

PROJECT HOLLOWAY

TRECASTLE CONNECTION

AUGUST 2025

EX
A

LANDSCAPE VISION

COMMUNITY ORCHARDS
SAFE PLAY SPACES
PLAYFUL GARDENS
POP UP & PERFORMANCE
PEACEFUL ROUTES
FAMILYFRIENDLY SPACES



COLLECTIVE LIVING

BIODIVERSE PLANTING & HABITATS
BOTANICALLY RICH PLANTING
ECODISCOVERY
CONNECTING PEOPLE TO NATURE



ECOLOGY + ENVIRONMENT

INHERENTLY SOCIAL SPACES
NEW CONNECTIONS



CONNECTING

KEY LANDSCAPE OBJECTIVES



CONNECT TO THE WIDER LANDSCAPE



REDUCE CARS, PRIORITISE PEOPLE



A PLACE FOR PEOPLE

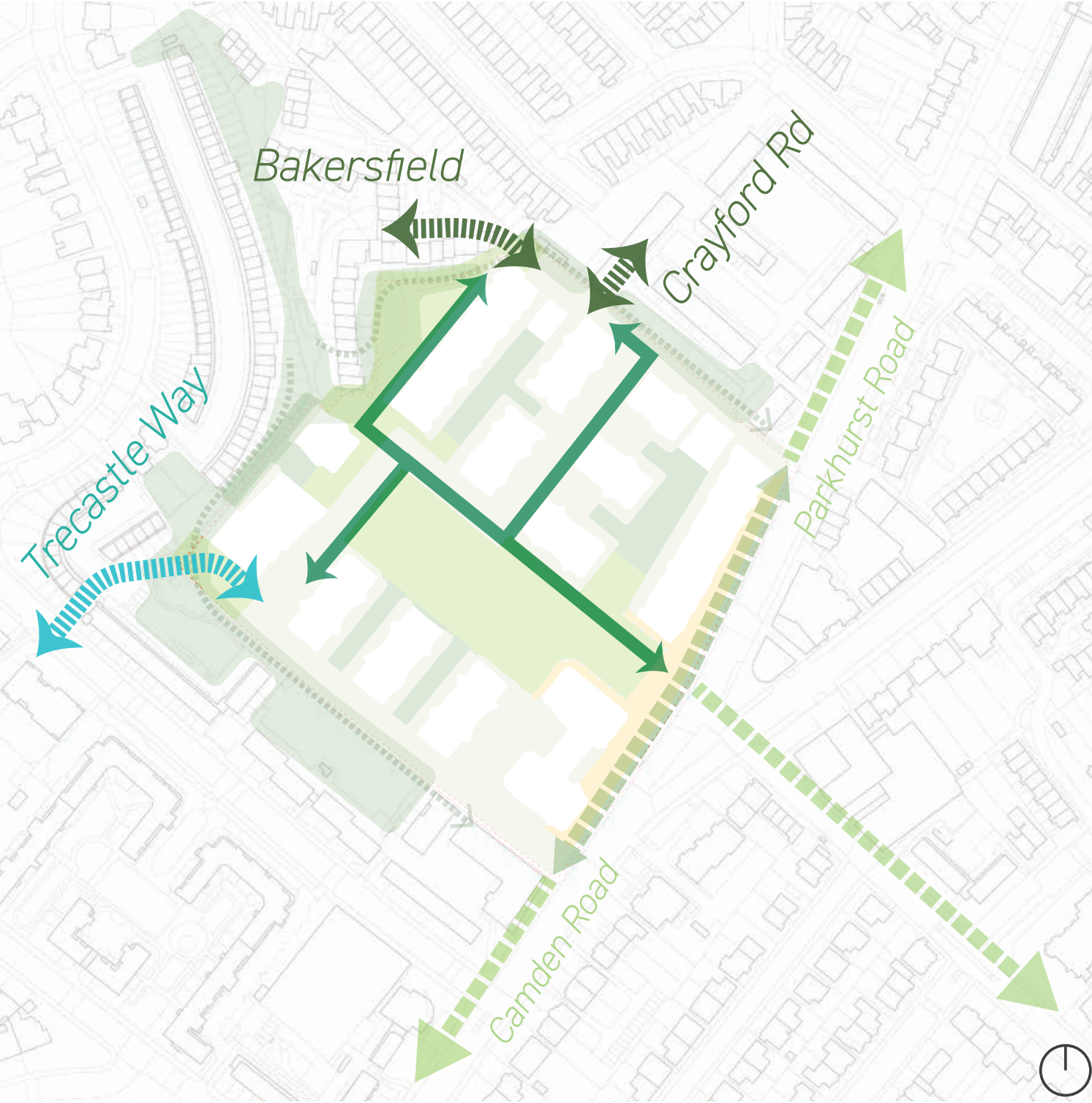


INTEGRATED ECOLOGY TO DEFINE AND ENHANCE

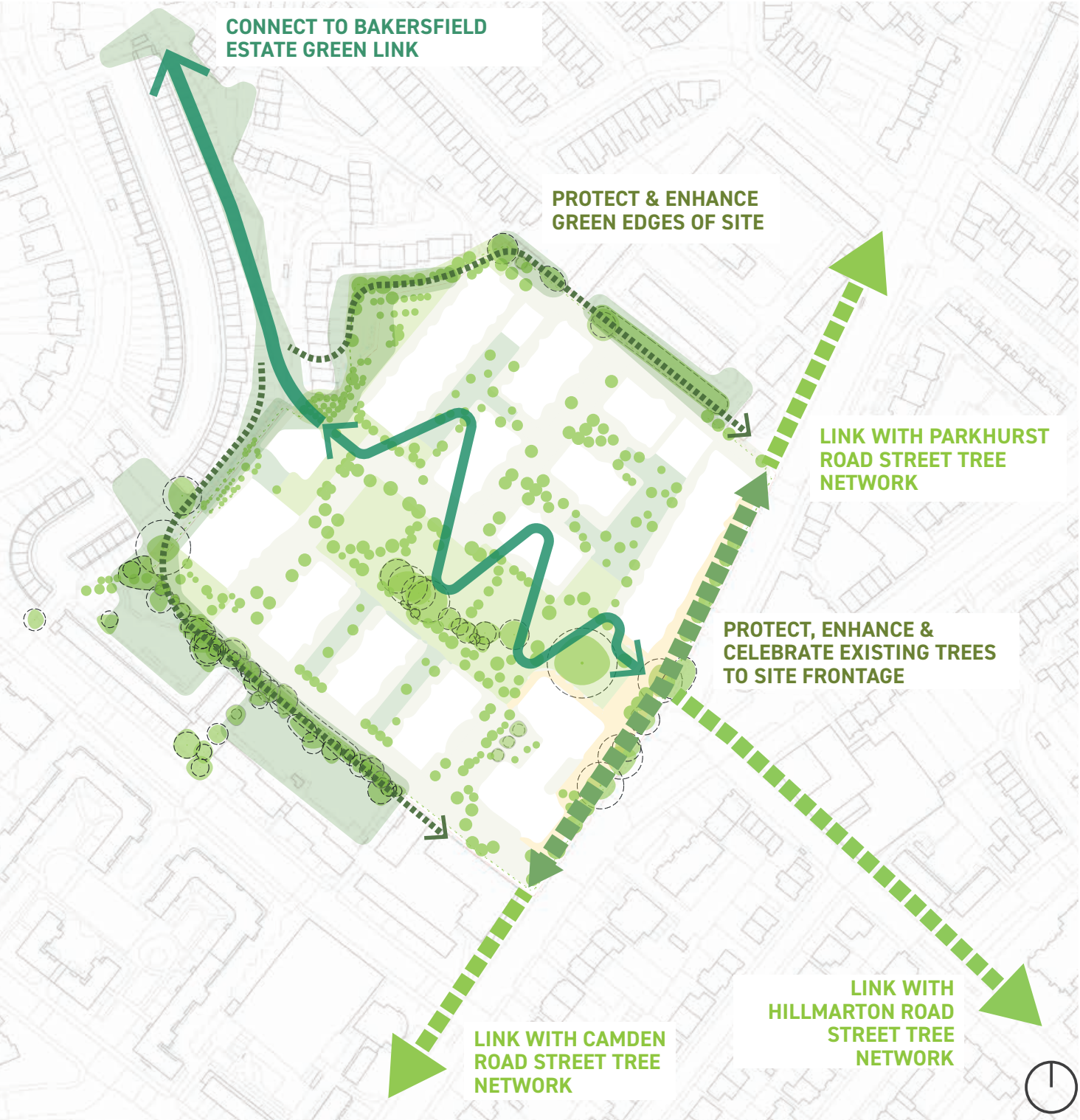


LOCAL CONNECTIONS + ROUTES

