

The Archway Campus | About Peabody

archway@peabody.org.uk

www.peabody.org.uk/archwaycampus



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. The architects, Studio 54, have assessed these sites and think that up to 17 new homes can be built.



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, business 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)



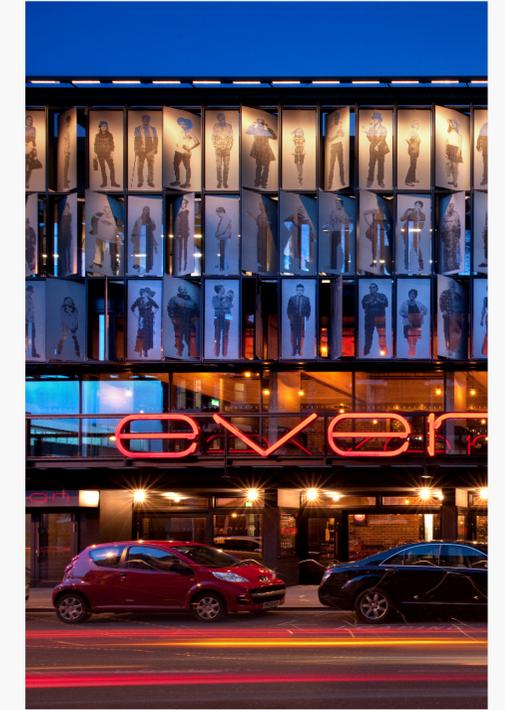
Silchester Housing, Westminster (on site)

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.

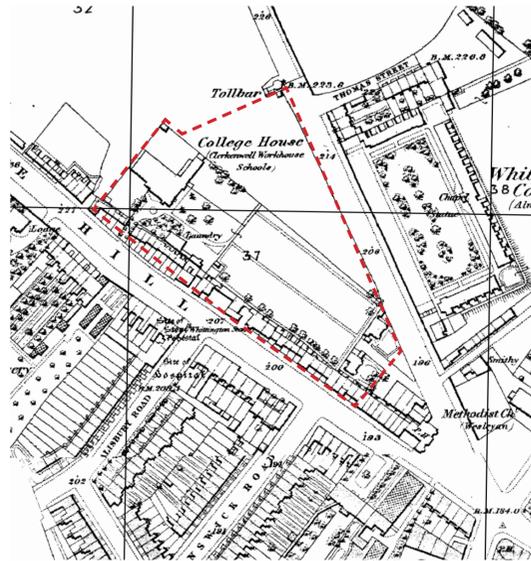
The technical knowledge needed to provide a first class service comes from the experience of a stable workforce, partners with a hands on approach and is backed up by a structured training programme covering industry developments, IT, contractual matters, safety and the like. The majority of our staff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

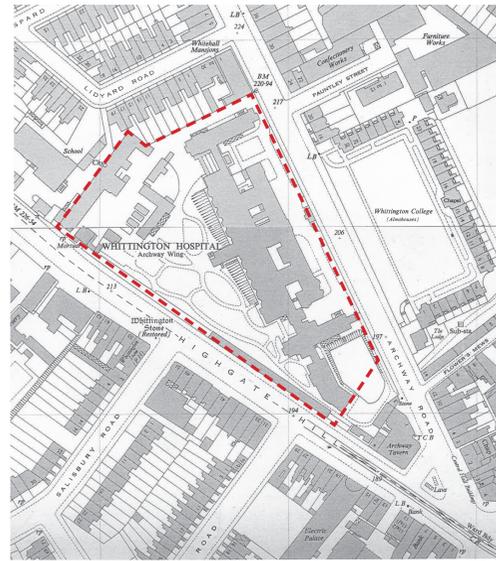
Historic Maps

This selection of historic maps show the development of the local area from before the Holborn Infirmary was built right up to the present day. It's possible to see how the area was once quite open but quickly gets built up around the time when the Infirmary was built.

