

From: Fowler, David
Sent: 28 November 2016 10:10
To: Planning
Subject: FW: Planning Application - 2016/6088/P - Highgate Newtown
Community Centre Unit A, B, C, D & E - 25 Bertram Street
London N19 5DQ - Planning Objection

Categories: Red Category

Please upload objection.

Thanks,

David

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: Catharine Wells [REDACTED]
Sent: 26 November 2016 18:32
To: Fowler, David
Subject: Planning Application - 2016/6088/P - Highgate Newtown Community Centre Unit A, B, C, D & E - 25 Bertram Street London N19 5DQ - Planning Objection

Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Email to David.Fowler@camden.gov.uk

from Catharine Wells 28 Laurier Rd NW5

1SG

Date: 26 November 2016

**Planning Application - 2016/6088/P - Highgate Newtown Community Centre Unit A, B, C, D & E - 25
Bertram Street London N19 5DQ - Planning Objection**

In response to the Planning Application referred to above, I have already submitted my objections. However I would now like to add some further points which I would ask Camden Planning to take into account

1. **The Viability Assessment submitted by the Camden Council's consultants demonstrates that this scheme is not viable and will result in the degradation of this public asset by £7m. The council must have regard to the financial viability of this development. Under normal conditions this scheme is not deliverable, and should not be progressed for this reason alone.**
2. Part of the loss is concealed by the council not taking a developer's profit, however this still leaves the scheme highly vulnerable to changes in market conditions such as increases in bank interest rates, reductions in sales receipts, fall in exchange rates, inflation in supply costs and manpower shortages. **All of these risks have been increased by recent political events, and are now widely predicted to happen.** As the scheme is very likely to be affected by any or all of these risks, it will lead to the stalling of work and failure to complete the project in a reasonable time frame. This could blight the surrounding properties for years, and overstates the prospect of the community centre being re-provided.
3. Bertram Street is not within an area identified for major housing development within Camden, and this massively overdeveloped and dense scheme is inappropriate for a largely lower density family housing area. Camden's AMR identifies that there are sufficient deliverable sites to exceed housing targets up to 2019/20, therefore there is no need in the short to medium term for this housing development.
4. As the scheme requires excavation of a large basement area, there is a significantly higher risk of unexpected or abnormal problems arising, which could lead to further major cost increases and delays to the building project.
5. The scale of demolition and excavation work this scheme requires will add to a great deal of additional disruption to the neighbouring properties, through earth removal vehicles adding to traffic, the potential for creating structural instability to neighbouring properties, groundwater issues, noise, dust, pollution and the potential for significant delays to the building programme. The amenity of local residents will be severely harmed during the construction process for this scheme.
6. This contrasts with a more predictable and less high risk schedule of works that would be required to upgrade and improve the existing Community Centre, at a fraction of the cost of Camden's proposed scheme, and deliverable in a shorter time in a much less disruptive manner to neighbouring residents.
7. The scheme as proposed provides **no affordable housing**, and makes no contribution to the most pressing housing need of this area. This conflicts with Camden's policy (H4e) for 50% affordable housing in developments over 25 dwellings. In view of the financial precariousness of the proposed scheme, this could result in ratepayers subsidising private housing, which is all that this scheme offers. Consequently, this will create an exclusive, not a mixed and inclusive, community in contravention of the Council's objectives (Draft LP cl. 3.132)
8. The scheme proposes an incompatible mix of uses, for example placing offender services alongside children services. Evening use of the community centre has the potential to disrupt the amenity of the new residents, and commercial/office occupants will increase the number of deliveries and car borne visitors to the site.
9. Combined Heat and Power generation on site leads to equivalent of one car engine permanently running 24 hours per day, adding to pollution and further degrading air quality in the vicinity.

