



Unlocking
Pentonville

INTRODUCTION

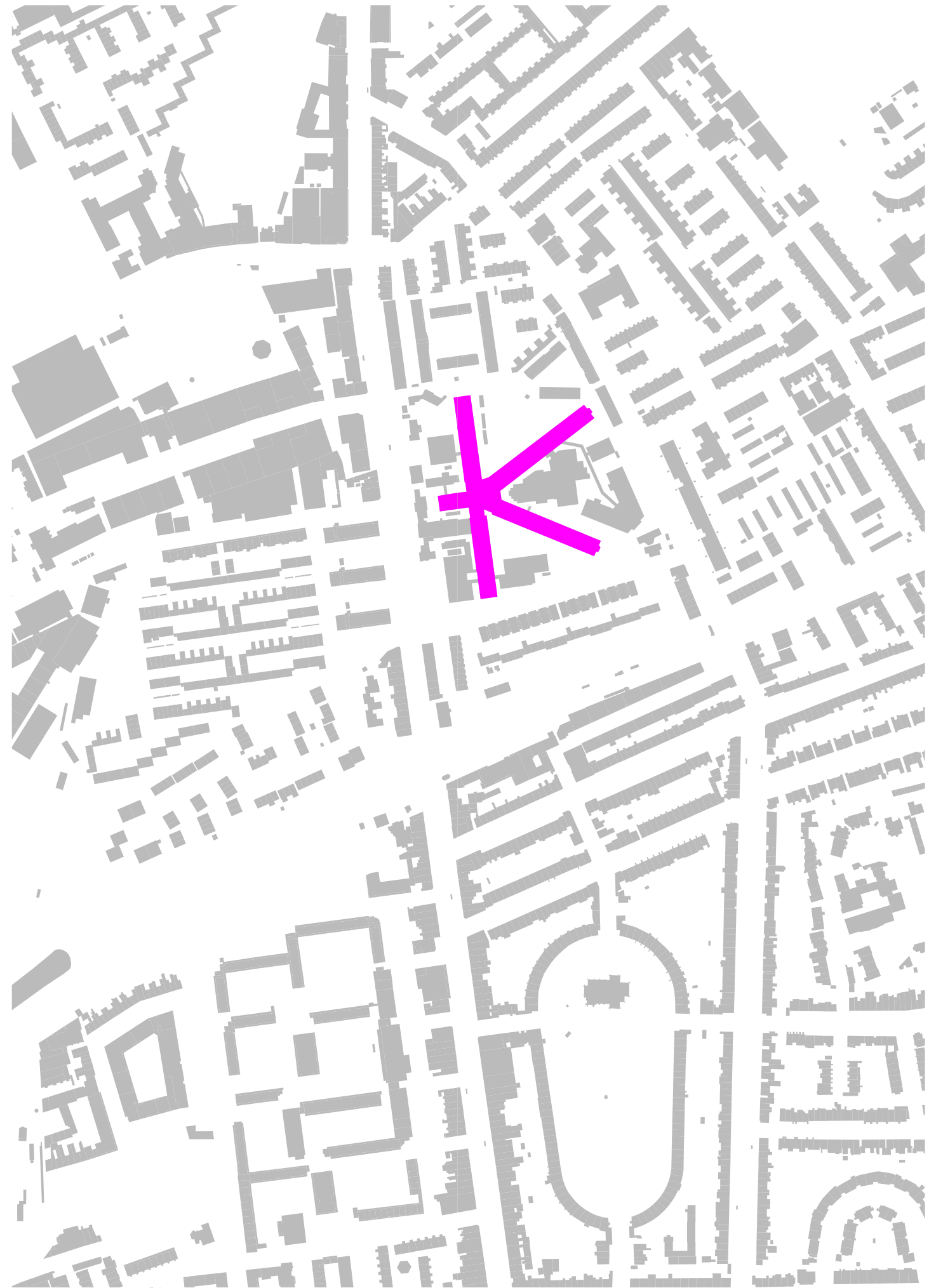
We are interested in what is happening in our area, and this project is a contribution to that debate.

Her Majesty's Prison Service is investing £1.3billion in building new 'super prisons', creating 10,000 more spaces for prisoners. It is achieving this by disposing of its inner city gaols, unlocking these sites for redevelopment.

At Holloway Prison, which is a local prison for women, the process of disposal is underway. It is likely that the iconic Pentonville will follow. In view of the prison's history and the listed status of some of its buildings, and with pressure from the King's Cross development and concerns around housing locally, the challenge is to envision a new life for the site that communicates its past and considers its relevance for the future.

Unlocking Pentonville aims to imagine a radical new vision for this area of Caledonian Road by producing a spatial, social and economic proposition for the prison site.

This document is a record of our discussion 'What Next'



METHODS

To fully investigate and contextualise Pentonville prison, we considered a variety of sources and developed the project through several methods;

RESEARCH
What is the physical, social and historical context of Pentonville?
How does it relate to the national state of prisons? We defined three themes; memory, justice and wellbeing, which informed our proposal.

PRECEDENT STUDIES
How have modular prisons been developed in the past?
How can architecture have a positive effect on society? How could Unlocking Pentonville address the Caledonian ward specifically?

DESIGN DEVELOPMENT
Design reviews encouraged input from a variety of individuals.

INDICATIVE PROPOSAL
One vision for the Pentonville site that questions ‘What next?’

LOCAL EXHIBITION
As part of the London Festival of Architecture, we presented our proposal and invited locals to discuss Pentonville’s future.

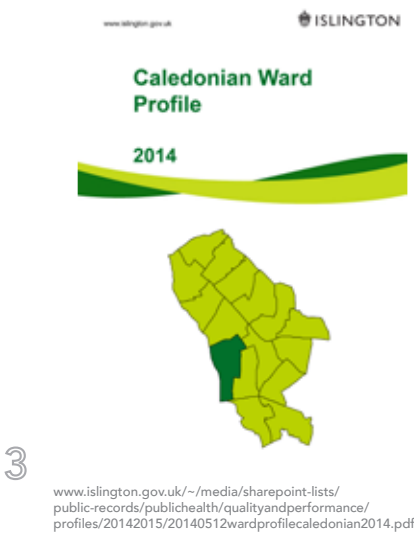
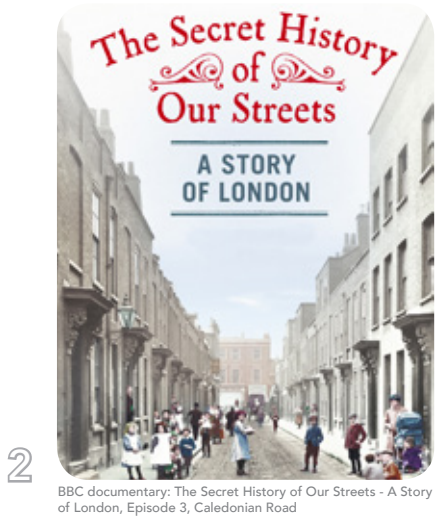
DEBATES
To accompany the exhibition, 3 talks discussed the themes of Memory, Justice and Wellbeing.

WORKSHOP
A platform for members of the public to have their say, with the aim of distilling some founding principles for a Pentonville vision, to inform a future planning brief for the site.

RESEARCH: APPROACH

Our research methods were diverse and informative, our sources included:

- 1 Local and national newspaper articles
- 2 Documentaries on the area such as ‘The Secret History of Our Streets: Caledonain Road’
- 3 Demographic information issued by the council
- 4 A walk around the local area recorded with photographs
- 5 Miranda Critchley's dissertation about the plans for the redevelopment of Holloway Prison in the late 1960s - 1970s



RESEARCH: CONTEXT
CALEDONIAN ROAD LANDUSE ANALYSIS

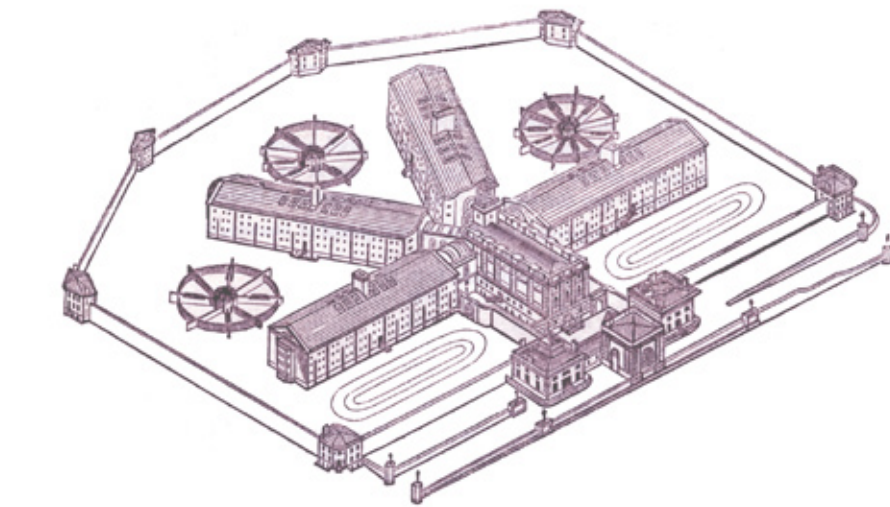


USE CLASSES

- | | | |
|--|---|--|
| <div></div> A1 Shops, inc.
Hairdressers, domestic
hire, dry cleaners,
internet cafés | <div></div> B1 Workspace,
Offices, Light industry | <div></div> dwelling |
| <div></div> A2 Financial and
Professional services,
Betting shops | <div></div> B2 General Industrial | <div></div> D1 Clinics, Health
centres, Places of
worship, Museums and
Galleries |
| <div></div> A3 Restaurants and
cafés | <div></div> B3 Storage centre | <div></div> D2 Halls,
Cinemas, Sport and
Entertainment |
| <div></div> A4 Drinking
Establishments | <div></div> C1 Hotel, Guesthouse | <div></div> Sui Generis |
| <div></div> A5 Hot food
Takeaways | <div></div> C2 Education,
Training, Hospital,
Care Home | <div></div> Public Park |
| | <div></div> C2A Secure
residential
accommodation -
prison | <div></div> Public Road |
| | <div></div> C3 Residential, | <div></div> Vacant |

