**Holloway Park– Trecastle Way Connection**

Meeting Thursday 24th July 6pm at the Cat & Mouse Library

**Attendees Representing:**

8 residents from Trecastle Way and Delmeny Avenue as per attendance sheet

Tessa O’Donnell – Assoc. Director – Exterior Architecture

Tajana Adamovic- Senior Landscape Architect – Exterior Architecture

Tsion Tewolde – Community Liaison Officer, London Square

Tom Williamson (TW) Peabody, Project Director

Julie Conrad (JC) Peabody

**Apologies**

Nathaniel Baker, London Borough of Islington- updates also included from LBI at the end of the minutes

**1.Introduction**

TW gave context that this meeting was a follow up to the original meeting held with residents about 18 months ago to respond to their concerns about the proposed Trecastle Way connection. He introduced TD, from Exterior Architecture whose team have been working on these updates.

**2. Presentation**

TD gave the presentation on the rationale behind the Trecastle Way connection to improve connectivity and accessibility within the Holloway Park area. Residents’ concerns about the about the long ramp had evolved into a zig zag design at the entrance near Trecastle Way with low level planters and full 180 degree turn at one point towards the end of the route near the new park. It was explained that the ramped access can't be designed out completely in terms of stopping mopeds and bikes (because of wheelchair and pram access) however the new designs did seem to offer a deterrent. Also, there is a new road to the phase 1 development from Parkhurst Rd planned for just down the hill from the Cat and Mouse) that will act as 'the' route for vehicles, therefore no need for Deliveroo drivers etc to use the new walkway because it would not be necessary and too hard to navigate when the road is there anyway. There will be ''no moped'' signs and dismount bike signs. Reminder that residents of the development are not allowed cars; this also means they can't have a parking permit for a car anywhere in Islington that is registered at one of the new addresses.

**ACTION A copy of the presentation is to be uploaded to the website for all to view**

**3. Resident concerns – Holloway Park**

**The walkway**

The walkway will have railings in the middle of a banked path

Vegetation will be planted in such a way that it will be hard to access or get close to walls either side that will border Trecastle residents on one side (for a small amount of the path) and Dalmeny Estate on the other

Steeped banks will mean going close to walls will be difficult – a further deterrent.

High walls - 1.8m - 2.1m high (on the Holloway Park side) for houses on Trecastle and Penderyn that border the walkway. The Trecastle and Penderyn gardens are at a lower level than the Holloway Park site, and therefore the walls will appear higher from those gardens.

The gardens on Holloway Park side for Block E1 and E2 will only be accessible by Holloway Park residents i.e. these are not accessible to the public. As part of the Phase 2 works, there are plans for gardens and wild areas / allotments near the Bakersfield Estate on the Holloway Park side. This was felt to give reassurance to the residents of Trecastle and Penderyn about security concerns from the new development as it’s unlikely that residents will be climbing walls onto the unregistered land and then Trecastle/Penderyn

The designs include the reprovision of the Dalmeny estate pram sheds, as the current ones will need to be demolished as part of area being developed. The garages will also be demolished, but will not be provided again as part of these works.

**Timing for development of connection-**

Peabody need to be granted a lease for the land from the Council before works can commence. Peabody and the Council are working together to put this lease in place. . Peabody want to do the work before end of 2027 because this is when Phase 1 development will be complete and access via the development site should be possible, subject to the progression of the works . If beyond this date, then access from Trecastle would be required . Holloway Park don't want this and neither do we as residents

**Construction of the connection**

Concerns about construction impacts.

Residents to be protected behind a hoarding line and to be given newsletter updates

Water suppression and ad hoc window cleaning will be provided. The vibration monitor will be reinstated for these works. Some excavation will be required due to the level changes. Works to take up to 12 months. More information will follow on dates etc with further consultation to follow once timescales on the lease become clearer. Most trees to be retained.

**Access to connection and security**

Signage to be provided preventing mopeds etc, and security will include monitoring as there will be 24hr concierge, passive surveillance also provided by building.

**Walls Against Community Gardens:** Clarification was given that boundary walls are a minimum of 1.8 metres from the higher ground level from the Holloway Park side, ensuring privacy and safety.