10. Bertram Street is a narrow cobbled cut de sac (7m wide) with parking bays on both sides. It is currently not wide enough for refuse vehicles or similar large vehicles (e.g. fire engines, ambulances, delivery vehicles) to reach the site other than by reversing down the length of the road. Although the proposal provides a turning head on the "open space" within the scheme, the intensification of uses at the site will increase the frequency of these traffic movements. This would intensify the danger for pedestrians and especially children, who will use the facility but might not be seen by the drivers.
11. The HNCC car park is used by local vehicles as a turning space to avoid having to reverse into Chester Road. Whilst this may not be desirable, it is necessary to avoid smaller vehicles having to reverse into Chester Road. The proposals envisage the courtyard area being used as a turning head for larger vehicles, which undermines the claim that this will be open space for Community Centre users and residents. This will bring danger and noise into the heart of the scheme, and reduce the opportunities for this space to be used as anything other than by turning vehicles. The second area for turning at the entrance to the scheme will not be available to the existing local residents, who will have to turn in this very narrow street or reverse into Chester Road, causing conflict with other road users. The impact of the loss of turning space to local residents as a result of these proposals, alongside the intensified use and increased trip generation will bring new dangers, and severe harm to the amenity of local residents, especially in Bertram Street, which is already at capacity.
12. The scheme removes the currently provided on site parking provision of 12 spaces, and proposes to transfer the parking on to the nearby streets, in particular Croftdown Road, St Albans and Kingswear Road. At present levels of use, this would take up numerous parking spaces on these roads, and would increase traffic movements, noise, congestion and disturbance on these residential streets into the night. In particular the scheme proposes to require deliveries to the site at night via Croftdown road, with *"the goods being trundled up to the scheme's occupants"*.
13. The car trips generated by the occupants are predicted to add 25 work related car trips per day (146 x17%), however the trips generated by deliveries (eg supermarket deliveries - the residents will not be allowed cars), visitors, and other associated trips have been largely ignored. The Transport Statement assumes staff and users of the Community Centre will access the scheme by other means of transport, and takes no account of the other uses proposed with this scheme such as offices and the increased Community Centre uses. This is unrealistic, as many of the users will be small children not from the locality, being driven in by parents. As such the Transport Statement significantly underestimates the impact on traffic that would be caused by this proposal, and the chaos it will bring to the neighbourhood. This site is not appropriate for the scale of development nor the uses proposed, and has not provided a realistic plan of mitigation to address the harm it will cause.
14. In summary, according to Camden Council's own viability assessment the scheme is not viable. This scheme is poorly conceived, un-necessary, and brings nothing but harm and degradation to the quality of life and amenity of the residents of this neighbourhood. It will be vulnerable to economic shocks, cost over-runs and on site delays to the building programme which will result in further unaccounted for costs as well as years of blight during construction. The end result will be a **cramped overdevelopment that does not and can not address or mitigate the problems it creates** such as parking, without transferring the harm it creates to the neighbouring residents and the surrounding area.
15. Above all, this scheme will not be a good replacement for the Community Centre - the claimed open space will not be usable, and will be an unsafe area for children and families - Contrary to Camden Council's assertion, it will **not** upgrade but **degrade** the Community Centre by pushing children's activities into an air-conditioned basement without a safe car-free outdoor play area / waiting area.

I urge the council to refuse this scheme.

Catharine Wells 28 Laurier Rd NW5 1SG

From: Fowler, David
Sent: 28 November 2016 10:11
To: Planning
Subject: FW: Planning application 2016/6088/P Highgate Newtown Community Centre

Categories: Red Category

Please upload objection.

Thanks,

David

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: Sara Ayech [REDACTED]
Sent: 25 November 2016 23:17
To: Fowler, David
Cc: Gimson, Sally (Councillor); Lewis, Oliver (Councillor); Berry, Sian (Councillor)
Subject: Planning application 2016/6088/P Highgate Newtown Community Centre

Dear David,

RE: Planning Application - 2016/6088/P - Highgate Newtown Community Centre Unit A, B, C, D & E - 25 Bertram Street London N19 5DQ - Planning Objection

I live in Spencer Rise, Dartmouth Park and have lived in the area for seven years, previously on Brookfield estate, then Dartmouth Park Avenue before my current address. I have been a user of HNCC for all of that time. I was involved, with Transition Dartmouth Park, in creating the food growing spaces in the back and front gardens. My 10 year old son has attended play schemes in the holidays, woodwork and Woodcraft Folk at the centre. My one year old

daughter currently attends the under 5's activities several mornings a week. These are crucial for us, partly as they are free activities and many activities for babies in the area cost around £5-10 a session, which is unaffordable for me.

I am writing to object in the strongest terms to the above application for the following reasons:

The proposed development is **over-scale** and far too large for the site both in terms of mass and height. The scale of the development means it will have a **harmful impact** on adjacent homes.

There will be an unacceptable loss of **privacy** as a result of the proposed windows, balconies and terraces **directly overlooking** both homes and rear gardens.

The development will significantly reduce **sunlight and daylight** to rear gardens and a number of adjacent homes to an unacceptable level.

The **closeness** of the development to surrounding gardens and homes will cause harmful **noise intrusion and overlooking**. The buildings are built up to the boundary on three sides and within 1m of the public path on the west side. If the scheme was approved it would set a dangerous precedent for developers to exploit on other sites in Camden.

