

From: Alex Gollner (Alex4D)
Sent: 25 March 2023 16:42
To: Planning; o2centre consultation
Subject: RE proposal 2022/0528/P

Hello Camden planning committee and Landsec...

As a long-term resident of West Hampstead - all my life - and as someone who has lived on Finchley Road since 1972, I'm looking forward to this development.

I have no problem with tall buildings. Recent increased storey heights have changed the nature of West Hampstead and Finchley Road - but not for the worse. The trick is not making huge windswept tunnels like in Paddington Basin, but interesting new modern spaces like at Kings Cross.

I appreciate the proportion of affordable housing, but the proportion of affordable business space seems merely symbolic. ***Surely more than 250 sq m of commercial space could be made affordable*** out of 18,000 sq m of new shops, restaurants and commercial space.

I found the feasibility study on better ways to connect West Hampstead and Finchley Road tube stations to the development very interesting - included from page 399 of the January 2022 Transport Assessment by Ove Arup:
<http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/9447368/file/document>

Although ***a decision on Finchley Road Underground station access to the new development*** is for later stages in the development, I hope the planning committee gives some guidance on which of the options they would like to see more time spent.

I happen to like Option 6: A stairs and lift connection to the Western end of the platforms - with space for a lift on only the Southbound platforms. Perhaps a lift for the Northbound platforms could be added at the Eastern end of the station.

That's all, good luck everyone

Alex Gollner

262 Finchley Road since 1996

17 Avenue Mansions, Finchley Road 1972-1996