

From: Maxine Barron
Sent: 07 April 2025 13:21
To: Christopher Smith; Planning
Subject: 100 AVENUE ROAD - 2025/0852/P
Importance: High

Dear Sir/Madam

I have lived in this area since 1981 and was appalled when the original, beautiful 100 Avenue Road building was demolished. So far, I have not seen any plans for any replacement that is even half as good and useful as this mixed use development was.

I am against the plans put forward by this rapacious property company, who are clearly planning to let or sell the flats in this block to overseas buyers. These buyers will keep them empty as 'investments'.

If any new flats are to be built on this site they should be for local people on Camden's housing list, or low paid workers. We need people who will in some way contribute to this area and to Camden on a daily basis, preferably using local facilities, shops, transport, etc. And paying local council tax.

However, we should be mindful of having all these extra homes. We do not have sufficient infrastructure. We do not have enough medical facilities. I understand that there will be car parking spaces - but the block stands on top of an underground station, is a few minutes walk from two Overground stations, and has numerous bus routes all around the area. Finchley Road is already over burdened with traffic - we do not need more.

We also need any new building to complement what is already in this area as well as to provide 'public spaces'. The new building should be well designed (from what I have seen it is dead boring and not consistent with other local

buildings) and not overpower what is already in this area. It should not create a wind tunnel (as all high buildings inevitably do) on this small open space.

We have very few open spaces in this area. My vote would be to have no new building at all and to make this open space into a lovely park with seating, a cafe and toilets. However, I also appreciate the need for new housing for those on Camden's housing list, etc.

Why is it so impossible to combine the two.

Both Camden and the property company should be trying much harder. You have already received lots of very good suggestions from lots of groups and individuals in this lovely area - time to really consider them and act on them.

Yours sincerely

Maxine Barron (Miss)

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