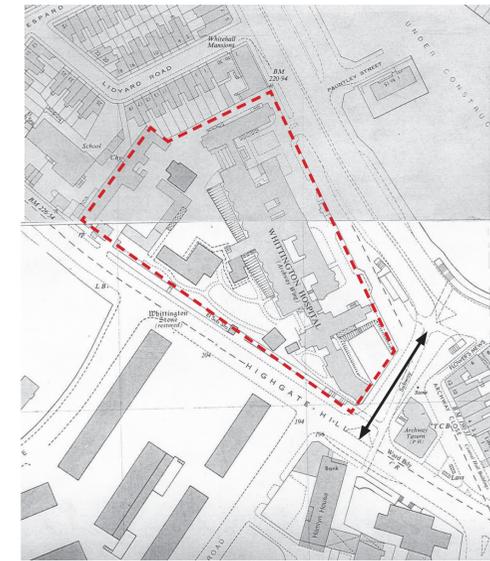
Another major change happened to the local area in the 1960's and 70's when a lot of buildings were removed and altered to construct the gyratory system and widen Archway Road. In the same period a lot of the terraced housing on Highgate Hill was removed to make way for new housing.



1871 Map
Before the Holborn Infirmary 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.



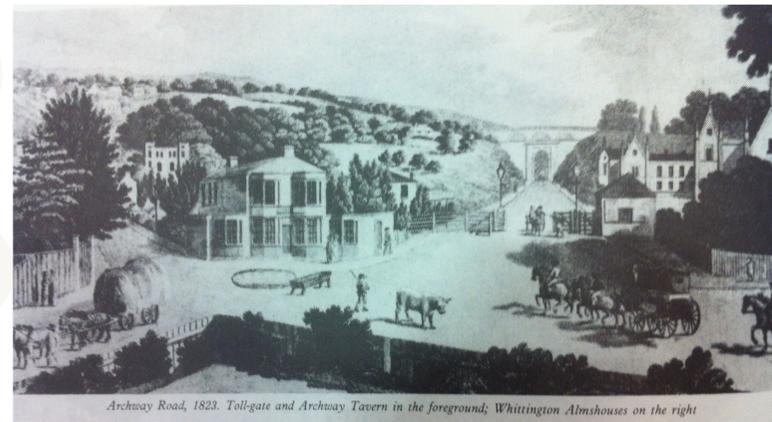
1975 Map
The gyratory has been built in-between the infirmary and Archway Tavern creating Tollhouse Way. The terraced housing on Highgate Hill has been replaced with new housing along with Hamlyn House and the Archway Tower. The Almshouses were also removed to widen Archway Road.



1997 Map
The Whittington Hospital has been constructed to the west and new housing to the east behind Archway park. A number of new buildings and additions have been constructed on the Infirmary site.

Historic Photos

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.



1823 Archway Road Toll-gate with the Archway Tavern on the left and the now removed Almshouses on the right



1827 View of the Whittington Alms houses removed in the 1970's as part of road widening works



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



1900's Archway Tavern joined to the infirmary site behind



1922 The Electric Palace Cinema at the bottom of Highgate Hill was removed in the 1960's



1950's Front of the Infirmary on Archway Road

The Archway Campus | Local Area

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Archway town centre has many positive and negative characteristics. We'd like to build on the positive aspects and, where we can, help address the negative ones.

Right: View towards the Archway Tavern with the site in the background
Far right and below: Independent shops and stalls on Junction Road and Holloway Road
Bottom right: The north side of the gyratory with the site on the right and the Archway tower in the background



The Archway Campus | Local Area

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Right and bottom right: Highgate Hill contains a number of different housing types. Below: Local amenity in Archway Park



The Archway Campus | The Site

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The Archway Campus | Aerial View

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The Archway Campus | Existing Buildings

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The Holborn Union Building was built in 1877-79 as the Holborn and Finsbury Union Workhouse Infirmary by Henry Saxon Snell & Sons. The main, central building and the two wings (at the north and south ends) contained open wards for patients with female patients treated in the southern half of the building and male patients treated in the northern half. A 'recreation ground' at the rear of the building was also split across the centre to keep patients apart.

In 1948 it became part of the Whittington Hospital, known as the Archway Wing. The buildings were in use as a hospital until 1998 when it was sold by the NHS to Middlesex University and University College London (UCL) for use as a medical teaching campus.

Throughout their history the buildings have been adapted to suit changing medical and teaching practices and the needs of patients. A new nurses wing was added at the southern end of the site at the end of the C19th while in the C20th, new lift and stair cores were added in a piecemeal fashion along with new accommodation on the rear of the site - including the concrete Furnival Building on Highgate Hill. With this legacy of changes and adaptation, there is very little left inside the buildings to show their age or history.