FUTURE PEDESTRIAN ROUTES

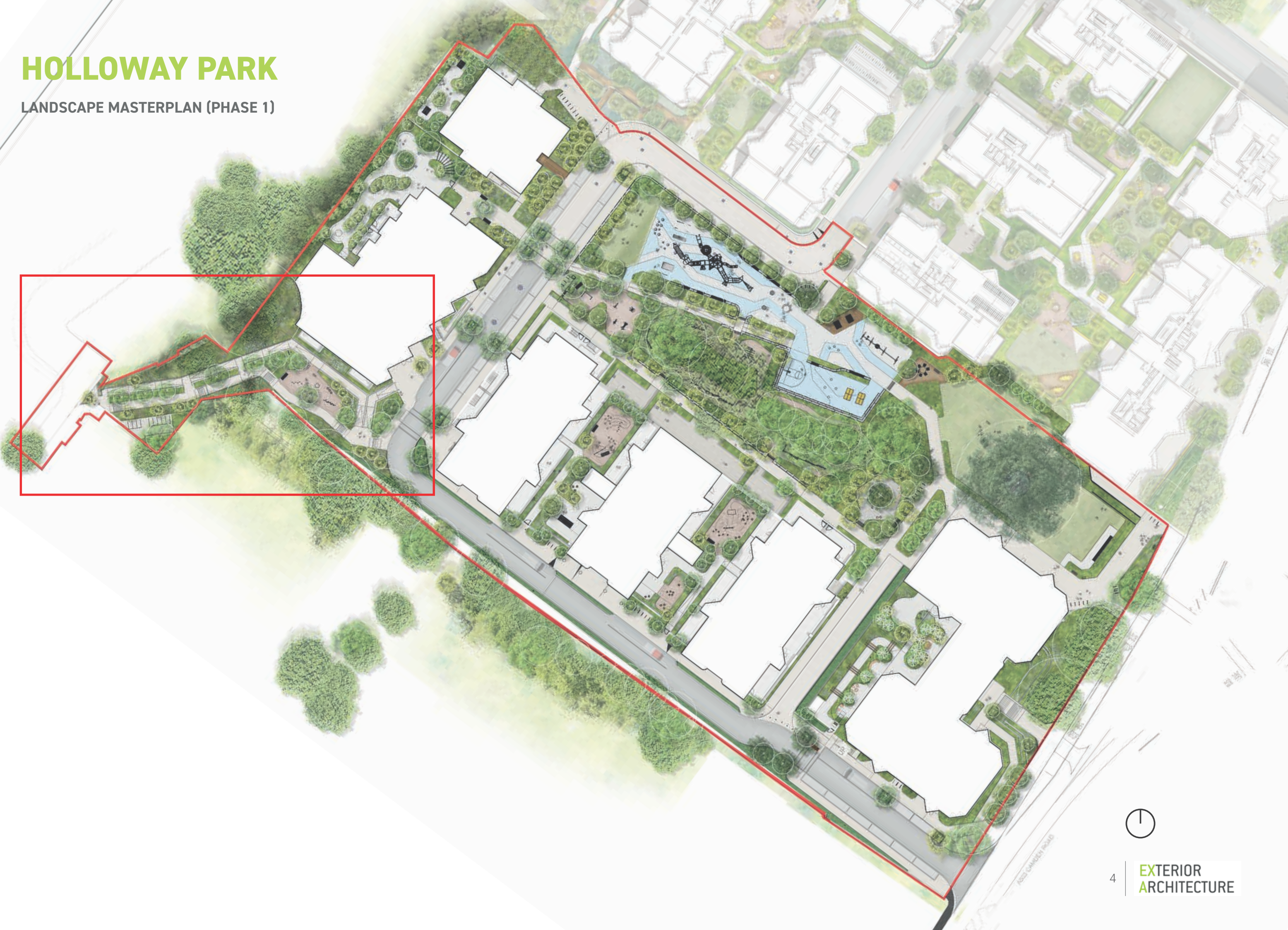


GREEN INFRASTRUCTURE AND ECOLOGICAL ROUTES



HOLLOWAY PARK

LANDSCAPE MASTERPLAN (PHASE 1)



TRECASTLE WAY

CONNECTIONS OUTSIDE SITE EXTENT



LOCATION OF PROPOSED CONNECTION ACCESS POINT AS IDENTIFIED BY LONDON BOROUGH OF ISLINGTON COUNCIL

TRECASTLE WAY

EXISTING CONDITION



- 1 Homes at Trencastle Way
- 2 Homes at Dalmeny Avenue
- 3 Garages
- 4 Shed
- 5 5x car parking spaces at Trencastle Way
- 6 Sloped path access to Trencastle Way homes
- 7 Existing planting and trees at Trencastle Way
- 8 Brick wall and large gate
- 9 Brick wall and small gate
- 10 Location of proposed connection



