

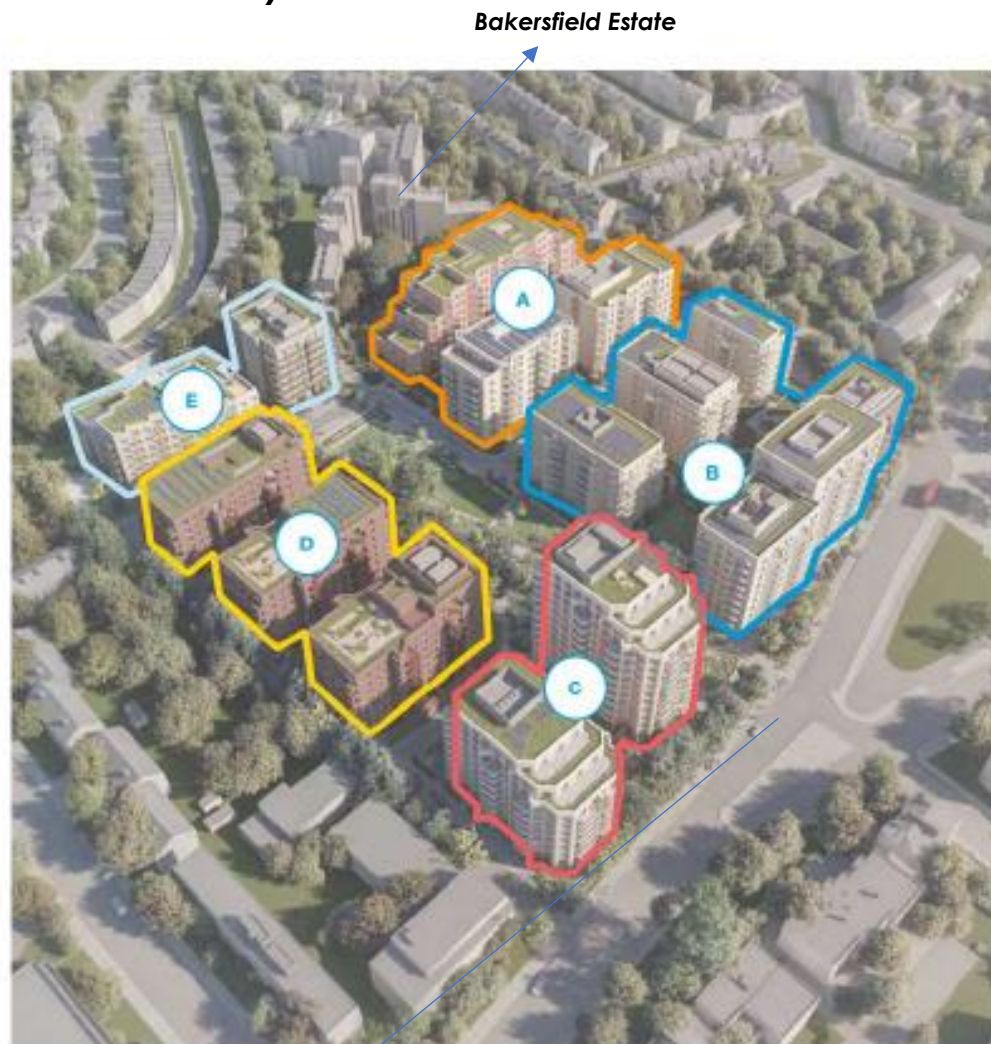


**HOLLOWAY – Coffee and Cake drop in
PARK August 2023**

What are we building, and how many floors?

985 new homes
(60% affordable):

- 415 social rent (42%)
- 178 shared ownership (18%)
- 392 private (40%)



Parkhurst Road

985 new homes, this is in addition to commercial spaces, the Women's Building and the 1.5 acre public park. There will also be facilities for all residents of the development to enjoy including a lounge and gym.

