

Updated 20 January 2026

ABOUT THE DEVELOPMENT

1. What is Holloway Park and who is leading the development?

Holloway Park is the redevelopment of the former Holloway Prison site in Islington. Peabody is leading the project, alongside award-winning architects Maccreanor Lavington, Haworth Tompkins, and Exterior Architecture.

2. What planning permission is already in place, and why are changes now being proposed?

Planning permission was granted by Islington Council in April 2022 for the overall Holloway Park masterplan, to provide:

- *985 homes, 60% affordable housing with 60 extra care homes for social rent.*
- *A unique and dedicated Women's Building linking to the site's history and previous use*
- *A new 1.4-acre public park with play spaces and a nature garden for all to visit and enjoy*
- *A new pedestrian route to Trecastle Way leading towards Tufnell Park which will improve connectivity through the area*
- *Approximately 1,800sqm of commercial space helping to bring new businesses and job opportunities to the area*
- *An on-site classroom/skills hub for local training and further education opportunities during the construction phase*
- *51 construction apprenticeships, targeting 30% of these being completed by women*

Although we have planning permission (granted in 2022) and construction of Phase 1 is underway, new challenges mean we've had to revisit the plans for Phases 2 and 3:

- *New building regulations now require second staircases in buildings over 18 metres. We consider the best approach is to incorporate these into the design of the buildings, which impacts building layouts and reduces floor space. In Phase 1, this led to the loss of some larger and wheelchair-accessible homes, which we plan to re-provide in later phases*
- *Rising construction costs and necessary updated building safety standards have made the project more financially challenging for us to deliver as a not-for-profit housing association*

To respond to these challenges, we need to build more homes and have been consulting with the community on our revised plans since December 2024.

3. Do the changes to Phases 2 and 3 mean you will be submitting a new planning application?

We will be submitting a Section 73 amendment application to the London Borough of Islington. This type of application is widely used across London and the rest of the country and updates the existing planning permission to reflect the revised Phase 2 and 3 proposals.

The Section 73 application will be accompanied by plans and a full suite of technical assessments like the original application submitted in 2021. All documents will be available for the public to view and there will be a formal 30-day statutory consultation period where residents and other

stakeholders can share their feedback – the same as the original application. The Section 73 application can be heard and determined at planning committee.

Importantly, this application route will not affect the progress of Phase 1, which is already under construction and includes the Women’s Building.

PHASING AND PROPOSED CHANGES

4. What do these changes mean for Phase 1?

The overall vision for Holloway Park remains the same, and Phase 1 is already being delivered as planned. This includes:

- The Women’s Building, which will provide support and rehabilitation services to women with experience of the criminal justice system and provide a space for women to access a variety of services
- The 1.4-acre public park, which will be open and accessible for all, providing an area for people to meet up and come together
- 429 new homes, comprising 215 social rent (including 60 extra care), 18 shared ownership, and 196 private sale
- The new pedestrian route to Trecastle Way leading towards Tufnell Park

So, while we are revisiting later phases to respond to new regulations and rising costs, Phase 1 remains unchanged and on track, targeting completion in 2027. The proposed changes relate to Phases 2 and 3 only.

5. What changes are you proposing to make to Phases 2 and 3?

Our focus at Holloway Park remains on delivering the much-needed affordable homes that were approved by Islington Council in 2022. We’re working hard to ensure Holloway Park provides a high level of affordable homes, while also maximising green spaces and delivering new commercial space along Parkhurst Road. This will help to create a vibrant and welcoming neighbourhood.

To deliver the affordable homes and the other vital public benefits, we’re proposing to increase the overall number of homes across the site. This is in response to rising construction costs and updated building safety standards. These changes are being carefully developed by our design team, in consultation with the community.

Compared to the consented 2022 masterplan, the updated proposals:

- Provide more affordable homes overall – 643 in total, compared with 593 previously approved
- Increase the number of homes for social rent – from 415 to 468, supporting local families most in need
- Maintain a strong affordable-housing focus – 58% of all homes remain affordable
- Reflect updated quality and safety standards, including wider cores for fire safety, more daylight and additional landscape space between buildings
- Increase the amount of public open space in Phases 2 and 3 by opening residents’ gardens to the public during daylight hours

6. Why are some of the proposed buildings now between 17 and 19 storeys, and how have height, density and massing been decided for Holloway Park?