The development, due to its **excessive height and bulk** will have a harmful impact on the **character and quality** of the Conservation Area; the scale of the development is inappropriately large for this back-land site. It is out of place and alien to the homogenous character of the area which contains **Lutyens Homes For Heroes within the DPCAAs** well as matching red brick mansions blocks with **good and important open views** between all the buildings.

The proposed new **community hall** is at basement level and is not connected to the outdoor public space. This separates it in visual, practical and architectural terms from the local residents it is there to serve and be open to. The Fresh Youth Academy spaces are mainly **below ground** and have poor access to outdoor space. The basement development is overlarge for the site and does not comply with the recent **article 4 directive** which is intended to limit excessive basement development and its impact on the neighbourhood.

The **Section 106** requirement to provide replacement accessible youth and community gym and juice bar facilities which was required of Camden Council as part of the planning permission to redevelop Chester Balmore and which was only completed in 2015 will be renegeed on and this is not acceptable either in the short, medium or longer term as this will result in the loss of an amenity which was identified as being vital to this area.

Major criticisms of the proposals have been made by members of the public on numerous occasions at consultation events and I feel these have **not been taken into consideration** in the scheme submitted for Planning.

Finally it is evident that the applicant has not properly taken into account **the business case** for rehabilitating the current buildings- some of which have only recently been brought up to present standards using public rates and taxes. Current concerns with CO2 emissions, damage to the environment and air quality through demolition, rebuilding and the environmental costs of the concrete, steel and glass required have not been taken into account.

As a professional environmentalist I feel very strongly that there is a case for simply improving the insulation of the current hall, and installing solar panels to meet the centre's energy needs. This would save on the CO2 that a demolition and rebuild would create and also ensure that the building could self-finance its energy needs.

Finally I am concerned about the families who live in the flats on top on HNCC who will lose their homes and have not been offered a suitable alternative.

Yours sincerely,
Sara Ayeche,
30 Spencer Rise, NW5 1AP

From: Fowler, David
Sent: 28 November 2016 10:26
To: Planning
Subject: 2016/6088/P

Categories: Red Category

Please upload objection.

D

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123

-----Original Message-----

From: Rebekah [REDACTED]
Sent: 28 November 2016 10:23
To: Fowler, David
Subject:

Dear sir,

I am emailing to confirm I would like to sign/be part of the petition to stop the highgate newton community centre proposals for 2017 going ahead. I am resided at 22 Bertram street n19 5dq i am a first floor flat with no garden only one door down from the community centre, this huge scale of building works would affect me and my children greatly. I have two young children one in school and one not in nursery yet who i am currently caring for fulltime, meaning we are at home alot in the day, so would be affected by the noise, if camden are able to offer temporary or permanent accommodation I would be happy to move but if we have to stay where we are with these building works going on for a prolonged period of time It would be very inconvenient. My telephone number is 07506002526, i am happy to voice my opinion, support this petition in any way possible and meet up with other local residents, please keep me posted Thank you Rebekah Norman No 22

Sent from my iPhone

From: Fowler, David
Sent: 29 November 2016 08:42
To: Planning
Subject: FW: Objection email about Planning Application 2016/6088/P Highgate Newtown Community Centre ,25 Bertram Street London N19 5DQ

Categories: Red Category

Please upload objection.

D

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: Family Cooke [REDACTED]
Sent: 28 November 2016 17:57
To: Fowler, David
Subject: Objection email about Planning Application 2016/6088/P Highgate Newtown Community Centre ,25 Bertram Street London N19 5DQ

I am emailing my comments and objections to the proposed development at Highgate Newtown community centre

1. The scheme does not appear to have considered many of the previous criticisms made at meeting
2. The proposed development is over-scaled and too large for the site.

3. The proposal is unneighbourly and too near other buildings - possible extra noise, loss of light and privacy appear to have been disregarded

4. The new community hall is at basement level and is not connected to the outdoor public space. The Fresh Youth Academy spaces are mainly below ground and have poor access to outdoor space. This is not acceptable - many children young people and older people use these facilities

Yours sincerely

Judith Cooke 12B Laurier Road - centre user and my family use the centre

From: Fowler, David
Sent: 29 November 2016 13:09
To: Planning
Subject: FW: Letters support

Categories: Red Category

Please upload representation.