The floors for each block are as below;



What are the phases?

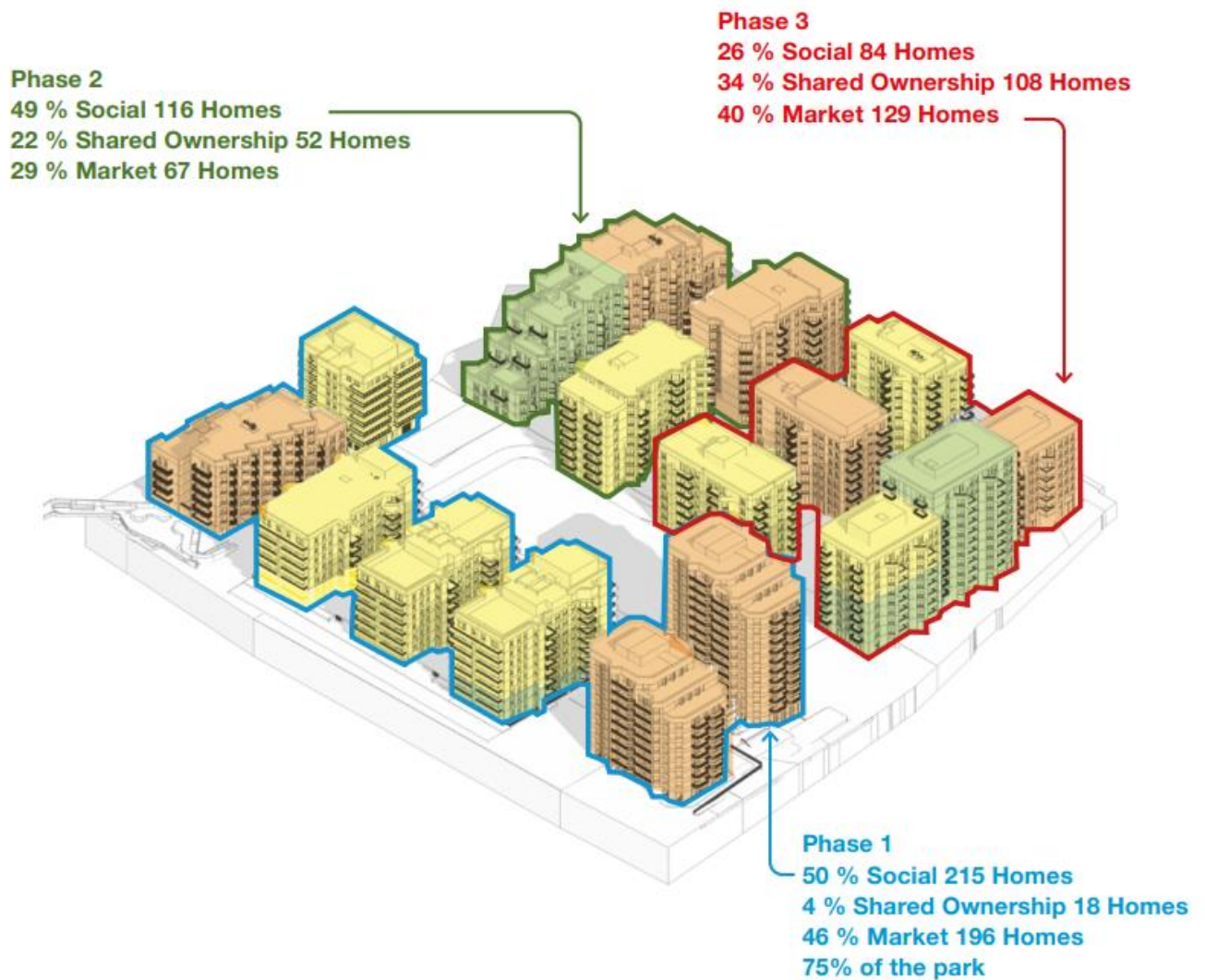
There are 3 phases;

