme covering industry developments, IT, contractual matters, safety and the like. The majority of our staff come to the practice with a surveying background.

Of great importance to us is the fact that over 45% of our staff have been with us for more than 10 years with a significant number of these having been with us for over 20 years. What we are especially pleased with is our success in recent years in training both surveyors and CDM-C staff with many of them gaining professional qualifications with the RICS - See more at: <http://philippank.net/about/>