Updated November 2026

THE SUBMITTED PLANS

1. Why has a Section 73 application been submitted for Phases 2 and 3?

Planning permission for Holloway Park was originally granted by Islington Council in 2022 and Phase 1 is now under construction.

Since then, new fire safety requirements mean that residential buildings over 18 metres need to include second staircases. Construction and borrowing costs have also increased significantly since the original plans were approved.

We have therefore submitted a Section 73 application to update the existing planning permission for Phases 2 and 3. The revised proposals introduce second staircases and updated building layouts, alongside additional homes to help support the delivery of the wider development.

The application does not change the buildings being delivered as part of Phase 1, including the Women's Building.

2. What are the main changes to the plans?

The submitted proposals will provide 1,101 homes across Holloway Park, including 486 affordable homes.

Compared with the original 2022 permission, the main changes include:

- 116 additional homes across Holloway Park
- 486 affordable homes, including 415 for social rent
- Changes to the layout and height of buildings in Phases 2 and 3
- Second staircases in all Phase 2 and 3 buildings over 18 metres
- More family homes, with 794 two-, three- and four-bedroom homes
- 963 sqm of flexible commercial space for shops, cafés and other uses
- More publicly accessible open space, with gardens within Plots A and B now proposed to be open to the public during the daytime

The 1.4-acre public park and Women's Building remain part of the plans.

3. How much affordable housing will be provided?

Since the original permission was granted in 2022, rising construction costs, new regulatory and sustainability requirements, and wider market pressures have made schemes like Holloway Park more challenging to deliver.

In revising the scheme, we prioritised retaining all 415 social rented homes secured through the original 2022 planning permission. We're pleased to have kept that commitment, which is a shared priority for Peabody and Islington Council. Together with

the proposed shared ownership homes, this brings the overall proportion of affordable housing to 44%.

Has the height of the buildings changed?

Yes. Changes are proposed to the heights of buildings in Plots A and B, which make up Phases 2 and 3.

Plot A will include buildings of up to 19 storeys, compared with up to 9 storeys in the 2022 permission, while Plot B will include buildings of up to 17 storeys, compared with up to 11 storeys.

The taller buildings have been located towards the centre of the site, with buildings stepping down towards neighbouring homes. The submitted application includes detailed assessments of the effects of the proposals on townscape, neighbouring homes, daylight and sunlight.

There are no changes to the heights of the Phase 1 buildings.

4. **How have daylight, sunlight and overheating been considered?**

Daylight, sunlight and thermal comfort have been carefully considered as the proposals have developed, with building layouts, window orientation, shading and ventilation all informing the design.

A detailed Daylight, Sunlight and Overshadowing Assessment has been submitted with the application. This concludes that the majority of surrounding homes are predicted to continue to receive adequate levels of daylight and sunlight, while the public park and nature garden will continue to exceed BRE recommendations for sunlight throughout the year.

The new homes have also been designed to provide good levels of daylight and ventilation, with 97% of homes in Phases 2 and 3 dual aspect or enhanced single aspect. An Overheating Assessment has also been submitted, with measures including shading, natural ventilation and cooling where required to address overheating risk and meet the relevant requirements.

The full assessments can be viewed as part of the submitted planning application.

HOMES

5. **Will the affordable homes be built to the same standard as private homes?**

Yes. All homes at Holloway Park, regardless of tenure, will be built to the same high-quality design standards.

Peabody is committed to a tenure-blind approach, meaning there will be no difference in the quality of homes for social rent, London Shared Ownership or private sale.

All homes will meet or exceed minimum internal space standards, and 10.6% of homes will meet wheelchair housing standards.

6. **How can I get a social rent home at Holloway Park?**

The social rent homes at Holloway Park will be allocated through Islington Council's housing register.

When homes are approaching completion, they will be advertised through the Council's housing allocation process. More information about applying for council and housing association homes is available on Islington Council's website: https://www.islington.gov.uk/housing/finding-a-home/council-housing/bid-for-housing.

PUBLIC SPACES AND COMMUNITY

7. **What public spaces and facilities will be provided?**

The 1.4-acre public park remains at the heart of Holloway Park, alongside a nature garden, play spaces, new tree-lined routes and the pedestrian and cycle connection to Trecastle Way.

The submitted plans significantly increase the amount of publicly accessible open space, with gardens within Plots A and B, previously proposed for residents only, now open to the public during daytime hours.

The plans also provide 963 sqm of flexible commercial space for shops, cafés and other uses.

8. **What is happening with the Women's Building?**

The Women's Building is being delivered as part of Phase 1 and is unchanged by the new planning application.

The building will provide a dedicated space for women, including women with experience of the criminal justice system, to access services, support and activities.

Working with the Women's Building Collective

We are pleased to be moving into the next stage of this work with the Women's Building Collective and CIVA. Following positive discussions, we have agreed to a nine-month period of collaboration, which has been formalised through a Letter of Intent.

TRANSPORT AND LOCAL INFRASTRUCTURE

9. **How will transport and local infrastructure cope with the additional homes?**

Holloway Park will remain a car-free development, with parking provided for Blue Badge holders only. The submitted Transport Assessment considers the additional journeys

generated by the proposals and concludes that these can be accommodated by the surrounding transport network.

The plans prioritise walking, cycling and public transport, alongside improvements to pedestrian connections around the site.

The development will also be liable for Community Infrastructure Levy payments to Islington Council, which can be used to support local infrastructure and services.

CONSULTATION AND NEXT STEPS

10. How has community feedback influenced the submitted plans?

Thank you to everyone who took part in our consultation and engagement programme. This included public exhibitions, design workshops, surveys, an interactive questions board and targeted community research with local people.

Feedback received through the consultation and engagement programme has helped inform and shape the proposals as they have developed. This includes changes to the landscape and public spaces, opening up more of the gardens within Phases 2 and 3 for public use during the daytime, and refinements to the layout and design of the buildings.

Through the Social Place research programme, local women and community researchers shared their experiences of safety, accessibility and inclusion. This work helped inform the approach to the public realm, including clear wayfinding, well-overlooked routes, lighting and accessible public spaces.

A full summary of the consultation and how feedback has been considered is included in the Statement of Community Involvement, submitted as part of the planning application.

11. What happens next?

Islington Council will now consider the planning application and undertake its statutory consultation.

Residents and other stakeholders will be able to view the submitted application and supporting documents and submit comments directly to the Council.

The Council will consider representations received as part of its determination of the application.

You can view the planning application and submit comments **here** (application reference: P2026/2989/S73).

We will continue to provide updates on the Holloway Park website and through our mailing list as the application progresses. You can sign up to our mailing list here: https://peabody.nationbuilder.com/.