Thanks,

David

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: bolton10 sanalitra [REDACTED]
Sent: 29 November 2016 10:27
To: Fowler, David
Subject: Fw: Letters support

planning application number: 2016/6088/P

Hi David ,

I am the CEO of a new non for profit enterprise called 2TR Football which from its conception to inauguration and now during successful delivery has been based at Highgate Newtown Community Centre (HNCC). Our core team is made up of ex-employees of HNCC

and borough Youth Services and we have built an organisation which is based around a newly designed mini sided football game which is used as a frontline participation engagement tool that opens the opportunity to further help young people develop life and employability skills as well as supporting them and their families through transitions. This bespoke community learning programme is called Mind and Play and we have completed skills training and at work learning for over 300 different student work placements and apprentices over the last 3 years most of which has taken place at HNCC where groups have traveled to join from Camden and other boroughs to participate. This unique football game and support programme has been funded for the last 3 years by the National Lottery and Locally through Camden Council and with the right capacity building and good practice we aim to deliver Nationally. Being based at HNCC not only authenticates our delivery aims as we are all about supporting the development of any community regeneration initiatives that benefit local people but it gives individuals from a non corporate background belief that business success can be achieved from within a community setting and we encourage and open doors for entrepreneurship for young people which in turn supports the economic well being in the disadvantaged areas we have take up. I have also been a HNCC service user since it was opened in the late 1970's as at that time I was a resident of Bertram Street. Over the years the community centre has been a stronghold for local people like myself that have grown up around a real sense of belonging due to the sports/arts activities education and social events the centre has championed. Highgate Newtown has been a home from home for thousands of local people and those that live beyond the local area which I have witnessed first had both as a service user and staff member. But much more than that HNCC has been a symbol of cohesion and stability to local residents and stakeholders a place where life long relationships have been nurtured and for those that become part of the extended family at HNCC it's a place that holistically benefits individuals and for some it has been an inspiration for self development and career building all of which has a positive effect on the community. When I look at the actual building at HNCC I often feel it's much like sending a child to school on a rainy day with holes in their shoes as HNCC is a fantastically loved and used space but is definitely in need of investment to bring it forward into the 21st century so issues like the leaky roofs in the sports hall for example do not detract from the exceptional quality of work that is taking place there. Investment in a centre that has an outstanding track record of engagement and has delivered some of the most amazing community events supported celebrity and business start ups and is so well used can only create a better environment which in turn has a direct knock on effect for achieving higher standards of excellence improving the area and becoming a leader in demonstrating the benefits of a strong community.

Charlie

Sent from my iPhone

Andrew

From: Fowler, David
Sent: 29 November 2016 13:10
To: Planning
Subject: FW: Rebuilding HNCC

Categories: Red Category

Please upload representation.

Thanks,

D

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: bolton10 sanalitra [REDACTED]
Sent: 29 November 2016 10:28
To: Fowler, David
Subject: Fw: Rebuilding HNCC

Dear David

F

I chose to locate my practice at HNCC in 2015 because I have a client base that reflects the local community. Which means that those who cant afford mental health support and fall through the gaps of the NHS can get some support.
The Enthusiasm and kindness of those running the centre impacts on the experience my clients have on improving their mental health and sense of belonging.
Unfortunately the building has the opposite effect.

It is shabby in great need of an over haul and causes my clients difficulties.
My room has blistered yellow paintwork due to damp coming in.
The doors are too heavy to open for the elderly,disabled or weak.
Mould spores cause those with asthma to have an attack.
The bars in the windows make a death trap should it be our only means of exit due to fire.

If there is no new build , I must put my clients well being first and relocate.

The impact on my client base would be that only the wealthy middle class can receive support.

This would also mean the loss of revenue for HNCC.

Thus compromising their capacity to function,offering the disadvantaged and minority groups a sense of self worth and belonging through activity and other opportunities.

My colleague has already transferred her business due to the poor state of the building.

From: Fowler, David
Sent: 29 November 2016 13:10
To: Planning
Subject: FW: Letter support Andrew Sanalidro Director Highgate Newtown Community Centre planning application number: 2016/6088/P

Categories: Red Category

Please upload representation.

Thanks,

D

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: bolton10 sanalidro [REDACTED]
Sent: 29 November 2016 10:35
To: Fowler, David
Subject: Letter support Andrew Sanalidro Director Highgate Newtown Community Centre planning application number: 2016/6088/P

Dear David,

The new build for Highgate Newtown Community Centre has the full support of the trustees also myself as Director. I have worked in the past for Shoreditch Baptist Church in a 32 million pound new build and Maid stone Day Centre Homeless new build

A new community Centre is critical for funders as they can see we have a long term future. Without the new build it will be very difficult to find private funding when so many other charities are looking for the same funding.

The new plans Camden teams have done an outstanding job and i cannot see any where else in the country where such large sums of funds are going into one local project for local people. The current building, is in a total state of decay and does not meet our needs

Thank you for your support on this planning application

Andrew Sanalidro
Director
Highgate Newtown Community Centre



From: Fowler, David
Sent: 30 November 2016 08:49
To: Planning
Subject: FW: Planning Application - 2016/6088/P - Highgate Newtown
Community Centre Unit A, B, C, D & E - 25 Bertram Street
London N19 5DQ - Planning Objection

Categories: Red Category

Please upload objection.