Existing homes at Trencastle Way, garages, car parks and sloped path



Existing homes at Dalmeny Avenue, existing wall and gate



Existing trees & planting along Trencastle Way



Existing gate & steps



View from Dalmeny Ave, existing storage

TRECASTLE WAY

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PROPOSED CONDITION



- 1 Homes at Trecastle Way
- 2 Homes at Dalmeny Avenue
- 3 New pedestrian & connection in to Holloway site
- 4 Car parking spaces retained: use of bollards, dropped kerb and give way markings to ensure safe interaction between cyclists and the parking spaces
- 5 Existing wall and sloped path retained and improved where necessary
- 6 Existing boundary to private gardens retained and improved where necessary
- 7 Defensible planting (to be discussed)
- 8 New boundary treatment (exact location to be confirmed)
- 9 Surface treatments to be upgraded

- > Garages to be removed
- > New connection from Trecastle Way into Holloway site garden created
- > Pram stores/sheds to be removed and re-provided within the estate land
- > Existing trees retained
- > New boundary treatments to be explored
- > Levels to Trecastle Way and to existing trees between site interface at the boundary to be retained
- > Upgrade to the surface treatment at Dalmeny Ave Entrance

DESIGN PROPOSAL: 2023

TRECASTLE CONNECTION



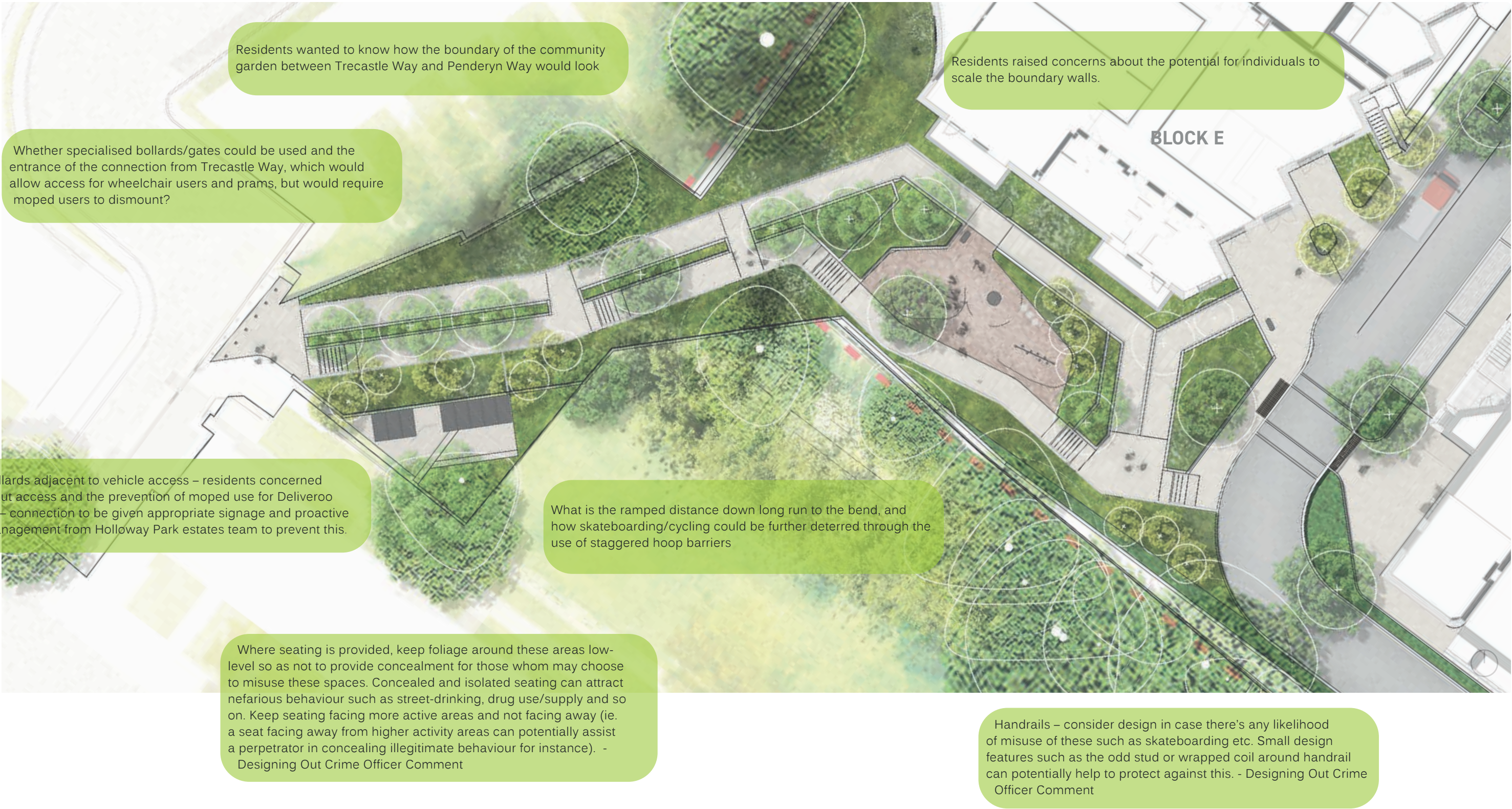
- 1 Compliant, sloped 1:15 path network with handrails
- 2 Stepped access route
- 3 Opportunity for amenity playspace with proposed planting
- 4 Existing planting and small trees retained
- 5 Existing large tree retained
- 6 Proposed raised planers with standard clear stem linear trees

- 7 Larger specimen trees
- 8 Switch-back of path towards proposed park
- 9 Improvements to surface treatment Design and materiality to be co-ordinated with the local authority
- 10 Potential location for replacement storage if required
- 11 New boundary treatment between path and residents garden
- 12 Seating pockets set into planting

- 13 Bollards (8-10m) to protect pedestrians and cyclists
- 14 New boundary treatment (exact location to be determined)
- 15 Existing boundary to private gardens retained and improved where necessary
- 16 Defensible planted buffer to back gardens
- 17 Existing car parks retained
- 18 Existing planting and trees retained

DESIGN PROPOSAL: 2023

TRECASTLE CONNECTION - RESIDENTS COMMENTS



Residents wanted to know how the boundary of the community garden between Trecastle Way and Penderyn Way would look

Residents raised concerns about the potential for individuals to scale the boundary walls.

Whether specialised bollards/gates could be used and the entrance of the connection from Trecastle Way, which would allow access for wheelchair users and prams, but would require moped users to dismount?

Bollards adjacent to vehicle access – residents concerned about access and the prevention of moped use for Deliveroo etc – connection to be given appropriate signage and proactive management from Holloway Park estates team to prevent this.

