



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

What is the overall financial appraisal for the Holloway Park scheme?

This information is available from the Islington Council website as it is in the public domain.

Follow the link below:

<https://planning.islington.gov.uk/northgate/planningexplorer/generalsearch.aspx>

Then include the following application number and hit search:

P2021/3273/FUL

Application Searches - Other Criteria

Use this screen to search for planning applications using a combination of search criteria.

To search you can enter values in more than one field if required and the search will return all records that meet the criteria set.

None of the fields are case sensitive. Using the 'Date Search' dates can be selected by typing in the format "24-12-2020".

Searching under 'Applicant Name' alone may cause an error, try using additional fields such as 'Proposal Key Word' to narrow down

Your comments will be processed in accordance with our current DM Privacy Notice document [DM Privacy Notice](#)

Search Criteria

Application Number	<input type="text" value="P2021/3273/FUL"/>
Applicant Name	<input type="text"/>
Agent Name	<input type="text"/>
Proposal Key Word	<input type="text"/>
Application Type	< all > ▼
Development Type	< all > ▼
Status	< all > ▼

Search

Address Search

Property Number	<input type="text"/>
Property Name	<input type="text"/>
Street Name	<input type="text"/>
Post Code	<input type="text"/>
Ward	< all > ▼
Site Address	<input type="text"/>

Search

On the next page click on the application number

Planning Application Search Results

Record 1 of 1

Application Number contains P2021/3273/FUL and Date Validated is between 01 January 1983 and 31 December 2023

Application Number	Site Address	Development Description
P2021/3273/FUL	Former Holloway Prison Parkhurst Road London N7 0NU	Phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and park; car (blue badge) and cycle parking; and other associated works.

[New Search](#)

Then select the viability assessment below.

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Date Created	Document Type	Description	Further info
23/08/2022	Application Supporting Documents	Holloway Prison Site S106 050822_Redacted	
05/08/2022	Decision Notice Final	Approval with conditions and legal agreement	Decision Notice
16/06/2022	Application Supporting Documents	Accommodation schedule	17105_0_00_P910 Rev P03
16/06/2022	Application Supporting Documents	Plot by Plot summary	17105_0_00_P912 Rev P03
24/02/2022	Application Supporting Documents	Deferral Response_20220223_Redacted	
22/02/2022	Application Supporting Documents	17105_0_00_P910 - Accommodation Schedule	
22/02/2022	Application Supporting Documents	17105_0_00_P912 - Plot by Plot Summary	
22/02/2022	Application Supporting Documents	17105_2_00_P901 - Plot B Accommodation Schedule	
22/02/2022	Application Supporting Documents	17105_2_00_P903 - Aspect Schedule	
22/02/2022	Application Supporting Documents	17105_2_00_P905 - Unit Area Schedule	
22/02/2022	Application Supporting Documents	Design & Access Statement p112 Tenure	
22/02/2022	Application Supporting Documents	Design & Access Statement p113 Tenure Rev A	
22/02/2022	Application Supporting Documents	Play Strategy Addendum	
14/12/2021	Application Supporting Documents	Design & Access Statement	
18/11/2021	Application Supporting Documents	Daylight and Sunlight Assessment	
18/11/2021	Application Supporting Documents	Sustainable Design and Construction Statement Part 4	
18/11/2021	Application Supporting Documents	Viability Assessment_Redacted	
16/11/2021	Application Supporting Documents	Fire Statement_Redacted	
16/11/2021	Drawings - Proposed - Elevations	Dwg 17105_2_00_P202 Rev P02 - Plot B Building B3 and B4 Propos	
16/11/2021	Drawings - Proposed - Elevations	Dwg 17105_2_00_P205 Rev P02 - Plot B Building B3 Proposed Nort	
16/11/2021	Drawings - Proposed - Elevations	Dwg 17105_2_00_P208 Rev P02 - Plot B Building B2 Proposed Sout	
16/11/2021	Drawings - Proposed - Elevations	Dwg 17105_2_00_P400 Rev P02 - Plot B Building B6 Proposed Bay	
16/11/2021	Drawings - Proposed - Elevations	Dwg 17105_2_00_P401 Rev P02 - Plot B Building B3 Proposed Bay	
16/11/2021	Drawings - Proposed - Elevations	Dwg 17105_2_00_P402 Rev P02 - Plot B Building B6 Proposed Bay	
16/11/2021	Drawings - Proposed - Sections	Dwg 17105_1_00_P300 Rev P02 - Plot A Building A1 and A4 Propos	

The appraisal is from p301 on the document.

Where is the money coming from?

The money is coming from a loan agreement we have with the GLA, some grant money from the GLA for the affordable homes, and the remainder is funded through Peabody reserves/corporate borrowing.

What is the Section 106 contribution in terms of money?

Please see the S106 documents within the Islington planning portal (details above) as there are contributions for a variety of items listed in this document within the application supporting documentation. This can be seen within the Application Supporting documentation.

What about the effects on local infrastructure?

Peabody is making its contribution through the Section 106 agreement, but planning for the new residents in terms of supporting infrastructure remains the responsibility of Islington Council.

How can I get a Peabody home?

The homes at Holloway Park will be allocated through Islington Council. It is anticipated that this will be done through their choice-based lettings system, Home Connections. Through this system if you have applied for council housing and have 120 points or more you can bid for council and housing association properties. When we have social homes close to completion here, we will give Islington council the details to advertise the properties.

More information about how to bid for properties is available through Islington;
www.islington.gov.uk/housing/finding-a-home/council-housing/bid-for-housing

Who are London Square?

Founded in 2010, London Square is a leading residential developer delivering a range of high quality homes across Greater London - in well-connected locations where people choose to live.

We have built an outstanding reputation for exceptional design, sustainability, and for creating vibrant new communities with a sense of place. We also have an absolute commitment to the highest levels of customer service. Our customers are always at the forefront of everything we do.

Our role at Holloway Park, in a unique collaboration with Peabody, is to manage the delivery of well designed homes, set in attractive landscaped communal gardens, with residents' amenities and the Women's Building, which marks the heritage of the site.

For more information and the latest news, visit our website www.londonsquare.co.uk

How can I find out about shared ownership?

There is information at www.sharetobuy.com/shared-ownership-london/ about the properties for sale within London.

There are general eligibility criteria;

- You must be at least 18 years old.
- Outside of London your annual household income must be less than £80,000.
- In London, your annual household income must be less than £90,000.
- Shared Ownership purchasers are often first-time buyers but if you do already own another home, you must be in the process of selling it.
- You should not be able to afford to buy a home suitable for your housing needs on the open market.
- You must show you are not in mortgage or rent arrears.
- You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home.

Peabody also has a guide to shared ownership which gives plenty of useful information about how this works.

<https://www.peabodynewhomes.co.uk/ways-to-buy/shared-ownership/>