Phase 1 – Plots C, D & E (429 homes) the first phase is 2023-27

Phase 2 – Plot A (235 homes) the second phase is estimated 2025- 28

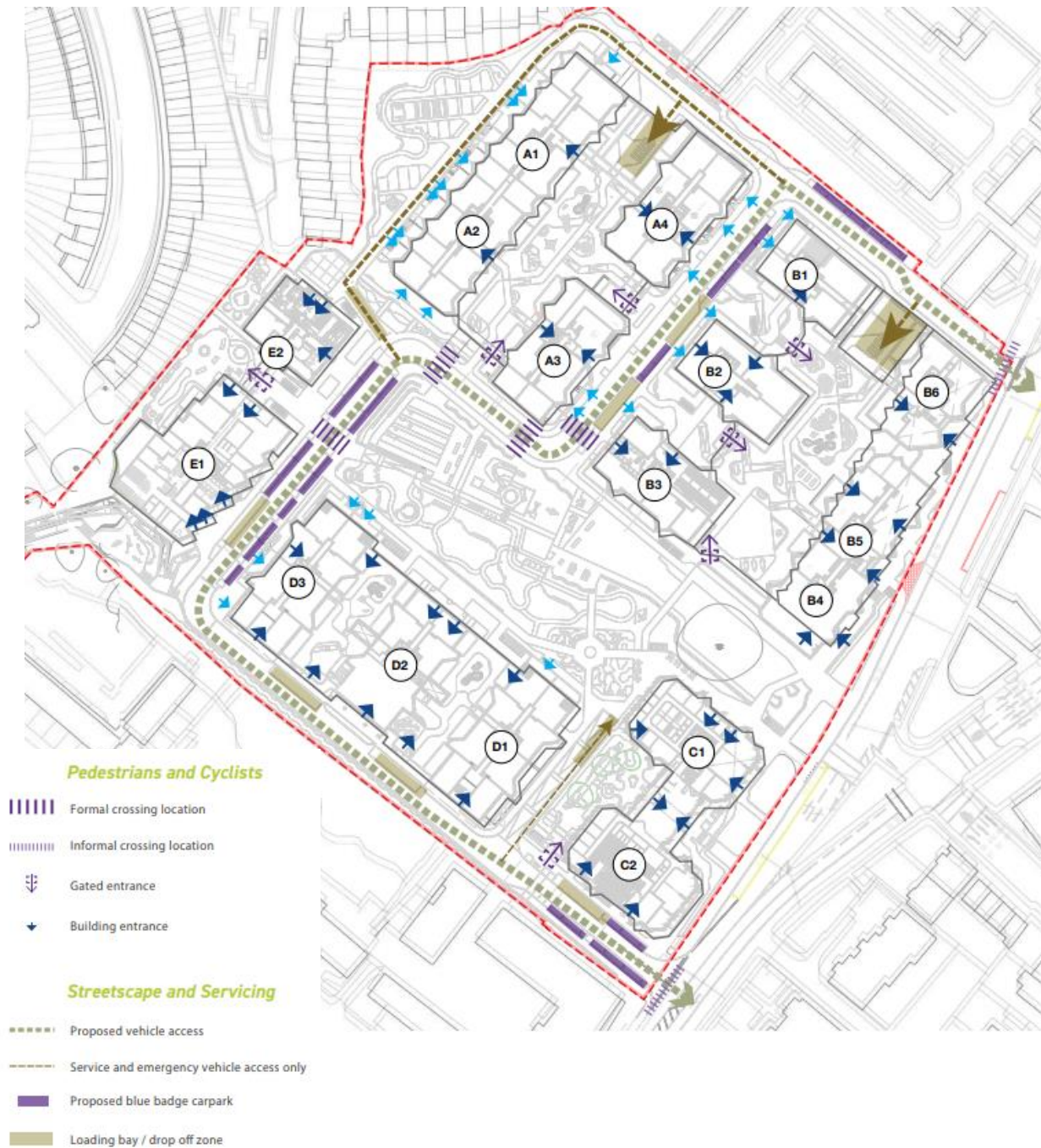
Phase 3 – Plot B (321 homes) the third phase is estimated 2025-28