**Access Behind Building E1 and Penderyn Way:** Residents queried if there was any access behind these blocks. It was confirmed by EXA that there is no access planned. Positive reaction to this response as no access is desired here.

**Funding and Service Charges:** Questions were raised about who will be covering the cost of ongoing services, such as the concierge. It was confirmed that these will be funded through service charges from future residents of Holloway Park.

**4. Issues raised London Borough of Islington**

**Garages and Sheds:** It was confirmed that the garages and sheds will be demolished as part of the works. The proposed designs provide replacements for the sheds that are being demolished. .

**Trecastle Way Entrance and Gate:** Residents asked about the future of the vehicle gate and entrance at Trecastle Way, which lies outside of Peabody’s current lease area. The Council has been asked to provide an update regarding its management.

**Boundary Wall (North of Trecastle Way):** Concerns were raised about a kink in the wall that could make it more vulnerable to break-ins. Residents requested that the alignment be straightened.

**No-Man’s-Land (Unregistered Land) Behind the Red Line Boundary:** There were concerns about maintenance and antisocial behaviour in this space. Residents asked who would be responsible for maintaining the area and caring for any existing trees. Still no resolution - Holloway Park / Peabody don't own the land.

**Service charges** currently charged in Trecastle Way, what will happen once the connection is opened? This action is with the Council

**ACTION REQUESTED - Exterior Architecture to design ground works to entrance of Trecastle into connection. TRA to request from LBI**

**5. Updates provided by the London Borough of Islington to resident concerns.**

***Use of Trecastle Way:***

1. *Concern/Question Raised: Concerns were raised over congestion and parking in Trecastle Way as it is and will be in the future with additional blue badge holders parking in the area. NB advised parking provision should be sufficient and asked that his contact details be shared so residents can advise him of the issues which he can tell Highways about, such as parking control in the area.* [*Nathaniel.Baker2@islington.gov.uk*](mailto:Nathaniel.Baker2@islington.gov.uk) *– Acting Director of Planning & Development*

LBI Update: The Legal Agreement forming part of the planning permission for Holloway Park removes the rights of new residents of the development for applying for street parking permits. Where a resident moves in who already has a residents parking permit, they will be able to apply for a permit, but this will be at the discretion of the Council’s Parking Team. The development includes sufficient parking provision for wheelchair accessible flats.

1. *Is there a public right of way through Trecastle Way?*

LBI Update: This question has been passed to the Council’s Highways Team to confirm. Written confirmation will be provided shortly.

1. *Trecastle Way residents want to still be able to close the street for celebrations etc. LBI advised they would be able to do so; however the public right of way may mean they need permission to do so.*

LBI Update: This question is with the Council’s Homes & Communities Team for a response. Written confirmation will be provided shortly.

1. *Residents wanted to know if LBI would take ownership of the street/could improvements to the streetscape be made?*

LBI Update:The lease relating to the Trecastle pedestrian link is in an advanced stage and will be between the London Borough of Islington and Peabody. As such, the freehold will be retained by LBI, and the site will be leased to Peabody. At present, beyond the access point to the pedestrian link, wider streetscape improvements fall outside of the scope of the application and would need to be raised with the Council’s Highway’s Team.

1. *What would happen to the current service charge Trecastle residents are paying for the road?*

LBI Update: This question is with the Council’s Homes & Communities Team for a response. Until such time as a finalised design is submitted, which includes details of the means of access to the pedestrian link, this cannot be confirmed. This is likely to be resolved through the lease arrangements.

***Approval Process***

1. *Concern/Question Raised: Islington Planning to check with Met Police again before connection plan is approved*

LBI Update: The final design of the pedestrian link will be required to be submitted to the Council for assessment as part of the legal agreement relating to the planning permission. As part of the assessment of the proposed pedestrian links, safety will be a consideration, and officers would expect to consult the Metropolitan Police Secure by Design Team. The applicant should also be engaging with the Secure by Design Team as part of the design development.

**6. Feedback & Next steps**

Minutes and copy of presentation to go to attendees and Islington Council for action and to be added to Holloway Park website.

**Feedback on Revised Design:** There was positive feedback regarding the updated design. Overall, residents expressed satisfaction with the presentation and welcomed the updates made in response to their earlier feedback.