

**From:** ANNE KOLLAR  
**Sent:** Sunday, March 12, 2023 1:41:21 PM  
**To:** Sue Vincent (Cllr)  
**Subject:** O2 Center construction

Dear Ms. Vincent,

As Finchley/Frognaal residents we are writing to beg you not to collude with Landsec's horrifying vandalism to our neighbourhood.

The plans for the destruction of our O2 Center and the citification of its parking lot threaten to destroy the appearance, character, and atmosphere of our community. The density of the housing estate with its cluster of looming towers and narrow walkways will irrevocably change the red-brick suburban feel of the Finchley/Frognaal side of the development and will offer the current local community absolutely NOTHING in return.

For the several long years of construction we will be miserably inconvenienced and our health and wellbeing threatened by added traffic, air and sound pollution. And once the O2 and its parking lot have been built upon, our views will be blocked by massive towers; we will see an influx of renters who have no long-term investment in the area and its upkeep; the transport system will be more overcrowded; the utilities (rubbish collection primarily) will be more stretched; the loss of our large and affordable supermarkets and *Homebase* will necessitate us getting into our cars and leaving the neighbourhood to purchase the basics of living; local medical appointments and The Royal Free Hospital will experience more stress and even longer waits; schools and police services will potentially be overwhelmed, and crime will most likely increase.

And what are we offered in return? A reduction in everything that makes the area liveable. A small gym, a small cinema, a small supermarket... all things we have already on the Finchley Road.

Our "town centre" i.e. the O2 Center - which I and my husband use almost daily for shopping, exercise, child activities, bookshop, cinema, meeting friends for coffee, and restaurants - has already been depressed - the pandemic taking its toll but then tenants not coming forward because of short leases and the threat to the future. Some investment and long-term planning with community residents could make much better use of the building and bring back the vibrancy it once

had. But even as it is, it is invaluable to our daily way of life - its loss a depressing 'piling on' to the suffering of an overcrowded, high-rise new town being forced into our back garden.

Yes, housing is obviously needed - but surely not this type of high priced small flat rental? Don't we really want more room for families? Places they can buy and put down roots and be part of a community? Yes, by all means allow some use of the parking-lot space, but for buildings in the red-brick character of the area - fewer floors - more room for play or walking - larger units to house children and parents. It won't make Landsec rich, but wouldn't it overall be the best thing for Camden, its families and its quality of life?

Thank you for reading this. We have protested in every way that we know how - attending so-called 'consultations', filling in surveys, going to meetings, and writing letters. Please don't let this situation be just another one in which the wishes of the taxpayers/voters/people invested in the area are ignored, overruled and outvoted.

Best wishes,

Philip Clapson and Anne Kollar  
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