In 2012 Middlesex University and UCL decided to sell the site as the buildings were no longer suitable for teaching or healthcare. The site was bought by Peabody in 2014. Since then Peabody has appointed a design team and started to consult on proposals for redevelopment of the site. It has also started to undertake a number of surveys into the condition of the existing buildings, trees and ground conditions. These will help influence the design process over the coming months.



The Holborn Union Building from Archway Road



The site (left) viewed from Highgate Hill



The Charterhouse Building from Archway Road



The Charterhouse Building from within the site



The Clerkenwell Building on the southern tip of the site viewed from Highgate Hill



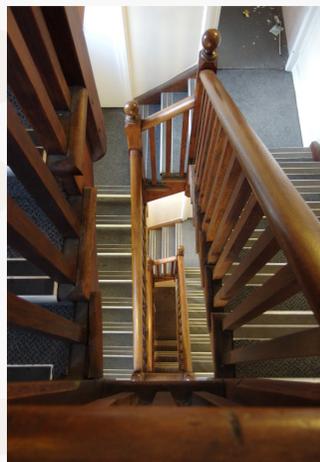
The Staple Building viewed from within the site



The Furnival Building viewed from within the site



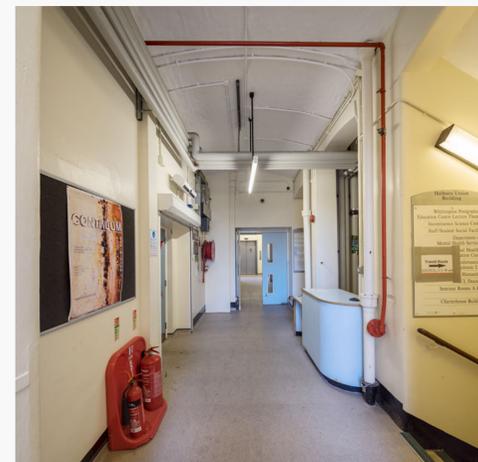
The Ely Building (centre) viewed from within the site with the Holborn Union on the left and Furnival on the right



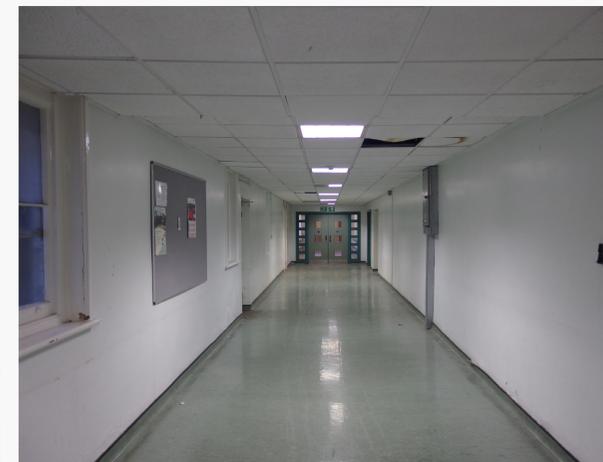
Interior staircase



Interior view showing the separate male and female staircases



Interior corridor in Holborn Union building



Interior corridor in Holborn Union building



Glazed courtyard at the centre of the Holborn Union Building

The site of the Archway Campus between Highgate Hill and Archway Road represents a very specific context in this part of Islington.