RESEARCH: MEMORY

1840



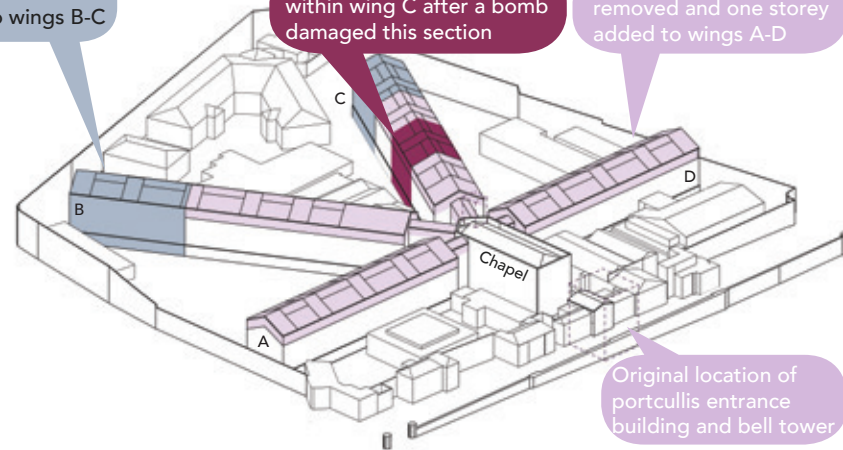
Birds Eye View of Pentonville (1840): London Metropolitan Archives, City of London (303330 SC/PZ/IS/01/124) <https://collage.cityoflondon.gov.uk/>

2017

1867: 220 Cells added to wings B-C

1958: Education block built within wing C after a bomb damaged this section

1871: Vaulted roof removed and one storey added to wings A-D



Original location of portcullis entrance building and bell tower

Pentonville Prison is a prominent listed structure on Caledonian Road that is still operational today. It has had a long and varied history encompassing many of the changes in the British penal system.

After its completion in 1842, Pentonville served as a model for many other British prisons. The five-storey prison was perceived by some to be quite iconic:

.. the extremely bright, and cheerful, and airy quality of the building .. strikes the

mind, on first entering it, as a bit of the Crystal Palace, stripped of all its contents."

from *The Criminal Prisons of London and Scenes of Prison Life*, Henry Mayhew and John Binny (1862)

Colonel Joshua Jebb's design used the innovative principles of a radial plan and a separate cell system, which was thought to encourage prisoner reform through individual confinement. Each cell measures 4.1m x 2.3m. The prison's initial capacity of 520 prisoners has stretched to 1264 as a result of extensions

and additions to the original five wings. However, Pentonville's certified normal accommodation level, the prison service's own measure of uncrowded capacity, is 909. With damning reports highlighting poor standards, this reality contrasts with Jebb's once futuristic vision.

"Life inside HMP Pentonville is one of drugs, overcrowding and alienating hopelessness."

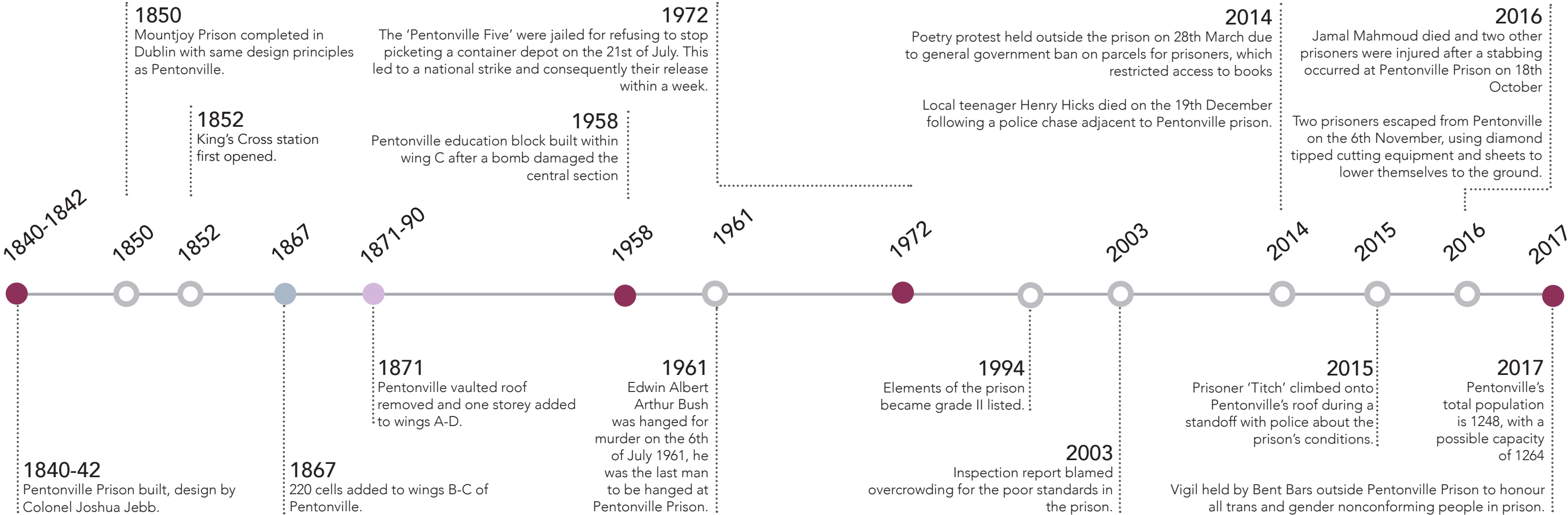
Carl Cattermole, *The Guardian* (6 July 2015)



Image: Edward Waller's Map of London (1859); Islington Local History Centre

MEMORY

ANALYTICAL TIMELINE



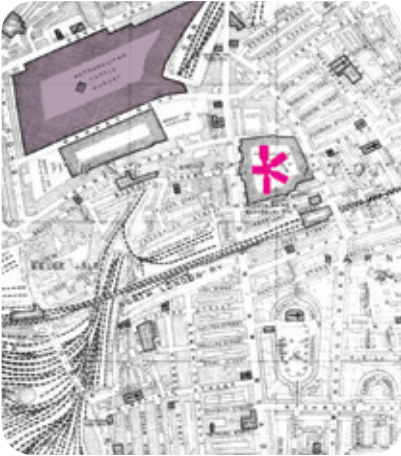
Exterior - 1842
Etching illustrating the sparse context around the Model Prison.

Image: The Model Prison at Pentonville (1842): Islington Local History Centre



Interior - 1864
Etching illustrating the original interior atrium.

Image: Interior of the Model prison at Pentonville (1864): Islington Local History Centre



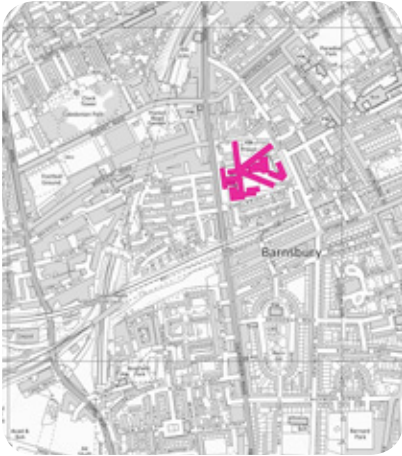
Municipal Map - 1913
Built in 1855, the cattle market brought more business and housing to the area

Image: London Metropolitan Archives, City of London (Ref: RM19/6)



'Siege of Pentonville'
The 'Pentonville Five' Dockers refused to stop picketing a container depot in East London. National strikes preceded their release one week later.

Image: Siege of Pentonville (Islington Gazette 1972): Islington Local History Centre



Municipal Map - 2017
Compared to other boroughs today, Islington has less green space.

RESEARCH: JUSTICE



Shrine to Alan Cartwright, 15, who was stabbed to death on Caledonian Rd



Shrine to local man Henry Hicks who died at age 18 when he crashed his moped during a police pursuit

The prison population has increased dramatically in the UK, almost doubling between 1990-2016. This is a result of longer sentences and a greater number of crimes punishable by imprisonment. Although crime occurs across all sections of society, young people, ethnic minorities and those living in poverty are more likely to end up in prison.¹

While there are links between unemployment, poor education, poor health, poverty, inadequate housing and crime, there are also questions around who is criminalised and which crimes are most likely to lead to

imprisonment.

