

38 DEGREES

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To: Camden Council

**Say NO to a massive housing
development on our community centre
site!**

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Campaign created by
Friends of HNCC

Aspect Privacy & Overlooking



We ask Camden to withdraw the current planning application and propose a smaller, better project which improves the existing community centre and youth academy, and reduces the negative impacts on the local community.

Why is this important?

The site of the proposed development is a hugely valued community resource, including Highgate Newtown Community Centre (HNCC), the Fresh Youth Academy (FYA) youth club, two working community allotments which provide the HNCC cafe with produce, and it includes three family homes, two of which have long term occupants.

A general upgrade/renovation plan had been established, and local residents put an alternative to the massive housing development forward. But then the council upped everything, apparently interested in wringing profit from the project. They now plan total demolition of the existing building, replacing it with four huge buildings – a project that spells major disruption for at least two years, with a variety of problems for local residents. Cheaper and less problematic alternatives are possible. We the undersigned appeal to Camden Council to withdraw the scheme and work with us on such an alternative.

KEY POINTS:

- Camden have not proved they need to totally demolish Highgate Newtown Community Centre (HNCC) and Fresh Youth Academy (FYA) youth club
- Many local residents have been against this development for months but Camden haven't taken their views seriously. One of our local councillors publicly pledged to not pursue this development without finding "a design that the entire community is happy with". We want to work with all our local councillors to achieve this.

- Camden Council have a poor track record with major development projects, which are typically delivered over-time, over-budget and sub-standard.
- FYA has had £300-400k worth of very recent investment, which will be wasted.
- Camden Council say they do not want to make money from this, but they plan to save around £350k per year in revenue and may also get a cash windfall of around £2m. Our concern is that this is a high-risk strategy that could end up costing more than it gains.
- The demolition and development will generate huge disruptions for local neighbours, nursery and schools for over 2 years with traffic, noise, dirt and pollution.
- HNCC will only be able to run some services in those 2 years or more in different buildings in Camden and Islington.
- Building 4 and 5 storey buildings in a small courtyard will substantially affect the neighbouring streets in terms of light and privacy. The proposed new building would tower over the buildings around it.
- Sunlight/daylight studies in the council's application show that many local residents' windows are adversely affected by the development – losses of light potentially with legal implications.
- 31 private dwellings built in a small courtyard to pay for this will add pressure to local services and notably increase traffic congestion.
- A much-valued local garden in the heart of this conservation area will be lost, while an electric substation will be 'gained'.
- Two families will lose their homes.
- HNCC needs to be given a long lease so funds can be raised to improve the building without having to move off site.

FOR MORE INFORMATION VISIT:

Friends of HNCC

<https://friendsofhncc.wordpress.com/>

"Local residents for HNCC" – Facebook group

<http://tiny.cc/HNCC>

(Up to 29th Nov. 2016)

To: Camden Council

We ask Camden to withdraw the current planning application and propose a smaller, better project which improves the existing community centre and youth academy, and reduces the negative impacts on the local community.

Signed by 154 people:

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Kimberly Cronk	NW5 1HB
Ian Williams	N19 5DQ
Beatrice Pyle	N19 5DG
Eiril Skarbek	NW5 1JH
Sacha Skarbek	NW5 1JH
Amy Vosburgh	N19 3TR
Navene Jones	NW5 1BX
Patricia Salazar	NW51HB
Jeska Harrington Gould	NW51RG
Geoff Pyle	N19 5DG
Karine Parde	NW5 1HB
Javier Encinas	NW5 1HB
Rebecca Charalambous	NW5 1JE
Jo McCafferty	N195DG
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Rachel Stevenson	N19 5TT
C Maxwell- Comfort	NW5 1AP
Lucy Begg	N66AB
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Catherine Atherton	NW5 1HB
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elisabet magura	NW5 1EY
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Michaela owens	N19 5DF
Ollie Solman	N6 5LW
Adam Norris	NW5 1ES
Lyn Iglinsky	NW5 1HB
Michael Crockett	N6 5RH
Louis Sancho	NW5 3QE
Seamus Murphy	SW8 1XD
Rachelle Berman	NW7 3EJ
Amber Owens	N19 5DF
Anna Price	N19 5TT
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