

From: linda lucas

Sent: 21 March 2023 19:10

To: David Fowler

Cc: Redington Frogna; freeholders-17f; pauline lord

Subject: Application 2022/0528/P

Importance: High

Dear David Fowler

Re: 02 CENTRE PLANNING APPLICATION

I am writing with **STRONG OBJECTIONS** to the above application

02 CENTRE (Leisure & Shopping Centre)

What a waste to consider demolition of the Centre, built 1998, a perfectly pleasant building housing 2 levels of shops, restaurants, recreation club, cinema, café space, and importantly the spacious Sainsburys store – all with dedicated parking space. It is a social hub with its own personality and pleasant façade. The carbon cost of demolition and rebuilding is UNTHINKABLE.

HIGH RISE HOUSING & EFFECTS

Absolutely ghastly idea to have the amount of proposed high-rise buildings sited in the parking area shared by 02 Centre & Homebase. The density and height of these proposed buildings, ranging from hugely high levels of 8 – 15 storeys, is UNTHINKABLE.

Wind corridors will undoubtedly be created between buildings, and shadows adding to safety risks.

How much green space will there actually be – and seating areas?

Vehicle access limitations: with parking spaces disappearing will there be adequate provision for necessary vehicles? Emergency/delivery/taxis/etc.

THERE WILL BE IMMENSE LOSS OF SPACE and LIGHT – especially for those householders nearby who will be overlooked day and night by these monster buildings. Utterly depressing.

Views will be spoilt all around the surrounding Conservation area, especially in the lower Frognal/ Netherhall area which enjoy wide-ranging views west, not to mention beautiful sunsets.

Again, utterly depressing.

INFRASTRUCTURE

There will be pressure on all transport hubs from the increased population density.

Overground at Finchley Rd/Frognal Station is small with no lift.

Underground at Finchley Rd Station again has no lift. Dangerous overcrowding inevitable.

Buses bound to be overcrowded.

What with nearby residents having to live through around 15 years of construction work ,

the idea of this building plan is **grotesque and absolutely unsustainable**

I rest my case...

Linda Lucas

Resident: 17 Frognal NW3 6AR