Reducing inequality in the UK would result in 37 per cent fewer people being imprisoned each year

from The Cost of Inequality, The Equality Trust (April 2014)

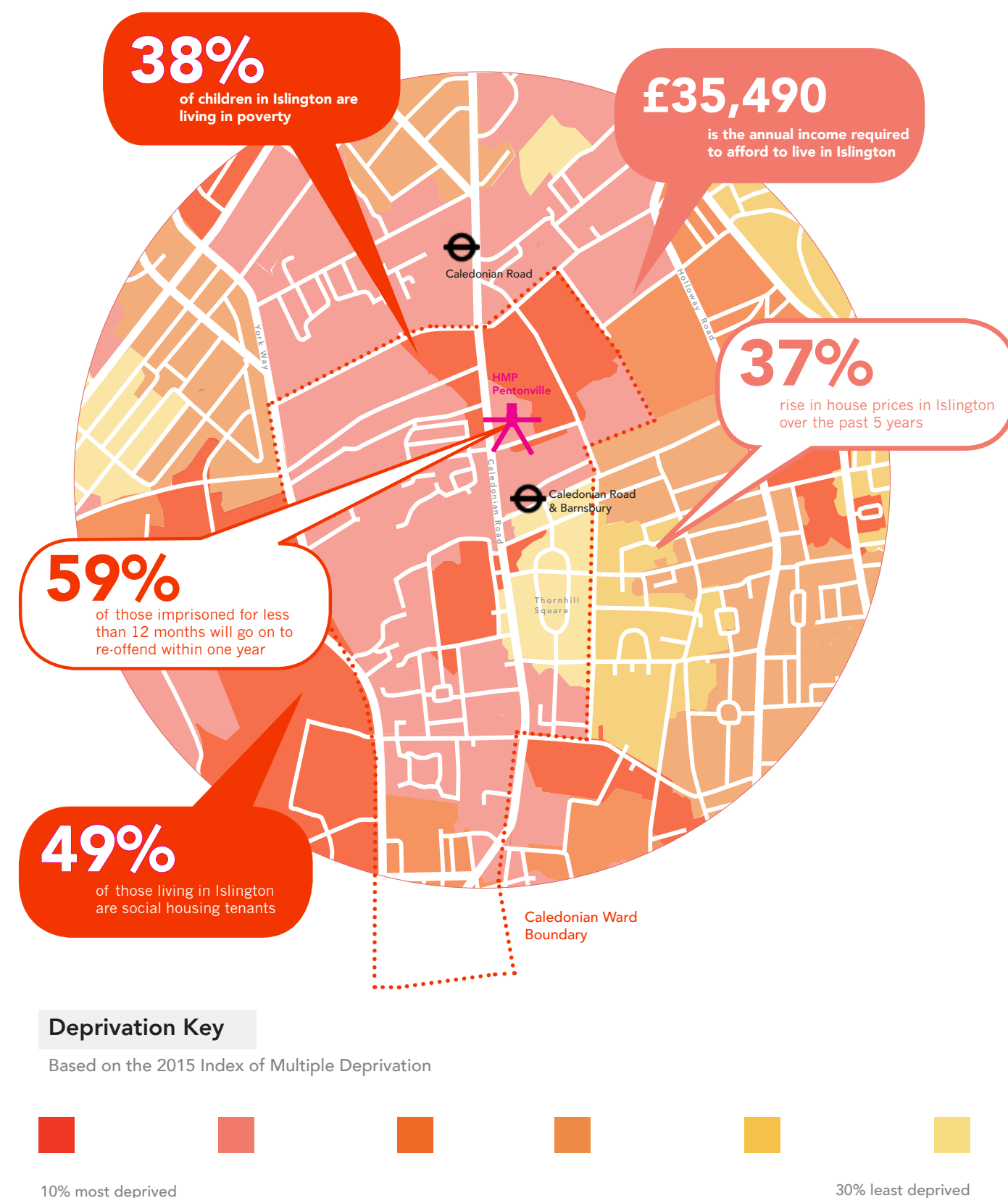
Inequality is widening in Islington where the wealthiest and poorest live side by side. High housing costs are the primary cause of inequality. By 2020 families will struggle to live in the borough unless at least one member earns well above the average wage.²

Public sector cuts and welfare reform are exacerbating these trends. Islington has one of the highest crime rates and one of the highest youth re-offending rates in London. Theft and handling is the most frequently reported offence in the borough.³ For some young people this represents an opportunity for financial gain that is not otherwise available to them. The Caledonian ward is the most deprived area of Islington in terms of income and access to education and training.

1, from Reclaim Justice Network, downsizingcriminaljustice.wordpress.com 2, from Distant Neighbours, Poverty and inequality in Islington: How we will respond, Cripplegate Foundation (2013) 3, from www.met.police.uk

JUSTICE

DEPRIVATION MAP

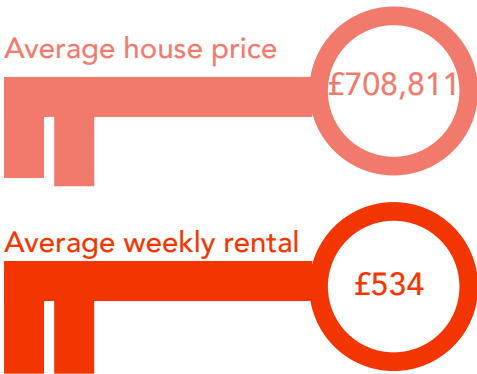


JUSTICE

ISLINGTON INEQUALITY & CRIME SNAPSHOT

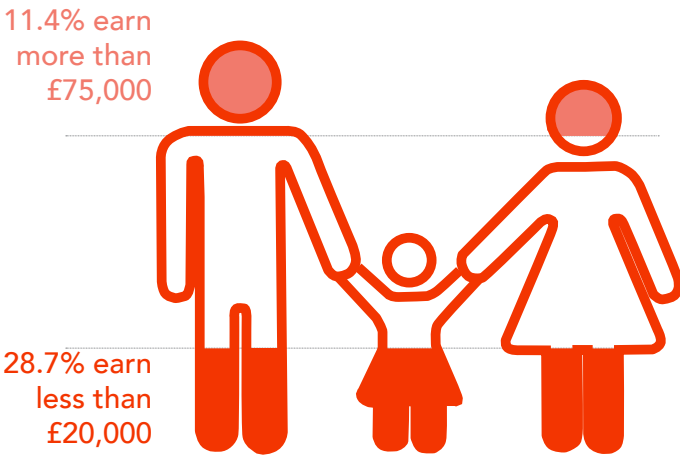
Housing Costs

Data taken from: Land Registry data for February 2017



Average Annual Incomes

Data taken from: Penny, J., Shaheen, F., and Lyall, S. (2013). Distant Neighbours: poverty and inequality in Islington. London: nef

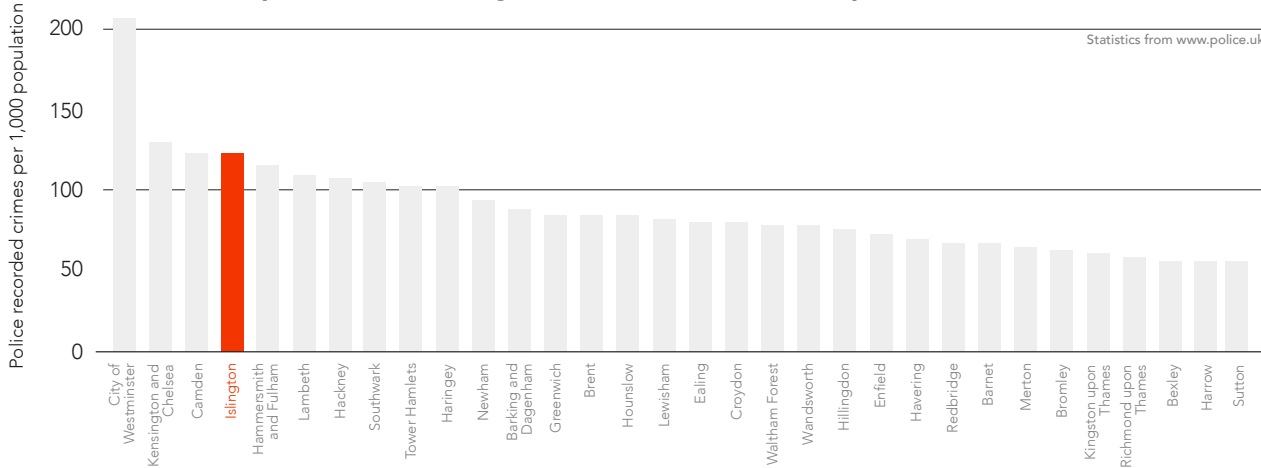


Average Annual Household Incomes by Tenure

Data taken from Penny, J., Shaheen, F., and Lyall, S. (2013). Distant Neighbours: poverty and inequality in Islington. London: nef



Crime Rates Comparison for Islington and London Metropolitan Police Force Area 2016



RESEARCH: WELLBEING



The prison walls and railway cuttings create barriers to movement and poor permeability



An example of housing around a shared play area in the Caledonian Estate



Front gardens used as refuse storage along the Caledonian Rd where fly tipping is common

Islington has the highest population density of all local authorities in England and Wales. It also has the lowest ratio of open space to built-up areas of any London borough.

Of a total of 6,118 households in the Caledonian ward, almost a quarter have at least one person living with a long-term health problem.¹

Islington residents report lower levels of life satisfaction and happiness and higher than average levels of anxiety, when compared to UK averages from the Office for National Statistics.

People's perceptions of their own health, employment status and relationships mirror their sense of wellbeing

from London: The Information Capital, James Chesire and Oliver Uberti (Particular Books, 2014)

However residents still consider the things they do in their lives to be worthwhile, reporting similar scores to the rest of the country.

Despite higher levels of obesity than London averages, Islington has recently been rated top in 'Good Food for London'², an

assessment including access to good food, growing spaces, healthier catering and food culture in schools.