We understand that building height is one of the issues residents feel most strongly about. When revisiting the design for Phases 2 and 3, we looked carefully at how we could continue to deliver the public benefits secured through the 2022 planning approval, including a high proportion of affordable homes, the Women's Building, and the 1.4-acre park, while also responding to new challenges in the form of rising construction costs and updated building safety regulations.

A number of factors have shaped the revised height strategy. These include:

- Maintaining the delivery of a high proportion of affordable homes, with social rent increasing from 415 to 468 homes (42% across the site), supporting Islington's housing priorities
- Ensuring the Women's Building and 1.4-acre park can still be delivered, both of which rely on cross-funding from market homes
- Meeting updated building regulations, particularly the requirement for second staircases in taller buildings, which reduces internal floor area and increases construction costs
- Responding to rising construction costs, where adding more homes helps maintain the overall viability of the project

To reduce the impact of height, taller buildings have been located towards the centre of the site, where they are less prominent in neighbouring streets. Building heights then step down towards the site boundaries to create a more sensitive transition to existing homes. This can be seen in the image below.



Since spring 2025, the design team has introduced further refinements in response to community feedback, including:

- Moving the tallest tower slightly to open up the park and improve light to the Bakersfield Estate
- Stepping back upper floors to create slimmer, less dominant buildings
- Increasing the spacing between buildings to allow more daylight to reach homes and public spaces
- Softening the park edge with wider pavements and additional planting

- *Realigning buildings along Parkhurst Road to widen the footway and improve sunlight and views*

A full Daylight & Sunlight Assessment, Wind Assessment, and Townscape & Visual Impact Assessment are being prepared as part of the revised planning submission. These will show how the updated proposals compare with both the existing situation and the 2022 approved scheme. All assessments will be publicly available as part of the Section 73 application.

HOMES

7. What mix of homes and tenures are being provided at Holloway Park, and why?

Holloway Park will provide a mix of homes for people at different stages of life, helping to meet Islington’s housing needs while creating a balanced and inclusive community.

The updated proposals maintain a strong focus on affordable housing, with 58% of all homes remaining affordable. Over 42% of these homes will be for social rent. This will offer secure, genuinely affordable housing for local families, older residents, and key workers. The Council will nominate residents from their waiting list for the first lets.

Alongside these, shared ownership homes will help residents take their first step onto the property ladder. Shared ownership is an important part of London’s affordable housing offer and is required by both Islington Council and the Mayor of London. It provides a more achievable route into home ownership for people who cannot afford to buy outright, helping local residents put down roots in their community.

Meanwhile, private sale homes will help fund the wider delivery of affordable housing and significant community benefits, including the Women’s Building and the 1.4-acre park.

All homes will be designed to meet or exceed London Plan space standards, which set out minimum requirements for internal space, room sizes and accessibility, especially important for larger households and those with specific mobility needs. All homes will have dedicated internal storage space, and external private amenity space – typically as a balcony.

The table below includes a breakdown of the mix of homes that will be provided across Holloway Park:

Stage	Social rent	Shared ownership	Private sale	Total homes sitewide	Total wheelchair homes sitewide	Affordable homes
2022 Consented masterplan	415	178	392	985	120	593 (60%)
December 2025 updated proposals	468	175	458	1,101	117	643 (58%)

The homes being provided as part of Phase 1 will be delivered by the end of 2027. The homes being provided as part of Phases 2 and 3 are expected to be delivered in 2030.

8. Will there be a difference between the affordable homes and the homes for private sale?

All homes at Holloway Park, regardless of tenure, will be built to the same high-quality design standards, with access to shared spaces and amenities designed to create a well-integrated and inclusive neighbourhood. Peabody is committed to a tenure-blind design approach, ensuring there is no difference in quality between homes for private sale, shared ownership, or social rent. This reflects Peabody's long-standing track record of delivering inclusive communities and high-quality affordable homes across London.

It is Peabody policy to give affordable tenure residents greater flexibility when it comes to using resident facilities, such as lounges and gyms. These residents have the choice to opt in to using these spaces which are in Phase 1, and if they choose not to they will not pay the associated service charge. In addition, a shared space within the residents' facilities will be available free of charge one day a week to all residents, regardless of tenure.

9. How can I get a social rent home at Holloway Park and how will you prioritise homes for Islington residents?

All affordable homes at Holloway Park will be allocated through Islington Council's housing register, meaning they are prioritised for people who already live in the borough and meet the eligibility criteria.