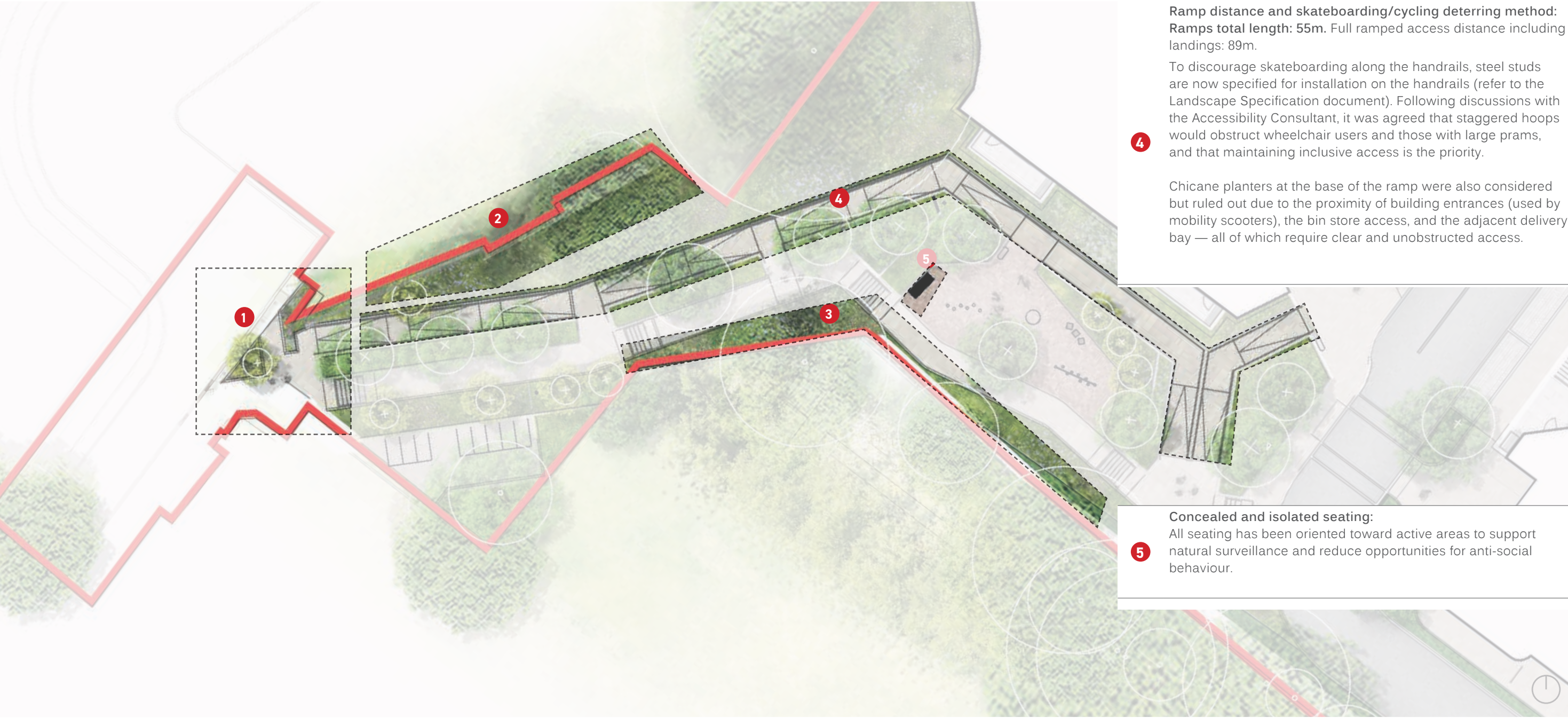
What is the ramped distance down long run to the bend, and how skateboarding/cycling could be further deterred through the use of staggered hoop barriers

Where seating is provided, keep foliage around these areas low-level so as not to provide concealment for those whom may choose to misuse these spaces. Concealed and isolated seating can attract nefarious behaviour such as street-drinking, drug use/supply and so on. Keep seating facing more active areas and not facing away (ie. a seat facing away from higher activity areas can potentially assist a perpetrator in concealing illegitimate behaviour for instance). - Designing Out Crime Officer Comment

Handrails – consider design in case there's any likelihood of misuse of these such as skateboarding etc. Small design features such as the odd stud or wrapped coil around handrail can potentially help to protect against this. - Designing Out Crime Officer Comment

DESIGN PROPOSAL: 2025

TRECASTLE CONNECTION - RESPONSE TO COMMENTS



Ramp distance and skateboarding/cycling deterring method:
Ramps total length: 55m. Full ramped access distance including landings: 89m.

To discourage skateboarding along the handrails, steel studs are now specified for installation on the handrails (refer to the Landscape Specification document). Following discussions with the Accessibility Consultant, it was agreed that staggered hoops would obstruct wheelchair users and those with large prams, and that maintaining inclusive access is the priority.

Chicane planters at the base of the ramp were also considered but ruled out due to the proximity of building entrances (used by mobility scooters), the bin store access, and the adjacent delivery bay — all of which require clear and unobstructed access.

Concealed and isolated seating:
All seating has been oriented toward active areas to support natural surveillance and reduce opportunities for anti-social behaviour.

DESIGN UPDATES FOLLOWING RESIDENTS COMMENTS

1

Ramp Access and Moped Safety: Residents raised concerns about mopeds using the ramps at speed. In response, we have explored measures to discourage moped access while ensuring the ramps remain fully accessible for large prams and wheelchairs. **The proposed solution includes the installation of chicane planters and signage clearly stating that moped access is prohibited, at the Trencastle Way entrance.** Additionally, the planters are proposed as rain gardens, incorporating surface indentations to manage runoff and to act as a physical deterrent to prevent vehicles from driving over them. These measures will require slower, more deliberate movement through the space, deterring mopeds while maintaining safe and inclusive access for all pedestrians.

2

Security Along Boundary Walls: Residents raised concerns about the potential for individuals to scale the boundary walls. We reviewed and revised the planting strategy to introduce dense, defensible planting along these walls. This not only strengthens the physical barrier but also discourages attempts to approach or climb the walls.