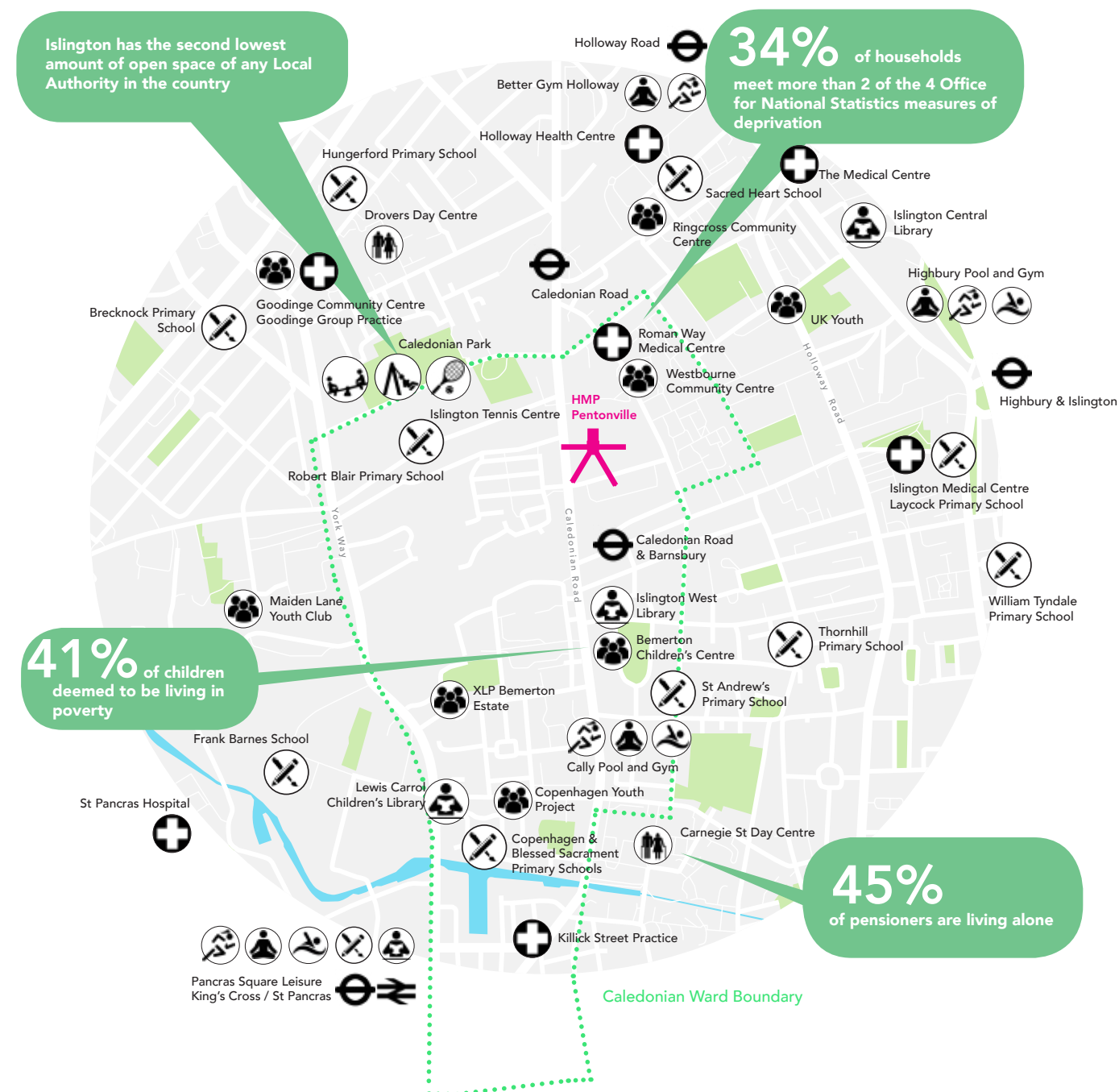
The borough has good access to public transport including local, national and international terminals.

The area around the prison has poor permeability with walls, railings and cul-de-sacs limiting connections between neighbouring streets.

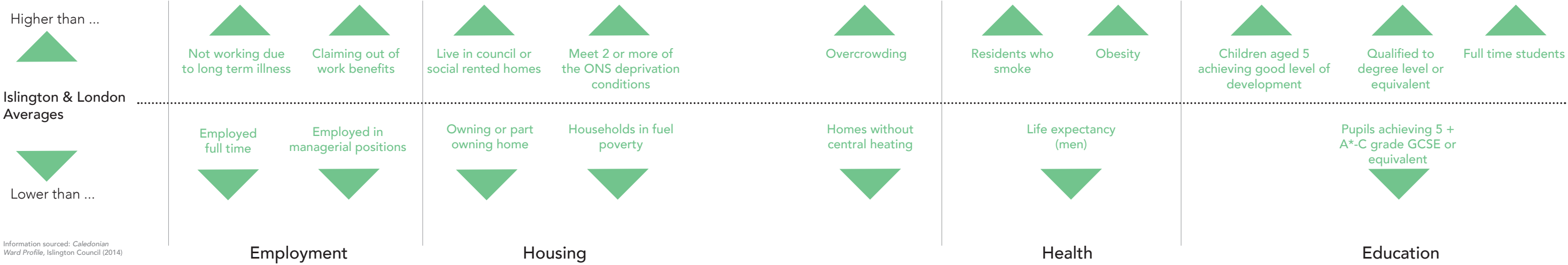
1 from Caledonian Ward Profile, Islington Council (2014)
2 compiled by Sustain, the alliance for better food and farming

WELLBEING

CALEDONIAN WARD SNAPSHOT



WELLBEING
CALEDONIAN WARD SNAPSHOT



Health deprivation and disability map

Most deprived Least deprived

Based on information from the 2015 Index of Multiple Deprivation



Public transport accessibility map

Worst Best

Based on information from tfl.gov.uk



Air quality map

Most polluted Cleanest

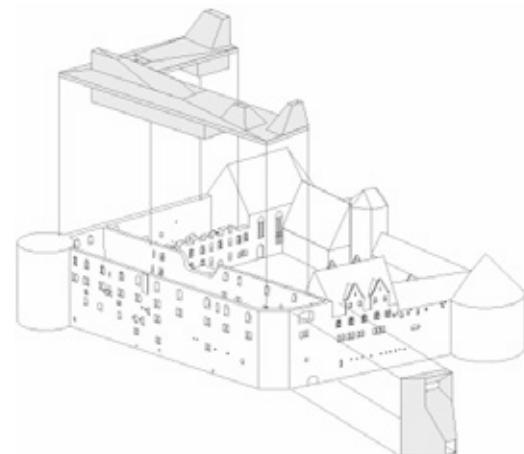
Based on information from londonair.org.uk

PRECEDENT STUDIES

MEMORY



Moritzburg Museum Extension, Germany - Nieto Sobejano



Moritzburg Museum is situated within a ruined castle. In 2004 Nieto Sobejano Arquitectos extended the building; providing a new roof with a suspended

floor that housed new exhibition spaces. The angular metal structure contrasts greatly to the existing stone castle, and this contrast is continued indoors

to make the distinction clear. It was inspired by the original form of the building, as the new 25m circulation tower sits in the place once occupied by the bastion.

PRECEDENT STUDIES

JUSTICE



Savonnerie Heymans, Brussels - MDW Architecture



This social housing project is located on the site of a former soap factory. It incorporates several historic features such as the 40m high chimney, the 19th

century house and the postal relay. A variety of housing is provided and integrated with a range of outdoor spaces including private glass loggias

which act as both a thermal and acoustic barrier. The public space includes allotments, a chicken coop and an extensive playground.



HMP Kingston, Portsmouth - Fielden Clegg Bradley Studios



Kingston prison is grade II listed, and was closed in 2013 as part of the government's closure of a number of Victorian prisons. Planning and listed building

consent was granted in 2016 to remodel HMP Kingston and incorporate several new buildings to provide a total of 230 residential units. The scheme

is designed to include a cafe and landscaped surroundings alongside the housing.



The Point youth centre, Hampshire - Ayre Chamberlain Gaunt



The Point is a community project, developed by the community. It includes two halls, a cafe, a music room and recording studio. Additionally the building

creates an external recreation area, to be used by the existing community centre and the Point. The project was funded as a result of a decision to increase the local

council tax which was matched by donations. Following this the community were very involved in defining the brief through workshops and consultations.

PRECEDENT STUDIES

WELLBEING



Granary Square, London - Townshend Landscape Architects



Granary square is a significant public square that provides a useful through route for many, as well as regularly hosting events such as festivals or screenings.

Therefore it's accessibility and flexibility is very important. The square still retains a distinct identity by incorporating historic features such as original crane

stands, train tracks and turn tables into the paving, as well as the addition of 4 banks of fountains which are flat but encourage lots of activity in the square.



Landschaftspark Duisburg Nord, Germany - Latz and Partners



The Landschaftspark is a public park that is integrated within a disused coal and steel production plant. Walk ways and water ways were added to reflect original

railway/ sewer systems, as well as to connect the ground plane and the railway park, which sits at a much higher level. Activity has been deeply embedded into the

park through creative additions such as climbing walls and slides, as well as by re-purposing existing spaces such as coal stores to art galleries.

FURTHER PRECEDENT STUDIIES



'Inside HMP Reading', Art Angel exhibition



Smithfield building, Manchester - Urban Splash



Big Yard co housing, Berlin - Zanderroth Architekten



Iliffe Yard workspace, London



We work, workspace Shanghai - Linehouse



De Rokade elderly housing, Netherlands - Arons en Gelauff Architecten

DESIGN DEVELOPMENT

Iterative designs, regular pin ups and guest reviews informed the development of Unlocking Pentonville.

‘Open up and disrupt the form of the prison buildings by splicing, ripping apart, punching, and creating intentional perforations’

Design review with Peg: 23rd March

What is the current demographic of the prison population – how does the proposal specifically respond to this?