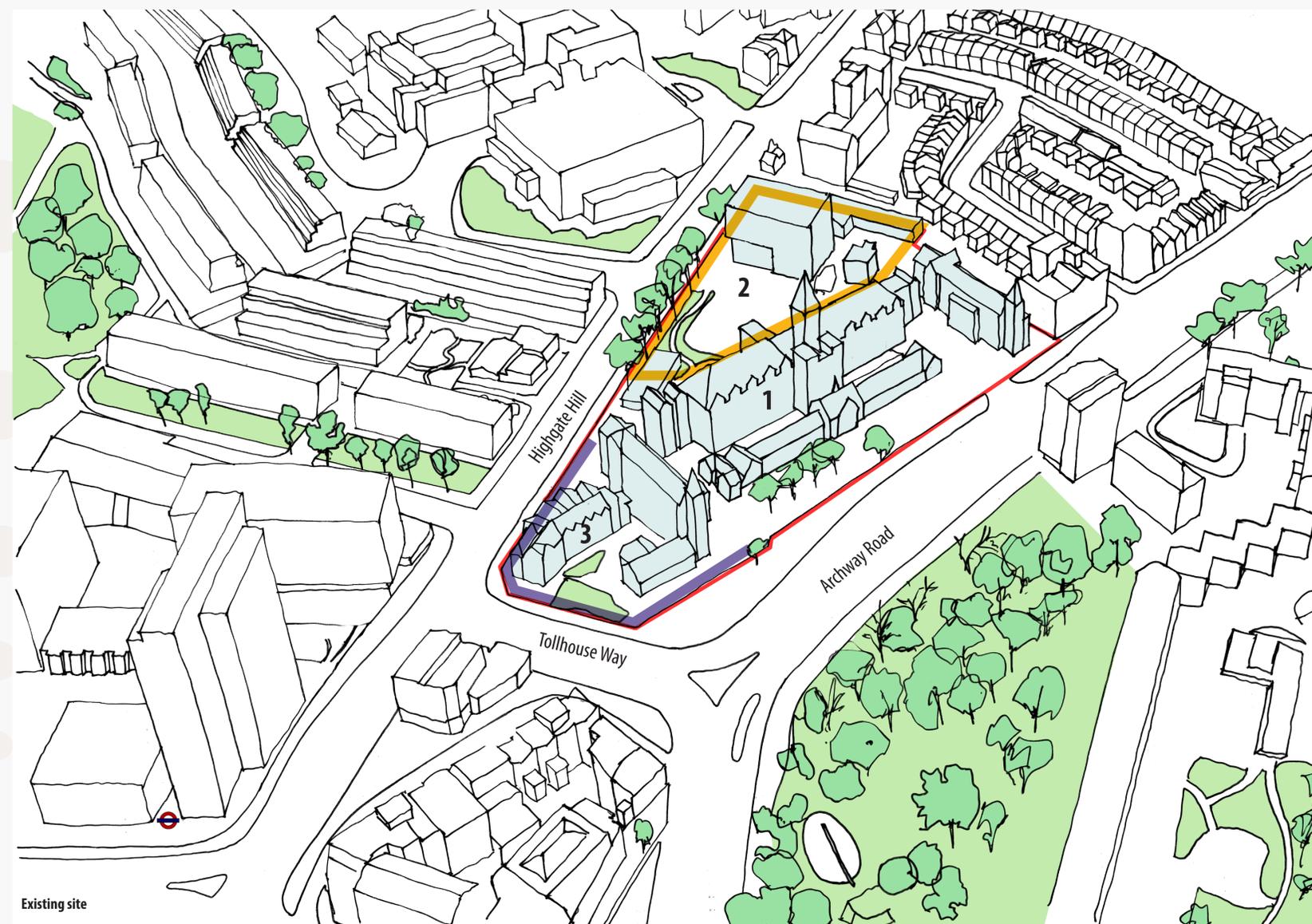
The site has recently been designated as a conservation area and whilst it does not contain any Listed Buildings the original infirmary buildings have a strong and recognisable character. Other buildings on the site have that been added over a number of years are potentially less important, and even damaging, to the character of the area. The site contains a number of trees which are important to the quality of Highgate Hill and Archway Road.



Archway Road



Corner of Tollhouse Way and Archway Road



Questions

Is there a local need for more housing and is this site an appropriate place for it to go?

- 1. What approach or variety of approaches should we take to the existing buildings on the site? Some are in a poor condition and do not contribute to the area. Could some be demolished to allow for more efficient use of this site?
- 2. Is there an opportunity to put new buildings on the site?
- 3. The southern end of the site turns its back on Archway. Should there be better connections to the town centre and provision for other uses such as retail or community space?

Opportunities

There is potential to provide much needed housing in a highly accessible location.

A range of housing tenures and sizes can be accommodated including social rent, shared ownership and private sale. 1 bed apartments to 4 bed family housing.

New buildings should be sustainable - achieving Code for Sustainable Homes Level 4 with reduced carbon emissions and reduced water usage. Sustainability measures could include photo-voltaics and green roofs along with very good levels of insulation.

The site is currently closed to the public - there is potential to open it up so that the public can move between Archway Road and Highgate Hill.