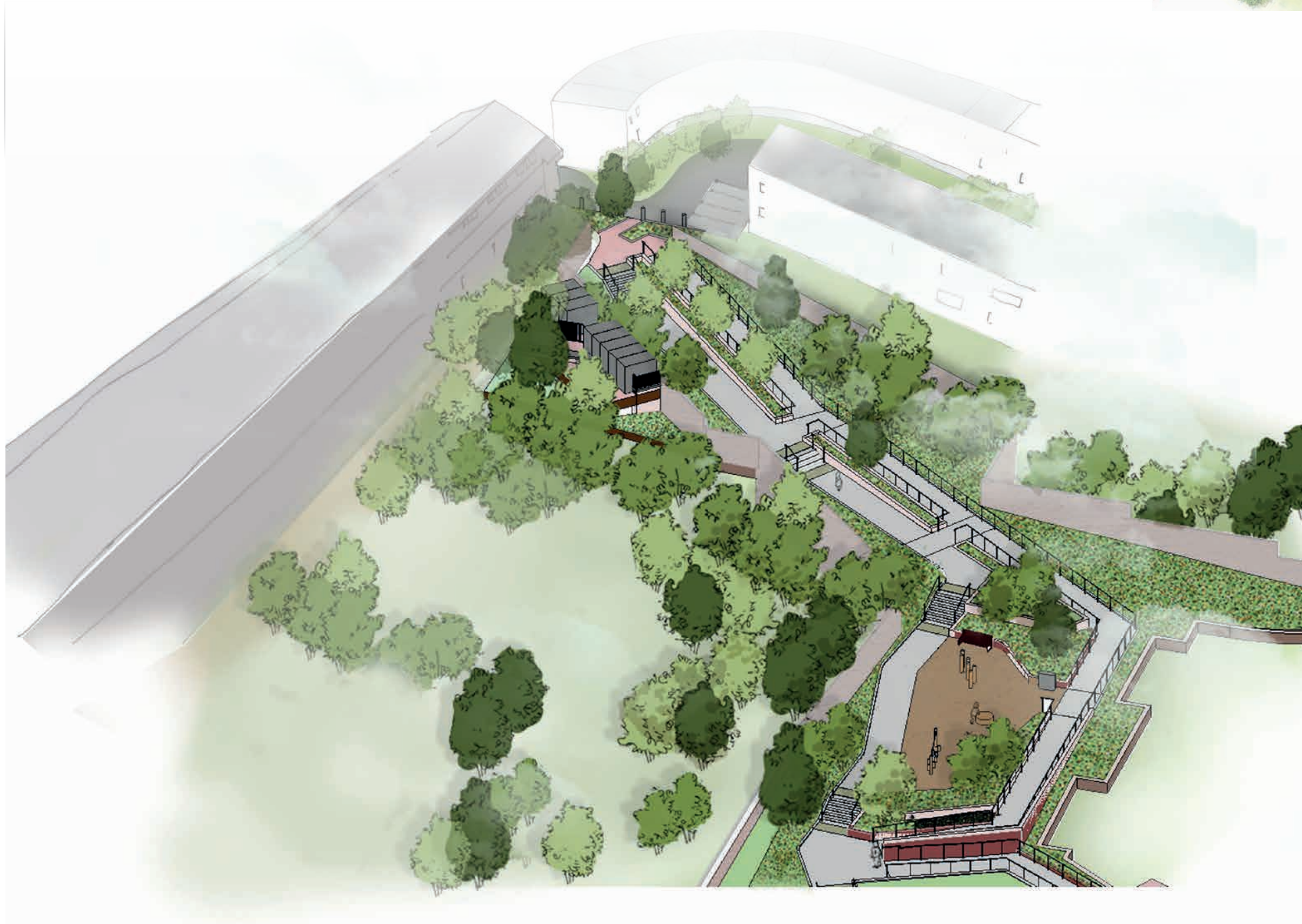
Additionally, a new 2.1m high brick boundary wall is now included.

3

Vulnerability Along Elevated Boundaries: Similar concerns were raised regarding the opposite boundary and elevated wall sections. To address this, we have incorporated climbing vegetation along the full length of the wall. This approach serves a dual purpose: it softens the visual impact of the wall while simultaneously making it more difficult to climb, helping to reduce the risk of vandalism and graffiti.