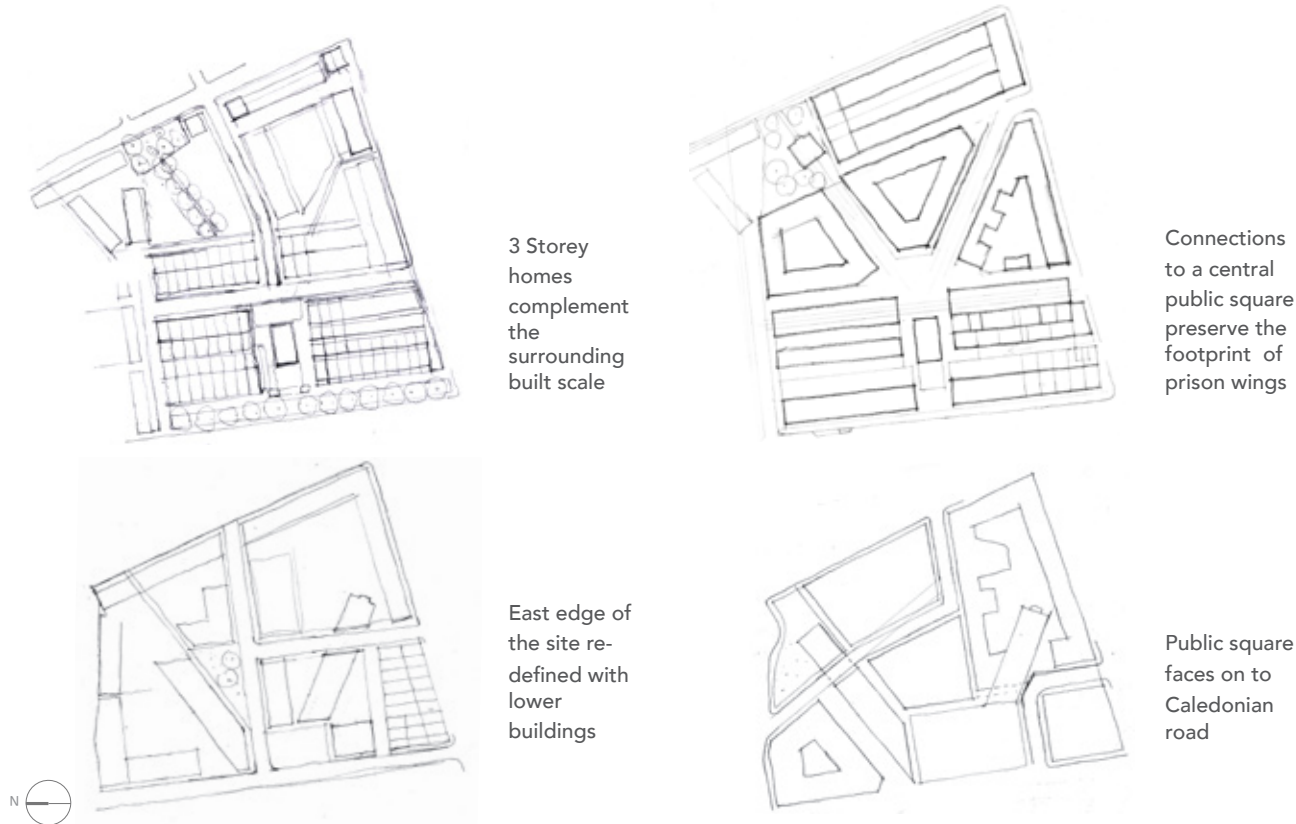
Design review with Ann Griffin: 24th April

In May SWA visited Savonnaire social housing scheme in Brussels: within a former soap factory it demonstrated one method of working with an existing structure.



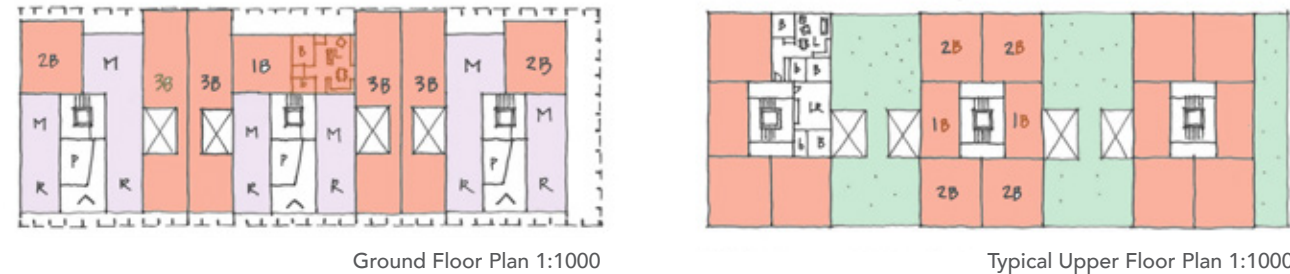
DESIGN DEVELOPMENT

INITIAL SITE RESPONSE

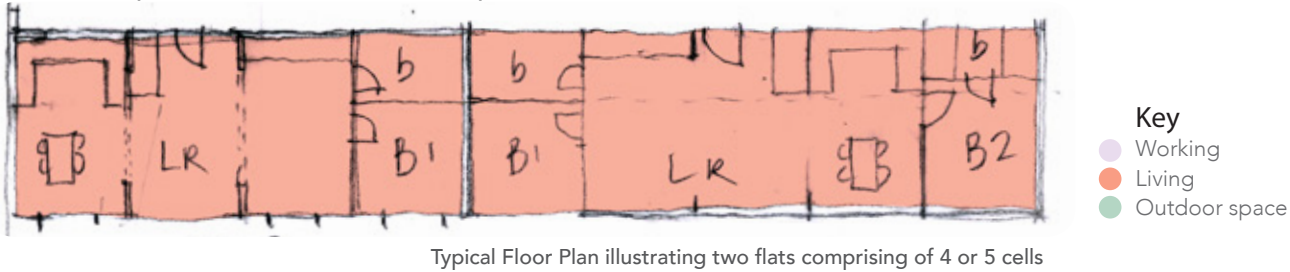


INITIAL BRIEF RESPONSE

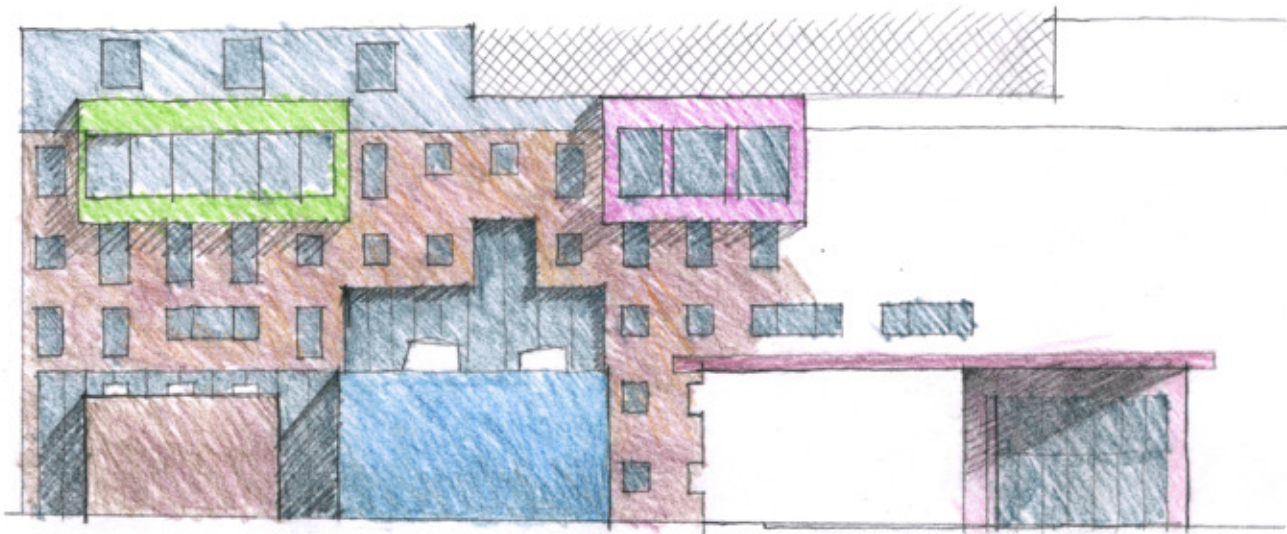
Live/ work typology



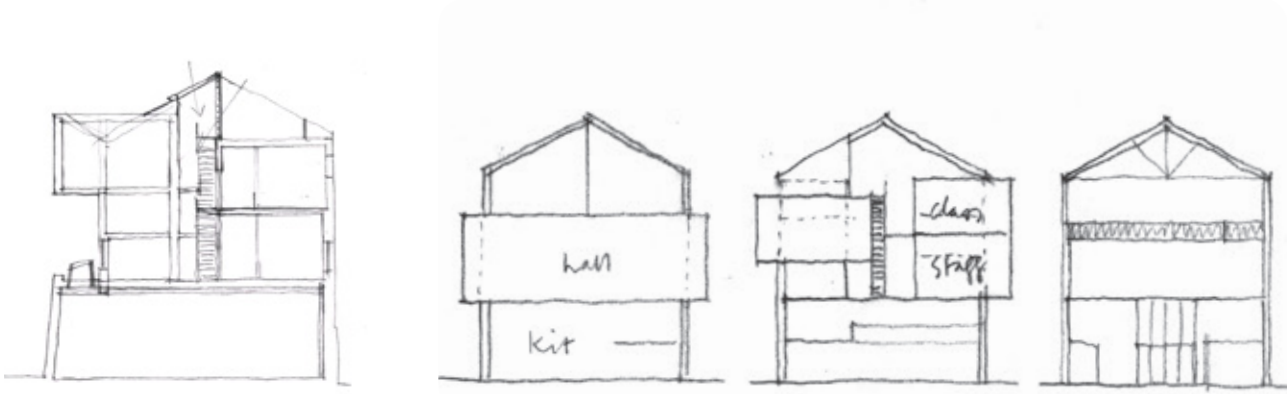
Re-using a prison block for residential space