Phase	Social Rent	Shared Ownership	Market Sale	Total Homes	% Affordable
Phase 1	215	18	196	429	54%
Phase 2	116	52	67	235	71%
Phase 3	84	108	129	321	60%
Total	415	178	392	985	60%



How will the traffic management work?

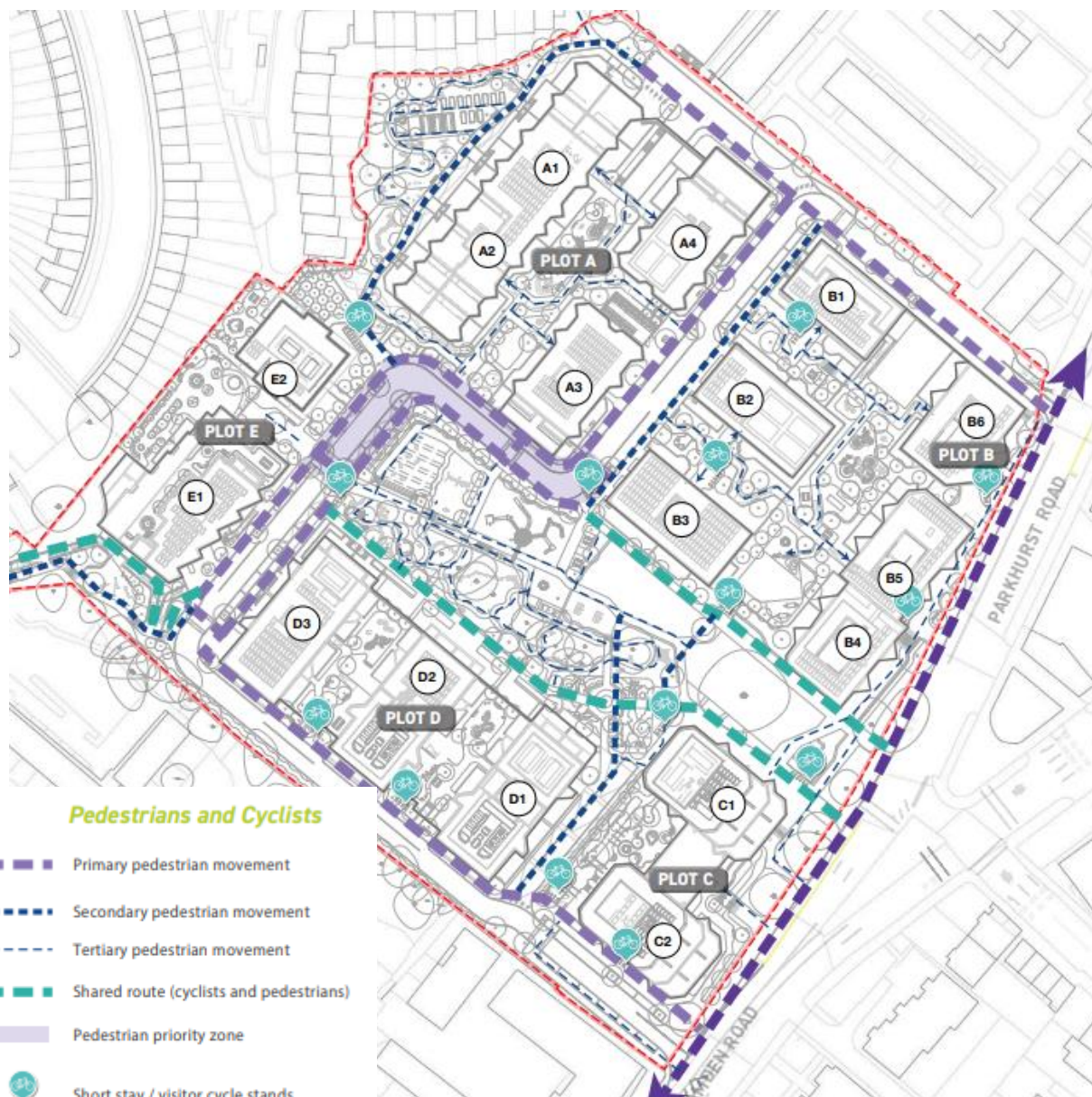
The scheme is car-free except for 30 blue badge parking spaces. No residents, employees or visitors will be permitted to park anywhere within the site unless they hold a blue badge. Residents will also be prohibited from obtaining parking permits for surrounding streets. Cycle parking facilities are provided across the site. The plan below shows the planned access connections. The below diagram shows the vehicle route through the site, as well as loading bays, and wheelchair accessible parking spaces.