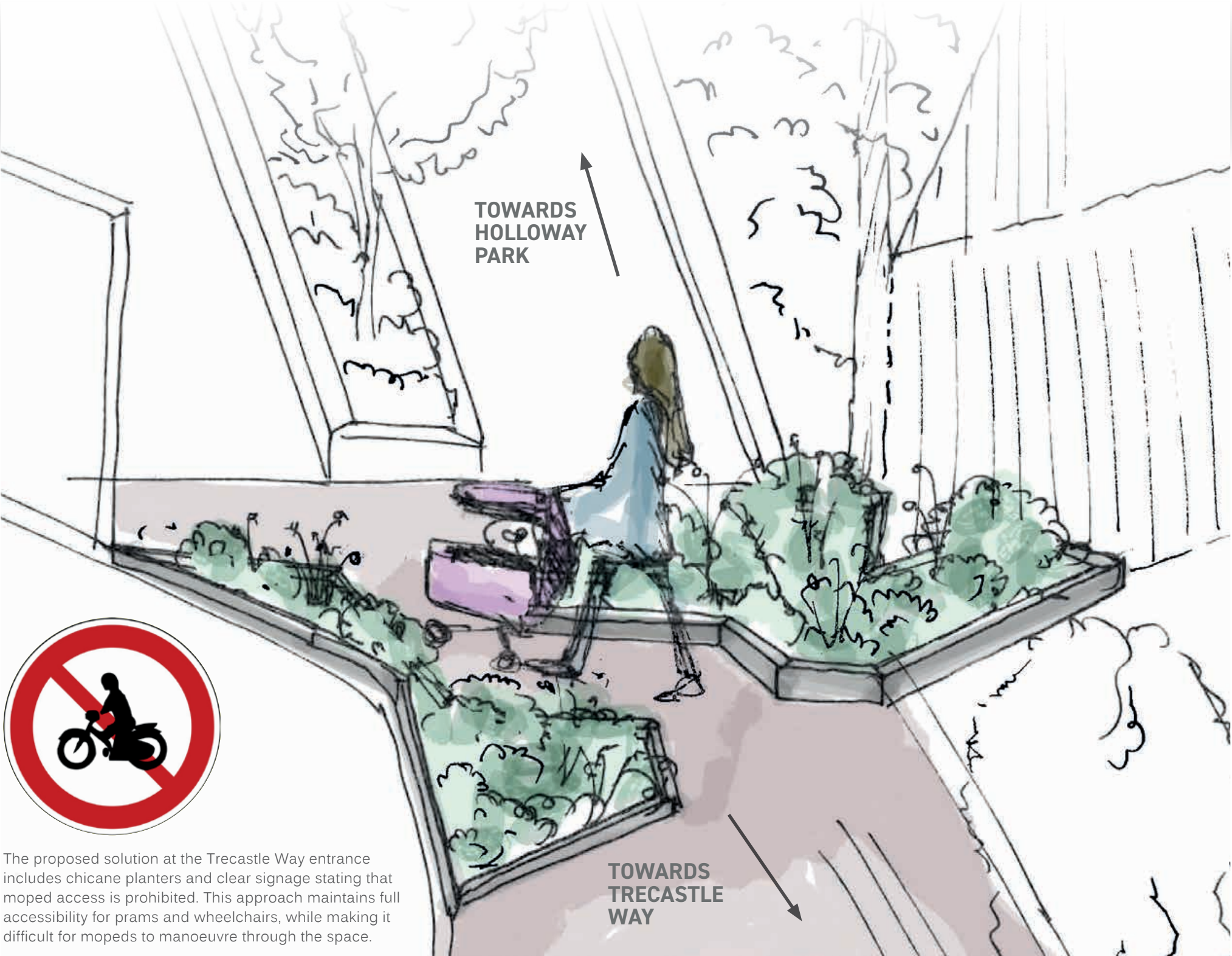
DESIGN PROPOSAL

INDICATIVE SKETCH VIEW OF CONNECTION BEYOND SITE BOUNDARY



DESIGN PROPOSAL

ILLUSTRATIVE 3D SKETCH OF THE PROPOSED PLANTER AT THE ENTRANCE TO TRECASTLE WAY



The proposed solution at the Trecastle Way entrance includes chicane planters and clear signage stating that moped access is prohibited. This approach maintains full accessibility for prams and wheelchairs, while making it difficult for mopeds to manoeuvre through the space.



Additionally, the planters are proposed as rain gardens, incorporating surface indentations to manage runoff and to act as a physical deterrent to prevent vehicles from driving over them.



