



COMMUNITY PLAN FOR HOLLOWAY

Updated April 2025: Residents' questions and concerns about the redesign of phases 2 and 3 of Holloway Park

The Community Plan for Holloway (CP4H) team has been talking to local people at events, as well as attending and convening meetings with the local community. This document lists the residents' questions and concerns expressed to us, about the redesign of phases 2 and 3 of Holloway Park.

It is important that the local community is involved in the redesign - we know the needs of current and future residents, and want to make sure those living on and around the site thrive. We have the right to be heard and consulted.

These concerns may be useful to help you to decide how you wish to respond to Peabody's current survey and consultation - all links and info here:

<https://hollowayparkcommunity.co.uk/updates/phases-2-3-consultation/>

This document was updated in April 2025 following the publication of Peabody's updated proposals for phases 2 and 3 of Holloway Park. CP4H will continue to add concerns as we become aware of them during the consultation process.

SUMMARY

These are the key areas of concern residents have shared with us. For more details on each concern see below.

- 1. Higher towers** - if two of the towers are now 19 storeys instead of 9 how will that impact residents both on the development and living in neighbouring estates and the park
- 2. Loss of larger social rent homes and wheelchair accessible homes from Phase 1** - Peabody has promised to reinstate anything that was lost because of the building of the

second stairwells in phase 1 in phases 2 and 3. Most of the wheelchair accessible homes have been replaced by wheelchair adaptable homes.

3. Increased density and local services - the original plans already exceeded Islington planning department's own guidance. How will even more units on the development impact residents' access to health, schools and transport services

4. Equality and Tenure-blind development - Making a development tenure-blind (impossible to distinguish e.g. socially rented and privately owned blocks) goes beyond the look of the buildings, it's about allowing all residents access to on-site amenities. Will this be the case at Holloway Park, which is being called tenure-blind by the developers.

5. Double aspect vs single aspect - The false 'dual aspect' design of homes for social rent in phase 1 does not guarantee the flats will be cool in summer and warm in winter. Such design should be avoided in phases 2 and 3 to avoid high energy bills to cool and heat residents' homes.

6. Safety on Holloway Park - CCTV can only provide a degree of reassurance; people being around and active community building are as if not more important. How will Peabody support and develop the community?

7. Disability and inclusivity on the site - Local residents and people with a range of disabilities must be given the opportunity to feed their ideas into the design. Will there be enough wheelchair accessible and adaptable units for the current and projected demand?

8. Access to Holloway Park from other estates - how are local residents being consulted about secondary access routes?

9. Traffic safety - in and around the site, lorries, cars, e-bikes and scooters must be managed safely especially as this is a car-free development.

10. Viability figures - The developer cites viability as one of the reasons for this extra planning application: can information be shared so the community understands its necessity?

More details below:

1. Impact of the higher towers

Peabody is proposing that two of the towers, which were previously going to be 8 or 9 storeys high, be increased to either 17 or 19 storeys. What will be the impact of these increased heights on neighbouring homes, both on and off site? What will life be like in the homes in these tall blocks?

- Will there be increased overshadowing? What are the legal limits on loss of light? There should be an assessment by a daylight consultant and this should be made public asap.
- Will there be wind tunnels created by these high towers on the site?
- What is the distance between the blocks and do they meet legal limits? Will there be issues with privacy both for existing residents living around the site, and for new residents?

2. Loss of larger social-rent homes and wheelchair accessible homes from Phase 1

Peabody is proposing either 65 or 53 additional homes for social rent (they have presented two options) still making up 42% of the total homes on the site. 58 bed spaces, mostly in larger units, were lost in phase 1.

- What size will the new flats be? Will the larger 3 bedroom homes that were cut be re-provided? Many say that Peabody should look at providing the larger units that are so needed in our borough and impact on the rights of some to have suitable and safe homes.

3. Increased density and local services

Peabody is proposing either 128 or 160 additional homes in total across the three tenures - private sale, shared ownership and social rent. This is proposed on a site that the local design panel has said is already too dense and overdeveloped.

- How is Peabody measuring the possible impact of this increase on local services, including GPs, community centres, schools and transport, which might impact on everyday rights to healthcare and education?
- What are your views on this?
- Do you think the reduction in shared ownership homes for one of the options is acceptable? (For more details on the pros and cons of shared ownership see [here](#))

4. Equality and Tenure-blind development:

- Will social rent homes and private homes be of the same quality? Will social rent tenants and private tenants be treated equally on the development with no discrimination of social rent tenants, as is their everyday human right?
- If the Council's own policy is to have tenure blind developments, will they have the same standards for other housing providers ie in this case, Peabody?
- Peabody says there are mixed views about whether some of the courtyards between blocks should be gated. People we have talked to wish all areas of the development, including the courtyards and the residents' lounge be open to all residents, regardless of tenure

5. Double aspect vs single aspect:

- The false "dual aspect" design is a big issue in phase 1 and will lead to over heated flats - we do not want to see that in the design for phases 2 and 3. We need more detail about dual aspect design and how these flats will be made to be energy-efficient.

6. Safety on Holloway Park:

- How will Peabody maximise so-called "passive" or "community surveillance" so that people of all ages feel safe and welcomed on the site? Community surveillance i.e. people being around, overlooking windows, shops, feeling part of a community may be better than CCTV. Empty shops must be avoided.
- What will Peabody do to ensure that a sense of community is developed and supported?
- What are plans for lighting and CCTV and how will these be maintained?

7. Disability and inclusivity on the site:

- Where are the locations of the 30 disabled parking spots? Are these enough, and will they be best located for the accessible flats and the adaptable flats?
- Does the number of accessible and adaptable homes on the site reflect the current and projected demand for this type of housing in the area? How will disabled people and disabled people's groups be consulted on any changes to plans?
- How will the Council ensure there will not be an impact on parking in the streets around the development because of blue badge holders or existing local residents moving on to the site retaining their parking permit?

- All routes on and onto the site should be made to be disabled or pushchair accessible including the new access point past Treastle Way, while maximising options to prevent misuse by e-bikes and scooters
- Local residents and people with a range of disabilities must be given the opportunity to feed their ideas into the design.

8. Access to Holloway Park from other estates:

- Will Peabody organise consultation meetings with Bakersfield and City of London Corporation estates to discuss the pros and cons open access will entail, listen to residents' concerns and influence the plans?
- Will Peabody ensure that residents who do not live directly around Holloway Park are being consulted when designing the connections between the development and the surrounding areas?

9. Traffic safety

While on paper a car-free development, Peabody will need to ensure all the delivery van, scooter and bike traffic, which is expected to be significant given current consumer behaviour (online shopping/food ordering), is managed safely.

- How will supermarkets manage their loading bays?
- With at least 3000 residents moving on site, how will Peabody ensure safer pedestrian crossings around the development, especially outside the main entrance on Camden Road?

10. Viability figures:

- How have market forces changed the requirements from these plans? Can you share the analysis regarding the viability of the site?

Please get in touch with us for further information at Plan4holloway@gmail.com. Our website is at www.plan4holloway.org

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