DESIGN DEVELOPMENT
DISRUPTING THE FORM OF THE PRISON BUILDINGS

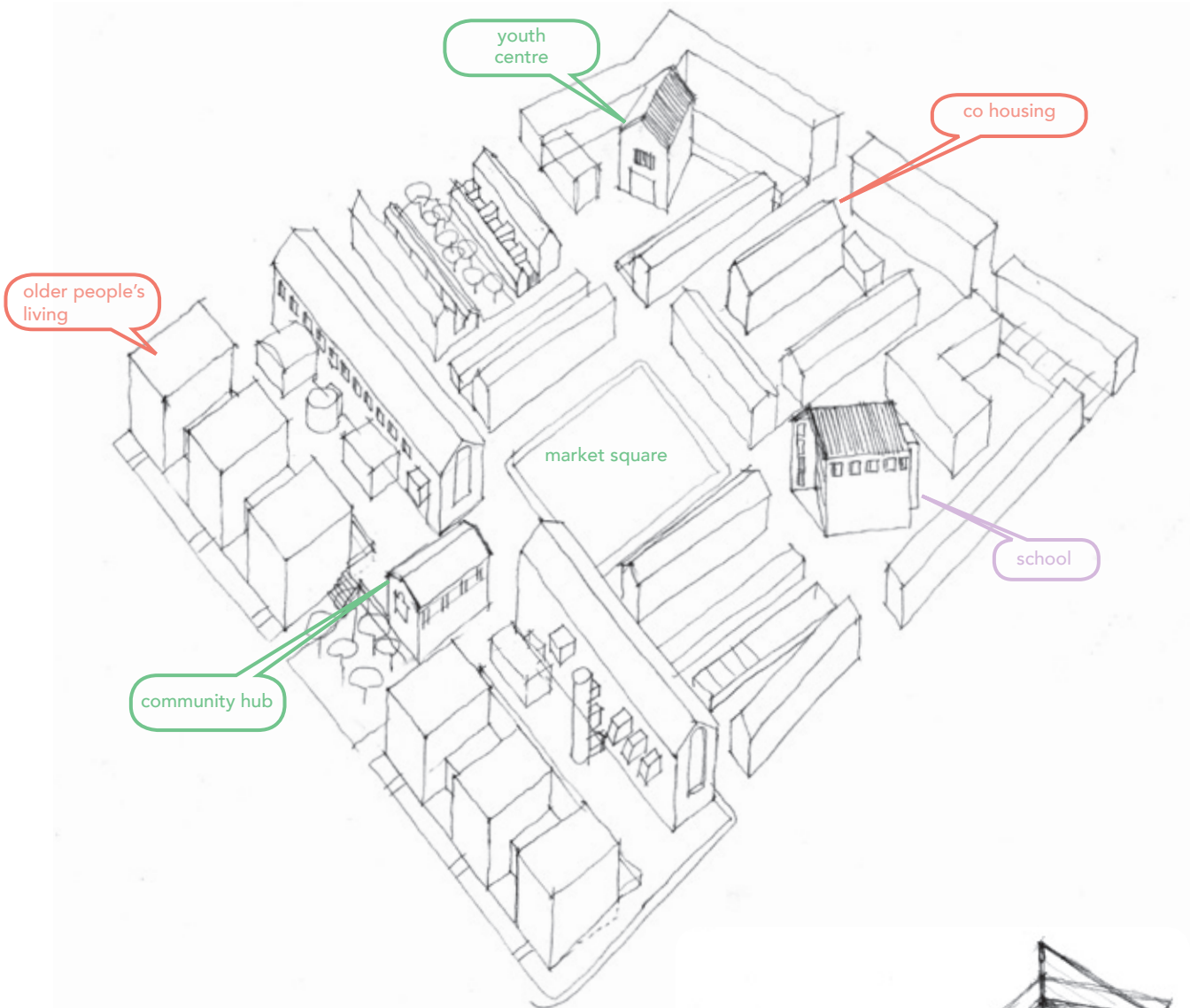


Sketch elevations exploring perforations to the facade of wing C



Sketch sections developing upon the elevation

DESIGN DEVELOPMENT
SITE WIDE APPROACH TO ADDRESS THE COMMUNITY



Sketch exploring alternative way of preserving part of a prison wing



Section exploring slicing Wing C, to be used as a school

DESIGN STRATEGY

The Pentonville prison site represents a unique opportunity to respond to its complex social, physical and historical contexts. The objectives presented here offer a strategy to inform future proposals for the redevelopment.

How can we retain the memory of the prison while altering it to make it useful for the present and the future? Should the listed buildings be retained and if so, in what form?

Opening up the existing structures could offer opportunities to remember and learn from the prison's history while enabling new life to inhabit the buildings.

How do we create a new neighbourhood on the site that embeds social justice and equality? Can this help avoid the need for prison in the future?

Providing fairer housing with value related to income and offering access to education and training could potentially reduce crime and re-offending.

What opportunities does the site offer for improving the quality of life of local residents?

Increasing local access to health advice and fitness facilities alongside new public spaces and connected streets could contribute to an increased sense of wellbeing.

Revealing the existing structures

I want to see the historic structure retained

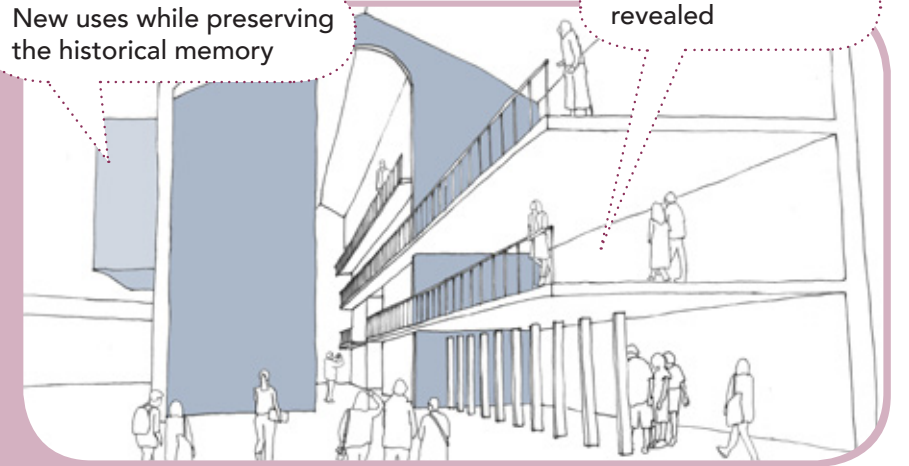


I want to be able to remember the history of the prison and the inmates



New uses while preserving the historical memory

Prison structures revealed

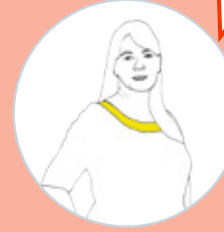


Creating a fairer neighbourhood

I want the chance to train and work



I want to be able to remember the history of the prison and the inmates



Housing models to suit people at different stages of life and with a range of incomes

Opportunities to develop skills and jobs



Providing green spaces

I want an easy and safe walk to the shops



I want a fun place to play outside

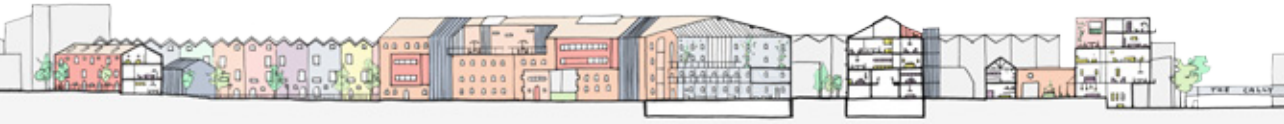
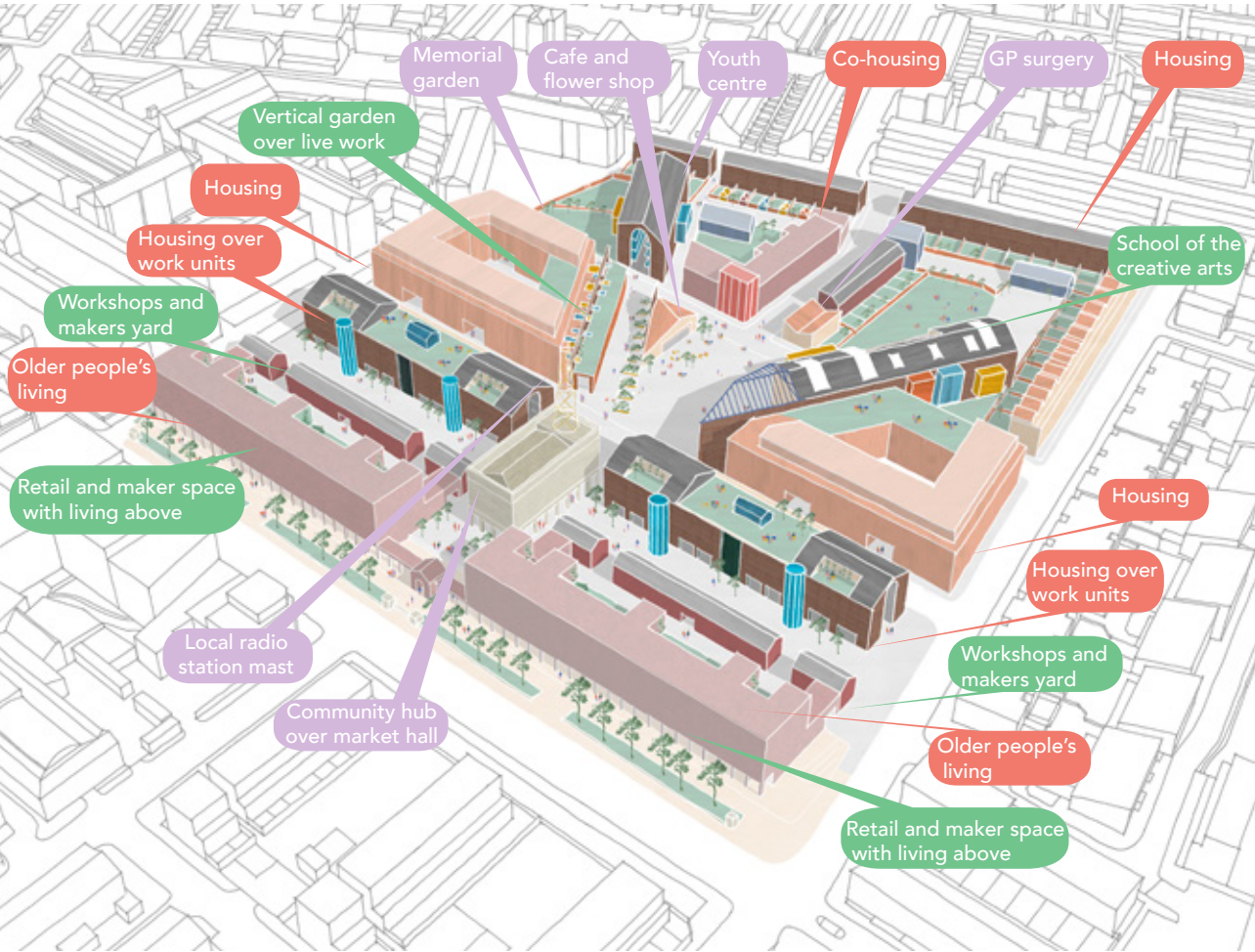


New routes through the site connecting neighbourhoods

Open public space for healthy living and leisure



WHAT NEXT?