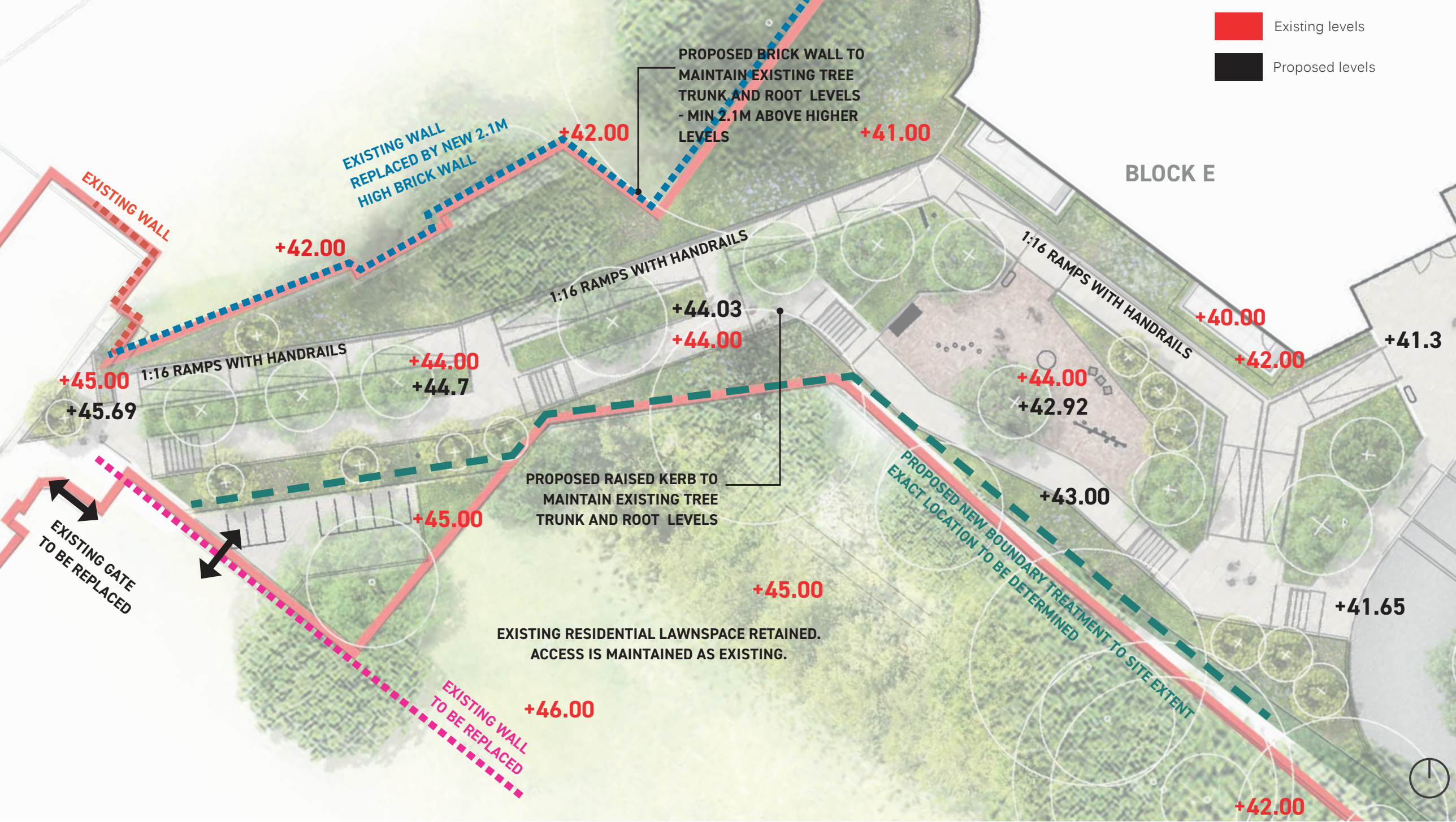
DESIGN PROPOSAL

WALLS AND BOUNDARIES- EXISTING LEVELS



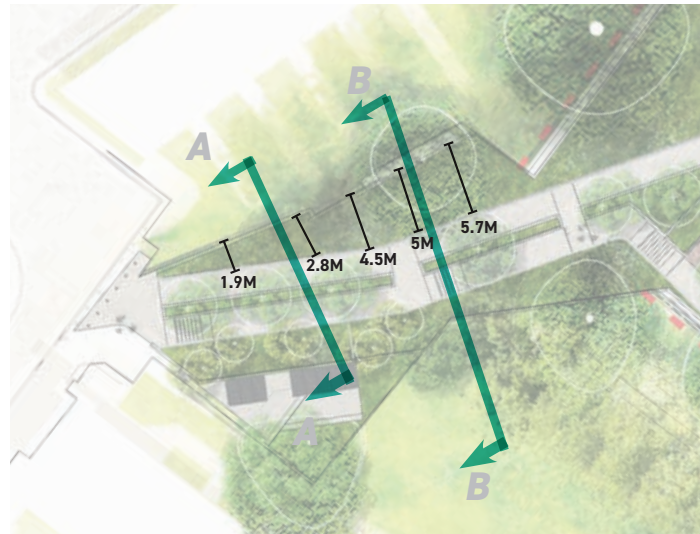
DESIGN PROPOSAL

WALLS AND BOUNDARIES

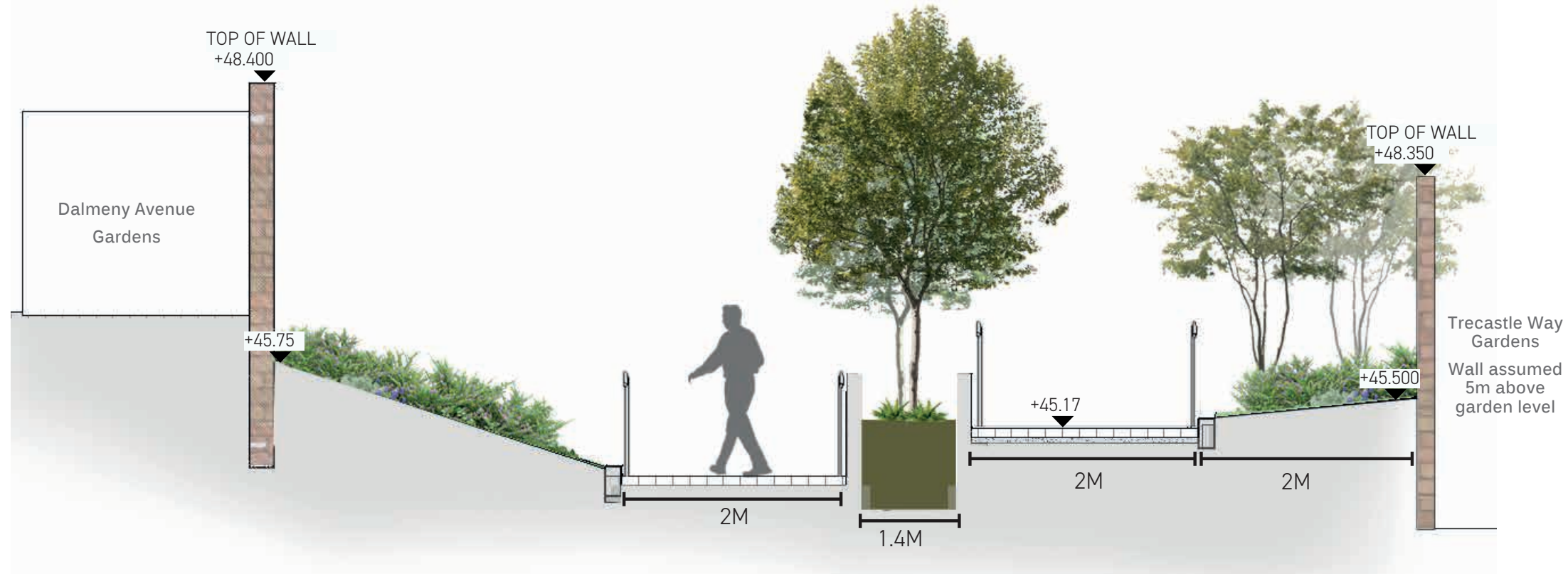


DESIGN PROPOSAL

NEW PATH DISTANCE FROM BOUNDARY WALL

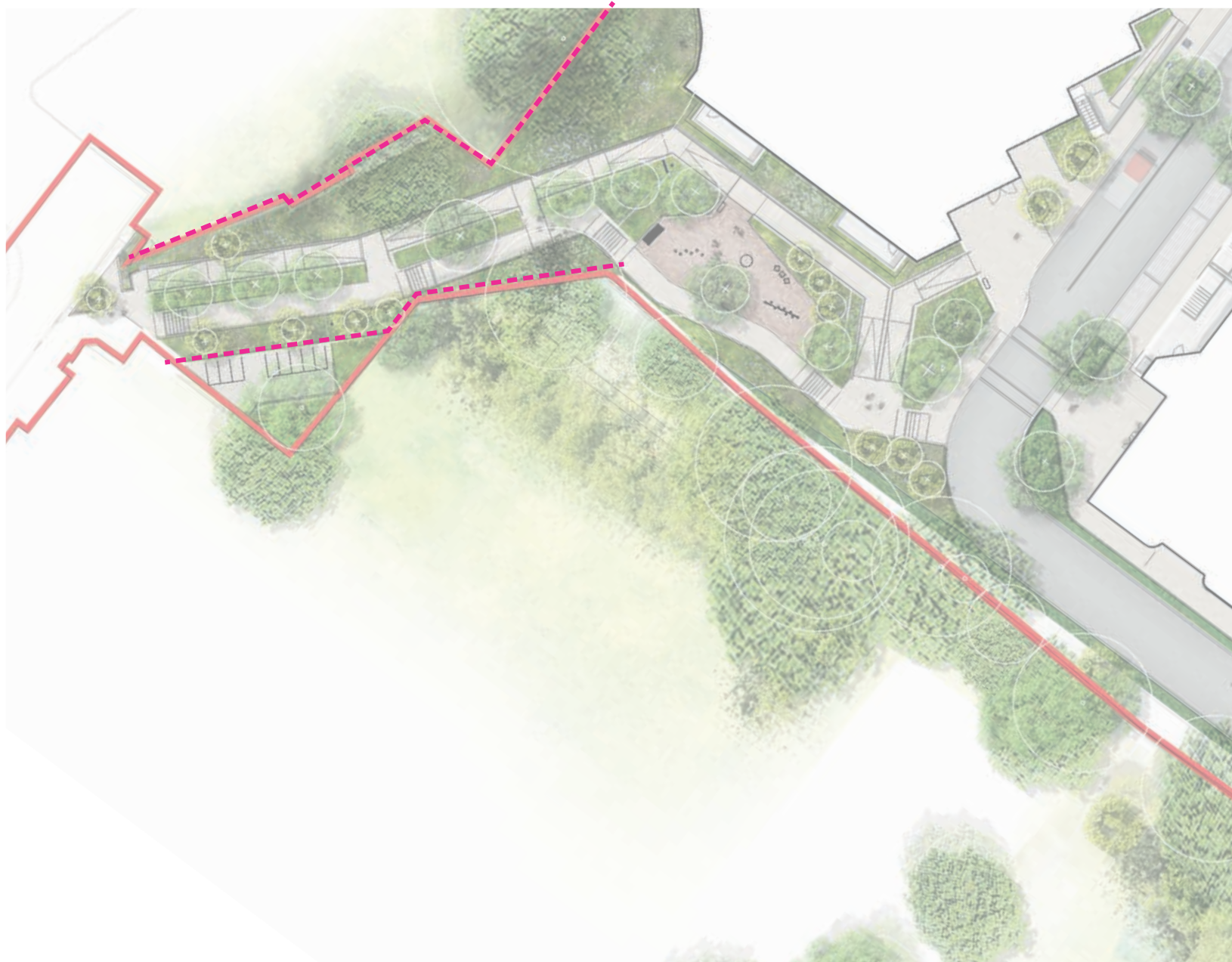


LEVELS SECTIONS ACROSS TRECASTLE STEPS



DESIGN PROPOSAL

WALLS AND BOUNDARIES



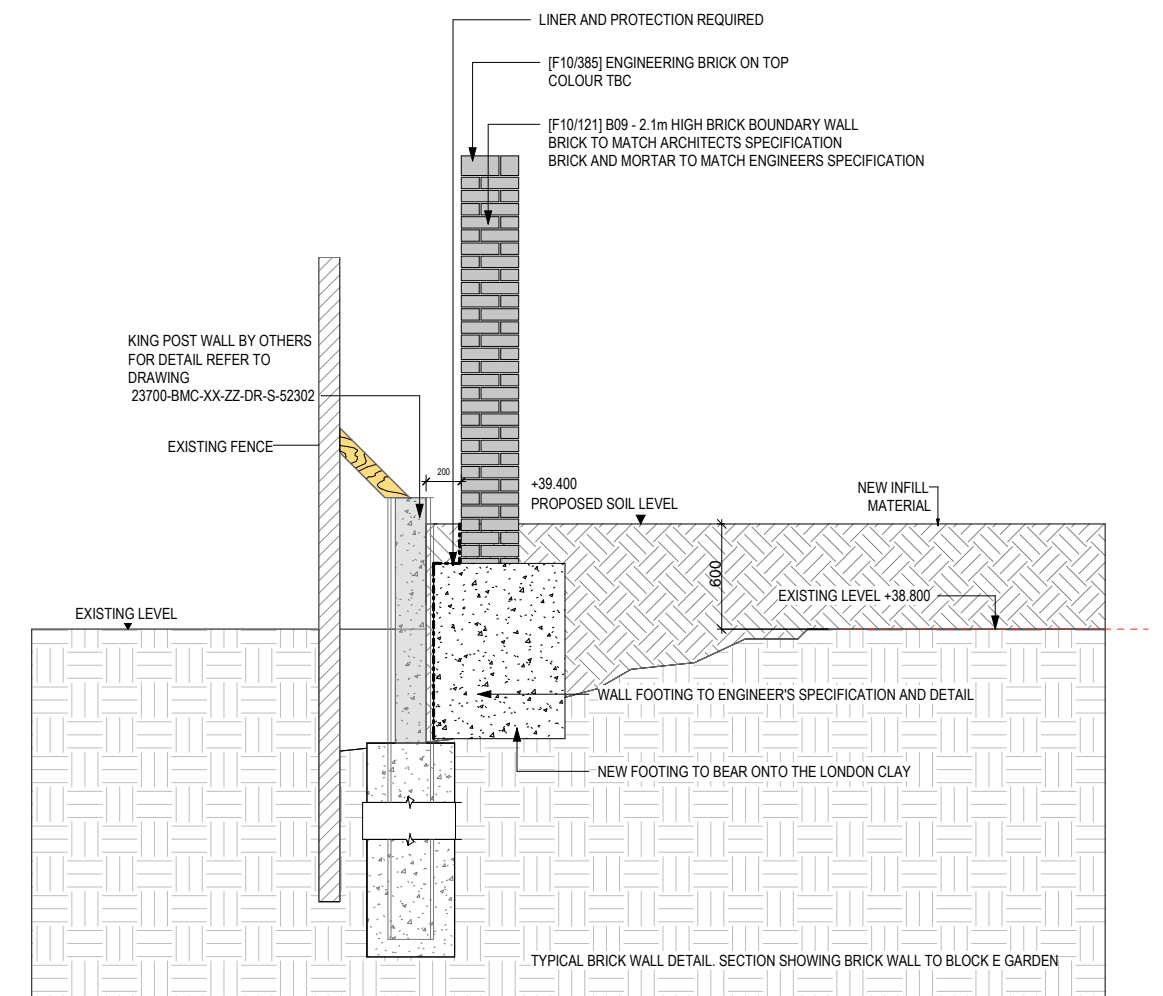
Residents wanted to know how the boundary of the community garden between Trecastle Way and Penderyn Way would look. Proposal for this is a 2.1m high brick wall, behind the existing fence.

BRICK WALL - 2.1M HIGH

*Brick type/colour shown indicatively. Brick type to match Architecture.



BOUNDARY DETAIL BETWEEN TRECASTLE WAY AND PENDERYN WAY



DESIGN PROPOSAL

SURFACES



1 PERMEABLE CONCRETE BLOCK SURFACE



2 RUBBER BARK MULCH



3 TACTILE PAVERS



DESIGN PROPOSAL

PLANTING



Hamamelis x intermedia

'Pallida'



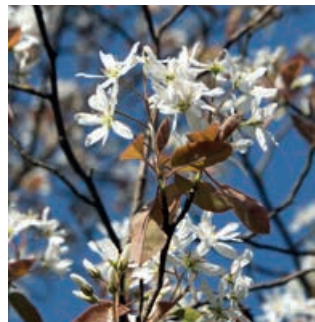
Acer campestre

'Streetwise'

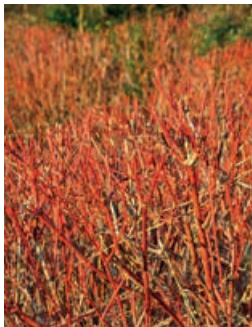


Mahonia x media

'Winter Sun'