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, we will give Islington Council the details to advertise the properties. More information about how to bid for properties is available through Islington: <https://www.islington.gov.uk/housing/finding-a-home/council-housing/bid-for-housing>

As a long-term steward of the neighbourhood, Peabody's estate management approach supports community stability and reduces the likelihood of homes being left empty.

10. Will you be providing an adequate number of accessible and family homes, including re-provision of those lost from Phase 1?

Yes. In Phase 1, the introduction of second staircases in Plot C has meant that some homes had to become smaller to accommodate the additional staircase. Specifically, six 3-bedroom family homes became 2-bedroom homes, and seven wheelchair-accessible homes reduced in size and were no longer wheelchair-accessible.

We are re-providing these homes in Phases 2 and 3 as part of our updated plans, to ensure the development continues to meet the needs of families and residents requiring accessible housing. This means that we are delivering more than the 10% wheelchair home policy requirement. Across the whole development, we are providing seven wheelchair homes more than the 10% requirement.

We are also ensuring we provide a mix of home sizes. The scheme provides 1 to 4 bed sized homes, with more than 70% as family homes (2+ beds) – the same as the previous consent.

Careful consideration has also been given to the siting and organisation of blue badge car parking, and this has been located across the scheme, close to the building entrances where wheelchair

homes are located. The parking provision accords with policy requirements to meet the needs of future users. In addition, the previous scheme also secured a financial contribution which the Council can use for investment in other inclusive transport measures.

All pedestrian routes into the site have been designed for use by all and will be step free.

11. How will you ensure new homes have good levels of daylight, are not at risk of overheating, and comply with modern environmental standards?

We are doing what we can to design to meet modern standards for daylight, ventilation, and thermal comfort. This includes careful consideration of the building layout, window orientation, shading, façade design, and ventilation strategy. We have undertaken iterative daylight/sunlight, overshadowing, and overheating spot testing of the scheme as the design has developed over the last year. We have used the results to inform design changes.

We have sought to maximise the amount of dual aspect homes in every block. The London Plan allows single-aspect homes where they can still deliver good daylight, ventilation, and thermal comfort. At Holloway Park, we have kept single-aspect homes to a minimum (7 in total) and located them only where essential to achieve an efficient building layout.

As part of the upcoming planning application several technical assessments will be submitted and publicly available. This includes:

- **Internal Daylight & Sunlight Assessment** – this will assess the performance of all proposed homes and proposed open spaces in accordance with the methodology set out in the Building Research Establishment (BRE) Guidance. This Guidance is the recognised industry standard for this type of assessment.
- **Sustainable Design & Construction Statement** – this will include an Overheating Assessment which will assess the performance of a sample of homes across the scheme which are reflective of the different home types (size, orientation, and location within the scheme). This is the industry accepted approach. We have undertaken spot testing to inform the proposals, and nearly all proposed home types meet or exceed current guidance through passive design measures such as window shading, natural ventilation and optimised layouts. In instances where passive measures cannot solely be relied on, the homes will have trim cooling to meet standards.

PUBLIC SPACES

12. If you are providing more homes, will there be a community centre on-site?

During the previous application process, Holloway Park was not identified as needing any further community facilities on site.

There are more than 10 existing community centres and the Cat & Mouse Library within a 30-minute walk of the site. This includes two community centres on Parkhurst Road (Holloway Estate Community Centre and Williamson Street Community Centre). Peabody are also supporting youth outreach around the Holloway Park development led by Prospex.

In relation to on-site residents' facilities, Plot D in Phase 1 provides a facility available for use by all residents of the proposed development, irrespective of tenure. This will also serve any additional homes delivered in the revised proposals for Phase 2 and 3.

Phase 1 will also be delivering the Women's Building, which will provide support and rehabilitation services to women with experience of the criminal justice system and provide a space for women to access a variety of services. In addition, the public open spaces being delivered will be available for all to use.

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13. What communal spaces will be provided at Holloway Park, and how will they support community life and biodiversity?

Helping new residents feel connected and part of a wider community is a big priority for us at Holloway Park. Compared to the 2022 consented scheme, the amount of public open space in Phases 2 and 3 has increased by 3,258 sqm (about half the size of a football pitch) as the courtyards are now being opened up for public use during daylight hours. This represents a 137% increase in public open space compared with the 2022 plans, meaning there will be more shared outdoor space for everyone to enjoy.