Where is the pedestrian access?

The scheme is designed to be a car free space with pedestrians and cyclists the main priority. Please see the plan which is encouraging safe routes through the site and only allowing emergency and delivery vehicles access. The road is two-way as this provides a better environment and permeability for cyclists and encourages cyclists to take the primary position in the road.

A new pedestrian and cyclist connection route will also be provided onto Trecastle Way. The below diagram shows the pedestrian and cycle routes through the site.



In Trecastle Way are the storage units being demolished so this area can be used as an exit?

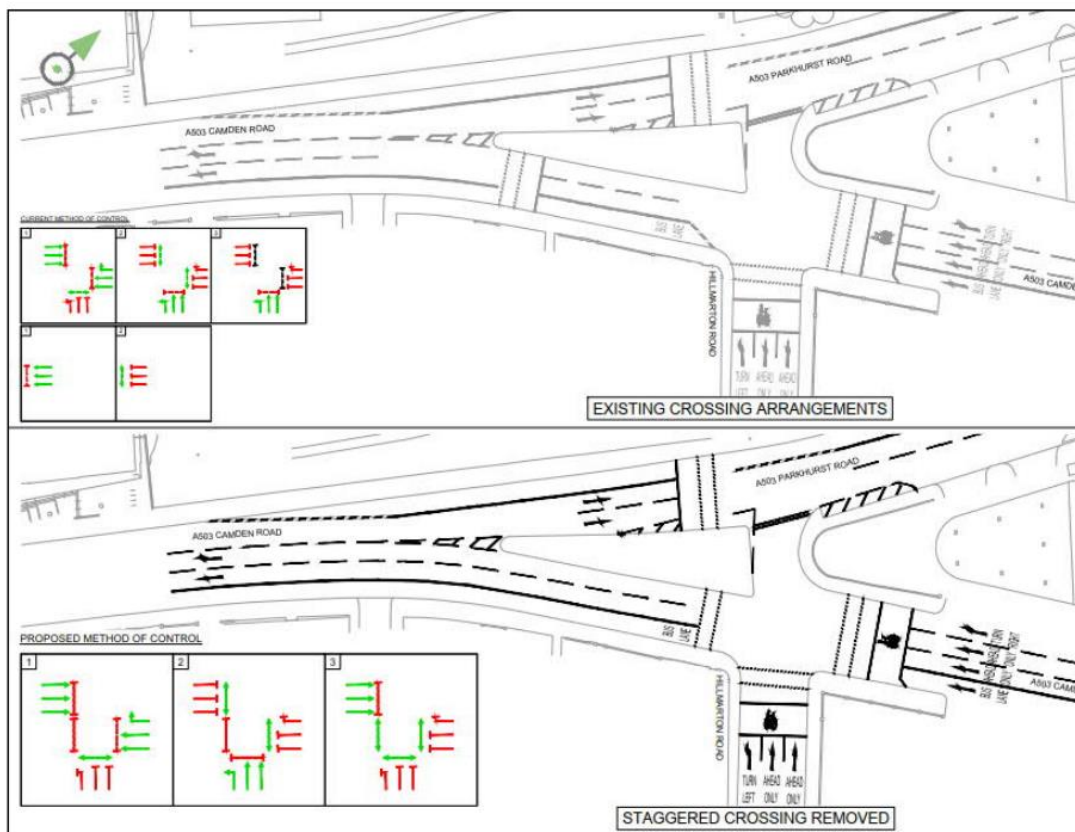
Peabody will deliver a public pedestrian and cycle connection to Trecastle Way, which will require the demolition of the storage units. A meeting will be arranged to present the connection route designs to Trecastle Way residents prior to work starting.