Thanks,

D

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: Karine Encinas-Pardé [REDACTED]
Sent: 29 November 2016 23:33
To: Fowler, David
Subject: Re: Planning Application - 2016/6088/P - Highgate Newtown Community Centre Unit A, B, C, D & E - 25 Bertram Street London N19 5DQ - Planning Objection

Please find my email below as sent on 22 November but including my address at the bottom.
Regards

Karine Pardé

> Dear Sir

>

>

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> In response to the Planning Application referred to above, my comments and objections are

as shown below:

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> o The proposed development is over-scaled and too large for the site. It will appear out-of place and alien to the character of the area. The scale of the development means it will have a harmful impact on adjacent homes.

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> o There will be a loss of privacy as a result of the proposed windows, balconies and terraces directly overlooking both homes and rear gardens.

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> o The development will significantly reduce sunlight and daylight to rear gardens and a number of adjacent homes to an unacceptable level.

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> o The closeness of the development to surrounding gardens and homes will cause harmful noise intrusion and overlooking. The buildings are built up to the boundary on three sides and within 1m of the public path on the west side. If the scheme was approved it would set a dangerous precedent for developers to exploit on other sites in Camden.

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> o The development, due to its excessive height and bulk will have a harmful impact on the character and quality of the Conservation Area; the scale of the development is inappropriately large for this back-land site.

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> o The new community hall is at basement level and is not connected to the outdoor public space. The Fresh Youth Academy spaces are mainly below ground and have poor access to outdoor space.

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> o The whimsical architectural style feels inappropriate and out of place given its setting within the Conservation Area.

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> o Criticisms of the proposals have been made by members of the public on numerous occasions at consultation events and I feel these have not been taken into consideration in the scheme submitted for Planning, despite member of the community taking a lot of their personal time to engage with Camden and the architects.

>

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> Yours sincerely,

>

>

Karine Pardé

120D Croftdown road

London

NW5 1HB

>



>

>

From: Fowler, David
Sent: 30 November 2016 09:06
To: Planning
Subject: FW: Highgate Newtown Community Centre letter of support planning application

Categories: Red Category

Please upload representation.

Thanks,

David

David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



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From: bolton10 sanalitra [REDACTED]
Sent: 30 November 2016 08:59
To: Fowler, David
Subject: Highgate Newtown Community Centre letter of support planning application

Dear Sirs

Whilst the planning process will run its course it is important to keep in mind what a community centre is, what it does, and particularly who it is for.

Any visitor to HNCC is struck by three things; firstly the amazing range of activities and facilities that are offered, for young and old; secondly the warmth of welcome that is extended to all, by all those who come to it and take part, and thirdly that it is all sustained within an old building whose fabric is clearly crumbling.

But you cannot just instantly make a place where people feel they are part of and want to be; together. It has taken HNCC 40 years to do this.

The HNCC experience is that it is the combination of activities that links families, generations and individuals together providing a collective sense of belonging and energy that lies at the heart of the community. But it takes time and constant renewal. HNCC needs to be able to continue to do this in the future.

In particular it needs a building that is fit for service that can continue to support and be an expression of the community's self belief, sense of being and of welcome.

If you want to provide practical assistance to people, when they are at their most vulnerable, it is in the awareness of, not an institution, but of the expectation of friendship at the moment of crisis that makes this possible.

Doing it together lies too at the heart of encouraging exercise and growing to maintain and improve the quality of life whether into employment, a new career; or discovering the freedom of active retirement. And as I see all the time as Artist in Residence it certainly applies to discovering our creative selves - exploring the range of things we always wanted to do but never thought we could, or those things we always loved but thought the opportunity had gone.

Making the difference is all down to building the deep sense of self esteem, sense of purpose, and yes, fun, that runs through everything that happens in HNCC.

Of course it matters to the Council that people who might not otherwise use the services that the Council itself, and other public services provide, will find doors that open to these at HNCC. But it is in the creation of shared goals and trust with the HNCC community that is so important to help people build their self confidence and belief in their hopes and ambitions for themselves and their families.

The Council's proposals for a building fit for the future at HNCC are absolutely about the people, belonging together, in a special space which will continue to work for and belong to them for the next 40 years.

Angus Anderson Artist & Printmaker
Artist in Residence HNCC
&
Hon Assistant Professor
School of Sociology and Social Policy
University of Nottingham