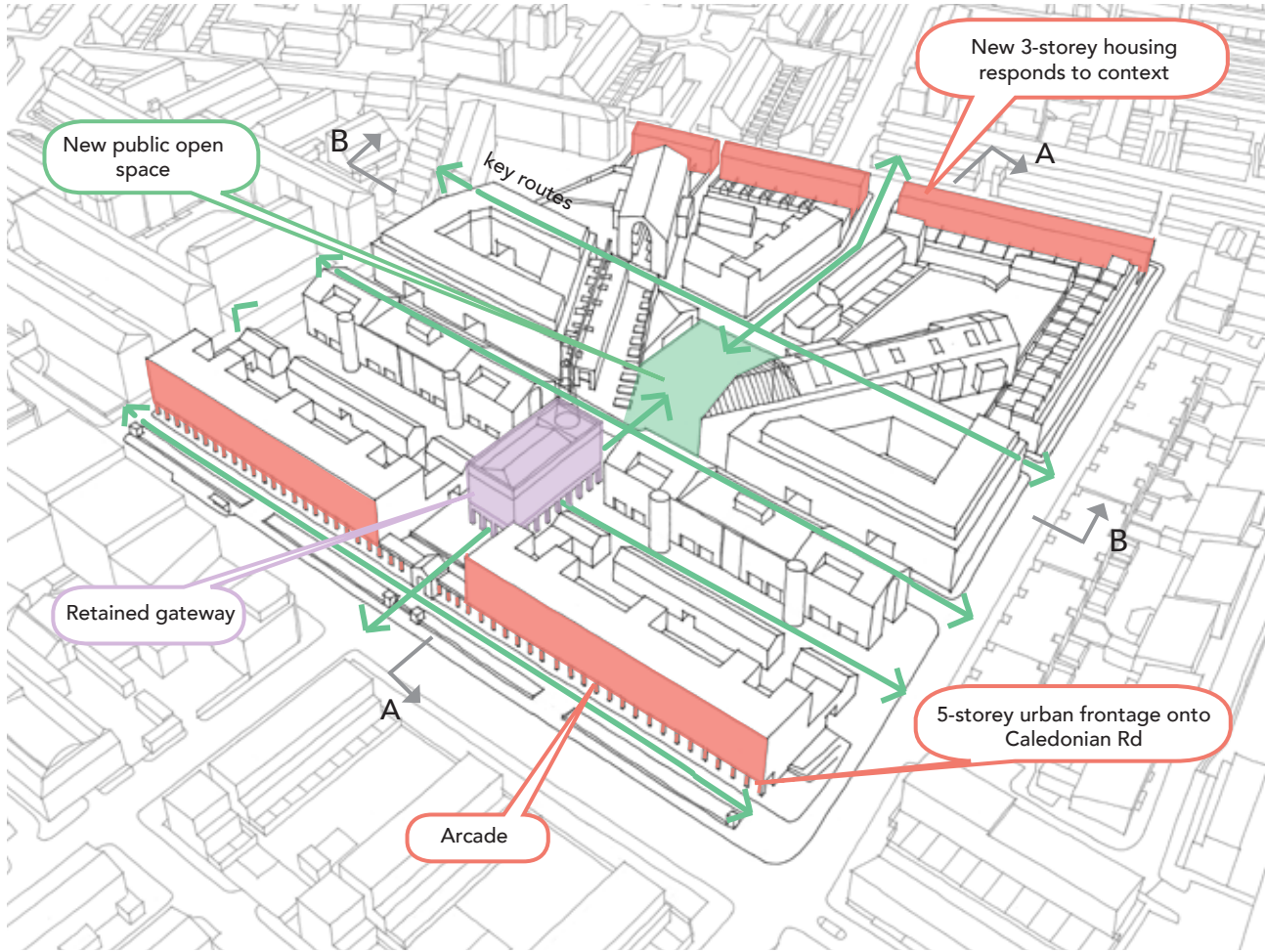
Site Section AA 1:1000



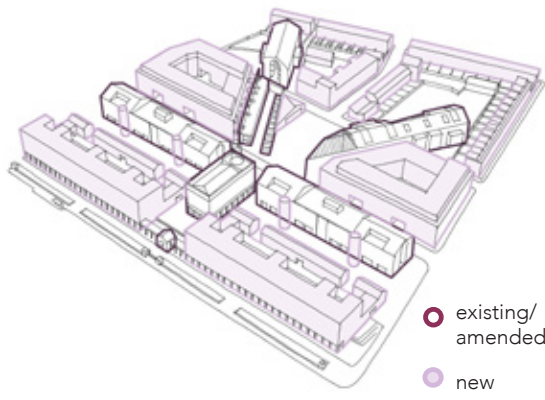
Site Section BB 1:1000

WHAT NEXT?