The new 1.4-acre public park and green courtyards across the site are being designed not just as places to pass through, but as spaces where people can meet, gather, and spend time together. These spaces will be flexible, welcoming, and accessible for all ages, and suitable for everything from informal catch-ups to community events.

The landscape strategy also plays an important role in supporting biodiversity and long-term sustainability. It includes a wide variety of planting, new trees and habitat-rich areas, with features such as pollinator-friendly planting, wildflower areas and seasonal interest to create a greener, more nature-friendly environment.

Closer to completion, a resident engagement programme will be developed, working with future residents and local partners to help shape how these communal spaces are used, including the potential for programmed events and activities throughout the year.

Peabody will be responsible for the long-term management and maintenance of the public spaces and landscaped areas at Holloway Park. This will include regular cleaning, upkeep of planting and trees, and ongoing repairs to ensure the spaces remain safe, attractive, and welcoming.

14. How are you honouring the legacy of Holloway Prison?

Holloway Prison has a long and significant history, particularly in relation to women's rights. We're committed to ensuring this legacy is meaningfully reflected in Holloway Park through both design and community involvement. This includes:

- *A dedicated Women's Building, providing support services for women*
- *A Heritage Plan, including four public art commissions, to embed the site's history visually and verbally into the new neighbourhood.*
- *In partnership with Create London, women with lived experience of the criminal justice system are paid to help curate the public art, ensuring it reflects authentic voices and experiences.*
- *Working with Social Place, we are applying gender-aware design principles to help create a safer, more inclusive environment.*

- *Preserving historic artefacts from the prison, such as banisters and beds, for use in future artworks and exhibitions.*

15. Who will be managing the Women's Building and who will be able to use it?

The Women's Building will be provided as part of Phase 1 and will provide a range of services for women in particular those at risk or have experience of the criminal justice system

We continue to work closely with Islington Council, the Women's Building Joint Steering Group and a range of women's service providers and interest groups to discuss the future operation and management of the Women's Building, including any necessary security arrangements to ensure it remains a safe and welcoming space.

16. Given the number of additional residents this development will bring to the local area, will you be providing a health centre or other local infrastructure? How is the GP surgery impact assessed in the planning application? Are the extra care homes taken into special consideration?

The development will pay a Community Infrastructure Levy (CIL), which is effectively a tax on new development. The Council splits this money between projects in the ward, and the remainder on projects across the borough, and has full discretion on allocating funds. This could be spent on improvements to local open spaces or park, health centres, libraries etc. Whilst allocation of CIL funds is at the discretion of the Council, Peabody would be fully supportive of funds being assigned to health-related projects.

As part of the planning application, we will assess the impact of the development based on the expected population yield on local services, including GP provision. The population yield of the whole development is compared to current GP provision to see if there may be additional demand arising from the development. This socio-economic assessment will form part of the Environmental Statement (ES). If the assessment shows that extra capacity is needed, CIL funds could be allocated by the Council towards this. If local services have sufficient capacity, additional infrastructure may not be required.

The population yield is calculated using a calculator from the GLA – this methodology is used across London. The extra care homes being delivered in Phase 1 is included in the overall population yield calculation. It is envisioned that many of the new residents of Holloway Park will also be existing residents of the borough and therefore will not require a new GP as they will already be registered.

We are also delivering significant local infrastructure with the delivery of a new park, a Women's Building and creating new connections. This is in addition to the affordable housing which is much needed in the borough.

17. What types of shops and local amenities will be included, and how will you ensure they are affordable, ethical and suitable for the new population?

The commercial spaces at Holloway Park are designed to help create a vibrant, welcoming neighbourhood with the kinds of shops, cafés and services that local people have told us are missing. Around 800 sqm (more than three tennis courts) of new commercial space will be provided along Parkhurst Road and near the new public park.

This space is designed to:

- *Introduce everyday amenities that residents said they wanted, including a small supermarket on the corner*
- *Provide smaller, flexible units suitable for community organisations, independent cafés, social enterprises or wellbeing uses*
- *Bring life and activity to the streets and public spaces throughout the day*
- *Create new job opportunities for local people*
- *Support meanwhile uses, allowing temporary community or creative activities to take place before long-term tenants move in*
- *Build on existing meanwhile uses already happening on site, helping keep Holloway Park active and welcoming as the development progresses*

Our aim is to curate a mix of occupiers that reflects the local area and contributes positively to community life. We will explore opportunities to encourage ethical businesses, independent operators, and uses that support the wellbeing of residents.