Is there an update on the women’s building? & will the garden for the women’s building just be for their use?

In April 2023, we commissioned Inner Circle Consulting to produce a feasibility report for the Women’s Building. ICC spent April, May and June engaging with various stakeholders to understand service needs and potential operation models for the Women’s Building. The feasibility report is now being finalised, and our next step will be to start the procurement strategy to secure an operator for the building. The garden will only be accessible to users of the Women’s Building.

What plans are in place to improve infrastructure, additional GPs, etc for the new people?

We are going to improve the pedestrian crossing over Camden Road to Hillmarton Road. The stagger created by the current position of the crossing of the southbound lanes will be moved in line with the northbound crossing creating a much better pedestrian experience, as illustrated in the below drawing:



Our Environmental Impact Assessment, which was submitted as part of our planning application to assess the likely environmental effects of the development, showed that the existing local health and education services have sufficient capacity for our new development. The Assessment did however show that the existing bus network would not have sufficient capacity for our new development, and therefore we will be making a contribution of £500,000 towards the improvement of the 29 & 253 bus services.

In addition to this, we are making a contribution of £138,000 towards further accessible parking spaces in the borough and have made a £53,000 contribution towards improvements to the play area in Cambers Road Park.

Furthermore, we will be paying Community Infrastructure Levy (CIL) totalling £17m. This is split between mayoral CIL of £3.3m and Council CIL of £13.7m. The Council splits CIL funds received as follows:

- i. 50% for strategic projects allocated by the Council;
- ii. 35% for strategically and locally significant projects allocated by Councillors; and
- iii. 15% for spending at the discretion of Ward Councillors for projects identified in their Ward Community Plan.

Is there any parking, where, for whom?

Holloway Park is a car-free development, and therefore only wheelchair accessible parking will be provided. Users will require a blue badge to park. There is a no permit clause, so new residents will not be able to park in surrounding streets either. The Development will provide 30 wheelchair accessible parking spaces. The parking is sited along the proposed Residential Street. All of the parking space will have electric charging facilities.

How many homes will be for wheelchair users?

There will be 120 wheelchair homes, representing 12% of total homes.

- 89 are social rent and will be delivered as wheelchair accessible units
- 11 are Shared Ownership and will be delivered as wheelchair adaptable
- 20 are market and will be delivered as wheelchair adaptable.

Are all thresholds for the flat front doors now wide enough for wheelchair visitors?

All non-wheelchair homes will be designed to M4(2) building regulations (equivalent of 'Lifetime homes') so that they are more easily accessed and adapted should the need arise in future. Step free access will be provided for all homes and lifts provided within all building making them accessible for wheelchair visitors.

At the top of C2 the terraced floors at the top, Is this showing access to private space or a roof garden?

Both Block C1 and C2 have a combination of private terraces and communal terrace. Please see below planning drawing for Block C2 which demonstrates this. The private terrace will only be accessible to the residents of the individual home, but the communal terrace will be accessible to all residents who live in that specific Block.

