

## **CP4H - Residents' questions + concerns about phases 2 and 3 of Holloway Park**

This is a list of questions and concerns raised by local residents about the final designs for phases 2 and 3 of Holloway Park in December 2025. Peabody plans to submit these new plans to Islington Council in March 2026.

Peabody has now published the finalised plans on their website. You can see the new designs [here](#) and a Frequently Asked Questions document with more info and responses to some of the concerns people have raised [here](#)

Please get in touch with us at CP4H if you have any questions or if you'd like to get involved with our work at [engage.plan4holloway@gmail.com](mailto:engage.plan4holloway@gmail.com)

### QUESTIONS AND CONCERNS:

#### Pedestrian safety

- Given there will be a reduced number of pedestrian exits from HP, will Peabody need to discuss with TFL on the crossing at the end of Dalmeny Avenue and Camden Road, in the same way as they are working with TFL on the crossing further towards the development.
- What has Peabody done to seek assurances about safety on the Dalmeny/Camden Road crossing? There is a petition circulating at the moment created by local residents about this showing that many people are worried about the safety of this crossing already - see link [here](#)
- Can the design team confirm there will be windows from flats overlooking the alleyways between block A3/A4 and B1/B2?

#### Access

Road around blocks A1 and A2:

- Why more road? Behind the back block. Surely this should be an emergency and exceptional delivery route only? It brings vehicles even deeper into the site.
- We were told that this is now more road-like to make access easier for those with mobility issues/prams etc. Initially we were told it would be cobbled. This was then

corrected. Not cobbled. Will it be tarmac or concrete blocks?

- Were told it has to 'adoptable' road that meets standards by TFL highway authority:

1) Why does it have to meet TFL standards when it is a private road and

2) what is an adoptable road?

- We were told 'Materiality has been accepted by the Council' - what does this mean?

- We were told this road will have bollards and will be one way only- how will this be enforced for bikes, mopeds, scooters etc

- Will there be public ebike/scooter parking spots and if so, where will these be located?

### Shared Spaces/Community

- What will be the provision for communal space on phase 2/3 rooftops - phase 1 has communal space: is this the same 2/3? if not, why not

- Will the existing trees survive the encroachment?

- How accessible will the gated green spaces be? Locked after dark?

- We were told No play facilities are segregated and that everywhere is open (even spaces between private blocks in phase 1 to all residents. However, we were also told that any gated areas would be closed at dusk (NB when would they be opened, dawn?). These statements appear a bit contradictory, can you clarify?

- what facilities are in the gated spaces (which will therefore be inaccessible during part of the day to non-residents of those blocks).

- Will all residents have access to all the play areas...?

- *Is there more community use/space proposed?*

- How can you build a community without a hub, a community centre. The women's building cannot function as a dedicated community centre even if it might permit some community activities outside core hours.

- I am concerned about the lack of passive surveillance to the small 'play area' opposite A1/A2 Blocks - there are no flats looking on to it at all? Has the design team considered relocating the bin storage for A1/A2 to the north/east of the A2 block? This would mean there could be flats with windows overlooking this area and the access road separating the play area and the blocks A1/A2 can be pedestrianised except for emergency access only?
- Please can you confirm what the distance is at pinch point between block A2 / A4?
- Why is there a ramp inside A4 - can level difference be managed in the landscape?
- Is the access road cutting the development a 2 way road? What measures will be put into place to avoid it be used as a rat run in the future?
- concerns about single tenure buildings not being conducive to building community.
- concerns that homes are not sold for investment and left empty

#### Healthcare provision

- GP/dental provision: for the Extra Care facility? how many surgeries are walking distance from HPark? Is this enough provision?
- There is already a severe shortage of nursery places in the area, as well as GP and dentists. How will you address the impact of the new development on these services
- Concern about public toilet provision on the site - needs to be provided to not discriminate against certain user groups, also a water source to fill bottles is needed.

#### Tower Heights

- What is the height of all the towers in phases 2&3?
- What will be the impact of the new towers on Bakersfield and Holloway Estates including light and privacy?
- We know flat sizes are tightly regulated, however the quality of the space, the views/overlooking, and the quality/usability of the balconies, is important. The

balconies are also required by guidance, but if, over 10 storeys high, will they actually be usable and not wind blighted?

- What about the wind down drafts from these tall buildings? Have they run the wind tunnel tests yet?

- How can the play area at the front of the site be attractive and comfortable with hardly any sunlight and wind tunnel effects? Slippery with moss and algae due to lack of sun and light?

- How much more overshadowed is the main park? Can it be called a park surrounded by 15 and 20 storey buildings?

- concerns that especially being bordered by a conservation area the increased height of the towers will dominate the local area, is this of concern to Peabody or the Council?.

- Shared ownership is not a good option or attainable option for many. If shared ownership was removed from phases 2 and 3 how would that benefit tower heights.

#### Bedroom sizes

- What are the sizes (number of bedrooms and occupancies) of all the flats?

#### Quality of design

- *We were told that the colour palette is now light brick - is this for all blocks apart from A1 and A2?*

- How many rooms are prone to overheating and will need AC?

- How many flats have rooms that fail to reach minimum daylight levels?

- How many flats have rooms that fail to reach minimum sunlight levels?  
And for these 3, what is the split between private and affordable?

- Boards only showed example of lower level layout. We were told examples of Higher level flats could be put on to the website. Can you share the link for where these can be seen, please?

- Lighting and heating assessment displayed was for a 'dual aspect' flat. How does this hold up for a flat with single aspect on a different level

- concerns that despite reassurance, the light levels for nearby Bakersfield and Holloway estates will be impacted. The data needs to be shared asap.

### Sustainability

- Have they assessed the carbon emissions of building these even taller buildings? What are they doing to minimise emissions?

- Will they market these flats abroad before selling in the UK?

- How will preventing short term lets (air bnb) be managed?

- Can the project deliver meaningful improvements to the main road? Full greening of the central triangular traffic island for example?

- concerns about local infrastructure being able to cope. Caledonian road station is already very busy and bus routes serving the area too. What about access to GPs etc...

- Density is too much and the impact feels something that is not being taken seriously, including water supply. How will Thames Water being supplying an increased number of homes with no increase in infrastructure?