As the long-term estate manager, Peabody is committed to ensuring the commercial spaces thrive and remain relevant to the community.

COMMUNITY ENGAGEMENT

18. How can I get involved in the consultation?

Over the past year, Peabody has been working with the local community to update the plans for Phases 2 and 3 of Holloway Park in response to changing building regulations and market conditions. We would like to thank everyone who has taken part in the consultation so far, whether by attending events, completing surveys, or sharing questions and comments.

The consultation programme began with a 'Meet the Team' event in December 2024 and has continued through a series of exhibitions, workshops and drop-in events, including public exhibitions in April 2025 and December 2025 at the Cat and Mouse Library. This programme is now coming to a close, ahead of the submission of a planning application to Islington Council in spring 2026.

All consultation materials remain available to view on our website, and we will submit a Statement of Community Involvement as part of our Section 73 application. Once the planning application is submitted, there will be a formal statutory consultation period led by Islington Council, during which residents and stakeholders will be able to view the application and submit comments directly to the Council. The application will also likely be determined by councillors at a public planning committee meeting, which any local resident is free to attend.

19. What happens to all the feedback you receive?

All feedback we receive, whether through workshops, consultation events, online surveys, or emails, is carefully recorded and reviewed by the project team. A summary of this feedback, and how it has been considered, will be documented in a Statement of Community Involvement (SCI) submitted alongside the planning application.

This input is shared directly with the design team, including architects and transport consultants, and plays an important role in shaping how the proposals evolve. It helps us test different options, understand priorities from a local perspective, and identify where adjustments or improvements may be needed.

DESIGN

20. How will you ensure that any potential impacts on the existing community are identified?

The previous planning application was accompanied by a suite of technical studies which assessed the scheme on matters including daylight/sunlight, wind, socio-economics, sustainability, overheating, and transport. As part of the planning process for the new Phase 2 and 3, we will carry out updated assessments on these matters. Some technical assessment will be submitted as standalone documents. This includes:

- *Internal Daylight & Sunlight Assessment – this will assess the performance of all proposed homes and proposed open spaces in accordance with the methodology set out in the Building Research Establishment (BRE) Guidance. This Guidance is the recognised industry standard for this type of assessment.*
- *Sustainable Design & Construction Statement – this will include an Overheating Assessment which will assess the performance of a sample of homes across the scheme which are reflective of the different home types (size, orientation, and location within the scheme). This is the industry accepted approach. We have undertaken spot testing to inform the proposals, and nearly all proposed home types meet or exceed current guidance through passive design measures such as window shading, natural ventilation and optimised layouts. In instances where passive measures cannot solely be relied on, the homes will have trim cooling to meet standards.*

Some other technical assessments will form part of the Environmental Statement (ES). An ES sets out an assessment of the likely environmental effects of a proposed development on a series of topics. We have agreed the scope of the topics with the Council. The ES will cover:

- *Socio-Economics (this will cover areas such as healthcare and education)*
- *Air Quality*
- *Noise and Vibration*
- *Ecology*
- *Wind Microclimate*
- *Daylight, Sunlight and Overshadowing (onto surrounding neighbours, and not performance of proposed homes which is covered by a separate assessment as set out above)*
- *Townscape Visual and Above Ground Heritage*

Once submitted, the planning application will be available online on the Council’s website and the public will be able to review documents and make comments should they wish. The application will be assessed by Officers in collaboration with relevant statutory consultees.

The development will also pay the Community Infrastructure Levy (CIL). CIL funds are allocated by Islington Council and can be directed towards improvements in healthcare, education, public spaces, libraries, or other local infrastructure. If the ES identifies areas where additional capacity may be needed, the Council may choose to prioritise CIL funding accordingly.

21. How will you ensure that Holloway Park is safe and accessible for the whole community?

A key part of the vision for Holloway Park is to create vibrant, accessible, and well-connected public spaces that bring people together and support a strong sense of community. This will be supported by the new 1.4-acre public park, a network of pedestrian-friendly green routes, active ground-floor uses like shops and cafés, and the Women’s Building, which will act as a welcoming and supportive space.