Previous uses mean there is no public space on the site. There is potential to incorporate new public uses and create new, public space as part of the regeneration.

Safety on Highgate Hill and Archway Road can be improved by providing residential windows that overlook the street.

There are a number of trees on the site - some of which are valuable, while others are less so. There is potential to improve the quality of trees and greenery on and adjacent to the site by selectively replacing trees.

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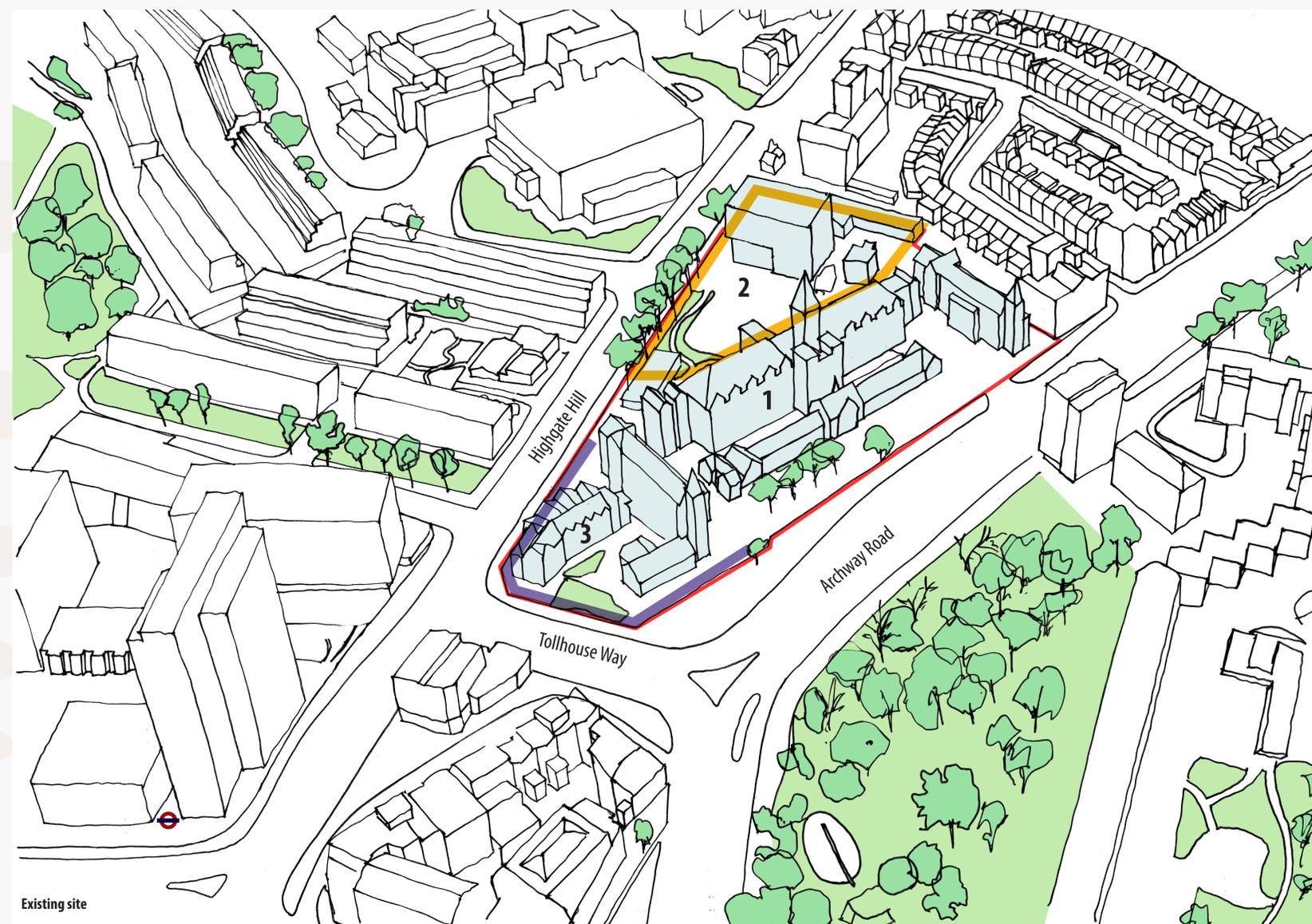
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Archway Road



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Existing site

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