Amelanchier canadensis



Cornus stolonifera

'Flaviramea'



Daphne laureola



Anemone x hybrida

'Honorine Jobert'



Corydalis lutea



Dryopteris wallichiana



Luzula sylvatica



Rodgersia aesculifolia



Vinca minor 'Alba'

DESIGN PROPOSAL

LIGHTING AND CCTV



KIRIUM PRO MINI



Kirium Pro Mini	
Lumen Range	440 - 6,395 lm
Power Range	3 - 40 W
LED Quantity	4 - 16
Mounting Height	4 - 6 m
Typical Applications	
Footpaths / Cycleways / Residential	



Applications	
	Footpaths
	Cycleways
	Residential
	Car parks
	Roads
	Rail
	Motorways

DESIGN PROPOSAL

SEATING AND PLAYABLE FEATURES



*Furniture images shown indicatively, refer to landscape drawings for supplier details



PLAY ELEMENTS AND FURNITURE

- Play Type 1**
Product: Robina stilts
- Play Type 2**
Product: Robina balance posts with rope
- Play Type 3**
Product: Jumping Disks
- Furniture Type 4**
Product: Brand Cube seats
- Furniture Type 5**
Product: Litter Bins
- Furniture Type 6**
Product: Flat Railing
- Furniture Type 7**
Product: Portiqoa Bench
- Furniture Type 8**
Product: Bollards

THANK YOU





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