Creating a safe, welcoming and inclusive environment is a core part of the design approach at Holloway Park. The layout of buildings, streets, and green spaces has been carefully planned to encourage passive surveillance, with active frontages, overlooked pedestrian routes, and clear sightlines throughout the development. Lighting and CCTV will also be used where appropriate, with a 24-hour presence and ongoing maintenance included as part of Peabody’s estate management responsibilities.

We have also been consulting with the community on the types of shops, services, and spaces they would most like to see, to ensure that what is delivered is relevant, accessible, and well-used from the outset.

22. How will the proposals affect daylight and sunlight for neighbouring homes, including the Bakersfield Estate?

We understand how important natural light is for those living around the site, especially residents of the Bakersfield Estate and this has been constantly kept under review from the onset to ensure the effects are kept as minimal as possible in the context of an urban regeneration scheme. The design team has tested many different massing and layout options to reduce the impacts with a key objective being to ensure the effects caused are as close as possible to the approved 2022 scheme despite more homes being delivered.

The initial testing shows that the design team has been largely successful in achieving this objective with the updated design performing similar to, and in some cases better than, the approved 2022 scheme. There are naturally instances where the levels would be reduced from the approved 2022 scheme, but the differences are minimal and would not amount to a significant change.

TRANSPORT & CONNECTIVITY

23. How are you engaging with neighbours and other estates to ensure that connections through and around Holloway Park are considered?

We understand that connections between Holloway Park and neighbouring estates are important to get right, and that residents have a range of views on access and security. Peabody is engaging directly with local estate communities, including Bakersfield and the City of London, to discuss potential connections and ensure that all perspectives are taken into account.

We are also consulting widely with the community around the site, and site connectivity was one of the key themes explored during a recent design workshop, where participants shared views on access, routes, and how to make the neighbourhood feel open yet secure. Feedback from this and future engagement will help shape final decisions on movement through the site.

24. How will you ensure that Holloway Park gives priority to sustainable travel rather than cars?

Holloway Park is being designed as a car-free development, with priority given to pedestrians, cyclists and people with access needs. This includes clear walking and cycling routes, designated delivery and servicing areas, and thoughtful site layout through narrow internal roads, low-speed design, and frequent crossings to minimise vehicle movements through residential areas.

To manage deliveries and servicing, the plans include five dedicated loading bays across Phases 2 and 3. These have been tested to ensure they meet demand and will be managed through a Delivery and Servicing Plan to minimise disruption. To minimise disruption from delivery vehicles, the aspiration is to deliver centralised concierge hubs where residents' parcels can be delivered.

The proposed supermarket will use a public loading bay with time restrictions in place via a Traffic Regulation Order. While not privately managed, measures will be taken to avoid congestion and ensure safe unloading.

Pedestrian safety is a key focus. Improvements are planned to crossings on Camden Road and Parkhurst Road, developed in coordination with TfL. These include widening footways and upgrading crossings to create safer, more direct routes. We will also explore ways to ensure routes are accessible for wheelchair users and pushchairs, while discouraging fast-moving cyclists and mopeds to improve safety.

25. How will the local transport network, including Caledonian Road tube station, buses and local roads, cope with the increased population from Holloway Park?

Transport is assessed as part of the planning application through a detailed Transport Assessment, which considers the impact of new development on tube services, bus capacity, walking, cycling, and local roads. This assessment is carried out in close consultation with Transport for London (TfL) and Islington Council, and its findings will be publicly available when the Section 73 application is submitted.

Holloway Park is designed as a car-free development, which significantly reduces the number of vehicle movements compared with a typical residential scheme. This means new residents will not be eligible for a parking permit, so they will not be able to park a car either on-site or on surrounding streets.

The assessment concluded that the impact on London Underground services (considering Caledonian Road, Holloway Road and Tufnell Park stations) would be low and that additional mitigation was not required.

For bus services, the assessment identified a higher level of impact, and therefore a financial contribution to TfL was agreed to support additional capacity and to address increased demand arising from the development.

Local footways were also assessed in the context of demand, connectivity and safety. The following measures were proposed to improve pedestrian accessibility and the public realm:

- *Improved pedestrian crossing facilities on Camden Road*
- *Enhanced site permeability*
- *Improved connections to Trecastle Way*
- *New connection to Delmany Avenue*
- *Public realm improvements along the site frontage*