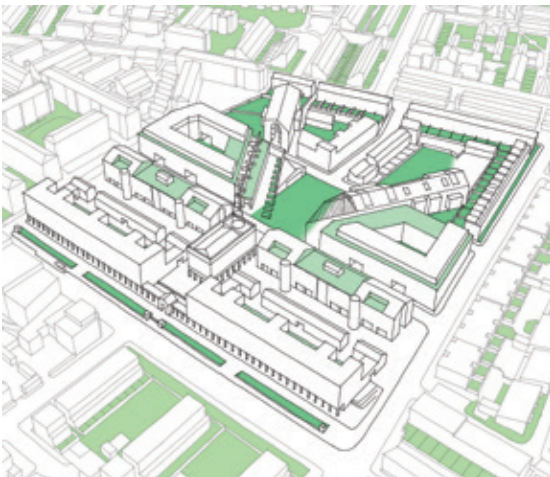
DESIGN RATIONALE



Urban strategy

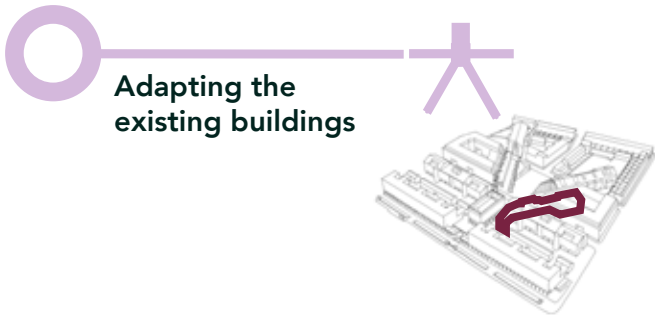


Retained & new buildings



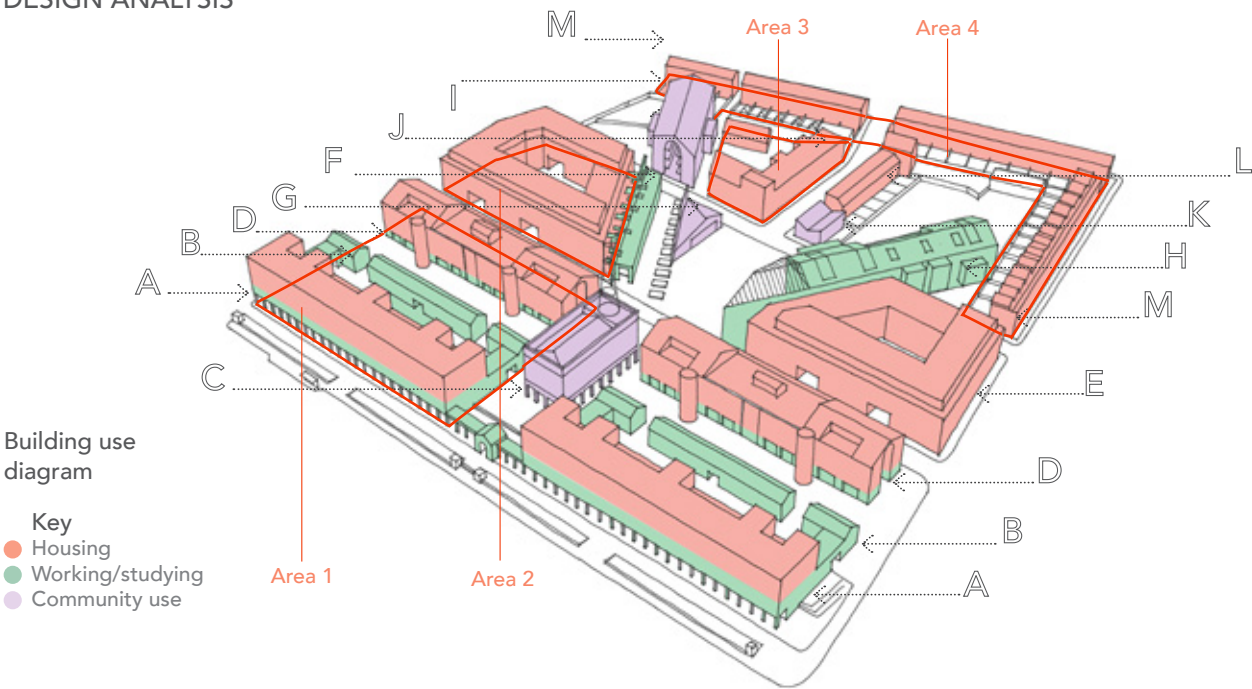
Network of green spaces

WHAT NEXT?
DESIGN RATIONALE





WHAT NEXT?
DESIGN ANALYSIS



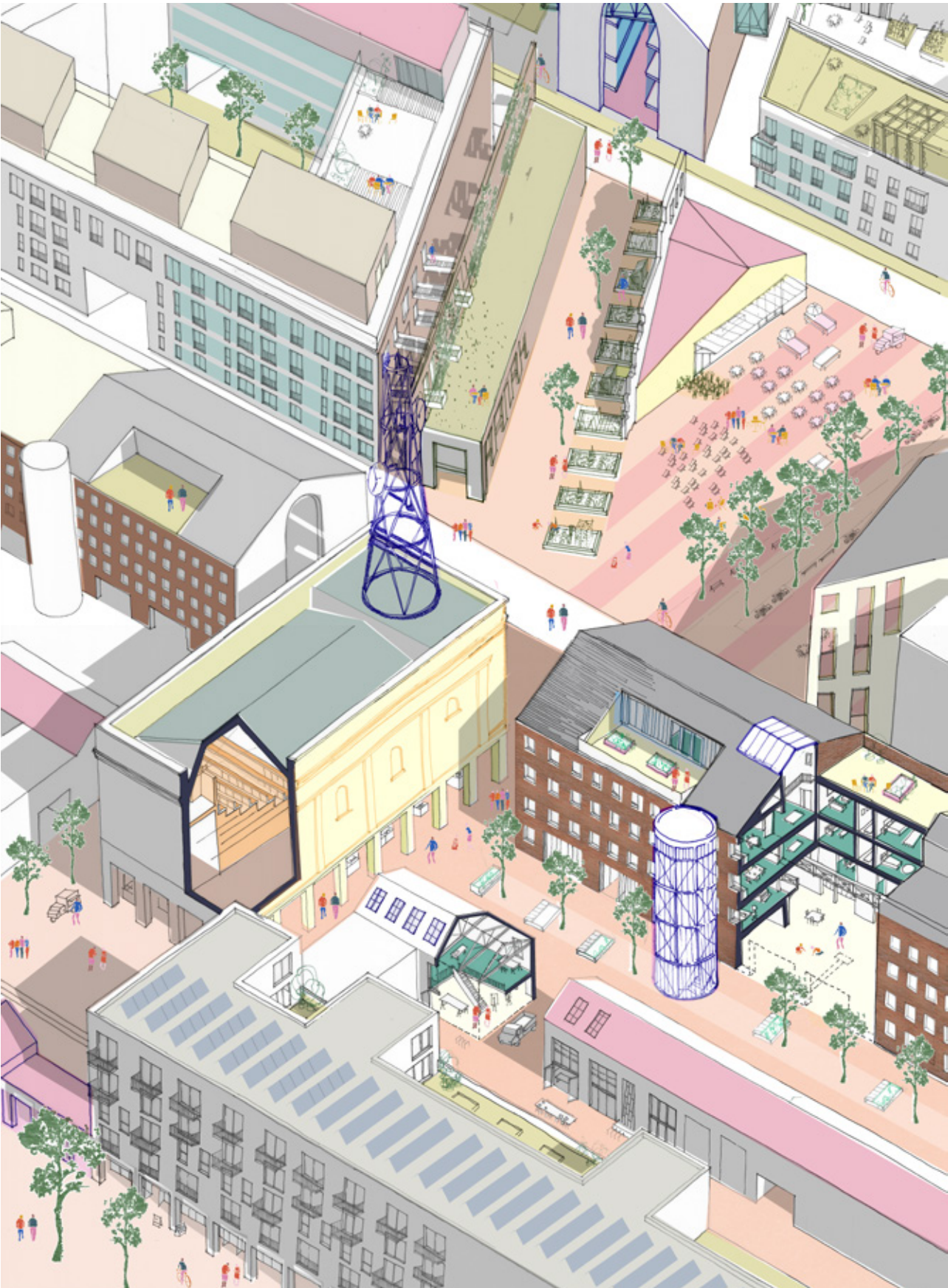
Building	Function	Number of Storeys	Description per floor	Number of Units
A	Retail/ maker space with living above	5	F0 Maker space with shop front	12 maker spaces
			F1 - F2 Housing	24 apartments
			F3 - F4 Older people's housing with roof terraces	20 apartments
B	Maker space	2	Workshops with external yard	12 units
C	Community Hub	4	F0 Market hall	1 market hall
			F1 - F3 Rentable halls and amenities	5 halls
D	Workspace with living above	5	F0 - F1 Workspace	10 units
			F2 - F4 Apartments with roof terraces	27 apartments
E	Housing	5	Apartments with roof terrace	81 apartments
F	Live/work units	1		4 units
G	Café/ flower shop	1		1 café
H	Creative arts school	5	Amenities for 600 students inc. a welding shop, workshops and a gallery	
I	Youth centre	5	Provision for 10 organisations to hire space simultaneously	
J	Co-housing	3	Co-housing with separate 1 storey common house	16 units
K	GP Surgery	1		1 GP surgery
L	Housing	2	2 Storey terraced houses	4 houses
M	Housing	3	3 Storey terraced houses	32 houses

DENSITY ANALYSIS

Data taken from:
The London Plan, Policy 3.4 Optimising Housing Potential: Table 3.2 Sustainable residential quality (SRQ) density matrix (habitable rooms and dwellings per hectare)

Setting	London Plan Density Targets	Our Proposal			
	PTAL Level 6	Area 1	Area 2	Area 3	Area 4
Urban	200 - 700 hr/ha	466 hr/ha		240 hr/ha	486 hr/ha
3.8 - 4.6 hr/unit	45 - 185 u/ha				97 u/ha
3.1 - 3.7 hr/unit	55 - 225 u/ha	155 u/ha			
2.7 - 3.0 hr/unit	70 - 260 u/ha			120 u/ha	
Central	650-1100 hr/ha		1084 hr/ha		
3.8 - 4.6 hr/unit	140 - 290 u/ha				
3.1 - 3.7 hr/unit	175 - 355 u/ha		361 u/ha		
2.7 - 3.0 hr/unit	215 - 405 u/ha				

This table compares the density of 4 representative areas of the proposal with the London Plan residential density matrix. It illustrates that areas 1, 3 and 4 of the proposal meet the target for urban density, and area 2 meets the target for central density.



EXHIBITION



EXHIBITION
PROPOSAL MODEL



DEBATES

EQUALITY AND JUSTICE



Speakers:
Lorraine Gamman(LG) Director, Design Against Crime Research Centre, Central Saint Martins
Steve Griffith, (SG) Director, Copenhagen Youth Project
LJ Flanders, (LF) Author/Founder, Cell Workout
 Chaired by:
Rob Wilson, Architecture Editor, The AJ

The panel discussed the idea of justice that Pentonville represents and how social justice could be embedded in a new development.

- Social media continuously bombards younger people. It exposes them, desensitises them, and portrays an image of what they should be. SG
- Young people often have nothing to loose, and there is a misconception that crime pays. SG/LG
- In UK prisons over the past year, there has been an increase in homicide, suicide and self harming. LG
- Drawing from his own experience, LJ Flanders described the difficulty of

"Pentonville should remain a space where re-offending continues to be addressed"

Lorraine Gamman

- spending time purposefully in prison; opportunities for rehabilitation are there if you look for them. LF/ LG
- It was agreed that the site should always represent it's history, but it should also address the locals which include deprived young people, homeless people, and ex prisoners. LF/LG/SG
- Community space should be designed so that anyone and everyone can use it. New housing design shouldn't create a further divide between social housing and market housing.

MEMORY



Speakers:
Miranda Critchley, PhD student, UCL
Emily Gee, London Planning Director, Historic England
Ray Rogers, Architect, Urban Designer and Planner
 Chaired by:
Owen Hopkins, Senior Curator of Exhibitions and Education, Sir John Soane's Museum

The panel discussed the meaning of memory, with regards to the historical context and issues of re-appropriation/memorialising Pentonville.

- Pentonville prison is grade II listed. The listing notes the physical fabric; the radial plan and the separate cell system (which enable surveillance and isolation) as significant features. EG
- Memory is different to history/ heritage/ physical fabric, it is about distinctive experiences and responses. RR/OH
- Sites of conscience are places to remember and preserve memory, Pentonville would be suited

The legacy is not something that stops, there are still lives being impacted."

Member of the audience at the Memory debate

- as one. RR
- There's a precedent of converting prisons to luxury hotels, this doesn't retain the memory of the site. In contrast Bayview Correctional facility in NYC has been remodelled to accommodate the women's rights movement, directly addressing those from the prison. EG/MC
- Holloway prison closed in 2016; 'reclaim Holloway' is calling for housing for the locals, and the legacy for 'the women who lived and died there' to be preserved. MC

WELLBEING



Speakers:
Ken Worpole, (KW) Writer and Social Historian
Daisy Froud, (DF) Community Engagement Strategist
John Long, (JL) Development Director, Igloo
 Chaired by:
Sarah Wigglesworth, Director SWA

The panel discussed, the meaning of wellbeing in relation to the community and how it can affect future developments.

- Traditionally institutions or hospitals provided care/ custody. Today's hospices/ Maggie centres make a much better contribution to society's wellbeing. KW
- Originally Pentonville was an innovative prison, so today the site is an opportunity to provide innovative new community facilities. DF
- Currently London doesn't provide affordable living, this is detrimental to individuals wellbeing. DF
- Igloo invests in projects with a social purpose, this creates

"We need to be looking for changes to the way land is dealt, and different types of client that are not incentivised by financial return."

John Long

- more suitable developments.
- Today a community is made up of long standing members and short term global members. New developments need to address both. SW
- A local agenda for issues such as affordability, city wide infrastructure, and tenure of housing needs to be set out more clearly, you can't consider these factors holistically when designing a single project. DF

"Give us a youth space . . . give us an entrepreneurial space . . . and maybe space for homeless people, where they can shower, they can keep clean . . . or for ex-offenders."

Steve Griffith

"Memory needs to be an active process, although memorials and exhibitions are part of this they can't be the only form, we need to see memory as a way of working directly against the repression and state violence that these sites (prisons) represent."

Miranda Critchley



WORKSHOP

PUBLIC PROPOSALS



"It had never occurred to me that there was any option other than for the prison to be sold off to developers . . . The idea that something could be done with the site that might actually benefit the local community was something of a revelation to me."

Caledonian road resident



"I live in Thornhill Crescent and would be very interested in the Co-housing development."

There are a lot of people reaching retirement in the area who would downsize if they didn't have to leave their neighbourhoods."

Thornhill crescent resident